

Legislative Council Panel on Housing

Report on the Outcome of the Comprehensive Structural Investigations on Choi Hung Estate and Model Housing Estate

Purpose

This paper informs Members of the outcome of the comprehensive structural investigations on Choi Hung Estate and Model Housing Estate and the recommended improvement works.

Background

2. In September 2005, the Housing Department launched a Comprehensive Structural Investigation programme covering ten public rental housing estates aged about or over 40. The objective is to ascertain whether these aged housing blocks are structurally safe and whether it is more cost-effective to keep these buildings or to demolish them. The investigation would also identify the extents and costs of the repair/strengthening works required to sustain these buildings for at least 15 years. The investigation is thorough and comprehensive, covering desktop studies on the repair history and findings of previous assessments, site surveys, inspections, sampling and testing. On the basis of the findings, technical assessments of the concrete strength and extent of steel reinforcement corrosion will be made. Having regard to the likely extent of further deterioration in the coming 15 years, assessments will be made of the repair and strengthening works needed to sustain the buildings. At the Panel meeting in May 2006, Members were briefed on the outcome of the investigations on Sai Wan Estate and So Uk Estate (vide LC Paper No. CB(1) 1396/05-06(03)).

3. The investigations on Choi Hung Estate and Model Housing Estate commenced in February 2006 and were completed in August 2006. The structural investigation findings and the recommended improvement works in Choi Hung and Model Housing Estates are set out in the following paragraphs.

Choi Hung Estate

4. Choi Hung Estate was completed between 1962 and 1964, providing 7 455 flats in 11 domestic blocks of 7 to 20 storeys. An estate plan is at **Annex A**.

5. The results reveal that all buildings in Choi Hung Estate are structurally safe but have been deteriorating to varying extents. To sustain the buildings for 15 years or more, structural repair and improvement works are required in various parts of the buildings¹. In addition to the repair works, various improvement works including construction of lifts at three lower blocks (Kam Hon, Kam Pik and Kam Wah Houses) will be carried out under the Total Maintenance Scheme (TMS) programme in order to further enhance the living environment of the Estate.

Model Housing Estate

6. Model Housing Estate comprises 7 blocks. Two 34-year-old blocks of 20 to 21 storeys contain 422 flats. The other five 54-year-old lower blocks of 5 to 6 storeys contain 245 flats. An estate plan is shown at **Annex B**.

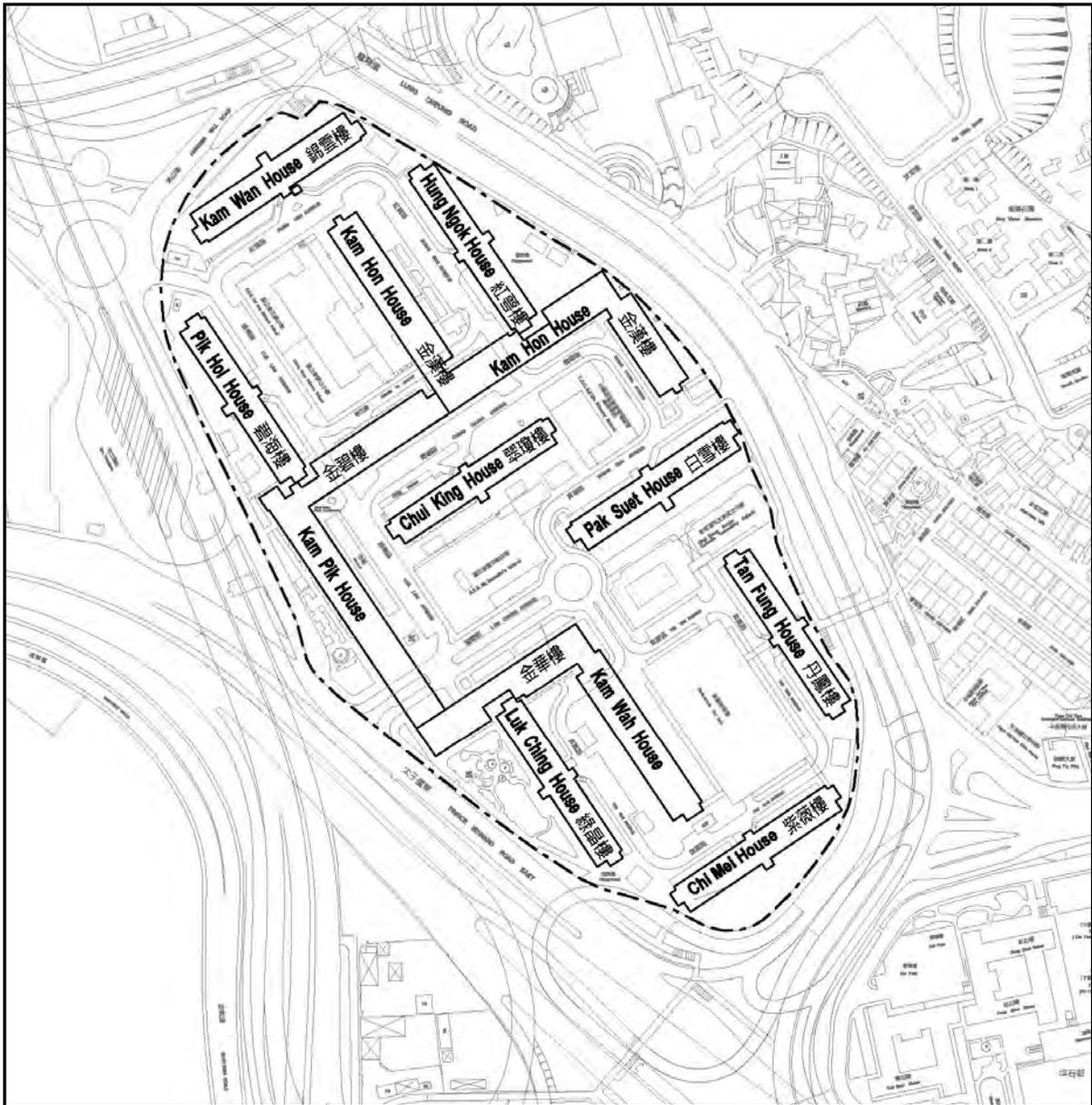
7. The investigation reveals that all the building blocks are structurally safe. The structural conditions of all the blocks are generally good. Only local repair works are required to sustain the buildings for 15 years or more. In addition to these repair works, general estate improvement works will be carried out under the TMS programme to improve the living environment. Our study reveals that it is technically not feasible to provide lifts in the lower blocks.

8. Members are invited to note the findings of comprehensive structural investigations on Choi Hung Estate and Model Housing Estate.

Housing, Planning and Lands Bureau
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¹ The required structural repair and improvement works include repairs/waterproofing to floors of toilets, kitchens, empty bays and refuse rooms, replacement of existing grille block walls at empty bays by glass block walls and repairs/strengthening of empty bay slabs, structural repairs to some other structural elements, repairs to defective expansion joints and defective waterproofing at roof and replacement of dilapidated water tanks at roof.

**Choi Hung Estate
Estate Plan**



**Model Housing Estate
Estate Plan**

