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Panel on Housing
Meeting on 7 May 2007

Background Brief
on Comprehensive Structural Investigation Programme
for Aged Public Housing Estates

Purpose

This paper sets out the background on the comprehensive structural investigation programme (CSIP) for aged public rental housing (PRH) estates launched by the Housing Authority (HA) in 2005, and summarizes the major concerns and views on related issues expressed by Members at Council meetings and the meetings of the Panel on Housing (Housing Panel).

Comprehensive Structural Investigation Programme

2. Given the deteriorating building conditions of some aged PRH estates, HA launched CSIP in September 2005 with the objective to ascertain the building conditions of estates of ages about or over 40 years and identify the repair and strengthening works required to sustain the buildings for a reasonable period of time, say, at least 15 years. On the basis of the findings, technical assessments of concrete strength, extent of steel reinforcement corrosion and likely extent of further deterioration in the coming 15 years are then made, to be followed by assessment of the necessary repair and strengthening works to sustain the buildings. A financial viability assessment will also be conducted to evaluate the cost-effectiveness of the necessary repair and strengthening works. The findings of the investigation aim to enable HA to work out the improvement and repair plans for individual aged estates, and, if the buildings are beyond economic repair, consider the need for clearance. CSIP covers ten aged estates and is estimated to be completed in about two and a half years. Details of the ten estates are in **Appendix I**. The outcomes of the comprehensive structural investigation for Sai Wan Estate, So Uk Estate, Choi Hung Estate and Model Housing Estate are in **Appendix II**.

3. Meanwhile, in October 2005, HA endorsed the Total Maintenance Scheme (TMS) for improving maintenance services in PRH estates. TMS includes, among others, taking proactive and comprehensive approach to identify maintenance problems. In carrying out the necessary maintenance works to sustain the aged PRH

estates, which are identified as structurally safe under CSIP, opportunity will be taken to study and implement the Estate Improvement Programme (EIP) under the TMS to enhance the living environment of these estates.

Major concerns and views expressed by Members

4. The Housing Panel discussed the TMS at meetings on 7 November 2005 and 5 February 2007. Members also received briefings on the outcomes of CSIP for Sai Wan Estate, So Uk Estate, Choi Hung Estate and Model Housing Estate at meetings on 9 May 2006 and 4 January 2007. On the TMS, while members welcomed the various initiatives under the Scheme, they raised enquiries about the criteria for determining demolition of estates and assessing the cost-effectiveness of repair works, as well as rehousing arrangements for affected tenants. There were suggestions for HA to review the internal layout of flats in aged PRH estates and consider installing lifts or escalators for estates located in hillside areas with a view to improving the living conditions of and providing easy access for tenants. To address the needs of disabled and elderly residents, members urged HA to take the opportunity of TMS to provide additional facilities, such as ramps for disabled residents to facilitate access to their flats, leisure and recreational facilities, railings in public areas and sit-in areas, in estates with high population of elderly residents. Members also stressed the importance of monitoring works contractors to ensure the provision of quality services to tenants. As the improvement and repair works undertaken inside the flats would have negative impact on the health of tenants, members urged the Administration to conduct assessment on the impacts of such works on tenants, especially those who were more vulnerable, including the elderly and young children, and inform tenants of the results.

5. As far as CSIP was concerned, members called for the early set-up of Community Service Teams to assist residents in the clearance exercise which involved large population of elderly tenants. Members also urged Housing Department (HD) to arrange transfers for elderly tenants with mobility problems to flats on the lower levels at the same block or in the vicinity estates to facilitate their access pending the completion of the lift installation project. As regards the improvement works to be carried out in the kitchen and toilet of the flats, HD should arrange re-housing for affected households since the works would cause serious disruption to the daily lives of tenants.

6. Members have been monitoring issues related to rehabilitation of and maintenance for aged PRH estates through raising questions at Council meetings. The details of questions raised at Council meetings in previous sessions are hyperlinked in **Appendix III**.

Latest development

7. The comprehensive structural investigations for Wo Lok Estate and Ma Tau Wai Estate were completed in December 2006 and March 2007 respectively. Findings have revealed that all buildings in both estates are structurally safe. However, structural repair and improvement works will have to be carried out at the two estates to sustain the buildings for the next 15 years. The Administration will brief the Housing Panel on the findings and the necessary repair works for the two estates at the coming meeting on 7 May 2007.

Reference

8. The relevant papers with their hyperlinks are in **Appendix III**.

Council Business Division 1
Legislative Council Secretariat
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**Aged public housing estates included in the
Comprehensive Structural Investigation Programme
(position as at January 2007)**

Estate	Year of Completion	Age ^{Note}	No. of Blocks	No. of Units	(Estimated) investigation completion date
Model Housing	1952-1972	53	6	667	Aug 2006
Sai Wan	1958-1959	47	5	638	Jan 2006
So Uk	1960-1963	45	16	5 316	Jan 2006
Choi Hung	1962-1964	43	11	7 449	Aug 2006
Ma Tau Wai	1962-1965	43	5	2 075	Mar 2007
Wo Lok	1962-1966	43	11	1 941	Mar 2007
Fuk Loi	1963-1967	42	9	3 129	Jul 2007
Tung Tau (Block 22)	1965	40	1	906	Jul 2007
Wah Fu	1967-1978	38	18	9 147	Apr 2008
Ping Shek	1970-1971	36	8	4 575	Sep 2008

^{Note} The age is calculated on the basis of the age of the oldest block in the estate as at 2005.

(Source: Extract from Appendix I of the Background Brief on Comprehensive Structural Investigation Programme for Aged Public Housing Estates (LC Paper No. CB(1)562/06-07(07))

**Outcomes of the comprehensive structural investigation
for Sai Wan Estate, So Uk Estate, Choi Hung Estate and Model Housing Estate**

Estates	Outcomes and major repair works
Sai Wan Estate	<ul style="list-style-type: none"> ● The investigation was completed in January 2006. ● All buildings in the estate are structurally safe and in fairly good condition. ● To sustain the buildings for use in the next 15 years, only minor repair works are required. Such works will be included in the routine maintenance programme. ● To further enhance the living environment of the estate, HA will also carry out the necessary works under the Estate Improvement Programme having regard to the demographic profile of tenants and their actual needs.
So Uk Estate	<ul style="list-style-type: none"> ● The investigation was completed in January 2006. ● While all buildings in the estate are structurally safe and the concrete strength is satisfactory in general, the structural conditions are deteriorating and corrosion of steel reinforcement bars are evident particularly in the toilet areas and cantilever corridors as a result of ageing and environmental factors. ● Taking account of the overall building conditions, scale of improvement works required as well as likely disturbances to tenants, HA has decided to clear the estate in two phases in 2008 and 2011. ● Affected tenants will be rehoused in Un Chau Estate Phases 2 and 4, and Cheung Sha Wan Flatted Factory Redevelopment projects.
Choi Hung Estate	<ul style="list-style-type: none"> ● The investigation was completed in August 2006. ● Structural repair and improvement works are required in various parts of the buildings to sustain them for 15 years or more. ● Various improvement works including construction of lifts at three lower blocks will be undertaken under the Total Maintenance Scheme to enhance the living environment.
Model Housing Estate	<ul style="list-style-type: none"> ● The investigation was completed in August 2006. ● All buildings are structurally safe and the structural conditions are generally good. ● Only local repair works are required and general estate improvement works will be carried out under Total Maintenance Scheme programme.

Comprehensive Structural Investigation Programme for Aged Public Housing Estates

List of relevant papers

Council/Committee	Date of meeting	Paper
Council meeting	19 May 2004	Hon Frederick FUNG Kin-kee raised a question on Comprehensive Building Rehabilitation Programme for Old Public Housing Estates [Hansard "page 25"] http://www.legco.gov.hk/yr03-04/english/counmtg/hansard/cm0519ti-translate-e.pdf
Housing Panel	7 November 2005	LC Paper No. CB(1)212/05-06(03) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg1107cb1-212-3-e.pdf LC Paper No. CB(1)239/05-06(01) (Chinese version only) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg1107cb1-239-1-c.pdf Minutes http://www.legco.gov.hk/yr05-06/english/panels/hg/minutes/hg051107.pdf
Council meeting	9 November 2005	Dr Hon Joseph LEE Kok-long raised a question on Provision of Escalators or Lifts in Old Public Housing Estates [Hansard "page 70"] http://www.legco.gov.hk/yr05-06/english/counmtg/hansard/cm1109ti-translate-e.pdf
Council meeting	14 December 2005	Hon LEUNG Yiu-chung raised a question on Total Maintenance Scheme [Hansard "page 101"] http://www.legco.gov.hk/yr05-06/english/counmtg/hansard/cm1214ti-translate-e.pdf
Housing Panel	9 May 2006	LC Paper No. CB(1)1396/05-06(03) http://www.legco.gov.hk/yr05-06/english/panels/hg/papers/hg0509cb1-1396-3-e.pdf

Council/Committee	Date of meeting	Paper
		<p>LC Paper No. CB(1)1466/05-06(01) (Chinese version only) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0509cb1-1466-1c.pdf</p> <p>LC Paper No. CB(1)1466/05-06(02) (Chinese version only) http://www.legco.gov.hk/yr05-06/chinese/panels/hg/papers/hg0509cb1-1466-2c.pdf</p> <p>Minutes http://www.legco.gov.hk/yr05-06/english/panels/hg/minutes/hg060509.pdf</p>
Housing Panel	4 January 2007	<p>LC Paper No. CB(1)562/06-07(06) http://www.legco.gov.hk/yr06-07/english/panels/hg/papers/hg0104cb1-562-6-e.pdf</p> <p>LC Paper No. CB(1)562/06-07(07) http://www.legco.gov.hk/yr06-07/english/panels/hg/papers/hg0104cb1-562-7-e.pdf</p> <p>LC Paper No. CB(1)959/06-07(01) http://www.legco.gov.hk/yr06-07/english/panels/hg/papers/hg0104cb1-959-1-e.pdf</p> <p>Minutes http://www.legco.gov.hk/yr06-07/english/panels/hg/minutes/hg070104.pdf</p>
Housing Panel	5 February 2007	<p>LC Paper No. CB(1)836/06-07(06) http://www.legco.gov.hk/yr06-07/english/panels/hg/papers/hg0205cb1-836-6-e.pdf</p> <p>LC Paper No. CB(1) 836/06-07(07) http://www.legco.gov.hk/yr06-07/english/panels/hg/papers/hg0205cb1-836-7-e.pdf</p>