



TSH Development – Experience from Nam Cheong Street Project



+ Background of Modular Social Housing Project

- launched by HKCSS in Sep 2018, with the joint efforts and support from the Government, Funders, construction companies, and NGOs/social enterprises
- HKCSS plays a role of builder and coordinator in expediting the provision of transitional social housing
- It is a pilot project to adopt Modular Integrated Construction (MIC) to demonstrate:
 - Use idle land available for short term usage
 - Use an efficient, economical and environmentally friendly way to build transitional social housing



Objectives

- using MIC to build transitional and affordable social housing for those who queue for the public rental housing for at least 3 years and live in an indecent rental units
- advocate and promote “modular social housing” as an integrated community-based solution to the livelihood problems of the grassroots
- Support and empower residents to enhance their life skills and social capital in order to build their resilience and social network

+ Nam Cheong Street Project





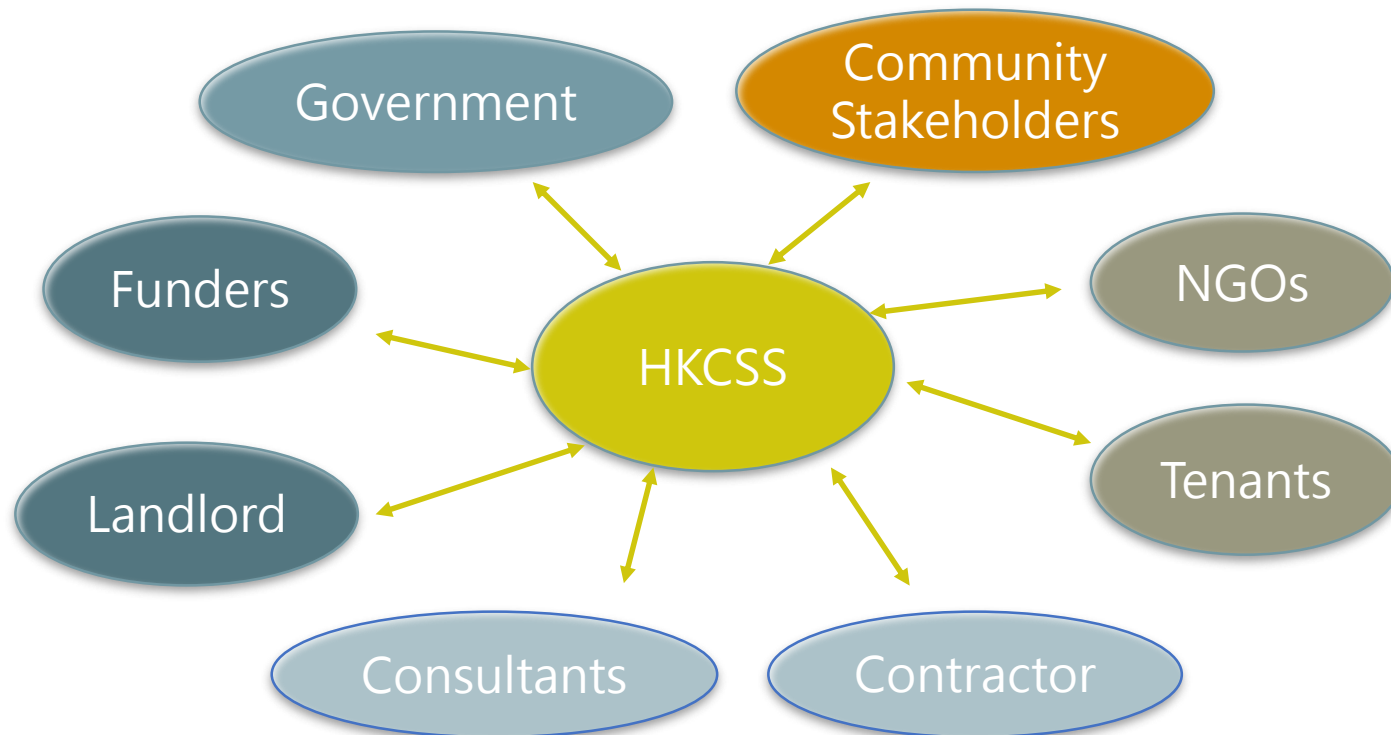
Nam Cheong Street Project

Location	202-220 Nam Cheong Street, Sham Shui Po
Site Area	972 square meter
Building	Single 4-storey building block
Units	89 household units for nearly 160 beneficiaries
Unit Area	from 130 sqft to 293 sqft
Tenancy period	2 years
Expected tenant move in	Aug 2020

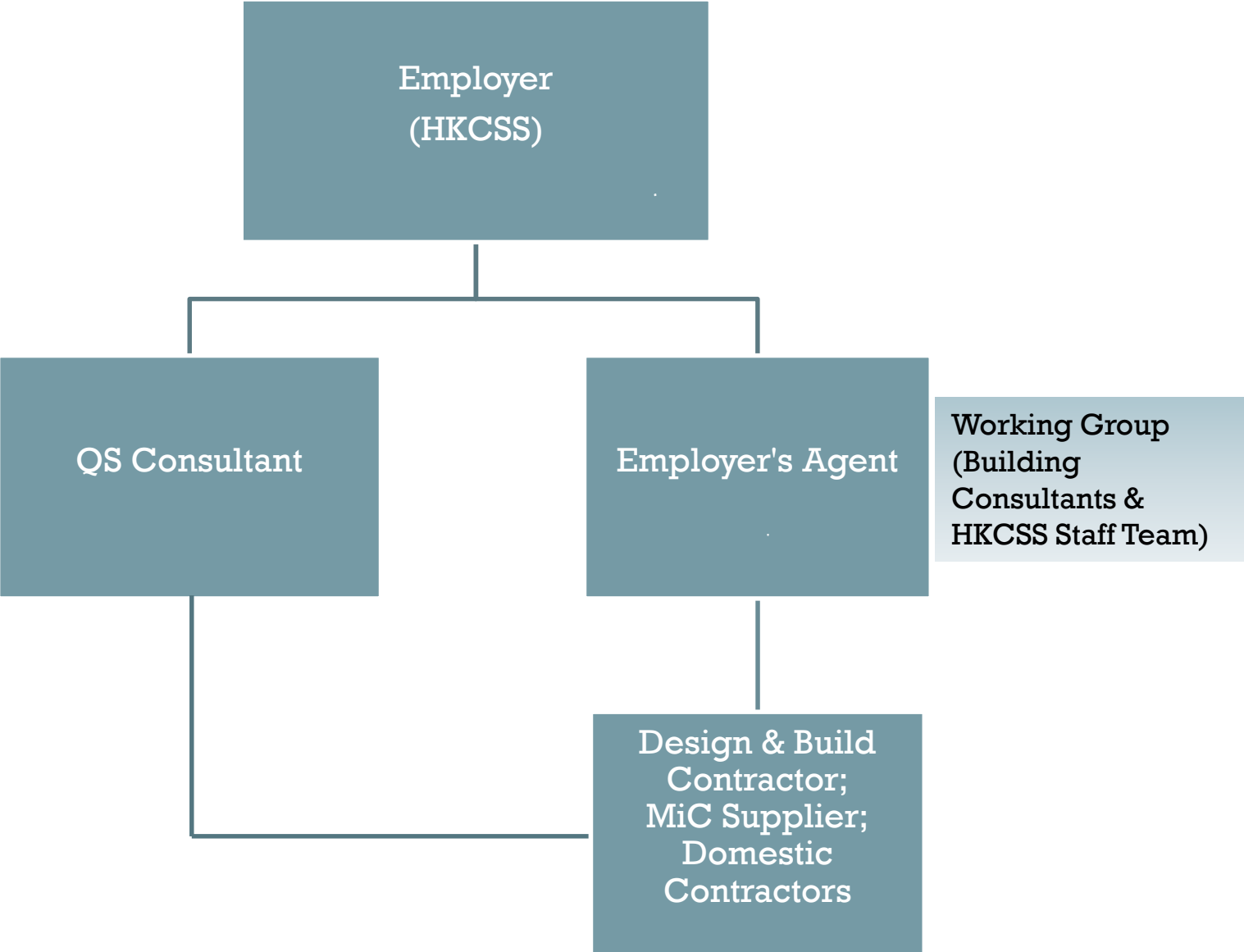


+ Nam Cheong Street Project Experience

- Challenge in balancing the community needs; the general layout and unit design; the cost and requirement for construction & sustainability of the project, as well as the views of community stakeholders



Management Structure (final)





Critical Path

1. Design at pre-construction stage

1. Concept design and cost estimation will affect the project progress
2. Architectural, Quantity Surveyor and other associated consultants as agents of the NGO (employer) appointed to conduct the cost estimation, preliminary design, tendering and monitoring of the construction

Standard Design:

- Unit layout and Size
 - Minimum per capita floor area of accommodation: >75 square feet
- Flat mix
 - Ratio of 1P, 2P, 3P, 4P, accessible units and other types of units
- Provision of management office, common area, function room and other social facilities
- Finishes Provision; e.g. water heater, open or enclosed kitchen, air-conditioner, exhaust fan, etc.



Critical path

2. Government Submission and Approval

1. As modular social housing is regarded as a permanent housing project, Buildings Ordinance and other statutory requirements from different departments to obtain permanent occupation permit must be fulfilled. Hence, sufficient time should be reserved for statutory submission and approval (Nam Cheong Street experience: about 1 year for statutory submission and construction)
2. Before tendering for contractor, GBP and enquiry submissions to Buildings Department and other government departments for obtaining their comments on the site constraints and proposed design may be helpful



Critical Path

3. Tender approach

1. Choosing Construction Approach: Design and build or traditional tendering approach
2. Detailed design required before manufacturing of modular units, and hence design consultants should have knowledge of MiC construction method
3. List out all the scope of services in the main contract tender, in order to avoid variation order and over budget.



Critical Path

4. Construction Management

- Contractor is required to submit the detailed site working schedule such as module installation timeline, and report actual site progress and management.
- Mock up inspection is a critical path for confirmation of the requirement and quality of module units
- Smooth payment arrangement, especially because contractors might have to pay for modular units in advance



Critical Path

5. Tenant Recruitment/Social Service Provision

1. Construct open and fair tenant application programme and flat allocation method
2. Establish tenant selection scheme which is fair and meet social service objectives e.g.
 - Community Participation
 - Building saving habits for residents
 - employment training and support service
3. Establish collaboration between service and property management department/company

+ Critical Path:

6. Funding and Consideration for project sustainability

- Existing Funding Scheme to Support Transitional Housing Projects by Non-government Organizations is only for construction part
- NGO should evaluate if the project could be self-sustainable during the operation period
 - Source of income, including rent and management fee
 - Operational Expense such as social service, property management, annual inspection of FSI, insurance, public utility, maintenance and administrative fee, etc.
 - Reserve for sinking fund as required by the Government

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End