



High West Development

Pilot MiC Residential Project Using Hybrid System

Presented by

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Estates Office, HKU



- VS. -



\$30,997/M²

Tower, core and podium
(structural / architectural & MEP)

\$25,xxx/M²

15% less than market price

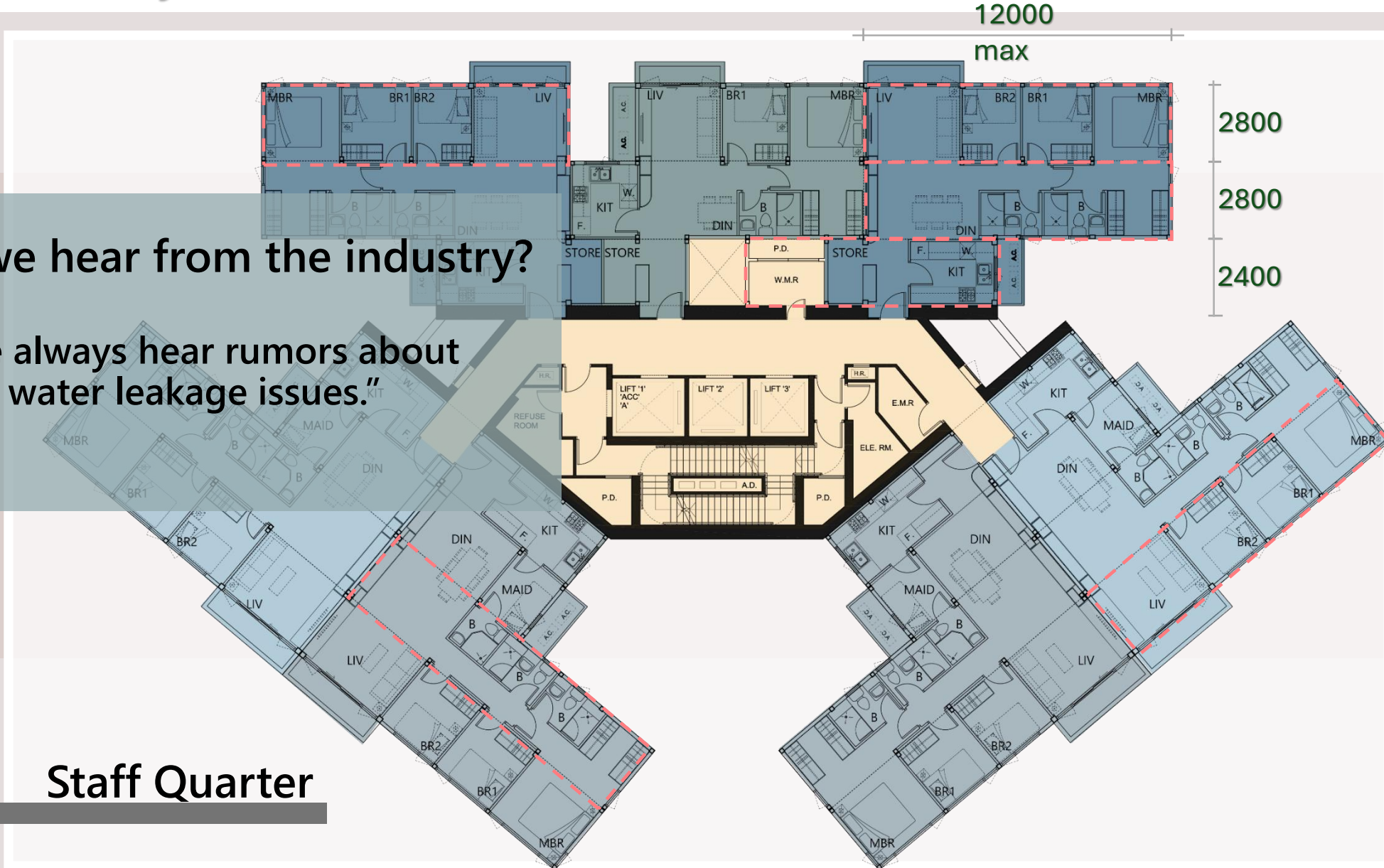
Costing Saving

Our MiC Layout Plan

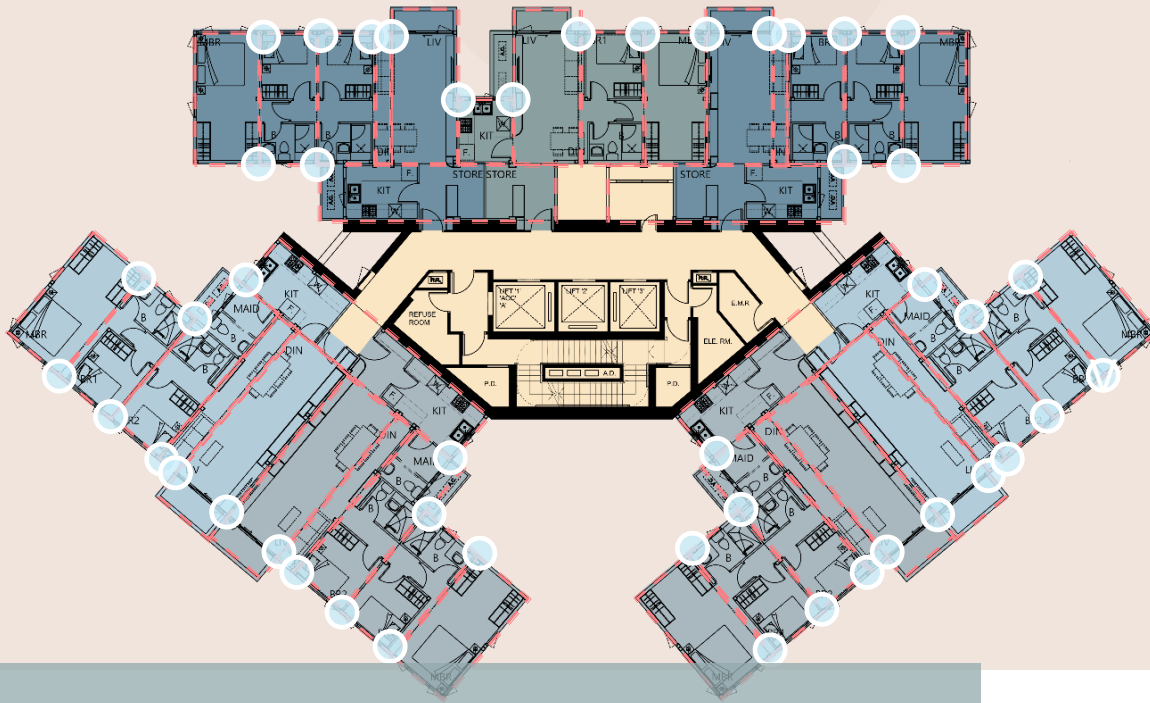
What we hear from the industry?

"We always hear rumors about water leakage issues."

Staff Quarter



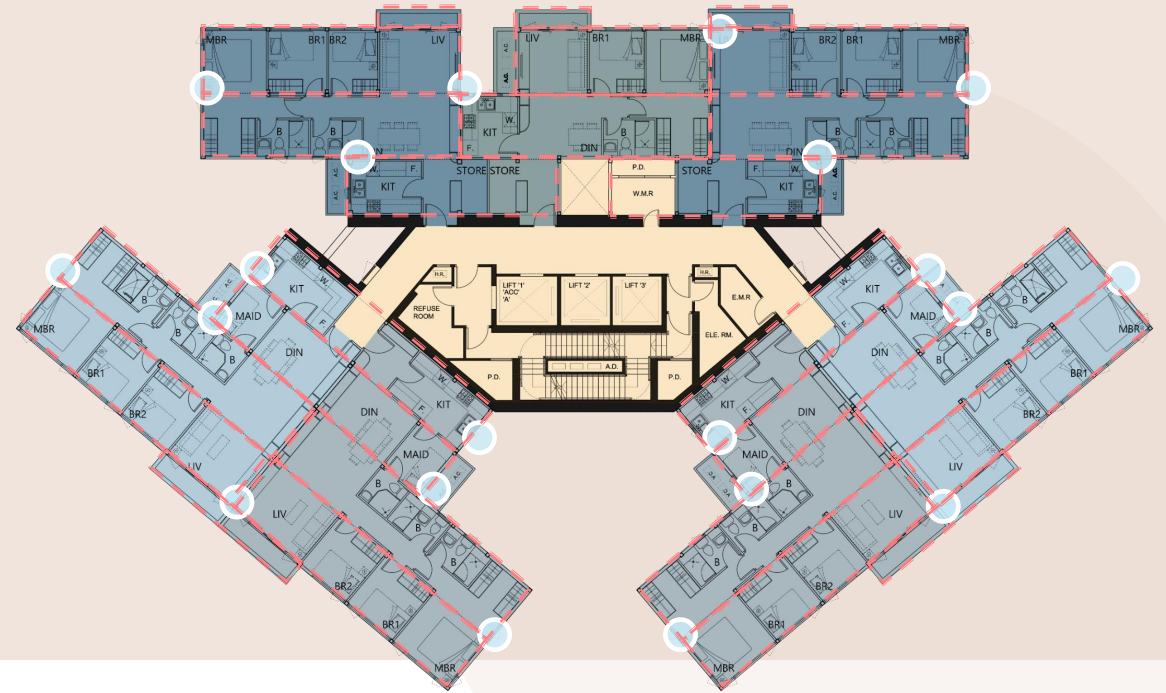
Vertical Divisions (Generally adopted in the industry)



HKU's Answer

"Minimize joints to minimize risks, it's all about risk management."

Horizontal Divisions



Minimize Joints

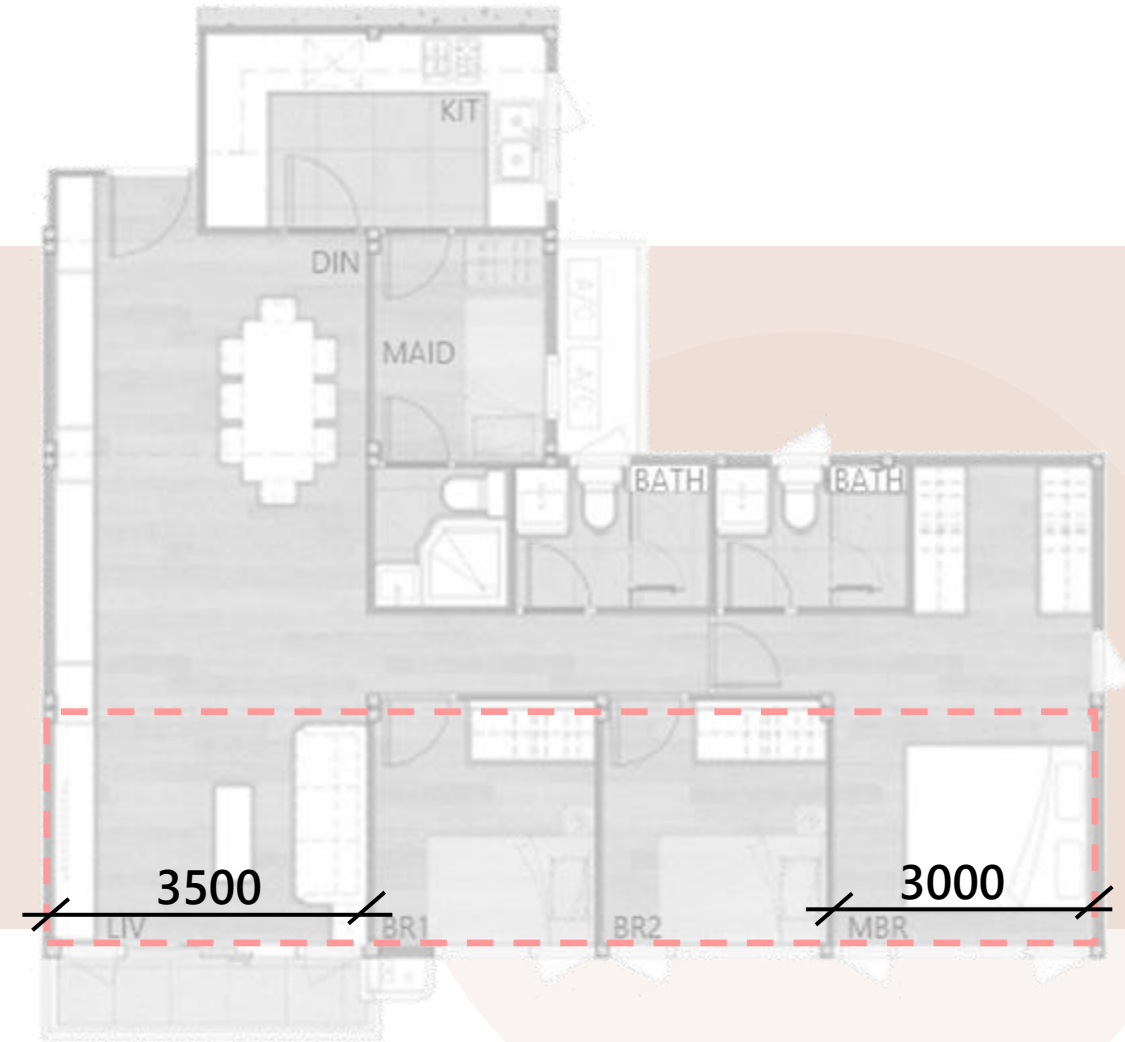
Advantages

What we hear from the industry?

"The living room in MiC can only be 2.4m in width.
That is too narrow for larger residential units"

HKU's Answer

"Our living room is 3.5m in width."



The Width of Rooms is not Limited

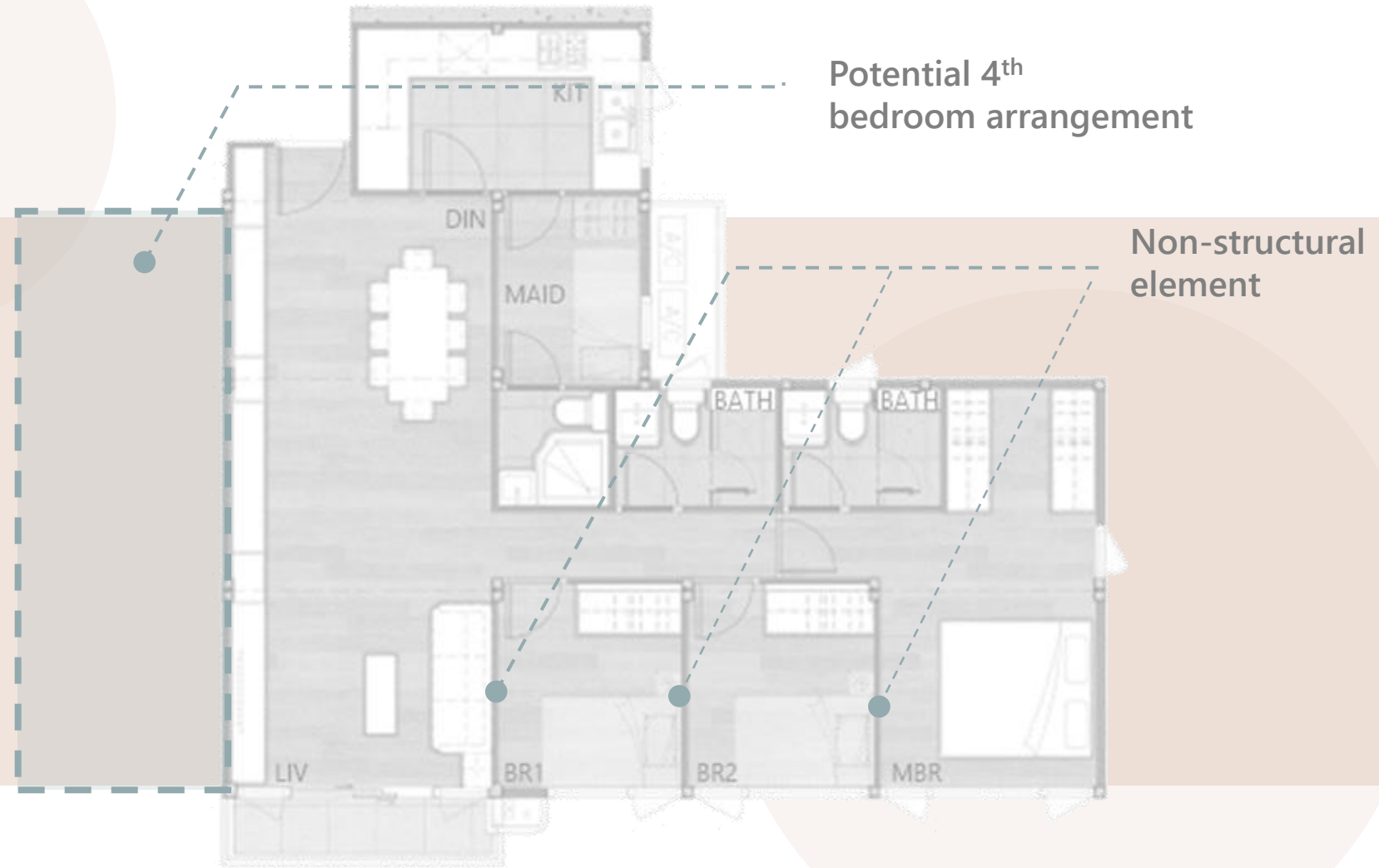
Advantages

What we hear from the industry?

"MiC is not flexible, there are many limitations in future renovations and alterations."

HKU's Answer

"All internal partitions are non-structural. You can also add additional modules to form a bigger unit."



Design Flexibility

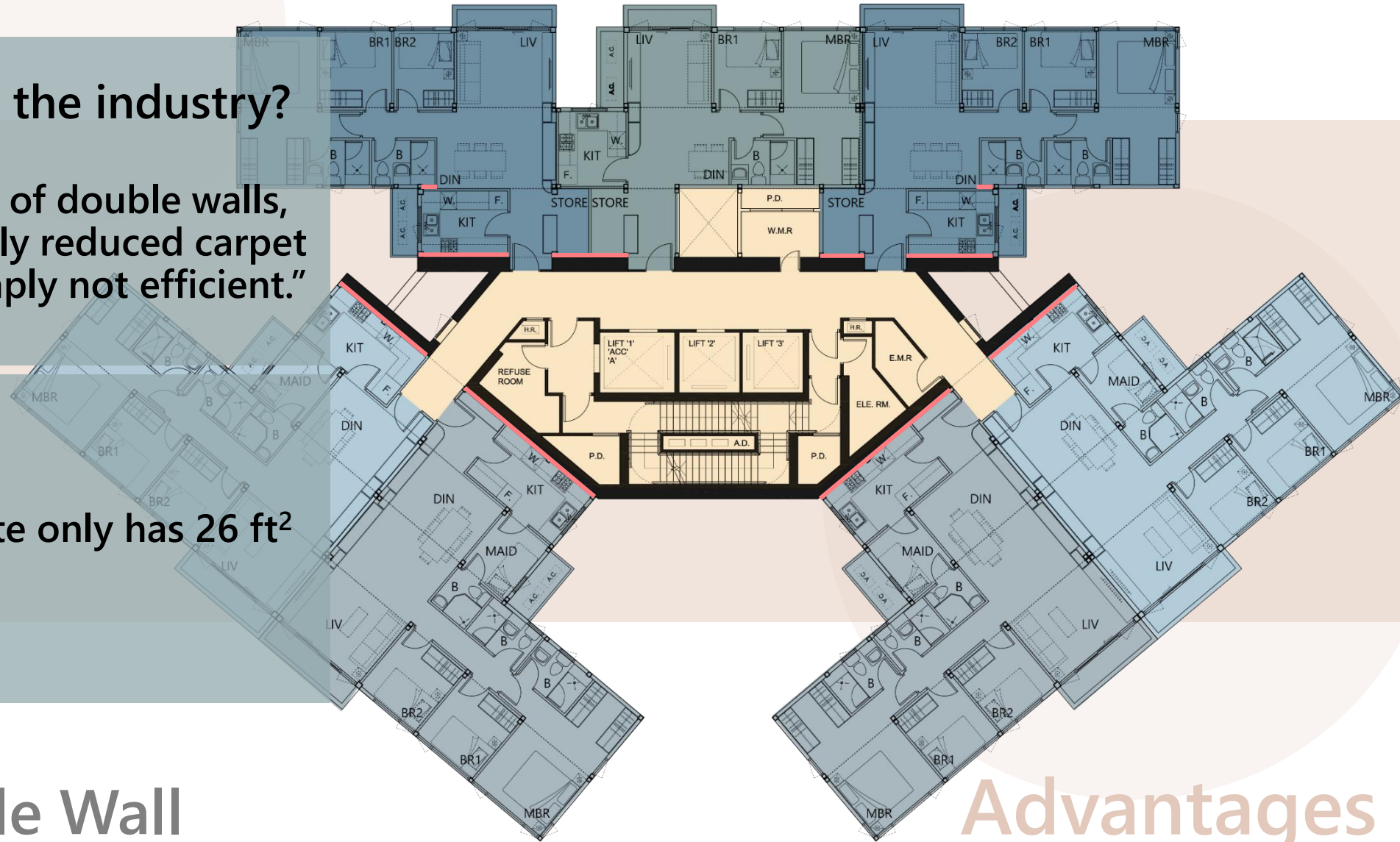
Advantages

What we hear from the industry?

“MiC building has a lot of double walls, resulting in a significantly reduced carpet area. The building is simply not efficient.”

HKU's Answer

“Our typical floor plate only has 26 ft² of double wall.

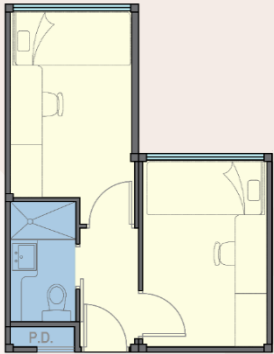


Minimize Double Wall

Advantages

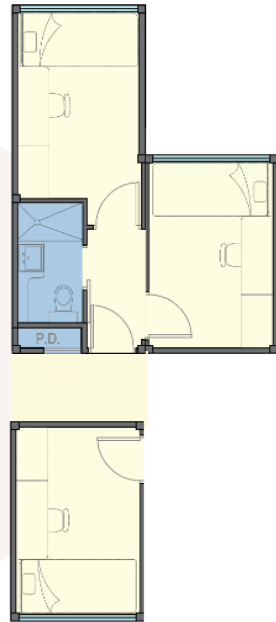
1

The Basic Boxes
Many possibilities and variations



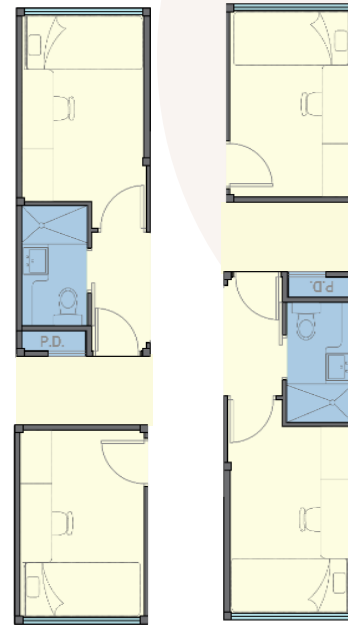
2

Split & Rotate
Connect the boxes with middle corridor to create the 1 module



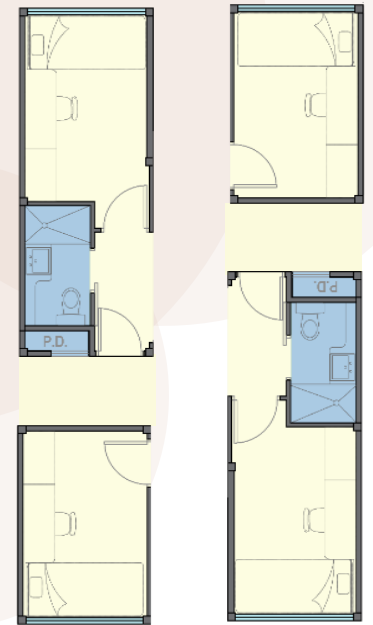
3

Repeat & Rotate
Repeat the module by rotation



4

Align
Align the modules appropriately

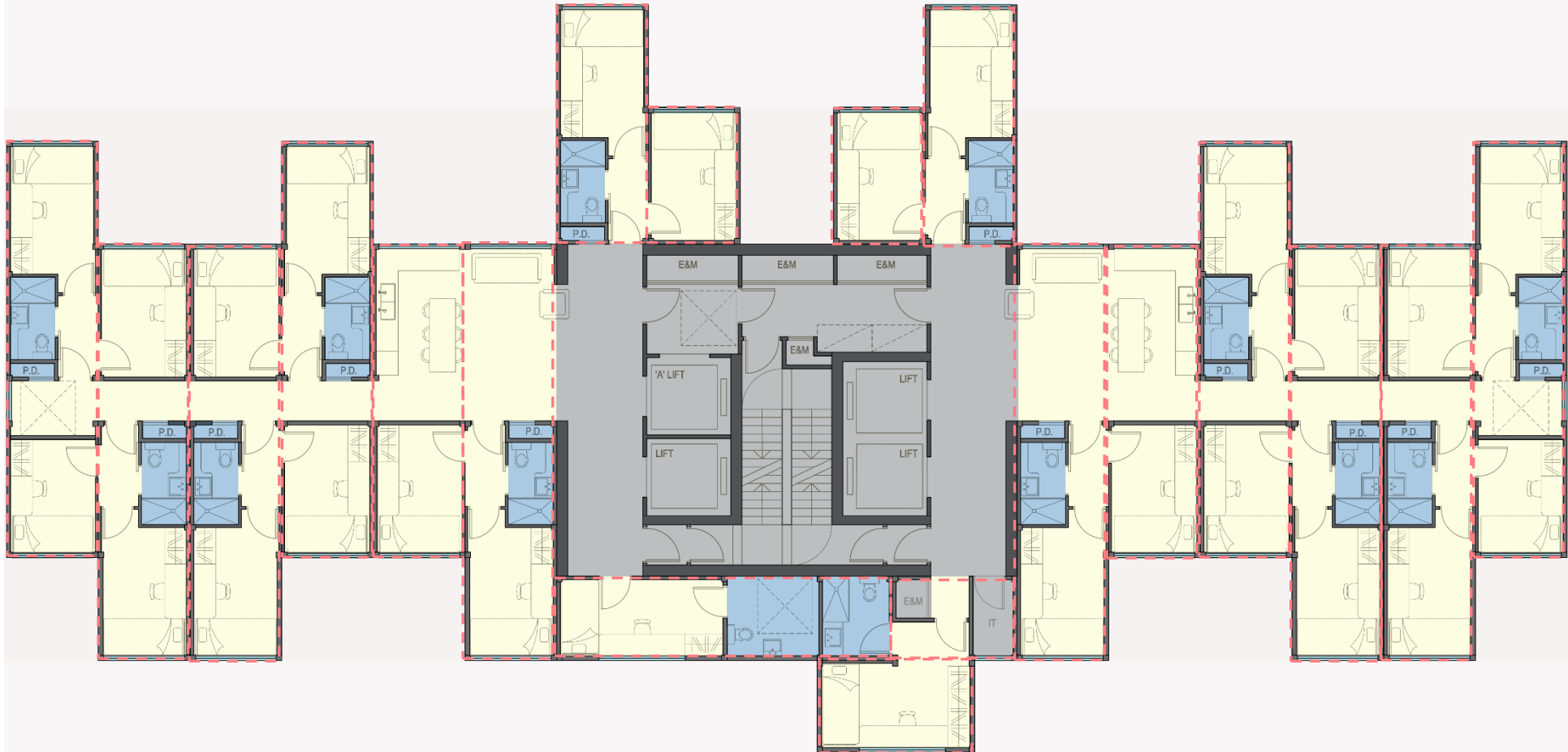


The Transforming Cube

From rooms to module

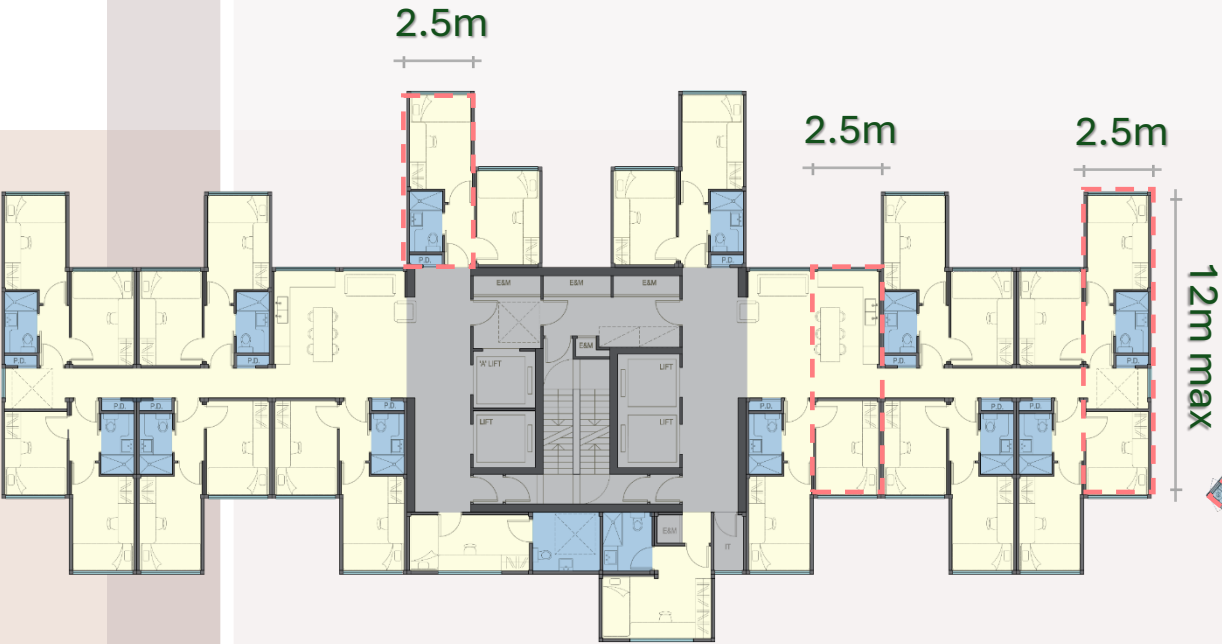
Our Design

Our MiC Layout Plan

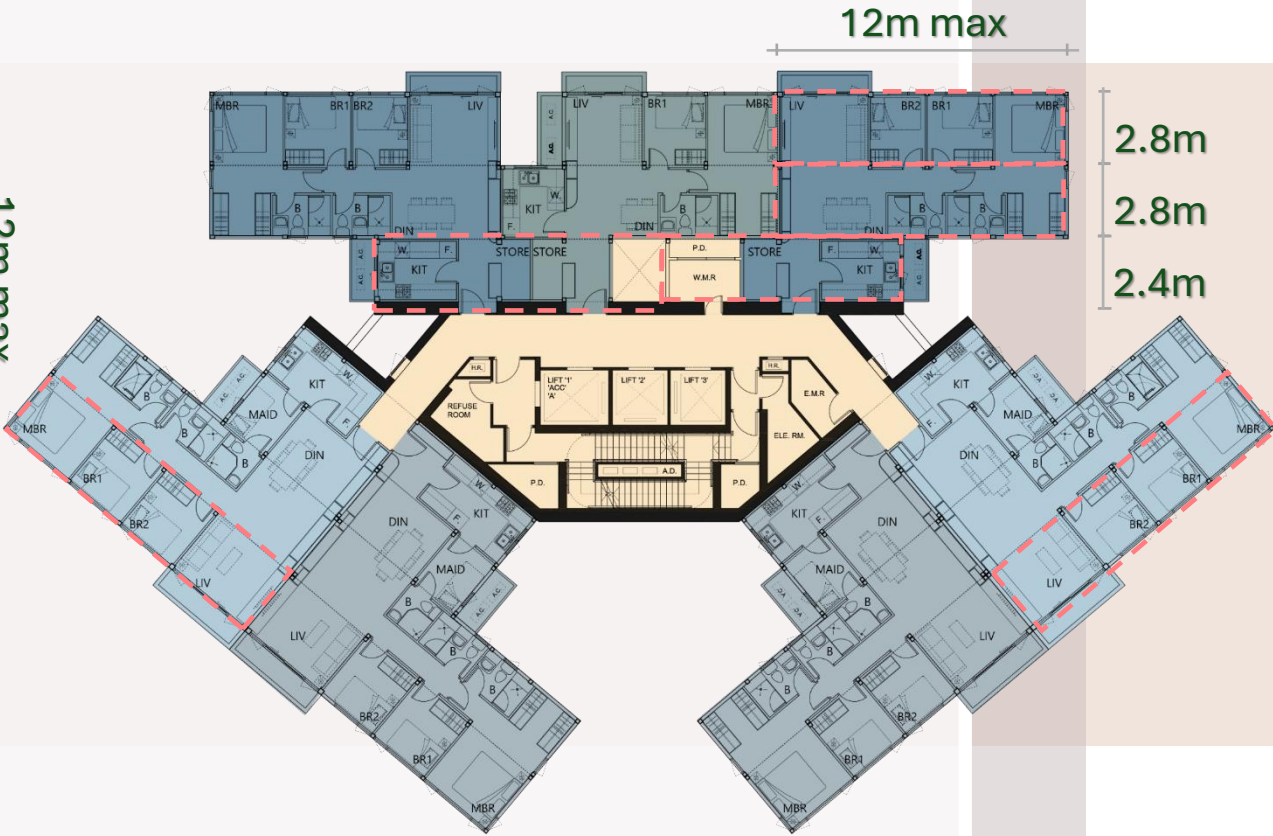


Student Hostel

Our MiC Layout Plan



Student Hostel



Staff Quarter

Photos of High West Development



Photos of High West Development



Student Hostel Mock-up floor



Staff Quarter Mock-up floor



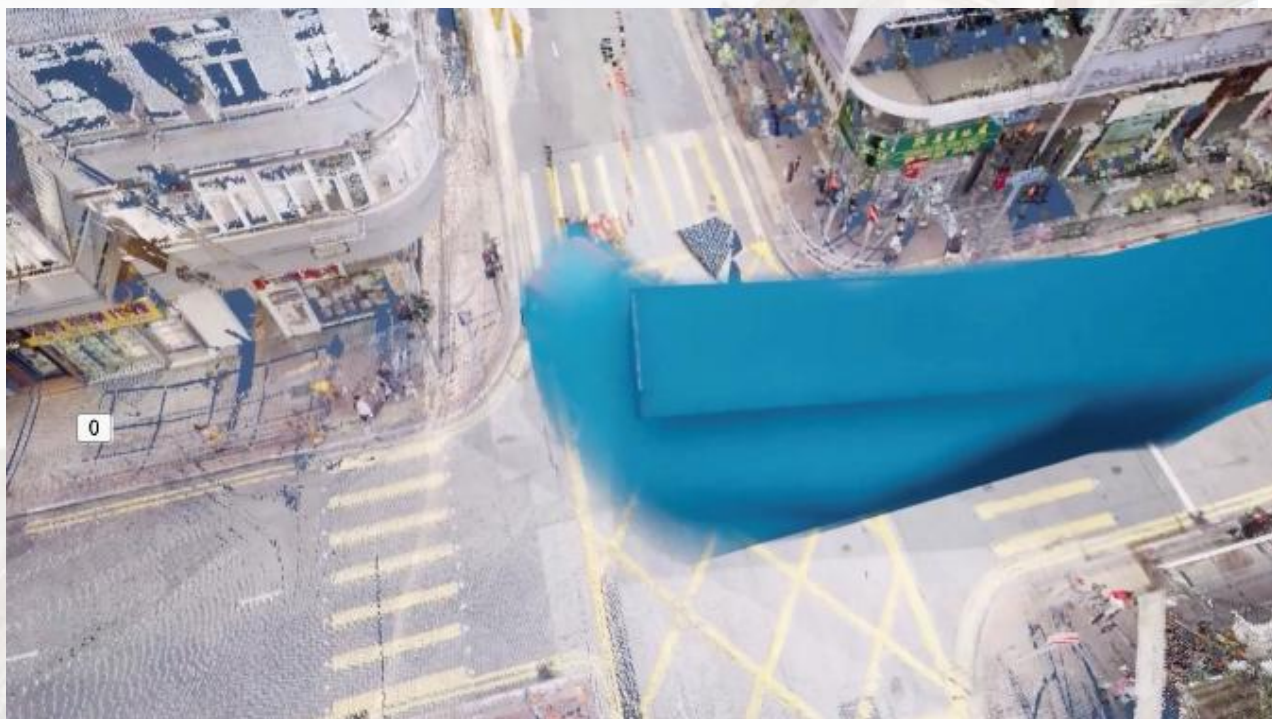


High West Development Research Collaboration

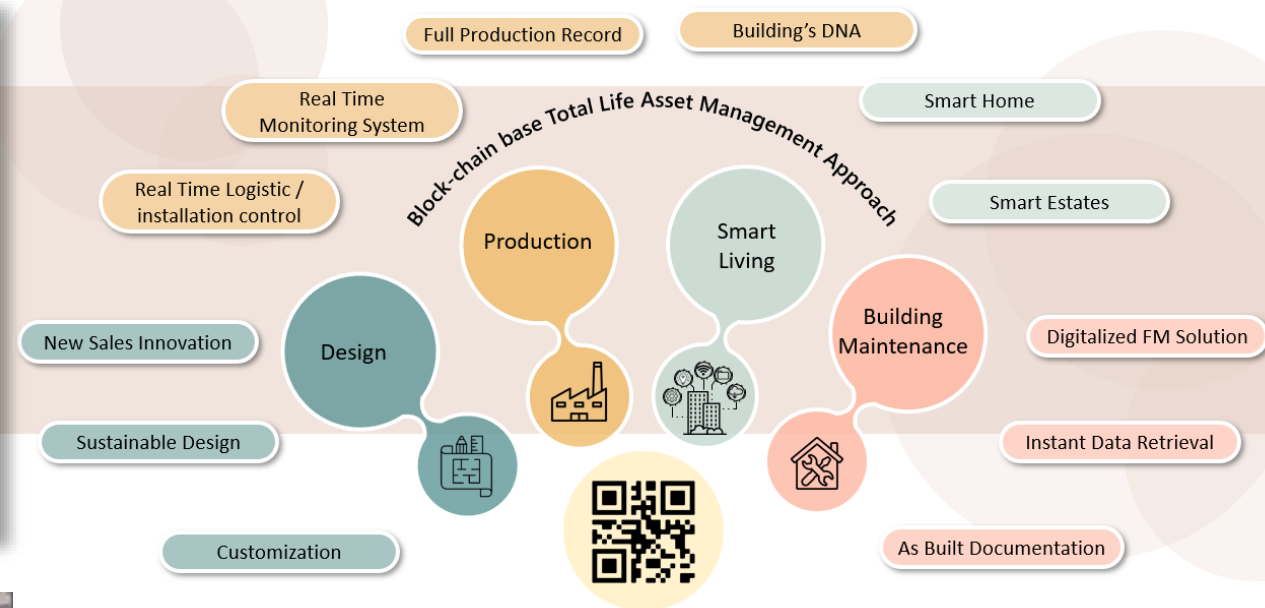
- MiC Trio: E.B Certificate & E-Inspection System

- ICAC AI Agent

Quality Control System
Collaboration with Professor Wilson Lu



What is e-Birth Certificate



AI Smart Planning Platform

Utilization of **Artificial Intelligence**
Collaboration with Professor Wei Pan



E&M Connection

Proposed Alignment | Reduce On-Site Connection Works | Pre-Installed BS Equipment | Standardization of E&M Design | Improve Readiness | Applicable to project of all scale



Connection



Visits for HKU MiC Developments



Visits for HKU MiC Developments



Traditional v.s. MiC



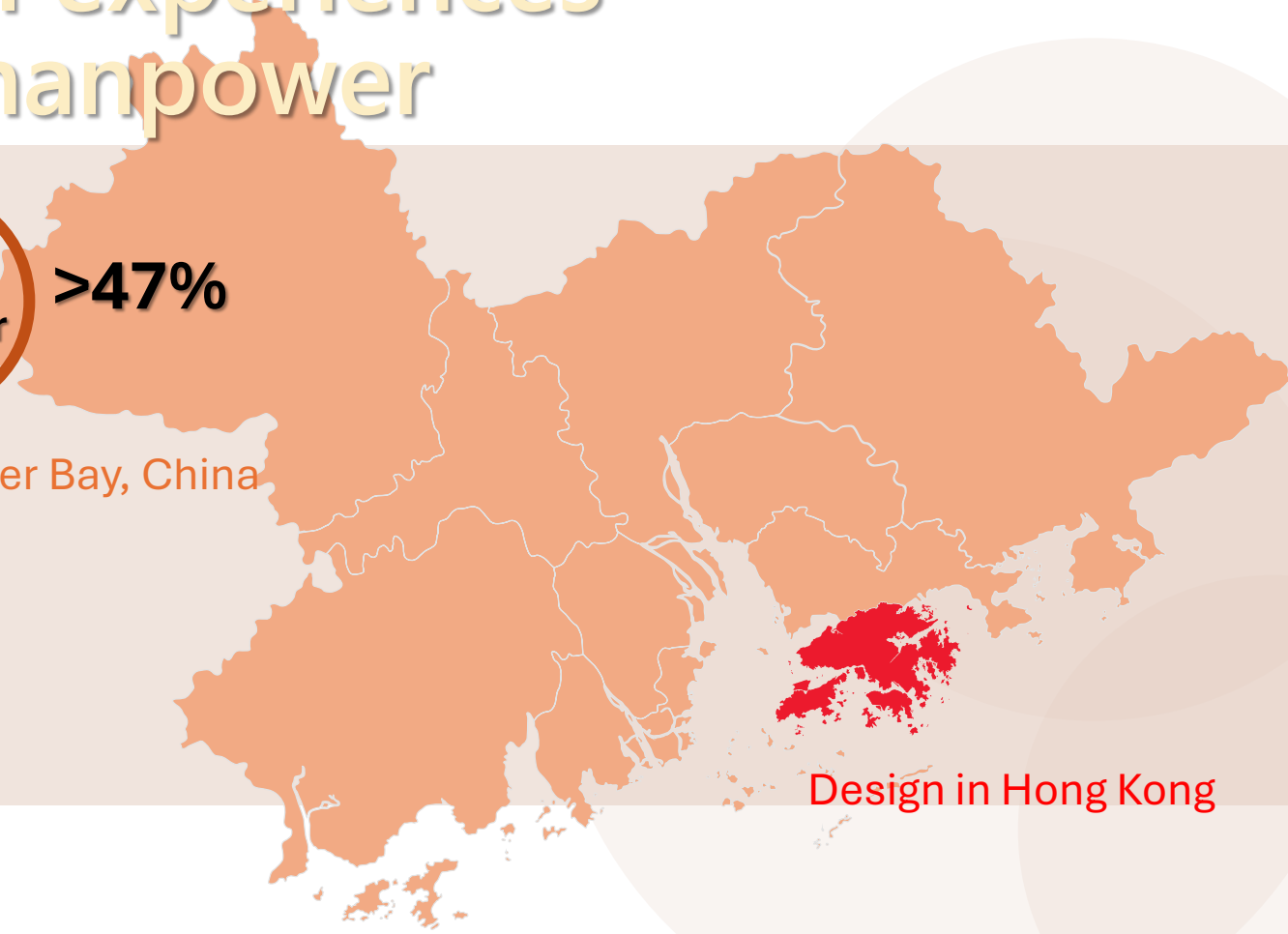
With our international experiences Our techniques and manpower

84/178
Suppliers

>47%

Manufacture in Greater Bay, China

Design in Hong Kong





MiC is a new branding

We hope Hong Kong can develop a leading MiC supply chain platform, enabling products to be 'Designed in Hong Kong, Manufactured in China, and Shipped Worldwide.'



*this is AI generated photo



Thank You

