

MiC Adaptation in InnoCell



Location





Project Parameter



TAI PO

LOCATION

2,990 m²

SITE AREA

15,300 m²

GFA

59.2 mPd

HEIGHT

15

STOREY



WIFI



PREMIUM TV



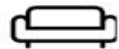
HOUSEKEEPING



LAUNDRY



BICYCLE PARKING



LOUNGE



ROOFTOP
TERRACE



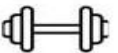
OUTDOOR SPACE



SHARED KITCHEN



COFFEE SHOP



GYM



GAME ROOM



WORKPLACE



EVENTS



REFRESHMENT

Smart Living & Co-creation Community

Vibrant. Smart. Green. Energetic. Lifestyle.



1. Affordable Housing

Affordable
On-Campus
Accommodation

3. Community

A Community
to foster
communication
and exchange
ideas

Attracting &
Retaining
Talents to
Hong Kong

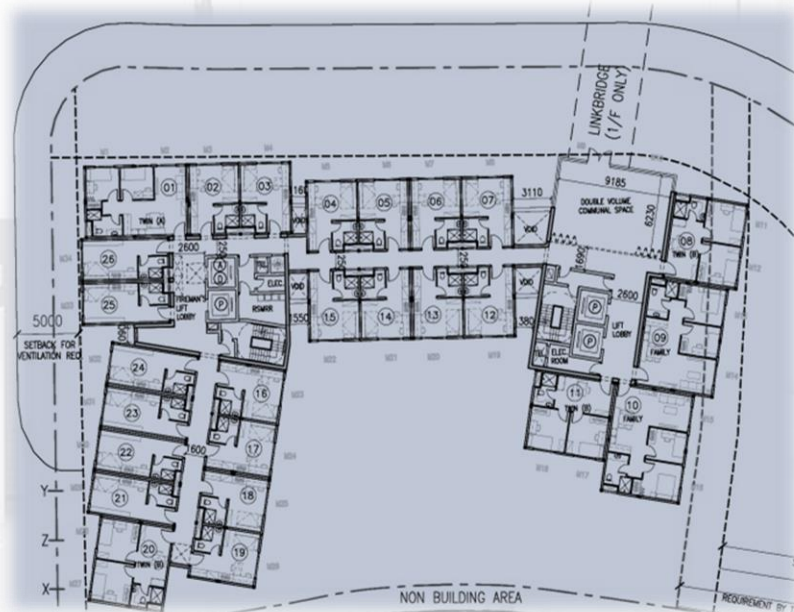
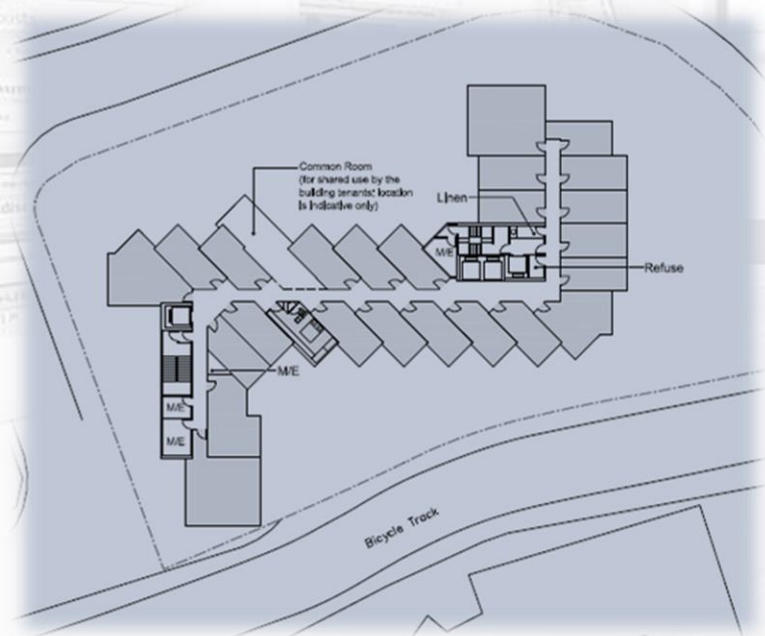
Offer one-stop
accommodation
to visiting
scientist and
researchers

3. Attracting & Retaining Talents

4. One-stop accommodation



Development of Concept Design Embracing MiC

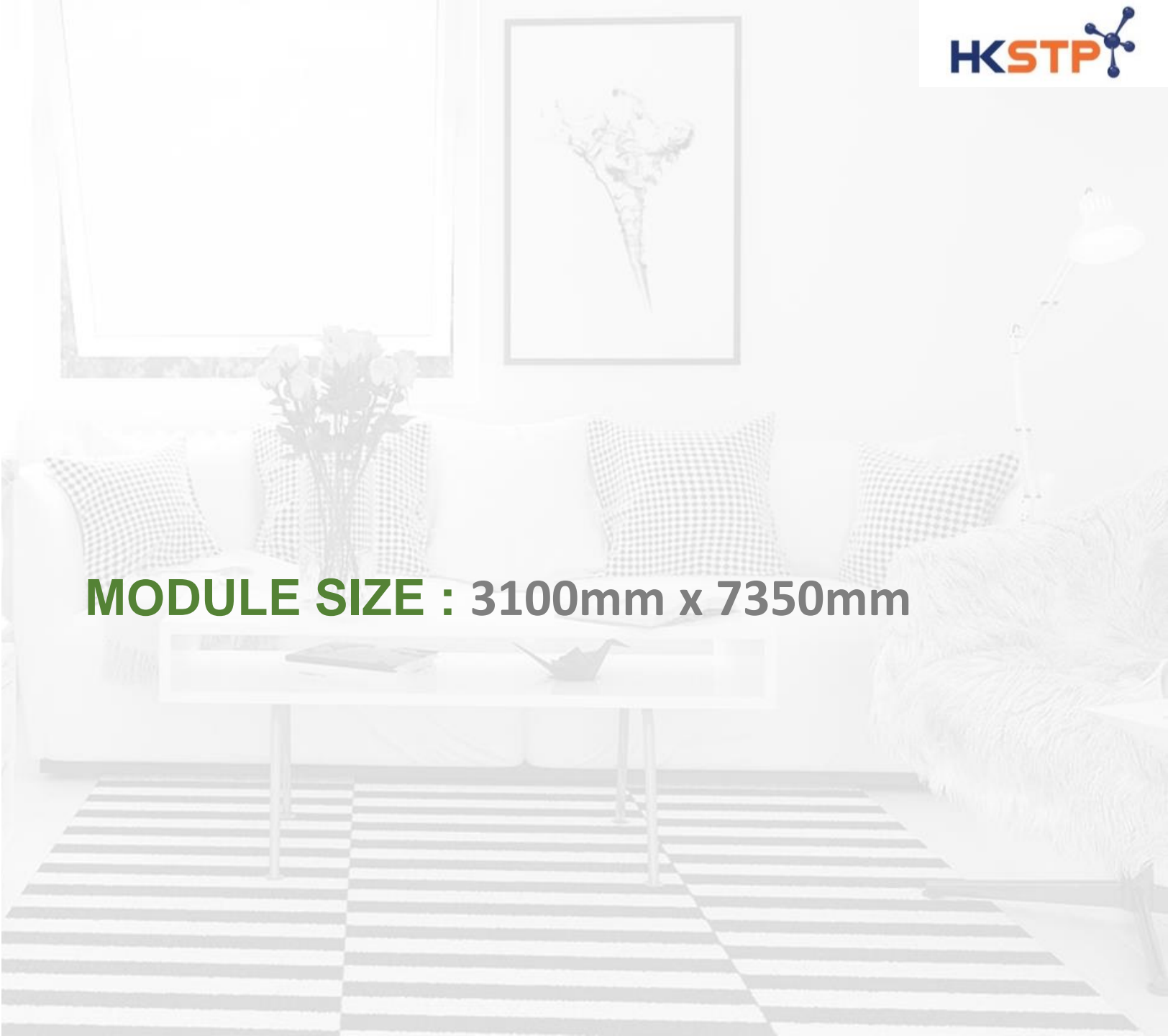
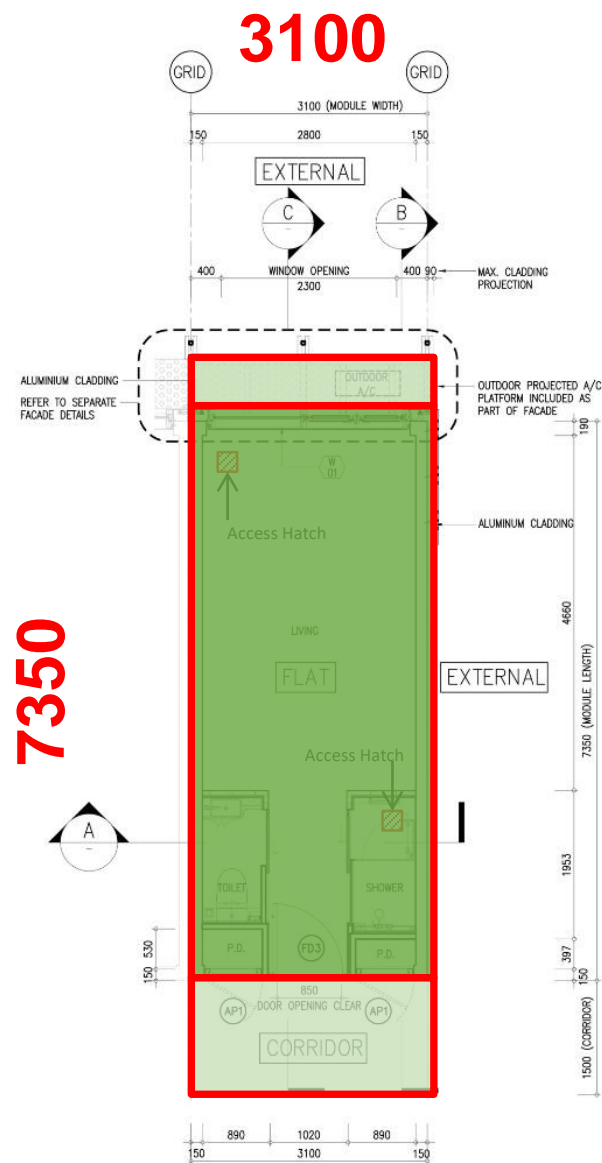


Allocation of Volumetric MiC

MODULE SIZE : 3100mm x 7350mm

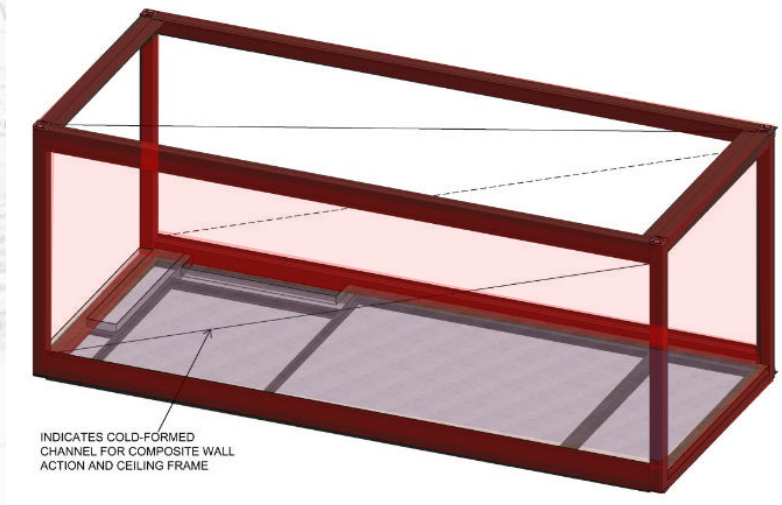


Module Size

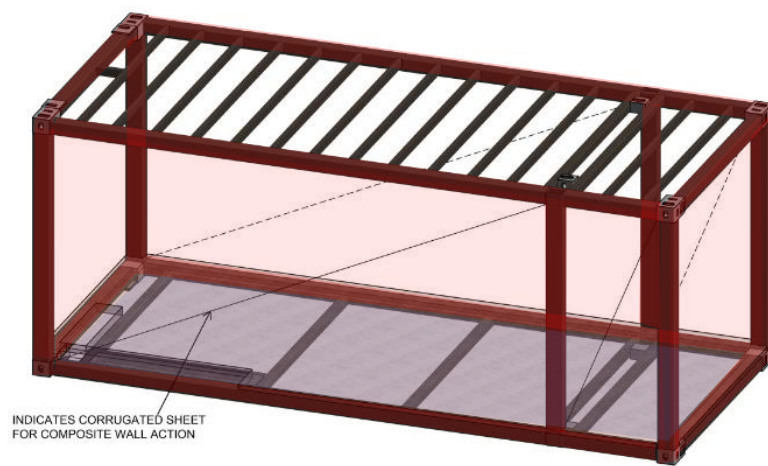


MODULE SIZE : 3100mm x 7350mm

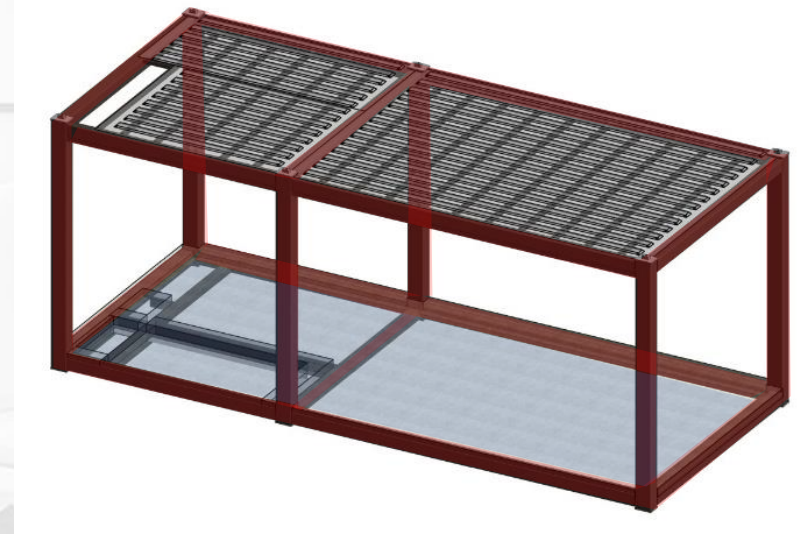
MiC Structure in Prototypes



VENDOR 1

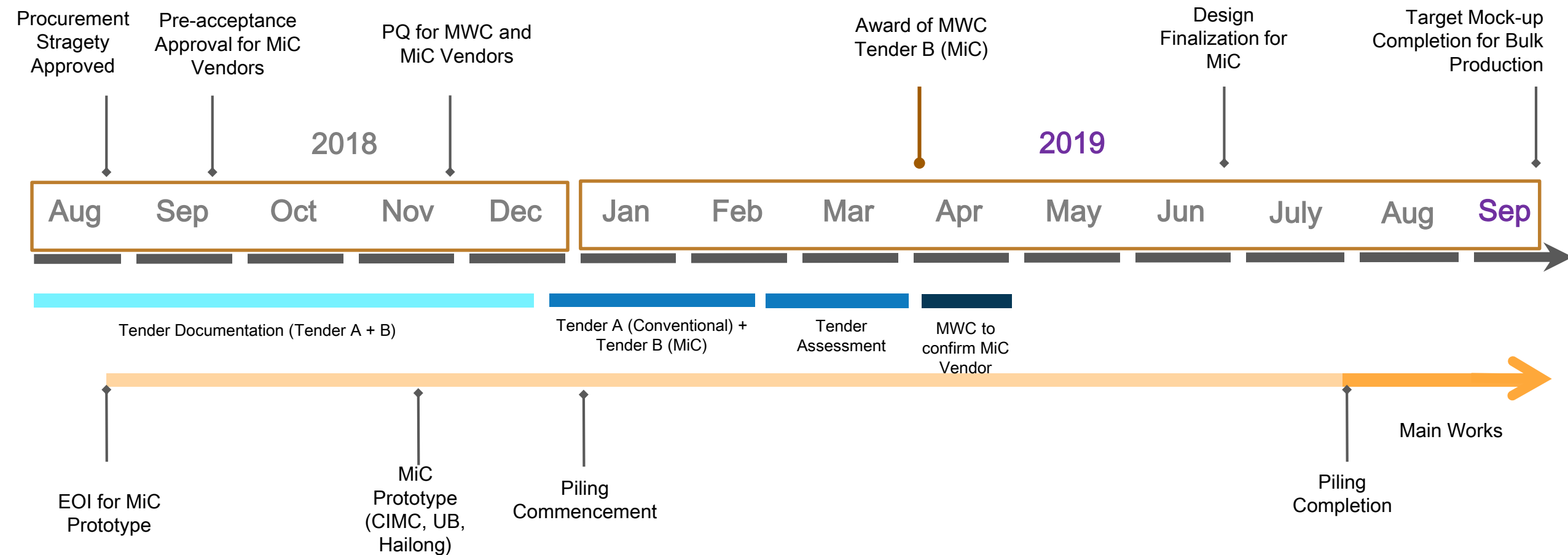


VENDOR 2



VENDOR 3

Journey for InnoCell MiC

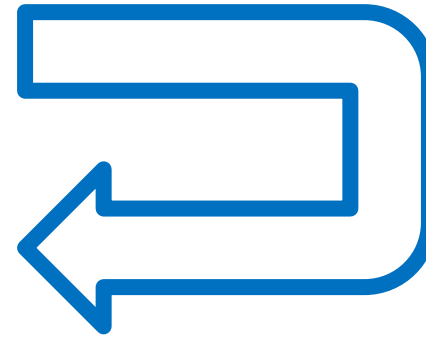
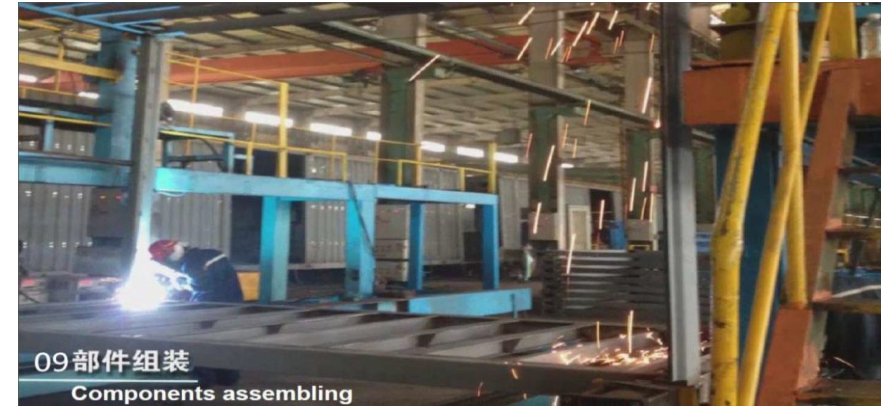


Selection of MiC Vendor

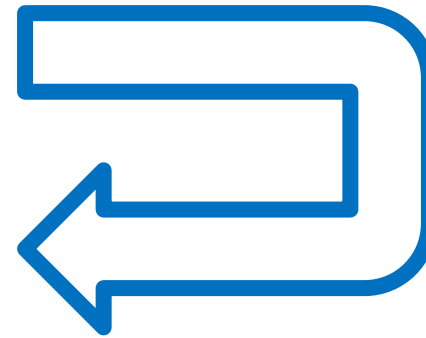
- Factory Location.
- Factory Experience & Productivity.
- Logistic by Shipment/ On Road.
- Overseas Experience/ Track Records.
- BD Pre-Acceptance Approval.
- Lesson Learning & Sharing.



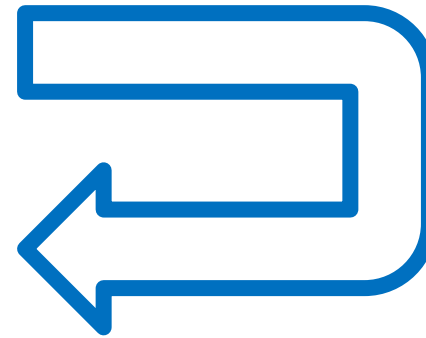
MiC Production Process



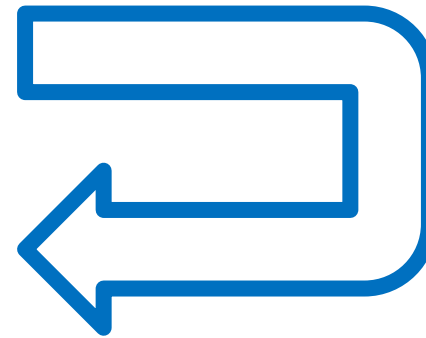
MiC Production Process



MiC Production Process



MiC Production Process



Mock Up Progress Photos



Structural Fabrication



Fitting-out Installation

Mock Up Completion Photos



San-Fit Material Summary

- **Design intent frozen** in early stage.
- **Advance approval & procurement** of Material.
(at least 4 months ahead)

Code	Item	Add-on Tax Included	Add on Border Tax
		PRC to PRC	Thailand via HK to PRC
SN-01	custom made toilet sink (new design)	✓	
SN-02	waster closet		✓
SN-03	desk mount mixer (new design)	✓	
SN-04	shower set	✓	
SN-06	toilet tissue holder w/ shelf	✓	
SN-07	hook	✓	
SN-09	floor drain	✓	
SN-21	ready made pantry sink (new design)	✓	
SN-22	ready made pantry sink (new design)	✓	



MEP Materials Summary

Plumbing and drainage

Item	Equipment/Materials	Offered brand / Supplier	Qty. for MIC
1	Copper pipe and fittings to BSEN 1057 Table x	Kembla	7000
2	UPVC pipe and fittings to BS 3505, class E	Asahi	3200
3	Bronze gate valve	Toyo	392
4	Bronze loose jumper stop cock	VIR	392
5	U-PVC ball valve	Asahi	392
6	Instantaneous Electric type water heater	Stiebel Eltron	392

Plumbing & Drainage

3C 认证 实际上是英文名称 “China Compulsory Certification”（中国强制性产品认证制度）的英文缩写，也是国家对强制性产品认证使用的统一标志。

当前，中国公布的首批必须通过强制性认证的产品共有十九大类一百三十二种。

MVAC

Item	Equipment/Materials	Offered brand / Supplier	Qty. for MIC
1	Damper actuator	Belimo	784
2	Insulation (thickness 13mm/25mm)	Armaflex	4000
3	Cable	MAS	20000

MVAC

主要包括电线电缆、低压电器、信息技术设备、安全玻璃、消防产品、机动车辆轮胎、乳胶制品等。

Electrical

Item	Equipment/Materials	Offered brand / Supplier	Qty. for MIC
1	MCB unit and BD	Schneider	-
2	Wiring Accessories, Door Bell (Final qty subject to interior design)	MK	8438
3	Cable	MAS	237501

Electrical

-> Allow time for Doc. Submission & Border Clearance.

BEAM Plus for New Buildings Version 1.2

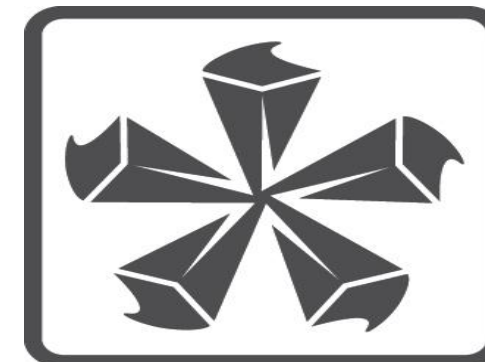
Category	Applicable credits	Achieved credits	% of achieved credits	Category weight factor	Weighted achieved score
Site aspect	21	16	76%	25%	19
Material Aspect	18	9	50%	8%	4
Energy use	38	27	71%	35%	24.9
Water use	9	5	56%	12%	6.7
Indoor Env't. Quality	27	21	78%	20%	15.6
Innovation	1	6	-	100%	6
Total	-	-	-	-	76.1

BEAM Plus
綠建環評



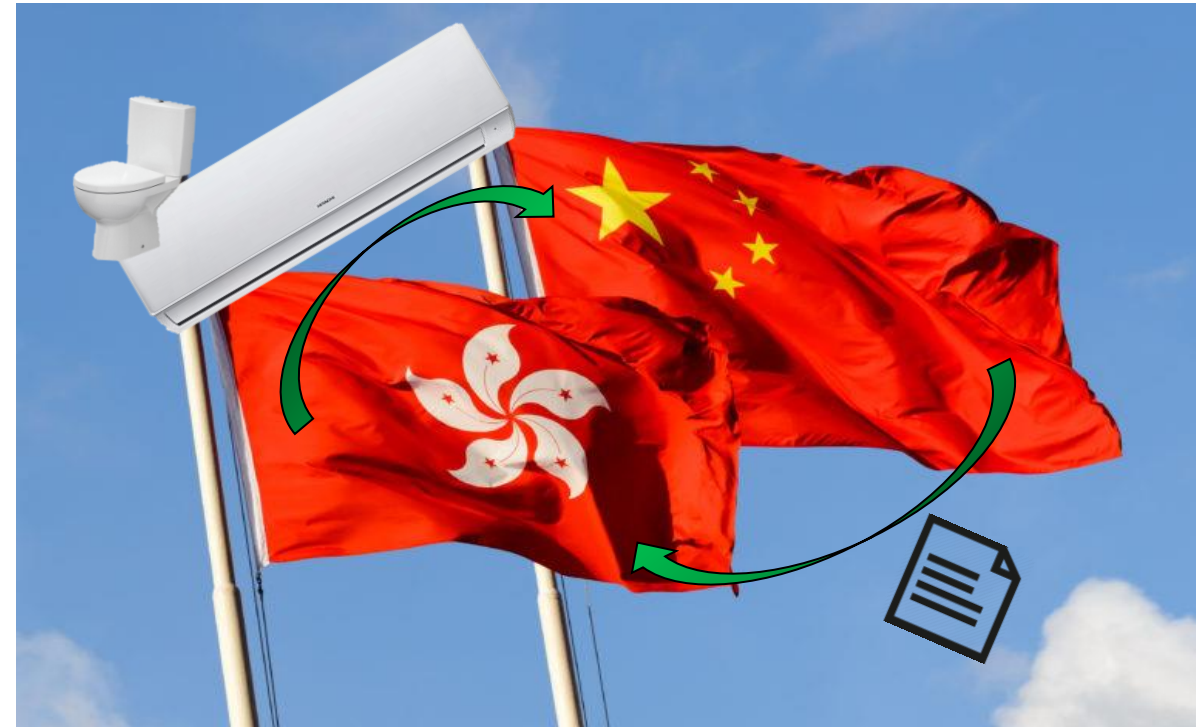
Marginal credits in energy use aspect:

- If one credit becomes unachievable, the percentage of achieved credits will be 68%
- Rating will be dropped from platinum to gold
- Keep tight monitoring on site works and documentation
- Discuss with BEAM Plus consultant if there is possibility to achieve extra credits as buffer



BEAM Plus for New Buildings Version 1.2

- Modules are fabricated in China.
- Installs sanitary fitments, selected electrical appliances in China.
- Procure in HK and deliver to China for installation to meet the HK standards and BEAM Plus requirements.
- **Relevant documents shall be maintained carefully.**
- Freshwater quality test, comply with latest WSD requirements.



Offsite Mobile Application - Novade

Pre-fab



- Production Quality control



Attachment



Photo 2019/7/16 上午10:35 - 16/07/2019 23:15



Photo 2019/7/16 上午10:35 - 16/07/2019 23:15

SIGNATURE BY CIMC

Signatory (簽署人)

吴君如 Jenet

H1 CIMC Daily Report (CIMC 日誌) H1-002

Form ID	H1 CIMC Daily Report (CIMC 日誌) H1-002	Created By	CIMC (CIMC)
Date	16/07/2019 23:14	Module	Section 2. Daily Report Module 1. Daily Report

Part A Input by SC

Record Date (记录日期)	16/07/2019
A1. Structural Items Progress (结构部份进度)	1. Mock up module 热镀锌后回厂。侧板*10张, 顶架*5个, 底架*5个, 端墙*10个, 对热镀锌后钢结构进行总装前的打磨工作

Attachment



Photo 2019/7/16 下午4:35 - 16/07/2019 23:15



Photo 2019/7/16 下午4:35 - 16/07/2019 23:15

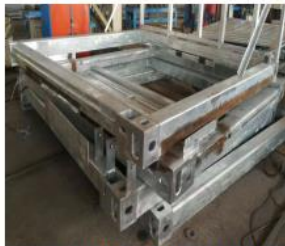


Photo 2019/7/16 下午4:35 - 16/07/2019 23:15

A2. Architectural Items Progress (装修部份进度)	2. Steel reinforcement 到工厂, 15捆
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Attachment



Photo 2019/7/16 上午10:35 - 16/07/2019 23:15




Photo 2019/7/16 上午10:35 - 16/07/2019 23:15

SIGNATURE BY CIMC

Signatory (簽署人)

吴君如 Jenet

- Digitizing paper record in online platform



External Module Length, Bottom (外部箱长, 低位) - L6 = 7350mm (-3,+3) ✓

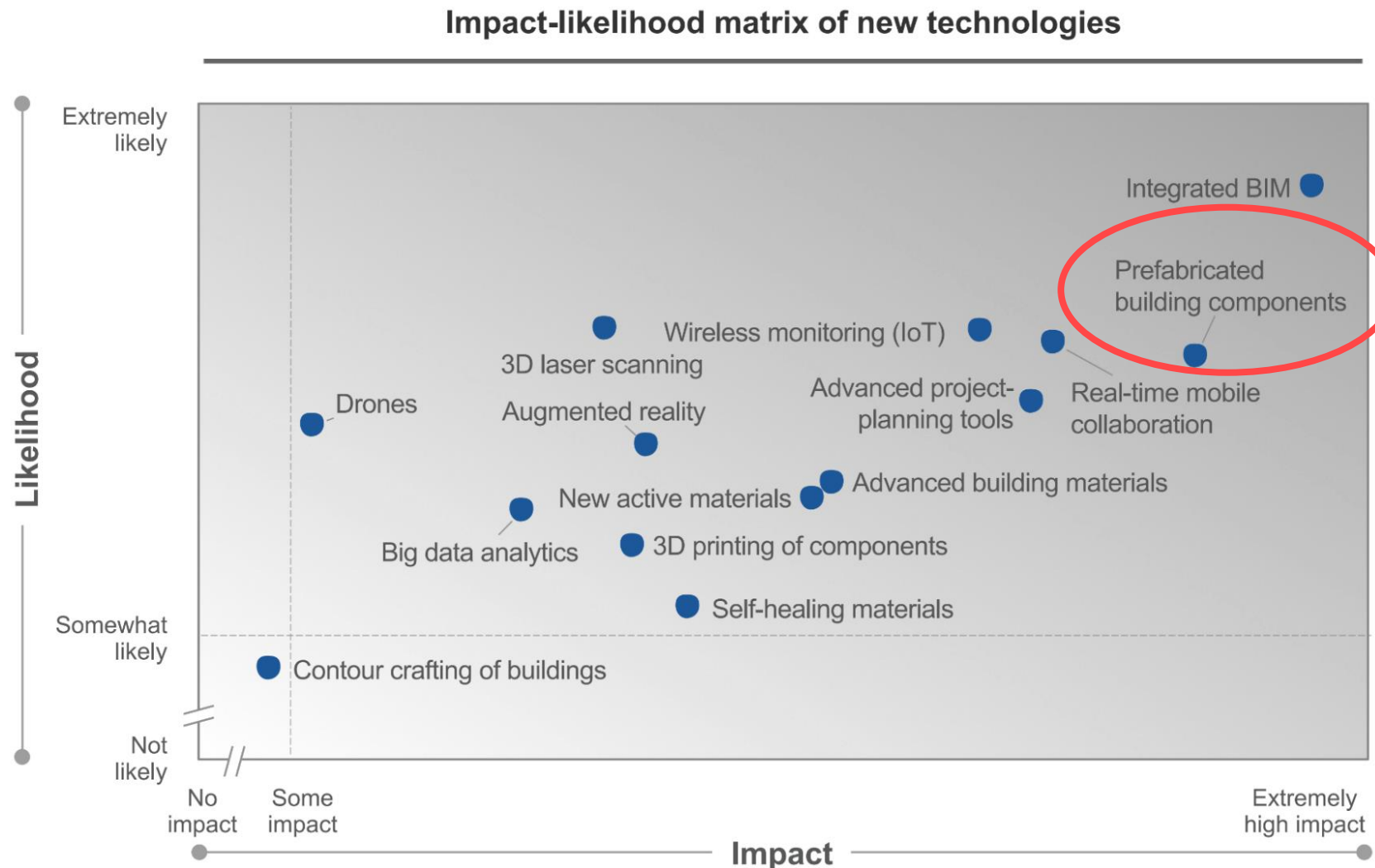
External Module Length, Top (外部箱长, 高)

SIGNATURE BY ATAL	
	
Signatory (簽署人)	丘永榮
Part B Input by HH	
B1. Overall Compliance (整體合格)	Yes
Comment	
SIGNATURE BY HH	
	
Signatory (簽署人)	mingli

D3 Planting Services 3M Lead Inspection (3M 検査報告書) 印付 Record Form D3-00-MockupCall Line (Rev. 1728)-003 Page 2

Part C Input by Arup	
C1. Overall Compliance (整体合格)	Acknowledged
Comment	Three inspection points shall be conducted for each module unit.
SIGNATURE BY ARUP	
	
Signatory (簽署人)	Tommy Yu

PPVC/ MiC would be a “Game Changing” step in our industry.



根據世界經濟論壇2016年報告《塑造建築業的未來 (Shaping the Future of Construction)》

HKSTP, InnoCell

Indicative Superstructure Construction Sequence

Employer



Main Contractor



Design Consultants





The Contractor You Trust!