

Clarification by the Housing Authority on a media report on Hoi Lok Court

The following is issued on behalf of the Hong Kong Housing Authority:

In response to media enquiries on a media report on a crack reaching 60cm deep found in an external wall of Hoi Pik House, Hoi Lok Court, a Home Ownership Scheme court in Cheung Sha Wan, the Hong Kong Housing Authority (HA) clarified today (May 26) that upon on-site inspections and measurement by a team of professionals of the HA, the concerned crack was found to be caused by some soil loss under the structural beam, resulting in a crack of about 3cm wide which is not a measurement of the settlement extent of the building structure. On the other hand, some soil loss has also caused a gap of about 1.7cm wide to appear between the external wall and the gate valve chamber of underground water supply pipes. In fact, the location of the crack found between the external wall of Hoi Pik House and the pavement mentioned in that media report is where the gate valve chamber of the underground water supply pipes is located. Investigation by the HA revealed that the several cracks mentioned in the media report are related to soil loss nearby rather than settlement.

The media report suggested that the cracks on the external wall of Hoi Pik House are suspected to have been caused by settlement. A spokesman for the HA responded that the HA always attaches great importance to the quality of public housing construction. HA carries out settlement monitoring for the residential blocks of all public housing developments (including Hoi Pik House of Hoi Lok Court) during the construction stage and after the completion until the end of the defects liability period.

The spokesman emphasised that the cumulative settlement readings of the residential blocks of Hoi Lok Court recorded so far are from about 0.3cm to 2.5cm, which comply with the relevant requirements of the Buildings Department. The residential blocks are structurally safe and they do not pose any danger.

"In the second half of March this year when we conducted initial visual inspections in the area, we noticed some mild unevenness at external ground outside the residential blocks of Hoi Lok Court along Lai Ying Street, and some minor cracks at part of an external wall of Hoi Lok Court and at some outdoor facilities like planters. But these cracks do not affect the structure of the building and also do not constitute a danger," he said.

Regarding the allegations of settlement at the first floor podium roof of the shopping center and unevenness at the external ground at the nearby Hoi Ying Estate, the HA also noticed in the second half of March that there has been differential settlement between an one-storey shop at Hoi Ying Estate and the residential blocks. We suspect that it is related to the unevenness found along the pavement of Lai Ying Street.

“The HA has also installed settlement monitoring points at two residential blocks of Hoi Ying Estate. So far, the cumulative settlement readings of the two blocks are from about 0.2cm to 1.1cm which comply with the relevant requirements of the Buildings Department,” the spokesman said.

“We are also aware that the excavation works of a private development projects are being carried out at the construction sites on the other side of Lai Ying Street and there are similar unevenness found at the pavement on both sides of Lai Ying Street. We have referred these observations to the Buildings Department for follow up actions,” he said

The spokesman also said, “Regarding the responsibility for the repair works, generally speaking, if the building quality does not meet the requirements of our building contract, the contractor of HA will undertake the rectification works. However, for this case, we can confirm the responsibility for the repair works only after the investigation of the Buildings Department is completed.”

He stressed that the HA will continue to monitor closely the conditions at Hoi Lok Court and Hoi Ying Estate.