

## Implementation Progress of the 50 Quality Housing Initiatives

I = Phase One Implementation; II = Phase Two Implementation

Quality Housing Initiatives (QHI)		Implementation Status as at 30 April 2002 as Advised by the Housing Department		
		Implemented	Partially Implemented	Development work in progress
<b>Pillar 1 – Providing Quality Products and Services to Customers</b>				
I.1	<p>To provide a <i>10-year structural guarantee</i> to all Home Ownership Scheme and Private Sector Participation Scheme developments, and for those in Tin Shui Wai area, for a duration of 20-year, from the date of completion (<i>QHI No. 21</i>).</p> <p>To seek a <i>structural warranty from contractors</i> on new building contracts to boost the built quality and to underpin the position of the Housing Authority.</p>	✓		
I.2	To establish an <i>intake hot-line</i> so that tenants/owners may report building defect conveniently. ( <i>QHI No. 41</i> )	✓		
I.3	To require contractors to rectify defects after in-take speedily through setting up <i>Customer Service Teams</i> , adjusting the <i>release of retention money</i> by the HD and <i>extending the defect liability period</i> to 2 years. ( <i>QHI No. 20</i> )	✓		
I.4	To introduce short-term measures to address the production peak, such as <i>outsourcing final flat inspection</i> to ensure consistency of handover standard ( <i>QHI No. 40</i> ).	✓		
<b>Pillar 2 - Revamping the Piling Process</b>				
I.5	To introduce short-term measures for safeguarding the <i>quality of piling works</i> . ( <i>QHI No. 37</i> )	✓		
I.6	To improve the quality of piling works in the long run. ( <i>QHI No. 38</i> ).	✓		

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<b>Pillar 3 - Reinforcing Site Supervision</b>				
I.7	To <i>reimburse site supervision cost</i> to consultants for providing extra staff for enhanced requirements to safeguard the quality of supervision. ( <i>QHI No. 42</i> )	✓		
I.8	To deploy and maintain <i>sufficient and competent supervisory staff</i> by the HD, consultants and contractors on all sites during project implementation ( <i>QHI No. 17</i> ).	✓		
I.9	To strengthen on-site supervision by providing <i>resident professionals</i> for piling and large-scale building projects ( <i>QHI No. 16</i> ).	✓		
I.10	To <i>streamline handover inspection procedures</i> and define clear acceptance authority during project completion with a view to providing clear and consistent project handover standards to contractors. ( <i>QHI No. 19</i> ).	✓		
I.11	To provide induction <i>training</i> to in-house and consultant site staff to reinforce site supervision ( <i>QHI No. 43</i> ).	✓		
<b>Pillar 4 - Reforming Listing and Tendering Practices</b>				
I.12	To <i>secure competent consultants</i> from the tendering system ( <i>QHI No. 12</i> ), which includes <ul style="list-style-type: none"> <li>• enhancing the two envelope tendering system;</li> <li>• securing optimal design through open design competition;</li> <li>• appointing and engaging consultants direct;</li> </ul>	✓		
I.13	To <i>secure competent contractors</i> from the tendering system ( <i>QHI No. 11</i> ).	✓		

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I.14	To <i>enhance</i> the objectiveness and independence of the <i>disciplinary mechanism (QHI No. 10)</i> .			✓
I.15	To <i>strengthen the representativeness</i> and coverage of building contractors' performance appraisal ( <i>PASS</i> ) system. ( <i>QHI No. 8</i> ).	✓		
I.16	To put <i>PASS 2000</i> on trial for evaluating its effectiveness ( <i>QHI No. 44</i> ).	✓		
<b>Pillar 5 - Establishing a Partnering Culture</b>				
I.17	To reinforce the partnership relationship between the BC and the HD by <i>reviewing BC's structure</i> and operations ( <i>QHI No. 46</i> ).			✓
I.18	To reinforce stakeholders' commitments in delivering quality housing through drawing up a <i>Quality Partnering Charter</i> and highlighting their participation in each project by publicizing their names in sale brochures and completed developments ( <i>QHI No. 1</i> ).		✓	
I.19	To clearly <i>define key stakeholders' roles</i> and responsibilities and to maximize benefits of their contributions and interaction ( <i>QHI No. 2</i> ).		✓	
I.20	To strengthen the communication channels with key stakeholders at the strategic level through establishing an annual <i>partnering conference</i> by the HA and regular workshops by the HD's directorate staff. ( <i>QHI No. 4</i> ).		✓	

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I.21	To reinforce the partnering spirit with contractors and consultants during project implementation through setting up <i>partnering meetings</i> and review workshops by the HD's project teams at the commencement, implementation and completion stages of the project respectively ( <i>QHI No. 5</i> ).		✓	
I.22	To allow sufficient time for contractors to deliver quality housing by <i>extending</i> the normal <i>construction period</i> of new piling and building works by 1 and 2 months respectively ( <i>QHI No. 32</i> ).	✓		
I.23	To revise contractual arrangements for achieving more <i>equitable risk-sharing</i> ( <i>QHI No. 3</i> ).	✓		
I.24	To establish ' <i>Site Works Forum</i> ' for quick resolution of site problems ( <i>QHI No. 45</i> ).	✓		
<b>Pillar 6 - Re-engineering Departmental Operations</b>				
I.25	To <i>reform the operations</i> of the HD's Development and Construction Branch ( <i>QHI No. 34</i> ).	✓		
<b>Pillar 7 - Reinforcing Partnering Culture</b>				
II.1	To <i>resolve disputes speedily</i> during project implementation through the use of adjudication and/or Dispute Resolution Advisers in large-scale building contracts ( <i>QHI No. 6</i> ).		✓	
II.2	To <i>tap customer feedback</i> more proactively for continuous improvements ( <i>QHI No. 7</i> ).	✓		

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II.3	To <i>strengthen the appraisal system</i> for consultants to enhance its objectivity and consistency and to draw up clear guidelines for performance evaluation. ( <i>QHI No. 9</i> ).		✓	
<b>Pillar 8 - Enhancing Quality Monitoring Assurance</b>				
II.4	To identify “designated sample flats” to provide <i>realistic acceptance benchmarks</i> for contractors to follow during construction and to produce video tapes/CD ROM for demonstrating desirable building procedures/methods. ( <i>QHI No. 13</i> ).		✓	
II.5	To draw up a list of <i>milestone checkpoints</i> for monitoring contractors’ progress and to link up the achievement with performance appraisal and contract payments ( <i>QHI No. 14</i> ).		✓	
II.6	To require contractors and consultants to submit <i>Quality Supervision Plans</i> on project management proposals ( <i>QHI No. 15</i> ).		✓	
II.7	To explore the introduction of a <i>quality warranty system</i> by contractors ( <i>QHI No. 22</i> ).	✓		
<b>Pillar 9 - Reinforcing Third Party Control</b>				
II.8	To introduce an objective <i>third-party scrutiny</i> on the HA’s buildings by putting them under the control of the Buildings Ordinance ( <i>QHI No. 18</i> ).		✓	

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<b>Pillar 10 - Uplifting Professionalism</b>				
II.9	To consider requiring contractors to employ contract <i>workers in core trades</i> by themselves and through their nominated sub-contractors and domestic sub-contractors ( <i>QHI No. 23</i> ).		✓	
II.10	To support the implementation of the <i>Construction Workers' Registration System</i> for enhancing the industry's professionalism ( <i>QHI No. 24</i> ).		✓	
II.11	To liaise with training authorities in providing more site management and public housing-oriented courses and <i>continuous training opportunities</i> for workers ( <i>QHI No. 25</i> ).		✓	
II.12	To uplift the professional qualifications for site supervisory staff and to increase the proportion of <i>trade-tested workers</i> from 35% to 60% in 3 years through contract requirements ( <i>QHI No. 26</i> ).		✓	
II.13	To strive for <i>better site safety records</i> by implementing the "Pay for Safety Scheme", stipulating the minimum threshold for safety provision budget in contracts and strengthening site safety requirements in tender assessment ( <i>QHI No. 27</i> ).	✓		
II.14	To provide <i>better working environment</i> for workers by upgrading relevant contract specifications ( <i>QHI No. 47</i> ).		✓	
<b>Pillar 11 - Improving Productivity</b>				
II.15	To promote the <i>wider use of mechanized building process</i> , including system formwork and prefabricated building components ( <i>QHI No. 28</i> ).		✓	

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II.16	To <i>promote research</i> within the building industry ( <i>QHI No. 29</i> ).		✓	
II.17	To facilitate the development of an <i>integrated production process</i> ( <i>QHI No. 30</i> ).		✓	
II.18	To support the formation of an <i>Organized Specialist Sub-contractors System</i> and the employment of contract workers for tightening up control over sub-contracting ( <i>QHI No. 31</i> ).		✓	
II.19	To commission a consultancy <i>study</i> to analyze the causes for the relatively <i>high construction costs</i> for residential developments ( <i>QHI No. No. 33</i> ).	✓		
II.20	To plan for a pilot “Green Estate” for developing the concept of <i>sustainable development</i> ( <i>QHI No.35</i> ).	✓		
II.21	To <i>reduce construction waste</i> and improve the environment ( <i>QHI No. 36</i> ).	✓		
II.22	To work with other stakeholders to uphold the industry’s <i>ethical integrity</i> . ( <i>QHI No. 39</i> ).	✓		
II.23	To <i>enhance the specification system</i> to take on board new trade practices, reduce documentation and allow flexibility by professionals ( <i>QHI No. 48</i> ).		✓	

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II.24	To explore ' <i>Design, Build, Operate, Transfer</i> ' (DBOT) Concept ( <i>QHI No. 49</i> ).		✓	
II.25	To establish a systematic mechanism to steer the overall <i>research strategy</i> and oversee the use of HA Research Fund. ( <i>QHI No. 50</i> )		✓	

Source of information : Housing Department