

## Special points of interest:

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## Hot Topic – Transitional Housing in Hong Kong

In order to relieve the pressure of families living in unpleasant conditions and those who have waited for public rental housing for a long time, the Chief Executive announced in the 2019 Policy Address the target of providing a total of 10 000 transitional housing units within the next three years. In January 2020, the Government announced that it would further increase the supply of transitional housing by raising the three-year target to 15 000 units. The Legislative Council approved the Government's proposal on setting up the \$5 billion Funding Scheme in March 2020, so as to facilitate NGOs to take forward transitional housing projects and to increase transitional housing supply.

The "Nam Cheong 220" was the first transitional hous-

ing project adopting MiC method in Hong Kong (Modular Social Housing). It was initiated by the Hong Kong Council of Social Service (HKCSS) in June 2018, as a pilot project of the Modular Social Housing Project and as part of the Jockey Club's Incubating Community Participation. The Modular Social Housing Project aims at creating transitional housing for grassroots families by utilizing short-term-use lands, such as idle lands from the government and private landowners. MiC is an ideal way for the construction of transitional housing because construction time can be shortened by around one year. The modular housing units can also be quickly dismantled and moved to other sites for reassembling.

The "Nam Cheong 220" was

completed in July 2020. Tenants started to move in from 24 August. This project provides 89 flats, comprising 35 one-person units, 29 two-person homes, 23 three-person household units, and two accessible units, with areas ranging between 130 and 293 square feet.

This project provides a good demonstration of the merits of transitional housing. With the great success of "Nam Cheong 220", the HKCSS and other NGOs, such as Yan Oi Tong, Lok Sin Tong, Yan Chai Hospital, Sheng Kung Hui, Tung Wah Group of Hospitals, etc., plan to have more transitional housing projects. We believe that with the valuable experience gained in "Nam Cheong 220", the planning and construction of the upcoming transitional housing projects will go even more smoothly.

Images Courtesy of HKCSS



## Interview with the Client and the Members of the Project Team of “Nam Cheong 220”

In May 2020, the CIC conducted an interview with the client and members of the project team of the “Nam Cheong 220” project. They have shared their experience on using MiC in this project and also expressed their expectations in the future development of transitional housing projects in Hong Kong.



## Summary of Transitional Social Housing Projects in Hong Kong

Project Location	Initiated by	Date of Project Completion (tentative)	Number of Units
1 <a href="#">Nam Cheong Street</a>	HKCSS	Jul 2020 (Completed)	89
2 <a href="#">Yen Chow Street</a>	HKCSS	2021	205
3 <a href="#">Yip Shing Street</a>	HKCSS	2021	100
4 <a href="#">Ying Wah Street</a>	SoCO	2021	140
5 <a href="#">Junction of Song Wong Toi Road and To Kwa Wan Road</a>	Lok Sin Tong	2021	110
6 <a href="#">Kam Tin's Kong Ha Wai - Project H</a>	Pok Oi Hospital	Mar 2021	1998
7 <a href="#">Muk On Street at Kai Tak</a>	Tung Wah Group of Hospitals	2022	460
8 <a href="#">United Court in Tung Tau, Yuen Long</a>	Sheng Kung Hui	2022	1800
9 <a href="#">Junction at Hoi Hing Road/ Hoi Kok Street, Tsuen Wan</a>	Yan Chai Hospital	TBC	130
10 <a href="#">Hung Shui Kiu</a>	Yan Oi Tong	TBC	410
11 <a href="#">Tseung Kwan O</a>	HKCSS	TBC	360
			Total number of units: 5802

## RELATED NEWS

- 7 Sep 2020 [首個組合社會房屋 防火防風設計穩固](#)  
Source: HKCSS, Hong Kong
- 10 Sep 2020 [過渡性房屋計劃 啟德沐安街項目](#)  
Source: 九龍城區議會, 香港
- 13 Sep 2020 [「同心村」方案曝光 供 1800 單位 2022 年入伙](#)  
Source: 明報, 香港
- 29 Sep 2020 [Tiny 290sq ft temporary housing a welcome upgrade for some low-income Hong Kong families](#)  
Source: SCMP, Hong Kong

# Latest Updates on MiC Projects in Hong Kong



Image Courtesy of AECOM

## Community Liaison Centre on the Project “Relocation of Sha Tin Sewage Treatment Works to Caverns”

Client : Drainage Services Department  
Project Management Consultant: AECOM Asia Co. Ltd.  
Main Contractor : China State Joint Venture  
MiC Supplier: China State Hailong Construction Technology Company Limited

- Project completed in July 2020 (1 month faster than schedule time)
- Pending opening to the public upon the epidemic is relieved

Sources: Drainage Services Department and AECOM

## Home Ownership Scheme - Hung Shui Kiu

Client : Hong Kong Housing Society  
Architect: Ronald Lu & Partners  
Main Contractor : TBA  
MiC Supplier: TBA

- Foundation work expected to commence in the end of 2020
- Main contractor award expected in Apr 2021

Source: Hong Kong Housing Society



Source: ArchSD

## Residential Care Homes for the Elderly ("RCHE") in Kwu Tung North

Client : Architectural Services Department  
Architect: P&T Architects and Engineers Limited  
Main Contractor: Shui On Joint Venture  
MiC Supplier: China State Hailong Construction Technology Company Limited

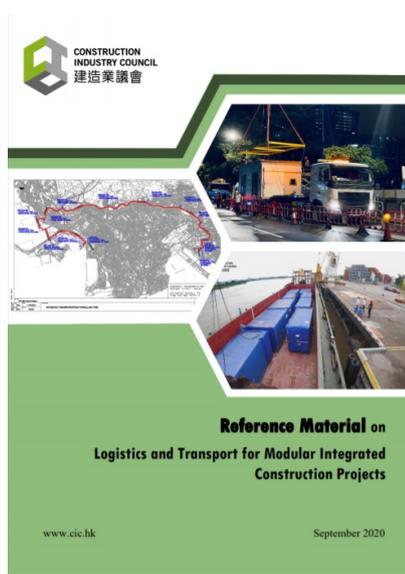
- Project completion expected in Q4 2022
- A Smart Technology, the Enertainer, was deployed under the CITF  
The Enertainer is a battery energy storage plant designed for the site, which facilitates the supply of electricity during night time when the noisy generator is not allowed/preferred to operate. It can also operate when there is no electricity supply by the electricity company.

[MORE.](#)

## Release of Reference Material on the Statutory Requirements for Modular Integrated Construction Projects

The CIC published a document entitled Guidelines on the Statutory Requirements for Modular Integrated Construction Projects in September 2019. We have now released a revised version of our CIC publication to elucidate the changes made by the respective Government departments.

In this revised version, a summary of the changes made has been included. We have also renamed the document to Reference Material on the Statutory Requirements for Modular Integrated Construction Projects to reflect more appropriately the objective of the document.



## Release of Reference Material on Logistics and Transport for Modular Integrated Construction Projects

The CIC has also published a document entitled Reference Material on Logistics and Transport for Modular Integrated Construction Projects in September 2020. In this report, the logistics and transport considerations for an MiC project, such as establishment of delivery routes for transporting the modules from a loading point to the project site, taking into account locations of the MiC factory and project site, application for delivery of wide loads and conditions imposed on delivery of wide loads, mode of transport, etc., are given .

## **HK Buildings Department Pre-accepted List on MiC**

### Latest Pre-accepted Modular Integrated Construction Systems / Components

Type of Structure	Supplier	BD's Acceptance Reference no.	Model No.	Date of Acceptance
Steel	Nova Techoy Modular Construction Company Limited	MiC 14 /2020	NTMCCLHK01A20 (Module Type: TCT-01, TCT-02 and TCT-03)	20 Aug 2020
Concrete	Yau Lee Wah Concrete Precast Products Company Limited	MiC 16 /2020	Concrete MiC 2.0 - Demountable (Module Type: YLC-1, YLC-1A, YLC-1R, YLC-1RA, YLC-2, YLC-2R, YLC-3, YLC-3R, YLC-4, YLC-4R, YLC-5, YLC-5R, YLC-6, YLC-6R, YLC-7, YLC-7R, YLC-8, YLC-8R, YLC-9, YLC-9R, YLC-10, YLC-11, YLC-11A, YLC-11AR, YLC-12, YLC-13, YLC-14, YLC-14A, YLC-14AR, YLC-14B, YLC-14BR, YLC-14R, YLC-15, YLC-16 and YLC-17)	28 Aug 2020

### Total Number of MiC Systems Accepted by the Buildings Department (as of 30 Sep 2020)

Type of Structure	Numbers of Pre-accepted System	Numbers of Manufacturer
Steel	17	13
Concrete	7	6
Total:	24	

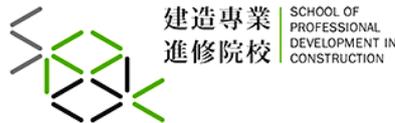
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[Professional Certificate in Modular Integrated Construction \(MiC\) for Project Managers and Clerks of Works](#)

## Past and Upcoming DfMA/MiC Events

### Highlights



4 Sep 2020

### 粵港澳大灣區建築機器人與模塊化建造(MiC)推廣會

由深圳市建設科技促進中心主辦，旨在推動粵港澳大灣區建設領域科技成果交流



9 Sep 2020

### DfMA Alliance x CITAC Webinar on Construction Industry Transformation - DfMA and Other Trends

The speaker shared his insight and experience on adopting DfMA approach and other cutting-edge technologies in local and overseas construction projects.

Images courtesy of  
深圳市建設科技促進中心

### Upcoming Events

15 Oct 2020

### CIC Webinar on DfMA - Moving Towards a New Era in MEP Construction

DfMA experts from Hong Kong and overseas will share their insights and experience in DfMA adoption in MEP works.

[MORE...](#)

## Local, Mainland China and International News

### LOCAL

- 7 Sep 2020 [Hong Kong sees Zhaoqing as key partner in efforts to modernise local construction industry](#)  
Source: SCMP, Hong Kong
- 17 Sep 2020 [Pak Shing Kok Fire Services Quarter topping out](#)  
Source: EdgeProp Malaysia TV, Malaysia
- 18 Sep 2020 [大嶼山建臨時醫院政府料內地短期內完成承建商招聘](#)  
Source: RTHK News, Hong Kong
- 22 Sep 2020 [Technical Circular \(Works\) No. 11/2020 Sustainable Site Accommodation](#)  
Source: DEVB, Hong Kong
- 25 Sep 2020 [火力全開！鋁遊家 45 天打造 707 間檢疫單元](#)  
Source: AluHouse, PRC
- 28 Sep 2020 [黃偉綸網誌談增建社區治療設施](#)  
Source: HKSAR Government
- 30 Sep 2020 [Projects Built with Innovative Construction - West Kowloon Government Offices](#)  
Source: ArchSD, Hong Kong
- 30 Sep 2020 [Projects Built with Innovative Construction - Star Gazing Facilities at Sai Wan](#)  
Source: ArchSD, Hong Kong

### MAINLAND CHINA

- 4 Sep 2020 [住房和城鄉建設部等部快新型建築工業化發展的若干意見](#)  
Source: www.gov.cn
- 4 Sep 2020 [最新重磅！住建部等 9 部門聯合發文，加快新型建築工業化發展](#)  
Source: 预制建筑网 (Precast.com.cn)
- 16 Sep 2020 [本月初全面封頂，廣州 1932 套裝配式保障房擬明年交付](#)  
Source: 廣州日報, PRC
- 28 Sep 2020 [預建新十年：新型建築工業化的“深圳宣言”](#)  
Source: 中房網, PRC

## INTERNATIONAL

- 1 Sep 2020 [Laing O'Rourke wants projects 90% factory-built by 2025](#)  
Source: Construction Manager, UK
- 2 Sep 2020 [The Detail: The future of housing may be readymade from China](#)  
Source: Stuff, New Zealand
- 9 Sep 2020 [Modular buildings installed at Nightingale Hospital Exeter](#)  
Source: PBCToday, UK
- 14 Sep 2020 [How offsite manufacturing can meet school pressures after Covid-19](#)  
Source: PBCToday, UK
- 16 Sep 2020 [Platform Design for Manufacture and Assembly \(PDfMA\): using lean construction to create a smarter, more sustainable future](#)  
Source: Bryden Wood, UK
- 21 Sep 2020 [Cast CEO co-authors new report urging Government to accelerate adoption of modular homebuilding](#)  
Source: Cast Consultancy, UK
- 21 Sep 2020 [The Report: Build Homes, Build Jobs, Build Innovation](#)  
Source: Cast Consultancy, UK
- 28 Sep 2020 [Modern Methods of Construction in social housing](#)  
Source: PBCToday, UK

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