

立法會房屋事務委員會資料文件

一九九九年九月二十七日特別會議

天水圍第31區第一期樁柱不平均沉降情況超出標準

目的

本文件就天水圍第31區第一期第1座(即天頌苑L座)地基工程不平均沉降情況超出標準一事，以及就房屋署隨後進行的調查，向議員作出簡報。天水圍第31區第一期大廈位置的詳細藍圖展示於附件甲。

背景

2. 天水圍第31區第一期工程的詳情如下 —

大廈數目	: 6座
居屋計劃期數／座數／單位數目	: 第二十期甲／天頌苑第F、G、H、J、K及L座／1,920個單位
合約經理	: 興業建築師有限公司
打樁工程承建商	: 建新工程有限公司
打樁工程合約期	: 一九九六年九月至一九九七年七月
建築承建商	: 耀榮建築有限公司
建築合約期	: 一九九七年七月至一九九九年十月(預計竣工日期)
居屋計劃第二十期甲買賣協議	: 二零零零年三月(預計完成日期)

3. 一九九九年八月二十七日，天水圍第31區第一期的合約經理興業建築師有限公司(興業)向當局呈報，表示在評估沉降監察記錄後，發現第L座附翼2和4的樁柱不平均沉降情況超出標準。該公司亦在報告內建議增加監察第L座沉降情況的次數，並在第L座附近進行額外的地盤勘測。

4. 一九九九年八月二十七日，當局要求打樁工程承建商建新工程

有限公司(建新)證明該公司有遵守地基合約工程，並指示興業進行全面評估，以及建議所需採取的補救措施，以確保這些大廈結構安全，適合居住。

5. 同時，房屋署委任了獨立結構工程顧問公司黃志明建築工程師有限公司(黃志明)，就大廈的整體結構安全，進行第三者的查核工作。雖然第3段所述的問題只在其中一座出現，但調查範圍已擴大至包括該屋苑內所有15座大廈。

6. 有問題的大廈，連同其他10座大廈(A至K座)已在居屋計劃第二十期甲下出售。另外兩座(M和N座)已在可租可買計劃第一期下出售，其餘兩座(O和P座)則會在即將推出的居屋計劃第二十一期甲下發售。

由合約經理進行調查

7. 興業已設定多項調查措施，以期找出問題成因，檢定樓宇的結構安全，並建議進行所需的補救工程。

8. 興業已委聘奧雅納工程顧問為其獨立顧問，負責審查打樁記錄、打樁工程設計和沉降計算資料。

9. 建新在回應興業的查問時，確稱樁柱是依照打樁記錄圖則安裝的。興業亦已遂其所願，邀請建新擔任調查工作的見證人。

10. 有關人員已開始挖掘另外十個鑽孔，以期在第L座和K座的附近範圍取得更多岩土資料。由一九九九年八月底起，第L座和K座的沉降監察次數已增至每兩周一次。此外，自九月初開始，全部六座的外牆和電梯槽已着手進行垂直性測試。有關人員亦已揀選了第L座兩條樁柱進行樁柱完整性測試，以核實樁柱的實際長度。有關的測試工作仍在進行中。

11. 在一九九九年九月十八日，興業根據所得的調查結果提交有關第L座結構安全的報告。該份報告的重點列述如下 —

(a) 沉降情況分析

住戶全部入伙後，整體樁柱不平均沉降比例預計不會超過地基工程合約所訂的1比300標準。第L座附翼2及附翼4某些位置的樁柱不平均沉降最高比例預計達至1比211，超出樁柱工程合約所訂的1比300標準。

(b) 在電梯槽的影響

第L座第3及4號電梯無法安裝，原因是有關的結構與平衡錘之間沒有足夠空隙。要解決安裝問題，可考慮使用較薄的平衡錘和較細小的配件。

(c) 樁柱不平均沉降的可能成因

- (i) 無法預料的地質情況 — 可能是土質疏鬆層的範圍或深度出乎意料，與打樁工程承建商原先採用的數據大有出入所致。
- (ii) 樁柱的長度問題。

(d) 初步的鞏固工程建議

- (i) 在現有樁柱的周邊擴大樁帽，並加裝樁柱至地底所需的地基材料上。
- (ii) 增加現時因樁柱不平均沉降而承受過大壓力的樁柱的厚度。
- (iii) 在樁柱不平均沉降最高比例超出可接受標準的樁帽上，附加重量達總負荷量1.25倍的邊載。

(e) 結構安全

在完成有關地基及結構的進一步調查前，就結構安全問題發表意見，實屬言之過早。

由獨立的結構工程顧問進行調查

12. 當局已委聘黃志明對打樁工程記錄進行獨立審查，並檢查有關樓宇的整體結構安全。

13. 黃志明會查核結構／土力工程師對問題成因的評估、樁柱沉降不平均情況和樓宇的結構安全，並會進行其他調查工作，包括監察樓宇樁柱的沉降，以及進行垂直性檢查、地面勘查、化驗室測試和實地測試等。

14. 黃志明會評估實地測試結果、就樓宇的結構安全提供意見，以及就應進行哪些符合《建築物(建造)規例》的鞏固工程提出建議。

15. 黃志明報告書的摘要詳載於附件乙。

為購樓者所作的特別安排

16. 據初步估計，鞏固及修復工程連招標差不多需要15個月時間才能完成。房委會居者有其屋小組委員會在一九九九年九月廿三日的會議通過提供天頌苑第一期6座大廈(第F、G、H、J、K、L座)購樓者3個選擇，以適合他們個別情況的需要。

方案A：撤銷買賣協議及另購居屋單位

連利息退還訂金

17. 准許購樓者撤銷買賣協議，並獲連利息退還全數訂金，利率為最優惠利率加兩釐，利息由買賣協議簽訂當日起計算，至訂金退還予購樓者的日期為止。我們將於今年9月底前向所有購樓者派發撤銷買賣協議的申請表格，並要求他們在10月底前把表格交回。至於退還訂金方面，購樓者最早會在11月獲發退款。第二十一期乙的揀樓時間預計會於2000年1月左右，購樓者可利用退款繳付新購單位的訂金。

選購居屋計劃第二十一期乙的單位

18. 選擇撤銷買賣協議的購樓者將享有購買第二十一期乙居屋單位的最優先權，該期可出售的9,400個單位包括天水圍天富苑(3,200個單位)，將軍澳寶康花園(3,200個單位)及新蒲崗采頤花園(3,000個單位)，而揀樓次序則與他們當初購買第二十期甲居屋單位時的次序相同。同樣位於天水圍並與天頌苑設計相同的天富苑第二期，定於2000年9月落成，其10座大廈可供有關購樓者選購，適用於他們的售價為以下兩者其中較低者：

(a) 天富苑第二期推售時的售價；或

(b) 天頌苑的原來售價，即實用面積每平方米15,100元，這是大部分購樓者根據彈性扣減安排的選擇。

方案B：等候樓宇落成

19. 購樓者倘維持原來的購樓決定，等候樓宇落成，則房委會須按買賣協議的條款及條件，承擔因樓宇延遲落成而須支付的利息。利息由原定落成日期的翌日開始計算，直至完工證明書的簽發日期為止(估計在2000年12月左右)。

價格保證

20. 鞏固及修復工程預計在2000年12月完成，該6座大廈將於2000年年中再度推出發售。如果單位的重售價低於實用面積每平方米15,100元的原來售價，房委會將會向有關購樓者發還差價。

樓宇狀況保證

21. 為了緩減購樓者的憂慮，房委會將於鞏固工程完竣後，提供有關大廈的結構安全保證。為此，房委會須在隨後的10年，就有關的5座大廈承擔因樁柱沉降不均而引致的維修責任。雖然G座並不須要進行鞏固工程，但為了減輕有關購樓者的憂慮，房委會亦會為該座提供保證。

方案C：撤銷買賣協議及其他住屋安排

22. 若買方於撤銷買賣協議後，不擬改買別的單位，而買方又是公屋輪候冊申請人的話，其公屋申請即可恢復，並可按正常程序獲得配屋。

23. 公共租住房屋的租戶及臨時房屋區、中轉房屋或平房區的持證住戶，一律可繼續保留其尚未交回的單位。當然，他們將來仍可購買居屋或申請自置居所貸款計劃。至於清拆戶及重建戶，署方會視乎他們的資格，另行編配公共租住房屋單位或中轉房屋單位。

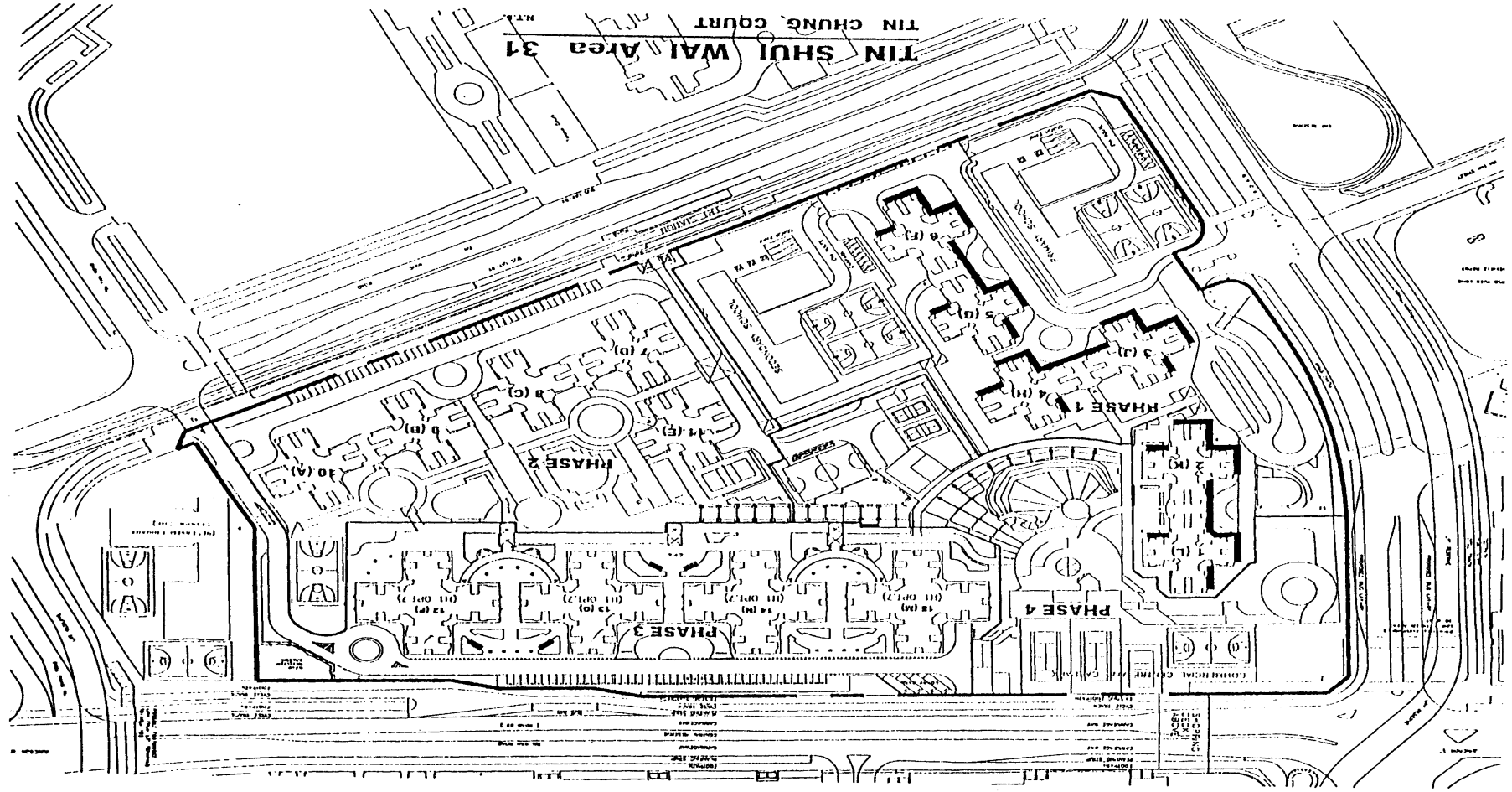
新聞發佈

24. 為了讓公眾更清楚明白整件事情及使天頌苑第1期購樓者瞭解他們可獲得的特別安排，我們已發出兩則新聞稿，詳情載於附件丙。

房屋署

一九九九年九月廿四日

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**TIN SHUI WAI AREA 31, PHASES 1 TO 3
INDEPENDENT INVESTIGATION OF FOUNDATIONS
AND STRUCTURES
EXECUTIVE SUMMARY**

The Hong Kong Housing Authority has appointed C M Wong & Associates Ltd to carry out an independent investigation of the foundations and structures of all 15 housing blocks at Phases 1, 2 and 3 of Area 31, Tin Shui Wai.

Objectives of Appointment

- to identify the blocks where structural safety may be of concern;
- to identify possible causes of excessive uneven settlement for the affected blocks;
- to assess the current and long term structural safety of the existing pile foundations, pile caps and superstructure for the affected blocks;
- to recommend proposed remedial measures, if found necessary.

Scale of Problems

The settlement monitoring data, ground investigation records, piling design, foundation settlement estimation, final set field record sheets and pile test data for all 15 blocks have been reviewed and independently assessed. During the examination of the settlement monitoring readings, extrapolation of the readings is required because the initial readings were not taken until April 1998 when the building had been constructed to 18/F.

The assessment concludes that the foundations of all the 9 Blocks in Phases 2 and 3 are structurally adequate. Block 5(G) of Phase 1 is also considered adequate. However, Block 1 (L) definitely requires strengthening works to the foundations and there is also concern over the adequacy of the foundations for Blocks 2(K), 3(J), 4(H) and 6(F) in the long term.

The current magnitude of uneven settlement for Block 1 (L) is 1 in 269, which exceeds the HKHA contract specification limit of 1 in 300. Checking of the design shows that, with its direction of movement and mode of settlement, Block 1 can sustain the additional stresses that would be induced by an uneven settlement of up to 1 in 250, already allowing for live and wind loading in the long term. The superstructure now at 1 in 269 is therefore still safe. However, the projected uneven settlement after occupation of the building would be about 1 in 210, which would cause some of the structural members to become overstressed.

Block 2(K) has experienced an uneven settlement of 1 in 461 to date and the projected figure after occupation of the building is 1 in 281. Although this long term figure is still below the threshold of 1 in 250, as for Block 1(L), it is recommended that strengthening works be carried out to arrest the uneven settlement before occupation.

Block 4(H) has experienced an uneven settlement of 1 in 576 to date and the projected long term figure is 1 in 323. With its direction of movement and mode of settlement, Block 4 can sustain an uneven settlement of 1 in 300 without being overstressed. Therefore, the superstructure of Block 4 will still be structurally adequate in the long-term. However, to prevent the uneven settlement from approaching the structural safety limit for this Block, it is recommended that strengthening works be carried out.

The magnitude of uneven settlement encountered by Blocks 3(J) and 6(F) is considerably lower than that for Blocks 1(L), 2(K) and 4(H) but the mode is different in that the central caps of Blocks 3(J) and 6(F), measured 19m x 35m on plan, are adversely affected. Based on the original design assumptions of rigid cap, analysis indicates that such effect would overstress the caps under dead + live + wind loading conditions, although the current state is still adequate. More detailed analysis will be undertaken to see if the effects can be contained in the current cap provision.

Cause of Problems

Review of the records for Block 1 indicates that they are generally in order except two aspects. Firstly, the recorded length of some of the piles does not satisfy the requirements of static formula. Secondly, the foundation contractor did not use the results from two boreholes, A31-73 and A31-75, sunk before the foundation tender by the HKHA appointed ground investigation contractor in the settlement calculations. These two boreholes were located in the area of greatest settlement. If the results of these two boreholes were used, it would have indicated similar settlement to that measured to date. The foundation contractor has sunk two additional boreholes near borehole A31-75 after completion of piling works and used these results to calculate the settlement; this gave a lower magnitude of settlement. Had boreholes A31-73 and A31-75 not been ignored in settlement calculations, the piles at their recorded depth should not have been accepted.

Review of the available piling design and records has not revealed any anomalies for Blocks 2(K), 3(J), 4(H) and 6(F) but the estimated settlement is far less than that encountered to date. There are two possible explanations to this phenomenon. One of them is that unforeseen ground conditions like the presence of soft layers are present and were not detected during the ground investigation works. The other is that the records may not represent the actual pile details on site.

Proposed Strengthening Works

It has been explained in the foregoing paragraphs that the structures of the affected blocks at their current state are still structurally safe. It is therefore not necessary to demolish any of the blocks. However, the magnitude of the uneven settlement is much larger than that estimated at the foundation construction stage. Furthermore, after the concreting of the buildings, the settlement has been continuing to date, albeit at a slower rate recently. As such, to ensure the structural safety of Blocks 1(L), 2(K) and 4(H), strengthening works are recommended to prevent further uneven settlement and additional piles will be installed to underpin the existing caps. For Blocks 3(J) and 6(F), if further detailed analysis still indicates overstress of the affected caps, the caps may be thickened to enhance their structural capacity. Before the carrying out of these measures, pressure grouting around the tips of the more settled piles should be carried out.

The strengthening works are estimated to take 12 months, which excludes the tendering period and the time for the reinstatement of services and utilities. The estimated cost is of the order of \$120M, which does not cover the relocation of services and reinstatement of architectural works.

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C M Wong & Associates Ltd

香港房屋委員會的信頭
Letterhead of Hong Kong Housing Authority

房委會就地基沉降事件成立責任調查小組

房屋委員會主席王葛鳴今日（星期四）宣佈，就天水圍天頌苑樁柱不平均沉降事件，在房委會下成立一個責任調查專責小組，以確定有關責任應由那些方面負責。

王葛鳴強調，房委會將採取負責任及合理的方式處理該次事件。專責小組將決定，負責該項工程的人員，在工程進行的各個階段，是否有適當地遵從已訂立的程序及指引。小組亦會決定，有關的職員及機構是否合乎公眾合理期望，履行他們的專業職責。

房委會於上月底發現正在興建的天頌苑第一期 L 座地基出現不平均沉降。

她在出席建築小組委員會會議後表示：「小組亦會指出事件中是否有那方面的疏忽，並向建築小組委員會建議，是否需要向任何職員或機構採取紀律處分或法律行動。此外，小組亦會就有關的工作程序及指引，有否需改善之處，作出建議。」

房委會於上月底發現正在興建的天頌苑第一期 L 座地基出現不平均沉降。建築小組委員會今日開會討論該事件。

專責小組由五人組成，由房委會委員及建築小組委員會委員林菲臘出任主席。其他成員包括兩名房委會委員：溫文儀、蔡涯棉及建築小組委員劉秀成教授，以及獨立的工程界人士鄭漢鈞。小組將在三個月後向房委會主席呈交報告。

天頌苑共有十五座，其中十一座包括 L 座，在居者其屋計劃第二十期甲發售。另外二座在可租可買計劃第一期發售，其餘二座將在居屋計劃第二十一期甲推出。

王葛鳴向買家保證，他們的利益經常是房委會的最大關注。她指出，居者有其屋小組委員會將作出適當的安排去照顧買家的各種需要。

她又強調，房委會非常重視樓宇安全及品質，並決心解決有關問題。她指出：「在今次事件發生後，我們已指示房委會所有顧問及承建商，加強所有建築合約工程的監管工作。」

房屋署較早前委聘獨立的結構工程顧問，對天頌苑一至三期全部十五座樓宇的整體結構安全，進行調查。顧問今日向建築小組委員會委員呈交該調查報告。

顧問在報告中指出，經翻查有關的沉降監察數據、探土紀錄、樁柱設計和測試數據，以及其他地盤紀錄後，証實所有十五座樓宇目前的結構安全。

不過，顧問亦指出，第一期的其中五座出現不平均沉降，有關地基的足夠程度，令人關注。L座是唯一一座未合乎房委會合約所規定的樁柱沉降差距 1:300 水平，其他四座的樁柱沉降差距則介乎 1:461 至 1:787 的比例。

顧問指出，L座其中的一些樁柱在紀錄上的長度，未合乎靜力方程式的要求。此外，地基承建商在地基沉降計算中，未採用房委會所聘用的土質勘察承建商，於工程招標前在兩個探土鑽孔所取得的資料。

顧問解釋說：「該兩個探土孔就正是位於地基沉降最深的位置。如果承建商在地基沉降計算中，沒有忽略該些資料，他們紀錄得的樁柱深度便不應被接納。」

至於其他四座，雖然目前所發現的沉降程度比之前估計為高，但顧問在翻查所得的樁柱設計及紀錄後，並未發現任何不尋常情況。

顧問表示：「這現象有兩個可能解釋，其中一個是由於出現之前未可預見的土地情況，例如出現軟土層，這些因素在土質勘察時並未查察得出來。另一原因是有關紀錄未能顯示地盤中樁柱的真正詳情。」

他建議進行鞏固工程，以確保結構安全：在其中三座包括 L 座加上樁柱，支撐目前的樁帽；至於另外兩座，如果進一步詳細分析仍然顯示受影響的樁帽出現過度受壓現象，則應加厚現時的樁帽。

鞏固工程估計需時十二個月，招標時間及恢復設施的時間未計算在內。

完

一九九九年九月二十三日（星期四）

下稿代房屋委員會發放：

天頌苑 F 至 L 座業主獲特別安排

房屋委員會定出一籃子方案，為天頌苑一期 F 至 L 六座康和式大廈的業主提供多項特別安排，受影響業主可以選擇全數退還訂金，並獲得支付利息，他們在退訂後更可以最優先資格選購居屋第二十一期乙的單位。

房委會居屋小組委員會今天（星期四）通過有關方案，提供多項選擇予受影響的業主，以便他們因應個別情況選擇退訂或者等候樓宇落成入伙。

房委會將於 9 月底發信通知受影響業主有關方案的內容及安排，隨函將附上申請退還訂金表格，選擇全數退還訂金的業主須於 1999 年 10 月底前交回表格。房委會發言人說：「預計各業主可在 1999 年 11 月獲發還訂金。」

該六座康和式大廈（F、G、H、J、K、L 座）共有 1,920 個單位，已在居屋計劃第二十期甲發售，原訂於明年 3 月 7 日落成。除了 G 座，其餘五座大廈需要進行地基加固工程，而 G 座亦要在工程期間封閉，整個加固工程預計需時 15 個月完成，因此，樓宇將要延遲落成。

該六座大廈的業主，可以選擇撤銷買賣協議，全數退訂，並獲得支付利息，利率以最優惠利率加年息兩厘計算，由簽署買賣協議起計至業主收取退訂當日止。他們在退訂後，仍可購買居屋或申請自置居所貸款，而且更可以最優先資格選購居屋第二十一期乙的單位。

房委會發言人說：「受影響業主退訂後可以選購居屋第二十一期乙推出的任何一個屋苑，包括位於天水圍的康和式設計屋苑天富苑二期。選購天富苑二期單位時更可以天頌苑原來價格水平購買單位。」

發言人說：「如果天富苑二期的售價高於天頌苑一期的定價，即平均每平方米實用面積 15,100 元，受影響業主便可選擇以天頌苑原來定價的水平購買天富苑二期。」

如果受影響業主選擇等候樓宇落成入伙，房委會將按買賣協議向業主支付延期交樓利息，直至入伙為止，利息以最優惠利率加兩厘計算。

發言人說：「為了令準業主更放心，房委會保證該六座大廈在日後重售時，若售價低於原來價格，將會把差價發還給業主。房委會又會為該六座天頌苑大廈，承擔未來十年地基沉降所涉及的維修責任。」

若受影響業主是公屋輪候冊申請人，而在退訂後又不想再選購其他屋苑，可以恢復輪候公屋。現公屋、臨時房屋及中轉房屋住戶則可以在退訂後繼續在現單位居住。受清拆或重建影響的人士，則會因應資格獲安置入住公屋或中轉房屋。

房委會發言人說：「有關方案相當全面，相信能夠滿足各受影響業主的需要。」

完

一九九九年九月二十三日（星期四）

HA Appoints Accountability Panel on Ground Settlement

An investigation panel on accountability will be set up under the Housing Authority (HA) to establish areas of responsibilities in the uneven ground settlement case at Tin Chung Court in Tin Shui Wai.

Announcing her decision to appoint the panel today (Thursday), the Chairman of the Housing Authority, Dr Rosanna Wong said the HA would take a responsible and reasonable approach in handling the case.

This followed the Authority's discovery late last month of excessive ground settlement in Block L, under construction at Phase One of Tin Chung Court.

Dr Wong said the panel would ascertain if the laid down procedures and guidelines at various stages of building construction have been properly followed and determine if the officers and parties involved have exercised their professionalism at a reasonable expectation.

“It will also identify any areas of negligence and recommend to the Authority's Building Committee (BC) whether disciplinary and legal action should be taken against any officers or parties and recommend any improvement in procedures and guidelines,” she said, after a meeting of the BC today to discuss the case.

The five-member panel will be chaired by Mr Philip Nunn, a Member of the HA who also sits on the BC. Joining him are fellow HA Members Mr Wan Man-yea and Mr Michael Choi, and a Member of the BC, Professor Patrick Lau. Mr Cheng Hon-kwan, an independent has also been invited to sit on the panel to give expert engineering advice. The panel will submit a report to the Chairman of the HA in three months' time.

There are altogether 15 blocks in three phases of the Tin Chung Court development, 11 of which, including Block L, have been sold under Phase

20A. Two other blocks have been sold under Phase 1 of the Buy or Rent Option Scheme while the remaining two blocks will be put up for sale in the upcoming HOS Phase 21A.

Dr Wong assured the purchasers that their interest has always been the HA's primary concern, noting that the Home Ownership Committee would make suitable arrangements to cater for their various needs.

She also stressed that the HA takes building safety and quality very seriously, and is determined to tackle the issues at hand. "Following the incident, we have instructed all our consultants and contractors to step up monitoring work for all building contracts," she said.

At today's BC meeting, members noted the findings of an independent structural consultant appointed by the Housing Department to carry out a third party check on overall structural safety of all 15 blocks at Tin Chung Court.

After reviewing the settlement monitoring data, ground investigation records, pile design and test data as well as other site records, the consultant concluded that all 15 blocks at their current state are structurally sound.

"There is however concern on the adequacy of the foundation of five of the blocks at Phase 1 where uneven ground settlement has been reported. While Block L is the only block that has exceeded the settlement tolerance of 1:300 as specified in the HA's piling contracts, the settlement readings for the other four blocks range from 1:461 to 1:787," the consultant noted.

The consultant pointed out that the recorded length of some of the piles for Block L did not satisfy the requirements of static formula. In addition, the foundation contractor did not use the results from two boreholes that had been sunk before the foundation tender by the HA-appointed ground investigation contractor in the settlement calculations.

"These two boreholes were located in the area of greatest settlement. Had the results not been ignored in settlement calculations, the piles at their recorded depth should not have been accepted."

As for the other four blocks, the consultant's review of the available piling design and records has not revealed any anomalies even though the settlement encountered to date is greater than that estimated.

“There are two possible explanations to this phenomenon. One of them is that unforeseen ground conditions like the presence of soft layers which were not detected during the ground investigation works. The other is that the records may not represent the actual pile details on site.”

He recommended strengthening works to ensure structural safety. Additional piles should be installed to underpin the existing caps for three of the blocks including Block L. For the other two blocks, the caps may be thickened to enhance their structural capacity if further detailed analysis still indicates overstress of the affected caps.

Strengthening works are estimated to take 12 months, excluding the tendering period and the time for reinstatement of services and utilities.

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End/ Thursday, 23 September 1999

Special Package for the Purchasers of Blocks F to L in Tin Chung Court

The following is issued on behalf of the Housing Authority:

The Housing Authority offers the purchasers of six Concord blocks (Block F、G、H、K&L) in Tin Chung Court a special package whereby they can opt for rescission with full refund of deposit plus interest and enjoy top priority in buying another flat in the Home Ownership Scheme (HOS) Phase 21B.

The special package was approved by the Authority's Home Ownership Committee (HOC) today (Thursday). It provides a number of options to suit the affected purchasers' individual circumstances. They can either choose to rescind or wait for the completion of the buildings.

Letters advising the purchasers on the options and arrangements together with a rescission option form will be sent out by end of September. The purchasers are requested to return the forms by end of October 1999. "It is anticipated that the purchasers can obtain the refund in November 1999," a spokesman for the Authority said.

The six Concord blocks with a total of 1,920 flats were sold under HOS Phase 20A. They are scheduled for completion on 7 March 2000. The blocks, except Block G, require reinforcement works of varying degrees. Block G will also be fenced off until completion of the whole strengthening programme. It is estimated that the reinforcement works would take about 15 months to complete. Therefore, the completion of the buildings will have to be delayed.

The purchasers of these six Concord blocks who choose to rescind the Agreement for Sale and Purchase (ASP) with full refund of deposit plus interest, will not be debarred from buying HOS flats or applying for a housing loan. In particular, they will be given top priority to buy another flat in HOS Phase 21B. The amount of interest paid to them will be calculated at a rate of 2% above the prime rate from the date of their signing of the ASP up to the date of repayment of their deposit.

"Those who rescind can choose to buy a flat in any projects for sale under HOS 21B, including a Concord design project in Tin Shui Wai, namely Tin Fu Court Stage 2. Tin Fu Court Stage 2 will be offered to affected purchasers at the prevailing price or at a price not exceeding the original price level of Tin Chung Court Stage 1," the spokesman said.

”If the selling price of Tin Fu Court Stage 2 is higher than the original price level of Tin Chung Court, i.e. \$15,100 per square metre saleable, the flats will be offered to the affected purchasers at the same price level of Tin Chung Court,” he added.

For those who choose to proceed with the purchase and wait for the completion of the building, the Authority will account for an interest on the delay in completion in accordance with the terms and conditions as stipulated in the ASP. The amount of interest will be calculated from the day following the original scheduled completion date up to the date of the Completion Certificate.

“If the six blocks are put up for sale in future at a lower price level, the Authority guarantees to refund the price difference to the purchasers. Moreover, the Authority will take up the responsibility on future ground settlement for 10 years for these six blocks,” the spokesman said.

For those who do not want to make another purchase after rescission, their applications for public rental housing will be reinstated if they are Waiting List applicants. Sitting tenants of public rental housing estates, licensees of Temporary Housing Areas, Interim Housing or Cottage Areas can retain their units which have not been surrendered. Those who are required to vacate their flats due to clearance or redevelopment will be offered another public rental housing flats or Interim Housing unit according to their eligibility.

“The package is very comprehensive and has been designed to accommodate the different needs of the affected purchasers,” remarked the spokesman.

End/ Thursday, 23, September 1999

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