

Residential Properties (First-hand Sales) Ordinance

Frequently Asked Questions and Answers (FAQs)

FAQs are not guidelines. They aim to facilitate the trade to understand how the Sales of First-hand Residential Properties Authority (SRPA) looks at specific provisions of the Residential Properties (First-hand Sales) Ordinance (Ordinance).

Users of the FAQs should not rely on the information in the FAQs as professional legal advice and are strongly advised to seek legal or other professional advice should there be doubts about the application of the Ordinance in individual circumstances. Whilst every effort has been made to ensure the accuracy of the FAQs, the SRPA shall not be responsible for any liability howsoever caused to any person by the use or reliance on the FAQs.

Sales Brochure

Q126 As required under items 3(g)(ii) and 3(j)(ii) of the Table under section 22 in Part 2 of Schedule 1 to the Ordinance, the sales brochure must state whether electrical conduits and water pipes are concealed or exposed. What is the meaning of “concealed”?

A126 The SRPA takes the view that only those electrical conduits or water pipes which are concealed within concrete may be regarded as “concealed” for the purposes of the aforementioned section of the Ordinance. Electrical conduits or water pipes which are not concealed within concrete are regarded as “exposed” for the purposes of the aforementioned section of the Ordinance, notwithstanding that they may be covered or hidden by other materials.

If a vendor wishes to inform prospective purchasers that, while the electrical conduits and/or water pipes in the specified residential property are not concealed within concrete, they are

not readily visible as they are placed behind false ceilings, cabinets, claddings or floor skirting etc, he may do so by adding an explanatory note to the relevant descriptions in the sales brochure.

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Sales of First-hand Residential Properties Authority

Transport and Housing Bureau