

Legislative Council Panel on Housing

Clothes-drying Facilities of Harmony-type Public Housing Estates

Purpose

Tenants of Harmony-type public housing blocks have expressed concern about the location of clothes-drying facilities. This paper sets out background information on the issue.

Clothes-drying facilities in Harmony-type public housing

2. The location of clothes-drying facilities at Harmony-type public housing estates is provided outside kitchen windows because their location at recessed areas of buildings are away from the pedestrian flow which will minimise the risk caused by falling hanging objects from height. Under the existing design, shown at Annex A, no position other than the external walls outside the kitchen windows is suitable for the installation of drying racks.

3. The height of kitchen windows at 1 100 mm from finished floor level complies with the minimum height requirement under the Buildings Ordinance. Proper use of the drying racks through the kitchen windows should be safe for residents.

4. Installation of drying racks outside kitchen windows is a common design in residential buildings in Hong Kong. Nonetheless, in view of tenants' concerns, the Housing Authority will relocate the position of the drying facilities to the external walls outside the bathroom windows in future new Harmony blocks (see Annex B). It is however impossible to carry out similar modification in existing Harmony blocks, and those under construction, since the bathroom windows are too narrow for hanging laundries and its location on structural walls precludes widening.

Enforcement against unauthorised erection of laundry racks

5. Some residents have recently installed drying racks outside living room windows. As the areas below living room windows are busy pedestrian walkways, hanging objects there poses risks to public safety. As shown at Annex C, some tenants may place heavy objects

such as potted plants on the unauthorised drying racks. These objects if fall from height may cause serious casualties to pedestrians. There is a limit vigorous enforcement can achieve in eliminating such potential threat if unauthorised racks or structures are allowed there.

6. The tenancy agreement prohibits tenants from making any alteration to the premises. Unauthorised installation of drying racks and structures on external walls is a breach of the terms of tenancy. To protect public safety, estate management has been instructed to watch out for unauthorised installation of racks or other structures on external walls. Offending tenants will be advised to remove the unauthorised structures. Where necessary, verbal and written warnings will be issued. The Housing Authority will terminate the tenancy of residents who refuse to remove the unauthorised structures and of repeated offenders.

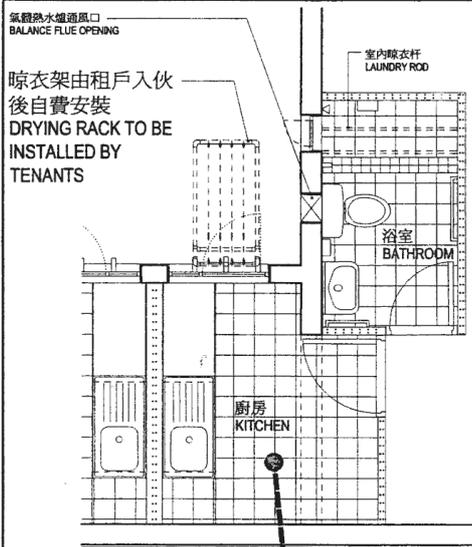
7. As at 28 February 2002, 11 351 written warnings have been issued. So far no notice-to-quit has been served for termination of tenancy arising from unauthorised installations.

Housing Department
March 2002

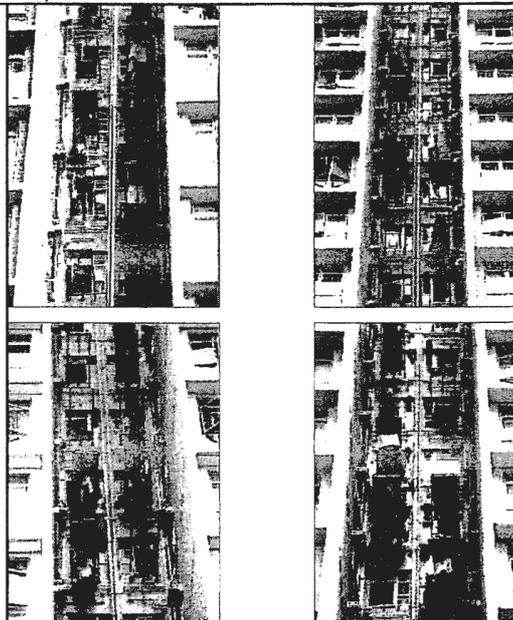
和諧式一型大廈-室外晾衣架位置之圖則

(一睡房, 二睡房, 三睡房單位)

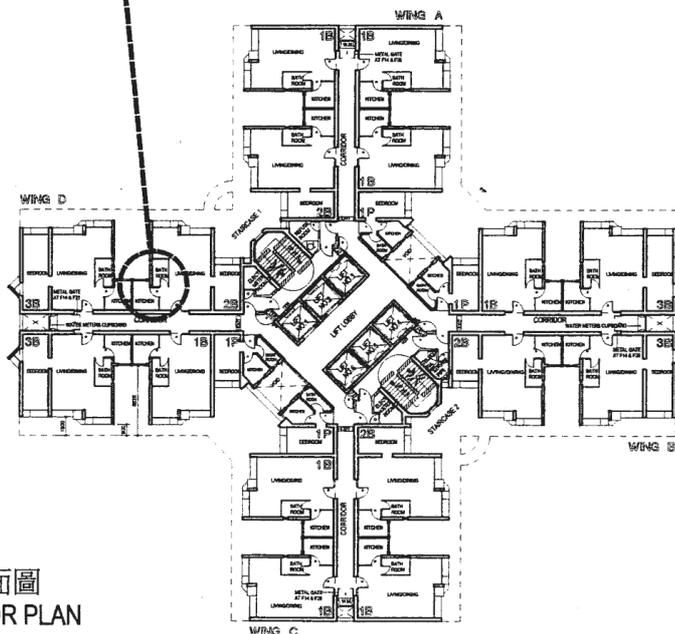
HARMONY 1 - LOCATION OF EXTERNAL LAUNDRY RACK (1-BEDROOM, 2-BEDROOM AND 3-BEDROOM FLATS)



晾衣架位置平面圖
LAUNDRY RACK LOCATION



普遍使用晾衣架情況
USE OF THE LAUNDRY RACKS

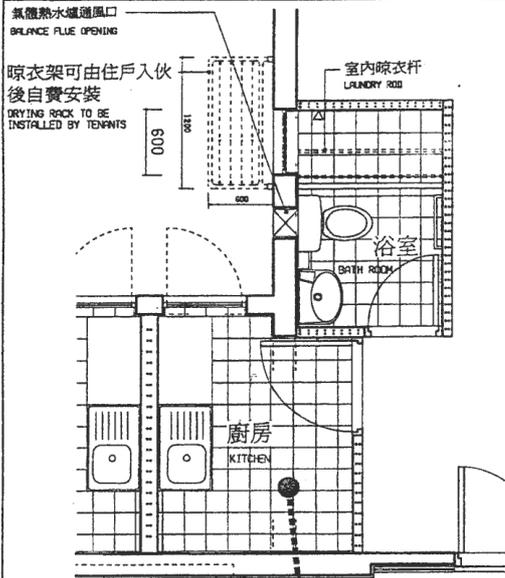


標準樓層平面圖
TYPICAL FLOOR PLAN

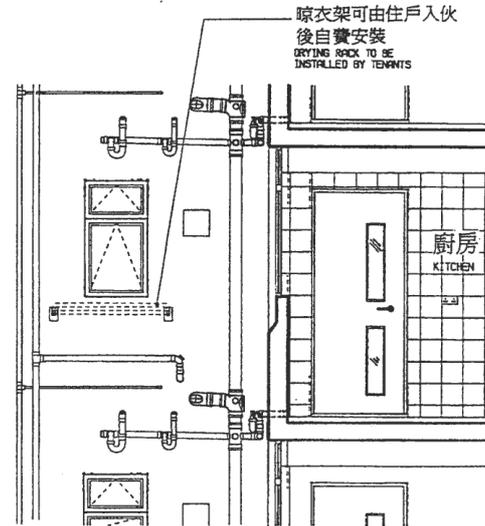
新和諧式一型大廈-室外晾衣架位置之草擬圖則

(一睡房, 二睡房, 三睡房單位)

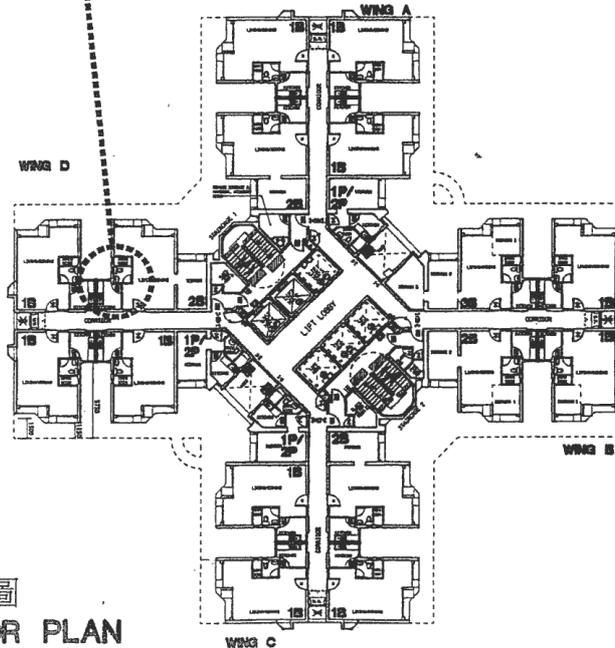
NEW HARMONY 1 - LOCATION OF EXTERNAL LAUNDRY RACK (1-BEDROOM, 2-BEDROOM AND 3-BEDROOM FLATS)



改善後之預留晾衣架位置平面圖
REVISED LAUNDRY RACK LOCATION



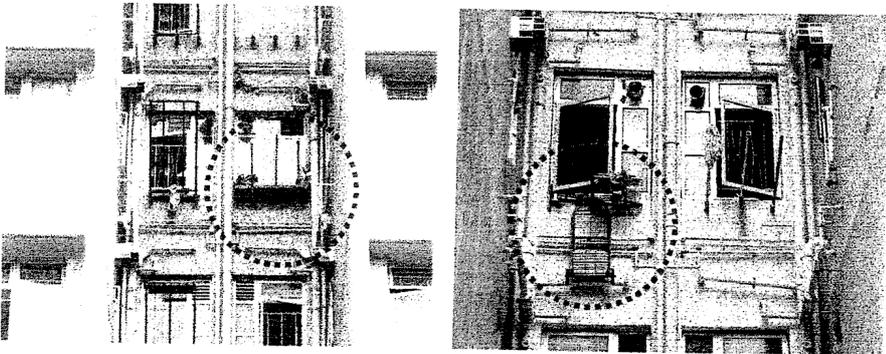
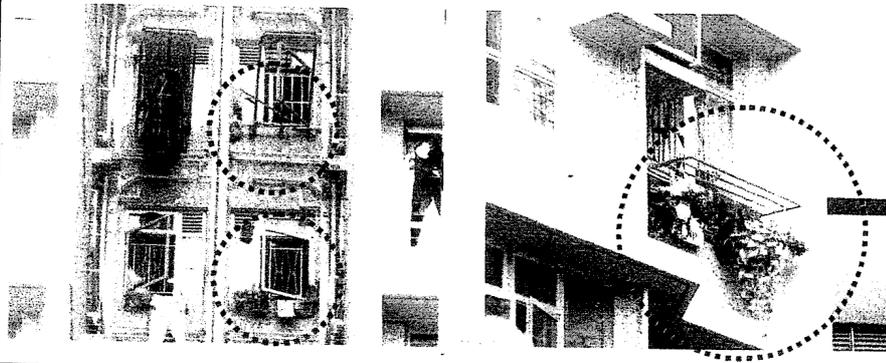
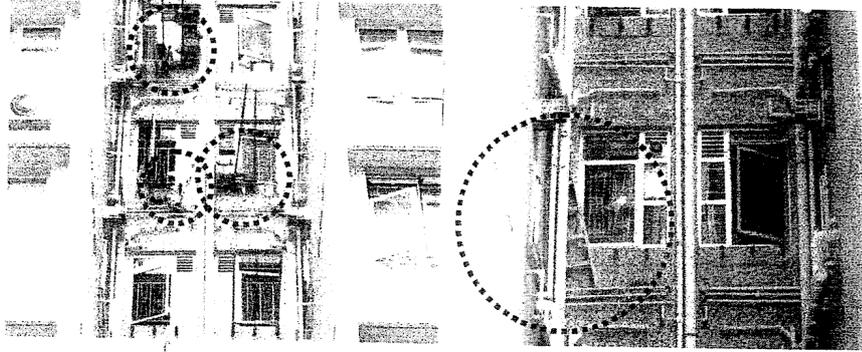
晾衣架位置正視圖
ELEVATION



標準樓層平面圖
TYPICAL FLOOR PLAN

部份公屋住戶在晾衣架曬晾其他物品

Some Households in Public Housing Hanging Odds & Ends in the Laundry Rack



部份公屋住戶在晾衣架曬晾其他物品

Some Households in Public Housing Hanging Odds & Ends in the Laundry Rack

