

Legislative Council Panel on Housing

Report on the Outcome of the Comprehensive Structural Investigations on Wo Lok Estate and Ma Tau Wai Estate

Purpose

This paper informs Members of the outcome of the comprehensive structural investigations on Wo Lok Estate and Ma Tau Wai 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 extent 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 deterioration in the coming 15 years, we will assess the repair and strengthening works needed to sustain the buildings. Members of this Panel have been briefed on the findings of the investigations on So Uk, Sai Wan, Choi Hung and Model Housing Estates ^{Note 1}.

3. The investigations on Wo Lok Estate and Ma Tau Wai Estate commenced in August 2006 and were completed in March 2007. The structural investigation findings and the recommended improvement works in the two estates are set out in the following paragraphs.

Note ¹ Members were briefed on the findings of the investigations on So Uk and Sai Wan Estates at the Panel meeting in May 2006 vide LC Paper No. CB(1) 1396/05-06(03), and the findings in respect of Choi Hung and Model Housing Estates in January 2007 vide LC Paper No. CB(1) 562/06-07(06).

Wo Lok Estate

4. Wo Lok Estate was completed between 1962 and 1966, providing 1 941 flats in 11 domestic blocks, among them eight are seven storeys high and three are 14 to 16 storeys high. An estate plan is at **Annex A**.

5. The results reveal that all the buildings in Wo Lok 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 buildings. The required works include repairing/improving defective toilets, installing eaves at low block balconies, repairing some of the beams at lift lobbies, replacing some of the water tanks with glass-reinforced plastic (GRP) water tanks, replacing defective refuse chutes with stainless steel, repairing defective expansion joints, re-screeding open corridors, replacing defective balcony balusters and conducting normal concrete repairs.

6. In addition to these works, other estate improvement works, including construction of lifts at eight low blocks (Cheung On, Fu On, Hing On, Kin On, Man On, Ping On, Tai On and Yee On Houses) will be carried out under the Total Maintenance Scheme (TMS) to further enhance the living environment of the Estate.

Ma Tau Wai Estate

7. Ma Tau Wai Estate was completed between 1962 and 1965, providing 2 075 flats in five domestic blocks of 14 storeys. An estate plan is shown at **Annex B**.

8. The investigation reveals that all the buildings are structurally safe. The estate enjoyed extensive improvement works in the past^{Note 2} with many common defective items properly and promptly attended to. As a result, the housing blocks are more easily sustainable. The structural condition of all blocks are generally good and only minor repair/improvement works are required to sustain them for 15 years or more.

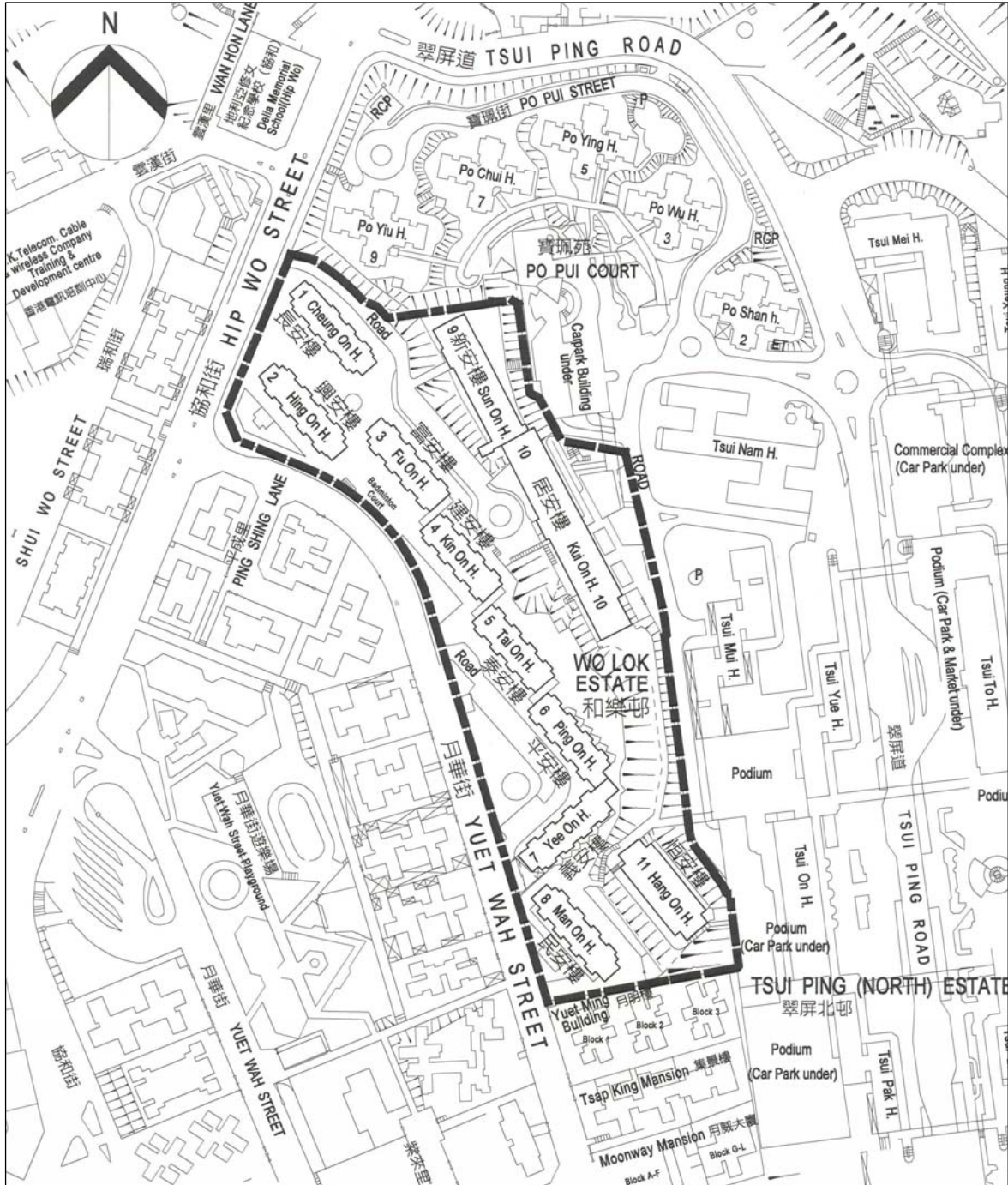
Note ² For example, toilet floor slabs of 4 blocks of the estate were recast and toilet pans were changed from squatting type to sitting type in the mid 1980s.

The required works include repairing/improving defective toilets, re-screeding floors at play space areas, re-roofing external refuse chambers, replacing defective balcony balusters and conducting normal concrete repairs. In addition to these works, general estate improvement works will be carried out under the TMS to improve the living environment.

9. Members are invited to note the findings of comprehensive structural investigations on Wo Lok Estate and Ma Tau Wai Estate.

Housing, Planning and Lands Bureau
April 2007

**Wo Lok Estate
Estate Plan**



**Ma Tau Wai Estate
Estate Plan**

