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ESTATE AGENTS AUTHORITY

Dear Licensees,

Re: Fixed Windows of First-hand Residential Properties

The Sales of First-hand Residential Properties Authority (SRPA) has earlier issued a press release reminding prospective purchasers of first-hand residential properties to ensure they know whether or not the property which they wish to purchase will be installed with fixed windows, the number and locations thereof, and to make sure they understand the functions and implications of fixed windows. In this connection, the Estate Agents Authority (EAA) would like to draw licensees' attention to the press release and to provide prospective purchasers with information relating to fixed windows in accordance with the information contained in sales brochures and other documents provided by the vendor.

According to the press release issued by SRPA, quite a few developments in which vendors have offered, or will offer, first-hand residential properties for sale have had fixed windows installed for minimising the noise impact on the residential properties. Prospective purchasers should be made aware of the possible noise impact when these windows are opened.

Prospective purchasers should always look at the section on "relevant information" when reading a sales brochure for a development. Information in that part of the sales brochure will help prospective purchasers to ascertain whether fixed windows are / will be installed in the residential property they wish to purchase.

The EAA would like to remind licensees engaging in the sale of first-hand residential properties to take note of the content of the aforementioned press release. They should answer queries from prospective purchasers and provide information in relation to fixed windows in



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accordance with the information contained in the sales brochures and other documents furnished by the vendor. They should also advise prospective purchasers to read the relevant information in the sales brochures and to check with the vendors if in doubt.

For more information, please read the press release issued by the SRPA at www.info.gov.hk/gia/general/201403/27/P201403270583.htm

Estate Agents Authority

3 April 2014