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7 September 2021

URA and Chun Wo Pioneer in Concrete Modular Integrated Construction to Build Hong Kong's First Private Residential Project

The Urban Renewal Authority (URA) announces today (7 September 2021) that the URA Board has approved the tender award to Chun Wo Construction Holdings Company Limited (Chun Wo Construction) for the superstructure works contract of the Ash Street Development Project (the Project) in Tai Kok Tsui. With the application of the Concrete Modular Integrated Construction (MiC) method, this Project will become Hong Kong's first private residential development project using this innovative construction technology.

In recent years, the Government has been actively promoting the application of MiC in public and private developments. By adopting the concept of "factory assembly followed by on-site installation", site construction processes of residential units are moved to a controlled factory environment, achieving better quality control. In addition, the MiC method enables shortening of construction time as both the site formation and foundation works, and the production of integrated modules can be carried out concurrently. The pre-fabricated modules, finished with most household fittings including pipeworks, kitchen cabinets, sanitary wares, windows, floor and wall finishes, will be completed in a factory, before being transported to construction site for installation. Such construction procedures enable the contractor to minimise on-site construction processes, thereby enhancing site safety and reducing any adverse impact that may cause on surrounding environment.

The Project covers a site area of about 417 square metres. Upon completion, the new development provides a total domestic gross floor area of about 3,130 square metres involving 69 residential units. The foundation works was commenced in October 2020 and the Project is expected to complete in the fourth quarter of 2023.

A signing ceremony for the Project's superstructure works contract was held today and officiated by the Managing Director of the URA, Ir Wai Chi-sing, and the Acting Chief Executive Officer of Chun Wo Construction, Mr Boyd Merrett.

Speaking at the signing ceremony, Ir Wai said, "The URA commits to adopting innovative technologies in its construction projects aiming to establish an exemplary

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model to bolster confidence among the construction industry in the application of MiC. After careful consideration, we chose to adopt MiC in this relatively smaller-scale private residential and self-development project as a pilot. The URA will review every aspect ranging from construction planning, construction methods, the concerned statutory processes and market response in light of experience during the course of implementation for the industry's reference.

I look forward to working with Chun Wo Construction in promoting the application of innovative technologies in building construction projects. I am delighted to know that Chun Wo Construction has devoted additional resources in transforming its research and development outcomes into practical solutions as approved by the Government in the Project. This endeavour will drive innovation and transformation in the construction industry, building up Hong Kong as a sustainable and smart city.”

Acting Chief Executive Officer of Chun Wo Construction, Mr Boyd Merrett said, “For many years, Chun Wo Construction has been actively engaged in innovative technological research and development in order to transform and improve the efficiency of the construction industry. Winning the URA’s development project, and for the first time applying leading-edge ‘MiC wall connection technology’ of Concrete MiC in a local private residential building development project is undoubtedly a significant milestone for the Company’s innovative construction technology. At the same time, we are very grateful to the URA for its trust in Chun Wo Construction’s years of construction experience and P&T Group’s professional design solutions. Going forward, we will continue to allocate resources to research and development of innovative construction technologies, and promote the innovative development of Hong Kong’s construction industry.”

Compared with the steel MiC modules mainly used in Hong Kong, the Project will adopt the “MiC wall connection technology” of Concrete MiC developed by Chun Wo Construction and the P&T Group. Such technology enables the reduction of the thickness of the structural wall of a residential unit, thereby increasing its internal usable space and flexibility to suit building layouts. In addition, concrete-built flats are more durable without the need for intensive inspection and maintenance, and are able to fulfil the statutory specifications for fire resistance. These concrete-built flats also excel in insulating against sound and heat, addressing market expectations and demand from the private sector.

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About the Urban Renewal Authority

The Urban Renewal Authority (URA) was established in May 2001 under the Urban Renewal Authority Ordinance as the statutory body to undertake, encourage, promote and facilitate urban renewal of Hong Kong, with a view to addressing the problem of urban decay and improving the living conditions of residents in old districts. The URA follows the guidelines set out in the Government's Urban Renewal Strategy in the implementation of its urban renewal initiatives under a "people first, district-based, public participatory" approach. It adopts a comprehensive and holistic approach by ways of its two core businesses i.e. redevelopment and rehabilitation, as well as heritage preservation and revitalisation, for creating a sustainable and quality living for the people of Hong Kong.

Chun Wo Construction Holdings Company Limited

Chun Wo Construction Holdings Company Limited (Chun Wo Construction) was founded in 1968 and is a key subsidiary of Asia Allied Infrastructure. The Company is principally engaged in the construction and property development businesses, and possesses the professional capabilities to undertake large-scale integrated construction projects. Recent examples of large-scale infrastructure projects that it has undertaken in Hong Kong include the Central-Wan Chai Bypass, Liantang/Heung Yuen Wai Boundary Infrastructure, Hong Kong-Zhuhai-Macao Bridge Passenger Clearance Building, Guangzhou-Shenzhen-Hong Kong Express Rail Link (Hong Kong Section) and MTR Shatin to Central Link. With deep roots in Hong Kong and an operation history stretching over 50 years, Chun Wo Construction has accumulated extensive experience and a strong position in the construction sector, enabling it to expand its business to countries along the "Belt & Road" route in Southeast Asia. Examples of such expansion include the acquisition of a construction and engineering consultancy in Singapore, and the undertaking of waterway bridge design and construction projects in the Philippines in recent years.

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The P&T Group

The P&T Group is a multi-disciplinary international practice with over 1,600 staff, working from offices in Hong Kong, Singapore, Bangkok, Shanghai, Wuhan, Shenzhen, Macau, Hanoi, Ho Chi Minh City, Jakarta, Kuala Lumpur, Dubai and Abu Dhabi. The P&T Group offers a full range of architectural, structural and mechanical engineering, planning and project management services, with full support from in-house interior and graphic design divisions. P&T Group celebrated its 150th anniversary in 2019. P&T continues to thrive on innovation and has gained industry-leading expertise in areas such as Building Information Modelling (BIM), Modular Integrated Construction (MiC) design, precast building design, and other Design for Manufacture and Assembly (DfMA) solutions and their practical application.

(ENDS)

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Photo Caption



Managing Director of the URA, Ir Wai Chi-sing (second left), and Acting Chief Executive Officer of Chun Wo Construction, Mr Boyd Merrett (second right), sign the superstructure works contract for the Ash Street Development Project. The signing ceremony is witnessed by General Manager (Procurement & Project Legal Services) of the URA, Mr Lawrence Choy (left), and Deputy Chief Operating Officer of Chun Wo Construction, Mr William Leung (right).



The BIM simulation of the URA's Ash Street Development Project in Tai Kok Tsui applying Concrete MiC.

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(From left) Director of P&T Group, Mr Joseph Lau; General Manager (Works & Contracts) of the URA, Mr Elden Chung; General Manager (Procurement & Project Legal Services) of the URA, Mr Lawrence Choy; Director (Works & Contracts) of the URA, Mr Anderson Leung; Executive Director (Operations) of the URA, Mr Ben Lui; Managing Director of the URA, Ir Wai Chi-sing; Acting Chief Executive Officer of Chun Wo Construction, Mr Boyd Merrett; Chairman of Chun Wo Construction, Mr Stephen Lee; Chief Operating Officer of Chun Wo Construction, Mr Ken Ko; Deputy Chief Operating Officer of Chun Wo Construction, Mr William Leung; General Manager (Construction) of Chun Wo Construction, Mr David Tung; Director of P&T Group, Ms Jennifer Lee, attend the contract signing ceremony for the Ash Street Development Project.