

一手住宅物業銷售監管局

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Sales of First-hand Residential  
Properties Authority

Unit E, 31/F, E-trade Plaza,  
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18 March 2016

To: Vendors of First-hand Residential Properties

Dear Sirs/Madam,

**Price List**

We would like to advise vendors to note the following matters on price list(s) as and when they offer to sell some of the specified residential properties in a development or a phase of a development (phase) by way of auction or tender, while in parallel offer to sell some other specified residential properties in the development or the phase not by way of auction or tender:

- (a) it is stipulated in section 67 of the Residential Properties (First-hand Sales) Ordinance, Cap. 621 (the Ordinance) that if a specified residential property is sold or offered to be sold by way of auction or tender, Division 3 in Part 2 of the Ordinance (i.e. requirements on price list) does not apply.

In other words, vendors are not required to set out the price of a specified residential property which is sold or offered to be sold by way of auction or tender in any of the price list for the development/phase.

The SRPA has set out in details the arrangements on price list(s) under various scenarios involving the sale or the offer to sell specified residential properties by way of auction or tender in Q&A 1.2 under the Frequently Asked Questions (FAQs) on Making Available of Sales Documents and Revised Sales Documents (e.g. Sales Brochure, Price List, Sales Arrangements and Vendor's Information Form) which was issued by the SRPA on 29 April 2015 (formerly known as FAQ 116 issued by the SRPA on 2 January 2014); and

- (b) if vendors wish to let prospective purchasers know a “reserved price”, a “ceiling price”, an “indicative price” or whatever name it is called to a specified residential property which is to be offered for sale by way of auction or tender, they may wish to provide the information in the auction or tender documents as they deem necessary. The SRPA does not consider it appropriate for vendors to make use of a price list made available for the purpose of section 32 of the Ordinance to do so.

Vendors may wish to note the reasons why the Ordinance does not prohibit vendors to sell or offer to sell by way of auction or tender a specified residential property the price of which has been set out in a price list. The intention is to provide flexibility to vendors to dispose of the specified residential properties, taking into account there may be changes in business strategies and decisions from time to time.

That said, if vendors know by the time of making available a price list for the purpose of section 32 of the Ordinance that they will offer to sell some of the specified residential properties in the development/phase by way of auction or tender (i.e. the scenario as set out in the 4<sup>th</sup> paragraph of Q&A1.2 aforementioned), they should refrain from setting out the prices of any of those specified residential properties which they will offer to sell by way of auction or tender in a price list.

Yours faithfully,



( Eugene Fung )

Director,

Sales of First-hand Residential Properties Authority