Instructions

PLEASE READ THE FOLLOWING INSTRUCTIONS CAREFULLY BEFORE STARTING YOUR WORK.

1. There is no need to do measurement for this exercise, but you need to find data from the public domain or make assumptions on information not supplied. Give references to your sources of information. Please do not call up any external companies or organisations for assistance on this academic exercise.

2. Working in groups as designated by the Tutor, answer the prelude questions and perform the four tasks within the designated time. Using the Wiki function, individual students may modify or edit the Wiki page, including the calculations and answers. Each time you complete editing and submit your work, a new version of file will be saved and made available to the Tutor's perusal, if he chooses to. Hence, you better put your full individual names (e.g. CHAN Tai Man) in each amendment you make to your group's detail calculation. The group assessment will be based on the FINAL version of the files by the end of the task release time.

3. After reading the background information and the tasks, click "Start working with wikis" at the bottom of the case study, then select your own group and create Wiki pages. In the Wiki page, apart from the answers, please show your detailed calculations and steps, if any. You are asked to do each task in a SEPARATE Wiki page, i.e. your group should have five pages for this case study. Name the pages as "Prelude", "Task 1", "Task 2" and so on.

Tips for using wiki function:

1. You must click the "submit" button every time after you edit the Wiki content. Please do NOT click the "cancel" button or log out directly, even though you have not made any changes to the page. In other words, once you have clicked "Edit Wiki Content", you can only click "submit" before leaving the page. Otherwise, your group mates would have difficulty in accessing and editing the page.

2. You can edit the Wiki pages anytime you like. However, only one student can edit the page at a time. Other students cannot access and edit the page when one student is doing the editing work. Thus, please notify your group mates when you are trying to edit the page.
Background information

Enabled: Statistics Tracking

Background information (all case materials and data are fictitious and are intended for academic exercise only)

Note: No need to do measurement for this exercise, but you need to find data from the public domain or make assumptions on information not supplied. Give references to your sources of information. Please do not call up any external companies or organisations for assistance on this academic exercise.

It is planned that a sub-urban site will be released for use by the government at very nominal land cost. There are a number of applications from non-profit organizations for using the site with an area of 8,500 m² on plan at ground level. The government authority has shortlisted two applicants, including a university for the development of student dormitories and a non-governmental organization (NGO) for the development of self-contained homes for the elderly.

It is given that the maximum permissible plot ratio for the site would be 6.5. Plot ratio is defined as the ratio of gross floor area of the buildings to the “within boundary” area of the site on which the buildings are erected. You may assume that the ratio of Construction Floor Area to Gross Floor Area is approximately 1.10 due to some areas being exempted from GFA calculation in the permissible plot ratio.

1. To enhance the interpersonal skills and reduce the travelling time of students, the university is planning to change its policy that all UGC-funded undergraduate students must stay at student dormitories for at least two years during their studies in universities. The policy would significantly increase the demand for dormitory places, since student residence is currently optional. Thus, there is a need for more places for student accommodation.

   For the student dormitory, assume

   i. A student residence population of 3,000 is to be accommodated.
   ii. Government’s current indicated level of subsidy is capped at HK$240,000 per student place for the capital cost of dormitory construction. Any cost excess will be borne by the university itself.
   iii. The area would be 30 m² per room on a two-student sharing basis.

2. The other applicant, an NGO, observed that the problem of aging population in
It is planned that a sub-urban site will be released for nominal land cost. There are a number of applicants using the site with an area of 8,500 m\(^2\) on plan and the authority has shortlisted two applicants, including the university and an NGO, for the development of student dormitories and a non-governmental organization for self-contained homes for the elderly.

It is given that the maximum permissible plot ratio is defined as the ratio of gross floor area of the buildings on the site on which the buildings are erected. You are asked to complete the following:

1. To enhance the interpersonal skills and reduce the need for more places for student accommodation, the university is planning to change its policy so that students must stay at student dormitories for at least one year of studies in universities. The policy would simplify dormitory places, since student residence is exempted from GFA calculation in the permit.

   a. A student residence population of 3,000 is to be accommodated.
   b. Government’s current indicated level of subsidy is capped at HK$240,000 per student place for the capital cost of dormitory construction. Any cost excess will be borne by the university itself.
   c. The area would be 30 m\(^2\) per room on a two-student sharing basis.

2. The other applicant, an NGO, observed that the problem of aging population in Hong Kong is intensifying and at the same time it is not easy for the elderly to have access to public health and medical services and facilities. To provide a better quality of life for the elderly, the NGO intends to build a self-contained housing estate for them. The estate is targeted at middle class elderly, with recreational facilities and on-site health care services accommodated inside a club premises. The gross floor area of each unit would be 60 m\(^2\). The NGO has to raise the entire fund for the construction project itself.

You work in a cost consultancy practice, which happens to be responsible to the university and the NGO for advising on the construction cost aspects for both projects.

**Sequence of events:**

The project is now in the feasibility study stage with two applicants shortlisted. There is no drawing but a brief design concept for each of the projects as envisaged by the two organizations separately, as informed to your practice. For both plans, three blocks of residential units with 20 to 40 storeys will be built.
recreational facilities and on-site health care services accommodated inside a club premises. The gross floor area of each unit would be 80 m$^2$. The NGO has to raise the entire fund for the construction project itself.

You work in a cost consultancy practice, which happens to be responsible to the university and the NGO for advising on the construction cost aspects for both projects.

**Sequence of events**

The project is now in the feasibility study stage with two applicants shortlisted. There is no drawing but a brief design concept for each of the projects as envisaged by the two organizations separately, as informed to your practice. For both plans, three blocks of residential units with 20 to 40 storeys will be built.

Both client organizations have approached your company and requested for the overall construction cost budgets (including any excess which they have to bear) for making their applications to the government to show their capability in completing the projects.

**Reference**

Enabled: Statistics Tracking

References


Students' Perception Survey on BRE 347 (Case Study)

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Aim
You are invited to participate on a survey administered by a group of staff members of the Department of BRE in The Hong Kong Polytechnic University. The aim of this survey is to seek your feedback on the use of case study in the Subject BRE 347 (Urban and Construction Economics) implemented in Semester 2, 2013-14 to find out whether the Blackboard website and its case study materials improve students' professional skills in three areas: (a) group working, (b) critical thinking and (c) problem solving. Your honest feedback is valuable to us and can help us to improve the future development of BRE Courses. Completing a survey will take you about 10 minutes.

The survey you complete will not have any implication on your final grade of BRE 347. All information related to you will remain confidential, and will be identifiable by codes only known to the researcher(s). Pls. also note that this is NOT a survey on individual staff's teaching and no personal remarks should be given here.