

**立法會**  
***Legislative Council***

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Tel : 2869 9205

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From : Clerk to the Legislative Council

To : All Members of the Legislative Council

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**Council meeting of 14 May 2008**

**Motion on  
“Legislating to strengthen the protection for  
the rights and interests of property buyers”**

Hon Albert Jinghan CHENG has given notice to move the attached motion on “Legislating to strengthen the protection for the rights and interests of property buyers” at the Council meeting of 14 May 2008. The President has directed that “it be printed in the terms in which it was handed in” on the Agenda of the Council.

( Mrs Justina LAM )  
for Clerk to the Legislative Council

Encl.

2008年5月14日(星期三)  
立法會會議席上  
鄭經翰議員就  
“立法加強保障買樓人士消費權益”  
提出的議案

**議案措辭**

“香港測量師學會於本年2月5日發表了《量度作業守則補編》，對樓宇實用面積的計算方法作出更清晰界定，規定實用面積須與窗台、花園、平台等附屬地方分開量度及列明，但部分地產發展商隨即表明，無意遵循該增補守則；為避免市民於購買樓宇時被定義不一的樓宇實用面積所混淆而蒙受損失，本會籲請政府立法規定發展商於開售樓花及現樓時，於售樓說明書上載列的樓宇實用面積，必須是根據香港測量師學會《量度作業守則補編》規定的方法量度，並據此來計算樓宇的平均呎價，以保障消費者權益。”

(Translation)

**Motion on  
“Legislating to strengthen the protection for  
the rights and interests of property buyers”  
to be moved by Hon Albert Jinghan CHENG  
at the Legislative Council meeting  
of Wednesday, 14 May 2008**

**Wording of the Motion**

“That, the Hong Kong Institute of Surveyors (HKIS) issued a Supplement to the Code of Measuring Practice (the Supplement) on 5 February this year to spell out more clearly the way of measuring the saleable area of properties and require that the saleable area and items of ancillary accommodation, such as bay window, garden, flat roof, etc, should be separately measured and stated, but some estate developers have instantly indicated that they have no intention of complying with the Supplement; in order to prevent the public from being confused by the varying definitions of saleable area and suffered losses when buying properties, this Council calls on the Government to require by way of legislation that when uncompleted and completed flats are offered for sale by developers, the saleable area specified in the sales brochures must be measured in the way prescribed in the Supplement issued by HKIS, and the saleable area so measured be used as the basis for calculating the average price per square foot of the properties, so as to protect the rights and interests of consumers.”