

**CONTROLLING OFFICER'S REPLY**

**THB(H)034**

**(Question Serial No. 1203)**

Head: (62) Housing Department

Subhead (No. & title): (-) Not Specified

Programme: (2) Private Housing

Controlling Officer: Permanent Secretary for Transport and Housing (Housing)  
(Stanley YING)

Director of Bureau: Secretary for Transport and Housing

Question:

The Brief Description of Programme (2) mentions the work of “implementing the Residential Properties (First-hand Sales) Ordinance (Cap. 621) to regulate the sale of first-hand residential properties”. In this connection, please inform this Committee:

- (a) of the number of sales documents of first-hand residential properties examined by the Government in 2014, with a breakdown by sales brochure, price list, document containing sales arrangements, printed advertisement and register of transactions;
- (b) of the number of inspections conducted by the Government to sales offices and show flats of first-hand residential properties in 2014 and the number of development projects involved; and
- (c) of the number of contraventions of the Residential Properties (First-hand Sales) Ordinance detected in the “examinations” and “inspections” as mentioned in questions (a) and (b), with a breakdown by nature of contravention.

Asked by: Hon LEUNG Che-cheung (Member Question No. 40)

Reply:

The Sales of First-hand Residential Properties Authority (“SRPA”) came into full operation on 29 April 2013. The functions of the SRPA include implementing the Residential Properties (First-hand Sales) Ordinance (Cap. 621) (“the Ordinance”), educating the stakeholders and the public on matters relating to the provisions of the Ordinance, handling complaints and public enquiries, conducting investigations on cases suspected of non-compliance with the Ordinance and maintaining the Sales of First-hand Residential Properties Electronic Platform.

- (a) The SRPA examines all the sales brochures (including the revised sales brochures), price lists, documents containing the sales arrangements, registers of transactions, and printed advertisements of first-hand residential properties in major newspapers. Besides, the SRPA inspects all of the sales offices and show flats of first-hand residential properties.

For the period from 29 April 2013 to 31 December 2014, the SRPA examined about 700 sales brochures, about 1 700 price lists, about 1 000 documents containing the sales arrangements, about 5 500 printed advertisements, and about 2 300 registers of transactions. Yearly statistical figures are as follows:

	Number of examinations	
	29 April 2013 to 31 December 2013 (about 8 months)	1 January 2014 to 31 December 2014
Sales brochures	200	500
Price lists	300	1 400
Documents containing the sales arrangements	200	800
Printed advertisements	1 600	3 900
Registers of transactions	600	1 700

- (b) For the period from 29 April 2013 to 31 December 2014, the SRPA conducted about 1 800 inspections on sales offices and show flats involving about 160 developments. Yearly statistical figures are as follows:

	Number of inspections	
	29 April 2013 to 31 December 2013 (about 8 months)	1 January 2014 to 31 December 2014
Sales offices and show flats	700	1 100

- (c) The SRPA spared no effort in implementing the Ordinance and carrying out investigations on persons suspected of having contravened the Ordinance. The SRPA carried out investigations on suspected contraventions of the Ordinance detected during compliance checks/inspections and those arising from complaints or media enquiries. The SRPA looked into cases which were suspected of contravening the Ordinance seriously. It takes time to conduct investigations and collect evidence. The SRPA has been referring investigation reports on suspected contraventions to the Prosecutions Division of the Department of Justice for consideration. It is not the proper time to disclose the details at this stage.

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