

Ying Wa Transitional Housing Project 英華社區過渡房屋



Project Update for Ying Wa Transitional Housing

- Incorporating the potential of Modular Integrated Construction (MIC), adaptive layouts and diversified uses, creating pleasant living space for the dwellers and vibrant communal space while minimizing the disturbance to the original neighborhood.

Project aims at

- a. Contribute to life chances to families and persons in the following specific areas:
 - Physical health
 - Emotional well-being
 - Sustainable and green lifestyle
- Provide a form of social infrastructure to encourage social inclusion and rebuild tight neighborhood
- Cultivate residents' sense of belonging to Community, Citizenship and Civic Responsibility.
- d. Provide a new mean to engage and serve different communities
- e. Promote idea of Green and Sustainable Living

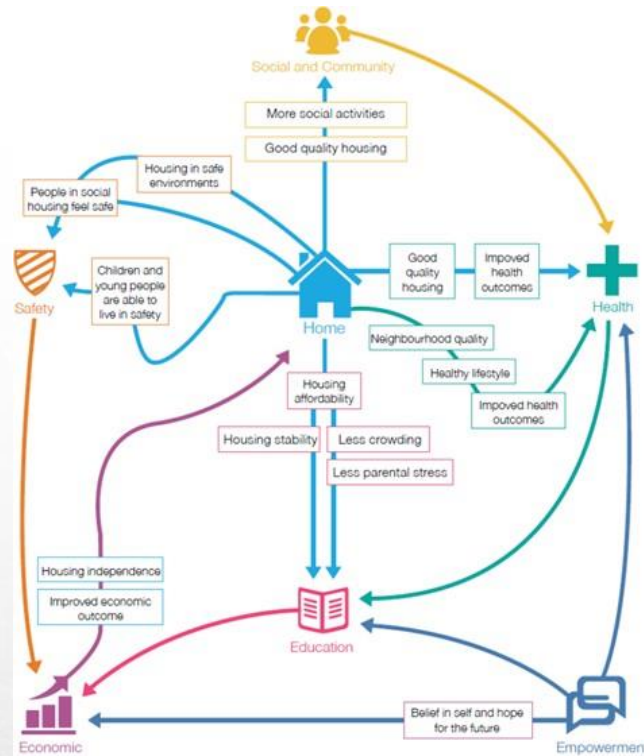
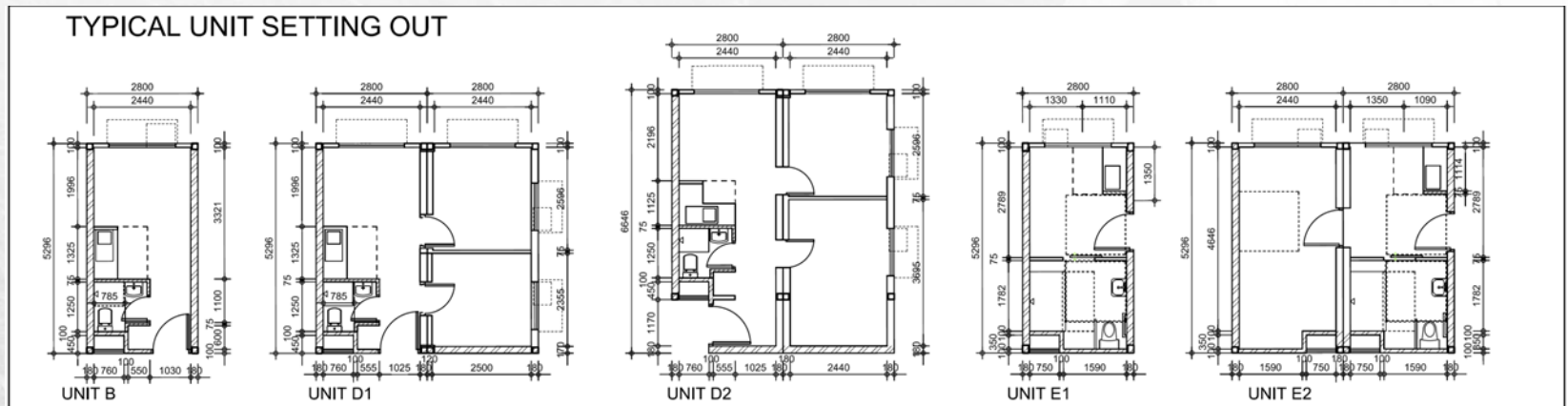


Image Source: UN SDG website



Project Update for Ying Wa Transitional Housing

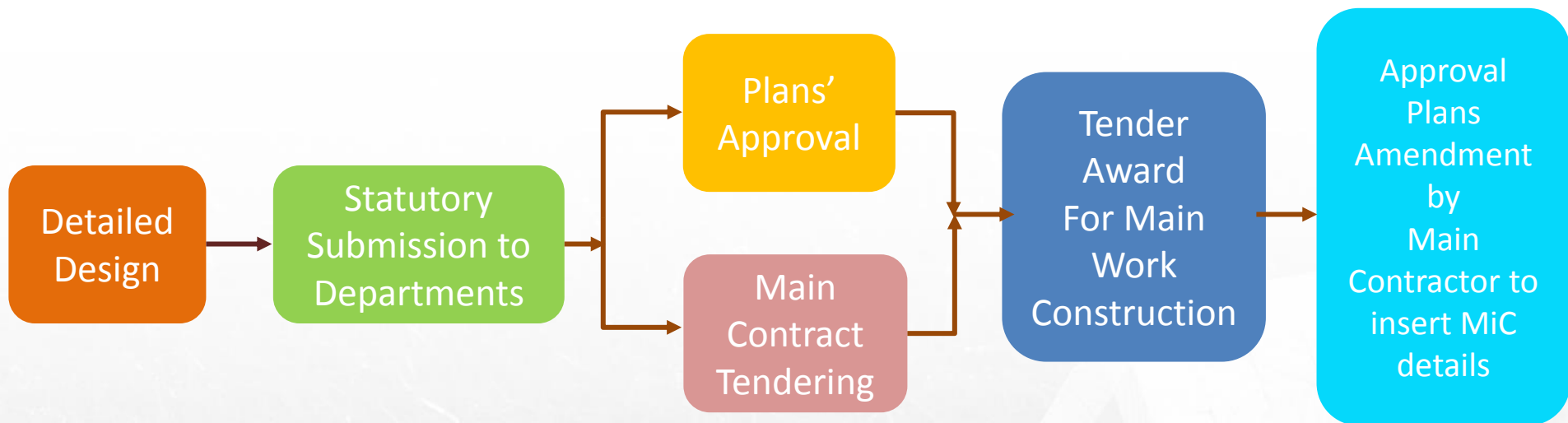
Flat Unit Type	UFA (M2)	Persons	Nos. of Flat Unit	Nos. of MiC Module Units
Unit B	8.91	1-2	103	103
Unit D1	21.55	Max. 4	31	64
Unit D2	27.04	Max. 5	4	8
Accessible Unit E1	5.48	1 (BFA)	1	1
Accessible Unit E2	18.06	3 (BFA)	1	2
Recreation Room				2
Management Office				2
Staircase				16
Total			140	196

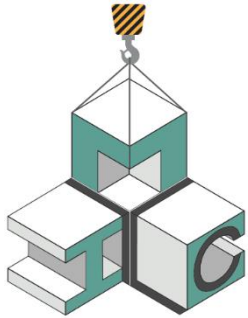




Promote indoor environmental quality through natural ventilation, lighting and good indoor air quality by design.

Statutory Submission Roadmap





英華街社會過渡房屋

Ying Wa Street Transitional Housing Project



運輸及房屋局
Transport and Housing Bureau

關愛基金
Community Care Fund



Contractors 承建商



有利建築有限公司
Yau Lee Construction Co., Ltd.

Authorized Person/Architect 顧問/認可人士

TCA 周德年建築設計有限公司
Thomas Chow Architects Ltd.

Quantity Surveyor 物料測量師

BERIA 貝鐸華

Consultants 顧問

dca
DAVID S.K. AU & ASSOCIATES LTD.
ARCHITECTS ENGINEERS SURVEYORS INTERIOR DESIGNERS

MEINHARDT

α

otherland



有利華建築預制件有限公司
Yau Lee Wah Concrete Precast Products Co., Ltd.



盈電工程有限公司
REC Engineering Company Limited
(A wholly-owned subsidiary of Yau Lee Holdings Limited)



有利幕牆工程有限公司
Yau Lee Curtain Wall and Steel Works Limited
(A Wholly-owned subsidiary of Yau Lee Holdings Limited)



環球模擬設計及建造有限公司
Global Virtual Design and Construction Limited



緯衡科技
VHSoft Technologies

Design Consultants 設計顧問

OIYN LIMITED
FOR ARCHITECTS & ASSOCIATES

S|C|C
Trusted Professional

JACOBS

**Construction
Commencement**

Feb 2021

**Contract
Duration**

410 Days

**Anticipated
Completion**

March 2022

Site Area (m2)

2,793

GFA (m2)

3,723

**Superstructure
Storeys**

4

**MiC
Storeys**

4

MiC Structure

**Concrete
(Demountable)**

**MiC Modular
Units**

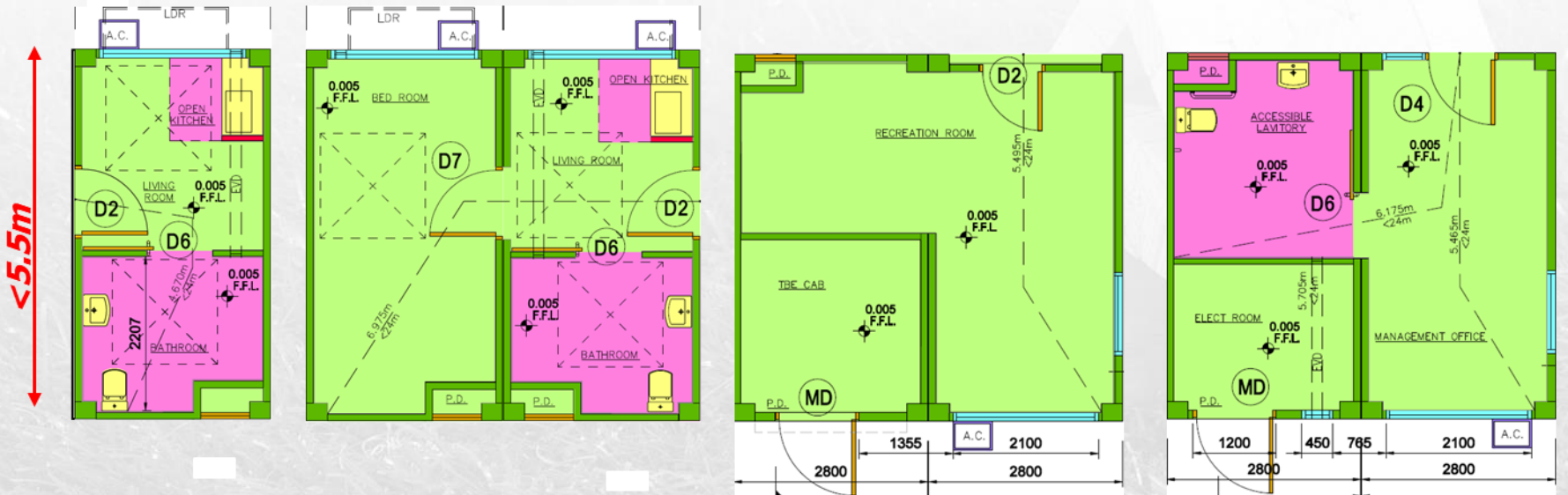
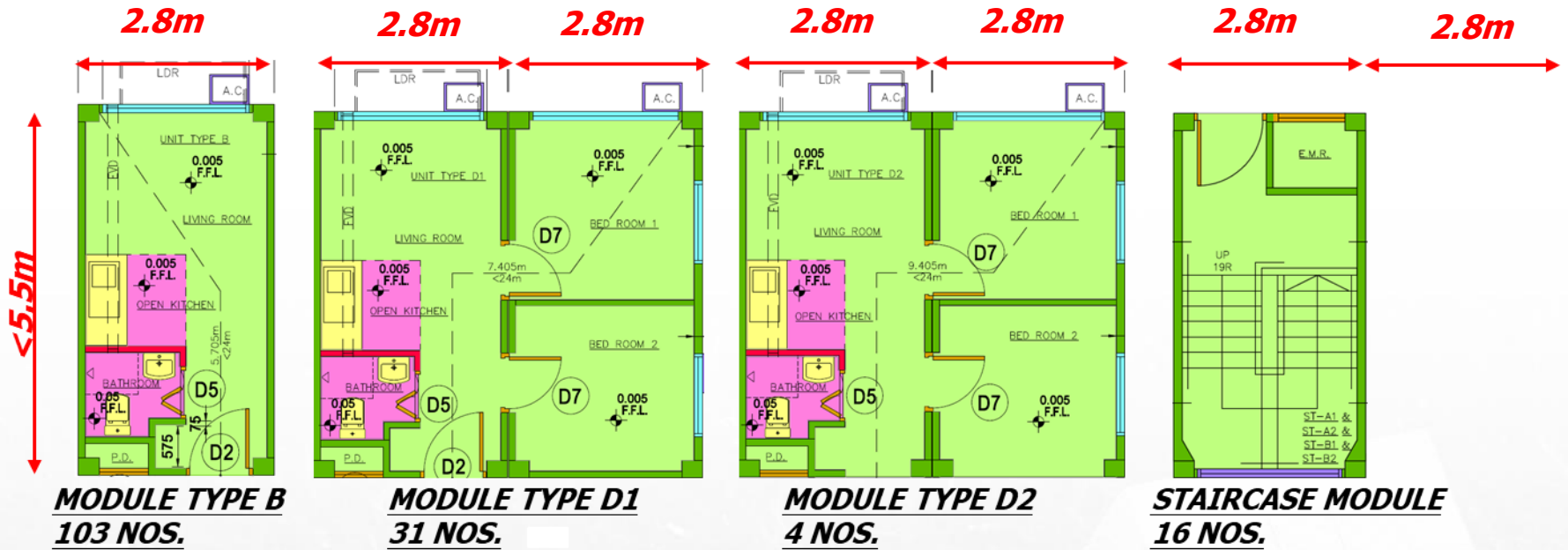
196

Highlight on MiC Modular Units

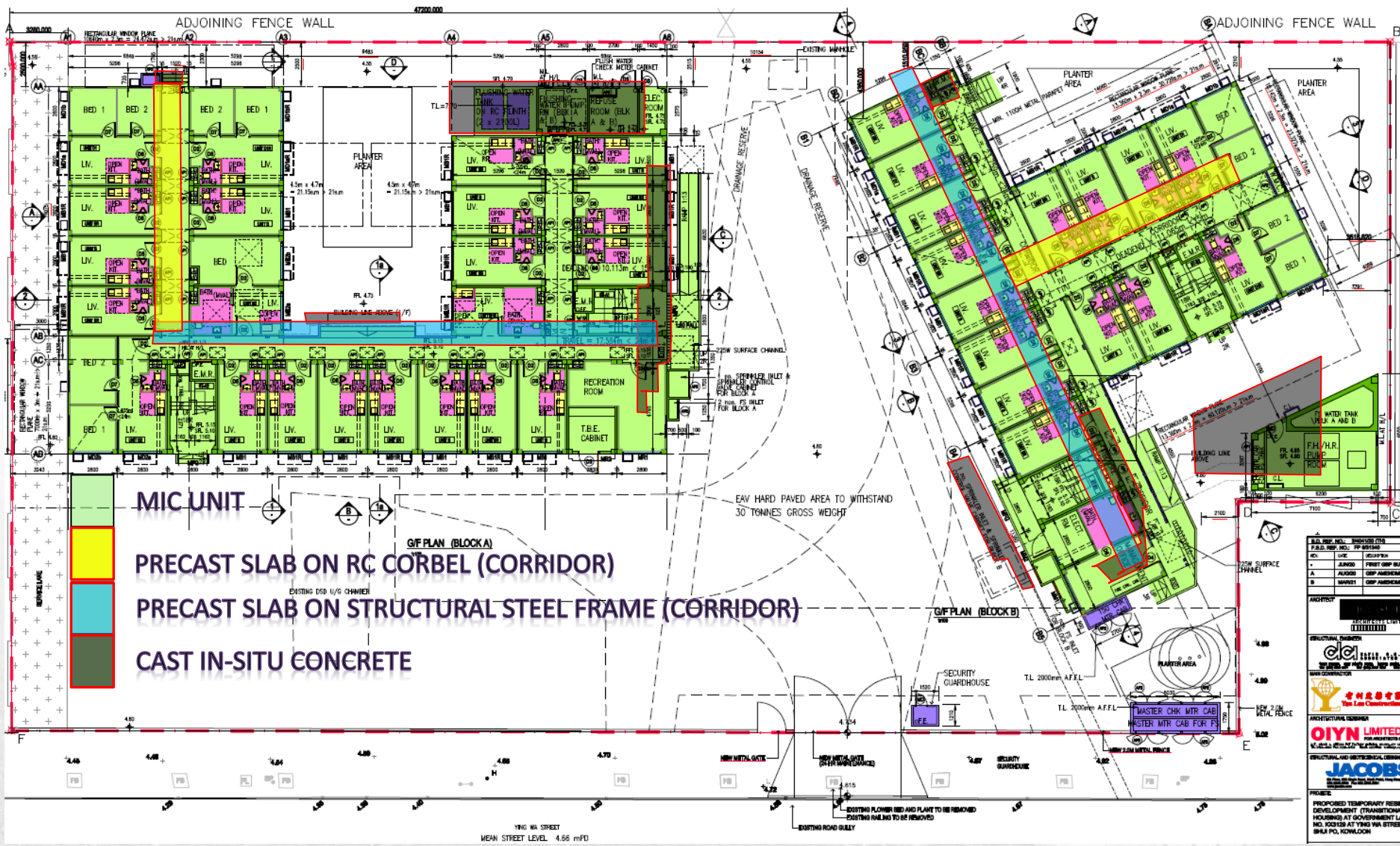
- **Factory Production**
- **Delivery On Site**
- **Installation Completion**

July 2021
September 2021
November 2021

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Project Update for Ying Wa Transitional Housing



MIC UNIT

PRECAST SLAB ON RC CORBEL (CORRIDOR)

PRECAST SLAB ON STRUCTURAL STEEL FRAME (CORRIDOR)

CAST IN-SITU CONCRETE

ALL. SUP. BY	SHOULDER (10)
P.A.D. SUP. BY	SH. SUP. (10)
CO. LINE	(10)
A	ALUMINUM FIRST ORP. (10)
B	ALUMINUM ORP. (10)
C	BARNET ORP. (10)

ARCHITECT
YIYAN LIMITED
 10/F, 100, WING WA STREET, KOWLOON

STRUCTURAL DESIGNER
OIYN LIMITED
 10/F, 100, WING WA STREET, KOWLOON

PROJECT
 PROPOSED TEMPORARY REHAB. DEVELOPMENT (TRANSITIONAL HOUSING) AT GOVERNMENT LA. NO. 100128 AT YING WA STREET (SHA. PO. KOWLOON)

Project Update for Ying Wa Transitional Housing

SCHEDULE OF UFA / OCCUPANCY FOR BLK-A										
BLOCK NO	FLOOR NO	UNIT TYPE	LIV (sqm)	BED 1 (sqm)	BED 2 (sqm)	UFA PER UNIT (sqm)	CAPACITY FACTOR	CAPACITY PER UNIT (persons)	TOTAL NO OF UNIT	SUB-TOTAL CAPACITY
A	G/F	B	8.912	-	-	8.912	4.5	2	17	34
		D1	8.912	6.586	6.048	21.546		5	2	10
		D2	10.988	6.586	9.470	27.044		7	1	7
		E1	5.483	-	-	5.483		2	1	2
		E2	5.483	12.578	-	18.061		5	1	5
		RECREATION ROOM	19.050	-	-	19	0.5	38	-	38
SUB TOTAL									22	96
A	1/F	B	8.912	-	-	8.912	4.5	2	16	30
		D1	8.912	6.586	5.888	21.386		5	5	30
		D2	10.988	6.586	9.470	27.044		7	1	7
SUB TOTAL									22	67
A	2/F - 3/F (EACH)	B	8.912	-	-	8.912	4.5	2	14	28
		D1	8.912	6.586	5.888	21.386		5	5	25
		D2	10.988	6.586	9.470	27.044		7	1	7
SUB TOTAL									20	60
SUB TOTAL OF 2/F - 3/F									X 2	X 2
GRAND TOTAL									84	283

BLOCK A

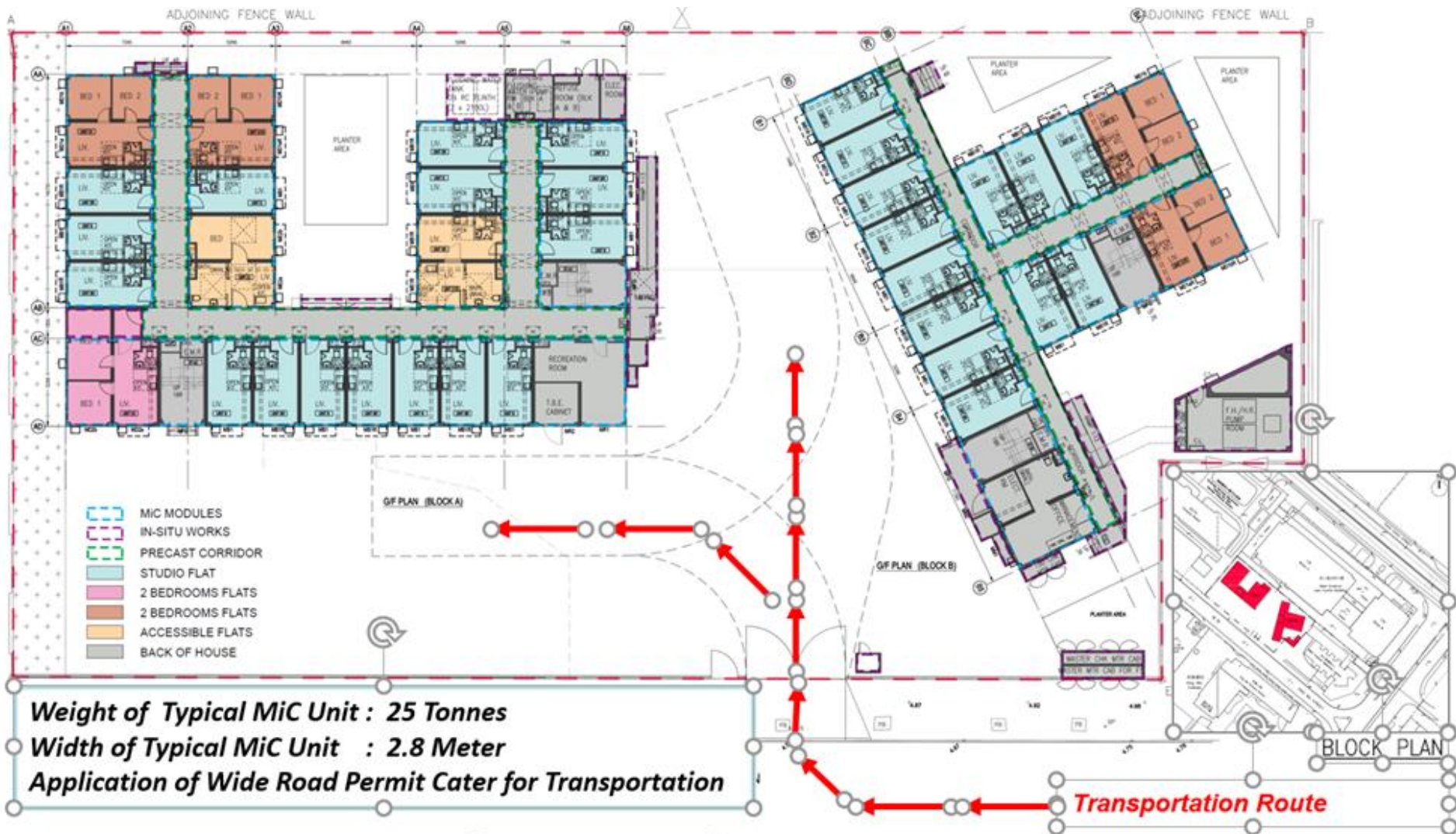
TOTAL 84 FLAT UNITS

Project Update for Ying Wa Transitional Housing

SCHEDULE OF UFA / OCCUPANCY FOR BLK-B										
BLOCK NO	FLOOR NO	UNIT TYPE	LIV (sqm)	BED 1 (sqm)	BED 2 (sqm)	UFA PER UNIT (sqm)	CAPACITY FACTOR	CAPACITY PER UNIT (persons)	TOTAL NO OF UNIT	SUB-TOTAL CAPACITY
B	G/F	B	8.912	-	-	8.912	4.5	2	13	26
		D1	8.912	6.586	6.048	21.546		5	2	10
		MGT OFFICE	13.085	-	-	13.085	9	2	-	2
SUB TOTAL									15	38
B	1/F	B	8.912	-	-	8.912	4.5	2	11	22
		D1	8.912	6.420	5.888	21.22		5	4	25
SUB TOTAL									15	47
B	2/F - 3/F (EACH)	B	8.912	-	-	8.912	4.5	2	9	18
		D1	8.912	6.420	5.888	21.22		5	4	20
SUB TOTAL									13	38
SUB TOTAL OF 2/F - 3/F									X 2	X 2
GRAND TOTAL									56	161

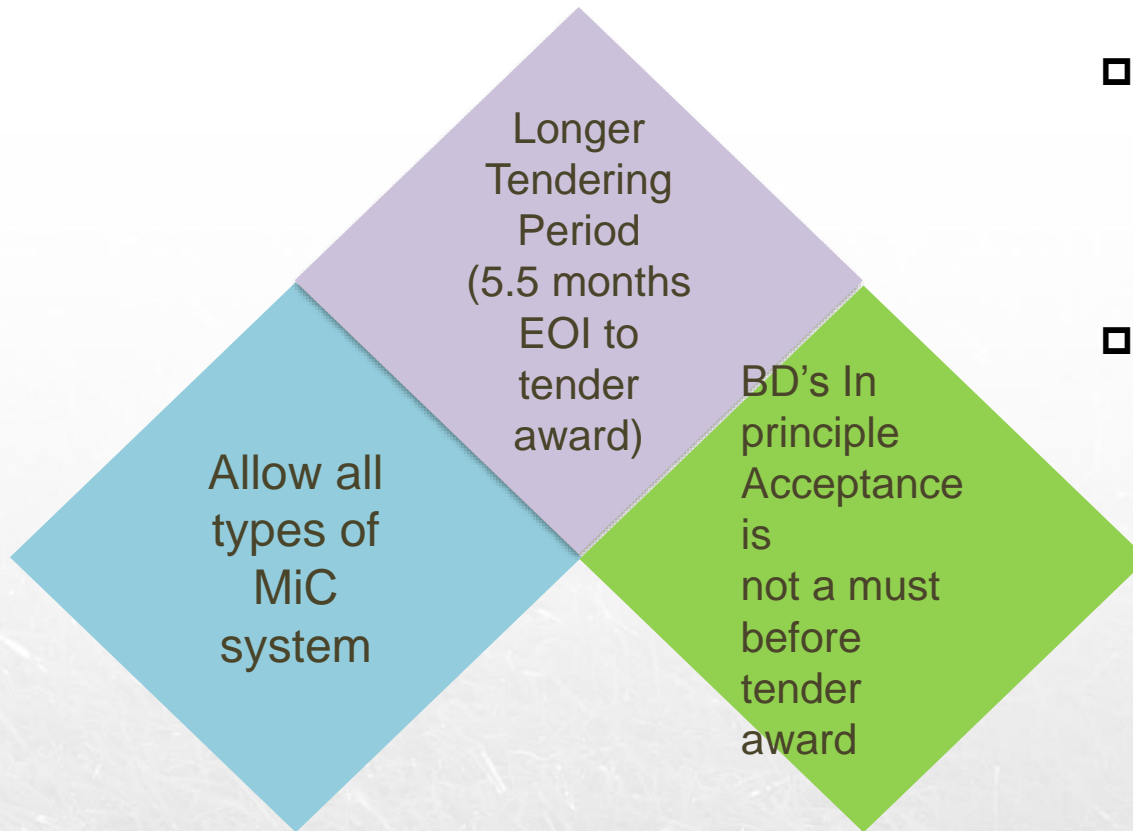
BLOCK B

TOTAL 56 FLAT UNITS



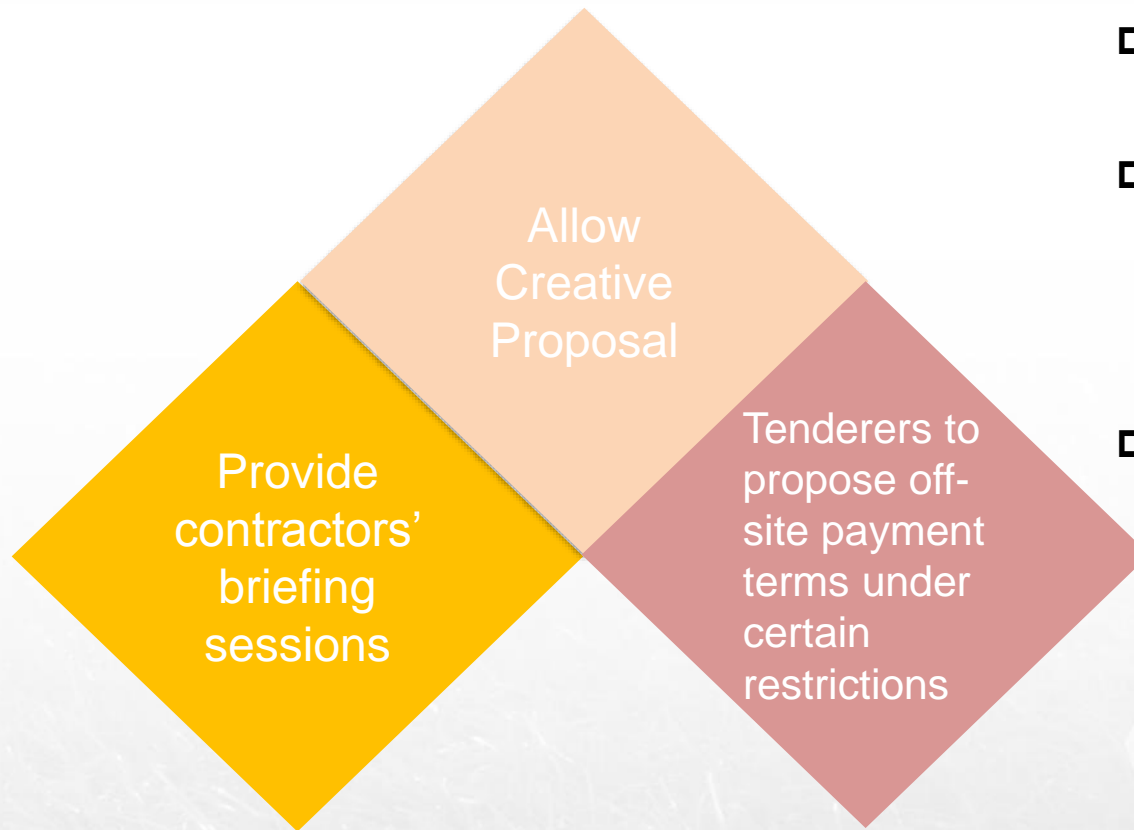
DELIVERY PRINICPLE - JUST IN TIME

◆ Design and Build Contract



- ❑ Main Contractors could change MiC Vendors during the tendering period.
- ❑ To increase competition, Main Contractors could team up with different Vendors and adopt types of MiC systems (RC, Steel and Hybrid) to participate in tendering.
- ❑ Allowed alteration of the MiC Design and the associated works
- ❑ There were possibly some MiC systems to be accepted within those few months, relaxation allowed more MiC suppliers eligible to participate.
- ❑ Not necessary to apply new IPA for the project

Our strategy for YWS



- ❑ To increase tenderers' understanding of the tender requirements and clarify uncertainties to reduce over price.

- ❑ Design other than MiC details and connection is provided by the consultant team to save time.
- ❑ Less design risk on the contractor as Lead Consultant acquired first GBP, Drainage, Foundation approval to resolve site specific matters or specific issues of uncertainty.
- ❑ Allowed alteration of the MiC Design and the associated works
- ❑ % of Stage Payment for MiC units could be purposed by tenderers to ease their financial burden during off site fabrication.
- ❑ Both Cash retentions and Surety bonds are accepted to meet short construction period

Keys to 'Within Budget' and Habitable MiC Procurement

- Procure contracts separately for Landscape design, Community Design, Installation of Electric Appliances

Separate different Contracts

Flexibility on MiC Material Specifications/ General Design RC/Steel/ Hybrid system

Identify Site Specific matters and resolve issues of uncertainty.

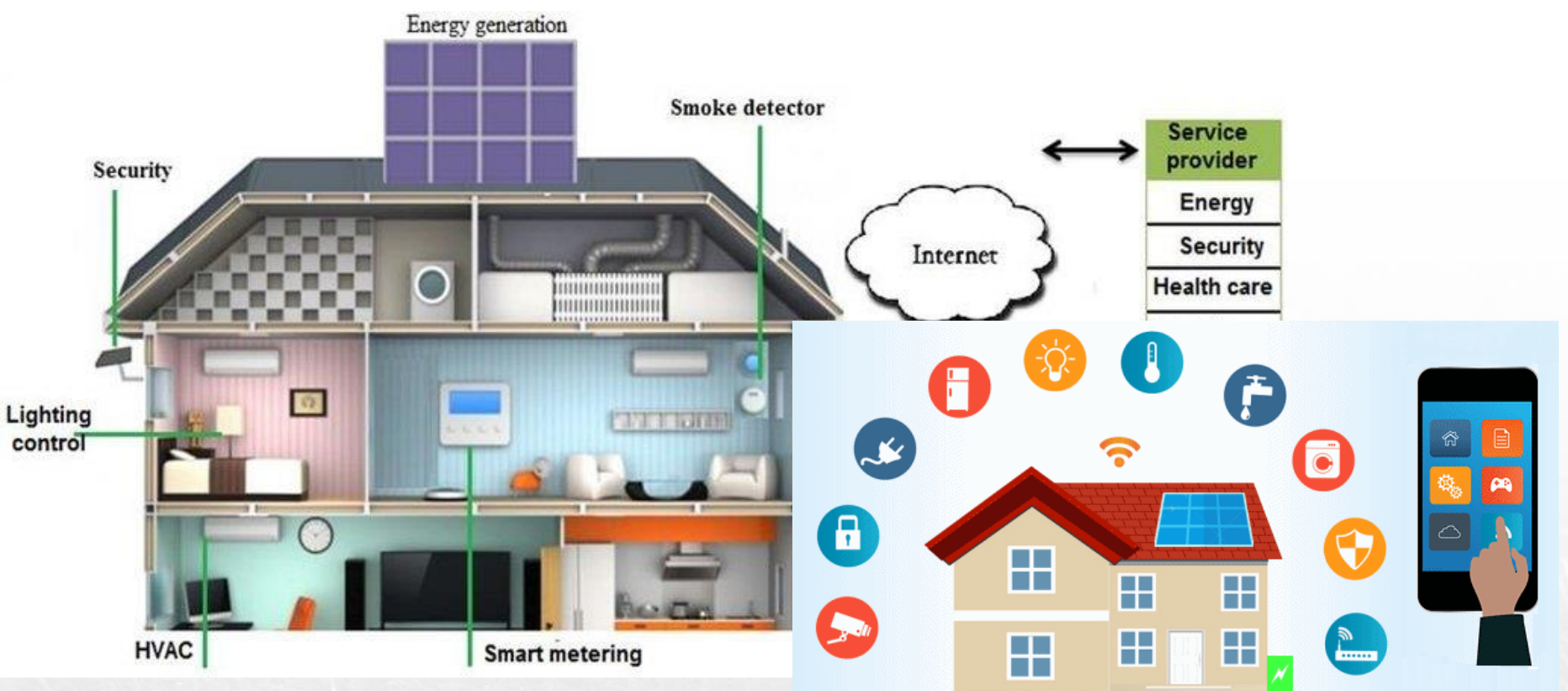
Strike a balance between Cost-Saving, Time & Better Quality.

- Early Engagement of Contractors/MiC Vendors to enable tenderers to understand the scope and details of works → more realistic price
- Balanced Design Risk and level of Uncertainty due to site constraints place on Contractor → reduce overpricing
- Allowed alteration of the MiC Design and the associated works

Intergenerational Play Space & Communal Urban Farm



Smart sensors at core of energy saving for IoT-connected homes



Optimizing efficient use of electricity and other resources to avoid overconsumption to minimize carbon footprint and emission

IoT Radar for Tacking frequency of usage and Reward System

1. Seamless Usage Tracker (Indoor)



(Lite Version)



2. Report and User Analysis using Web-based Software



3. Simple Reward System



Outcomes at Previous Stage



Green Elements added into the project

ENERGY SAVING

ADOPT SOLAR PANEL FOR HOARDING LIGHTING



DUST CONTROL

HARD PAVING OVER SITE



Outcomes at Previous Stage



MIC FACTORY PRODUCTION

Outcomes at This Stage

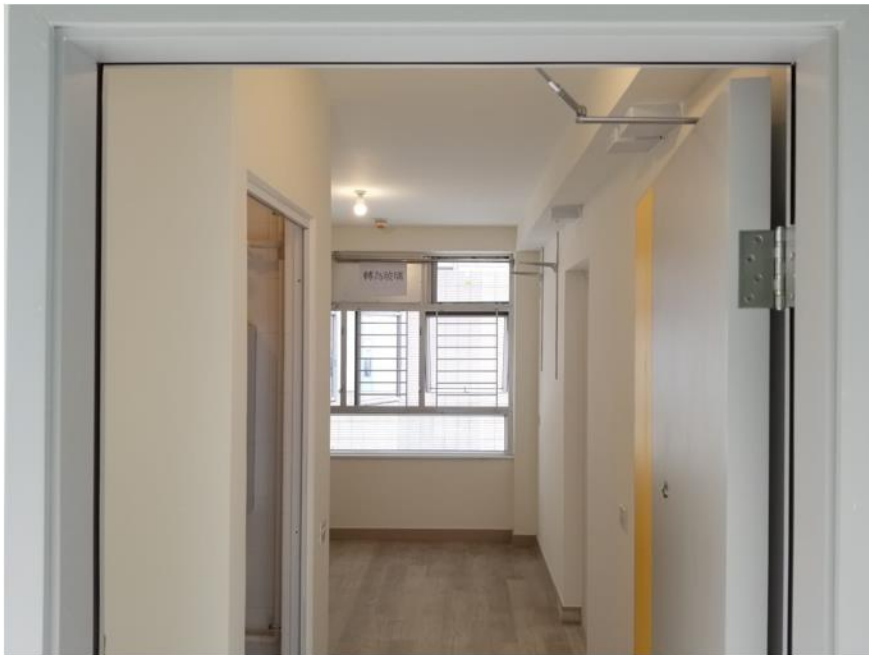


MOCKUP DELIVERY TO SITE

Proposed Mockup



Proposed Mockup



Proposed Mockup



MODULAR TYPE D1



Proposed Mockup



2 BEDROOMS FLATS

MODULAR TYPE D1

Proposed Mockup



MODULAR TYPE D1

Proposed Mockup



PROJECT

Under the support from Transport and Housing Bureau, YWMC is supported by the funding from Community Care Fund. YWMC will be the first transitional social housing project in SECO to adopt Modular Integrated Construction (MIC) method. With MIC method, YWMC can provide various types of units for different family sizes on adjusting the flat mix. And each unit contains a toilet and kitchen. To optimize the site utilization of vacant government land, we also design the public space for leisure usage.

OBJECTIVE

YWMC aims to provide affordable rent, secure and short-term relief of housing demand for grassroots which are waiting for Public Rental Housing (PRH) and living in nasty condition so as to improve their living environment and quality of life. Also we wish to build up the mutual support network between the residents and the community. As SOCO will consolidate and reallocating the resources of our service centers nearby and provide various social services to people who need. We hope that YWMC acts as a reference for the Government to develop community housing in the future.



EXTERNAL PERSPECTIVE 1



EXTERNAL PERSPECTIVE 2

Location: Ying Wa Street, Cheung Sha Wan, Kowloon (Next to West Kowloon Magistrates' Courts)
Building Height: 4 storey
Number of units: 140
Lease term: Not less than 2 years



PERSPECTIVE OF BLOCK A



PERSPECTIVE OF BLOCK A

THANK YOU

與勢並行
為公義