



香港地產建設商會

THE REAL ESTATE DEVELOPERS ASSOCIATION OF HONG KONG

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Tel: 2826 0111 Fax: 2845 2521

To : **REDA Corporate Members**
(Members of Executive Committee & Legal Subcommittee via fax)

Date : 27 November 2009

Subject : **Sales Descriptions of Uncompleted Residential Properties**

Dear Members,

Since the issuance of our Guidelines on 23 November, it has been suggested that a common format for the register of Agreements for Sale and Purchase to be adopted by all our members would be helpful.

In this connection, we have agreed with the Transport and Housing Bureau a standard template for the register (see attached) which please adopt for your use when publicizing the relevant sales information.

Your continued support and compliance with our Guidelines is much appreciated.

Stewart Leung
Vice Chairman, Executive Committee



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To : **REDA Corporate Members**
(Members of Executive Committee & Legal Subcommittee via fax)

Date : 23 November 2009

Subject : **Sales Descriptions of Uncompleted Residential Properties**

Dear Members,

Under the current Presale Consent Scheme, developers are required to register a duly signed Agreement for Sale and Purchase (“ASP”) of uncompleted first-hand residential properties in the Land Registry within one month from the signing of the Preliminary Agreement for Sale and Purchase (“PASP”).

To further enhance the transparency of information concerning property transactions, it has been agreed between the Transport and Housing Bureau and ourselves that members will provide in their website and sales offices information on the ASPs within five working days after the signing of the PASPs. The information to be provided shall include the subject unit of sale, its price and the date of sale, and shall remain publicized until the sale has been registered with the Land Registry.

We have also agreed with the Bureau to set out in the price list the price per square foot or square metre calculated from both the saleable area and the gross floor area of the unit. Information on floor numbering is to be provided in the “Basic Information of the Development” section at the front part of the sales brochures.

In this connection, a revised template for the price list is attached for your reference.

The above measures will come into effect commencing 1 December 2009. Your continued support and compliance is appreciated.

Stewart Leung
Vice Chairman, Executive Committee

Revised Template for Presentation of Floor Area and Price in the Price List

樓盤名稱 Name of Development, 期數(如有) Phase (if any), 地區 Location

座數 Tower	樓層 Floor	單位 Unit	實用面積 (包括露台及工作平台)(平方呎) Saleable Area (including balcony and utility platform) (sq.ft.)	實用面積呎價 (每平方呎) Unit Rate of Saleable Area (per sq. ft.)	另		單位有蓋面積 (平方呎) Unit Covered Area (sq.ft.)	單位所分攤的 公用地方面積 (平方呎) Apportioned Share of Common Area (sq.ft.)	[單位其他面積(平方呎)] [Other Area of the unit (sq.ft.)] • 如天台、平台、冷氣機平台 等其他面積應分別列出。 • Area of other items of the unit such as roof, flat roof or A/C platform should be listed separately.	建築面積 (平方呎) Gross Floor Area (sq.ft.)	建築面積呎價 (每平方呎) Unit Rate of Gross Floor Area (per sq. ft.)	訂價 (Price) (\$)	
					窗台 (平方呎) Bay Window (sq.ft.)	冷氣機房 (平方呎) A/C Plant Room (sq.ft.)							
5	1	A	581 (露台:22)(工作平台:16)			12	12	605	153	-	758	\$3,000,000	
		B	-			-	-	-	-	-	-	-	
		C	-			-	-	-	-	-	-	-	-
		D	-			-	-	-	-	-	-	-	-
		E	-			-	-	-	-	-	-	-	-
2		A	581 (露台:22)(工作平台:16)			12	12	605	153	-	758	\$3,025,000	
		B	-			-	-	-	-	-	-	-	
		C	-			-	-	-	-	-	-	-	-
		D	-			-	-	-	-	-	-	-	-
		E	-			-	-	-	-	-	-	-	-

- 準買家請參閱發展商所提供售樓書內有關上述資料之詳情。
Prospective purchasers please refer to the sales brochure provided by the developer for further details of the above information.
- 實用面積包括露台面積及工作平台面積。
Saleable Area includes area of the balcony and utility platform.
- 單位有蓋面積包括實用面積、窗台(如有)及冷氣機房(如有)面積。
Unit Covered Area includes the Saleable Area, area of bay window (if any) and A/C plant room (if any).
- 建築面積包括單位有蓋面積及單位所分攤的公用地方面積。
Gross Floor Area includes the Unit Covered Area and the apportioned share of common area of the unit.

附註詳見於後頁
See Remarks overleaf

附註 (Remarks):

- 1 單位所分攤的公用地方面積包括住宅之各樓層之電梯大堂、電梯槽、機電房、垃圾房、會所面積等等 (如有把面積計算在內)。
Apportioned Share of Common Area includes lift lobbies, lift shafts, electrical meter rooms, refuse room, clubhouse area etc (if such area is included in calculation of Apportioned Share of Common Area of the Unit).
- 2 有關之建築圖則、分區計劃大綱圖、政府租契及已待批核之大廈公契等各項文件之副本，均可向售樓處免費查閱。
Copies of the related Building Plans, Outline Zoning Plan, Government Lease and the approved/draft DMC are available for free inspection at the sales office(s).
- 3 單位樓面至樓面高度 (指該樓層之石屎地台面與上一層石屎地台面之高度距離)。
Floor-to-floor height (refer to the height between the top surface of the structural slab of a floor and the top surface of the structural slab of its immediate upper floor).
- 4 層數較高單位由於結構牆較低層單位稍薄，因而室內空間或會稍為增多。
The internal space of units on upper floors may be slightly larger than those of the same type on the lower floors due to reduced thickness of structural walls on those upper floors.
- 5 詳細之訂正圖則以政府有關部門最後批准之圖則為準。
All plans are subject to final approval by the relevant Government Authorities.
- 6 本價目表 / 付款辦法 / 有關之優惠隨時調整，恕不另行通知。
All prices, payment terms and contents of this price list are for information only and are subject to change without prior notice.
- 7 有關本發展項目之公眾休憩用地/設施之管理/維修責任，請參閱發展商提供之售樓說明書內「參考資料」所載政府租契/公用契約/大廈公契之相關條款。
(如有) For details of the management/maintenance responsibilities of the public open space/facilities of the development, please refer to the relevant terms of the Government Lease/Deed of Dedication/Deed of Mutual Covenant stated in the "Information for Reference" section of the sales brochures provided by the developer.
- 8 (其他條款按個別樓盤情況自訂)
.....(Other terms and conditions etc depending on each development)

REDA Price List Template

Figures shown in the template are for illustration only.