



ARCHITECTURAL SERVICES DEPARTMENT 建築署

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19 June 2019

Mr Anthony CHU
 Clerk to the Public Accounts Committee
 Legislative Council
 Legislative Council Complex
 1 Legislative Council Road
 Central, Hong Kong

Dear Mr CHU,

Public Accounts Committee
Consideration of Chapter 1 of the Director of Audit's Report No. 72
Planning, provision and management of public parking space

Thank you for your letter dated 4 June 2019 requesting response / information to facilitate the Public Accounts Committee's consideration of the above Chapter. Please find our reply in the Appendix.

Yours sincerely,



(K. P. LEUNG)

for Director of Architectural Services

Encl. as stated

c.c. Commissioner of Transport (fax no. 2802 2361)
 Secretary for Financial Services and the Treasury (fax no. 2147 5239)
 Director of Audit (fax no. 2583 9063)

Responding to the Public Accounts Committee to the Director of Architectural Services
Director of Audit's Report No. 72 - Chapter 1
Planning, provision and management of public parking spaces
Four follow-up questions

(I) General arrangements for repair and maintenance works in government buildings

Architectural Services Department (ArchSD) is responsible for the repair and maintenance of about 8,000 government buildings and facilities. In discharging these responsibilities, safety is our prime concern. ArchSD will deliver timely and appropriate repair and maintenance works on government buildings to safeguard the safety of building users and the public.

Besides arranging daily repairs as requested by management department, ArchSD will also conduct inspections and surveys regularly to appraise the condition of the buildings and, based on the findings, recommend appropriate preventive maintenance or refurbishment works to the management department for consideration. The scope and programme for preventive maintenance works or refurbishment works are more flexible than those for daily repair works, when considering the ways to implement the works, ArchSD will assess professionally with regards to the building conditions and site constraints, discuss with the management department about their operational needs and, with effective use of resources, prioritise the projects and implement them in the most safe and cost-effectiveness manner.

Closure of the venue by the management department is not required during the period of pre-work discussion. When the project funding has been approved and the works is awarded to the contractor, ArchSD will finalize the work arrangements and works programme in collaboration with the management department, and arrange the contractor to take over the premises from the management department for execution of the works. Upon completion of the project, ArchSD will arrange to return the premises which is ready for occupation, from the contractor to the management department, with both departments signing on a Hand-over Certificate as confirmation. Thereafter, minor defects, if any, will be rectified.

(II) Overview of the works at Kwai Fong Car Park

The Kwai Fong Car Park (“Car Park”) was built in 1983, i.e., 36 years ago. Over the years, ArchSD from time to time received building repair requests from Transport Department (TD). As the age of the buildings is relatively high, apart from daily repairs, ArchSD will appraise the condition of the building regularly through inspections and surveys and, based on the findings, recommend appropriate preventive maintenance or refurbishment works to TD. However, the arrangement of such preventive maintenance or refurbishment will

generally be more flexible than daily repair works. ArchSD will discuss with TD on the arrangement of works to suit the operational needs of the Car Park.

As such, preventive maintenance or refurbishment work would generally be arranged to be carried out together with other maintenance works of the Car Park, or put on hold later for carrying out together with other forthcoming maintenance works in order to minimize the impacts on the operation of the Car Park and the nuisance to neighboring residents.

(III) Responding to four questions from the Public Accounts Committee

(a) Question:

Please advise / provide a chronology of actions taken by TD and ArchSD in respect of the rooftop carparking spaces in the Kwai Fong Car Park from completion of its security installation works in October 2013 to the conduct of the aforesaid site meeting on 8 July 2014 (including the dates of meetings held during the period and matters covered).

Response:

The security improvement works completed in October 2013 were not arranged or undertaken by ArchSD. From October 2013 to 8 July 2014, ArchSD had not received any report of defects, request for repairs or work request from TD relating to the rooftop car parking spaces in the Kwai Fong Car Park. On 31 October 2013 and on TD's invitation, ArchSD's consultant briefed and shared views with TD on the proposed scope of the Kwai Fong Car Park Refurbishment Project. The Refurbishment Project included barrier-free-access works and re-roofing works proposed by the consultant according to his view at that time that the roof had leaked seriously and had caused concrete spalling.

(b) Question:

Please advise / provide the conclusions reached at the aforesaid site meeting, whether it was concluded that the re-roofing works were needed; if yes, why the works were not carried out subsequently; if not, reason(s) for that.

Response:

The meeting held on 8 July 2014 was a preliminary preparatory meeting for barrier-free-access works and re-roofing works for the Car Park. Since it was only a

preliminary preparatory meeting, the programme of site works had not been established yet and detailed arrangement was yet to be discussed. Also, ArchSD did not propose to TD when the carpark would need to be closed for the works or the detailed arrangement of site handover.

In view that Kwai Fong Car Park had not been re-roofed after the building was built and, according to ArchSD records, TD had reported water seepage in some locations on 7th floor and the consultant had also recommended re-roofing, ArchSD agreed to include the re-roofing work in the project scope as a preventive maintenance work, but detailed arrangement had yet to be discussed prior to implementation.

Upon finalization on the details and scope of work, approval of funding and employment of the contractor, ArchSD proposed the programme of site works to TD at the meeting on 18 March 2015 at which it was agreed that the roof would be taken over by the contractor for work commencement on 8 April 2015.

Due to the age of the building and the fact that the building was not built by ArchSD, the details of the existing roof construction had to be verified in situ before commencing the re-roofing works. The verification revealed that the original design and construction of the waterproofing layer was atypical in building construction and was extremely rare. The waterproofing layer was sandwiched between two reinforced concrete slabs of about 300mm thick in total. This construction had increased the difficulties and complications in the re-roofing works. Considering that the 300mm thick concrete slab had already possessed basic waterproofing function, the removal of the reinforced concrete slab on top of the existing waterproofing layer before replacing it might affect the overall structural stability, and such work arrangement would also create more noise nuisance to neighboring residents and with a prolonged construction programme, the re-roofing works were omitted from the original plan. After careful consideration, ArchSD decided to adopt another maintenance method which was relatively more economical and pragmatic for such situation (localised epoxy injection).

(c) *Question:*

Please advise / provide a chronology of actions taken by ArchSD since it informed TD that the technical constraints of re-roofing works had been overcome in November 2015 up to the completion of the basic repair works on the roof in October 2018.

Response:

Since ArchSD informed TD that the technical constraints of re-roofing works had been overcome in November 2015 up to the completion of the basic repair works on the roof in October 2018, the chronology of actions taken by ArchSD is as follows:

- i) After completing the works in the Car Park and handing over the 7th floor and the rooftop, which were ready for occupation, to TD on 9 November 2015, both Departments signed the Hand-over Certificate as confirmation.
- ii) On 19 November 2015, ArchSD advised TD that the technical constraints for re-roofing works had been overcome and ArchSD had re-designed a new re-roofing system. However, the re-roofing works would only be initiated if the situation warrants.
- iii) In early 2016, minor water seepage was reported on the 7th floor ceiling involving 7 parking spaces. Based on the previous survey findings and professional assessment, these 7 parking spaces were cordoned off for carrying out localised epoxy injection. The work was completed in 27 January 2016 and the areas were handed back to TD on 28 January 2016. Both Departments signed the Hand-over Certificate as confirmation. Thereafter, several minor repair works were carried out (Please refer to Annex I).
- iv) By the end of 2017, TD had a new plan for rooftop usage and invited ArchSD to a site visit to review the situation.
- v) From May to October 2018, ArchSD carried out minor repair works to the rooftop including patch repair of floor surface, repainting of parapet walls and line markings, which would not jeopardise the opening the roof for car parking.

The maintenance works carried out between November 2015 and October 2018 did not affect the opening of the rooftop for car parking. Upon completion of the relevant maintenance works, the situation of water seepage from the roof had improved. Therefore, ArchSD will consider the actual conditions of the building and the practical needs, and timely consider the available feasible and cost-effective maintenance methods (such as localised epoxy injection), but would not rule out complete re-roofing in the future if the situation warrants.

(d) *Question:*

Please advise / provide details of the repair and re-roofing works for the Kai Fong Car Park from 2014 to 2018, including expenditures and scopes of works.

Response:

Details and expenditure of general maintenance and roof water seepage repair works to 7th floor and rooftop of the Car Park arranged by ArchSD from 2014 to 2018 are as follows:

Maintenance works for roof water seepage (including localised epoxy injection)	\$ 179,156
Maintenance works other than for roof water seepage	\$ 1,398,040

Please refer to Annex 1 for details.

Annex I

Details of general maintenance works and roof water seepage maintenance works on the 7th floor and rooftop of Kwai Fong Car Park arranged by ArchSD from 2014 to 2018 [A : roof water seepage maintenance works (including localised epoxy injection); B : General maintenance works]

Date	Type	Scope of works	Anticipated Expenditure
2015/03/23	B	Barrier Free Access Works (Whole Block)	\$638,075
2015/09/01	A	In situ verification of existing roof waterproofing construction	\$59,786
2015/10/22	A	Concrete repairs to 7/F Ceiling including localised epoxy injection	\$18,320
	B	Re-painting to 7/F ceiling	\$331,965
2016/01/20	A*	Concrete repairs to ramp on 6/F and 7/F ceiling (near carpark nos. 711, 716 and 757)	\$2,200
2016/11/25	A*	Concrete repairs to 7/F ceiling including localised epoxy injection (near carpark nos. 708 , 733 and 749)	\$4,000
2017/05/08	A*	Concrete repairs to 7/F ceiling (near carpark No.718)	\$250
2017/7/26	A*	Concrete repair to 7/F ceiling including localised epoxy injection (near carpark nos. 707, 722, 749)	\$13,500
2018/01/17	A*	Repairs to water seepage on 7/F (near carpark nos. 716, 729, 736, 748, 758 and 763)	\$15,600
2018/05/16	B*	Minor patch repair of floor surface, repainting of parapet walls and line markings on rooftop	\$428,000

2018/06/07	A*	Concrete repairs to 7/F ceiling including localised epoxy injection (near 736, 749, 757 and 769)	\$12,600
2018/06/08	A*	Concrete repairs to 7/F ceiling including localised epoxy injection (near 706, 711 and 725)	\$15,100
2018/06/21	A*	Concrete repairs to 7/F ceiling including localised epoxy injection (near 701, 707, 733, 766, and 772)	\$37,800
		Total	\$ 1,577,196

Remarks : * repair requests received from Management Department

A : Roof water seepage repair works (including localised epoxy injection)	\$ 179,156
B : General maintenance works	\$ 1,398,040