



地產代理監管局
ESTATE AGENTS AUTHORITY

Dear Licensees,

**Re: Advice about Developments Mayfair By The Sea I and II
by the Sales of First-hand Residential Properties Authority**

According to the press release issued by the Sales of First-hand Residential Properties Authority (“SRPA”) yesterday, developments titled “Mayfair By The Sea I” at 23 Fo Chun Road and “Mayfair By The Sea II” at 21 Fo Chun Road are two developments, notwithstanding that they seem to be two phases of a development given their names, their layouts, the sequence in the numbering of the buildings and the outward appearance. In this connection, the Estate Agents Authority (“EAA”) would like to draw licensees’ attention to the press release and remind licensees to provide prospective purchasers with relevant information when engaging in the promotional activities for the sale of Mayfair By The Sea I and II.

The SRPA’s press release advised prospective purchasers to pay particular attention to the sections for “Layout plan of the development”, “Floor plans of parking spaces in the development”, “Information on common facilities in the development” and “Relevant information” in the sales brochure for Mayfair By The Sea I and the sales brochure for Mayfair By The Sea II. They should ensure that they have a clear idea of the boundary, the buildings, the common facilities, the parking spaces and the pedestrian and vehicular areas of each of the two developments. They should have a clear idea of the basis for sharing the costs of the capital works for, and the expenses for managing and maintaining, the recreational facilities of the two developments. They should have a clear idea of the basis for sharing the income arising from the parking spaces.

Furthermore, the SRPA reminded prospective purchasers that a short-term tenancy (STT) site near Mayfair By The Sea I and Mayfair By The Sea II may not be permanently used as a landscaping area, though it is currently used as such. According to the provisions of the current STT, the site may be used for a fee-paying public car park, open storage of the goods of the tenants, landscaping area and/or a plant nursery. The section for “Relevant information” in the sales brochure for Mayfair By The Sea I and



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the sales brochure for Mayfair By The Sea II has set out information regarding the STT site.

The EAA would like to remind licensees to read the press release in detail (<http://www.info.gov.hk/gia/general/201406/11/P201406110955.htm>) before participating in the promotional activities for the sale of the aforementioned developments. Licensees should remind prospective purchasers to pay close attention to the relevant information in the sales brochures of the two aforementioned developments and must not make any misrepresentation that may mislead prospective purchasers.

Estate Agents Authority

12 June 2014