

THE HONG KONG HOUSING AUTHORITY

Memorandum for the Building Committee

Model Client Brief for Flexible Housing Production Mix from 2004/05 Onwards

PURPOSE

To seek Members' approval on the proposed Model Client Brief for the Public Rental Housing (PRH) and Home Ownership Scheme (HOS) developments to meet the flexible housing production mix from 2004/05 onwards.

BACKGROUND

2. Wider Use of Non-standard Designs

The wider use of non-standard building designs adopting a site specific approach was discussed and agreed at the Housing Authority (HA) and Building Committee (BC) meetings on 13 April and 24 August 2000 (Paper Nos. HA 24/2000 and BC 113/2000).

3. More Flexible PRH and HOS Housing Production

At the Housing Authority meeting held on 6 July 2000, Members approved that flexi-use building designs should become the production norm to facilitate future flat disposal vide Paper No. HA 47/2000. HA further approved the strategy of the flexible housing production mix from 2004/05 onwards on 16 November 2000 (Paper No. HA 66/2000). The housing model is basically classified into Group 1 (for rent and sale) and Group 2 (for sale) projects.

4. Flexible Modular Block Design

A flexible modular flat and block design approach making use of interchangeable flat and wing layouts; and a 10 flats per floor flexible modular block design to replace the existing New Cruciform Block were approved by the Building Committee on 19 October 2000 (Paper No. BC 54/2000, QH 20/2000).

PROPOSAL & IMPLEMENTATION

5. As a follow-up to the Paper No. HA 66/2000 as mentioned in paragraph 3 above and to maintain a balance between the flexibility of modified standard block and non-standard design, and the policy implementation established in the HA, the Model Client Brief at **Annex 1** sets out details of the requirements and provisions for the Group 1 and Group 2 projects.

6. The Model Client Brief is to be adopted by project teams to compile the specific project development parameters where modification of the standard blocks and non-standard building designs are required. Based upon the Model Client Brief, a detailed technical schedule will be formulated and issued to Project Managers.

RECOMMENDATIONS

7. Members are **recommended** to approve the proposal and implementation of the Model Client Brief in paragraphs 5 and 6 above.

DISCUSSION

8. At the next meeting of the Building Committee to be held on **23 November 2000**, Members will be invited to approve the recommendations in paragraph 7.

ANNEX

Annex 1 - Flexible Housing Production Mix from 2004/05 Onwards
Model Client Brief

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Date : 17 November 2000