

“Relevant Information”
in a sales brochure for a development/phase of a development

Lobby to a fireman’s lift
which forms part of a first-hand residential property

The Sales of First-hand Residential Properties Authority reminds vendors that if a lobby to a fireman’s lift forms part of a first-hand residential property for sale to purchasers, the vendor may be required to set out such information in the “relevant information” section of the sales brochure, given that prospective purchasers are not able to know by looking at the floor plan of the first-hand residential properties in the sales brochure that a lobby to a fireman’s lift forms part of a residential property, and that the restrictions on the usage of such type of lobby is likely to materially affect individual owner’s enjoyment of the residential property.

Section 20(1) of the Residential Properties (First-hand Sales) Ordinance (“the Ordinance”) stipulates that the sales brochure for the development must set out relevant information that is specific to a residential property in the development, or relevant information that is specific to the development, if –

- (a) the information is not otherwise required to be set out in the sales brochure; and
- (b) the information is known to the vendor but is not known to the general public.

According to section 20(7) of the Ordinance, relevant information –

- (a) in relation to a residential property, means information on any matter that is likely to materially affect the enjoyment of the residential property; or
- (b) in relation to a development, means information on any matter that is likely to materially affect the enjoyment of any residential property of the development.

According to section 20(5) of the Ordinance, if section 20(1) of the Ordinance is contravened, the vendor commits an offence and is liable to a fine of \$500,000.

Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
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