Transitional Social Housing – An Opportunity for Paradigm Shift in Housing Development

Season 6 Symposium
8th July, 2020

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PRESENTATION OUTLINE

✧ DISI’s Effort: From Symposium to Action Projects and Thematic Research
✧ Sites of Different Physical and Socio-economic Conditions
✧ A Social Innovation for Paradigm Shift in Housing Development
✧ Knowledge Developed on TSH:
  ➢ Policy Recommendations
  ➢ Planning and Design Guidelines
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“ONE FROM HUNDRED THOUSAND’ SEASON 1
Transitional Social Housing

Site visits and Co-creation Workshop
September 2018
“ONE FROM HUNDRED THOUSAND’ SEASON 1
Transitional Social Housing

Symposium
October 2018
FROM SYMPOSIUM TO THEMATIC STUDY
MiC (Modular Integrated Construction) Prototype

Fully relocatable, reusable and environmentally self-sustainable
Built-in Flexibility to meet different occupants’ needs
Time and cost efficient low-rise structural and building system
FROM SYMPOSIUM TO ACTION PROJECTS

Three Selected Sites

- Ma Wan Old Village
- The former SKH Stanley Village Primary School
- The site at the intersection of Tung Chau Street and Yen Chow Street in Sham Shui Po
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ACTION PROJECT 1:
Site At The Intersection Of Tung Chau Street And Yen Chow Street West, Sham Shui Po

TECHNICAL CHALLENGES
❖ Short-term tenancy sites
❖ Traffic noise from the West Kowloon Corridor
❖ The underground drainage culvert
❖ Existing infrastructure

SOLUTIONS
❖ Relocatable TSH cluster built on Raft foundation
❖ Passive design approach
❖ Creating new public space by integrating existing infrastructure

213 TSH units (without carpark option)
129 TSH units (with carpark option)
ACTION PROJECT 1:
Site At The Intersection Of Tung Chau Street And Yen Chow Street West, Sham Shui Po
The local residents and NGOs showed strong support for using the site for TSH development.

Opinions were made on how the proposed scheme could be refined to meet the daily needs of future residents

❖ both NGOs and members of the community favoured building more units
❖ Considerations on unit size, provision of public space, privacy, traffic noise, laundry areas to enhance the living quality
❖ Supportive services is essential such as estate management, events and activities promoting social cohesion and rehabilitation services and facilities for the elderly
ACTION PROJECT 2: The Former SKH Stanley Village Primary School

TECHNICAL CHALLENGES
❖ Traffic noise from Carmel Road
❖ Engineering and cost implications from the surrounding slopes
❖ Limited accessibility for prospective residents, construction and emergency

SOLUTIONS
❖ Adaptive Plug-in Acoustic & Shading Devices
❖ Single loaded structure of the new wing

26 TSH units provided from retrofitting the existing school
21 TSH units provided from erecting a 3-storey MiC structure on the playground
ACTION PROJECT 2:
The Former SKH Stanley Village Primary School

Elevation / Plan

Rooftop Urban Farm

Market / Neighbour’s Cafe
PUBLIC CONSULTATIONS ON ACTION PROJECTS
Stakeholder’s Concern

Possible impact on the existing Stanley community, public transportation and community services raised by the group. Other points discussed:

- **Youths** might be more suited to the site due to its relatively remote location and the inadequate primary education services
- **The ground floor communal space** might play an important role in the site’s function and impact on the existing Stanley community and helping the TSH project in gaining local support.
- **The maintenance cost and responsibility of the slope** without support from the government

Stanley
31st March, 2019
ACTION PROJECT 3: Ma Wan Village

TECHNICAL CHALLENGES

❖ No Emergency Vehicle Access (EVA)
❖ Restricted connectivity and accessibility
❖ Topography and protection of natural landscape
❖ Conservation of building structures with significant historical, architectural and cultural heritage
❖ Structural stability of shophouses, technical challenges in restoring and retrofitting
❖ Inadequate utilities to support modern usage
ACTION PROJECT 3: Ma Wan Village

172 units provided through retrofitting shop houses, with shops and social services on the ground floor

158 units provided from new MiC structure in zone D as elderly homes, youth hostels and/or TSH

SOLUTION

❖ Enhance EVA to Ma Wan plaza and Tin Hau Temple front yard
❖ Widen the pathway from hillside to Ma Wan Plaza
❖ Provide a hillside walkway and observation deck to the west side of the village
❖ Restoration and protection of building, structure and relics
❖ Utilities upgrades in terms of water, power supply, sewage, waste collection and Wifi provision;
ACTION PROJECT 3:
Ma Wan Village

ZONE A: Retail and F&B Street

ZONE C: Village Revitalisation

ZONE D: Youth Hostel, Elderly Home and Community Facilities

ZONE G: Artist Village and Fisherman Life Experience Center
Residents generally **have strong concern** to include TSH in revitalising Ma Wan Old Village:

- Implementation of the developer’s **contractual obligations** set out in the Heads of Agreement signed with the government on 23 June 1997
- Additional population from TSH would worsen the existing problems of **inadequate transportation and community services** in Ma Wan
- The site is not suitable for low-income residents given the **traffic and high living costs**
- **Conservation** is key, other proposals shown in HK and overseas would not work in Ma Wan
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To provide a total of 15000 TSH units within the next three years

TSH units will be built on temporarily vacant government land and public facilities, as well as land lent by private developers.

Professional advice and project management support from CIC, URA, Hong Kong Housing Society, Hong Kong Construction Association and other organisations

Set up Task Force on TSH in THB

Funding increase from the $2 billion announced earlier to $5 billion
FACILITATE THE SUPPLY OF TSH

Potential sources for TSH

- Renovate privately owned flats in existing residential buildings
- Convert vacant government premises
- Construct TSH on Short Term Tenancy of private or government sites using MiC method
- Convert vacant buildings/structures (e.g. former staff quarters or school buildings) to TSH
TSH vs CONVENTIONAL HOUSING

Transitional
- Location
- Building structure
- Tenant

Social
- Support to individuals & Families
- Establish social bond in reliable neighbourhood
- Develop sense of community

Housing
- Renovation
- Conversion
- Purpose-built & Relocatable Structure
PARADIGM SHIFT IN HOUSING DEVELOPMENT

- Breaks the dichotomy of public and private housing
- Not only provides physical accommodation but also delivers community services and support to needed residents to help them reengineer their lives
- NGOs as the providers/operators and Government as facilitator
- A development process integrating trans-sectoral and trans-professional efforts
- From market-oriented approach to social-need approach
- From quantity-led to social service-focus
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POLICY RECOMMENDATIONS

- Recognise TSH as an **Alternative Housing Type** in the Overall Housing Policy
- More Proactive Role of **Government** to Expedite TSH Delivery
- Enhance **Cost-effectiveness** in TSH Production
- Funding for a **Holistic Development** including Social Service Package
- Need a **Structured Action Programme** to Drive TSH Provision
10 GUIDING PRINCIPLES ON PLANNING AND DESIGN

CARE FOR THE NEEDS OF USERS

- Functionality
- Practicality
- Aesthetics
- Decency

Guiding Principles on Planning and Design of TSH Projects

- Inclusive Community
- Community Integration
- Cohesive Effort

- Sustainability
- Flexibility
- Relocability

Cultivate Social Capital

Consider Long-Term Benefits
**Principle of Functionality**

- Provide relatively **quick, affordable and decent accommodation solution** as relief to the acute housing problem of grass-root families and individuals
- Provide a **supportive environment** to enable tenants to re-establish their self-reliance capacity and break the cycle of poverty

**Principle of Practicality**

- The availability of **infrastructure** including traffic and utilities connections
- **Structural integrity and ease of retrofitting** for adaptive reuse of existing buildings
- **MiC** as a pragmatic choice for short-term tenancy sites to achieve life-cycle cost-effectiveness
- Building design schemes must be **technically sound, implementable** and in **full compliance** with prevailing planning and building regulations of HKSAR.
- **Simple and plain design** would enhance the TSH project’s operational efficiency and ease of management and maintenance throughout the project cycle
**Principle of Aesthetics**

- Aesthetically pleasant architectural design will help **reduce the stigma** of a TSH project.
- Innovative and creative design covering building mass, colour scheme and greening features may enable a TSH project to **become a positive icon** that the entire community could be proud of.
- Well-designed **open areas** with soft landscaping.

**Principle of Decency**

- The living space provision of TSH project should be comparable to the standard for public rental housing, i.e. **75 sq. ft. /person on average**.
- **Self-contained units** featuring bathroom, kitchenette for no open flame cooking and cloth-drying rigs.
- Air-conditioning, TV, broadband connection, and Wi-Fi should be viewed as **basic necessities** instead of luxury items.
• **Age-friendly**, family-friendly and with barriers-free design for people with disabilities
• Encourage co-living across different age cohorts
• Provide facilities for shared use such as communal laundrette, communal kitchen and communal open areas to enable convenient daily living and foster a sense of belonging to the TSH neighbourhood
• Provide multi-purpose function room for operating NGOs to run their supportive social services
• TSH should be designed in a way that facilitate community building and meet some of the identified needs of the wider community instead of being a gated neighborhood
• Provide communal spaces and facilities with placemaking elements that can be shared by the community, e.g. social services, public open spaces, co-working spaces, weekend market, community farm, etc to foster social integration and the growth of local economy through jobs creation
The planning, design, implementation and operation of a TSH project require multi-disciplinary efforts and expertise from various professions, such as social work, social design, town planning, architecture, engineering and surveying, estate management, etc. The MiC specialist contractors shall play a pro-active role in the early design process in order to fully optimise manufacturing efficiency and deliver the expected time-quality-cost benefits.
**Principle of Sustainability**

• **Restore** degrading buildings with historic interest
• Adopt of **green building design** and **passive design** to mitigate environmental issues
• Provide facilities for generating **renewable energy** and rainwater harvesting
• Explore opportunities for **horizontal and vertical greening**
• Enrich social capital through **tenant empowerment**.

**Principle of Flexibility**

• **No “one-scheme-fits-all”** design solution to TSH projects
• The design of a TSH project should be **flexible** to accommodate and respond to different household sizes and tenant mix, the specific physical environment of the site, the social environment of the community, and the objectives of the operating NGO in providing required services and ancillary facilities for the tenants.

**Principle of Relocability**

• The design and building of the TSH units should **enable their relocation** to another site to enhance the cost-effectiveness and environmental friendliness and reduce the cost for site reinstatement.
Thanks for joining us!

Season 6 第六季：
Transitional Social Housing –
Deliver with Expediency & Decency
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