



**Estate Agents Authority urges consumers to be cautious  
when purchasing first-hand properties**

(11 May 2026) In light of the recent surge in sales activities in the local first-hand property market, the Estate Agents Authority (“EAA”) would like to remind potential purchasers of the importance of being cautious and verifying all critical information before making a purchase decision.

Noting that recently there are both residential and non-residential first-hand properties available for sale in the market, the EAA wishes to remind the public that the sale of first-hand residential properties is regulated under the Residential Properties (First-hand Sales) Ordinance (“RPFSO”), under which vendors need to disclose specified information, including the provision of sales brochures, price lists, documents containing sales arrangements and registers of transactions, etc. to ensure transparency.

On the other hand, the sale of first-hand non-residential properties (such as commercial or industrial spaces) is not regulated under the RPFSO. Consequently, the disclosure requirements mandated for residential units do not apply.

Vendors of both residential and non-residential first-hand properties may appoint estate agents to assist in the sales activities. The EAA reminds potential purchasers that while the estate agents provide them with assistance and information, they should confirm whether the estate agents are acting solely for the vendor or representing both parties; verify the legally permitted usage of the property; confirm the floor area (saleable area for residential properties) and the basis of the measurement provided;



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confirm whether the property is covered by the RPFSSO and seek all information and documents in writing according to the applicable regulatory regime.

The EAA strongly encourages potential purchasers to ensure that they have obtained all the relevant information and to carefully consider all the information before making a purchase decision.

Purchasing a property involves complicated legal and financial considerations. Potential purchasers should verify whether the persons providing sales service are licensed estate agents or licensed salespersons (via [www.eaa.org.hk/en-us/Licence-list](http://www.eaa.org.hk/en-us/Licence-list)). If a licensed estate agent or a licensed salesperson has made any misrepresentations in his services, a complaint may be lodged with the EAA. Potential purchasers are also advised to seek professional opinions from lawyers, surveyors, or financial institutions as necessary.

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