

Housing Channel

Title: Total Maintenance Scheme (TMS): Concrete Spalling

Mrs Li Time to eat. Put down the newspaper

Mr Li Oh, what's this my dear?

Mrs Li Prawns with chillis and salt

Mr Li Looks more like prawns with chalk powder!

Mrs Li Is dust coming off the concrete again?

Even the steel reinforcing rods are exposed

I've told you to call the Housing Department

but you keep dragging your feet

Mr Li All right, stop nagging

I'll get the estate office to send someone over

Estate Officer Mr Li, the concrete on your ceiling is spalling

I'll arrange a time for my colleague to come and repair it

Mr Li Can't you do it straight away?

Estate Officer The work requires 1 to 2 days

and it'll generate a lot of concrete dust

We'll cover the work area with canvas sheets

You'll have to cover or move your furniture

so it won't get dirty

Mrs Li So troublesome! What a terrible building!

Estate Officer Madam

this is not necessarily connected with building quality

Reinforcing steel in concrete

oxidises due to contact with oxygen and moisture

over a long period of time

The steel rods expand, making the concrete crack
which results in concrete spalling

Mrs Li So this happens in all concrete buildings then

Estate Officer That's correct. If you see this happening

better inform the estate office at once

so we can repair it as soon as possible

Delay will only make things worse

Super TMS Ambassador: Shek Sau

Presenter That's right

Concrete spalling may occur in anyone's home

If we repair it promptly

the problem can be resolved

But note that paint or plaster coming off

isn't necessarily a sign of concrete spalling

The problem may just be with the surface paint

or the paint and the plaster underneath

Residents can repaint it themselves

or get a decorator to fix it for them