

## **LegCo Panel on Housing**

### **Response to the Resident Group of Shek Yam Estate Blocks 4 and 5 on the Structural Safety of Shek Yam Estate**

1. Regarding the structural safety of the three blocks, the Consultant Engineer has reviewed all the testing and inspection records of concrete and reinforcement. There is no evidence to show that there is any problem affecting structural safety. The aforementioned testings were carried out by independent material testing laboratories. In addition, the Housing Department's own material testing laboratory also selected samples for testing in order to ensure that the materials comply with contract requirements.

The Housing Department has already announced previously that there is no structural problem for the foundation of this project. As the alleged substandard external stainless steel cladding is only for finishing purpose, it will not affect the structural safety of the commercial centre. The Consultant has already instructed the Main Contractor to replace this substandard cladding and the rectification work is now in progress. In addition, the Consultant Engineer confirmed that no problem is found on the lift operation as well.

2. Based on the Consultant's review of the existing routine inspection records, there are no major defects that will affect the quality of the works. The alleged sub-standard works are of a minor nature and finishing purpose. The Housing Department will follow its current policy that the Contractor would be required to rectify all defects satisfactorily before the Department would certify completion.
3. The Housing Department's standard inspection procedures basically involve two levels of monitoring:

The first level of monitoring takes the form of day to day inspection. The Housing Department has already established a set of mandatory inspection procedures, manuals and designated inspection/testing percentage. Quality manuals and instructions issued since 1992 have been constantly reviewed to capture the latest quality experience gained from the massive public housing development programme. Due priority is given to safety and durability in deciding on the choice of materials and design. Before certifying substantial completion of a contract, final inspection taking the form of flat-to-flat inspection will be carried out. In addition, the Housing Department would conduct 100% watertightness test to windows, pressurized water test for plumbing fittings and close circuit television drainage test etc.

Furthermore, during the project handover from the construction to management team of the Housing Department, inspection to all flats and external areas are carried out by staff of the Management Branch of the Department and the property management agencies concerned. Any defects identified are properly recorded and the Contractor would be notified to rectify such defects accordingly.

The second level of monitoring is administered through the Performance Assessment Scoring System which was introduced to provide an objective means in comparing the performance of individual contractors. The system denotes a significant step forward in the building industry to strive for quality construction. So far the workmanship standard in both architectural and structural works has shown marked improvements.

4. The Consultant Engineer has reviewed all the previous testing and inspection records. No irregularities were observed that would affect the structural safety of the buildings. To further ensure the quality and structural safety of these buildings, the Housing Department has appointed an in-house independent investigation team to conduct an overall appraisal of the works involved.

5. In accordance with the Consultant's report, there is no concern over the structural safety of the buildings. Hence there is no need to demolish the three buildings.
6. The completion date for Yung Shek House will be postponed to June 2000 whereas that of Chi Shek House and Yan Shek House will be completed according to the original programme. This will not affect the intake schedule for the residents of Shek Yam Estate Blocks 4 & 5.
7.
  - 7.1 procedures for the three blocks have not been completed. The rectification works to be carried out by the Main Contractor is still in progress.
  - 7.2 Shek Yam Estate Phase 2 is a rental estate. The Housing Department will follow the current procedures and practice in carrying out regular inspection on the building structure, maintenance and defects rectification work.
  - 7.3 Being the landlord of the buildings, the Housing Department will ensure the structural integrity of the buildings for the residents to live in. The Department will resolve all matters concerning safety promptly and in a serious manner. As such, there is no need for the Department to issue to each tenant a guarantee on structural safety.
  - 7.4 The complaints from tenants will be handled accordingly by the Housing Department depending on the extent of damages to the internal decoration work, the underlying causes and in accordance with the legal requirements.
8. For those projects under the supervision of Consultants, the Housing Department has delegated the supervisory authority to professional Consultants who will handle all technical matters and supervisory works to ensure that the customers' requirements and the contract conditions are fulfilled. The Housing Department plays the role of a landlord in supervising this type of Consultant projects. The performance of the Consultants will also be

monitored through the existing Consultant Management System and site audit will be carried out to ensure quality of the works is up to standard.

Housing Department  
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