



BUILDING SURVEYING DIVISION

ASSESSMENT OF PROFESSIONAL COMPETENCE

PRACTICAL TASK

4TH TO 7TH NOVEMBER 2009

Hong Kong Society for the Care of Elderly

Dear Sir/Madam

Proposed Centre for Elderly Care **2-24 Yan Oi Circuit, Kwun Tong, Hong Kong**

1.0 The Background

- 1.1 We are a non-profit making association, setting up with an aim to provide elderly care to those in need. We are planning to set up a “Centre” to provide a comprehensive elderly care services.
- 1.2 We have identified a potential Site in Kwun Tong. We choose Kwun Tong because it is one of the oldest districts with high population of elderly persons. The site has an area of approximately 853m². We have acquired the site from the Government for a lease term of 20 years with the possibility to renew further subject to negotiation.
- 1.3 You are invited to provide professional advice to our Society in relation to the proposed use.

2.0 The Site

- 2.1 The Site is located in Yue Man Square, Kwun Tong near the bus terminus. The site comprises 2 portions:
 - a) Main Block: KTIL 333, 2-8 Yan Oi Circuit, and
 - b) Annex Block: KTIL 334, 10-24 Yan Oi Circuit

We have arranged vacant possession for the Main Block before December 31st 2009 and plan to acquire vacant possession for Annex Block in the first quarter of 2010.

- 2.2 **You are required to conduct a survey on the Main Block ONLY.** As we have not acquired the Annex Block yet, **YOU ARE NOT PERMITTED TO MAKE ANY INVESTIGATION AT INTERNAL AREAS OF THE ANNEX BLOCK. Candidate who fails to follow this instruction will be removed from the interview list.** Nevertheless, plans of the whole site are provided for your reference.
- 2.3 The site is zoned as “CDA” under the extant OZP. In order to allow provision of the proposed facilities, recently a section 16 planning application has been approved to permit the proposed elderly care centre use with the condition that any alterations, additions or redevelopment of the site shall not result in an increase of total GFA exceeding 10% of the existing buildings. You may assume there is no special restriction under the land lease.

3.0 The Brief

3.1 General

You are required to carry out **TWO** parts of works. Firstly, you have to conduct a condition survey for the Main Block in **ONE** of the areas listed in 3.2 (a) to (e). Secondly, you are required to prepare a design scheme and proposal for the proposed use according to the requirements set out in 3.3 below.

3.2 Condition Survey

You have to conduct a condition survey on only **ONE** of the following areas.

- a) Staircase accessed from the bus terminus and the associated common area
- b) Staircase accessed from Yan Oi Circuit and the associated common area
- c) Roof and Flat 3H of the Main Block
- d) Flat 1A and 1B of the Main Block
- e) Flat 2A and 3A of the Main Block

You should focus on the area that you are required to survey. Although we do not suggest you to spend unnecessary time on other areas, you should have a general appraisal on the overall condition of the building. As a general advice, you should not spend more than 30% of your time at the remaining areas.

Your survey should include the general condition of the area, any defects identified and their causes. You are expected to advise on the need of any further investigation and your initial repair proposal.

3.3 Design Scheme

You are requested to provide us a viable scheme for the proposed work in **ONE** of the following options:

Option A

To retain the existing buildings with necessary conversion and extension works to fit our new use

Option B

To retain and renovate the Main Block **ONLY** and to rebuild the remaining Annex Block so as to form a new Centre complex

Option C

To redevelop the entire site and provide a new building for the proposed use

You are only required to provide scheme on **ONE** of the above options, nevertheless, you may be asked for the reasons behind your choice.

You should illustrate the layout and circulation design of the proposed scheme by means of sketches and plans. We have done some researches on the basic accommodation requirements as listed below. However, we do welcome any brilliant idea that is “think-out-of-the-box” which would provide added value to your scheme.

The following requirements may assist you in planning the scheme:-

- (i) Our Society has 20 staffs including a director, 2 managers and other administrative staff. Office facility is required.
- (ii) We intend to provide at least 50 accommodations for elderly persons with a homey living atmosphere and settings. However, we would like to know how many we could accommodate at most without jeopardizing the provision of other facilities.

- (iii) Safety, hygiene, and smooth flow of internal circulation are our primary concerns.
- (iv) We want to have the following provisions:
 - a) multi-purpose room(s) for activities and events
 - b) nursing room(s)
 - c) rehabilitation area(s) including physiotherapy and occupational therapy
 - d) interview room(s) for counseling and for conducting lecture purposes.
 - e) other supporting facilities such as canteen, store room, laundry, etc.

4.0 The Information

- 4.1 A copy of the location plan, typical floor plans and elevations are attached for your information. We do not guarantee that the plans are up to date and to scale. You may need to verify the layout on site and carry out simple measurement during your survey if necessary.

5.0 The Site Visit

- 5.1 Arrangement has been made for you to carry out inspection of the Site from 9:30am to 1:00pm on 4 November 2009 **ONLY**. You are again reminded that **ONLY access to the Main Block is allowed for inspection**. You are required to observe all the instructions given by our staff during your site inspection and avoid encroaching on any restricted areas indicated on site. You should not disturb the existing G/F shops and any residents living therein.

6.0 The Interview

- 6.1 You are invited to attend a Board meeting to be held on 7th November, 2009 at the time and venue conveyed to you separately to present your findings and conversion proposal to us. You are expected to spend **10 minutes** to present your survey findings AND another **15 minutes** on the proposed conversion scheme. We **will stop your condition survey presentation after the first 10 minutes**. We **have also allowed time to discuss with you on the issues of the necessary repair and maintenance works, project implementation arrangement including the site safety measures, programme and budget**.

We look forward to seeing you in the Board meeting.

Yours sincerely,

Board of Directors

Note:

Any information regarding the sites including photos taken should be treated as confidential and should only be used for examination purpose. Any disclosure is strictly prohibited.