

**Division of Provisions in Schedule 1 to the  
Sales Descriptions of Uncompleted Residential Properties Bill**

	Part I Information	Part II Information	Part III Information
Nature	<ul style="list-style-type: none"> <li>- General information which does not materially affect the purchaser's decision</li> <li>- Matters which may be changed due to factors beyond the developer's control</li> </ul>	Important information which is known to the developer and not subject to change	Matters within the developer's control
Status under the Bill	No special status	Presumed to be representation of fact (clause 6(1))	Presumed to be implied contractual terms (clause 6(2))
Civil consequence for inaccuracy	<p>May amount to misrepresentation (Note) if the purchaser can prove that</p> <ul style="list-style-type: none"> <li>- it is a misrepresentation of fact</li> <li>- the purchaser has relied on it</li> </ul>	<ul style="list-style-type: none"> <li>- May amount to misrepresentation (Note)</li> <li>- No need to prove that it is a misrepresentation of fact</li> <li>- The purchaser's reliance is presumed (clause 6(1))</li> </ul>	Purchaser may sue for breach of contract
Criminal consequence for omission	Offence under clause 5(4)	Offence under clause 5(4)	Offence under clause 5(4)

Note: In the case of innocent misrepresentation, the court may award damages in lieu of rescission (section 3, Misrepresentation Ordinance (Cap. 284)).