

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

**List of follow-up action arising from the discussion
at the meetings on 7 June 2012**

- (1) To justify the need for the creation of the post of Authority when the Bill has express provisions governing the sale of first-hand residential properties. To advise how the Authority will supervise the compliance with Parts 2, 3 and 4 of the Bill. To also advise if the manpower requirement to assist the Authority will be absorbed within the existing resources of the Transport and Housing Bureau and if not, the number of new posts to be created.
- (2) To provide the outline/framework of the guidelines to be issued by the Authority.
- (3) To advise whether it would be a contravention to the existing laws (including the Basic Law and Hong Kong Bill of Rights) to require vendors to offer for sale all the residential properties covered in a price list. To also advise whether there are channels (other than websites of vendors) through which prospective purchasers can be informed of the number of residential properties in a price list which will be offered for sale.
- (4) To advise how the draft Committee Stage amendments (CSAs) to clause 30 can cater for negotiation of prices by purchasers, and the policy intention behind the different time frames in the draft CSAs to clauses 30(1) and (2). To also advise whether it is a contravention for vendors to disclose information on rejection of expression of intent.
- (5) To advise the rationale for re-arranging the presentation of the draft CSAs to clauses 64 and 65.
- (6) To advise whether the term "individual" in the draft CSAs to proposed section 3 of Schedule 1 covers "partnership", and whether revised CSAs will be introduced if needed.
- (7) To advise whether there is a time limit for application of clause 4(1)(a) such that buildings constructed after a certain period of time will not be regarded as a part of a development with buildings constructed some time ago even if they have similar engineering, structural or architectural connection.