

Summary of the Administration's Views on Measures to Improve Building Quality in Public Housing Flats

(a) The role of HA/HD in building construction and quality supervision

- Through the operation of its Building Committee, the HA oversees all key stages of the public housing development process and the work of the HD.
- A comprehensive review is being carried out to identify measures for enhancing the building quality of public housing. HA/HD will build up a partnering framework with all stakeholders in the industry to deliver quality housing.
- HA/HD will redefine the roles and responsibilities of key stakeholders in the public housing construction process to remove confusion and grey areas.
- Although public housing is exempted from the control of the Buildings Ordinance (Cap. 123), nevertheless HA/HD's specifications and standards are consistent with those set by the Building Authority. To further increase public confidence in public housing, the HA will explore with the Government on placing the HA's buildings under the control of the Buildings Ordinance or through third-party monitoring. The legislative, programming and resource implications of either proposal are likely to be complex and take some time to resolve.
- The HD's organizational structure and the work process in respect of housing production will be reviewed to introduce a more flexible

mechanism and a new work culture.

(b) Tendering system

- To secure value-for-money services from contractors/consultants, HA's general principle is to award contracts to the lowest bidders. However, it will depart from this principle if the bidders cannot demonstrate capable expertise and performance in delivering projects.
- The HA has introduced a preferential tender award system since September 1999 in which a 80:20 tender evaluation weighting system has been applied for fee and technical assessment regarding building contracts.
- The HA will further review the scoring ratio to put more emphasis on tenderers' qualifications, experiences and past performance. Consistent good performers will enjoy better tendering opportunities.

(c) Mode of Operation

- The HA will review its contractual arrangements with contractors and consultants to ensure that there will be reasonable risk-sharing and clear specifications of achievable quality standards and targets.
- The handover inspection procedures will be streamlined to provide responsive and consistent feedback to contractors.

(d) **Sub-contracting**

- Total assignment of works is not allowed under contract provisions. The HA requires main contractors to monitor the whole construction project, including its sub-contractors.
- The HA supports the setting up the "Organized Specialist Sub-contractors Scheme" and the establishment of sub-contracting criteria by the industry.

(e) **Site Management**

- To strengthen site management and project supervision, the HA will consider :
 - engaging resident site professionals for large-scale and complex housing projects
 - raising the qualification and experience requirements of contractors' site management staff.
- HA/HD will ensure that sufficient staff from HD, consultants and contractors to be deployed for site inspection.

(f) **Piling Works**

- HA/HD will :
 - conduct a comprehensive review on the foundation works for 106 uncompleted projects and carry out strengthening works where

necessary to secure high standard of structural safety

- improve the supervision of new piling contracts by deploying resident site engineers and reviewing works schedule to achieve more stringent control
- review the use of prestressed precast concrete piles and tighten up its application requirements.

(g) Construction time

- HA/HD will review the construction time for new contracts to ensure that contractors are given sufficient lead time to deliver quality housing. HA will never compromise building quality to meet production targets.

(h) Training and work ethics

- A working group has been formed under the Construction Advisory Board and chaired by the Works Bureau to study the issue of registration of construction workers.
- HA/HD supports the Workers' Registration System and will promote the use of trade-tested and contract workers in key trades through contract requirements.

Housing Bureau

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