

Legislative Council Panel on Housing

Policies for “Solid Core Flush Door Replacement Programme” and “Installation of Additional Lift Towers and Pedestrian Bridges” in Public Rental Housing Estates

Purpose

This paper sets out Housing Department’s (HD) general policies governing the “Solid Core Flush Door Replacement Programme” and the “Installation of Additional Lift Tower and Pedestrian Bridge”.

Background

2. At the meeting between Members of Legislative Council and Kwai Tsing District Council on 8 December 2005, some Members of District Council expressed concern over the replacement of hollow core flush doors in Cheung On Estate and installation of lift towers and pedestrian bridges to link all housing blocks in Lai Yiu Estate. Legislative Council Members present at the meeting later met with the HD in January 2006. The HD subsequently provided a reply to the Legislative Council and Kwai Tsing District Council on the relevant issues.

Solid Core Flush Door Replacement Programme

3. The Housing Authority (HA) commissioned professional fire consultants in 2002 to assess the overall fire risk for public rental housing units completed on or before 1996. The consultant report found that all these units complied with the fire safety requirements. To enhance the fire safety level of the flats along the one-way fire escapes, the report suggested replacing the hollow core flush doors of these units with solid core flush doors which are more fire resistant. The replacement programme was completed in March 2006.

4. In 2006, the HD launched the “Total Maintenance Scheme” to carry out inspection and maintenance for all public rental housing units. To further improve the facilities in old public rental housing units, we have incorporated the replacement of core flush door into the Scheme. Under the Scheme, technical officers will enter every unit to inspect the facilities and check whether the entrance door should be replaced. If replacement is necessary, the technical officers will include it into the “Estate Action Plan” of the following year. The HD could set aside about \$30 million under the

“Estate Action Plan” for door replacement every year. The HD will also replace the entrance door with solid core flush door during refurbishment of vacant units or when it receives requests from residents for replacement of damaged and dilapidated entrance doors.

Installation of Additional Lift Towers and Pedestrian Bridges

5. The HD is committed to enhancing the quality of housing for public rental housing residents. Apart from the daily maintenance services, the HD has undertaken various improvement works in housing estates, including the installation of additional lift towers and pedestrian bridges for some estates which are built by hillsides, in order to provide a better living environment for the residents. When we receive proposals from local organizations for such additional facilities, we will conduct technical feasibility studies on various aspects to ascertain the feasibility of the works. If the proposal is found technically feasible and cost effective, the HD will apply to the HA for funding and arrange for implementation of such works in order to facilitate the access of residents.

6. The HD studied and carried out works to build additional lift towers and pedestrian bridges in a number of estates in the Kwai Tsing District last year. Among them, works for installing lift towers connecting Tai Wo Hau Estate and Kwai Chung Estate started in early September 2006 and are due for completion in mid 2008. In addition, the HD has commenced the technical feasibility study on the installation of lift towers next to Shing Kwok House of Kwai Shing East Estate. As regards the pedestrian bridge connecting Cheung Wang Estate and Cheung Hang Estate, tendering is in progress and the works is scheduled for completion by the end of 2007.

Housing, Planning and Lands Bureau
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