

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

**List of follow-up action arising from the discussion  
at the meeting on 24 May 2012**

- (1) To consider including a deeming provision in the Bill such that all the provisions required under Schedules 4 to 7 are deemed to apply regardless of whether these are set out in the Preliminary Agreement for Sale and Purchase (PASP)/Agreement for Sale and Purchase (ASP) or not. An alternative will be for the Administration to set out in a pro forma all the prescribed provisions.
- (2) To review the need for proposed section 10 of Schedule 4 lest this may allow a purchaser to rescind a PASP/ASP at any time (even just before the completion date) given the absence of a time limit for raising requisition or objection in respect of title under that section.
- (3) To review the definition of "vendor" to ensure that the person responsible will be held liable for an offence he/she commits. To also review clause 7(2) to prevent circumvention through engagement of two or more persons to carry out the prescribed work.
- (4) To advise the initial ideas on allowing the inclusion of additional information other than that required under the Bill in the sales brochures.
- (5) To further elaborate the Administration's response to The Law Society of Hong Kong's concern on the need for mens rea/knowledge of the inaccuracy before imprisonment is imposed.