

Best Practices Guideline:
Basic Provision Schedule for Basic Building Works,
Building Services Installation
and Kitchen and Laundry Equipment Lists
for Residential Care Homes for the Elderly (RCHEs)

The following basic provisions schedule is intended to serve as a best-practices guideline for developers and Authorized Persons (APs) only.

Building Works

The following sets out the **basic** building works provisions and related design considerations for RCHE premises:

Items	Basic Provisions and Interface Requirements
Fresh water supply	Fresh water connection points: <ul style="list-style-type: none"> • 1 no. 65mm Ø general water supply connection (for general purposes). • 1 no. 20mm Ø separate water supply connection for hydro-vent make-up tank. • 2 nos. separate water meters (1 for general use and 1 for hydro-vent system).
Flushing water supply	1 no. 50mm Ø main flushing water connection point
Drainage connection points: Toilets/Shower of Dormitories	Drainage connection points for the following number of attached toilets/shower areas (if appropriate) to the dormitory: Water closets and wash hand basins: <ul style="list-style-type: none"> • 60 nos. (for 300 residents) • 50 nos. (for 250 residents) • 40 nos. (for 200 residents) • 30 nos. (for 150 residents) • 20 nos. (for 100 residents) • Floor drains:60 nos. (for 300 residents) • 50 nos. (for 250 residents) • 40 nos. (for 200 residents) • 30 nos. (for 150 residents)

Items	Basic Provisions and Interface Requirements
	<ul style="list-style-type: none"> • 20 nos. (for 100 residents) (The above provisions shall be appropriately adjusted for RCHEs with differing resident-capacities.) Dropped channels/slabs for formation of floor channels at toilets shall be provided as appropriate.
Drainage connection points: Kitchen	Drainage connections points for Kitchen: <ul style="list-style-type: none"> • 2 nos. floor drains. • 1 no. grease trap for kitchen drains. • All kitchen outlets shall be connected to a grease trap at location easily accessible for cleaning. • 3 nos. drainage connection points (80 mm Ø min.) for wash hand basins/ sinks and catering equipment. • Dropped channel/slab for formation of floor drainage channels.
Drainage connection points: Laundry Area	Drainage connection points (80 mm Ø min.) for laundry equipment at Laundry Area: <ul style="list-style-type: none"> • 7 nos. (for 300 residents) • 6 nos. (for 250 residents) • 5 nos. (for 200 residents) • 4 nos. (for 150 residents) • 3 nos. (for 100 residents) (The above provisions are to be appropriately adjusted for Homes with differing resident-capacities.) Other drainage connection points <ul style="list-style-type: none"> • 2 nos. for floor drains. • 1 no. for sink.
Drainage connection points: Cleaner's rooms	Drainage connections for slop hoppers and floor drains at cleaner's rooms required.
Drainage connection points: Pantry/Other rooms	Drainage connection points and floor drains for pantry and other rooms with sanitary fittings required.

Items	Basic Provisions and Interface Requirements
Structural/ Builder's Work	Dropped slabs/channels required for kitchen and toilet/shower areas.
Builder's works for Laundry Area and Laundry Equipment	<p>Exhaust: 200mm Ø exhaust opening for each tumble-dryer.</p> <p>Structural loading for laundry equipment and the following concrete plinths shall be allowed at appropriate location:</p> <ul style="list-style-type: none"> • 900mm(W) x 1000mm(D) x 150mm(H) for 10kg washer-extractor. • 1100mm(W) x 1300mm(D) x 150mm(H) for 23kg washer-extractor. • 1200mm(W) x 1300mm(D) x 150mm(H) for 32kg washer-extractor. • 850mm(W) x 850mm(D) x 150mm(H) for 12kg hydro-extractor. • 1000mm(W) x 1000mm(D) x 150mm(H) for 22kg hydro-extractor. <p>Exhaust and fresh air intakes at external wall and windows shall be provided and completed with louvres, fans and hoods to facilitate pipes and ducts connections.</p> <p>Relevant EPD's statutory requirement shall be complied with. Location of the RCHE laundry and its exhaust system shall not cause any noise nuisances/air pollution to the neighbourhood residents or adjoining occupants.</p>
Builder's works for Kitchen	<p>Exhaust and fresh air intakes at external wall and windows shall be provided and completed with louvres, fans and hoods to facilitate pipes and ducts connections.</p> <p>Relevant builder's work provisions for hydro-vent type kitchen exhaust hood installation shall be provided.</p> <p>Relevant EPD's statutory requirement shall be complied with. Location of the RCHE kitchen and its exhaust system shall not cause any noise nuisances/air pollution to the neighbourhood residents or adjoining occupants.</p>

Items	Basic Provisions and Interface Requirements
Exit door security	All exit doors shall be provided with panic bolts and local alarms to avoid unauthorised access.
Entrance door security	At the main entrance, a lockable entrance door shall be provided. If the entrance is used as an exit route, the locking device should be a type which is capable of being readily opened from the inside without the use of a key.
Lift lobby	Security door with magnetic door locks to be provided between the RCHE and lift lobby of common lift(s) shared with other occupants.

Building Services Installation

The following sets out the **basic** building services installation provisions and related design considerations for RCHE premises:

Items	Basic Provisions and Interface Requirements
Main electricity supply	<p>Main switch / cubicle switchboard shall be provided at an independent switch room solely for the RCHE within the premises.</p> <p>If the RCHE occupies more than one floor, slab openings shall be reserved in the switch room(s) on each floor for future installation of cable risers.</p> <p>Minimum electricity supply when gas supply is available for water heaters for showers:</p> <ul style="list-style-type: none"> • 1000A, 3 phase (for 300 residents) • 950A, 3 phase (for 250 residents) • 750A, 3 phase (for 200 residents) • 600A, 3 phase (for 150 residents) • 400A, 3 phase (for 100 residents) <p>Minimum electricity supply if instantaneous type electric water heaters to be used for showers.</p> <ul style="list-style-type: none"> • 2250A, 3 phase (for 300 residents) • 2250A, 3 phase (for 250 residents) • 2000A, 3 phase (for 200 residents) • 1600A, 3 phase (for 150 residents) • 1000A, 3 phase (for 100 residents) <p>(The above provisions are to be appropriately adjusted for RCHEs with differing resident-capacities and/or where both gas and electric type water heaters are used.)</p>
Lightning protection	Lightning protection system shall be provided for the building.
Connection for CABD	<p>A source of CABD system shall be provided in the TBE room / meter room nearby the RCHE.</p> <p>Conduit / trunking system and accessories shall be provided from the TBE room / meter room to each floor within the RCHE.</p>

Items	Basic Provisions and Interface Requirements
	<p>Capacity of the conduit / trunking system shall be adequate for cabling of the following number of points:</p> <ul style="list-style-type: none"> • No. of points: 20 (for 300 residents) • No. of points: 17 (for 250 residents) • No. of points: 14 (for 200 residents) • No. of points: 10 (for 150 residents) • No. of points: 7 (for 100 residents) <p>(The above provisions are to be appropriately adjusted for RCHEs with differing resident-capacities.)</p>
<p>Connection for Telephone/ Fax lines</p>	<p>Conduit / trunking system and accessories shall be provided from the nearby TBE room / meter room to each floor within the RCHE.</p> <p>Capacity of the conduit / trunking system shall be adequate for cabling of the following number of points:</p> <ul style="list-style-type: none"> • No. of points: 35 (for 300 residents) • No. of points: 30 (for 250 residents) • No. of points: 26 (for 200 residents) • No. of points: 23 (for 150 residents) • No. of points: 18 (for 100 residents) <p>(The above provisions are to be appropriately adjusted for RCHEs with differing resident-capacities.)</p>
<p>Fire Services Installation</p>	<p>FS installation work shall be in accordance with relevant specifications, statutory requirements and Code of Practices, essential for application and issue of occupation permit (if appropriate).</p>
<p>Mechanical ventilation and Air conditioning system</p>	<p>Relevant builder's work provisions (e.g. RC platforms for the installation of room coolers or split-type units) shall be provided for air conditioning areas. Adequate condensation drain connection points for room coolers and outdoor units of split-type air-conditioners shall also be provided.</p> <p>External and/or perimeter walls openings (completed with louvres and hoods for the future connection of ventilation ducts/fans) shall be provided for mechanical ventilation or air conditioning areas.</p>

Items	Basic Provisions and Interface Requirements
	<p>Adequate space/ placing of the split-type outdoor units (including access for maintenance purposes) shall be provided if room coolers installation is not feasible. Structural openings for the related refrigerant pipes installation shall be provided.</p> <p>Additional plant room shall be provided if the RCHE is opted for central A/C system.</p>
Town gas supply	<p>Gas supply main and distribution pipes for the RCHE shall be provided.</p> <p>Gas supply main shall be plugged and terminated at meter location within the RCHE.</p> <p>Gas distribution pipes shall be provided from gas meter position to each rooms / areas where gas appliances are installed. Such gas distribution pipes shall be plugged and terminated with valves at high level of the entry point of each room / area.</p> <p>Minimum town gas requirement for water heaters for showers:</p> <ul style="list-style-type: none"> • 1125 kW (for 300 residents) • 950 kW (for 250 residents) • 750 kW (for 200 residents) • 570 kW (for 150 residents) • 375 kW (for 100 residents) <p>Minimum town gas requirement for kitchen equipment:</p> <ul style="list-style-type: none"> • 420 kW (for 300 residents) • 360 kW (for 250 residents) • 300 kW (for 200 residents) • 240 kW (for 150 residents) • 185 kW (for 100 residents) <p>Minimum town gas requirement for laundry equipment:</p> <ul style="list-style-type: none"> • 170 kW (for 300 residents) • 120 kW (for 250 residents) • 85 kW (for 200 residents) • 75 kW (for 150 residents) • 66 kW (for 100 residents)

Items	Basic Provisions and Interface Requirements
	(The above provisions are to be appropriately adjusted for RCHEs with differing resident-capacities and when electric water heaters are allowed in lieu of gas type water heaters.)
Lift	A designated lift for the exclusive use of the RCHE shall be provided. This lift shall be large enough to accommodate a stretcher bed (measures 2,050mm x 560mm min.) and operation personnel. Prior arrangement shall also be made for permission to temporary sharing of other lifts during temporary service suspension of the designated lift.
Dumbwaiter	<p>Provision for future installation of a dumbwaiter shall be required if the dining rooms are located on a different floor from the kitchen. Such provision, if required, shall include floor openings, shaft enclosure and machine room for the dumbwaiter provided as per the following:</p> <ul style="list-style-type: none"> • Dumbwaiter loading: 200 kg. • Internal dimension of dumbwaiter car: 1,000mm (W) x 1,000mm (D) x 1,200mm (H)
Kitchen and catering equipment	<p>Adequate gas supply connection points for installation of catering equipment shall be provided.</p> <p>See also basic builder's work provisions for Kitchen on page 3.</p>

Laundry and Kitchen Equipment Lists

The **Laundry and Kitchen Equipment Lists** indicated below are for the purpose of facilitating design of the room layout and other related planning considerations only:

A. Laundry Equipment

	100 persons	150 persons	200 persons	250 persons	300 persons
Washer-extractor	2 nos. 23 kg.	2 nos. 23 kg. 1no. 10 kg.	3 nos. 23 kg.	3 nos. 32 kg. 1 no. 10 kg	4 nos. 32kg.
Tumble-dryer	2 nos. 13 kg.	1 no. 22 kg. 1 no. 13 kg.	2 nos. 22 kg.	2 nos. 32 kg.	3 nos. 32 kg.
Hydro-extractor	1 no. 22 kg.	1 no. 22 kg.	1 no. 22 kg. 1 no. 12 kg.	2 nos. 22 kg.	2 nos. 22 kg. 1 no. 12 kg.

B. Kitchen Equipment

	100 persons	150 persons	200 persons	250 persons	300 persons
Chinese Cooking Range	1 no. Wok, 600mm Ø, 60kW	2 nos. Woks, 600mm Ø, each 60kW	2 nos. Woks, 600mm Ø, each 60kW	3 nos. Woks, 600mm Ø, each 60kW	4 nos. Woks, 600mm Ø, each 60kW
Chinese Food Steamer	1 no. Single Unit, 60kW	1 no. Single Unit, 60kW	1 no. Double Unit, each 60kW	1 no. Double Unit, each 60kW	2 nos. Double Unit, each 60kW
Stock Pot Stove	1 no.	1 no.	1 no.	1 no.	2 nos.
4-ring Open Flame Stove	1 no.	1 no.	1 no.	1 no.	1 no.
Upright Vegetable Refrigerator	1 no. 400 lit. approx.	1 no. 600 lit. approx.	1 no. 800 lit. approx.	1 no. 1000 lit. approx.	1 no. 1200 lit. approx.
Upright Meat Freezer	1 no. 400 lit. approx.	1 no. 600 lit. approx.	1 no. 800 lit. approx.	1 no. 1000 lit. approx.	1 no. 1200 lit. approx.
Gas Water Heater for sink	1 no.	1 no.	1 no.	1 no.	1 no.
Dish Washer	-	-	1 no.	1 no.	1 no.
Hot Water Boiler	1 no.	1 no.	1 no.	1 no.	2 nos.

	100 persons	150 persons	200 persons	250 persons	300 persons
Gas Rice Cooker (9 lit.)	2 nos.	2 nos.	2 nos.	2 nos.	3 nos.
Insect Killer	as appropriate	as appropriate	as appropriate	as appropriate	as appropriate
Bain Marie	-	-	1 no.	1 no.	1 no.
Hand Dryer	1 no.	1 no.	1 no.	1 no.	1 no.

Social Welfare Department
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