

立法會房屋事務委員會  
Legislative Council Panel on Housing

香港房屋委員會公營房屋發展  
- 構件式單位設計

Modular Flat Design for public housing development  
of the Hong Kong Housing Authority

2013年7月2日



- 向委員會介紹房委會在公營房屋發展的構件式單位設計。

To brief Members on the Modular Flat Design (MFD) for public housing developments by the Hong Kong Housing Authority (HA).



- 過往數十年，房委會在建造公營房屋時一直採用標準大廈設計。

In the past decades, HA has been providing affordable public housing through standard block design.

- 自2000年起，由於土地資源有限，而作公共租住房屋(公屋)發展的用地亦較具複雜性，房委會逐漸將標準大廈設計轉變為因地制宜的設計模式。

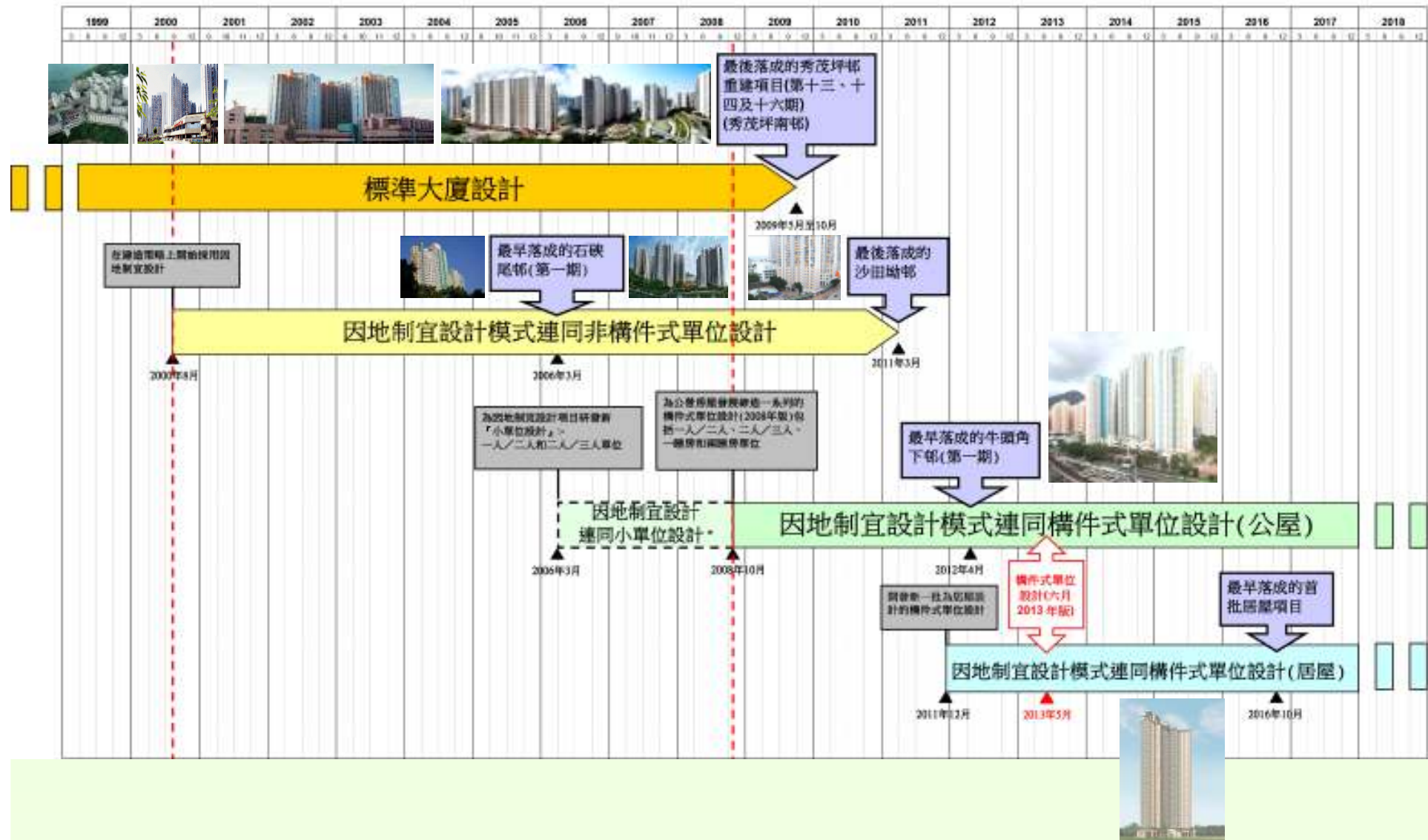
With limited land resources and more complex sites being used for public rental housing (PRH) developments, the HA has gradually changed from standard block designs to site specific block design since 2000.



# 設計模式的轉變 Change of Block Design

從標準大廈設計轉變為因地制宜構件式單位設計

Change from Standard Block Design to Site Specific Design with MFD



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從標準大廈設計轉變為因地制宜構件式單位設計

Change from Standard Block Design to Site Specific Design with MFD



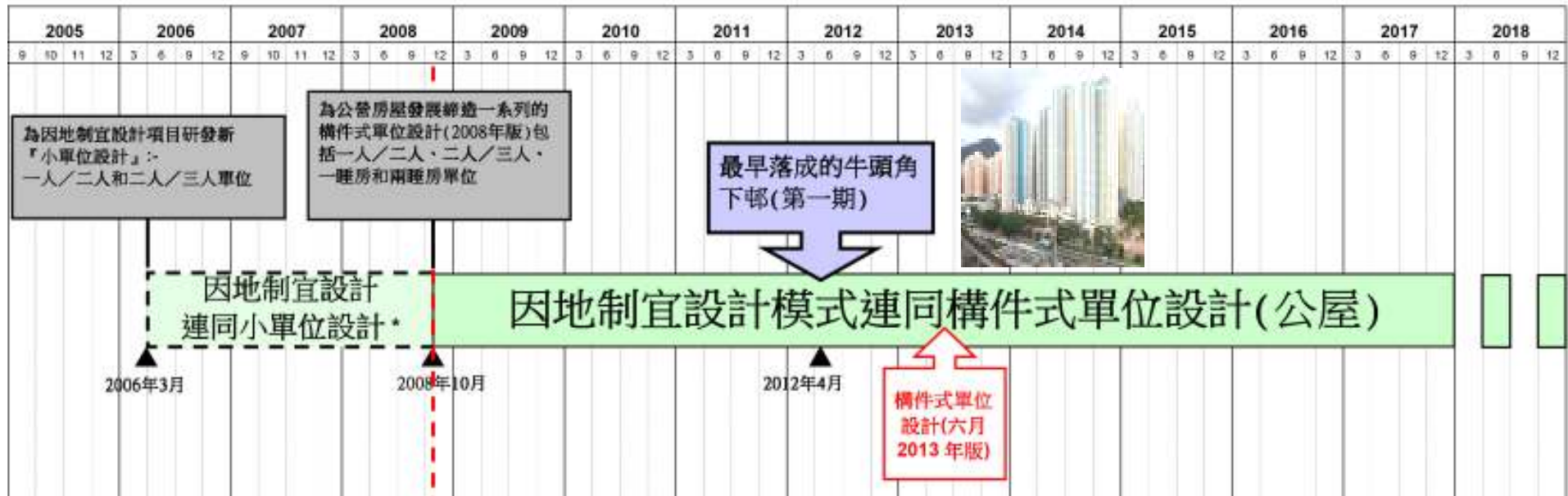


# 設計模式的轉變 Change of Block Design

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從標準大廈設計轉變為因地制宜構件式單位設計

Change from Standard Block Design to Site Specific Design with MFD



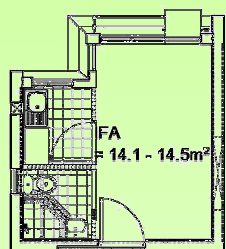




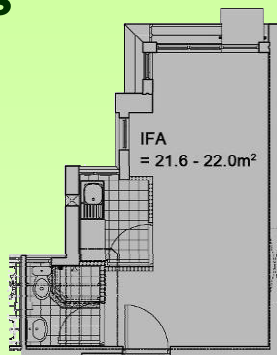
# 構件式單位設計 Modular Flat Design

共四款設計

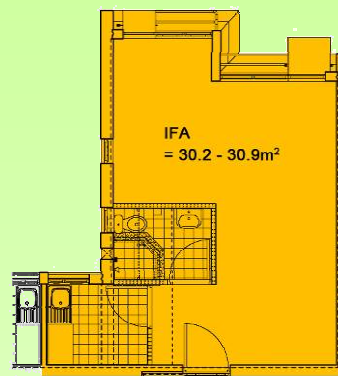
A Total of 4 Types



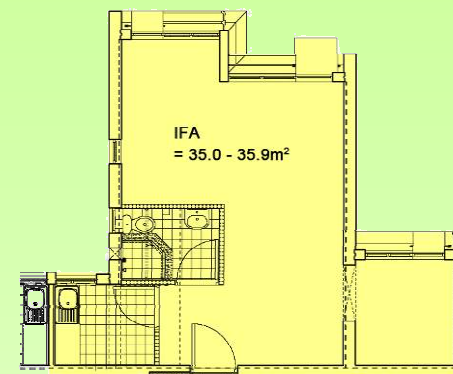
1/2P FLAT TYPE 1a



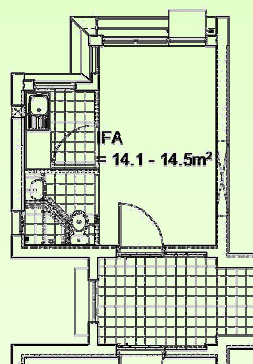
2/3P FLAT TYPE 1



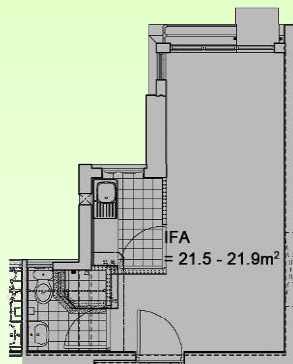
1B FLAT TYPE 1



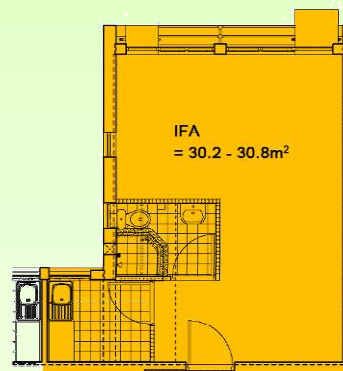
2B FLAT TYPE 1



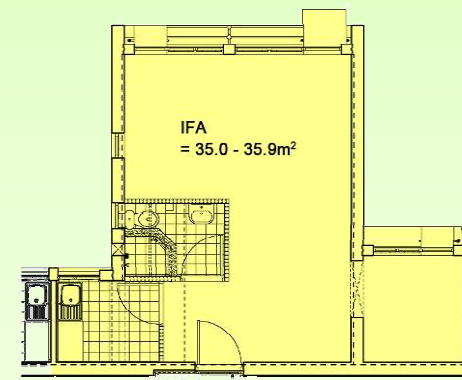
1/2P FLAT TYPE 1b



2/3P FLAT TYPE 2



1B FLAT TYPE 2



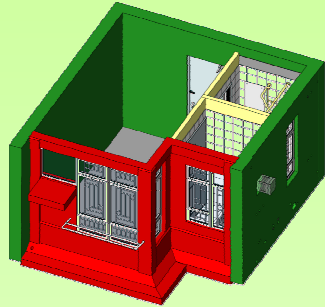
2B FLAT TYPE 2

一人/二人單位  
(14.1 ~ 14.5m<sup>2</sup>)

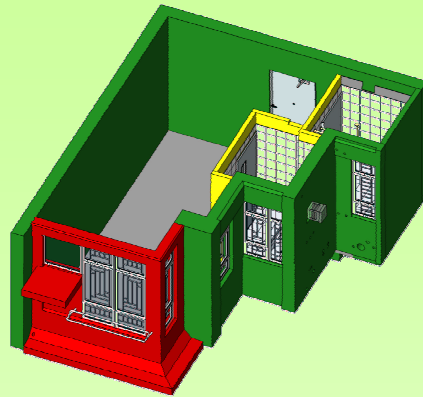
二人/三人單位  
(21.4 ~ 22.0m<sup>2</sup>)

一睡房單位  
(30.2 ~ 31.0m<sup>2</sup>)

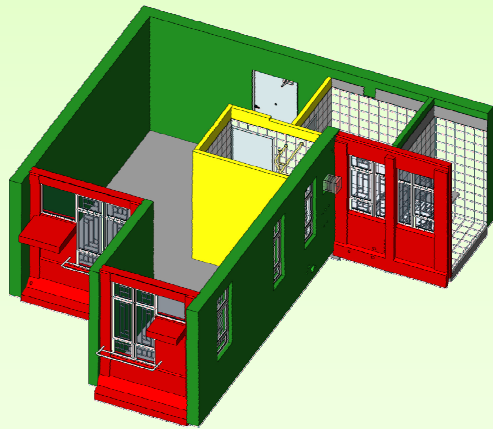
兩睡房單位  
(35.0 ~ 36.1m<sup>2</sup>)



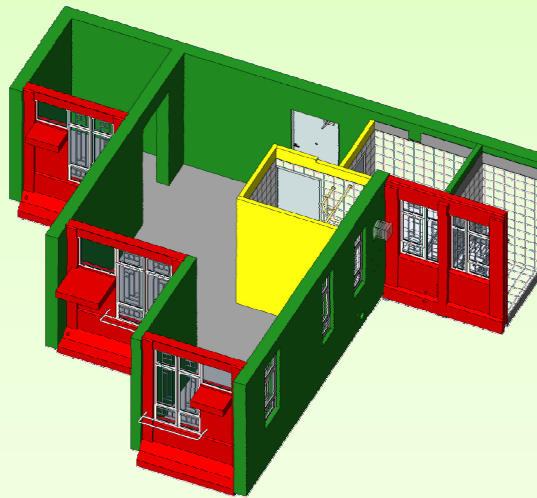
一人/二人單位



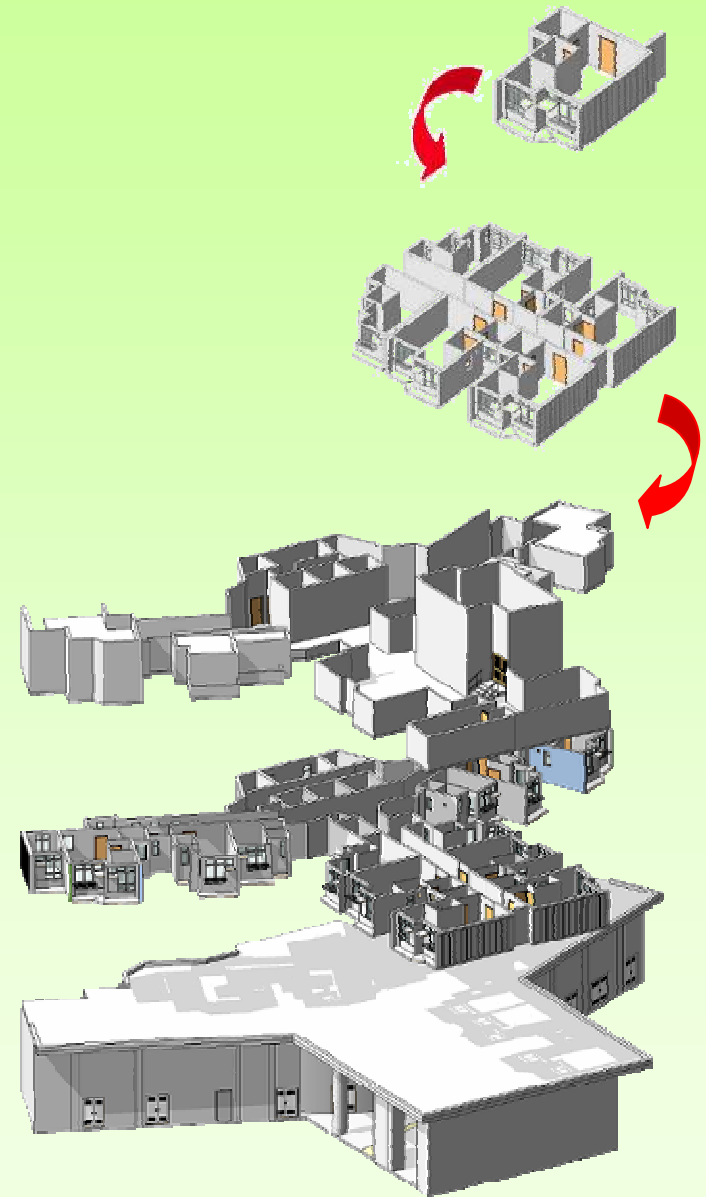
二人/三人單位



一睡房單位



兩睡房單位



# 構件式單位設計 **Modular Flat Design**

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平衡各設計元素，包括：

Strike a better balance amongst several factors, including:

- 善用珍貴土地資源  
Optimum use of valuable land resources
- 成本效益  
Cost effectiveness
- 「居民意見調查」中的需求及意見  
Needs and views of PRH tenants from Residents Surveys
- 廣泛運用機械建造程序  
Wider use of mechanical building process
- 提高效率 and 生產力  
Greater efficiency and productivity



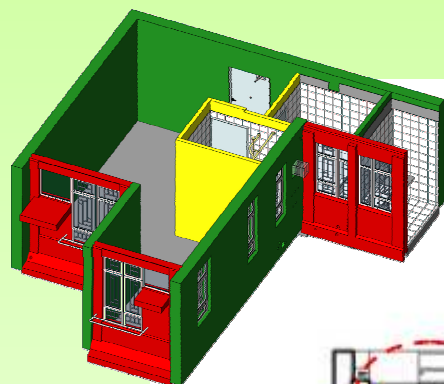
# 構件式單位設計 Modular Flat Design

## 新家庭構件式單位款式 New Family Flat Type

- 有效地減低噪音二至三分貝  
to reduce noise by about 2 - 3 dBA



長沙灣邨為試用此設計的先導項目  
Piloted in Cheung Sha Wan Estate



固定窗戶附設六角匙鎖  
(提供天然光)  
Fixed window with Allen key lock (for lighting)



附設側窗符合法例  
空氣流通的要求  
Side window meeting  
ventilation  
requirement under  
Buildings Ordinance

一睡房單位  
1-Bedroom  
Flat



兩睡房單位  
2-Bedroom  
Flat



# 詳細設計改善措施

## Detailed Design Enhancements



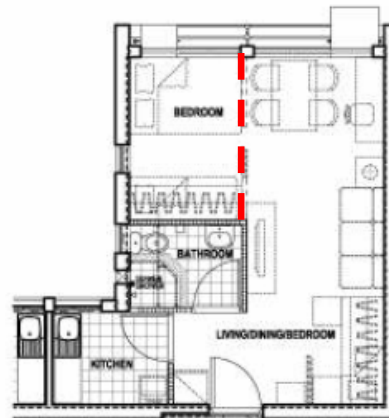
提供間牆示意圖以便居民裝修單位

## Facilitating residents' decoration with Notional Partition Layout

一睡房單位  
1- Bedroom  
Flat



(一型) Type 1

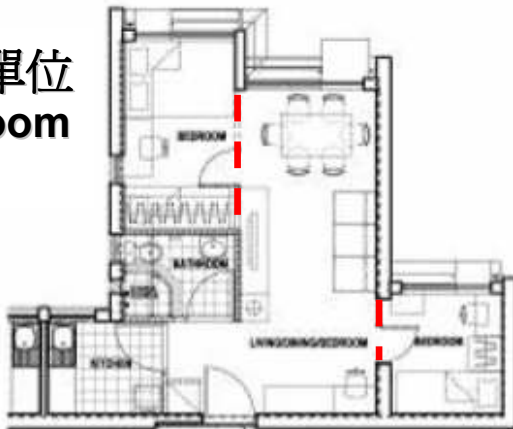


(二型) Type 2

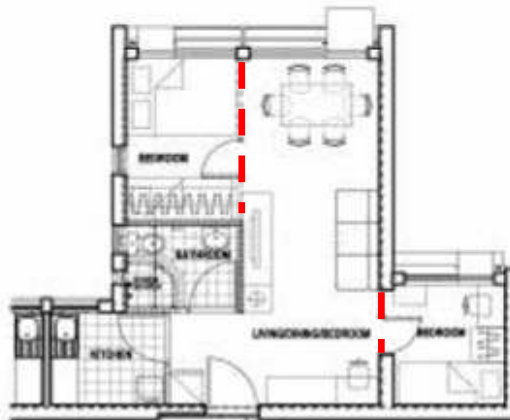


(三型) Type 3

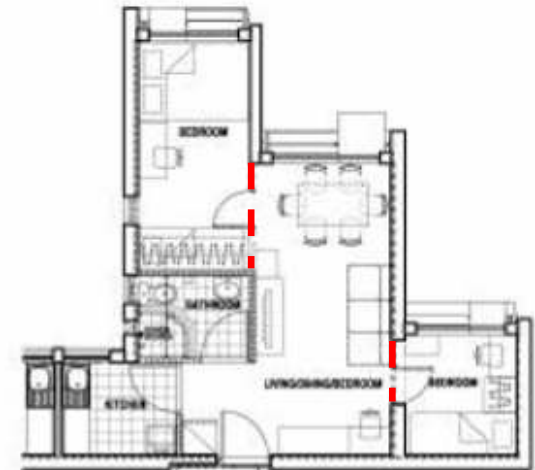
兩睡房單位  
2- Bedroom  
Flat



(一型) Type 1



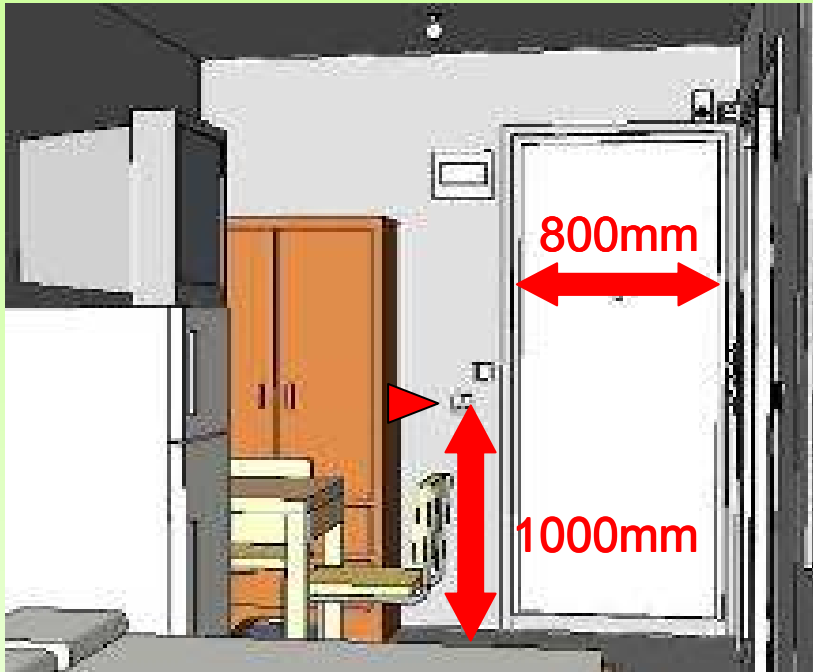
(二型) Type 2



(三型) Type 3

加強通用設計以締造更理想和方便的生活環境

## Reinforcing Universal Design for better living environment and convenience



- 採用嵌入式淋浴間和增設離地 1 米高電源插座數量，方便長者和傷殘人士使用。

Provide sunken shower design and more power sockets at 1 metre above floor level to make them more easily accessible by the elderly and disabled.

- 參考《設計手冊：暢通無阻的通道2008》，將住宅單位大門的闊度由750毫米增寬至800毫米。

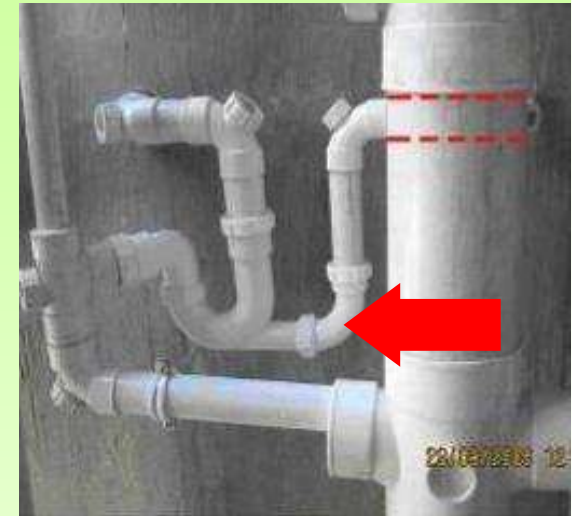
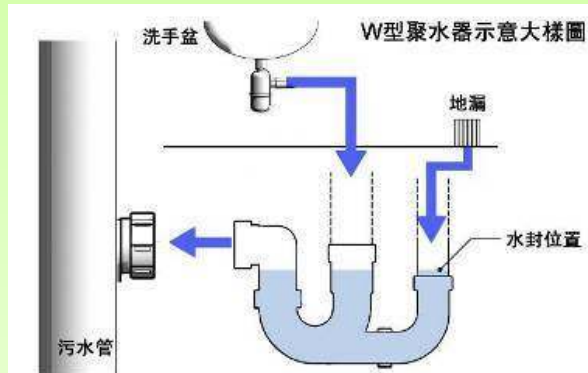
Make reference to the Design Manual: Barrier Free Access 2008 and increase the clear width of flat entrance from 750 mm to 800 mm.



# 改善供水、排水和電力系統設計以締造健康生活和方便維修 Enhancing design of plumbing, drainage and electrical installations for healthy living and easy maintenance

- 安裝 **W-型聚水器**，以防乾涸及防止傳播病毒發生。

Provide Common W-trap System to prevent transmission of disease through dried-up floor traps



- 將**總配電箱**安裝在客/飯廳，方便使用及維修。

Install the electrical consumer unit in the living area for better access for maintenance

- 應居民的需求，在單位內增加**雙頭插座**數量。

Provide more twin sockets to address users' needs





- 構件式單位設計可以提升生活空間和質素，公屋居民均廣泛支持採用這類單位設計。

Given the resulting enhancement in living space and quality, the use of the modular flats is widely welcomed by PRH tenants.

- 房委會將會繼續從居民意見調查中蒐集意見，以持續優化構件式單位設計。

We will continue to collect feedback through Residents Surveys so as to facilitate continuous improvement in the design of MFD.

- 房委會亦歡迎業界持份者對標準化和構件式建造方法提出寶貴的意見，以達至更佳的建築效益和工地管理。

We also welcome views from the stakeholders in the construction industry in relation to the standardization and modularization in achieving better building efficiency and management on site.

謝謝  
Thank you

