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City resettlement homes 'substandard'

HCM CITY — Many buildings in HCM City for people whose lands and houses were acquired for public projects show signs of deterioration, the Department of Construction has said.

A recent inspection of so-called "resettlement" buildings by the department found that not only those built five to 10 years ago but also newer ones – like An Phuc-An Loc in District 2 (built in 2008) and Tan My in District 7 (2010) – are run-down.

Some common problems include leaks from bathrooms in the floor above, seepage of rainwater into walls, and blocked drains.

An Phuc – An Loc appears to be sinking while the elevators do not work properly at Tan My building in District 7.

In many buildings fire safety systems do not work, at Tan My the firefighting equipment is not connected to a water pipe, while at Binh Trung it is damaged.

The department blamed the deterioration on inadequate maintenance, poor construction quality, and lack of awareness among residents about the use of public areas.

Besides, repairs and changes to structures inside apartments by their owners also affected the building's quality, it said.

Developers of many resettlement buildings have drafted plans to upgrade them.

The Sai Gon Real Estate Corporation, which is bound by agreement to freely maintain Tan My until 2014, has agreed to fix all the damage both inside and outside the building.

The department said that in some places this agreement had expired.



The Vinh Loc B resettlement housing project in Binh Chanh District, HCM City. The Department of Construction blamed deterioration in resettlement housing on inadequate maintenance and poor construction. — VNA/VNS Photo Hoang Hai

The District 2 Public Benefit Service Co has completed the design at An Phuc-An Loc and cost estimates for the repairs which are expected to be finished this quarter. At An Suong and Chu Van An the developers and managers have agreed to fix all the damage.

The department has ordered building managers to closely monitor repairs to ensure they are done thoroughly.

Where the maintenance contract has expired, it said all the concerned parties should sit down to discuss ways to fix the problem.

It plans to carry out a second round of inspections next month to identify the causes of poor quality buildings. — VNS