THE HONG KONG HOUSING AUTHORITY

Memorandum for the Building Committee

Revision to Model Client Brief
for Small Households Developments

PURPOSE

This paper is to seek Members' endorsement to the proposed revisions to the Model Client Brief for Small Households Developments (SHD).

BACKGROUND

2. The existing Model Client Brief for SHD was approved by the Building Committee (BC) on 23 January 1997 (Paper No. BC 13/97 refers).

3. Since the approval of the brief, there has been some feedback on the standards and type of provision, changes to waiting list demand and some management changes that have required corresponding changes to the brief and require action on ongoing projects.

4. The Risk Assessment Study on the Elderly Housing which dealt with design and management aspects has been completed and reported separately to Members via Paper No. BC 212/99. Further consultation with Service Providers is in hand and is focusing primarily on management and continuum of care aspects. In the first meeting, the study has been well received and it is not anticipated that further amendments to the brief will be required.
5. The flat demand for 1P and 2P households now amounts to about 41% of waiting list demand and consequently the Public Rental Housing (PRH) Standard Block designs have been revised to target this demand.

6. At present there are 24 numbers of completed SHD, 15 numbers more are under construction and 6 numbers under planning. It is likely that this type of building will only be used in the future where small flat demand cannot be met for a specific project by using Standard Blocks, and where that demand is specifically for the elderly.

INFORMATION

7. The Schedule of Changes to the Model Client Brief is listed in Annex 1 and the revised Model Client Brief is at Annex 2. Major changes are summarized as follows -

(a) Feedback

i. facilities added for PMAs including distinct boundary, separate refuse storage area and a second tier monitoring system connected to the PMA office;

ii. response to feedback such as improved hot water supply for shower, addition of an independent internal staircase, provision of air-conditioning to common rooms, warden's office and interview room in HSC;

iii. cost reduction measures by replacing the proprietary shower doors with shower curtain rails and the fold down drying rack with a ceiling mounted clothes drying rod; and

iv. all bathroom doors for 1P/2P flats and HSC revised to be sliding folding type.
(b) Legislation

i. revisions to comply with the Design Manual: Barrier Free Access 1997 such as tactile warning strips and handrails to staircases, audible signals for lifts, visual fire alarm etc;

ii. provisions added for emergency evacuation including Public Address (PA) system and posting of emergency exit route plans at the flat entrance doors; and

iii. design guidelines for means of escape and means of access for SHD on non-domestic podium as per FSD's requirements.

(c) Waiting List Demand

i. flat mix revised to 1% wheelchair units and deletion of 2 Bed unit of HSC to reflect the demand.

(d) Findings of Risk Assessment Study

i. The findings from the Risk Assessment Study supports the design of the buildings under study and also supports the new initiatives such as the continued use of high rise buildings for the elderly and the higher concentrations of elderly. On further consultation with FSD, the height limit of 21-storey for SHD and evacuation lift have been deleted, refuge area space requirements revised and a fire-retardant furniture policy in common areas of HSC introduced.

IMPLEMENTATION

8. The major changes to the Client Brief are as a result of feedback from projects including those under planning and construction. The revised brief will be used for future projects and individual aspects will be applied to projects currently under planning and under construction as far as practicable.

COST IMPLICATIONS
9. The cost implications arising from the revisions of the Model Client Brief at June 1999 price levels are detailed at Annex 3. Since SHDs are non-standard designs, the costs are an indication only.

SUBSEQUENT AMENDMENTS

10. It is proposed that for subsequent amendments to this Client Brief, approval will be delegated to departmental level and any changes separately advised to BC Members.

RECOMMENDATION

11. It is recommended that Members approve-

(a) the revised Model Client Brief for Small Households Developments at Annex 2;

(b) the cost implications shown at Annex 3; and

(c) approval to subsequent amendments to Client Brief be delegated to departmental level as at paragraph 10.

DISCUSSION

12. At the Building Committee meeting on 23 March 2000, Members will be invited to discuss and approve the recommendation at paragraph 11 above.

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ANNEX

Annex 1 Schedule of Changes for the Model Client Brief for Small Households Developments

Annex 2 Revised Model Client Brief for Small Households Developments

Annex 3 Cost Implications for Revision to the Model Client Brief for Small Households Developments