



THE HONG KONG HOUSING AUTHORITY

Memorandum for the Building Committee

New Cruciform Block Revised Kitchen & Bathroom Layouts and Design Amendments

PURPOSE

To seek Members' approval on the revised kitchen and bathroom layouts, the associated design amendments of the New Cruciform Block and the resulting costs.

BACKGROUND

2. The New Cruciform Block (NCB), was designed in 1984 and comprised of a mix of 2-Bedroom and 3-Bedroom flats with 10 flats per floor and a maximum height of 35 domestic storeys. This was increased to the current standard of 40 domestic storeys in December 1997 and continues in use in the current HOS programme.
3. The Concord Block, which was approved in 1995, was originally designed to replace the NCB. In early 1997, because of production targets and the high tender prices of the first few Concord Block contracts, there has been a shift of production from the Concord Blocks to NCBs. The NCB now forms the bulk of the current HOS production.
4. To address the extensive alterations to fixtures carried out by Home Ownership Scheme (HOS) owners, Purchasers' Choices offering the "Basic Shell" and "Fully-fitted" options during selection of flats was endorsed and approved by the Building Committee (Paper No. BC 34/2000) and the Home Ownership Committee (Paper No. HOC 31/2000) on 23 and 30 March 2000 respectively.

5. Three pilot projects including one Concord Block project at Tai Wo Hau Phase 6 (512 flats); and two NCB projects at North West Kowloon Reclamation (NWKR) Site 10 Phase 1 (2,358 flats) and East Harbour Crossing (EHC) Site Phase 1 (2,550 flats) were selected for the implementation of the Purchasers' Choice package.

THE NEED FOR REVIEW

6. With the introduction of Harmony Blocks in 1989 and the Concord Blocks in 1995, which have provided considerable planning and technical benefits through the use of standardization and modular planning, the NCB was considered to be somewhat outdated in terms of design. The drawbacks of the NCB are highlighted in the following paragraphs.

7. Outdated Layout Planning

- (a) NCB was not designed to a modular flat concept, and does not allow the same degree of flexibility for efficient mechanised construction and off-site production of components. There are six types of precast facade compared to four in the Concord modular flat and two of the facades are in-situ. The kitchen and bathroom layouts are different amongst the three flat types.
- (b) Flat size of the 2-Bedroom flat of 31.7m² internal floor area is considered to be too small especially in comparison with the 39.7m² New Harmony 2-Bedroom modular flat.
- (c) Zoning between bedrooms and living room is not well defined. Bedrooms in 3-Bedroom flats tuck into the living room as an add-on element.
- (d) Flat door opens direct to the bathroom and the space is very cramped in the 2-Bedroom flat.
- (e) Width of living room at 2.4m is considered to be tight for the purpose of viewing television.

8. Poor Kitchen and Bathroom Layouts

- (a) Inefficient kitchen and bathroom layouts have encouraged HOS owners to carry out extensive alterations. This may still be the case even if the standard of fittings and finishes are improved under the Purchasers' Choice Fully-fitted option if the layouts remain unchanged.
- (b) Poor services running of drainage and water pipes arising from inefficient planning of bathrooms.

9. Risk of Nuisance to Owners

- (a) The provision of the utility balcony, though welcomed by the HOS owners, has encouraged illegal window enclosures.
- (b) The communal services pipes running in the pipe ducts and the utility balconies inside the flats are also risk of nuisance to the owners in case of accidents of burst of pipes and general maintenance needs.

10. Risk of Extensive Alterations by the Owners

- (a) The NCB is now the bulk of the HOS production and the Purchasers' Choice proposals are at risk if the "outdated" designs remain unchanged.
- (b) A reduction in the risk of extensive alterations cannot only be achieved by revising the materials, the layouts of the kitchen and bathroom also must be improved.

PROPOSALS

11. To address all of the layout planning drawbacks mentioned in paragraph 7 above will imply structural modifications. To limit the extent of revamping the whole block design, the proposed design amendments have been confined mainly to the revised kitchen and bathroom layout, the associated deletion of utility balconies in Flats B and C, and re-routing of services pipes as mentioned in paragraphs 8, 9 and 10 above.

(a) **Kitchen Design**

- Revised kitchen layout and cabinet design to accommodate the future electrical household appliances more neatly.
- Additional floor and wall cabinets for more storage space.
- To conceal all drainage and services pipes inside the cabinets as far as practicable.

(b) **Bathroom Design**

- Provision of shower area and curtain rod.
- Provision of cabinet and vanity top in bathroom for more storage space and to conceal all drainage and services pipes inside the cabinets as far as practicable.

(c) **Deletion of Utility Balconies**

- The utility balconies in Flats B and C are deleted to allow more space for the kitchen and a more efficient layout. This is also to eliminate the illegal window enclosures commonly provided by the owners.
- Due to the prescriptive lighting and ventilation requirement for the bathroom of Flat A and to avoid causing any structural impact, the balcony in Flat A has to be retained.

(d) **Relocation of Common Drainage Pipes**

- All communal drainage pipes originally installed inside ducts in the flats and have taken up space are relocated to the external walls.

12. Revised 10 Flats Block layout for committed NCB projects will be submitted for Members' consideration at the next meeting.

COST IMPLICATIONS

13. The rough indicative costs at June 2000 price level (superstructure costs including building services items and fluctuation) for the revised kitchen and bathroom layout and the design amendments as discussed in paragraph 11 above are as follows –

Superstructure Costs including Building Services Items and Fluctuation (6/2000 Price Level)	Existing Layout in 9/99 Drawing Edition (6/2000 Construction Cost Yardsticks)	Revised Layout
\$/m ² CFA	4,716	4,928
Average Cost \$/Flat	314,392	328,511
\$/Block	125,756,856	131,405,000
% Comparison	100%	104%

IMPLEMENTATION

14. The design amendments in paragraph 11 should be implemented in all NCB projects with building tender out after 1 December 2000 (**Annex 2**).

RECOMMENDATIONS

15. Members are invited to approve the following –

- (a) the design amendments in paragraph 11;
- (b) the cost implications in paragraph 13; and
- (c) the implementation in paragraphs 14.

16. Members are invited to note paragraph 12 on the revised 10 Flats Block layout.

DISCUSSION

17. At the next meeting of the Building Committee to be held on 21 September 2000, Members will be invited to approve and to note the recommendations in paragraphs 15 and 16 above.

LIST OF ANNEXES

Annex 1 - Drawings Showing the Revised Kitchen & Bathroom Layouts and Associated Design Amendments

Annex 2 - Project Implementation List

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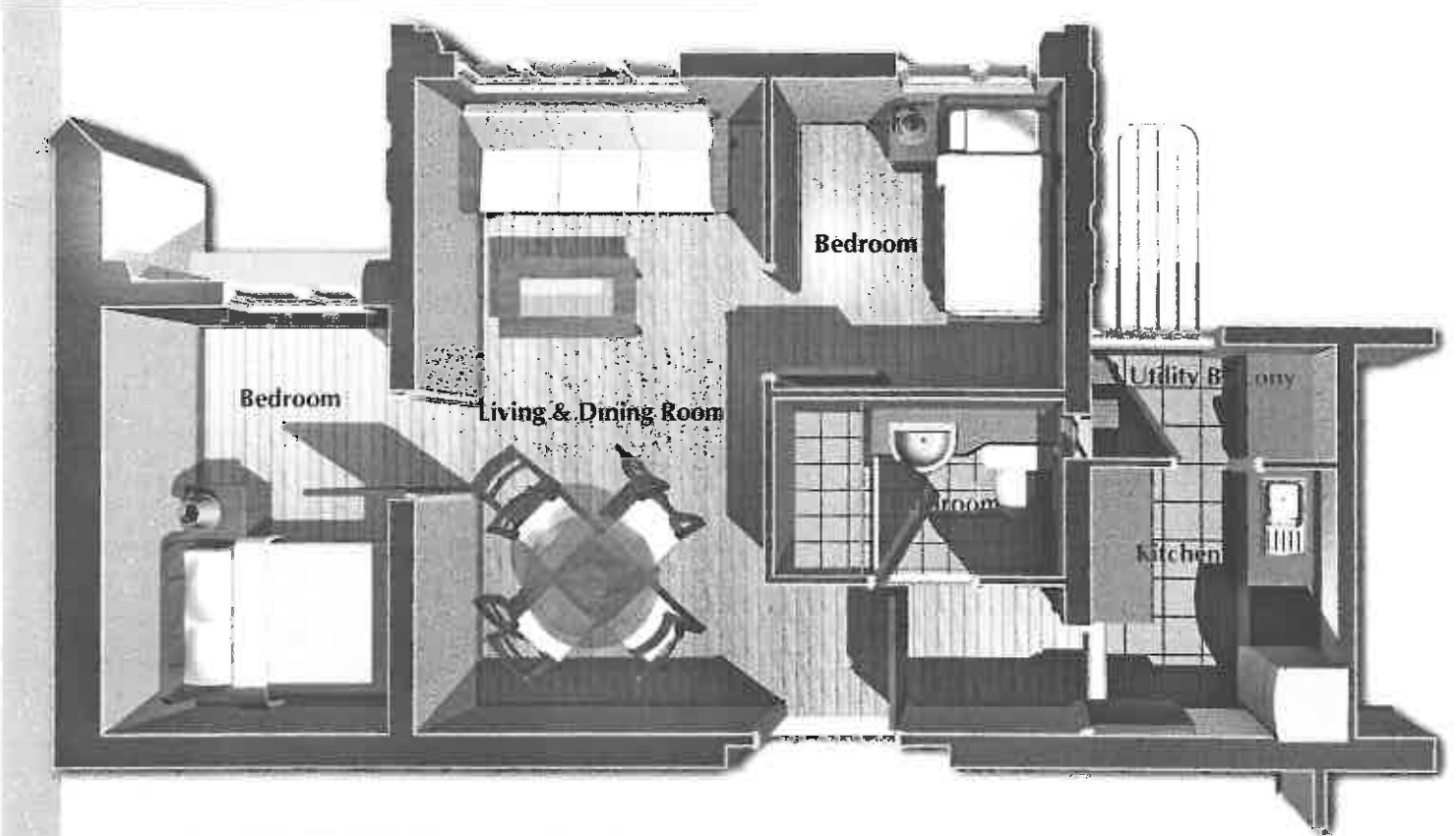
Date : 15 September 2000

NEW CRUCIFORM BLOCK

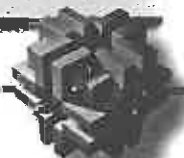
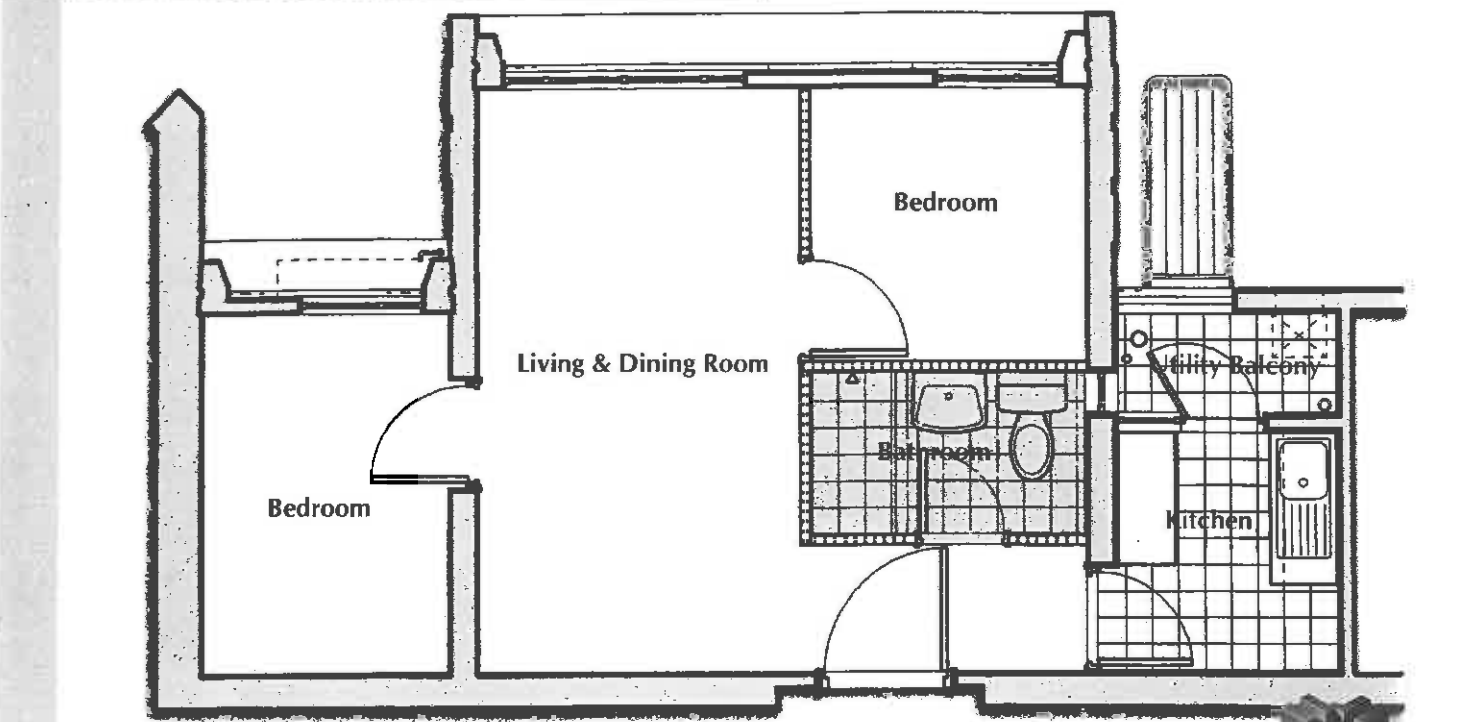
REVISED KITCHEN & BATHROOM LAYOUTS AND DESIGN AMENDMENTS

● FLAT A 2 bedroom flat

Revised Flat Layout



Existing Flat Layout



NEW CRUCIFORM BLOCK

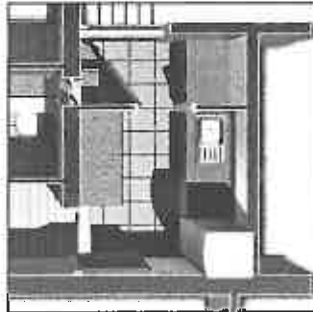
REVISED KITCHEN & BATHROOM LAYOUTS AND DESIGN AMENDMENTS

FLAT A 2 bedroom flat

Kitchen

Kitchen Layout

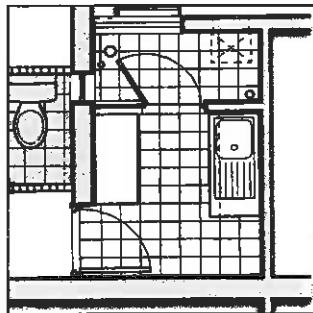
- Revised kitchen layout and cabinet design to accommodate the future electrical household appliances more neatly.
- Additional floor and wall cabinets for more storage space, and additional worktop at the utility balcony.
- To conceal all drainage and services pipes inside the cabinets as far as practicable.
- Postforming laminate worktop with inlaid stainless steel sink.



Revised Layout

Tiling Works

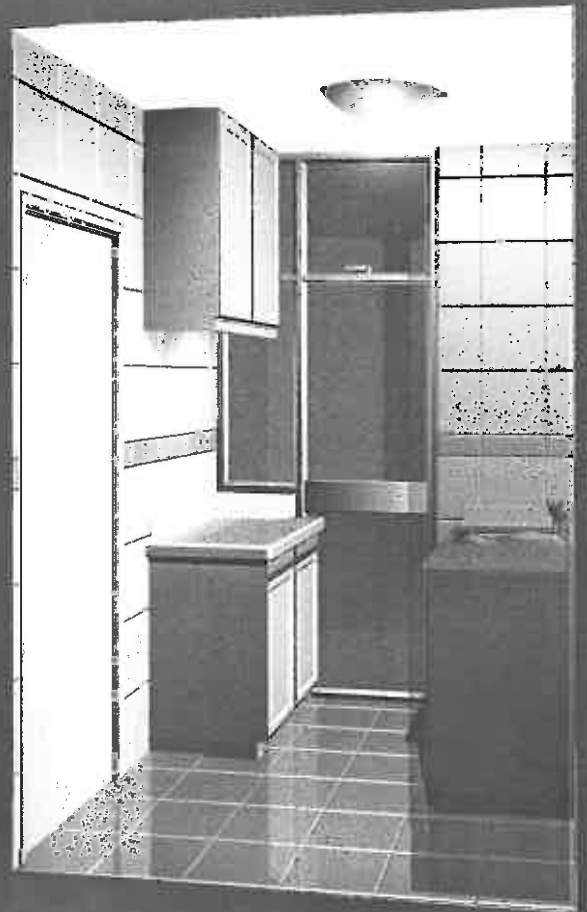
- The floor and wall tiles are revised from 200mm x 200mm homogeneous / ceramic tiles to 300mm x 300mm homogeneous / ceramic tiles.



Existing Layout

Relocation of Common Drainage Pipes

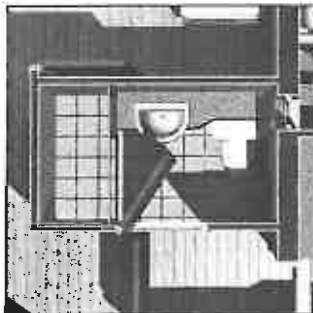
- All communal drainage pipes originally installed inside duct in the flat and have taken up space are relocated to the external wall.



Bathroom

Bathroom Layout

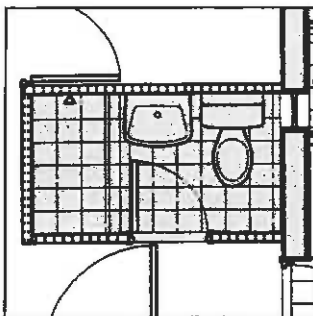
- Provision of shower area and curtain rod.
- Provision of cabinet and postforming laminate worktop in bathroom for more storage space and to conceal all drainage and services pipes inside the cabinet as far as practicable.
- Deletion of mirror cabinet and replaced by a large single piece mirror.



Revised Layout

Tiling Works

- The floor and wall tiles are revised from 200mm x 200mm homogeneous / ceramic tiles to 300mm x 300mm homogeneous / ceramic tiles.



Existing Layout

Relocation of Common Drainage Pipes

- All communal drainage pipes originally installed inside duct in the flat and have taken up space are relocated to the external wall.

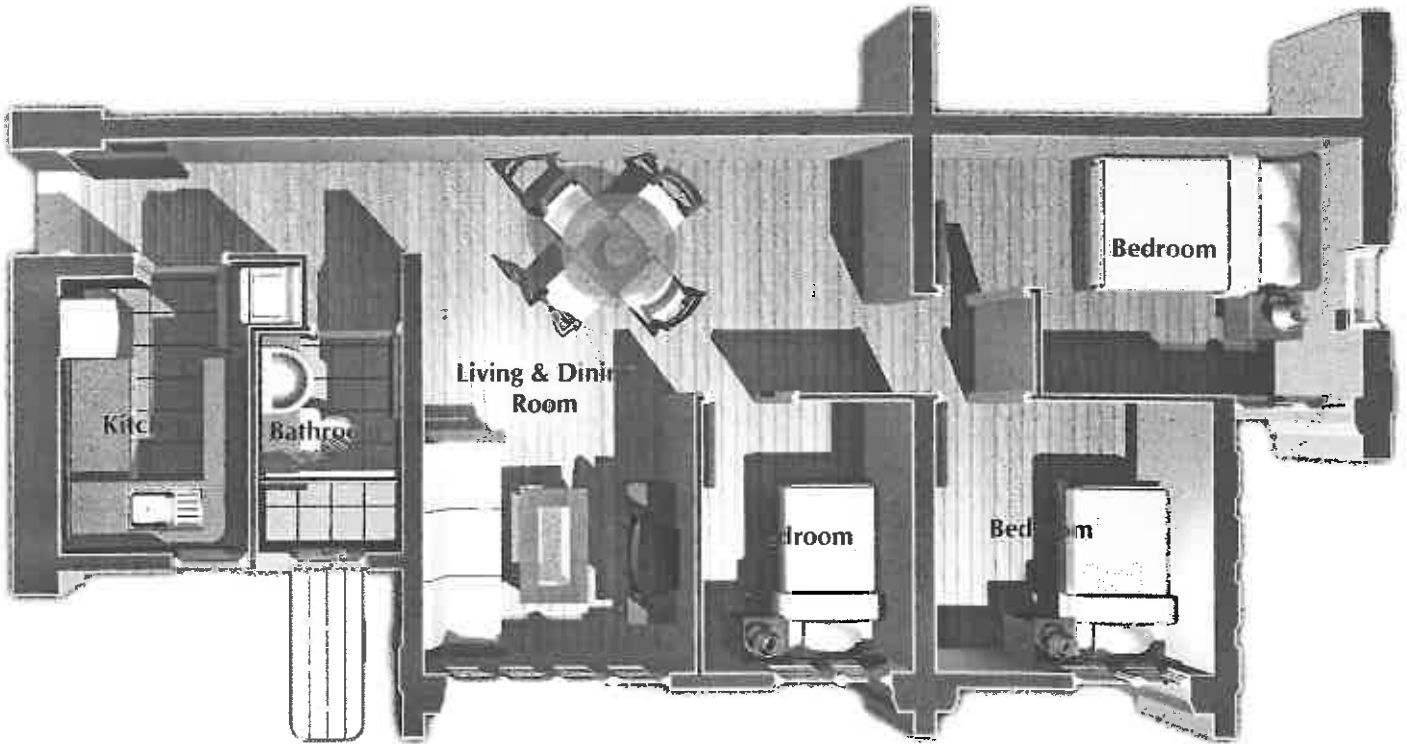


NEW CRUCIFORM BLOCK

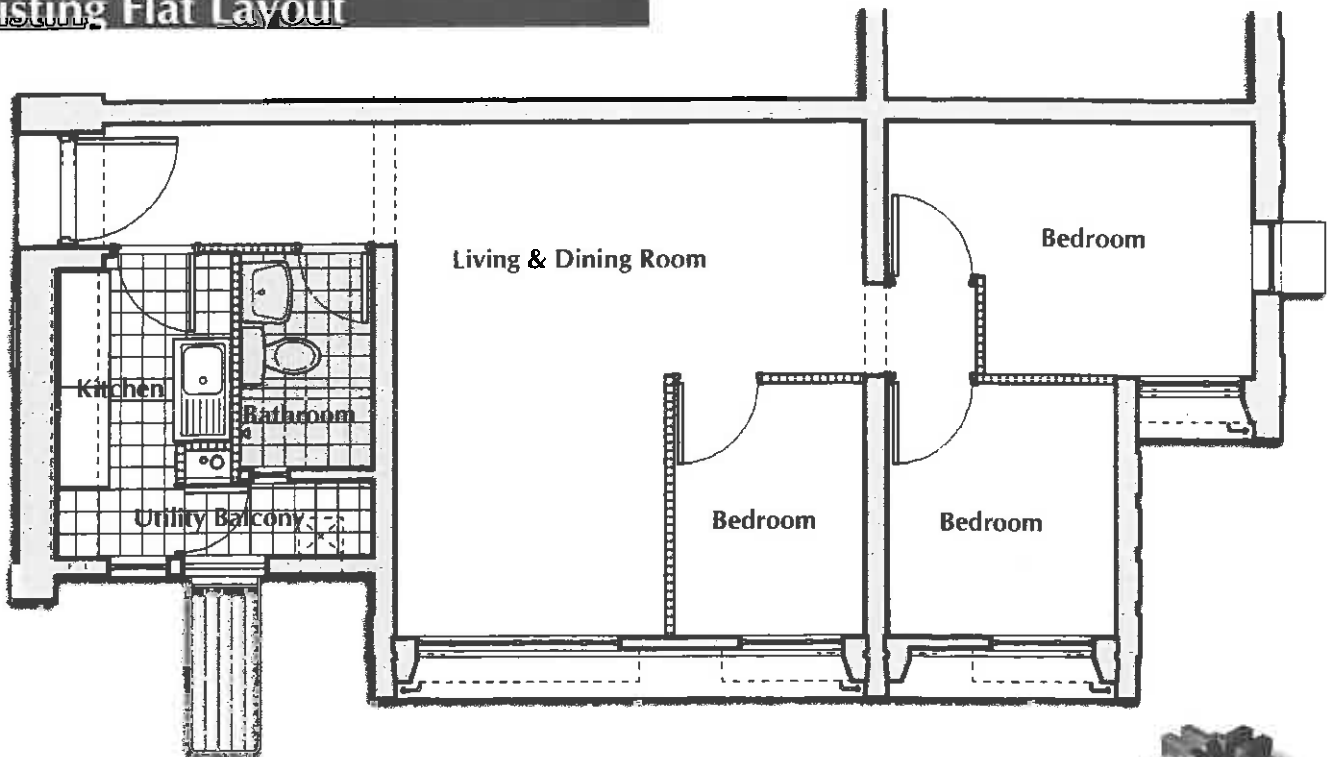
REVISED KITCHEN & BATHROOM LAYOUTS AND DESIGN AMENDMENTS

● **FLAT B** *3 bedroom flat*

Revised Flat Layout



Existing Flat Layout



NEW CRUCIFORM BLOCK

REVISED KITCHEN & BATHROOM LAYOUTS AND DESIGN AMENDMENTS

FLAT B 3 bedroom flat

Kitchen

Kitchen Layout

- Revised kitchen layout and cabinet design to accommodate the future electrical household appliances more neatly.
- Additional floor and wall cabinets for more storage space.
- To conceal all drainage and services pipes inside the cabinets as far as practicable.
- Postforming laminate worktop with inlaid stainless steel sink.

Deletion of Utility Balcony

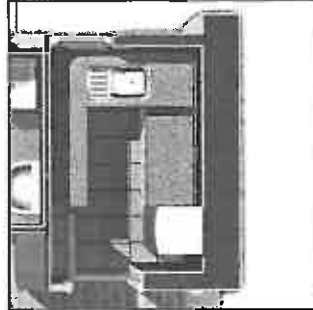
- The utility balcony is deleted to allow more space for the kitchen and a more efficient layout. This is also to eliminate the illegal window enclosures commonly provided by the owners.

Tiling Works

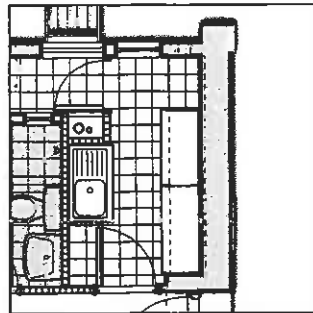
- The floor and wall tiles are revised from 200mm x 200mm homogeneous / ceramic tiles to 300mm x 300mm homogeneous / ceramic tiles.

Relocation of Common Drainage Pipes

- All communal drainage pipes originally installed inside duct in the flat and have taken up space are relocated to the external wall.



Revised Layout



Existing Layout



Bathroom

Bathroom Layout

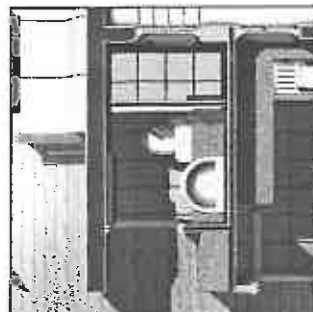
- Provision of shower area and curtain rod.
- Provision of cabinet and postforming laminate worktop in bathroom for more storage space and to conceal all drainage and services pipes inside the cabinet as far as practicable.
- Deletion of mirror cabinet and replaced by a large single piece mirror.
- Additional space for storage cabinet next to the bathroom.

Tiling Works

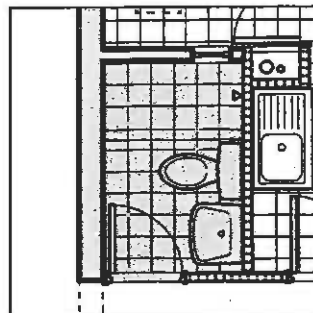
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Relocation of Common Drainage Pipes

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Revised Layout



Existing Layout

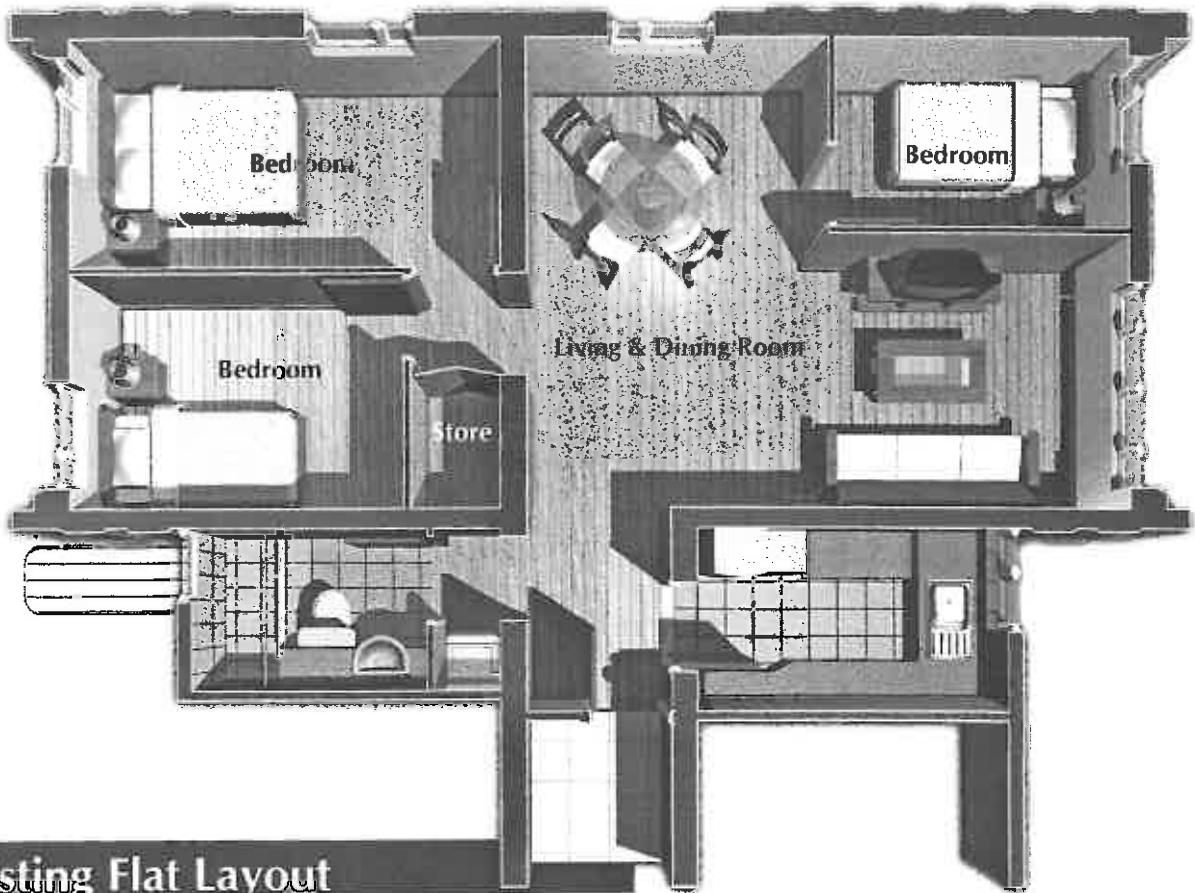


NEW CRUCIFORM BLOCK

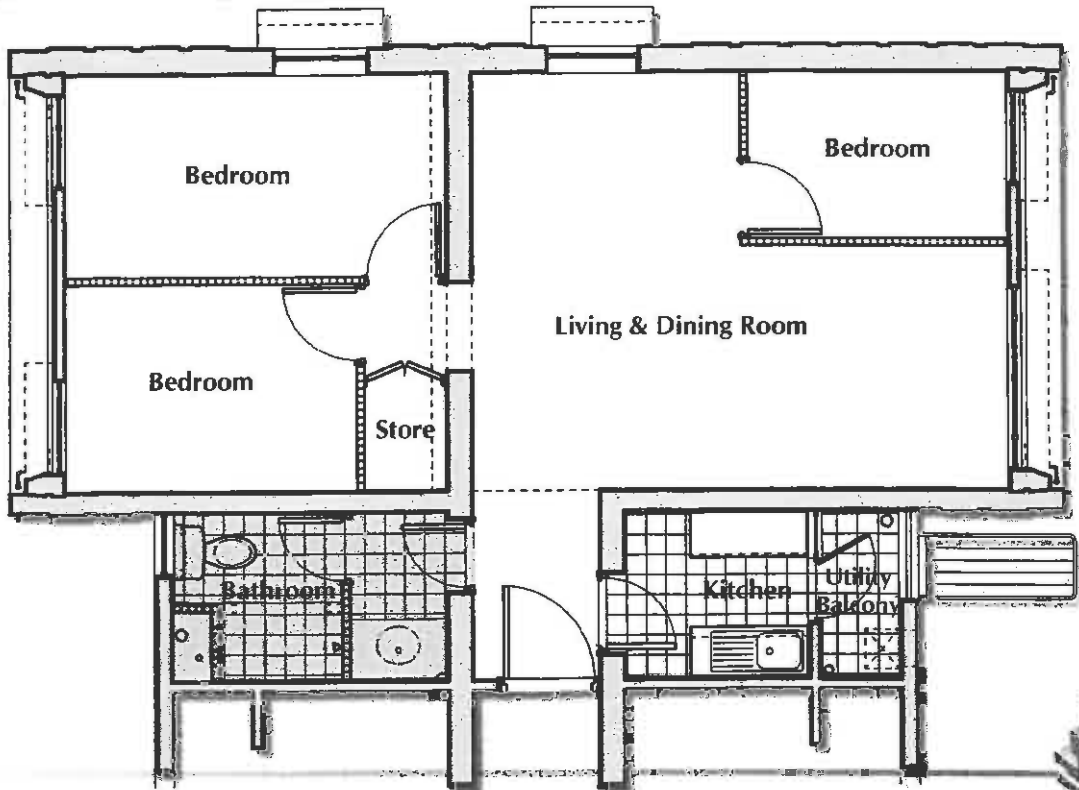
REVISED KITCHEN & BATHROOM LAYOUTS AND DESIGN AMENDMENTS

● FLAT C *3 bedroom flat*

Revised Flat Layout



Existing Flat Layout



NEW CRUCIFORM BLOCK

REVISED KITCHEN & BATHROOM LAYOUTS AND DESIGN AMENDMENTS

FLAT C 3 bedroom flat

Kitchen

Kitchen Layout

- Revised kitchen layout and cabinet design to accommodate the future electrical household appliances more neatly.
- Additional floor and wall cabinets for more storage space.
- To conceal all drainage and services pipes inside the cabinets as far as practicable.
- Postforming laminate worktop with inlaid stainless steel sink.

Deletion of Utility Balcony

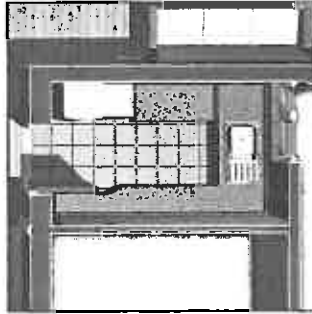
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Tiling Works

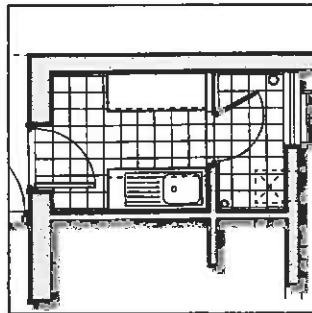
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Relocation of Common Drainage Pipes

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Revised Layout



Existing Layout



Bathroom

Bathroom Layout

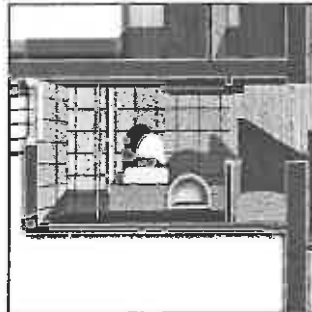
- Provision of shower area and curtain rod.
- Provision of cabinet and postforming laminate worktop in bathroom for more storage space and to conceal all drainage and services pipes inside the cabinet as far as practicable.
- Deletion of mirror cabinet and replaced by a large single piece mirror.
- Additional space for storage cabinet next to the bathroom.

Tiling Works

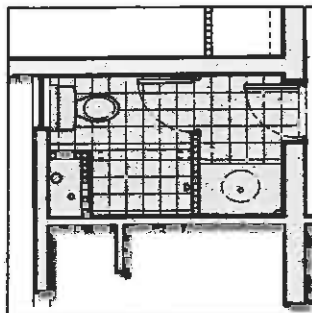
- The floor and wall tiles are revised from 200mm x 200mm homogeneous / ceramic tiles to 300mm x 300mm homogeneous / ceramic tiles.

Relocation of Common Drainage Pipes

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Revised Layout



Existing Layout



Project Implementation List of Revised Kitchen & Bathroom Layouts and Design Amendments for New Cruciform Block

On-going NCB projects using the revised layouts with BC Approval on Scheme Design

PM	CA	New Cruciform Block Projects	No. of Blocks	No. of Flats	BC Approval Date on Scheme Design	Building Tender Out Date (Tentative)	Contract Commencement Date (Tentative)	Anticipated Completion Date (Tentative)
2	2	East Harbour Crossing Site Phase 1	6	2550	3/99	12/00	4/01	6/04
2	2	East Harbour Crossing Site Phase 2	6	2400	3/99	12/00	4/01	9/04
3	WTA	North West Kowloon Reclamation Site 10 Phase 1	6	2358	4/00	12/00	4/01	10/03
3	WTA	North West Kowloon Reclamation Site 10 Phase 2	6	2382	4/00	12/00	4/01	10/03
1	CYS	Shek Pai Wan Phase 2	2	800	9/99	3/02	6/02	12/04
2	2	Shatin Area 4C/38A Phase 3	5	2000	5/00 (PDRC)	8/02	12/02	2/06 - 5/06
2	2	East Harbour Crossing Site Phase 3	7	2800	3/99	11/02	3/02	3/06

Note : The captioned project list may subject to change due to implementation of site specific design to meet project specific requirements.