



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

Season 6 Symposium  
8<sup>th</sup> 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



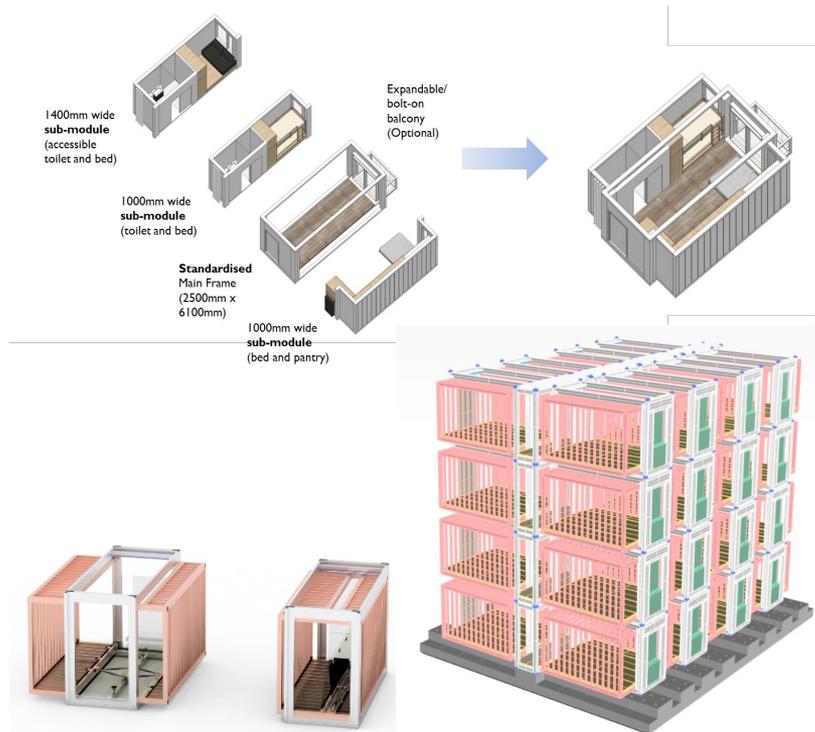
# FROM SYMPOSIUM TO THEMATIC STUDY

## 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



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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

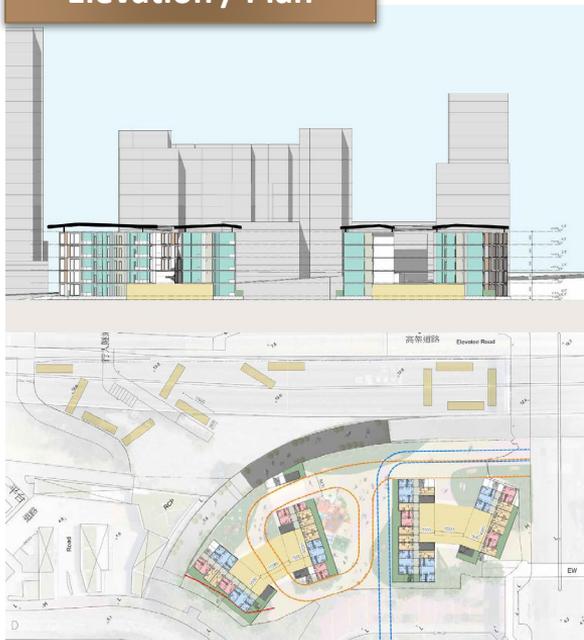
### SOLUTIONS

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

# ACTION PROJECT 1:

## Site At The Intersection Of Tung Chau Street And Yen Chow Street West, Sham Shui Po

Elevation / Plan



Social Boulevard



# PUBLIC CONSULTATIONS ON ACTION PROJECTS

## Stakeholder's Concern

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



Sham Shui Po

14<sup>th</sup> April, 2019



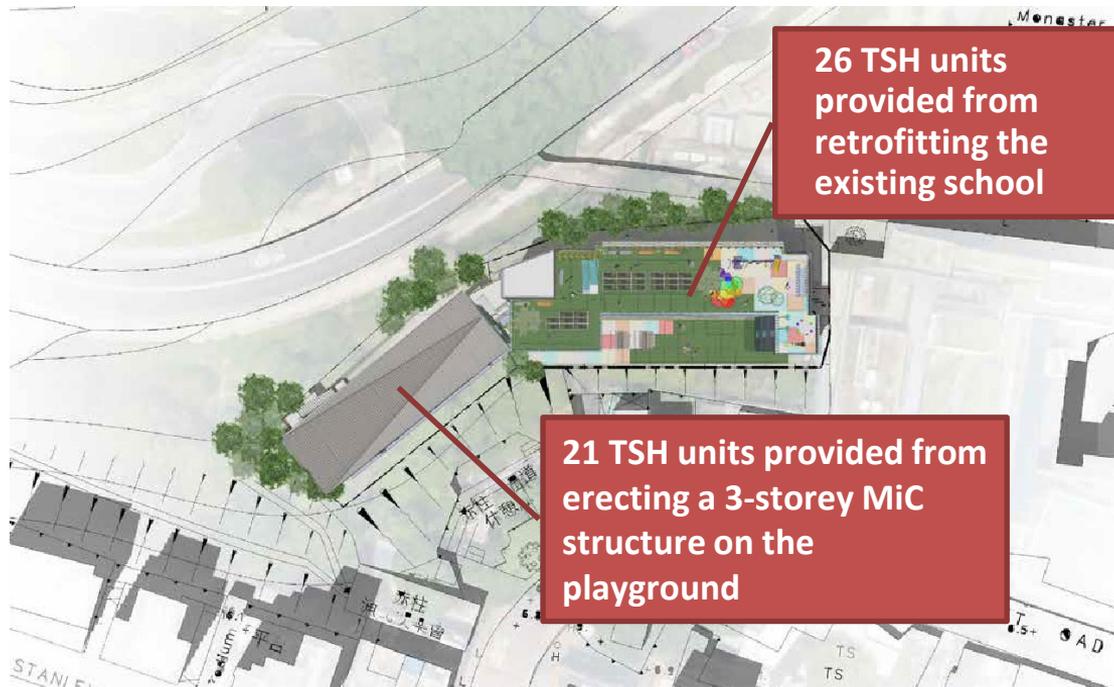
## ACTION PROJECT 2: The Former SKH Stanley Village Primary School

### TECHNICAL CHALLENGES

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

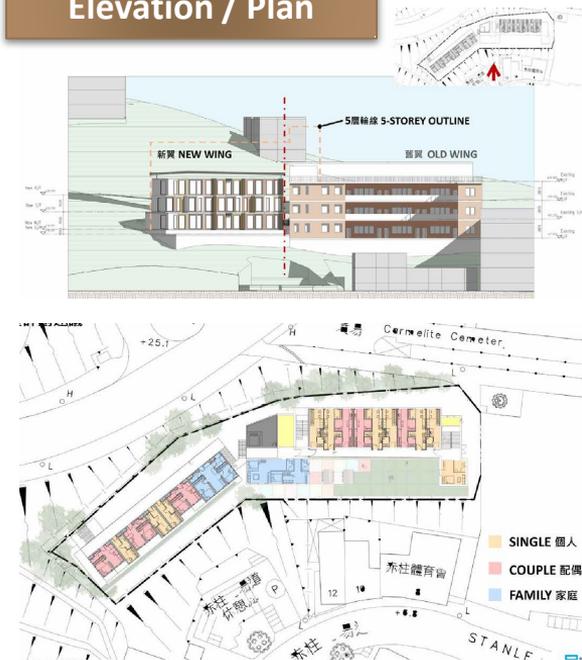
### SOLUTIONS

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



# 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

31<sup>st</sup> 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



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

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

## 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

Proposed Land Use Mix



MiC Building Floor Plan



ZONE A : Retail and F&B Street



ZONE D : Youth Hostel, Elderly Home  
and Community Facilities



ZONE C : Village Revitalisation



ZONE G : Artist Village and Fisherman  
Life Experience Center



# PUBLIC CONSULTATIONS ON ACTION PROJECTS

## Stakeholder's Concern

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

Ma Wan

23<sup>th</sup> March, 2019

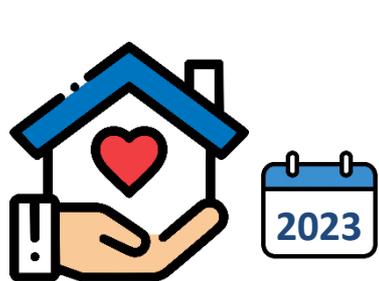


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# POLICY ADDRESS 2019



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.



CONSTRUCTION  
INDUSTRY COUNCIL  
建造業議會



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HONG KONG  
HOUSING SOCIETY  
香港房屋協會



香港建造商會  
Hong Kong Construction Association



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

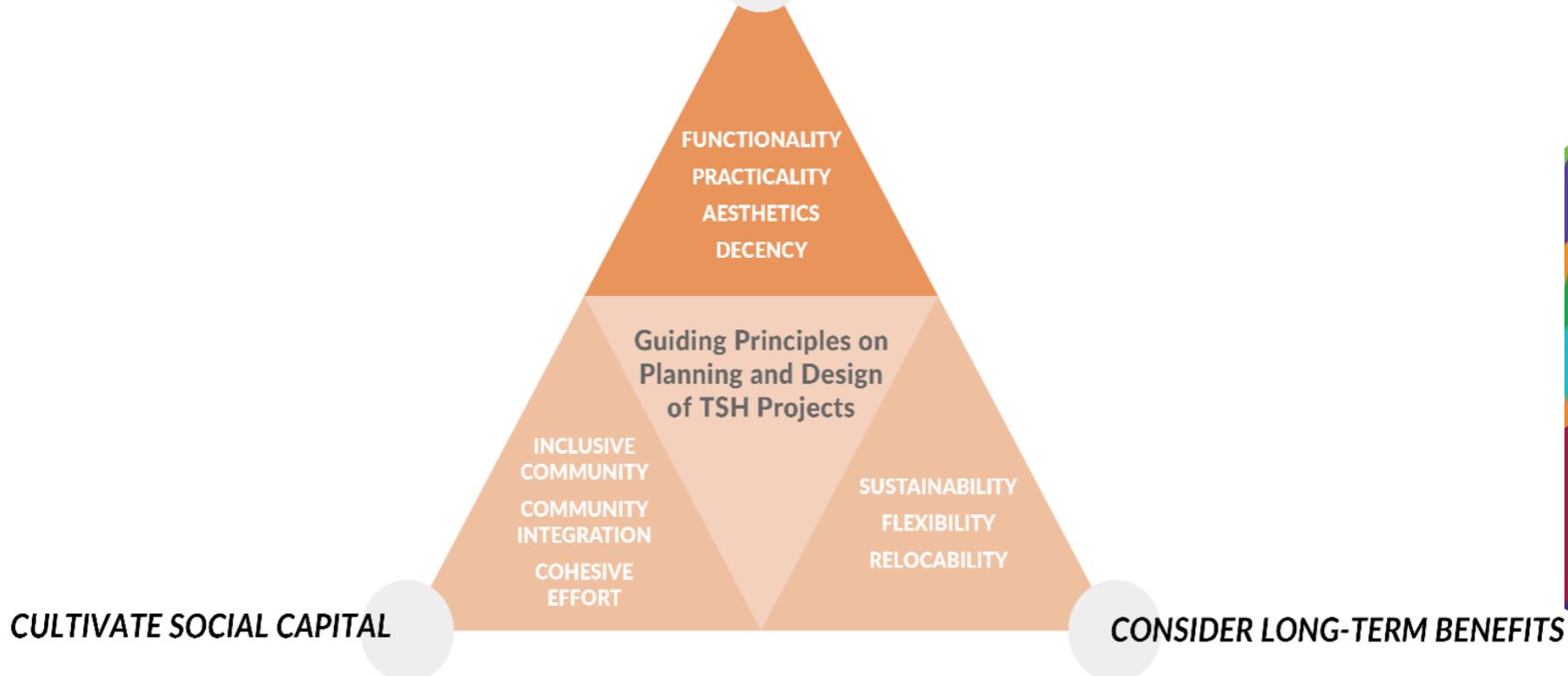
Funding for a Holistic Development including Social Service Package

Need a Structured Action Programme to Drive TSH Provision



# 10 GUIDING PRINCIPLES ON PLANNING AND DESIGN

CARE FOR THE NEEDS OF USERS



Principle of  
Functionality

功能實用原則

- 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

實際可行原則

- 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  
美觀設計原則

- 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  
適切宜居原則

- 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

Principle of  
Inclusive  
Neighbourhood  
鄰里包容原則

- 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



Principle of  
Community  
Integration  
社區共融原則

- 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



Principle of  
Cohesive Effort  
凝匯努力原則

- 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  
可持續原則

- **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  
彈性設計原則

- **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  
可重置原則

- 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!

SYMPOSIUM SERIES / 研討會系列  
**10萬分1**  
from / Hundred  
One / Thousand



**Season 6 第六季 :**  
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**Deliver with Expediency & Decency**  
**過渡性社會房屋 — 加快供應 · 適切宜居**



ONE FROM HUNDRED THOUSAND  
「十萬分之一」社創研討會

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