

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 July 2021) (“the July 2021 version”) can be accessed from 26 July 2021 onwards at the following link: www.srpa.gov.hk/files/pdf/notes-to-purchasers/Notes_to_Purchasers_202107_Eng.pdf

With effect from 26 October 2021, the July 2021 version of the Notes to Purchasers will substitute the existing version (i.e. the August 2017 version) of the Notes to Purchasers. We attach at **Appendix 1** a table summarizing the differences between the two versions for ease of reference.

As a transitional arrangement, sales brochures with date of first printing or date of examination/revision falling within the period from 26 July 2021 to 25 October 2021, both dates inclusive, may use either the August 2017 version of the Notes to Purchasers or the July 2021 version of the Notes to Purchasers for the purposes of section 19(1) of the Residential Properties (First-hand Sales) Ordinance (“the Ordinance”). Sales brochures with date of first printing or date of examination/revision on 26 October 2021 or after **MUST** use the July 2021 version of the Notes to Purchasers for the purposes of section 19(1) of the Ordinance.

You may wish to note that the July 2021 version will replace the Notes to Purchasers (i.e. the August 2017 version) 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 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. The revised “Guidelines on Sales Brochure” and “Practice Note on Sales Brochure” will be uploaded onto the SRPA website on 26 October 2021.

We have also taken this opportunity to make a textual amendment to the English remark for termination of sale given in paragraph 21 of the “Practice Note on Sales Brochure” (Practice Note No. PN01/13) and the form on “Request to Add/Remove a Remark to the Development on the Sales of First-hand Residential Properties Electronic Platform Announcing

the Suspension, Resumption and Termination of Sale pursuant to Practice Note on Sales Brochure issued by the Sales of First-hand Residential Properties Authority”. The revised form will take effect from 26 October 2021 and be uploaded onto the Submission Website on the same date. The amendment to “Practice Note on Sales Brochure” is tabulated at **Appendix 2**.

Sales of First-hand Residential Properties Authority
26 July 2021

**Differences between
the August 2017 Version and the July 2021 Version
of the Notes to Purchasers of First-hand Residential Properties**

(a) Differences in the English Version

Item	Section in the July 2021 Version	Wording in the August 2017 Version	Wording in the July 2021 Version
1	Section 5 1 st bullet point	<ul style="list-style-type: none"> Ensure that the sales brochure you have obtained is the latest version ... 	<ul style="list-style-type: none"> Ensure that the sales brochure you have obtained is the latest version ...
2	Section 5 2 nd bullet point		<p><i>New bullet point inserted as follows:-</i></p> <ul style="list-style-type: none"> <u>In respect of an uncompleted development, the vendor may alter the building plans (if any) whenever the vendor considers necessary. To know the latest information of an uncompleted development, keep paying attention to any revised sales brochures made available by the vendor.</u>
3	Section 9 4 th bullet point		<p><i>New bullet point inserted as follows:-</i></p> <ul style="list-style-type: none"> <u>Pay attention to the vendor's right to alter the building plans (if any) for an uncompleted development. The mandatory provisions to be incorporated in an ASP for uncompleted development as required by the Ordinance include a provision requiring the vendor to notify the purchaser in writing of such alteration if the same affects in any way the property within 14 days after its having been approved by the Building Authority.</u>

Item	Section in the July 2021 Version	Wording in the August 2017 Version	Wording in the July 2021 Version
4	Section 11 3 rd item of 3 rd bullet point	<ul style="list-style-type: none"> note that only licensed estate agents or salespersons may accept your appointment ... 	<ul style="list-style-type: none"> note that only licensed estate agents or sales persons salespersons may accept your appointment ...
5	Section 15 1 st item of 1 st bullet point	<ul style="list-style-type: none"> 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. 	<ul style="list-style-type: none"> 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>The latter is normally later than the former. However, the handing over date may be earlier than the estimated material date set out in the sales brochure in case of earlier completion of the development.</u>

(b) Differences in the Chinese Version

Item	Section in the July 2021 Version	Wording in the August 2017 Version	Wording in the July 2021 Version
1	Section 2 4 th bullet point	<ul style="list-style-type: none"> 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及／或清理廢料的費用（如有）。 	<ul style="list-style-type: none"> 向賣方或地產代理瞭解，您須付予賣方或該發展項目的管理人的預計的管理費、管理費上期金額（如有）、特別基金金額（如有）、補還的水、電力及氣體按金（如有）、以及／或清理廢料的費用（如有）。

Item	Section in the July 2021 Version	Wording in the August 2017 Version	Wording in the July 2021 Version
2	Section 4 1 st bullet point	<ul style="list-style-type: none"> ... 實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭或庭院的每一項目的面積... 	<ul style="list-style-type: none"> ... 實用面積並不包括空調機房、窗台、閣樓、平台、花園、停車位、天台、梯屋、前庭 或及 庭院的每一項目的面積...
3	Section 5 2 nd bullet point		<p><i>New bullet point inserted as follows:-</i></p> <ul style="list-style-type: none"> <u>如屬未落成發展項目，賣方在認為有需要時可改動建築圖則(如有的話)，因此應留意由賣方提供的任何經修改的售樓說明書，以了解有關未落成發展項目的最新資料。</u>
4	Section 9 4 th bullet point		<p><i>New bullet point inserted as follows:-</i></p> <ul style="list-style-type: none"> <u>留意賣方有權改動未落成發展項目的建築圖則(如有的話)。如屬未落成發展項目，條例規定物業的買賣合約須載有強制性條文，列明如有關改動在任何方面對該物業造成影響，賣方須在改動獲建築事務監督批准後的 14 日內，將該項改動以書面通知買家。</u>
5	Section 15 1 st item of 1 st bullet point	<ul style="list-style-type: none"> 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 	<ul style="list-style-type: none"> 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。買

Item	Section in the July 2021 Version	Wording in the August 2017 Version	Wording in the July 2021 Version
		<p>「收樓日期」必定較發展項目的預計關鍵日期遲。</p>	<p><u>家的「收樓日期」一般會較發展項目的預計關鍵日期遲。然而，假若發展項目比預期早落成，「收樓日期」可能會較售樓說明書列出的預計關鍵日期為早。</u></p>

Amendment to “Practice Note on Sales Brochure” (PN01/13)

Amendment to the English Version

Paragraph	Wording in the Old Version	Wording in the New Version
Paragraph 21	<ul style="list-style-type: none">... “The vendor of [name of development] informed SRPA on [date] that all units that have been announced in the documents containing the sales arrangements have been sold since [date].” ...	<ul style="list-style-type: none">... “The vendor of [name of development] informed SRPA on [date] that all units that have been announced in the documents containing the sales arrangements have been sold since <u>on or before</u> [date].” ...

Note: There is no amendment to the Chinese version.