

Bills Committee on Residential Properties (First-hand Sales) Bill

**List of follow-up action arising from the discussion
at the meeting on 30 March 2012**

- (1) To set out (in tabular form) the differences between the provisions of the White Bill and the Blue Bill.
- (2) To advise if vendors could include both saleable areas (SA) and gross floor areas (GFA) of flats in the sales brochures for reference of prospective buyers, particularly when management fees are calculated using GFA.
- (3) To advise whether it is the policy intent to extend the use of SA in price quotation for flats in the secondary market and if so, relevant supporting infrastructure (such as a central database) should be put in place to facilitate compliance by estate agents.
- (4) To consider including in the sales brochures, apart from a location plan, additional information on the design of a development such as the location of the podium floor.
- (5) To clarify the interpretation on vendor as it may include a company and its subsidiary companies, executive arms or contractors and whether the provisions of the Bill would apply to them. To also advise how to prevent circumvention of criminal liability through shifting of responsibilities among different parties.
- (6) To advise how the Administration could ensure that estate agents/vendors would not be unnecessarily caught by the Bill in the absence of a specific definition on misrepresentation/dissemination of false or misleading information.
- (7) To advise the application of the time limit for prosecution of three years to various offences under the Bill and when the time limit starts to run.
- (8) To advise whether consideration would be given to injecting additional funding into the Consumer Council to provide financial assistance to civil proceedings in relation to sales of first-hand residential properties.