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STATUTORY INSTRUMENTS

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**2007 No. 2471**

The Housing Act 2004 (Commencement  
No. 9) (England and Wales) Order 2007

**Interpretation of article 3(2)**

**4.** In article 3—

- (a) a residential property shall be regarded as having or expected to have three bedrooms if the manner in which the property is marketed indicates that it has or is expected to have three bedrooms;
- (b) “first point of marketing” shall be construed in accordance with regulation 3 of the Home Information Pack (No.2) Regulations 2007; and
- (c) “physically complete” shall be construed in accordance with regulation 2(3) of the Home Information Pack (No.2) Regulations 2007.