



Wucho Fashion Ltd.

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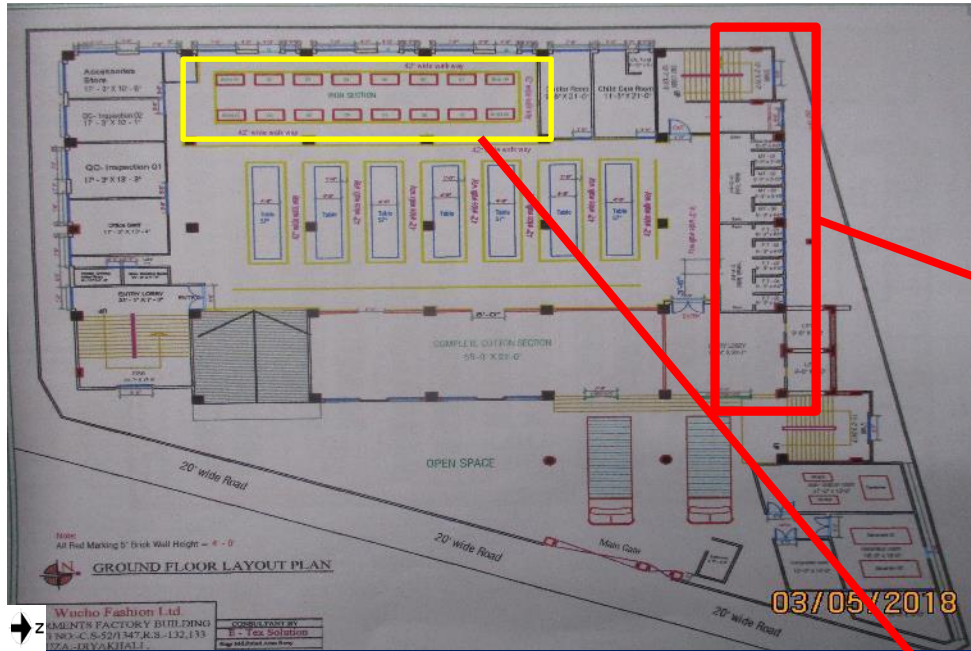




Observations



**Column stresses marginally exceeds the
normal design limit**



Typical floor layout plan

Cursory calculation indicates that columns appear to be stressed marginally above normal design limits considering floor built up loads and 3kPa live loads on typical floor.

Building engineer is required to review the column stresses and prepare allowable floor load plan.



120~380 mm build up area in toilet zone.

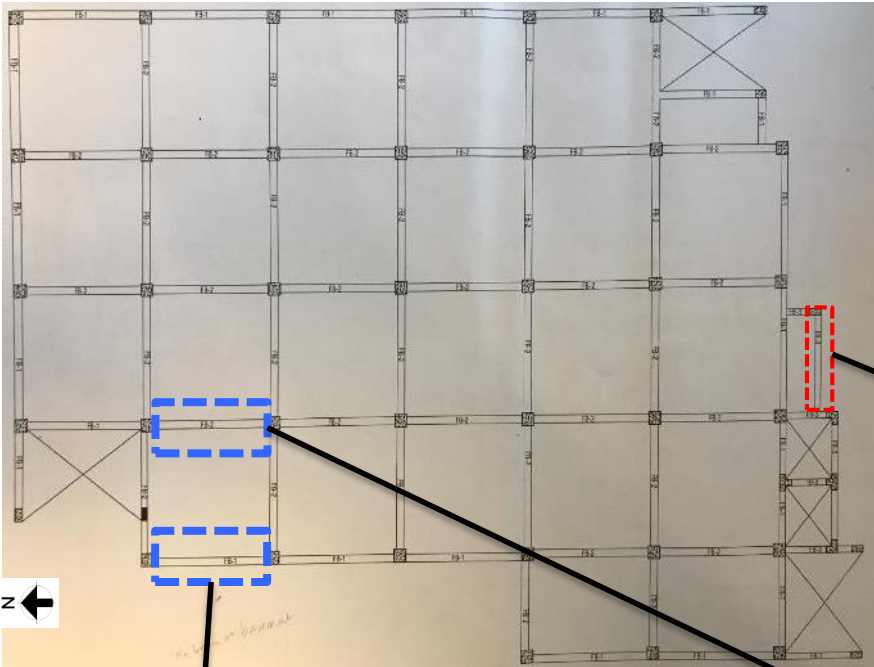


Uncontrolled loading exceeds 3 kPa



Discrepancies between provided drawing and site condition

Observations: Production building



Beam-column layout in provided drawing

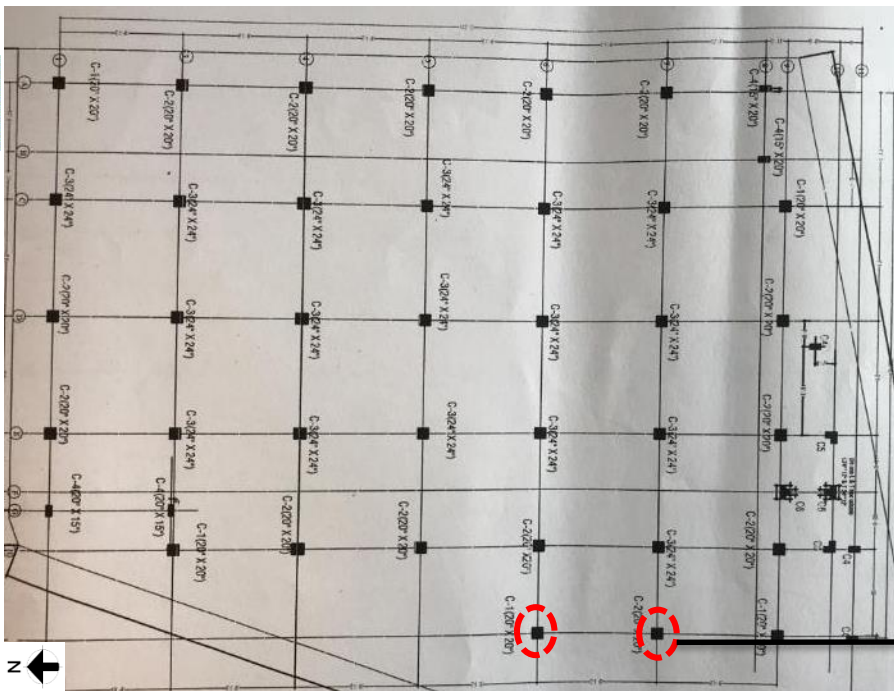


The marked beam was absent on 1st floor under south side toilet zone but the beam was shown in beam layout.



The marked beams were absent in basement floor on ramp area but the beam was shown in drawing.





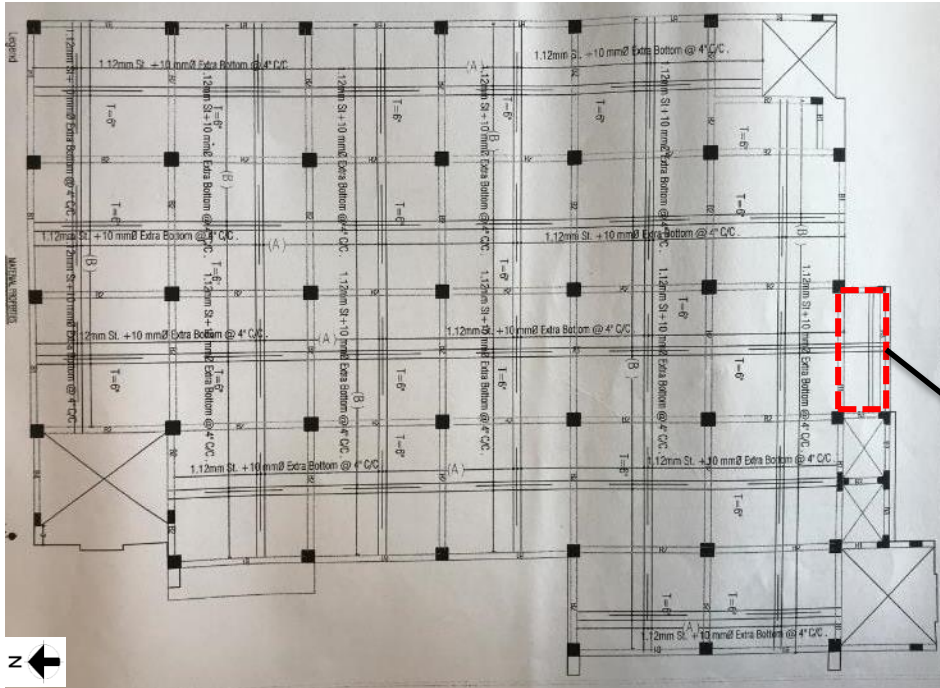
Column layout in provided drawing.

Floor Level	Column Index	COLUMN SIZE & REINFORCE	
		BELOW G.B.	G.B. To 2nd Floor Roof
C1	5		
		20-20 mm Ø	20-20 mm Ø
C2	13		
		20-25 mm Ø	20-25 mm Ø

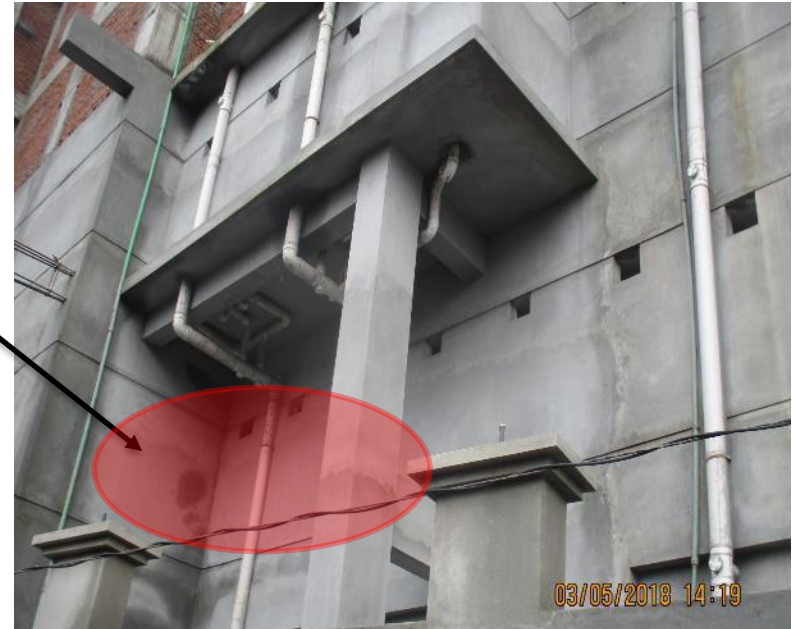
Column schedule of C-1 and C-2 type column up to 1st floor.

Circular columns were observed in marked position which continued up to 1st floor. But in column layout, C-1 and C-2 type rectangular columns were shown at the circular column's position. In addition, no detail of circular column was found in the column schedule.

Observations: Production building



Slab layout in provided drawing.



No slab was found under the toilet zone on 1st floor. Whereas, the slab was shown in slab detail drawing



Columns susceptible to vehicle impact



The highlighted columns is susceptible to vehicle impact. Building engineer is required to take necessary measures to protect the columns.



Dampness observed on Basement wall

Observations: Production building



Dampness observed on several places in the basement floor's wall. Building engineer is required to investigate the cause of the water ingress and the check whether the retaining walls have sufficient structural capacity.



Railing missing on stair portion

Observations: Production building



South-East stair case portion.



South-West stair case portion.

Railing was missing on both stair portion above 1st floor. Factory is required to install railing to avoid falling hazard.



No drawings for utility building



No drawings were available for utility building. Factory Engineer is required to produce a full set of as built drawing reflecting on site condition for the building.



Problems Observed

- 1: Column stresses marginally exceeds the normal design limit.**
- 2: Discrepancies between provided drawing and on site condition.**
- 3: Columns susceptible to vehicle impact.**
- 4: Dampness observed on Basement wall.**
- 5: Railing missing on stair portion.**
- 6: No drawings for utility building.**



Priority Actions



Item No.	Observation	Recommended Action Plan	Recommended Timeline
1	Column stresses marginally exceeds the normal design limit	Factory Engineer to review design, loads and column stresses	6-weeks
2	Column stresses marginally exceeds the normal design limit	Verify in-situ concrete stresses considered in design report either by 100mm dia. (min. 4 no.) cores from lower tier.	6-weeks
3	Column stresses marginally exceeds the normal design limit	Maintain Live loading below 3 kPa in all floors.	6-weeks
4	Column stresses marginally exceeds the normal design limit	Produce and actively manage a loading plan for all floor plates within the factory giving consideration to floor capacity and column capacity.	6-months
5	Column stresses marginally exceeds the normal design limit	Carry out remedial works where necessary.	6-months
6	Discrepancies between provided drawing and on site condition	Factory Engineer required to prepare As –Built drawings reflecting the actual condition.	6-weeks



Item No.	Observation	Recommended Action Plan	Recommended Timeline
7	Columns susceptible to vehicle impact	Place protective barrier around susceptible columns.	6-weeks
8	Dampness observed on Basement wall	Building engineer is required to investigate the cause of the water ingress.	6-weeks
9	Dampness observed on Basement wall	Carry out remedial works as per recommendation of investigation report.	6-weeks
10	Railing missing on stair portion	Install railing properly to avoid falling hazard	6-weeks
11	Lack of as-built documentations	Factory engineer is required to survey and produce accurate as-built drawing as per actual condition.	6-weeks