THE HONG KONG HOUSING AUTHORITY

Memorandum for the Building Committee

Proposed Consultancy for Risk Assessment on Standard Elderly Housing Designs

PURPOSE

This paper is to inform Members’ that a consultant is to be commissioned to carry out a risk assessment on the various types of housing for the elderly.

BACKGROUND

2. To meet the demand of a fast growing aging population, various types of standard multi-storeyed housing designs or composite buildings have been developed for housing the elderly.

3. Besides the development of Housing for Senior Citizens (HSC), other developments, though for general allocation are also allocated to elderly to meet demand i.e. Small Households Developments (SHD), Harmony Annex Block and small flats in Harmony Blocks.

4. In view of the high concentration of elderly living in some of these multi-storey buildings, evacuation in an emergency, adequate fire safety measures and management support are matters of concern.

5. With the completion of the first batch of the SHD and the HSC, the opportunity has been taken to carry out a risk assessment to clear concerns that have been expressed by some Members on design and management aspects.
THE RISK ASSESSMENT STUDY

6. The objective of the study is to carry out a risk assessment on the current and future standard housing designs for the elderly in both the design aspects and management aspects.

7. On the building design aspects, the Consultant is required to assess the adequacy of the design and standard of provisions and if necessary to recommend the most practical and cost effective measures to remedy any shortcomings to ensure that an acceptable level of risk is achieved.

8. On the management side, the Consultant shall carry out the risk assessment on existing developments especially those with mixed management organizations within a composite building. They are also required to recommend the most effective evacuation plan in case of emergency for each type of standard design and to identify any training needs for the management staff to handle emergency situations.

SCOPE OF THE STUDY

9. The scope of the study shall cover the following types of standard small flat designs currently in use and mainly allocated to the elderly -

(a) **Small Households Developments (SHD)** including self-contained 1P/2P and 2P flats and Housing for Senior Citizens Type 3 (HS3). These are composite buildings where the self-contained flats may be on upper floors above the HS3 development, welfare and community facilities, commercial or carpark. Only the flat modules are standardized. The floor layouts of the buildings are particular to the project;

(b) **Harmony Block** including self-contained 1P/2P flats around the central core and Housing for Senior Citizens Type 1 (HS1) which are modified flats in the lower floors of the rental Harmony Block;
(c) **Harmony Annex Block** - Self contained 1P/2P and 2P flats which are annexed to the mother Harmony Block to share the use of its building services and lift; and

(d) **Ancillary Facilities Blocks (AFB)** including Housing for Senior Citizens Type 2 (HS2) which are usually planned over carparks or ancillary welfare facilities.

10. The New Harmony 1 and New Harmony Annex 5 Blocks with increased production of the small flats (1P/2P and 2P/3P flats) and currently at detailed design stage, shall be included in the study.

**TENDER INVITATION AND ASSESSMENT**

11. It is proposed to commission a consultant with expertise in risk assessment from an international firm with Hong Kong based office. This is to ensure that they can use their international experience for benchmarking the risk levels. The consultants must also have experience in working on risk assessment with local Government departments, public utilities companies or large corporations in Hong Kong. The consultancy brief is at Annex. Appendices 1, 2, 3 and 4 to Annex are available for Members’ inspection.

12. The tender will include submission of both technical and fee proposals. Tender assessment will emphasize the technical proposal and the weighting to the technical and fee proposal is 70:30. An Assessment Panel will be set up under Departmental delegated authority to assess and appoint the consultants.

**COST IMPLICATIONS**

13. The consultant fees will be covered by the funds available under “Consultant Fee - Others” in the 1999/2000 Budget approved under Paper No. FC 65/98 dated 7 January 1999. The fee is estimated to be within $2 million.
PROGRAMME

14. The proposed programme for the study is as follows -

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<tr>
<th>Action Required</th>
<th>Proposed Programme</th>
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<tbody>
<tr>
<td>(a) BC approval to commission Consultant for the risk assessment</td>
<td>25 February 99</td>
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<td>(b) Tender out</td>
<td>early March 99</td>
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<td>(c) Tender return</td>
<td>mid March 99</td>
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<tr>
<td>(d) Tender Acceptance</td>
<td>early April 99</td>
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<tr>
<td>(e) Commencement of study</td>
<td>mid April 99</td>
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<tr>
<td>(f) Completion of Draft Final Report</td>
<td>July 99</td>
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<tr>
<td>(g) Recommendation to BC</td>
<td>September 99</td>
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<td>(h) Completion of Final Report</td>
<td>October 99</td>
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INFORMATION

15. This paper is issued for Members’ information.

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