

Purchasers' Choice on Standard of Fittings and Provisions under Home Ownership Scheme

PURPOSE

There is an increasing concern among the public, LegCo Members and the Housing Authority about the waste of resources in terms of costs, building materials and the environmental conservation aspects arising from the removal of fixtures in Home Ownership Scheme (HOS) flats. The subject was discussed by the LegCo Housing Panel on 7 June 1999 and the Environmental Affairs Panel on 23 July 1999. This paper is to advise Members of the following issues:

- (a) actions taken so far to improve the situation;
- (b) proposal on giving wider choices on standard of fittings and provisions to HOS owners during selection of flats; and
- (c) plan for installation of mock-up booths for conducting public consultation.

BACKGROUND

2. There are currently three types of standard HOS Block designs, namely the Harmony Blocks, New Cruciform Blocks (NCB) and Concord Blocks, which are listed in the ascending order of standard of design, fittings and provisions, construction costs and sales prices.

3. In the past years, there have been extensive re-decoration works carried out by the HOS owners in Harmony Blocks and NCB. Action has been taken to upgrade the standards in response to owners' opinion surveys. Although the situation has improved slightly, the problem still exists.

4. During the last six months, liaison has taken place with relevant parties. In broad terms, there are two schools of thought, as follows:

- (a) to provide the minimum provisions to the flats so as to enable the HOS owners to carry out fitting-out works according to their own choice and preference; or
- (b) to upgrade the standard of fittings and provisions to suit HOS owners' needs.

ACTIONS TAKEN

Concord Blocks at Wo Ming Court

5. To reduce the removal of fixtures, the standard of fittings and provisions has been upgraded in the Concord Block design with fully fitted kitchens and bathrooms. The first completed Concord Blocks at Wo Ming Court in Tseung Kwan O in mid-1999 suggests that these provisions meet customers' needs more closely. The number of removal items has been reduced substantially when compared with the past. A full-scale opinion survey on the Concord Blocks will be completed by February 2000.

Pilot Scheme of Colour Choice

6. Further to the improvement of the standard of provisions, colour choice of worktops and cabinet doors of kitchens and bathrooms was implemented at two Concord Blocks in Tin Shui Wai Area 3 Phase 4 as a pilot scheme. A survey at the flat selection stage indicated an enthusiastic response to this scheme. This project will be completed by January 2000. A comprehensive opinion survey will be conducted in early 2000 after in-take.

"Basic Shell" Sample Flats

7. Sample flats adopting the "Basic Shell" concept with only the prescriptive minimum provisions required under the building regulations were constructed for design review in July 1999. Mock-up flat for public consultation is under construction at the Fat Kwong Street Mock-up Centre. This flat is scheduled for completion by end February 2000.

8. At this time, Buildings Department (BD) maintains the view that the minimum public health requirements would need to be retained in a "Basic Shell" option i.e. soil and waste fittings should be in place at hand-over. BD has set up a Working Group on Building Efficiency and Environment with wide industry representation to examine the regulatory aspects of this approach and any necessary variations.

Upgrading of Standard

9. Large-scale decoration works during in-take is the major concern in the aspect of property management. The extensive amount of decoration debris and the lack of statutory control on local decoration contractors suggest that a higher standard of fitting out will be appropriate to reduce decoration works and hence construction waste. BD has also issued an advisory letter dated 12 August 1999 to building professionals on the reduction of construction and demolition waste (**Annex 1**).

PROPOSALS

10. It is observed that the standard of provisions in kitchens and bathrooms are the areas of the greatest concern. Block type and common areas are of secondary importance. Purchasers may choose a flat in a Harmony Block because of its prime urban area location, and re-fit out their flats extensively to an upgraded standard of their own choice.

11. Having considered the concerns in paragraphs 9 and 10 above, it is now considered that the following **three packages of choices** be offered for every HOS block type for selection by prospective purchasers during the sale of flats.

- (a) **“Basic Shell” Option**
- (b) **Standard Option**
- (c) **Upgraded Option**

Illustrations are at **Annex 2** .

“Basic Shell” Option

12. Only the minimum fittings which are the prescriptive requirements under the building regulations are to be provided under this option. This may be welcomed by owners who are ready to spend money to carry out extensive re-decoration works. However, if a large number of owners within the same HOS court select this option, there will be large-scale decoration activities during the intake period, thus causing management problems and disturbance to the residents.

Standard Option

13. Past experience shows that the standard of fittings and provisions generally acceptable to purchasers, when compared with the private sector, is the “Concord” standard. This option is to use a single HOS standard based on the Concord Block standard for the fittings and provisions inside the flats for all HOS block types, irrespective of whether they are the Harmony Blocks, NCB or Concord Blocks.

14. If this option is pursued, the proposed standard of finishes and fittings still needs to be updated on a regular basis in order to keep up with the feedback from public consultation, opinion surveys, the property industry and material supply trends.

Upgraded Option

15. Using the Standard Option as the basis, this option may include proprietary kitchen cabinets, the provision of electrical appliances and feature light fittings in kitchens and bathrooms.

PUBLIC CONSULTATION

16. To solicit customers' views on the proposed three packages of choices in paragraphs 11 to 15 above, mock-up booths showing the kitchens and bathrooms of the standard Concord flats are under construction at Wang Tau Hom Customer Service Centre. Customers' colour preference will be included in the questionnaire for future design review. Public consultation will be conducted in January and February 2000. Survey results are expected by end February 2000.

17. The scope of the final range of choices and the implementation will be decided upon completion of the public consultation.

PROPOSED IMPLEMENTATION

18. Subject to the outcome of the public consultation, the following implementation schedule is proposed.

Pilot Projects

19. Pilot projects implementing the final scope of choices on standard of fittings and finishes will be conducted, to be followed by full-scale opinion surveys upon completion of the HOS sale and final intake of these projects by September 2001 and end-2002 respectively. Tendering for the target projects is scheduled after May 2000.

Increasing Administrative Procedures

20. Due consideration must also be given to the increasing administrative procedures both on project and management staff, and the greater attendance by contractors. These are additional costs the Housing Authority may have to bear for the better service to the customers and to the well-being of the public in terms of minimisation of wastage.

Review of Current Standard

21. The three options will not entirely address the problem of purchasers' fitting out in HOS flats in the short term as the pilot projects would only be completed by end-2002. As an interim measure, review of the current standard as discussed at paragraph 14 above is therefore necessary and will be pursued or else the problem of removal of fixtures would perpetrate for a few more years until the pilot projects are completed and the final choices are implemented.

LIST OF ANNEXES

- Annex 1** - Circular Letter from BD dated 12 August 1999 on
"Management of Construction and Demolition Waste"
- Annex 2** - Proposed Packages of Choices in the Three Options

Housing Department
December 1999

屋宇署的信頭
Letterhead of Buildings Department

YOUR REF 來函檔號 :
OUR REF 本署檔號 : BD GP/BREG/RC/2
FAX 圖文傳真 : 2840 0451
TEL 電話 : 2626 1133

12 August 1999

TO ALL AUTHORISED PERSONS,
REGISTERED STRUCTURAL ENGINEERS,
REGISTERED GENERAL BUILDING CONTRACTORS
AND REGISTERED SPECIALIST CONTRACTORS

Dear Sir/Madam,

Management of Construction and Demolition Waste

The landfills used for disposal of municipal waste are being filled up at an alarming rate. Of particular concern is the increasing amount of construction and demolition (C&D) materials being dumped at the landfills. They constitute about a half of the total disposal of waste. I am requesting the co-operation of all Authorized Persons, Registered Structural Engineers, Registered General Building Contractors, Registered Specialist Contractors and real estate developers to assist in an environmental protection cause by making greater efforts in the management of C&D materials.

Careful consideration given to waste generation and management at the planning stage of a building development will lead to less waste later on through reducing the quantity of waste created, sorting of waste for reuse or recycling and reducing the amount of waste for disposal at landfills. The following are examples of activities that may contribute to waste reduction.

- *On-site sorting*

The inclusion of a requirement for conducting of on-site sorting and material separation at source in contracts for demolition and other building works will help to reduce the rate of filling up of the landfills. With proper sorting, many of the landfill materials can be reused, recycled or beneficially used for land formation and reclamation.

- *Storage and Handling of materials*

Proper storage and handling of materials delivered to construction site are key to preventing loss or damage caused by exposure to moisture, dirt, or temperature changes. The ordering of unnecessarily large quantities of material also promotes careless material handling and use, inefficient utilisation, and generation of waste in the form of both scrap and unused materials.

- *Balancing Cut and Fill*

Whilst it would not be always possible to achieve a balance of earthwork production and fill requirement in a construction site, good planning of the work programme sometimes may help to reduce the quantity of cut that requires disposal.

cont'd/.....

- 2 -

- *Finishes, Fitments, Fixtures and Design*

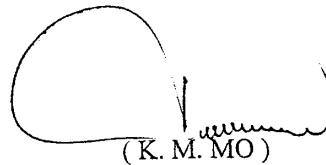
Many owners of new flats carry out extensive alteration and addition works before occupation. It is not uncommon for internal partition walls to be re-arranged, finishes to be changed and new fitments and fixtures to be replaced, in particular those for use in kitchens and bathrooms. Consideration should be given at an appropriate stage in a project to solicit purchasers' requirements as regards standards and colour of bathroom and kitchen fitments and fittings together with their desired partition layout and type of flooring. //

- *Durability*

Careful consideration should be given to the overall quality of construction of a building so as to increase the life-span of a building and hence in the long-term reduce the overall demolition rate.

In the longer term it is the intention of the Building Authority to issue a Practice Note on the subject once details have been agreed after consultation with the relevant bodies.

Yours faithfully,



(K. M. MO)
Assistant Director/Development
for Director of Buildings

cc BD GR/ACT/16(1) (III)
SPEL
CO/SM

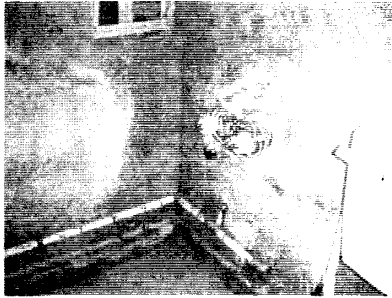
■ 終飾、裝置、固定設備及設計

很多業主在遷入新單位前，均進行大規模的改動和裝修工程。據觀察，以下的現象頗為普遍，尤以廚房及浴室為甚：如改動室內間隔牆及終飾設備，棄置簇新的設置和固定裝置等。故此，在每一項工程的適當進程中，必須考慮及納入準業主有關單位設備的要求。包括他們對浴室及廚房的標準裝置及顏色喜好，以及室內間隔安排和地板類別等。

HOS BLOCKS Purchasers' Choice

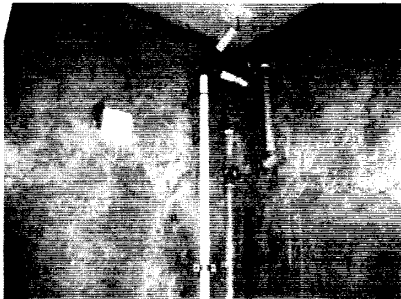
on
Standard
of
Fittings
and
Provisions

居屋大廈單位內的裝置及設備標準
購買者的選擇



- Bathroom with the toilet and hot and cold water taps but the shower handset will not be installed before the wall finish is to be put on the wall.

浴室安裝坐廁和冷熱水龍頭，但牆身未裝修前，不會安裝活動花灑。



- Bathroom pipes arrangement. Pipe work without painting and wall with just the waterproof cement rendering finish.

浴室喉管布置。喉管不上漆，牆身只塗上防水水泥面。



- Kitchen with no finish on wall and ceiling. The cement rendering presents very rough surface finish for the future owner's decoration / wall tiling work to be put on top.

廚房牆壁和天花不加裝飾。水泥面頗為粗糙，以便將來的業主再裝修/鋪磚。

- The concept of "Basic Shell" is to reduce the fitting-out of the flats to the minimum prescribed standards under the Building Regulations by the omission of the non-essential fittings such as bathtubs, counter-tops, cabinets, cooking benches and rails etc., and internal finishes to living and bedrooms, kitchen and bathrooms to allow the owners to freely fit out their flats.

基本設備的概念，是透過減省浴缸、檯面、儲物櫃、灶台、簾軌等非必要裝置；以及客廳、睡房、廚房和浴室的內部裝修。把單位的設備減至建築規例所定的最基本標準，讓業主自由裝修家居。

- This option may be welcomed by owners who are ready to spend money to carry out extensive re-decoration works especially during an economic upturn.

有意全面重新裝修單位的購樓者，應歡迎這個選擇，特別在社會經濟好轉的時候為然。

- High likelihood of disposing the minimum soil and waste fittings which results in wastage.

質素較低的衛生設備可能會遭丟棄，造成浪費。



- Bathroom with just waterproof cement rendering on wall and all pipe works exposed within the shower area.

浴室牆身僅塗上防水水泥面，淋浴間所有喉管均外露。



- Kitchen wall is required to have at least 1.2m high water resistant surface and have sink provision.

廚房防水壁面最少高1.2米，並設洗滌盤裝置。

BASIC SHELL OPTION

基本設備方案

1

HOS BLOCKS

Purchasers' Choice

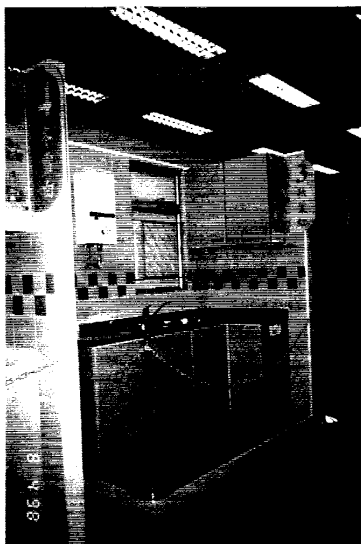
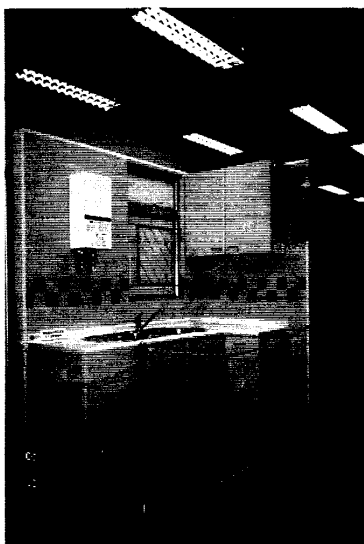
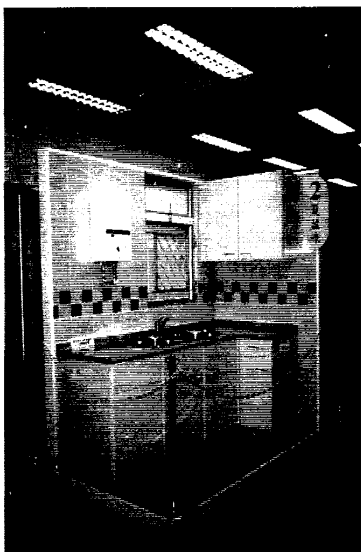
on
Standard
of
Fittings
and
Provisions

- The standard generally acceptable to purchasers, when compared with the private sector, is the "Concord" standard.

購樓者如參考過現時私人物業的質素，普遍會認為「康和式」標準才可以接受。

- A single HOS standard based on the Concord Block standard will be used for all HOS block types.

標準設備方案以康和式大廈為藍本，會在各類型的居屋大廈採用。



居屋大廈單位內的裝置及設備標準
購買者的選擇

- Mock-up booths illustrating four colour packages for selection by the Concord purchasers at the pilot scheme in TSW Area 3 Phase 4.

示範攤位展示四個顏色組合，提供予天水圍第3區第4期試點計劃康和式大廈單位的購樓者選擇。

- Colour choice was limited to worktop and cabinet doors of kitchen and bathroom.

顏色選擇只適用於廚房浴室的檯面和櫥物櫃門。

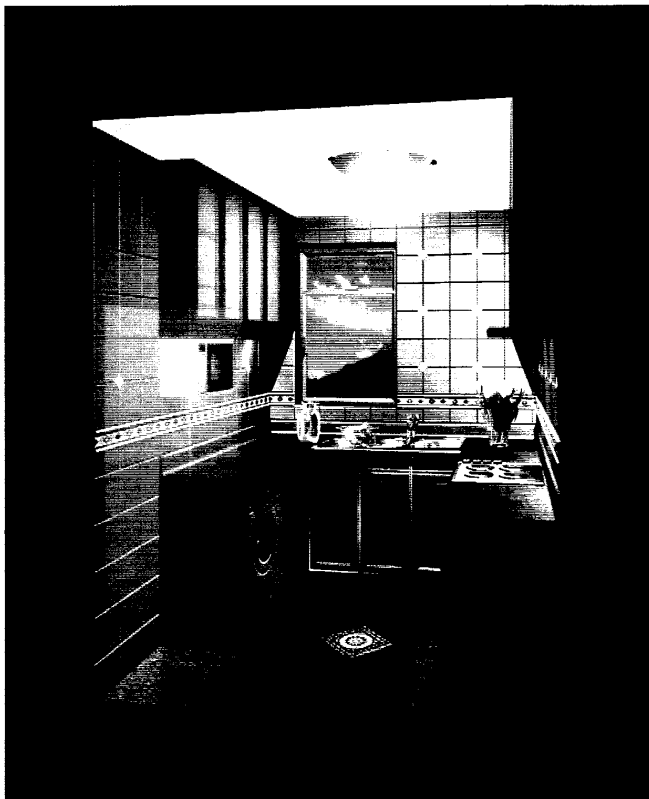
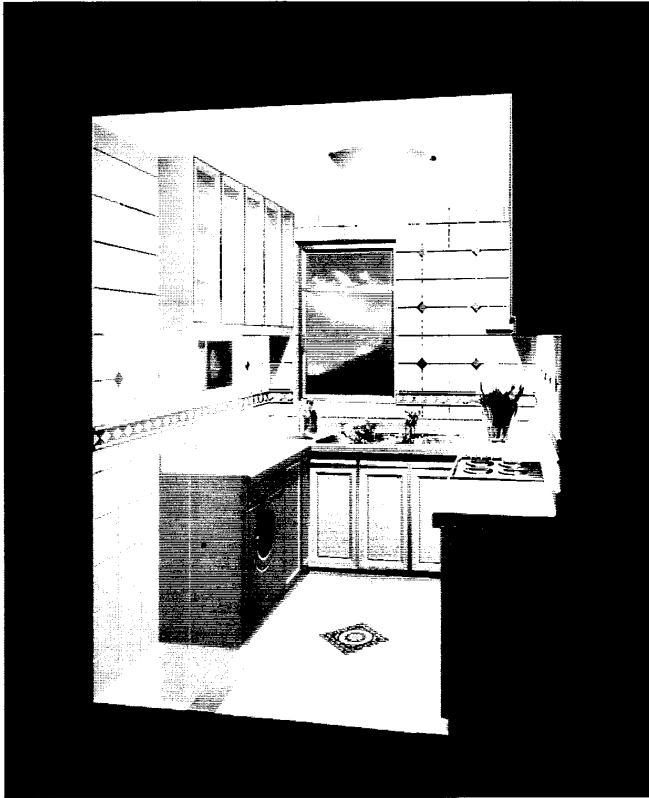
STANDARD OPTION

標準設備方案 2

HOSBLOCKS

Purchasers' Choice

on
Standard
of
Fittings
and
Provisions



居屋大廈單位內的裝置及設備標準
購買者的選擇

- Using the Standard Option as the basis, this option may include the provision of electrical appliances, i.e. refrigerator, washing machine, gas stove, cooker hood, microwave oven and exhaust fan, so that an integrated design could be achieved.

以標準設備為藍本，這個方案將包括提供家庭電器，如雪櫃、洗衣機、煮食爐、抽油煙機、微波爐和抽氣扇等，以達至綜合設計的效果。

UPGRADED OPTION

精裝設備方案 **3**