

Buildings Department inspects High West Development Site

The Buildings Department (BD) carried out a site inspection on June 26 on the development at High West, 142 Pokfulam Road, in view of the defects in some of the reinforced concrete elements including the appearance of honeycombed concrete, which revealed quality problems.

According to the BD's on-site inspection, some of the reinforced concrete elements on LG3/F, LG2/F and LG1/F of the Staff Quarters No. 1 of the project were found to be defective. No obvious structural danger was however noted by the staff of the BD.

The registered structural engineer (RSE) of the project explained to the staff of the BD on site that during the gradual removal of the formwork of the concrete elements by the registered contractor (RC) from end of April to early June this year, the technically competent persons (TCPs) appointed by the RSE found that some of the concrete elements were of defective quality. The TCPs then completed the "Non-conformity and Rectification Report" (Form B) in accordance with the requirements of the Code of Practice for Site Supervision. For those concrete elements with relatively minor and small extent of defects, the RC had carried out the rectification works including the removal of defective parts and carrying out patch repair to the concrete, with the consent and under the supervision of the RSE. For those concrete elements with larger extent of defects, the RC has submitted a remedial proposal to the RSE and the rectification works will only be commenced after obtaining the consent of the RSE and will be carried out under his supervision.

The BD said that the Government attaches great importance to the safety and quality of building works. In so far as private development projects are concerned, the BD, by virtue of the Buildings Ordinance (BO) (Cap. 123), requires the registered building professionals (including RSE) and RC responsible for the building works to properly supervise the works so as to ensure that the works are carried out in accordance with the BO and its subsidiary regulations, approved plans of the works concerned and any orders made or conditions imposed by the Building Authority (BA) under the aforementioned legislation, including compliance with the required standards.

According to the Code of Practice for Site Supervision, if any non-conformities are found by the registered building professionals, the RC or their TCPs during construction, the non-conformities should be rectified according to the relevant procedures of the established mechanism. The BA should also be notified if any non-conformities pose an imminent danger.

The BD considered that the current regulatory and supervision system is effective in that the RSE and his appointed TCPs had identified the non-conformities and timely required the RC to carry out the rectification works. Nevertheless, the BD has requested the RSE to submit an incident report on

the above irregularities together with the improvement measures that have been implemented to prevent reoccurrence of similar incidents.

The BD will continue to monitor the implementation of the rectification works.

Furthermore, the RC responsible for the development of High West is Aggressive Construction Company Limited. The BD would follow the established procedures and consider the performance of the RC in different projects as well as consulting the Contractors Registration Committee in processing its application for renewal of registration.