

26 October 2021

Shui On Construction Company Limited  
13/F, New Kowloon Plaza,  
38 Tai Kok Tsui Road,  
Tai Kok Tsui, Kowloon,  
Hong Kong

Dear Sir/Madam,

**Letter of In-principle Acceptance  
(Acceptance Reference No.: MiC 14/2021)**

This letter is issued to **Shui On Construction Company Limited** to confirm that the Modular Integrated Construction (MiC) system (Model No. **SOC-RC-MiC 21.01**) as submitted to the Buildings Department (BD) is acceptable in principle for use in private building projects in Hong Kong in respect of the performance aspects listed in Appendix I, subject to the following conditions:

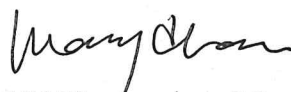
- (i) The design and construction of any building project adopting the above MiC system shall comply with the provisions of the Buildings Ordinance (BO) and its subsidiary legislations;
- (ii) The conditions as set out in Appendix II and Appendix III shall be complied with;
- (iii) The modular units of the above MiC system shall be fabricated in the factory listed in Appendix IV with a valid ISO 9001 or equivalent quality assurance certification; and
- (iv) This in-principle acceptance (IPA) is subject to a validity period expiring on 26 October 2026.

General information of the MiC System (Model No. SOC-RC-MiC 21.01) submitted by Shui On Construction Company Limited is available on BD's website.

This IPA shall not be construed as an exemption from obtaining prior approval and consent from the Building Authority under the BO before commencement of building works.

This IPA does not give any warranties, explicit or implied, regarding their availability, efficacy, fitness for a particular purpose, title or non-infringement of copyright. The manufacturer/supplier/user must ensure that the above MiC system is safe for public use and complies with all relevant legislation and statutory requirements at all times.

Yours faithfully,



( CHAN Yuen-ming, Mary )  
Chief Officer/Technical Services  
for Director of Buildings

c.c. CHOW Yuen Sai Esther (Authorized Person)  
c/o P&T Architects and Engineers Limited  
33/F, 633 King's Road,  
North Point, Hong Kong

LAU Wing Yin (Registered Structural Engineer)  
c/o P&T Architects and Engineers Limited  
33/F, 633 King's Road,  
North Point, Hong Kong

BD/MiC/191102(S)

**Applicable Performance Aspects  
for In-principle Acceptance Reference No. MiC 14/2021**

The in-principle acceptance covers the following performance aspects of MiC system (Model No. SOC-RC-MiC 21.01) of Shui On Construction Company Limited under the Buildings Ordinance (BO) and its subsidiary legislations:

- (a) Provisions of means of escape required under Part B of the Code of Practice for Fire Safety in Buildings 2011 (FS Code) and regulation 41(1) of Building (Planning) Regulations (B(P)R);
- (b) Provisions for fire resisting construction required under Parts C and E of the FS Code and section 35 of Building (Construction) Regulation (B(C)R);
- (c) Construction of external wall and cladding pursuant to sections 27 and 28 of B(C)R;
- (d) Height of storeys, provisions of natural lighting and ventilation required under regulations 24, 30 and 36 of B(P)R;
- (e) Sanitary provisions and associated drainage works within the modular unit pursuant to Building (Standards of Sanitary Fitments, Plumbing, Drainage Works and Latrines) Regulations;
- (f) Structural performance for loads required under Code of Practice on Wind Effects in Hong Kong 2004, Code of Practice for Dead and Imposed Loads 2011 and Part 3 of B(C)R; and
- (g) Provisions for structural performance required under Code of Practice for Structural Use of Concrete 2013, Code of Practice for Precast Concrete Construction 2016 and B(C)R.

2. For other performance aspects of the MiC system under the purview of the BO not listed above, compliance with the provisions of the BO and the subsidiary legislations shall be demonstrated when plans are submitted for approval under the BO.

**Acceptance Conditions (Building)  
for In-principle Acceptance Reference No. MiC 14/2021**

The in-principle acceptance (IPA) of MiC system (Model No. SOC-RC-MiC 21.01) of Shui On Construction Company Limited is subject to the following conditions:

- (a) This IPA is confined to adopting the MiC system for Residential Care Homes (Elderly Persons) use in a building not exceeding 8 storeys (modular units of 7 storeys) as applied for;
- (b) Authorized Person of the development project adopting the MiC system (AP) should ensure the specific requirements under relevant ordinances, regulations, as well Codes of Practices / Guides issued by relevant licensing authorities, i.e. Welfare Service Department, are complied with;
- (c) The design and construction of the MiC system should follow the plans accepted by the Buildings Department (accepted plans) and tally with the testing criteria of the submitted test reports. If alternative designs, materials or construction methods different from that shown in the accepted plans are used, compliance with the relevant provisions under the Buildings Ordinance (BO) and the subsidiary legislations should be demonstrated when plans are submitted for approval under the BO;
- (d) AP should ensure valid test and/or assessment reports complying the requirements under Part E of the Code of Practice for Fire Safety in Buildings 2011 would be available before the actual production in the prefabricated factory;
- (e) Applicant and AP should observe the requirements under Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-13 on submission of Schedule of Building Materials and Products and certifying the compliance with the relevant provisions of the BO upon completion of works; and
- (f) User manual with maintenance and building safety instructions for future fitting, decoration, alterations and additions of the modules as submitted with the application for IPA should be provided to the owners/occupants/users of the building adopting this MiC system.

**Acceptance Conditions (Structural)  
for In-principle Acceptance Reference No. MiC 14/2021**

The in-principle acceptance (IPA) of MiC system (Model No. SOC-RC-MiC 21.01) of Shui On Construction Company Limited is subject to the following conditions:

- (a) The design and construction of MiC system should follow the plans accepted by the Buildings Department (accepted plans) and tally with the testing criteria of the submitted test reports. If alternative designs, materials, proprietary products or construction methods different from that shown in the accepted plans are used, compliance with the relevant provisions under the Buildings Ordinance (BO) and the subsidiary legislations should be demonstrated when future plans are submitted for approval under the BO;
- (b) The MiC system is accepted based on the assumptions listed below. Overall stability, structural analysis, adequacy of structural member and/or structural connections, lateral deflection etc. should be checked when there are any deviations with future structural plans submitted for approval under the BO.
  - (i) Maximum building height from Ground Floor of 27.31m (to Main Roof);
  - (ii) Maximum modular units of 7 storeys;
  - (iii) Maximum design wind pressure of 2.24kPa (unfactored);
  - (iv) Imposed loads, superimposed loads and assumed façade loads as shown on drawing no.: SE/8400/FP11 & SE/8400/FP12. Imposed loads for vehicular traffic and parking are not considered;
  - (v) Lateral stability is provided by in-situ beams and structural walls with rigid diaphragm as shown on drawing no.: SE/8400/FP01;
  - (vi) Fabrication and installation tolerances of modular units as shown on drawing no.: SE/8400/FP01.
  - (vii) No modular units are stacked more than one-storey above the completed level of each zone as shown on drawing no.: SE/8400/FP01.
- (c) A trial mockup is required to demonstrate and assure the quality of the construction of the following details with the satisfaction of BA prior to the commencement of the module fabrication in factory:

- (i). Concreting works of the in-situ RC Structural walls and beams with MiC walls as permanent formworks at both sides as in drawings no. SE/8400/DD01, SE/8400/DD02, SE/8400/DD02-1, SE/8400/DD03 and SE/8400/FP02.
  
- (d) Structural details of in-situ parts (slabs, beams, structural walls, staircases etc.), semi-precast slabs (as shown on drawing no.: SE/8400/FP21 & SE/8400/FP22), external window walls and structures at roof are not included in this acceptance.

### Manufacturer and Prefabrication Factory

Details of the accepted manufacturer and prefabrication factory for fabrication of the modular units under In-principle Acceptance reference no. MiC 14/2021 for MiC system (Model No. SOC-RC-MiC 21.01) of Shui On Construction Company Limited are as follows:

Manufacturer: Shui On Construction Company Limited

Prefabrication Factory: Guangdong Hailong Construction Technology Company Limited

Address of Prefabrication Factory: Room 300, No. 1, Zhufeng Road West, Doumen District, Zhuhai, Guangdong, PRC 519100

*Remarks:*

- (a) *The above factory shall maintain a valid ISO 9001 or equivalent quality assurance certification at all times.*
- (b) *The following items in the Quality Assurance Scheme are for information only. Updated information should be submitted for future building projects with MiC.*
  - (i) *Frequency and extent of inspection by in-house staff and independent parties required in Appendix B of PNAP ADV-36; and*
  - (ii) *Frequency and extent of audit by in-house staff and independent parties required in Appendix B of PNAP ADV-36;*