



Legislative Council of the Hong Kong
Special Administrative Region

Delegation of the Panel on Housing

Report on the duty visit to
Zhuhai and Shenzhen

21 and 22 July 2024



TABLE OF CONTENTS

Chapter		Page
1	Introduction	1-2
2	Visits and exchanges	3-17
3	Observations and recommendations	18-22
4	Conclusions	23
Appendix 1	Membership of the delegation of the Panel on Housing	
Appendix 2	Membership of the delegation of the Housing Bureau	
Appendix 3	Visit programme	

Purpose of the report

- 1.1 The Delegation of the Legislative Council (“LegCo”) Panel on Housing (“the Panel”) conducted a two-day duty visit jointly with government officials of the Housing Bureau to Zhuhai and Shenzhen on 21 and 22 July 2024. This report presents the visit highlights and observations of the Delegation of the Panel.

Background and objectives of the visit

- 1.2 The Panel has all along been concerned about the Administration’s progress in taking forward the construction of public housing projects. According to the Administration, one of the measures to optimize the public housing construction system is to make use of the **Modular Integrated Construction** (“MiC”) method¹ to enhance speed and efficiency. The Hong Kong Housing Authority (“HA”) will continue to apply innovative construction technologies to test and improve the techniques of the MiC method to enhance the quality of housing production and expedite the construction process. To achieve the target of requiring not less than half of the projects to adopt the MiC method from 2028-2029 to 2032-2033, HA has selected five public housing projects among those to be completed from 2023-2024 to 2027-2028 to adopt the MiC method, and the relevant works have already commenced. It is estimated that the planning and design of another 17 projects which will adopt the MiC method are underway.
- 1.3 On improving the living environment of public housing, the 2022 Policy Address proposes to provide better public space, facilities and estate environment for public housing residents. The action group chaired by the Secretary for Housing will develop a Well-being design guide for new public housing projects. The Government also suggests that HA select five existing public rental housing estates as pilot projects for phased study and implementation of further enhancement measures within five

¹ Modular Integrated Construction method is a construction method where building components are prefabricated off-site and then transported to the construction site for installation, which effectively reduces the impact of inclement weather and labour shortage on construction projects and thus improve construction efficiency.

years, with a view to creating a living environment with a greater sense of well-being.

1.4 The MiC modules used in public housing in Hong Kong are now manufactured in the Mainland cities of the Greater Bay Area, and there are also large-scale public housing projects in Shenzhen using the MiC method for construction.

1.5 At its meeting on 3 June 2024, the Panel agreed to conduct a duty visit jointly with officials of the Housing Bureau to **Zhuhai** and **Shenzhen** to

- (a) visit a factory which manufactures **MiC modules** to understand the manufacturing process of concrete MiC modules and how they are applied to HA's public housing development projects; and
- (b) visit large-scale **public housing projects and community facilities** to understand how to create high-quality public housing through green technology, modular construction techniques, etc. and how to utilize community space to create a harmonious living environment.

At its meeting held on 28 June 2024, the House Committee of LegCo endorsed the proposal for the Panel to conduct the duty visit to Zhuhai and Shenzhen.

Arrangements for the visit

1.6 The delegation of the Panel ("the Delegation")² comprises 16 Members. The membership list is in **Appendix 1**. The delegation of the Housing Bureau, led by the Secretary for Housing, also joined the duty visit of the Delegation of the Panel. The membership list of the delegation of the Housing Bureau is in **Appendix 2**. The Delegation's visit programme is in **Appendix 3**.

² Unless otherwise stated, "the Delegation" in the ensuing paragraphs of this report refers to the Delegation of the Panel.

Visit to the factory of the Guangdong Hailong Construction Technology Company Limited in Zhuhai

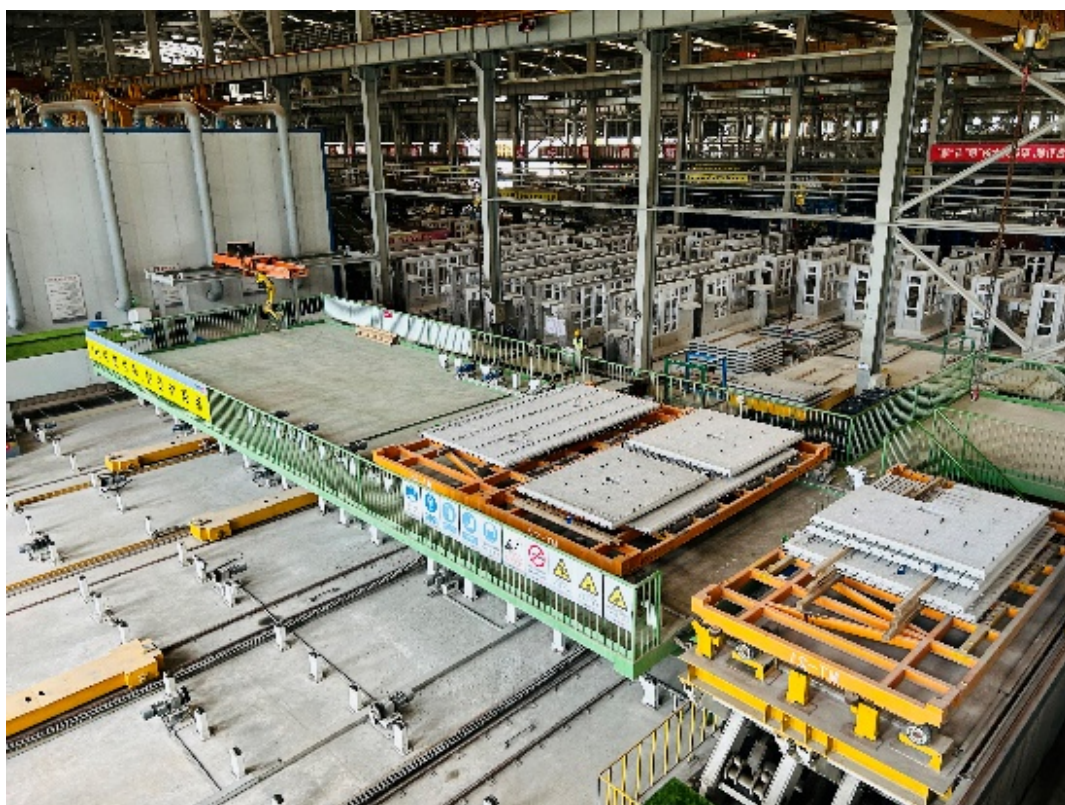
- 2.1** The Delegation first visited the Guangdong Hailong Construction Technology Company Limited (“Guangdong Hailong”) located in Doumen District, Zhuhai. Guangdong Hailong is a company under China State Construction International Holdings Limited and China State Construction Hailong Technology Company Limited (“CSC Hailong”), specializing in the production of **prefabricated construction modules**. Incorporated in Shenzhen in 1993, CSC Hailong is one of the earliest enterprises in the Mainland to engage in construction industrialization. It started to develop the prefabricated construction market in Hong Kong in 1998.
- 2.2** Guangdong Hailong is entrusted with the production of the MiC modules and prefabricated components for prefabricated construction projects in Hong Kong which are undertaken by CSC Hailong. The **factory at Zhuhai production base**, which the Delegation visited, commenced operation in 2019 and has nine production lines with an annual production capacity of 200 000 cubic metres of concrete.
- 2.3** Members note that CSC Hailong is not only a pioneer in the development of MiC in the Mainland, but also the leading unit of the 14th Five-Year National Key Research and Development Programme “Research and Application of Key Technologies for Modular Integrated Construction”. Utilizing the concept of “smart construction”, Guangdong Hailong/CSC Hailong implements digital and smart management on various fronts, from design, production, transportation, construction to operation and maintenance of MiC.





The Delegation visits a factory which manufactures MiC modules

- 2.4** Members note that the completed MiC projects in Hong Kong in which CSC Hailong/Guangdong Hailong had participated in the construction include: Kwu Tung North Multi-welfare Services Complex (completed in 2023), eight community isolation and treatment facilities at Penny's Bay and Kai Tak, etc. (completed in 2022), and North Lantau Hospital Hong Kong Infection Control Centre (completed in 2021).
- 2.5** CSC Hailong is currently involved in a number of public construction projects in Hong Kong, such as the Chinese Medicine Hospital in Tseung Kwan O, the Joint Cavern Development at Anderson Road Quarry Site and the Kong Nga Po Police Training Facilities. In terms of housing projects, CSC Hailong is also participating in the public housing developments at Kwu Tung North Area 19 Phase 2 and Anderson Road Quarry Sites R2-6 and R2-7.
- 2.6** A total of 4 065 concrete modules will be used to construct two 30-storey blocks and one 18-storey block in the housing project at Anderson Road, providing a total of 1 410 public housing units. The two phases of the project are expected to be completed in the fourth quarter of 2024 and the first quarter of 2025 respectively.



The Delegation visits a factory which manufactures MiC modules



Visit to 5.0 Industrial New Space (Zone B) in Fushan

2.7 The Delegation then visited the Fushan Industrial City, located in Er'wei Area of Fushan Industrial Park in Doumen District, Zhuhai. Covering an area of about 9.5 sq km, the Fushan Industrial City is the key driver of Zhuhai's "Industry First" strategy. Its goal is to develop into a national first-class modernized park featuring **industry-city integration** as well as a cluster for advanced and high-end industries.



- 2.8 The Fushan Industrial City comprises a number of developments such as the Fushan Chuangzhi Valley, the Industrial Ecological Park and the Industrial Workers' Well-being City. The 5.0 Industrial New Space in the Fushan Industrial City, covering an area of 3.98 million sq m, is in line with the Zhuhai Municipal Government's 2022 target to develop 20 million sq m of new industrial development space within two years to address the shortage of land for local industrial development.
- 2.9 Members note that the 5.0 Industrial New Space represents a new type of industrial carrier that focuses on the development of new technologies and new industries. It has five key features, namely "low rent, high standards, large scale, comprehensive support facilities and excellent operation".
- 2.10 With the landing of all the Industrial New Space projects, the population of the district is expected to increase by 40 000 to 60 000 people. In response, the Fushan Industrial City has begun to **build a new industrial community** in recent years, based on the concept of **industry-city integration**, to facilitate the lives and work of workers. In January 2023, Phase 1 of the Pinfu Community (i.e. the blue-collar hostels) was officially launched. With a total gross floor area of about 747 000 sq m, the development can provide 12 129 hostel units, consisting primarily of four-person, two-person and single-person units. The hostels under Phase 1 development are expected to be completed and put into use in 2025, providing accommodation for about 17 000 to 18 000 workers.



The Delegation visits the Fushan Industrial City and its staff quarters

2.11

Well-being design elements: In terms of living facilities, each floor of the hostels has a shared space for workers' leisure and interaction. In addition, the Pinfu Community is planning to gradually create a "1-5-10-minute blue-collar community life circle", where residents can reach a convenience store for daily necessities within 1 minute, take a walk to a park for exercise within 5 minutes, and get to a local clinic, commercial street, etc. within 10 minutes.



Upon full completion of the community development project, residents will be able to access various public facilities such as restaurants, banks, gyms and community parks within a 15-minute walk. These facilities will serve the daily needs of the industrial population of more than 90 000.



The Delegation visits the Doumen DaHengQin 5.0 Industrial New Space in the Fushan Industrial City to learn about the Well-being design elements in the community

Visit to Guangqiao Yayuan in Guangming District, Shenzhen

- 2.12** The indemnificatory housing at Guangqiao Road, Guangming (also known as “Guangqiao Yayuan”) visited by the Delegation is a public housing project in Guangming District, Shenzhen. It covers an area of about 20 245 sq m, with a total gross floor area of 165 000 sq m. The project consists of eight 33- to 35-storey residential buildings, providing a total of 1 797 units, of which more than half are two-bedroom units (1 022 units) with an area of 66 to 71 sq m, for application by applicants on the waiting list for public rental housing.



The central location of Guangqiao Yayuan features a landscaped park with facilities such as jogging trails for recreation and wellness. The community also provides a variety of facilities, including a kindergarten, a market, shops, and an elderly day care centre.

- 2.13** **Features of the Design for Manufacture and Assembly (“DfMA”)** approach: Guangqiao Yayuan is one of the first multi-storey residential projects in Shenzhen that were designed and built using the DfMA approach and construction method during the 13th Five-Year Plan period. All eight buildings in the project were constructed using prefabricated structures, and prefabricated components were also used for walls, glazing, doors, windows, staircases, etc.

2.14

Well-being design elements:

The community design of Guangqiao Yayuan is characterized by efficient use of space and integrated multi-functionality. The central location of the project features a landscaped park with facilities such as pavilions and jogging trails for recreation and wellness, providing residents with places to interact and communicate with others.



2.15

In addition, Guangqiao Yayuan is equipped with a variety of **community facilities**, including an underground car park with nearly 1 000 parking spaces, a kindergarten, bus stops, a market, shops, a cultural activity room, an elderly day care centre and a community health service centre, providing a one-stop solution to residents' needs.

Visit to Phoenix Yinghui Town

2.16

Located in Guangming District, Shenzhen, Phoenix Yinghui Town is currently the largest **public housing project** in the Mainland **adopting the DfMA approach**. It covers an area of about 17.7 ha with a total gross floor area of 1.16 million sq m. The project consists of 24 buildings and provides a total of 9 672 public housing units. There are four flat types, ranging in size from 65 sq m to 150 sq m.



Phoenix Yinghui Town in Guangming District, Shenzhen

2.17 Phoenix Yinghui Town is also a national demonstration project of **DfMA construction technologies**, showcasing a total of 49 key technological achievements in terms of cost, construction time, efficiency and environmental protection.³ The project aims to enhance the quality of public housing in Shenzhen and change the stereotype in society that “indemnificatory housing is low-end housing”.

2.18 **MiC features:** Members note that from design and construction to daily maintenance, the Phoenix Yinghui Town project has three key features characterized by technology, intelligence and greening:

- **Technology:** MiC and prefabricated components (such as load-bearing walls, staircases and balconies) are transported to the site for assembly after production. Compared to traditional construction methods, the number of workers on site can be halved and the construction time per floor can be reduced to six days, saving one-third of the time that would have been required in the past. As the units use DfMA structures, they have a column-free, open-plan layout. Tenants can easily add partition walls or change the layout of the rooms to suit their family’s needs.
- **Intelligence:** Phoenix Yinghui Town is a national pilot project for intelligent construction. With the help of a self-developed DfMA intelligent construction platform and building information modelling technology, it has achieved automated module production. In addition, the project also utilizes a smart information management platform for real-time monitoring of throwing objects from heights, vehicle movements, etc. in the community, ensuring safety through the use of technology. Residents can also use the “Einwin” community intelligence platform to receive services through the network manager.
- **Greening:** The building components are made of recyclable and green construction materials (such as steel bars, aluminium alloy, glass and gypsum) to reduce waste of resources, energy consumption and environmental pollution. As the components can be replaced

³ The project has completed 14 science and technology achievement appraisals, three of which have reached the international leading level (i.e. design technology for DfMA steel and concrete mixed structural systems, integrated design theory and standardized design methods for industrialized building systems, and digital construction platform for industrialized buildings), and seven of which have reached the domestic leading level.

individually, this not only reduces construction waste and noise during renovation of the units, but also helps to save up to 80% of subsequent maintenance costs.

2.19



Well-being design elements: Phoenix Yinghui Town adopts the concept of a “green boat in the river valley”, incorporating the design elements of “green ecology and healthy living” in the planning and provision of facilities. The project provides a circular walking trail along the area between the Metro and the river valley, forming a spatial structure of “two axes and one ring” to connect the six land parcels separated by the roads and the river, thereby achieving the effects of pedestrian-vehicular separation and convenient commuting.

2.20

In terms of ancillary facilities, Phoenix Yinghui Town adopts a “road plus business” development model, seamlessly connecting the nearby Changzhen Metro Station and shops in the area to provide residents with an efficient and convenient commuting and living experience. In addition, the project provides more than 6 400 parking spaces, a kindergarten, a market, a health service centre, a cultural activity room, an elderly day care centre and a recycling station for renewable resources, among other community facilities, to meet the needs of residents in all aspects of life.





The Delegation visits housing units in Phoenix Yinghui Town

Visit to the Double-line Park (Coastal Bridge) in Bao'an Central District, Shenzhen

2.21 The Double-line Park (also known as the “Coastal Bridge”) in Bao'an Central District is the Mainland's first three-level, multi-functional urban green corridor, connecting core public facilities, commercial areas and waterfront public space in the district. It is also Shenzhen's first public space that integrates multiple urban functions, including transportation, natural ecology, scenic viewing, services, art, sports and social activities, covering a total area of about 130 000 sq m. By visiting the Park, the Delegation gained a first-hand understanding of the project's user-friendly design that connects the communities and blends nature, art and culture.

2.22 Design features: The design of the Coastal Bridge can be divided into two dimensions: vertical and horizontal. In terms of **vertical design**, the Coastal Bridge project drew inspiration from the High Line Park in New York. It aims to develop a three-dimensional, continuously connected, ecologically diverse, open and shared urban park that connects the city to the sea. It consists of three levels: the sky, the ground and the underground.

- Sky Bridge (high line): The elevated walkway is 2 km long and spans across nine urban lots and six urban trunk roads. The main bridge stretches 1.5 km and includes open spaces such as a strolling path, observation decks, resting pavilions, night lighting installations and public art exhibitions.



In addition, the 500-m branch walkway connects the main walkway to nearby public facilities such as sports centre, youth palace, library, the Bay Opera of Shenzhen and the Coastal Cultural Park, as well as commercial sites.



- Ground-level green island: The theme garden on the ground level covers an area of 42 000 sq m and provides green public space for daily social activities.

- Underground passageway (low line): The six sections of the featured underground passageway span 1.2 km, connecting the commercial buildings on both sides and the metro transport hub, and providing shaded walking areas.

2.23

In terms of **horizontal design**, the Coastal Bridge has five sections, each featuring a distinctive theme (including flowering tree, shan-shui, green view, art, etc.) to enhance the pedestrian experience. The bridge also serves as a three-dimensional green belt that connects and integrates with the sponge city system.



The Delegation visits the Double-line Park in Bao'an Central District

Exchanges with representatives of the Housing and Construction Bureau of Shenzhen Municipality and the Shenzhen Public Housing Group

2.24 The Delegation conducted an exchange session with representatives of the Housing and Construction Bureau of Shenzhen Municipality (“HCBSM”)⁴ and the Shenzhen Public Housing Group⁵ on 22 July 2024. The Housing Reform Division and the Planning and Construction Division of HCBSM briefed the Delegation on Shenzhen’s policy on indemnificatory housing, planning, construction, design and other related matters. The Shenzhen Public Housing Group introduced the construction and operation management of indemnificatory housing in Shenzhen.

⁴ The main functions of HCBSM include the implementation of national, provincial and municipal laws, regulations and policies on urban development, engineering construction, real estate, survey and design consulting, property management, gas, construction and other industries, as well as housing safety, housing system reform, construction of talent housing and indemnificatory housing, and management of the Housing Accumulation Funds.

⁵ The Shenzhen Public Housing Group Company Limited is a wholly state-owned enterprise under the administration of the Shenzhen Municipality, and the designated agency for indemnificatory housing. It is responsible for the integrated operating system of indemnificatory housing including construction and planning, operation management, housing leasing and housing finance. As at the end of 2023, the Group has cumulatively constructed 282 000 units and supplied 122 000 units of indemnificatory housing, accounting for about one-third of the city’s total supply for the same period.



The Delegation conducts exchanges with representatives of the Housing and Construction Bureau of Shenzhen Municipality and the Shenzhen Public Housing Group

2.25 During the meeting, the Delegation exchanged views and shared experience with representatives of the two organizations on a number of issues of common concern, including how to improve the inadequate housing conditions faced by low-income earners, the difficulties in home ownership faced by young people, how to provide sufficient land resources for the development of housing projects, how to provide housing according to people's affordability so as to meet their housing needs in an effective and timely manner, and the relationship between public and private housing markets, and how to strike a balance. In addition, the Delegation gained a deeper understanding of Shenzhen's efforts in addressing the shortage of indemnificatory housing, its experience in promoting indemnificatory housing, the provision of funding for housing construction, and the promotion of the development of "urban villages".

- 3.1 Based on the observations made during the duty visit, the Delegation will make recommendations in two major areas, namely the **MiC method** and the **Well-being design** for public housing. Each of them will be explained in detail below.

Modular Integrated Construction method

- 3.2 Through the site visit to observe the manufacturing process of MiC modules, Members gained a deeper understanding of the advantages of the MiC technique as an efficient construction method. The MiC method adopts the concept of “factory assembly followed by on-site installation”, whereby building components and structures are prefabricated as much as possible in factories. This in effect **shifts the housing construction process from construction sites to factories**. Members have noted the following advantages of the MiC method:

- Smart construction technologies, such as smart production lines and smart construction sites, can be applied intensively;
- Large-scale and intensive production can be promoted in construction projects;
- Construction period can be shortened and rehousing costs can be effectively reduced; and
- With less on-site work, noise can be significantly reduced and fugitive dust pollution and construction waste can be minimized.

Application and promotion

- 3.3 Members consider that the Administration should make good use of the MiC method which can undoubtedly speed up housing production. Members urge the Government to continue to apply innovative construction technologies to test and improve the MiC techniques to enhance the quality of housing production and **expedite the construction process**. This includes the development of the second generation MiC. It is hoped that through the adoption of a more efficient structural connecting method, the required installation time for MiC modules could be shortened, which would further enhance the safety and efficiency of construction site, thereby

improving speed, efficiency and quality, as well as making the construction process more environmentally friendly and safer.

- 3.4** Members suggest that the Administration should explore measures to keep down the **manufacturing costs** of MiC modules, such as identifying additional suppliers or adopting more efficient manufacturing methods. Members consider that **quality assurance** for MiC is of paramount importance. They urge the Government to deploy a dedicated staff to factories in the Mainland that manufacture prefabricated components to inspect their manufacturing process and examine the quality of their products.
- 3.5** Members note that both the prefabrication technology and MiC are examples of DfMA. They suggest that the Administration should **extend the application** of DfMA to the mechanical, electrical and plumbing works in public housing projects. For example, DfMA can be applied in the in-flat decoration works of public housing units.
- 3.6** Members urge the authorities to allow suitable demounting details and accessories in the design of the Light Public Housing adopting MiC to ensure that the modules can be demounted to facilitate future **relocation and reassembly for reuse** in suitable projects, thereby increasing the reusable rate of the building materials of the MiC modules.
- 3.7** Members suggest that the Administration should consider a wider adoption of MiC in **other public works projects** such as schools, staff quarters, and welfare facilities for the elderly. Members also suggest that the authorities should establish a list of approved MiC manufacturers for public works in order to facilitate the procurement of MiC modules for public works projects and to ensure the quality standards of the modules.
- 3.8** Members suggest that the authorities should further **promote the adoption** of MiC **in the construction industry** by providing incentives for the construction industry and developers to adopt MiC more widely. Examples include increasing the floor area concession and providing a corresponding site coverage concession.

Complementary measures and support

- 3.9** The prerequisites for applying MiC include a good road transportation network, simple site terrain, availability of temporary **storage space**, and an adequate and stable upstream supply chain of volumetric prefabricated components. Members urge the authorities to formulate and implement

measures to strengthen the **supply chain of MiC modules** in order to foster collaboration with the supply chain in the Greater Bay Area to ensure stable supply. Members suggest that the authorities should provide the industry with information and guidelines on taxation and customs clearance to facilitate the **cross-boundary delivery** of MiC modules manufactured in the Greater Bay Area.

- 3.10** Members consider that the Northern Metropolis has the greatest potential to provide **land for the manufacturing and storage** of MiC modules. Members urge the authorities to identify more suitable sites in the area, publish the relevant information as early as possible, and review the land tenure policy, so that the industry will have sufficient space for the assembly and storage of MiC modules.
- 3.11** Members opine that large-scale implementation of MiC in Hong Kong requires a large number of skilled workers who are familiar with the new construction method. Members urge the authorities to formulate suitable **training programmes** for construction workers in a targeted manner, so that they can adapt to the new working model.

Well-being design

- 3.12** To improve the living environment in public housing, the 2022 Policy Address proposed to provide better public space, facilities and estate environment for public housing residents. During the visit to the 5.0 Industrial New Space in the Fushan Industrial City, Guangqiao Yayuan and Phoenix Yinghui Town, the Delegation gained a lot of insights that can serve as a reference for the action group set up by the Housing Bureau to develop the **Well-Being design guide** for new public housing projects. This will help the Government to consider how to provide more comfortable accommodation and comprehensive supporting facilities, and to study and implement improvement measures in existing public housing estates, so as to create a living environment with a stronger sense of well-being and to enhance the sense of well-being and gain of residents.

Design, implementation and promotion

- 3.13** Members are of the view that in promoting the Well-being design, the Administration should not only make continuous effort to improve and upgrade the “hardware” facilities of housing estates, but also pay attention to the “**software**”, which means that it should provide a more humane service experience for residents. For instance, it should actively address residents’ needs and perform simple indoor repairs for elderly people who

live alone or have mobility issues, so that the well-being elements can achieve a better effect.

- 3.14** Members consider that **health and vitality** elements should be included in the Well-being design guide for public housing. The Administration can include **recreational** or **fitness facilities** in the refurbishment and upgrade of facilities (such as old ball courts) in old housing estates, and design experiential communal fitness playscapes for users of different abilities and ages. This will not only meet the needs of the public, but also enhance residents' sense of belonging to their estates.
- 3.15** Members consider that the implementation of the Well-being design guide has raised public aspirations for a better living environment in public housing estates. Members urge the Administration to **accelerate the pace of implementation** and to ensure that more existing estates, especially the older ones, can benefit. They also call for early planning and timely **publication of relevant information** to avoid any perception of unequal treatment or misunderstanding that the Administration is using this to delay the redevelopment of older estates.
- 3.16** Given the differences in factors such as the geographical location, scale and age profile of the population of each estate, as well as the different community resources available to residents nearby, the well-being needs of residents also vary. Members hope that the authorities will **understand the needs of each estate** from a macro perspective, and make choices only after assessing the needs, effectiveness, mode of management and scale of the estates.
- 3.17** Members consider that fostering a sense of well-being requires the **establishment of a sense of belonging and pride**, and a positive image of the housing estates can help enhance cohesion of the community. Members suggest that when carrying out decoration of the external facades of housing estate buildings or designing logos for housing estates, the authorities should make use of local characteristics or representative features, such as flowers, plants and landmarks of the estates. Space should also be reserved for showcasing residents' artistic creations that integrate the community's culture and history, so as to enhance residents' sense of identity and belonging to the housing estates.

Ageing population in housing estates

- 3.18** Members express concern about the worsening problem of **ageing population** in public housing estates at present, and urge the authorities to provide more escalators and lifts, fitness equipment suitable for the elderly, and even add some sun shading/rain sheltering facilities in open spaces, which can benefit the elderly. Apart from improving the hardware facilities, the authorities should also review the housing policy, such as **encouraging the younger and older generations to live under one roof**, building friendly neighbourhood relationships, and strengthening support for elderly residents, so that all residents can enjoy a greater sense of well-being in their daily lives.

Monitoring and adjustment

- 3.19** Members believe that importance should be attached to cost-effectiveness in the use of public funds, and remind the authorities of the need to consider whether, in the long term, the relevant improvement works and ongoing maintenance of facilities will significantly increase the **operating costs** of the housing estates, thereby exerting greater financial pressure on HA. For example, while the extension of grasslands in housing estates will create a more comfortable and green living environment for residents, it will increase the maintenance and repair costs.
- 3.20** Members consider that the resident mix of both existing and new housing estates will continue to change over time, which will give rise to different needs. Therefore, the Well-being design guide should allow flexibility for making **timely updates** and **flexible adjustments**. Members suggest that the authorities should establish a feedback mechanism to continuously incorporate views and suggestions of housing estate residents on the well-being elements.

- 4.1 The on-site visit to the factory that manufactures MiC modules has given Members a deeper understanding of the MiC method. Members believe that the planning of large-scale public housing projects and community facilities in Zhuhai and Shenzhen can serve as a valuable reference for Hong Kong, which will facilitate Members' future discussion with the Government on how to create a living environment with a greater sense of well-being for public housing tenants in Hong Kong.
- 4.2 Through exchanges with representatives of HCBSM and the Shenzhen Public Housing Group, Members have gained a deeper understanding of the policy, construction, operation and management of indemnificatory housing in Shenzhen, as well as Shenzhen's work and experience in promoting indemnificatory housing to address the housing needs of its citizens.

Appendix 1 Membership of the delegation of the Panel on Housing

Delegation of the Panel (16 Members in total)

Hon Stanley NG Chau-pei, SBS, JP (Panel Chairman)

Hon Vincent CHENG Wing-shun, MH, JP (Panel Deputy Chairman)

Panel members

Hon Paul TSE Wai-chun, JP

Ir Dr Hon LO Wai-kwok, GBS, MH, JP

Hon LAU Kwok-fan, MH, JP

Hon Tony TSE Wai-chuen, BBS, JP

Hon Andrew LAM Siu-lo, SBS, JP

Hon LEUNG Man-kwong, MH

Hon CHAN Hok-fung, MH, JP

Ir Hon Gary ZHANG Xinyu

Hon Carmen KAN Wai-mun, JP

Dr Hon SO Cheung-wing, SBS, JP

Other Members participating in the visit

Hon LAM So-wai

Hon Judy CHAN Kapui, MH, JP

Ir Hon CHAN Siu-hung, JP

Dr Hon NGAN Man-yu

Legislative Council Secretariat staff

Mr Derek LO

Chief Council Secretary

Ms Ada LAU

Senior Council Secretary

Ms Anki NG

Council Secretary

Appendix 2 Membership of the delegation of the Housing Bureau

Ms Winnie HO Wing-yin	Secretary for Housing
Mr Daniel LEUNG Hung-wai	Deputy Director of the Housing Department (Development & Construction)
Miss Rosalind CHEUNG Man-yee	Administrative Assistant to Secretary for Housing
Mr Max WONG Chi-chung	Assistant Director of the Housing Department (Project)
Mr Sherman YIP Shing-lam	Assistant Director of the Housing Department (Development and Procurement)
Mr Michael HONG Wing-kit	Assistant Director of the Housing Department (Estate Management)
Mr Rayson WONG Wai-hung	Chief Structural Engineer of the Housing Department (Development & Construction)
Mr Tim LI Man-wai	Chief Architect of the Housing Department
Ms AU YEUNG Man-sin	Political Assistant to Secretary for Housing
Mr Horace CHAN Hing-kit	Principal Information Officer of the Housing Bureau (Housing)
Mr Romeo YIU Fan-hung	Head/Development and Construction InnoTech of the Housing Department
Mr Raymond TSE Cheuk-man	Senior Maintenance Surveyor/Water Safety Management Team of the Housing Department

Appendix 3 Visit programme

21 July 2024 (Sunday)	
Afternoon	Travel to Zhuhai via the Hong Kong-Zhuhai-Macao Bridge
	Visit the factory of the Guangdong Hailong Construction Technology Company Limited
	Visit Fushan 5.0 Industrial New Space (Zone B)
22 July 2024 (Monday)	
Morning	Visit Guangqiao Yayuan and Phoenix Yinghui Town in Guangming District, Shenzhen
Afternoon	Exchange session with representatives of the Housing and Construction Bureau of Shenzhen Municipality and the Shenzhen Public Housing Group
	Visit Double-line Park (Coastal Bridge) in Bao'an Central District
	Return to Hong Kong via Shenzhen Bay Port