

Information Paper for the Legislative Council Panel on Housing

Assessment Report on Adequacy of Foundations for Housing Authority Projects Under Construction

PURPOSE

To inform Members of the results of the assessments on the adequacy of the foundations for Housing Authority (HA) projects under construction.

BACKGROUND

2. The recent foundation problems found in several HA projects have raised concern over the adequacy of foundations in all other HA projects under construction. To address this concern, the HA's Building Committee has endorsed the implementation of a Preventive Foundation Enhancement Programme (PFEP) to review the adequacy of the foundations of 364 housing blocks in 105 projects⁽¹⁾ under construction to ensure structural safety of the blocks. Where required, preventive works would be carried out to ensure satisfactory long-term performance of the foundations.

3. The HA has engaged two independent consultants, namely C.M. Wong & Associates Limited (CMW) and Binnie Black and Veatch Hong Kong Limited (BBV), and Professor Harry Poulos of Coffey Geosciences Ltd., a renowned international foundation expert to implement the PFEP. The foundation of each block has to be examined by one consultant and his assessment report is required to be counter-checked by the other consultant and endorsed by Professor Harry Poulos.

Note⁽¹⁾ : Currently, there are 106 building projects under construction but Tin Shui Wai Area 31 Phase 1 (Tin Chung Court) is excluded from the PFEP.

THE RESULTS OF ASSESSMENTS

4. The independent consultants have completed their assessments of the foundations of all 364 blocks under the PFEP. The results of their assessments are summarized as follows -

- (a) Currently all 364 blocks under construction have no structural safety concern caused by their foundations.
- (b) Only routine settlement monitoring is recommended for 215 blocks (roof completed) while close settlement monitoring is recommended for 143 blocks which are still under construction.
- (c) There are two blocks for which preventive works may be desirable to ensure satisfactory long-term performance of their foundations, depending on the results of further settlement monitoring. The two blocks are Block 2 in Tin Fu Court Phase 1 and Block 11 in Tin Fu Court Phase 3. Decision on whether the preventive works need to be done would be made within the next three months.
- (d) There are two blocks which have been identified for preventive works and the works have already been commenced to ensure satisfactory long-term performance of their foundations. They are Blocks 9 and 10 in Tin Fu Court Phase 3.
- (e) The preventive works proposed for the blocks concerned are capable of execution before their proposed occupation dates and will ensure the long-term performance of the foundations. Similarly, remedial measures have already been devised for two blocks in Tin Yuet Estate where cracks had earlier been detected.

5. A copy of the independent consultants' assessment report has been deposited with the Secretary of the Legislative Council Panel on Housing for Members' inspection.

THE WAY FORWARD

6. The HA will follow the recommendations of the assessment reports to take the following actions -

- (a) To continue the engagement of independent consultants under the PFEP to carry out routine/close monitoring of all the blocks as recommended until the occupation of the blocks in order to ensure their structural safety; and
- (b) To carry out the preventive works as recommended to ensure satisfactory long-term performance of the foundations before the proposed occupation dates of the blocks concerned.

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Housing Department
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