

Four Categories Under the Proposals

Mobility & Accessibility



Well-being



Design Adaptability

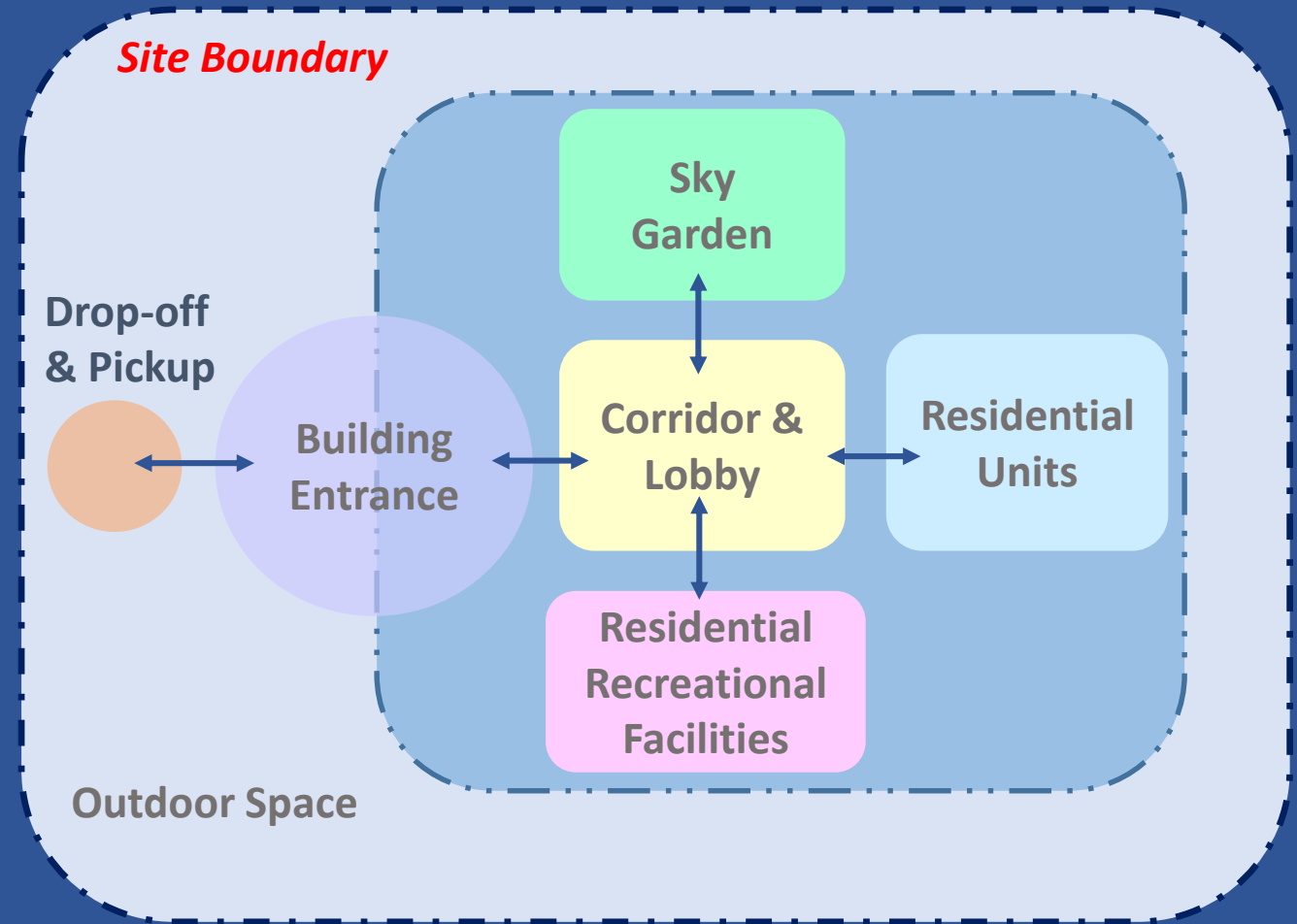


Gerontechnology & Internet of Things



The following features apply to residential and the domestic part of composite buildings. Unless otherwise specified, features relating to common parts also apply to the non-domestic part of composite buildings and commercial buildings often patronised by the elderly (including shopping complex and clinic), and alterations and additions to existing buildings of these building types.

Mobility and Accessibility



Mandatory Features

(I) Private Area Inside Residential Unit

Feature	Proposal Details	Remarks
A1. Wider Entrance Door	Entrance Door should have a clear width of not less than 850 mm . Mandatory	Existing promoted feature through incentives <u>upgraded</u> to mandatory requirement.
A2. Door Threshold	Entrance door threshold should not exceed 15 mm in height, has a bevelled and round edge on each side at gradient not steeper than 1:2. Mandatory	<u>New</u> proposed standard (there is no existing mandatory requirement / promoted feature through incentives / recommended best practice).
A3. Floor Finishes at Wet Areas including Toilet & Kitchen	Provision of slip-resistant floor surface. Mandatory	Existing recommended best practice in the Design Manual: Barrier Free Access ("DM") <u>upgraded</u> to mandatory requirement.



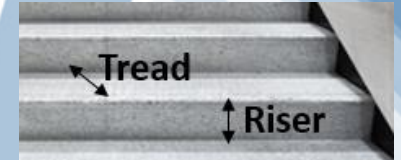
(II) Indoor Common Area (Horizontal Circulation)

Feature	Proposal Details	Remarks
B1. Automatic Main Entrance Door	At least one of the main entrances of a residential building should be provided with automatic door. Mandatory	Existing promoted feature through incentives <u>upgraded</u> to mandatory requirement.
B2. Well-lit Common Area	Min. lux level not less than 120 lux . Mandatory	Existing mandatory requirement <u>upgraded</u> from 85 lux to 120 lux.
B3. Wider Corridor	Min. clear width not less than 1 200 mm . Mandatory	Existing mandatory requirement <u>upgraded</u> from 1 050 mm to 1 200 mm wide.
B4. Floor Finishes	Provision of slip-resistant floor surface. Mandatory	Existing recommended best practice in DM <u>upgraded</u> to mandatory requirement.
B5. Wider Door	Min. door width not less than 850 mm . Mandatory	Existing mandatory requirement <u>upgraded</u> from 800 mm to 850 mm.
B6. Door Threshold	Door threshold should not exceed 15 mm in height, has a bevelled and round edge on each side at gradient not steeper than 1:2. Mandatory	<u>Upgraded</u> existing mandatory requirement on door threshold height, from not exceeding 20 mm lowered to not exceeding 15 mm.



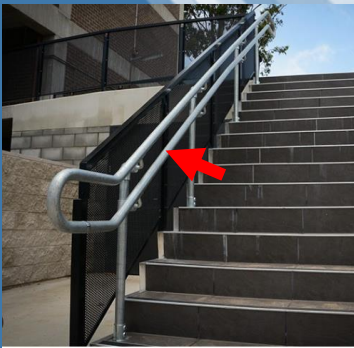
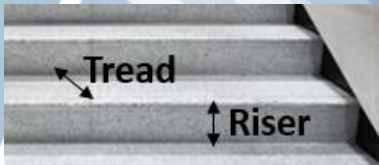
(III) Indoor Common Area (Vertical Circulation)

Feature	Proposal Details	Remarks
C1. Larger Lift Car	Accessible lifts should have minimum internal car dimension of 1.2m x 1.4m (width/depth). Mandatory	Existing mandatory requirement upgraded from “1.1m x 1.2m” to “1.2m x 1.4m” (width/depth).
C2. Mirror at Rear Wall of Lift Car	Mirror-like finishes surface should be provided at rear wall of the lift car. Mandatory	Existing recommended best practice in DM upgraded to mandatory requirement.
C3. Lower Risers and Wider Treads for Indoor Circulation Staircases	Treads not less than 300 mm in width and risers not more than 150 mm in height. Mandatory	Existing mandatory requirements for treads and risers upgraded , widened from 225 mm to 300 mm and lowered from 175 mm to 150 mm respectively.
C4. Provision of Dual-level Handrails for Indoor Circulation Staircases	<ul style="list-style-type: none"> ➤ The top of upper handrail should be at a height of not less than 850 mm and not more than 950 mm above the floor; ➤ The lower handrail should be at a height of not less than 700 mm and not more than 800 mm above the floor; and ➤ No less than 150 mm separation between the top of upper and lower handrail. Mandatory	New proposed standard (there is no existing mandatory requirement / promoted feature through incentives / recommended best practice).



(IV) Outdoor Common Area

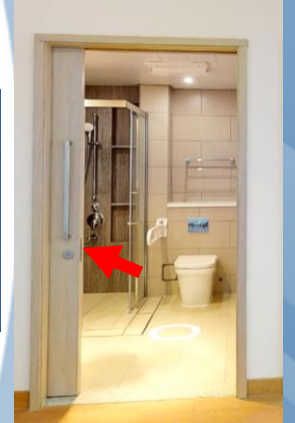
Feature	Proposal Details	Remarks
D1. Floor Finishes	Provision of slip-resistant floor surface. Mandatory	Existing recommended best practice in DM <u>upgraded</u> to mandatory requirement.
D2. Lower Risers and Wider Treads for Outdoor Staircases	Treads not less than 300 mm in width and risers not more than 150 mm in height. Mandatory	Existing mandatory requirements for treads and risers <u>upgraded</u> , widened from 280 mm to 300 mm and lowered from 160 mm to 150 mm respectively.
D3. Provision of Dual-level Handrails for Outdoor Staircases	<ul style="list-style-type: none">➤ The top of upper handrail should be at a height of not less than 850 mm and not more than 950 mm above the floor;➤ The lower handrail should be at a height of not less than 700 mm and not more than 800 mm above the floor; and➤ No less than 150 mm separation between the top of upper and lower handrail. Mandatory	<u>New</u> proposed standard (there is no existing mandatory requirement / promoted feature through incentives / recommended best practice).



Encouraged Features

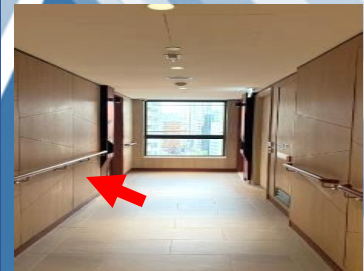
(I) Private Area Inside Residential Unit

Feature	Proposal Details	Remarks
A4. Door of Toilet / Bathroom & Shower	Provision of sliding / folding / double swing doors. Recommended	Existing recommended best practice in DM updated to include the alternative of sliding door.




(II) Indoor Common Area (Horizontal Circulation)

Feature	Proposal Details	Remarks
B7. Wider Corridor*	If common corridor(s) with clear width more than 1 200 mm are provided, requirement of natural ventilation for granting gross floor area ("GFA") concession will not be required . The subject area exempted from GFA calculations will not be subject to the 10% cap . Promoted	GFA concession requirement relaxed by allowing wider corridor in place of natural ventilation, and the area exempted from GFA be not subject to 10% cap.
B8. Signs for Elderly-friendly Facilities and Floor Numbering	Clear sign with bigger font size and higher colour contrast. Recommended	New proposed standard.
B9. Provision of Handrail	Handrails should be provided along corridors. Recommended	New proposed standard.
B10. Noticeable features, artworks, landmarks	Noticeable features, artworks, landmarks such as sculptures, planters or fountains should be provided at different entrances, zonings and facilities for easy identification. Recommended	New proposed standard.
B11. Automatic Doors	Doorways in common areas should be provided with automatic doors. Recommended	New proposed standard.

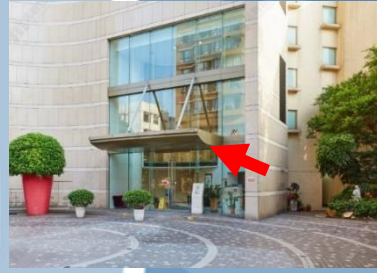


(III) Indoor Common Area (Vertical Circulation)

Feature	Proposal Details	Remarks
C5. Larger Lift Car 	<ul style="list-style-type: none"> Certain percentage of relevant lift shaft area can also be exempted from site coverage (“SC”) calculations. The lift shaft area exempted from GFA calculations will <u>not be subject to 10% cap</u>. Enlarged fireman’s lift with minimum internal car dimensions of 1.5 m x 1.6 m for ambulance operation is one of features under the specific standard “Health and well-being”. <i>(To complement BEAM Plus rating for granting GFA concession)</i> 	<ul style="list-style-type: none"> Existing promoted feature through incentives <u>relaxed</u> - apart from not subjecting to the 10% GFA cap, SC exemption would also be granted. Same as existing promoted feature through incentives.
	<p>Clear depth of an accessible lift should be not less than 1.5 m.</p>	Same as existing recommended best practice in DM.
C6. Seating within Lift Car	<p>Provision of resting facilities (e.g. seats including folding seats or lean on railings) within the lift cars is one of features under the specific standard “Health and well-being”. <i>(To complement BEAM Plus rating for granting GFA concession)</i></p>	Same as existing promoted feature through incentives.
	<p>Resting facilities (e.g. seats including folding seats or lean on railings) should be provided within the lift cars.</p>	New proposed standard.
C7. Lift Control Button	<p>All lift control buttons should be back-lit.</p>	New proposed standard.

(IV) Outdoor Common Area

Feature	Proposal Details	Remarks
D4. Wider Canopy at Main Entrance	To allow canopy projecting not more than 3.5 m be excluded from SC and GFA calculations , and not be subject to 10% cap . For canopy above drop-off / lay-by areas, to allow canopy projecting more than 3.5 m to cover driveway for passenger under shelter be excluded from SC and GFA calculations , and not be subject to 10% cap . Promoted	Existing promoted feature through incentives upgraded by allowing larger canopy projecting from entrance (from not more than 2 m to not more than 3.5 m) and canopy above drop-off / lay-by areas (from not more than 2 m to not more than 3.5 m) to be excluded from SC and GFA calculations.
D5. Wider Covered Walkway / Passageway	To allow width of covered walkway/ passageway not more than 3.5 m be exempted from SC and GFA calculations . The subject area exempted from GFA calculations will not be subject to 10% cap . Promoted	Existing promoted feature through incentives upgraded by allowing wider covered walkway/ passageway (from not more than 2 m to not more than 3.5 m) to be exempted from SC and GFA calculations.
D6. Addition of a lift tower to existing buildings*	The additional areas of the lift tower and the associated corridor(s) / bridge(s) for barrier free access to all existing buildings can be exempted from SC and GFA calculations . The subject area exempted from GFA calculations will not be subject to 10% cap . Promoted	New promoted feature through incentives.
D7. Audio / Visual Warning Signal	Audio / visual warning signal should be provided at vehicle entrances of car park to alert pedestrians to the ingress and egress of vehicles. Recommended	New proposed standard.



*Not applicable to "houses" for domestic use having not more than three main domestic storeys. For the avoidance of doubt, the "houses" do not include residential care homes for the elderly, residential care homes for persons with disabilities, hotels, guesthouses and hostels.

Design Adaptability for Private Area Inside Residential Unit



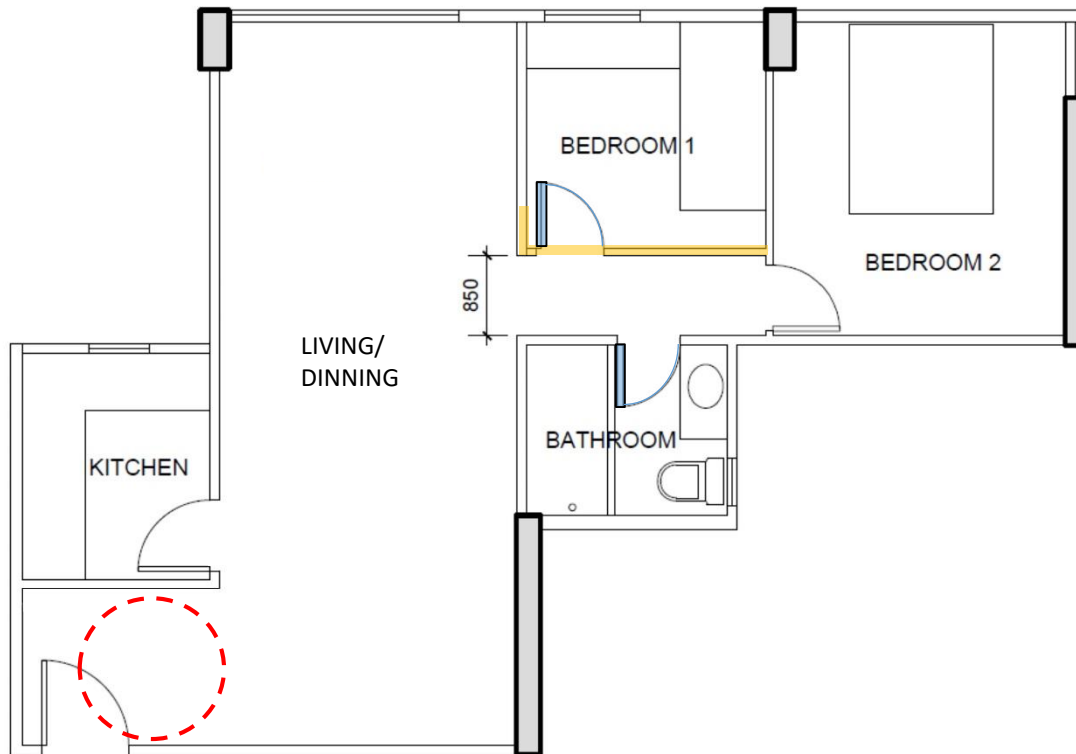
E1. Convertibility without structural alteration

Flat units should take into account the ease of alteration for accommodating elderly-friendly building design, namely convertibility without structural alteration.

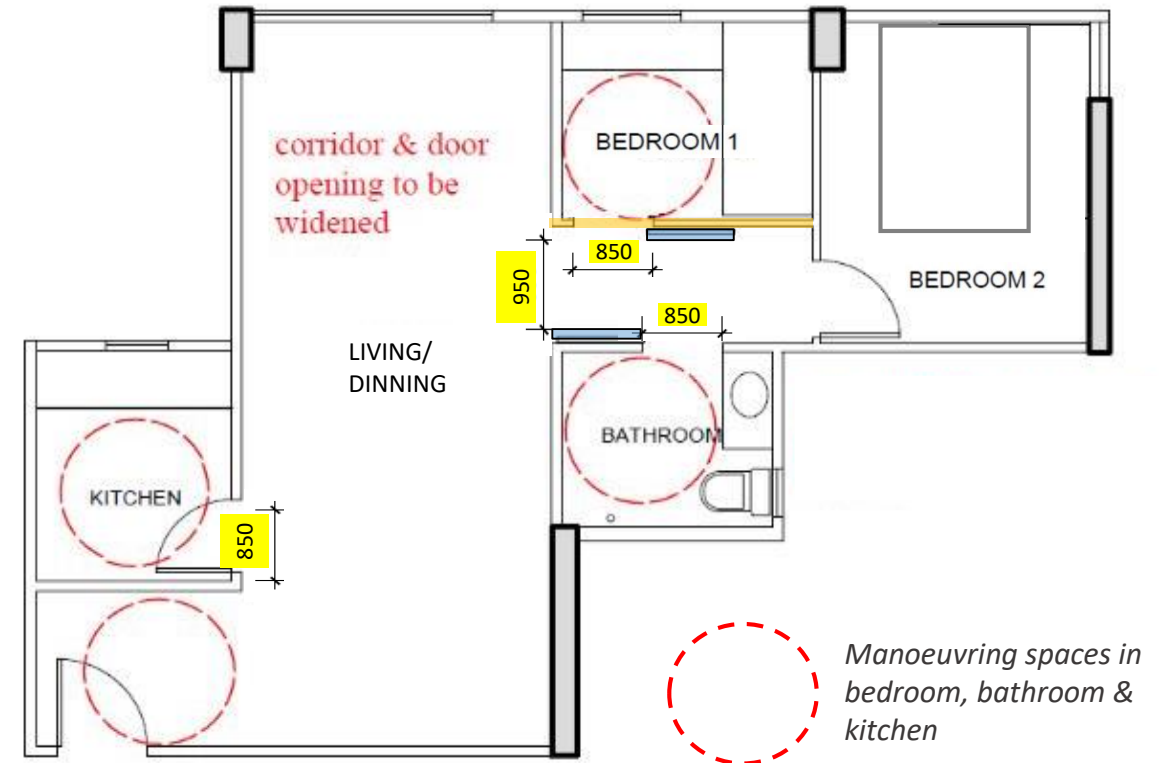
Recommended

An example of layout design* for illustration purpose

Before Conversion



After Conversion



* When adopting MiC design, consideration of future conversion will be taken into account at early design stage.

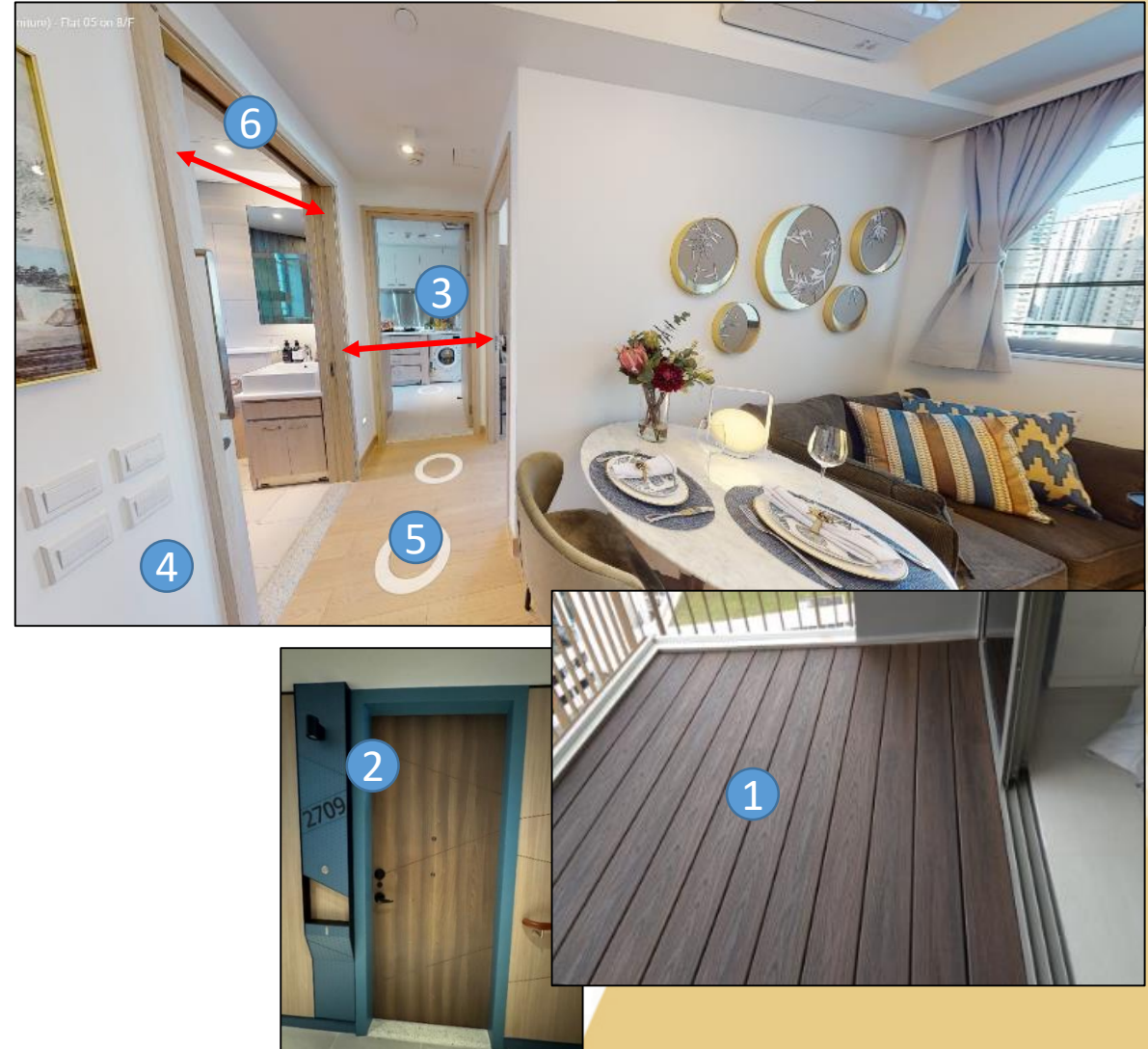
Features that reduce possible safety risks

1. Avoid level difference from indoor living area to the balcony, e.g. use deck flooring

Features to cater for elderly on wheelchair

2. Lower door viewer provided for main entrance
3. Wider corridor within units (950 mm)
4. Large and two-way switch at reachable level
5. Manoeuvring area in main entrance, kitchen, toilet and bedroom (1 200 mm dia.)
6. Min. width of internal doors (850 mm)

Recommended



Features that reduce possible safety risks

- 7. Handrail/ grab bars in toilet/ shower area
- 8. Shower seat
- 9. Low threshold or curbless walk-in shower

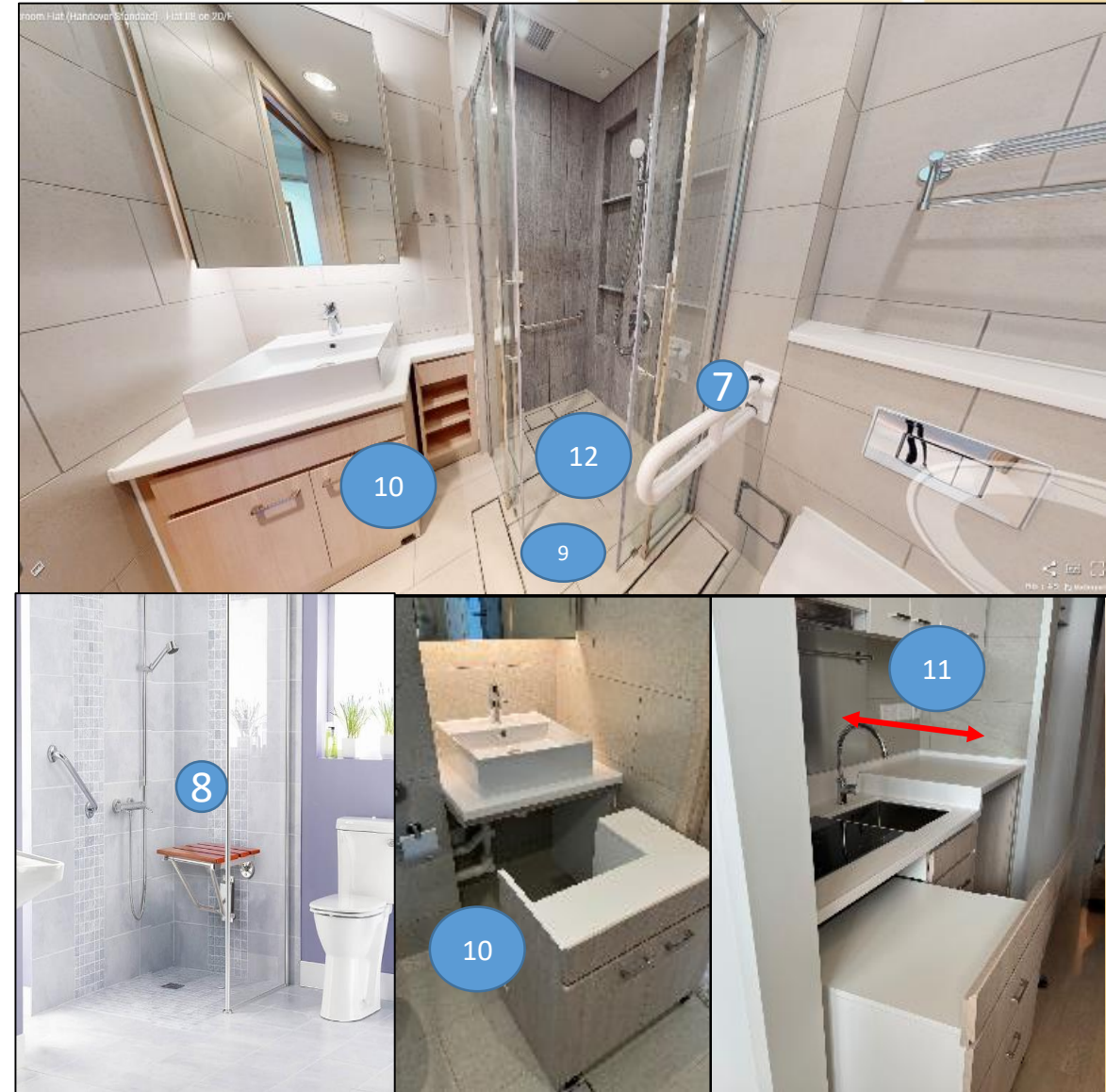
Features to cater for elderly on wheelchair

- 10. Knee space under sink/ wash basin

Features to improve daily convenience

- 11. Counter-top in kitchen (max. 600 mm depth)
- 12. Allow drainage provisions to cater for adaptive design

Recommended



Well-being



Encouraged Features

(I) Private Area Inside Residential Unit

Feature	Proposal Details	Remarks
F.1 Windows	<ul style="list-style-type: none">➤ Larger window and lower window should be provided; and➤ Sliding window should be used. <div>Recommended</div>	<u>New</u> proposed standard.



(II) Common Area: Residential Recreational Facilities (RRF)

Feature	Proposal Details	Remarks
F2. Provision of Elderly-friendly Equipment / Facilities*	Provision of elderly-friendly equipment / facilities in RRF as additional requirement for granting GFA concessions for RRF.	Existing promoted feature through incentives upgraded by expanding the list of facilities to be provided in RRF to include elderly-friendly equipment / facilities in order for RRF to be eligible for GFA concessions (in addition to existing permissible facilities viz. table-tennis room and music room / karaoke room).

Promoted



**Only applicable to domestic buildings or domestic part of composite buildings.*

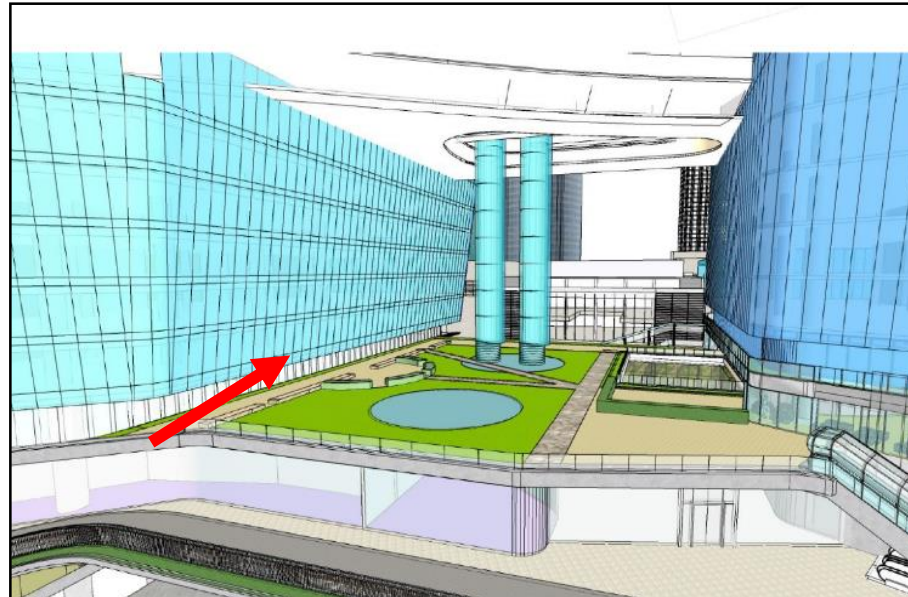
(II) Common Area: Sky Garden

Feature	Proposed Feature	Remarks
F3. Provision of Elderly-friendly Equipment / Facilities	Subject to the provision of elderly-friendly equipment / facilities (e.g. elderly-friendly toilet) and elderly fitness equipment in sky garden, sky garden (up to 3-storey high) is allowed to connect with RRF (by locating on the same floor or the next consecutive floor) and still be able to enjoy GFA concessions .	Existing promoted feature through incentives <u>upgraded</u> by expanding the list of facilities to be provided in sky garden to include elderly-friendly equipment / facilities in order for sky garden to be connected to the RRF and be eligible for GFA concessions (in addition to existing permissible facilities viz. fixed planters and furniture).
	Promoted	



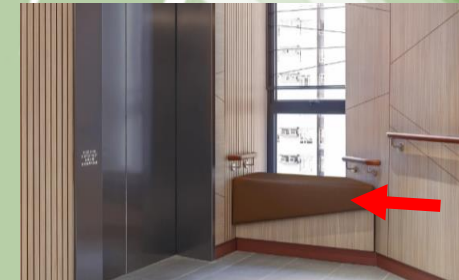
(II) Common Area: Covered Public Open Space (POS)

Feature	Proposed Feature	Remarks
F4. Provision of Resting Facilities	<ul style="list-style-type: none">➤ Covered POS as required under planning or lands regime may be exempted from GFA calculations and <u>not</u> be subject to 10% cap; and➤ Provision of resting facilities in covered POS is required for GFA exemption. <div>Promoted</div>	New promoted feature through incentives.



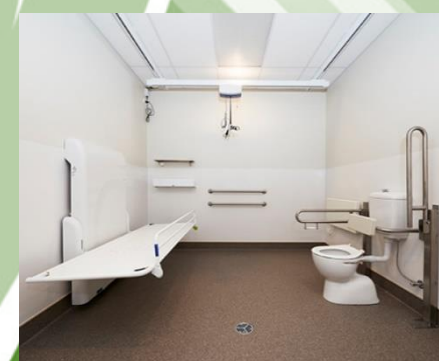
(II) Common Area

Feature	Proposal Details	Remarks
F5. Provision of Resting Facilities at Internal Corridor and Lobby, etc	Provision of resting facilities in typical lift lobby is one of features under the specific standard “Health and well-being”. <i>(To complement BEAM Plus rating for granting GFA concession)</i> Promoted	Same as existing promoted feature through incentives.
	Provision of resting facilities, such as seats (including fold-down seats) or lean-on railings on stair landings and long corridors . Recommended	Same as existing recommended best practice in DM.
F6. Provision of Resting Facilities at Outdoor Space	Resting places with resting facilities, such as seats (including fold-down seats) or lean-on railings should be provided on external recreation spaces . Recommended	Same as existing recommended best practice in DM.
F7. Planters for Community Farming	Knee spaces should be provided under the planters for community farming. Recommended	New proposed standard.

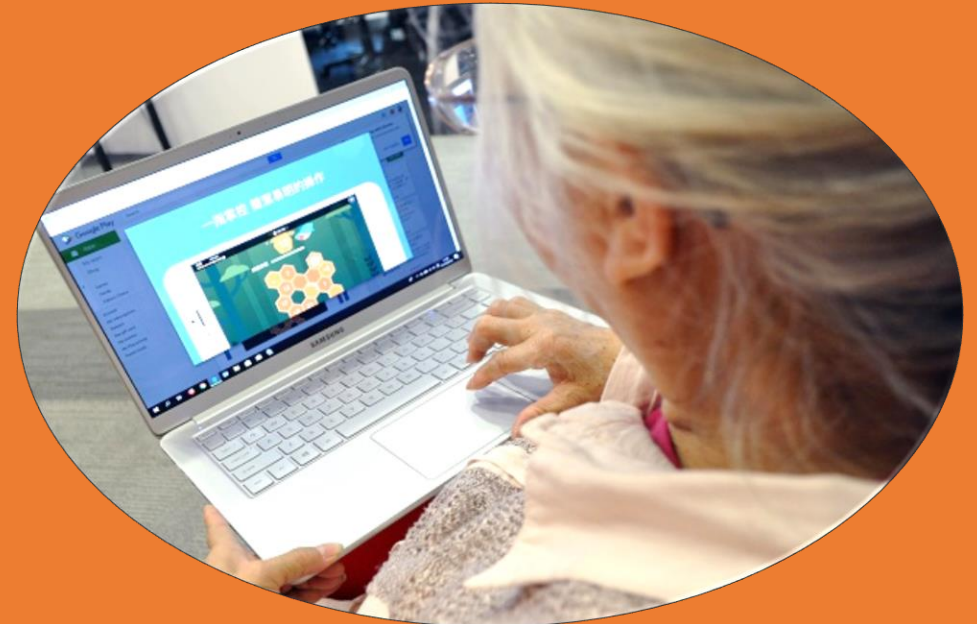


(II) Common Area

Feature	Proposal Details	Remarks
F8. Provision of elderly friendly facilities in toilets	Toilets with elderly-friendly facilities should be provided and located in an easily accessible common area or within a toilet with multiple cubicles. Recommended	New proposed standard.
F9. Provision of changing station / facilities in toilets	Changing station/ facilities of an adult sized, height adjustable changing bench, either wall mounted or free stand in accessible toilets should be provided. Recommended	New proposed standard.
F10. Shelters for Resting Facilities at Outdoor Space	<ul style="list-style-type: none"> ➤ If shelters are provided for resting places (such as fixed chairs and benches) at outdoor common areas, the areas of the shelters will be exempted from SC and GFA calculations. The subject area exempted from GFA calculations will <u>not</u> be subject to 10% cap. ➤ The shelters should be open-sided with a width and a height of not more than 3.5 m. The maximum total area of the shelters is not more than 10% of the outdoor common areas and that of each shelter should not exceed 20 m². Promoted 	New promoted feature through incentives.



Gerontechnology & Internet of Things



Common Area and Private Area Inside Residential Unit

Feature	Proposal Details	Remarks
G1. Network	Enabling works for high-speed and stable internet provision (e.g. 5G) / Global Positioning System / Radio Frequency Identification Technology to support the use of gerontechnology and Internet of Things.	<u>New</u> proposed standard.

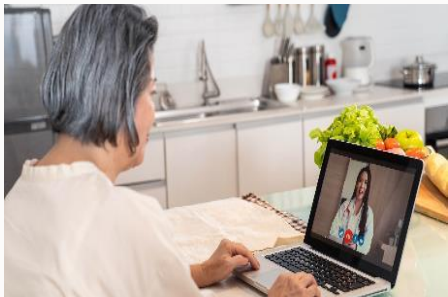
Recommended



Water flow sensor



Door sensor



Call caring services



Motion sensor



AI and robotic support



Remote gas heater control