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ESTATE AGENTS AUTHORITY

Dear Licensees,

**Re: Advice about Development Mont Vert Phase I
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, prospective purchasers of Mont Vert Phase I are advised not to easily give up their right to view the properties they intend to purchase. In this connection, the Estate Agents Authority (“EAA”) would like to draw licensees’ attention to the press release and remind licensees to advise prospective purchasers to consider the possible risks arising from not viewing the properties.

The SRPA’s press release advised prospective purchasers that Mont Vert Phase I was a completed phase of the development. It was issued with the occupation permit on 10 March 2014. Prospective purchasers should view the residential properties which they intend to purchase, or comparable residential properties, before signing the Preliminary Agreement for Sale and Purchase.

However, according to the press release, the SRPA observed that it was stipulated in the document containing the sales arrangements for the 260 first-hand residential properties of Mont Vert Phase I issued by the vendor of the Phase on 17 July 2014 that all of the registrants who would have submitted the Registration of Intent on or before 25 July 2014 would have to submit to the vendor the duly signed “No Viewing Agreement” on the first day of sale of the aforesaid first-hand residential properties, in order to be eligible for the balloting.

The EAA would like to remind licensees to read this press release in detail (<http://www.info.gov.hk/gia/general/201407/17/P201407171205.htm>) before participating in the promotional activities for the sale of the aforementioned development. Licensees should also remind prospective purchasers of the press release and advise them to consider the possible risks arising from not viewing the properties before purchasing it. Moreover, licensees should advise prospective purchasers to make further



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enquiries with the vendor or seek legal advice before coming to any decision of purchase if in doubt.

Estate Agents Authority

18 July 2014