

REPORT

ON THE INSPECTION OF BUILDINGS

AGED 50 OR ABOVE



Buildings Department

April 2010

Introduction

1. Pursuant to the building collapse at No. 45J Ma Tau Wai Road on 29 January 2010, the Buildings Department (BD) launched a special operation to inspect all private buildings aged 50 or above in Hong Kong. The purpose of the inspection is to determine whether these buildings are structurally safe. This report summarizes the findings of the operation.

The Inspection Operation

2. Starting from 1 February 2010, 40 inspection teams each comprising one professional officer and one technical officer, were deployed by the BD to carry out inspections to some 4,000 buildings aged 50 or above. These buildings were identified from the office records with occupation permits issued before 31.12.1960 or from the list of pre-war buildings. The inspections were completed by the end of February 2010.

Summary of Findings

3. A total of 4 011 buildings were inspected in the operation. According to the categorization of building conditions, there were two Cat. I cases of which emergency contractor actions were taken to remove the danger. 1 030 buildings were found to exhibit different extents of defects which may warrant the issue of repair/investigation orders. The conditions of the remaining buildings are generally acceptable. A detailed breakdown of the categorization is as follows:-

Category	Building Conditions	Number of Buildings Inspected (% of total)
Cat. I	Require emergency remedial works	2 (0.05%)
Cat. II	Obvious defects found	1 030 (25.7%)
Cat. III	Minor defects found	1 270 (31.7%)
Cat. IV	No apparent defect	1 709 (42.6%)
TOTAL		4 011 (100%)

4. Regarding the two Cat. I cases, emergency work was carried out by BD Contractor for one building on 11.2.2010 to remove a loose window and loose rendering from the exteriors of the building. For the second case, cracks were found at the cantilevered slab balcony of 1/F of the building. Emergency shoring to support the projecting balcony was completed by BD Contractor on 26.2.2010 as a protective measure pending the appointment of an Authorized Person by the building owner to conduct a detailed examination.

5. Details of the findings and distribution of these buildings into 18 geographical districts are summarized in Annex.

6. The districts with the most buildings aged 50 or above are Kowloon City (1 088), Yau Tsim Mong (645), Sham Shui Po (515), Central & Western (493) and Wan Chai (490). In terms of the need for building repair (i.e. Cat. I and Cat. II), the top 5 districts are Kowloon City (320), Yau Tsim Mong (272), Sham Shui Po (149), Eastern (81) and Wan Chai (80).

7. Amongst the 4 011 buildings inspected, statutory orders under the Buildings Ordinance have already been issued to 293 buildings. Therefore not all Cat. II cases require the issue of new repair/investigation orders. The BD will proceed with the issue of repair/investigation orders for 739 buildings as well as follow up the outstanding statutory orders for 293 buildings.

8. From the above findings, it can be concluded that these buildings (Cat. I and II) are generally in need of repair but the conditions of these buildings are still acceptable with no obvious structural danger.

Follow up Actions

9. The BD will notify the owners/occupiers concerned via letter about the inspection findings and then follow up with the subsequent issuance of repair/investigation orders as necessary.

Distribution of Buildings Inspected

(by constituency boundaries of district councils)

Inspection Results	Cat I	Cat II	Cat III	Cat IV	
Number of Buildings	Total	Total	Total	Total	
Hong Kong Island:					
Central & Western	493	0	68	115	310
Eastern	281	0	81	85	115
Southern	265	0	37	51	177
Wan Chai	490	0	80	182	228
Kowloon:					
Kowloon City	1088	2	318	380	388
Kwun Tong	7	0	1	1	5
Sham Shui Po	515	0	149	182	184
Wong Tai Sin	10	0	0	4	6
Yau Tsim Mong	645	0	272	211	162
New Territories:					
Islands	18	0	3	1	14
Kwai Tsing	4	0	0	4	0
North	68	0	3	19	46
Sai Kung	5	0	1	0	4
Sha Tin	4	0	2	1	1
Tai Po	13	0	0	1	12
Tsuen Wan	37	0	9	14	14
Tuen Mun	2	0	0	0	2
Yuen Long	66	0	6	19	41
Total:	4011	2	1030	1270	1709
		0.05%	25.7%	31.7%	42.6%