

Announcement relating to the Revised Version of the “Notes to Purchasers of First-hand Residential Properties”

The Sales of First-hand Residential Properties Authority (“SRPA”) has revised the “Notes to Purchasers of First-hand Residential Properties” (“Notes to Purchasers”). A revised version of the electronic copy of the Notes to Purchasers (printed in August 2017) (“the August 2017 version”) has been uploaded onto the SRPA website on 1 August 2017 at the following link: <http://www.srpa.gov.hk/en/publicity-materials/notes-to-purchasers.html>.

With effect from 1 November 2017, the August 2017 version of the Notes to Purchasers will substitute the existing version (i.e. the April 2014 version”) of the Notes to Purchasers as set out in Annex A to the “Guidelines on Sales Brochure” (Guidelines No. G01/13) issued by the SRPA for the purposes of section 88 of the Residential Properties (First-hand Sales) Ordinance (“the Ordinance”) on 5 April 2013 and as set out in Annex A to the “Practice Note on Sales Brochure” (Practice Note No. PN01/13) issued by the SRPA on the same date.

As a transitional arrangement, sales brochures with the date of printing or the date of examination which falls within the period from 1 August 2017 to 31 October 2017, both dates inclusive, may use either the April 2014 version of the Notes to Purchasers or the August 2017 version of the Notes to Purchasers for the purposes of section 19(1) of the Ordinance. Sales brochures with the date of printing or the date of examination which falls on 1 November 2017 or after MUST use the August 2017 version of the Notes to Purchasers for the purposes of section 19(1) of the Ordinance.

A table summarizing the major differences between the April 2014 version of the Notes to Purchasers and the August 2017 version of the Notes to Purchasers is at the **Appendix**.

**Sales of First-hand Residential Properties Authority
Transport and Housing Bureau
1 August 2017**

**Major Differences between
the April 2014 Version and the August 2017 Version
of the Notes to Purchasers of First-hand Residential Properties**

(a) Major Differences in the English Version

Item	Section in the August 2017 Version	Wording in the April 2014 Version	Wording in the August 2017 Version
1	Section 1 1 st bullet point	<ul style="list-style-type: none">... materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) on the ...	<ul style="list-style-type: none">... materials available on the Sales of First-hand Residential Properties Electronic Platform (SRPE) (www.srpe.gov.hk) on the ...
2	Section 1 2 nd bullet point	<ul style="list-style-type: none">...documents containing the sales arrangements, and the Register of Transactions of a development.	<ul style="list-style-type: none">...documents containing the sales arrangements, and the <u>register</u> of <u>transactions</u> of a development.
3	Section 3 3 rd bullet point		<p><i>New bullet point with footnote inserted as follows:-</i></p> <ul style="list-style-type: none"><u>If you intend to opt for any mortgage loan plans offered by financial institutions specified by the vendor, before entering into a preliminary agreement for sale and purchase (PASP), you must study the details of various mortgage loan plans¹ as set out in the price list concerned. If you have any questions about these mortgage loan plans, you should check with the financial institutions concerned direct before entering into a PASP.</u> <p>¹ <u>The details of various mortgage loan plans include the requirements for mortgagors on minimum income level, the loan limit under</u></p>

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			<u>the first mortgage and second mortgage, the maximum loan repayment period, the change of mortgage interest rate throughout the entire repayment period, and the payment of administrative fees.</u>
4	Section 4 2 nd bullet point		<p><i>New bullet point with footnote inserted as follows:-</i></p> <ul style="list-style-type: none"> • <u>Floor plans of all residential properties in the development have to be shown in the sales brochure. In a sales brochure, floor plans of residential properties in the development must state the external and internal dimensions of each residential property². The external and internal dimensions of residential properties as provided in the sales brochure exclude plaster and finishes. You are advised to note this if you want to buy furniture before handing over of the residential property.</u> <p>² <u>According to section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance, each of the floor plans of the residential properties in the development in the sales brochure must state the following—</u></p> <ul style="list-style-type: none"> <u>(i) the external dimensions of each residential property;</u> <u>(ii) the internal dimensions of each residential property;</u> <u>(iii) the thickness of the internal partitions of each residential property;</u> <u>(iv) the external dimensions of individual compartments in each residential property.</u> <p><u>According to section 10(3) in Part 1 of Schedule 1 to the Ordinance, if any information required by section 10(2)(d) in Part 1 of Schedule 1 to the Ordinance is provided in the approved building plans for the development, a floor plan must state the information as so provided.</u></p>
5	Section 5 1 st item of 2 nd bullet point	- Whether there is a section on “relevant information” in the	- <u>whether there is a section on “relevant information” in the sales brochure ...</u>

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		sales brochure ...	
6	Section 5 2 nd item of 2 nd bullet point	- The cross-section plan showing a cross-section of the building in relation to ...	- <u>the cross-section plan showing a cross-section of the building in relation to ...</u>
7	Section 7		<p><i>New section inserted</i></p> <p><u>7. Information on Availability of Residential Properties for Selection at Sales Office</u></p> <ul style="list-style-type: none"> <u>Check with the vendor which residential properties are available for selection. If a “consumption table” is displayed by the vendor at the sales office, you may check from the table information on the progress of sale on a date of sale, including which residential properties are offered for sale at the beginning of that date of sale and which of them have been selected and sold during that date of sale.</u> <u>Do not believe in rumours about the sales condition of the development and enter into a PASP rashly.</u>
8	Section 8		<p><i>New section inserted</i></p> <p><u>8. Register of Transactions</u></p> <ul style="list-style-type: none"> <u>Pay attention to the register of transactions for a development. A vendor must, within 24 hours after entering into a PASP with a purchaser, enter transaction information of the PASP in the register of transactions. The vendor must, within 1 working day after entering into an agreement for sale and purchase (ASP), enter transaction information of the ASP in the</u>

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			<p><u>register of transactions. Check the register of transactions for the concerned development to learn more about the sales condition of the development.</u></p> <ul style="list-style-type: none"> • <u>Never take the number of registrations of intent or cashier orders a vendor has received for the purpose of registration as an indicator of the sales volume of a development. The register of transactions for a development is the most reliable source of information from which members of the public can grasp the daily sales condition of the development.</u>
9	Section 9 Heading	7. Agreement for sale and purchase	<u>9.</u> Agreement for sale and purchase
10	Section 9 1 st bullet point	<ul style="list-style-type: none"> • Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (ASP) include the mandatory provisions ... 	<ul style="list-style-type: none"> • Ensure that the preliminary agreement for sale and purchase (PASP) and agreement for sale and purchase (ASP) include the mandatory provisions ...
11	Section 10 Heading	8. Expression of intent of purchasing a residential property	<u>10.</u> Expression of intent of purchasing a residential property
12	Section 11 Heading	9. Appointment of estate agent	<u>11.</u> Appointment of estate agent
13	Section 12 Heading	10. Appointment of solicitor	<u>12.</u> Appointment of solicitor
14	Section 13 Heading	11. Pre-sale Consent	<u>13.</u> Pre-sale Consent

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15	Section 13 1 st bullet point	- For uncompleted residential property under the Lands Department's Consent Scheme, seek ...	- For uncompleted residential property under the Lands Department ² Consent Scheme, seek ...
16	Section 14 Heading	12. Show flats	<u>14. Show flats</u>
17	Section 15 Heading	13. Estimated material date	<u>15. Estimated material date and handing over date</u>
18	Section 15 1 st bullet point	<ul style="list-style-type: none"> • Check the estimated material date¹ for the development in the sales brochure. <p>¹ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.</p>	<ul style="list-style-type: none"> • Check the estimated material date³ for the development in the sales brochure. - <u>The estimated material date for a development in the sales brochure is not the same as the date on which a residential property is handed over to purchaser. The latter is inevitably later than the former.</u> <p>³ Generally speaking, "material date" means the date on which the conditions of the land grant are complied with in respect of the development, or the date on which the development is completed in all respects in compliance with the approved building plans or the conditions subject to which the certificate of exemption is issued. For details, please refer to section 2 of the Ordinance.</p>
19	Section 15 2 nd bullet point	<ul style="list-style-type: none"> • Please note that: - For development which is subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within one month after the 	<ul style="list-style-type: none"> • Please note that: <u>Handing over date</u> - <u>The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring the vendor to apply in writing for an Occupation Document / a Certificate of Compliance or the Director of Lands' Consent to Assign (as the case may be) in respect of the development within 14 days after the estimated</u>

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		<p>issue of the Certificate of Compliance or the Consent to Assign, whichever first happens.</p> <p>- For development which is not subject to the Lands Department Consent Scheme, the vendor shall notify the purchaser in writing that it is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.</p>	<p><u>material date as stipulated in the ASP.</u></p> <p>➤ For development which is subject to the Lands Department Consent Scheme, the vendor shall is <u>required to</u> notify the purchaser in writing that it <u>the vendor</u> is in a position validly to assign the property within one month after the issue of the Certificate of Compliance or the Consent to Assign, whichever first happens; <u>or</u></p> <p>➤ For development which is not subject to the Lands Department Consent Scheme, the vendor shall is <u>required to</u> notify the purchaser in writing that it <u>the vendor</u> is in a position validly to assign the property within 6 months after the issue of the Occupation Document including Occupation Permit.</p> <p>- <u>The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision requiring completion of the sale and purchase within 14 days after the date of the notification aforesaid. Upon completion, the vendor shall arrange handover of the property to the purchaser.</u></p>
20	Section 15 3 rd and 4 th bullet points		<p><i>Add the following 2 bullet points:-</i></p> <ul style="list-style-type: none"> • <u>Authorized Person (AP) may grant extension(s) of time for completion of the development beyond the estimated material</u>

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			<p><u>date.</u></p> <ul style="list-style-type: none"> - <u>The mandatory provisions to be incorporated in an ASP as required by the Ordinance include a provision that the AP of a development may grant an extension of time for completion of the development beyond the estimated material date having regard to delays caused exclusively by any one or more of the following reasons:</u> <ul style="list-style-type: none"> ➤ <u>strike or lock-out of workmen;</u> ➤ <u>riots or civil commotion;</u> ➤ <u>force majeure or Act of God;</u> ➤ <u>fire or other accident beyond the vendor's control;</u> ➤ <u>war; or</u> ➤ <u>inclement weather.</u> - <u>The AP may grant more than once such an extension of time depending on the circumstances. That means handover of the property may be delayed.</u> - <u>The mandatory provisions to be incorporated in an ASP as required by the Ordinance also include a provision requiring the vendor to, within 14 days after the issue of an extension of time granted by the AP, furnish the purchaser with a copy of the relevant certificate of extension.</u> • <u>Ask the vendor if there are any questions on handing over date.</u>
21	Section 16 Heading	14. Vendor's information form	<u>16.</u> Vendor's information form
22	Section 17 Heading	15. Viewing of property	<u>17.</u> Viewing of property
23	Last section on	Telephone: 2817 3313	<u>Website</u> : www.srpa.gov.hk

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	contact information of the Sales of First-hand Residential Properties Authority	Email: enquiry_srpa@hd.gov.hk Fax : 2219 2220	Telephone : 2817 3313 Email : enquiry_srpa@hd.gov.hk Fax : 2219 2220
24	Last section on other useful contacts	<p>Consumer Council Telephone : 2929 2222 Fax : 2590 6271</p> <p>Estate Agents Authority Telephone : 2111 2777 Fax : 2598 9596</p>	<p>Consumer Council <u>Website</u> : www.consumer.org.hk Telephone : 2929 2222 <u>Email</u> : cc@consumer.org.hk Fax : 2590 6271 2856 3611</p> <p>Estate Agents Authority <u>Website</u> : www.eaa.org.hk Telephone : 2111 2777 <u>Email</u> : enquiry@eaa.org.hk Fax : 2598 9596</p>

(b) Major Differences in the Chinese Version

Item	Section in the August 2017 Version	Wording in the April 2014 Version	Wording in the August 2017 Version
1	Section 1 1 st bullet point	<ul style="list-style-type: none"> 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」), 參考..... 	<ul style="list-style-type: none"> 瀏覽一手住宅物業銷售資訊網(下稱「銷售資訊網」)(網址: www.srpe.gov.hk), 參考.....
2	Section 1 3 rd bullet point	<ul style="list-style-type: none"> 發展項目的售樓說明書, 會在緊接該項目的出售日期前最少七日內向公眾發布, 而有關價單和銷售安排, 亦會在緊接該項目的出售日期前最少三日內公布。 	<ul style="list-style-type: none"> 發展項目的售樓說明書, 會在緊接該項目的出售日期前最少七日內向公眾發布, 而有關價單和銷售安排, 亦會在緊接該項目的出售日期前最少三日內公布。
3	Section 3 3 rd bullet point	-	<p><i>New bullet point with footnote inserted as follows:-</i></p> <ul style="list-style-type: none"> <u>如您擬選用由賣方指定的財務機構提供的各類按揭貸款計劃, 在簽訂臨時買賣合約前, 應先細閱有關價單內列出的按揭貸款計劃資料¹。如就該些按揭貸款計劃的詳情有任何疑問, 應在簽訂臨時買賣合約前, 直接向有關財務機構查詢。</u> <p>¹ <u>按揭貸款計劃的資料包括有關按揭貸款計劃對借款人的最低收入的要求、就第一按揭連同第二按揭可獲得的按揭貸款金額上限、最長還款年期、整個還款期內的按揭利率變化, 以及申請人須繳付的手續費。</u></p>
4	Section 4 2 nd bullet point		<p><i>New bullet point with footnote inserted as follows:-</i></p>

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			<ul style="list-style-type: none"> • <u>售樓說明書必須顯示發展項目中所有住宅物業的樓面平面圖。在售樓說明書所載有關發展項目中住宅物業的每一份樓面平面圖，均須述明每個住宅物業的外部 and 內部尺寸²。售樓說明書所提供有關住宅物業外部 and 內部的尺寸，不會把批盪和裝飾物料包括在內。買家收樓前如欲購置家具，應留意這點。</u> <p>² <u>根據條例附表 1 第 1 部第 10(2)(d)條述明，售樓說明書內顯示的發展項目中的住宅物業的每一份樓面平面圖須述明以下各項—</u></p> <ul style="list-style-type: none"> (i) <u>每個住宅物業的外部尺寸；</u> (ii) <u>每個住宅物業的內部尺寸；</u> (iii) <u>每個住宅物業的內部間隔的厚度；</u> (iv) <u>每個住宅物業內個別分隔室的外部尺寸。</u> <p><u>根據條例附表 1 第 1 部第 10(3)條，如有關發展項目的經批准的建築圖則，提供條例附表 1 第 1 部第 10(2)(d)條所規定的資料，樓面平面圖須述明如此規定的該資料。</u></p>
5	Section 6 2 nd bullet point	<ul style="list-style-type: none"> • 留意政府批地文件內所訂明小業主是否須要負責支付地租。 	<ul style="list-style-type: none"> • 留意政府批地文件內所訂明小業主是否須要負責支付地<u>租稅</u>。
6	Section 7		<p><i>New section inserted</i></p> <ul style="list-style-type: none"> 7. <u>售樓處內有關可供揀選住宅物業的資料</u> • <u>向賣方查詢清楚有哪些一手住宅物業可供揀選。若賣方在售樓處內展示「消耗表」，您可從該「消耗表」得悉在每個銷售日的銷售進度資料，包括</u>

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			<p><u>在該個銷售日開始時有哪些住宅物業可供出售，以及在該個銷售日內有哪些住宅物業已獲揀選及售出。</u></p> <ul style="list-style-type: none"> • <u>切勿隨便相信有關發展項目銷情的傳言，倉卒簽立臨時買賣合約。</u>
7	Section 8		<p><i>New section inserted</i></p> <p>8. 成交紀錄冊</p> <ul style="list-style-type: none"> • <u>留意發展項目的成交紀錄冊。賣方須於臨時買賣合約訂立後的 24 小時內，於紀錄冊披露該臨時買賣合約的資料，以及於買賣合約訂立後一個工作天內，披露該買賣合約的資料。您可透過成交紀錄冊得悉發展項目的銷售情況。</u> • <u>切勿將賣方接獲用作登記的購樓意向書或本票的數目視為銷情指標。發展項目的成交紀錄冊才是讓公眾掌握發展項目每日銷售情況的最可靠資料來源。</u>
8	Section 9 Heading	7. 買賣合約	9. 買賣合約
9	Section 10 Heading	8. 表達購樓意向	10. 表達購樓意向
10	Section 11 Heading	9. 委託地產代理	11. 委託地產代理
11	Section 12 Heading	10. 委聘律師	12. 委聘律師
12	Section 13 Heading	11. 預售樓花同意書	13. 預售樓花同意書

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13	Section 14 Heading	12. 示範單位	14. 示範單位
14	Section 14 1 st bullet point	<ul style="list-style-type: none"> 賣方不一定須設置示範單位供準買方或公眾參觀，…… 	<ul style="list-style-type: none"> 賣方不一定須設置示範單位供準買房家或公眾參觀，……
15	Section 15 Heading	13. 預計的關鍵日期	15. 預計的 的 關鍵日期 及收樓日期
16	Section 15 1 st bullet point	<ul style="list-style-type: none"> 查閱售樓說明書中有關發展項目的預計的關鍵日期¹。 <p>¹ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第 2 條。</p>	<ul style="list-style-type: none"> 查閱售樓說明書中有關發展項目的預計的關鍵日期³。 - <u>售樓說明書中有關發展項目的預計關鍵日期並不同買家的「收樓日期」。買家的「收樓日期」必定較發展項目的預計關鍵日期遲。</u> ³ 一般而言，「關鍵日期」指該項目符合批地文件的條件的日期，或該項目在遵照經批准的建築圖則的情況下或按照豁免證明書的發出的條件在各方面均屬完成的日期。有關詳情請參閱條例第 2 條。
17	Section 15 2 nd bullet point	<ul style="list-style-type: none"> 請注意： - 就地政總署預售樓花同意方案規管的發展項目，賣方須在合格證明書或轉讓同意書發出後的一個月內（以何者較早為準），就賣方有能力有效地轉讓有關物業一事，以書面通知買方。 - 至於並非地政總署預售樓花同意方案規管的發展 	<ul style="list-style-type: none"> • 請注意 <u>收樓日期</u> - <u>條例規定買賣合約須載有強制性條文，列明賣方須於買賣合約內列出的預計關鍵日期後的 14 日內，以書面為發展項目申請佔用文件、合格證明書，或地政總署署長的轉讓同意（視屬何種情況而定）。</u> ➢ <u>就如發展項目屬地政總署預售樓花同意方案的所規管的發展項目</u>，賣方須在合格證明書或<u>地政總署署長的轉讓同意</u>發出後的一個月內（以<u>何者較早者</u>為準），就賣方有能力有效地

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		<p>項目，賣方須在佔用文件(包括佔用許可證)發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買方。</p>	<p>轉讓有關物業一事，以書面通知買方；或</p> <ul style="list-style-type: none"> ➤ 至於如發展項目並非屬地政總署預售樓花同意方案所規管的發展項目，賣方須在佔用文件（包括佔用許可證）發出後的六個月內，就賣方有能力有效地轉讓有關物業一事，以書面通知買方。 <p>- <u>條例規定買賣合約須載有強制性條文，列明有關物業的買賣須於賣方發出上述通知的日期的 14 日內完成。有關物業的買賣完成後，賣方將安排買家收樓事宜。</u></p>
18	Section 15 3 rd and 4 th bullet points		<p><i>Add the following 2 bullet points:-</i></p> <ul style="list-style-type: none"> • <u>認可人士可批予在預計關鍵日期之後完成發展項目</u> - <u>條例規定買賣合約須載有強制性條文，列明發展項目的認可人士可以在顧及純粹由以下一個或多於一個原因所導致的延遲後，批予在預計關鍵日期之後，完成發展項目：</u> <ul style="list-style-type: none"> ➤ <u>工人罷工或封閉工地；</u> ➤ <u>暴動或內亂；</u> ➤ <u>不可抗力或天災；</u> ➤ <u>火警或其他賣方所不能控制的意外；</u> ➤ <u>戰爭；或</u> ➤ <u>惡劣天氣。</u> - <u>發展項目的認可人士可以按情況，多於一次批予延後預計</u>

Item	Section in the August 2017 Version	Wording in the April 2014 Version	Wording in the August 2017 Version
			<p><u>關鍵日期以完成發展項目，即收樓日期可能延遲。</u></p> <ul style="list-style-type: none"> - <u>條例規定買賣合約須載有強制性條文，列明賣方須於認可人士批予延期後的 14 日內，向買家提供有關延期證明書的文本。</u> • <u>如對收樓日期有任何疑問，可向賣方查詢。</u>
19	Section 16 Heading	14. 賣方資料表格	<u>16.</u> 賣方資料表格
20	Section 17 Heading	15. 參觀物業	<u>17.</u> 參觀物業
21	Last section on contact information of the Sales of First-hand Residential Properties Authority	電話：2817 3313 電郵： enquiry_srpa@hd.gov.hk 傳真：2219 2220	<u>網址：www.srpa.gov.hk</u> 電話：2817 3313 電郵：enquiry_srpa@hd.gov.hk 傳真：2219 2220
22	Last section on other useful contacts	消費者委員會 電話：2929 2222 傳真：2590 6271 地產代理監管局 電話：2111 2777 傳真：2598 9596	消費者委員會 <u>網址：www.consumer.org.hk</u> 電話：2929 2222 <u>電郵：cc@consumer.org.hk</u> 傳真： 2590-6271 2856 3611 地產代理監管局 <u>網址：www.eaa.org.hk</u> 電話：2111 2777 <u>電郵：enquiry@eaa.org.hk</u> 傳真：2598 9596