

Buildings Department responds on incident regarding construction works of the Pavilia Farm on top of Tai Wai Station

The concrete strength of some reinforced concrete structures in Phase III of a private development project on top of Tai Wai Station (namely Tower 1 and Tower 8 of the Pavilia Farm) has been found to be lower than the specified grade strength as shown on the building plans approved by the Buildings Department (BD). The BD is highly concerned about the incident, and has commenced investigation into the matter.

The BD noted that the developers of the development have decided to demolish the affected floors of the two buildings. The BD will follow up with the relevant Authorized Person (AP) and the registered structural engineer (RSE) on the details of the demolition and remedial works to ensure the safety of such works and the buildings, and that such works and the buildings are in compliance with the statutory requirements.

The BD received notification on June 18 from the RSE of the development project that according to the results of the compressive strength test of the core samples taken from the reinforced concrete columns between the seventh and eighth storeys of Tower 8, the strength of the concrete used was lower than the specified grade strength as shown on the plans approved by the BD. The relevant superstructure works had therefore been suspended and further testing would be conducted. On July 6, the BD received another notification stating that a similar situation was found in the reinforced concrete load-bearing walls of Tower 8 and some of the reinforced concrete columns and load-bearing walls of Tower 1. The relevant superstructure works for Tower 1 had therefore also been suspended.

From the inspection carried out on July 7, the BD confirmed that the entire structure of Tower 1 and Tower 8 did not have any obvious danger. The department has requested the AP, the RSE and the registered general building contractor responsible for the development project to submit a detailed report, and to conduct additional testing and submit a report regarding the remaining five residential towers of the same development where superstructure works were completed.

In response to the incident, the BD has commenced investigation to see if there is any contravention to the Buildings Ordinance, and will, depending on the investigation result, take appropriate follow-up action under the Buildings Ordinance.