

THE HONG KONG HOUSING AUTHORITY

Memorandum for the Building Committee

Mock-up Centre for PRH and HOS Modular Flats at Fat Kwong Street, Homantin (GLA-TK389) Report on Completion

PURPOSE

To inform Members of the completion of the Mock-up Centre at Fat Kwong Street.

BACKGROUND

2. The Scheme Design and the tender of the building contract for the construction of the Mock-up Centre at the site GLA-TK389 in Fat Kwong Street were approved by the Building Committee on 25 February 1999 and 27 July 1999 respectively (Paper No. BC 32/99 and BCT 96/99 refers).

3. The site is located on the west side of Fat Kwong Street near the junction of Sheung Lok Street. It was allocated free of charge and on a temporary basis subject to returning to Lands Department (DLO/KW) for WSD's salt water reservoir construction in October 2003. The location plan is at Annex 1.

4. The original scope of work consisted of a reception building, four clustered buildings containing thirteen nos. of mock-up standard modular flats i.e. four New Harmony flats, five Housing for Senior Citizens (HSC) and Small Households Developments (SHD) flats, one New Cruciform Block (NCB) flat, three Concord flats; associated building services building and external works. The layout plan reported to Members in July 1999 is at Annex 2.

5. The main purposes of constructing the Mock-up Centre are for design and buildability review of the standard flats, to check the suitability of the Client Brief, in full-sized simulation before final implementation. This will serve as a useful vehicle for public consultation to ensure a closer fit with the users' need; and research and development on new construction and specification initiatives.

PROGRESS OF WORK

Revised Scope of Work

6. During the course of construction, amendments were made to the standard modular flats due to the following -

- (a) Design and construction details were critically reviewed to ensure better space planning and furniture layout possibilities, to enhance buildability and co-ordinated building services.
- (b) New initiatives were formulated during the period. These include the possible use of windowless bathrooms, a "Basic Shell" option for HOS, a review of HOS and environmental concerns. Details of these new initiatives are attached at **Annex 3**.
- (c) Technical studies on a prefabricated bathroom, foot-pedal refuse chute and a precast bay-window design. To accommodate the installation of future trial booths and mock-ups of new components and finishes, an exhibition area of 9m x 6m has been added in Building "B-1".

Revised Layout

7. The layout has been adjusted to incorporate the new initiatives mentioned in paragraph 6 above. The revised layout plan with the list of the mock-up flats is at **Annex 4**. Major revised items are as follows -

Original	Revised
Section 1 - Building "C-2"	
<ul style="list-style-type: none">• Harmony 3-Bedroom flat conversion showing two nos. 1-Person / 2-Person and 2-Person / 3-Person flats.	<ul style="list-style-type: none">• The flat layout and arrangement of kitchen and bathroom have been revised for better space planning and furniture layout possibilities.
Section 2 - Building "B-2"	
<ul style="list-style-type: none">• Modified layout of the current NCB 2-Bedroom flat.	<ul style="list-style-type: none">• The current NCB 2-Bedroom flat without modification in layout has been used to illustrate the finishes and provision standard of the "Basic Shell" option.
Section 2 - Building "B-1"	
<ul style="list-style-type: none">• Three nos. of the current and new HOS flats were proposed. These include the current Concord 3-Bedroom flat, the new HOS 2-Bedroom and 3-Bedroom flats.	<ul style="list-style-type: none">• Changed to one no. new HOS 2-Bedroom flat with a windowless bathroom; a new HOS 3-Bedroom flat with revised layout; and an exhibition area of 9m x 6m to accommodate the future trial booths and mock-ups of new components and finishes.

Completion

8. The Contractor is Shui On Building Contractors Ltd. The construction work of a combined foundation, building and fitting-out (Contract No. 34 of 1999) was commenced on 9 August 1999 with Section 1 and the whole of the Works being completed on 28 March 2000 and 2 May 2000 respectively.

Management and Maintenance

9. Management and Corporate Services Branches will assist in the daily maintenance, administration, management and security of the Centre including all necessary insurance from completion in May 2000. Costs of the above and future utility charges will be included in the forthcoming Budget.

PLAN FOR PUBLIC CONSULTATION

10. The Mock-up Centre serves as a useful vehicle to solicit feedback from the general public, concerned groups, Housing Authority Members, Departmental staff, professional and academic institutes, consultants and contractors.

11. A site visit is scheduled on *17 June 2000 (Saturday)* for Housing Authority and Committee Members' viewing before being opened for consultation. An itinerary of the site visit is at **Annex 5**.

12. Comments and input gathered will be consolidated for design reviews. Modifications may be necessary. An outline of the consultation exercises is at **Annex 6**. Full details of the programme, arrangement and scale of the consultation to be conducted and necessary publicity will be formulated after 17 June 2000 visit.

INFORMATION

13. This paper is issued for Members' information.

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File Ref. : HD(C)DS 327/10

Date : 24 May 2000

LIST OF ANNEXES

Annex 1 - Location Plan

Annex 2 - Layout Plan Reported to Members in July 1999

Annex 3 - List of New Initiatives on Standard Flats / Blocks (From January 1999 onwards)

Annex 4 - Revised Layout Plan, List of Mock-up Flats and Photo

Annex 5 - Itinerary of the Site Visit Scheduled on 17 June 2000

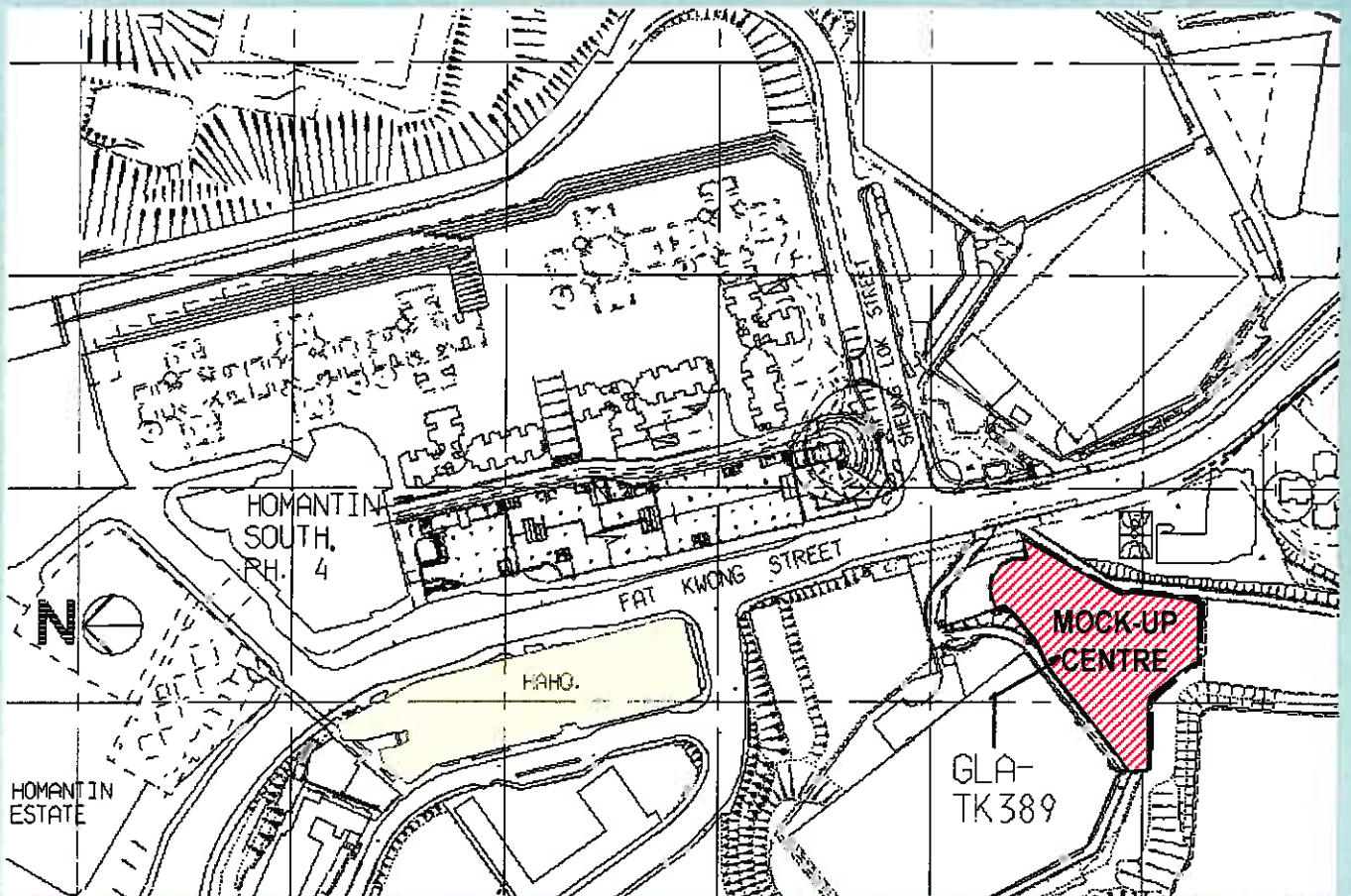
Annex 6 - Public Consultation Exercises

MOCK-UP CENTRE FOR PRH & HOS MODULAR FLATS

Annex 1

LOCATION PLAN

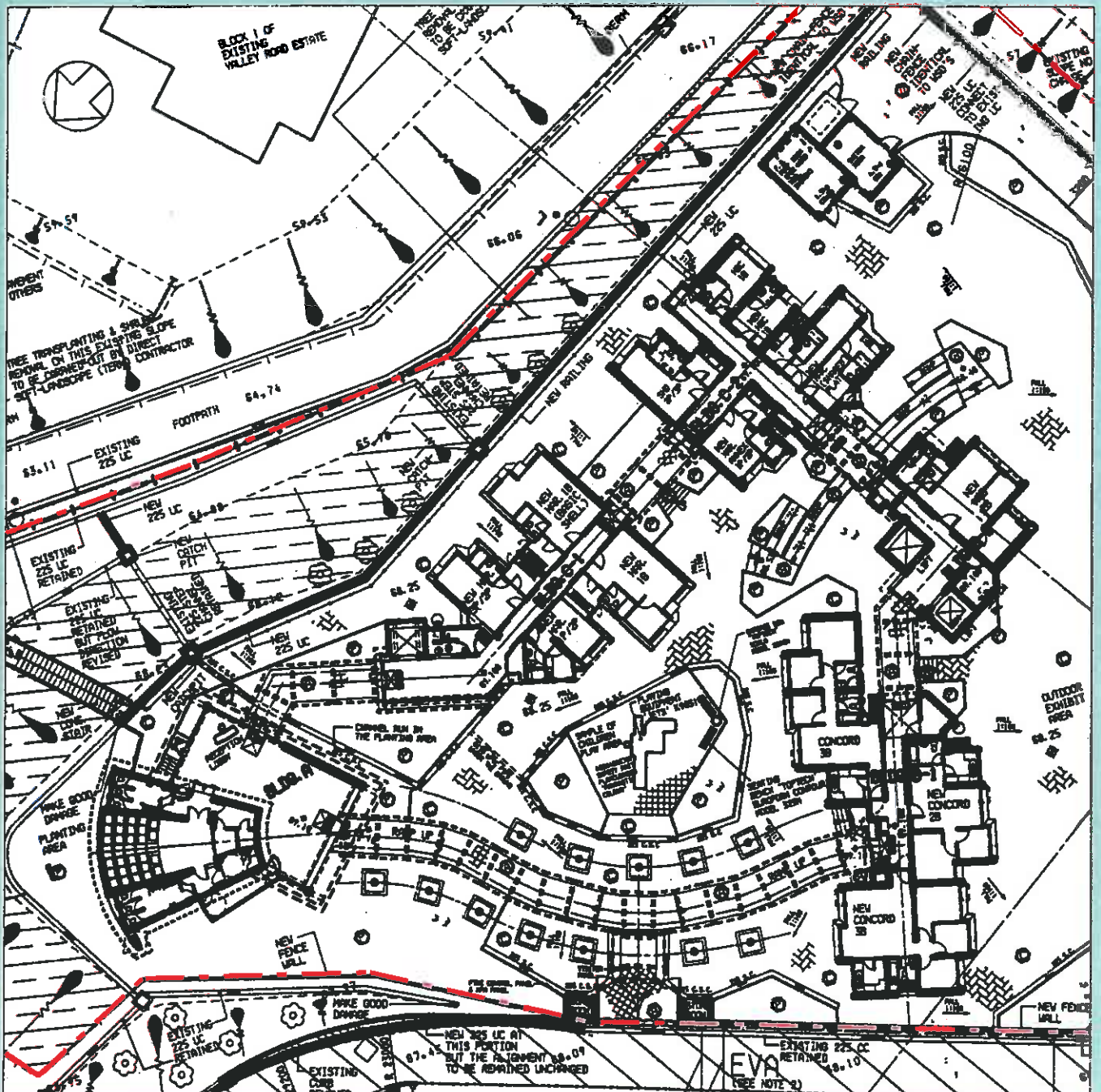
View
To
Fat
Kwong
Street



MOCK-UP CENTRE FOR PRH & HOS MODULAR FLATS

Annex 2

ORIGINAL LAYOUT PLAN



LIST OF NEW INITIATIVES ON STANDARD FLATS / BLOCKS
(From January 1999 onwards)

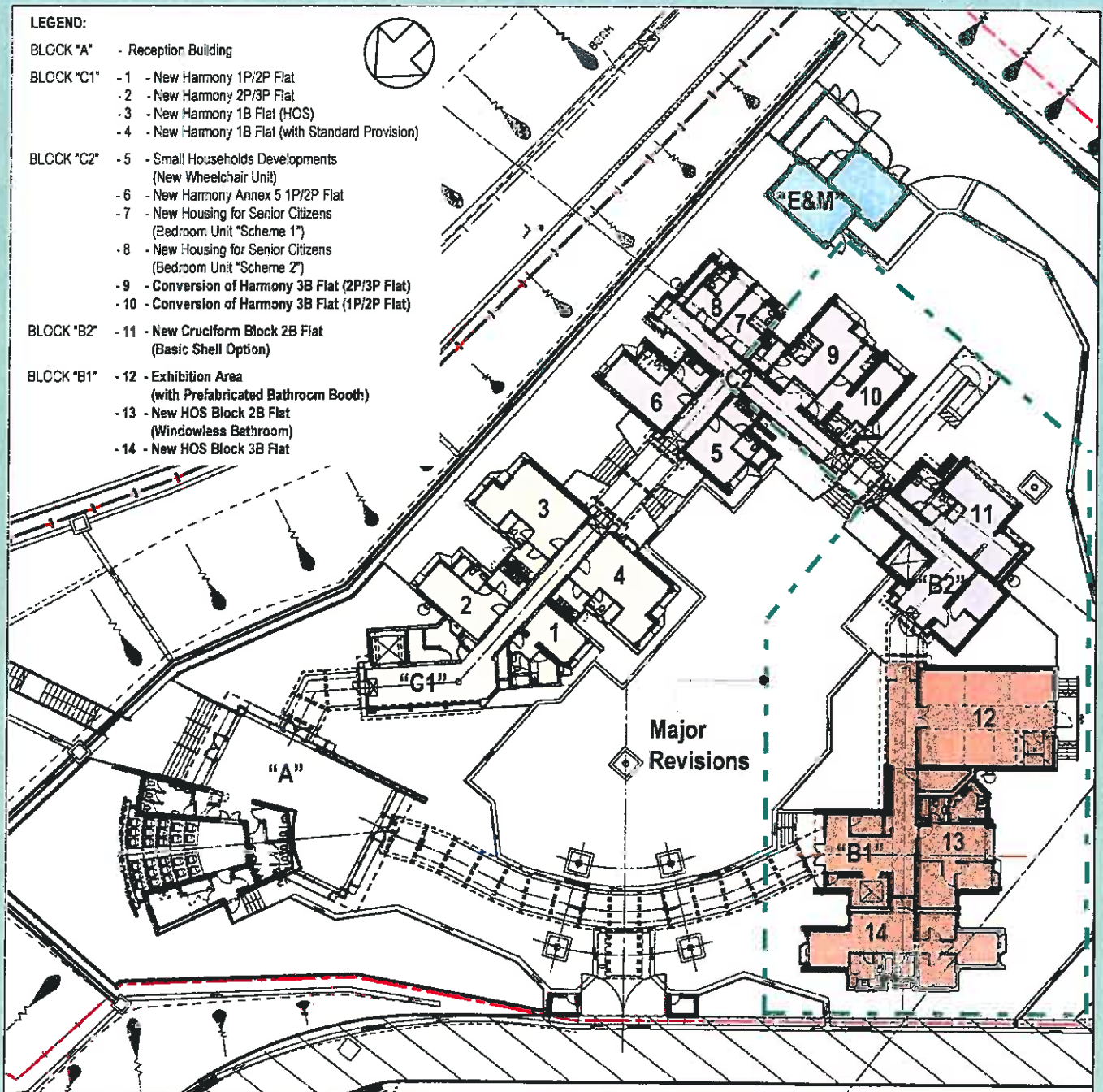
<u>Subject</u>	<u>Committee / Meeting Submission</u>
New Harmony Block	
1. Review of Harmony Block Designs	• Paper No. BC 11/99 21.01.1999
2. Detailed Design for New Harmony Blocks and New Harmony Annex 5 Block	• Paper No. BC 90/99 20.05.1999
3. Housing for Single Persons on the Waiting List	• Paper No. SPC 37/99 16.09.1999
4. Design for Conversion of Surplus 3-Bedroom Flats to Small Flats in Standard Harmony Blocks	• Paper No. BC 168/99 21.10.1999
5. Conversion of Surplus 3-Bedroom Flats to Small Flats in Standard Harmony Blocks	• Paper No. BC 12/2000 03.02.2000
Housing for the Elderly	
6. Proposed New Mode of Housing Provision with Continuum of Care Services for the Elderly	• CHA Meeting 02.08.1999
7. Risk Assessment on Elderly Housing Designs	• Paper No. BC 212/1999 23.12.1999 • Paper No. RHC 05/2000 05.01.2000
8. Opinion Survey on Designs & Standard Provisions Provided for PRH Units for Elderly Households	• Heads of Branches Meeting 01.02.2000
9. Review of Housing for the Elderly and Small Flats Production	• Heads of Branches Meeting 01.02.2000
10. Revision to Model Client Brief for Small Households Developments	• Paper No. BC 30/2000 23.03.2000

<u>Subject</u>	<u>Committee / Meeting Submission</u>
Home Ownership Scheme (HOS) Review	
11. Enhancement of Identity in Public Housing Estates	• Paper No. BC 126/99 22.07.1999
12. Home Ownership Scheme (HOS) Standard Blocks Design Review	• CHA Meeting 02.08.1999
13. Standard Home Ownership Scheme Blocks - Concord Block and New Cruciform Block Amendments to Standard of Fittings and Provisions	• Paper No. BC 189/99 18.11.1999
14. Home Ownership Scheme Blocks - Purchasers' Choice on Standard of Fittings and Provisions	• Paper No. BC 188/99 19.11.1999 • Paper No. HOC 111/99 09.12.1999
15. Home Ownership Scheme (HOS) Blocks Design Review	• Heads of Branches Meeting 25.01.2000
16. Home Ownership Scheme Blocks - Public Consultation on Purchasers' Choice on Standard of Fittings and Provisions	• Paper No. BC 34/2000 23.03.2000 • Paper No. HOC 31/2000 30.03.2000
Windowless Bathroom	
17. Research on the Proposed Relaxation of Window Requirements for Bathroom and Kitchen in Standard Domestic Blocks	• Paper No. BC 125/99 22.07.1999

M OCK-UP CENTRE FOR PRH & HOS MODULAR FLATS

Annex 4
(P.1 of 2)

REVISED LAYOUT PLAN



MOCK-UP CENTRE FOR PRH & HOS MODULAR FLATS

Annex 4
(P.2 of 2)

PHOTO



**Itinerary of the Site Visit
for Housing Authority/Committee Members
to the Mock-up Centre for PRH & HOS Modular Flats
at Fat Kwong Street, Homantin (GLA-TK389)
on Saturday, 17 June 2000**

<u>TIME</u>	<u>EVENT</u>	<u>REMARKS</u>
9.30 a.m.	Gather at atrium of Housing Authority Headquarters	Greeted by Mr. Chris Gabriel, CA/D&S and Miss Theresa Yim, SA/16
9.45 a.m.	Arrival at the Mock-up Centre	Greeted by the Project Architect, Mr. Wilfred Lai, A/66, SAs and As in D&S Section
9.50 a.m.	Briefing at the Seminar Room	Briefing by CA/D&S
10.10 a.m.	Tour around individual mock-up flats	Briefing by CA/D&S and respective SAs
	(a) New Harmony <ul style="list-style-type: none"> • 1-person/2-person flat • 2-person/3-person flat • 1-bedroom flat (for HOS) • 1-bedroom flat (with standard provision)] Briefing by Mr. R. Logan, SA/3
	(b) New Harmony Annex 5 <ul style="list-style-type: none"> • 1-person/2-person flat 	
	(c) Small Households Developments <ul style="list-style-type: none"> • Wheelchair unit] Briefing by Ms. Rosman Wai, SA/24
	(d) New Housing for Senior Citizens <ul style="list-style-type: none"> • Bedroom unit "Scheme 1" • Bedroom unit "Scheme 2" 	

<u>TIME</u>	<u>EVENT</u>	<u>REMARKS</u>
	(e) Harmony 3-Bedroom Flat Conversion <ul style="list-style-type: none">• 2-person/3-person flat• 1-person/2-person flat	Briefing by Mr. R. Logan, SA/3
	(f) New Cruciform Block <ul style="list-style-type: none">• 2-bedroom flat (Basic Shell Option)	Briefing by Miss Theresa Yim, SA/16
	(g) Exhibition Area <ul style="list-style-type: none">• Prefabricated Bathroom	Briefing by Mr. Clarence Fung, SA/4
	(h) New HOS Flats <ul style="list-style-type: none">• 2-bedroom flat (Windowless Bathroom Option)• 3-bedroom flat	Briefing by Miss Theresa Yim, SA/16
12.15 p.m.	End of the Visit	

Public Consultation Exercises
Target Groups

1. **General Public**
2. **Concerned Groups**
 - RehabAid Centre
 - Service Providers
 - Elderly Commission
 - Estate Management Advisory Committee
 - Housing Research Network
3. **Housing Authority Members**
4. **Other Government Department and Utility Companies**
 - Social Welfare Department
 - The Hong Kong & China Gas Co. Ltd.
5. **Departmental Staff**
6. **Consultants**
7. **Professional Institutes**
 - Hong Kong Institute of Architects
 - Hong Kong Institute of Surveyors
 - Hong Kong Institute of Engineers
 - Hong Kong Institute of Housing
 - Hong Kong Construction Association
 - Hong Kong Council of Social Service
8. **Academic Institutes**
 - Department of Architecture, University of Hong Kong
 - Department of Architecture, Chinese University of Hong Kong
 - Hong Kong Polytechnic University
 - City University of Hong Kong

Note : The above list is not meant to be exhaustive. This may have to be adjusted upon finalisation of the scope of the consultation.