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**Matrix佛山築建**

PREFABRICATED MODULAR BUILDING

## 關於佛山築建 About Matrix Living

佛山市築建集成房屋科技有限公司建立於2012年，專注於裝配式建築的設計，生產，市場和建造。迄今為止已成立超過10年，成為國內專注模組化行業唯一超過10年的民企。佛山市築建集成房屋科技有限公司銳意進取，不斷突破，現已成功為海內外多個國家提供了套過萬套住宅公寓、酒店、學校與醫院等，服務範圍包括建築設計，建築工業生產，運輸，室內裝飾，設施等。現有廠區第一基地（鋼結構生產+內裝車間）面積達4萬多平方米，第二基地（石屎+內裝車間）面積達3萬平方米，第三基地（在建內裝生產車間）面積達5萬平米。到2023年中所有產能區域達12萬平方米，從而滿足公司的快速業務增長。

Matrix Living was established in 2012, focusing on the design, production, market and construction of prefabricated buildings. So far, it has been established for more than 10 years and has become the only private enterprise focusing on modular industry in China for more than 10 years. Matrix Living is determined to forge ahead and make continuous breakthroughs. It has successfully provided more than 10000 residential apartments, hotels, schools and hospitals to many countries at home and abroad. Its service scope includes architectural design, construction industrial production, transportation, interior decoration, facilities, etc. At present, the area of the first base (steel structure production) in the plant area is more than 40000 square meters, the area of the second base (Cement and interior decoration workshop) is 30000 square meters, and the area of the third base (Cement and interior decoration workshop under construction) is 50000 square meters. By 2023, all production capacity areas will reach 120000 square meters, so as to meet the company's rapid business growth



第一基地 No.1 Factory



第二基地 No.2 Factory

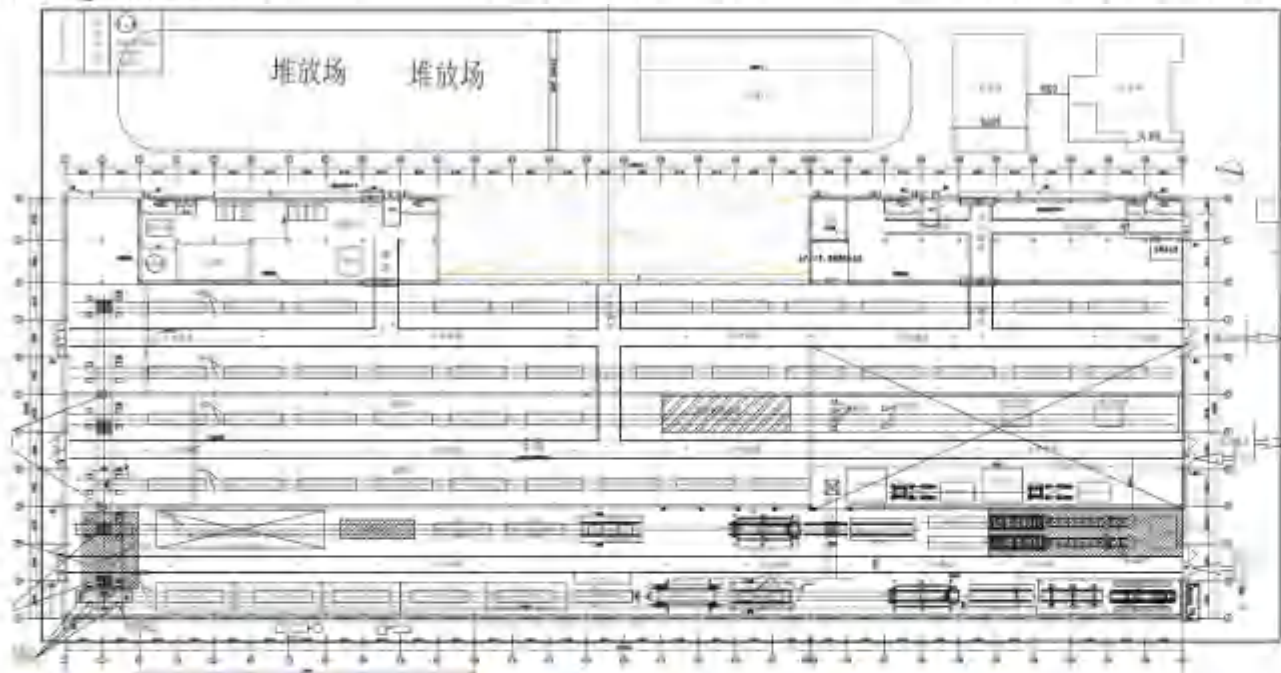


第三基地 No.3 Factory

# 築建生產基地全域圖 Matrix Living whole area map of production base



# 關於築建 第一製造基地（鋼結構製造+內裝）



## 廠區平面佈局 (Layout of Factory)

廠區擁有兩條先進的大型柔性MIC鋼結構生產線與內裝生產線，先進的自動化立體化生產設備線，每條生產線可以同時平均生產500個/月的標準TUE MIC產品。

The factory has two advanced flexible MIC steel structure production lines and Fitout production lines. Advanced automated three-dimensional production equipment lines, each line can produce an average of 500 per month of Standard Tue MIC products.



車間柔性生產線，全車間天車覆蓋，車間層高12米保證立體作業的順暢，有效提高生產效率。

Workshop Flexible Production Line, the whole workshop overhead cover, workshop floor 12 meters to ensure the smooth three-dimensional operation, effectively improve production efficiency.



先進的生產設備。大型的鐳射深加工設備廣泛使用。我司擁有多款高功率鐳射加工設備，如設備全長30米的大型型材鐳射切割加工中心系統。

Advanced production equipment. Large-scale laser deep processing equipment is widely used. Division I has a number of high-power laser processing equipment, such as equipment length of 30 meters of large-scale profiles laser cutting center system

# 關於築建 二製造基地（石屎製造內裝）



## 廠區佈局 (Layout of factory)

標準化的石屎生產車間（HOKLAS認證）寬敞的內裝車間，緊鄰一基地可以保證一基地鋼結構內裝場地的使用。

The standardized Cement production workshop (HOKLAS certification) is a spacious interior decoration workshop, which is close to No.1 base to ensure the use of the steel structure interior decoration site of No.2 base.



# 專業與獨特的檢測設備

## Professional test equipment

標準海運集裝箱船級社認證測試平臺，以及先進的檢測技術。並擁有多項發明與實用性專利。

**Standard Marine Container Classification Society Certification Test Platform & Advanced detection methods. It also has a number of invention and utility patents.**

我們工廠是國內擁有船級社認證測試平臺的唯一資質的民企。所有標準集裝箱都可以通過該平臺進行測試並由協力廠商出具證書，保證我司的結構品質。

Our factory only one of the manufacturer with certification and testing platforms for classification societies in South China by private enterprise . All standard containers can be tested on the platform and issued by a third party to ensure the quality of our steel structure.





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LIVING

业务分布  
BUSINESS DISTRIBUTION

Since 2012



# 築建公司的優勢 Why Matrix Living



## 供應鏈合作夥伴 Partners

築建公司與多個國際化品牌的廠商合作，模組組成的材料均通過嚴格的把關，讓最終的產品品質有保證。

We cooperate with a number of international brands, the materials of the modules are strictly controlled, so that the final product quality is guaranteed.

## 公司資質 Company Qualification

築建公司多年來專注於模組房屋市場，獲得ISO9001 品質認證體系，鋼結構生產及焊接工藝，通過了德國專業認證公司TUV的認證。讓我們的產品擁有了國際化的一流品質保證。以及歐盟CPR建築體系、美國NTA、香港IPA

We have obtained ISO9001 quality certification system, steel structure production and welding process, and passed the certification of German professional certification company TUV, which make our products have an international first-class quality assurance. Euro CPR & USA NTA & HongKong IPA certification.





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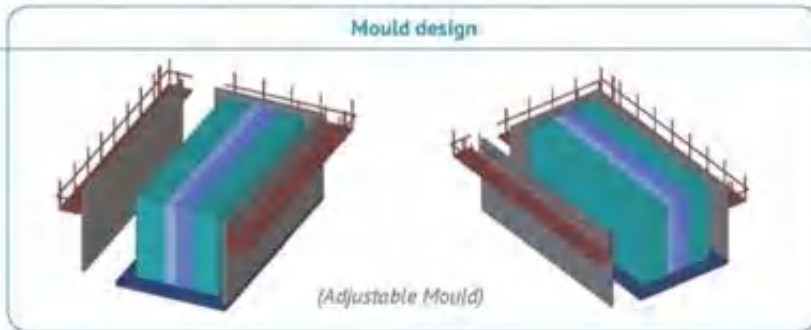
**佛山市筑建集成房屋科技有限公司**

# 預製混泥土MIC產品介紹

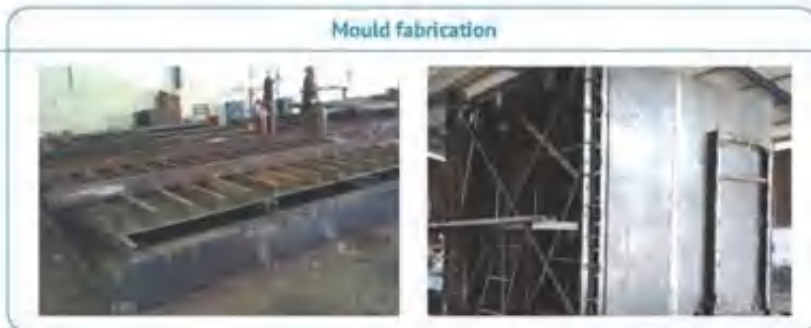
# 預製混凝土MIC生產流程

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1



2



3



Moulds are fabricated in steel with comprehensive design to withstand the handling and production process for the lifetime required in production. These moulds are three-dimensional and may be adjusted to cater for several combinations of dimensions. The factors that influence the concept of mould design areas follows:

模具由鋼製成，設計全面，能夠承受生產所需壽命內的搬運和生產過程。這些模具是三維的，可以根據多種尺寸組合進行調整。影響模具設計領域概念的因素如下：

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1

Reinforcement cage fabrication



2

Installation of MEP and other cast-in items



3

Inspection prior to concreting



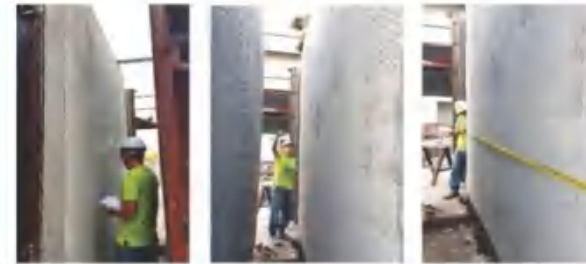
4

Concreting works



5

Upon completion of curing, demoulding and post-pour inspection



6

Demoulding and hoist up of the modules



Reinforced Concrete modules can be produced by integrating structures like column, beam, wall and slab as a single module. The production process comprises of the following steps:

鋼筋混凝土模組可以通過將柱、梁、牆和板等結構集成為一個模組來生產。生產過程包括以下步驟：

# 預製衛生間PBU

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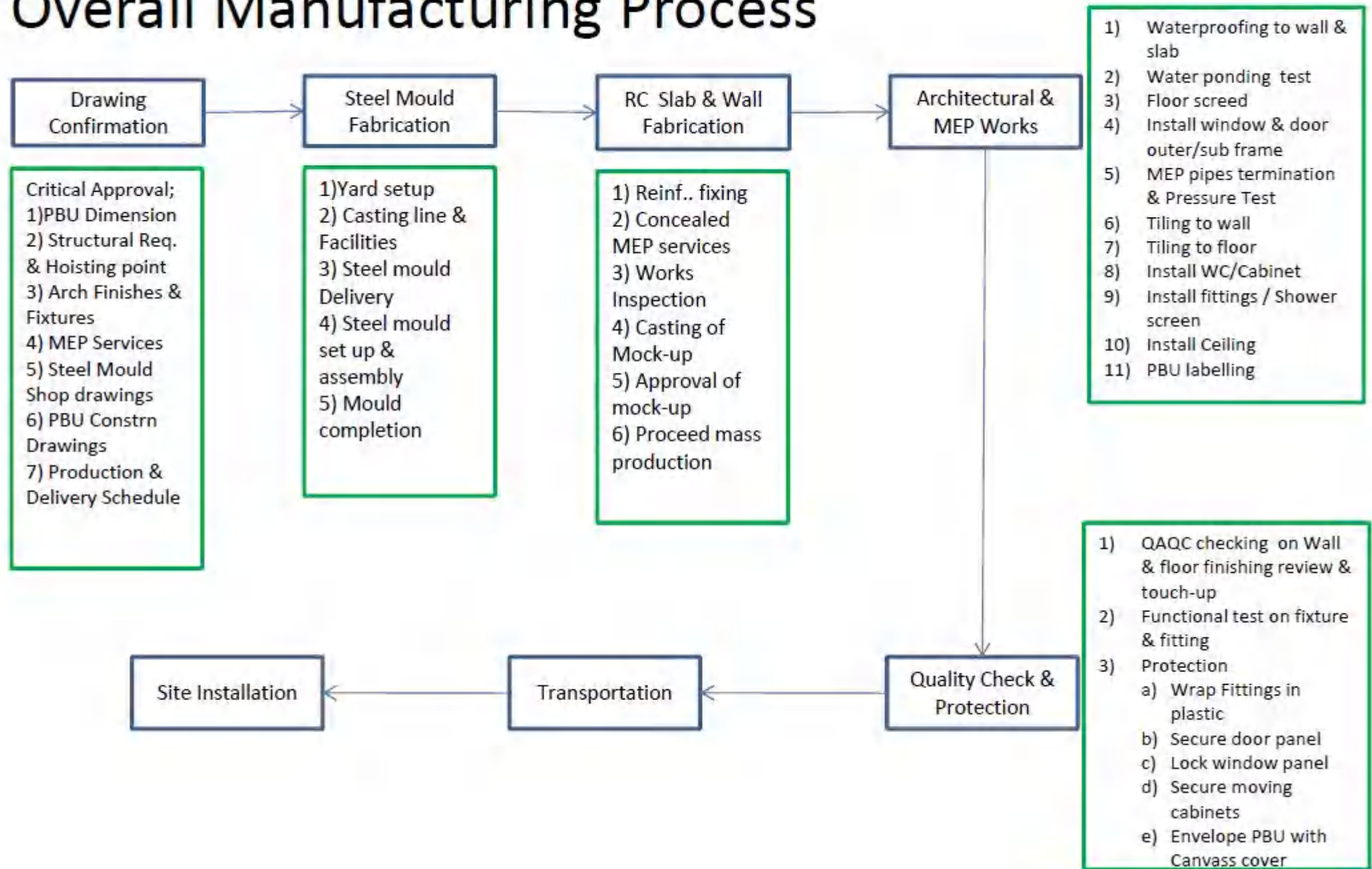
水泥預製衛生間能夠減少污染，節約材料和能源，且大大地提高了材料利用率。傳統衛生間建築模式採用現場澆築和現場濕作業，生產存在大量建築垃圾，装配式定制標準化，現場組裝幾乎沒有建築垃圾和污染，起到節能環保的作用。

傳統衛生間建築模式受施工程序因素影響較大，各專業部門難以進行交叉施工，而装配式整體衛生間現場拼裝或整體吊裝，作業速度快，一般一天以內就可以完成施工，大大提升施工效率。

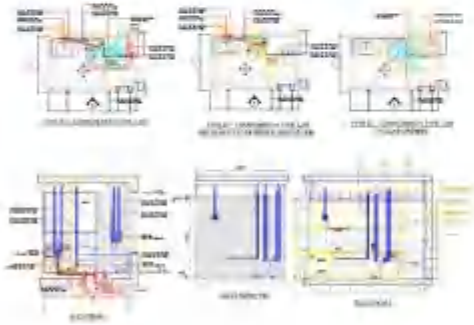
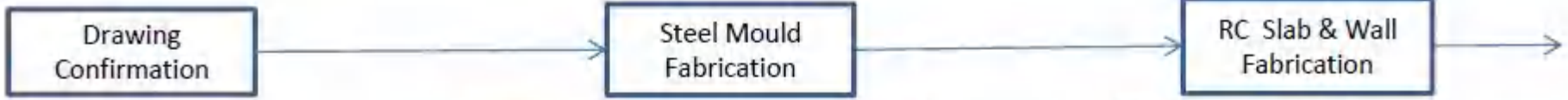
傳統衛生間建築模式很大程度上受限於現場施工人員的技術水準和管理人員的管理能力，具有不可控性。而装配式整體衛生間的結構配件工廠標準化生產，有利於提高工程質量。



# Overall Manufacturing Process



# PBU - Manufacturing Process



Yard Preparation



Steel mold assembly



Monolithically Casted RC shell



Slab, wall reinf & lifting hook



Cast-in conduit, FT & FW Pipes



Pouring of Concrete



RC shell storage

De-moulding RC shell

# PBU - Manufacturing Process

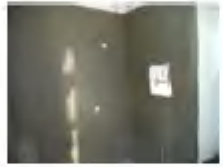
Architectural & MEP Works



MEP works & Pressure test



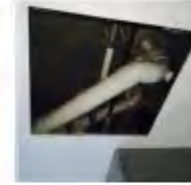
Water ponding test



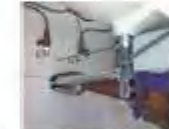
Water proofing Upturn  
300/1800 at shower



Tiling works



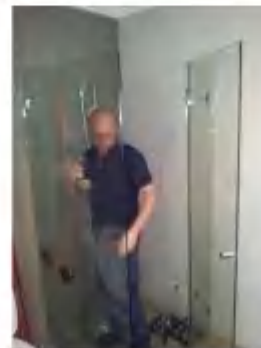
Ceiling Installation



Install Basin, tap, WC & piping



Install bracket for  
basin cabinet



Install Shower Screen



Install Fixture



Completed PBU

# PBU - Manufacturing Process

Quality Check & Protection



Piping Pressure Test



Pull-out Test



Tiles Pull-out Test



Relevant BCA CONQUAS & Practices to be adopted

BCA Buildability Series

What you need to know about Prefabricated Bathroom Unit (PBU).

BCA CONQUAS Enhancement Series

Good Industry Practices – Precast Concrete Elements

BCA CONQUAS Enhancement Series

Good Industry Practices – Waterproofing for Internal Wet Areas (2nd Edition)

BCA CONQUAS Enhancement Series

Good Industry Practices – Ceramic Tiling (2nd Edition)

BCA CONQUAS Enhancement Series

Good Industry Practices – Marble and Granite Finishes (2nd Edition)

Various Inspection Forms



WOH HUP Pte Ltd

Mfg. Date :

Wall Material : Concrete

Floor Material : Concrete

217 Upper Bukit Timah Road

WOH HUP Building S(588185)

Hotline : XXXXXXX

PBU Label to be affixed after passing all QAQC checks

# Manufacturing Process



- 1) Survey & Level check. Install plastic shims
- 2) Mark-out control points
- 3) Install metal guide
- 4) Install base grouting foam/seal



- 1) Secure crane LG on hoisting point on lifting frame
- 2) Secure LG from hoisting frame onto PBU anchor point
- 3) Hoist into place
- 4) Check horizontal & vertical alignment wrt ref. line marked earlier
- 5) Secure PBU once seated



M&E connection to riser



Grouting of Gap



Sealing of vertical Gap



# Delivery and Storage



- PBU can be transported by the following;

- 40ft flat bed trailer
- 40ft long truck
- Lorry Crane



- Sheltered storage

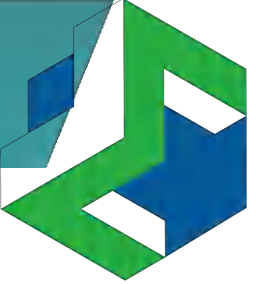
- WOH HUP Factory
- Site Sheltered space by Builder



Site covered space



WOH HUP Factory space



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**佛山市筑建集成房屋科技有限公司**

# 鋼結構MIC類產品介紹

# 模組建築的生產流程 Modular Construction Production Process

## 鋼結構製作

1  
來料檢測



2  
開料切割



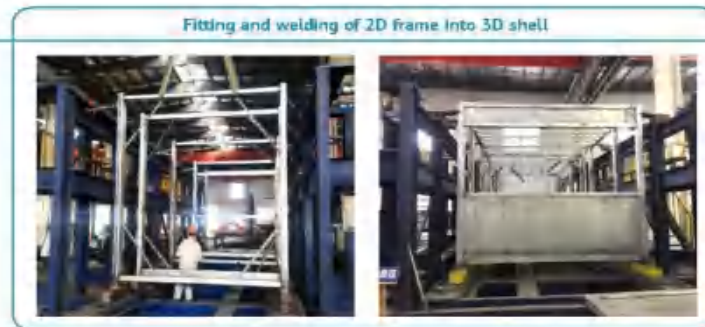
3  
工裝定位



4  
部裝製作



5  
總裝焊接



6  
焊道檢測



# 模組建築的生產流程 Modular Construction Production Process

## 內裝主體建造

7  
模組排序

Trial stack to ensure overall dimension and accuracy



8  
內裝定位

Installation of M&E piping/conduit



9  
基礎裝修

Installation of drywall - studs, insulation, fireboard and/or plaster board



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10  
尺寸覆核

QC check - on drywall quality



11  
防水處理

Waterproofing and water ponding test



12  
飾面鋪貼

Tiling work - for floor and wall



# 模組建築的生產流程 Modular Construction Production Process

## 內裝飾面建造

13

鋪貼檢測

QC check and tile protection



14

門窗安裝

Installation of window frame, glazing and water tightness test



15

門窗檢測

Installation of window grille and door frame



16

外牆封板

Installation of external cladding and ledge



17

內裝粉刷

Painting - basecoat, 1st coat and 2nd coat



18

傢俱安裝

Installation of wardrobe and fixing of plumbing/sanitary ware



# 模組建築的生產流程 Modular Construction Production Process

## 完工階段

鋼結構框架製作→天花，牆體，地面製作→內部清潔打包  
裝修及安裝傢俱  
→製作完成做好保護→運輸到現場→安裝

Steel frame production → ceiling, wall, floor  
production → interior decoration and furniture  
assembled → Finished and packaged  
→ Transport to the site → Installation

如需要獲取ITP具體品質控制點擊 [ITP控制項](#)

[築建品質管制體系QAS](#)

19

Protection of modules (from water ingress) before delivery



20

Delivery and installation of PPVC modules



運輸吊裝

21

Modules installed on site



交付驗收

# 工程案例

## Job Reference

學校 School | 資料中心 IDC | 酒店 Hotel | 住宅 Apartment | 文旅 Cultural tourism | 醫院 Hospital |



Shen Zhen China



Hong kong China



Europe

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# 學校模組應用

深圳市福田区高科技预制装配学校

技术设计方案

钢结构集成装配式模块化建筑

World's Leading Modular Building Systems

节能 绿色 高效

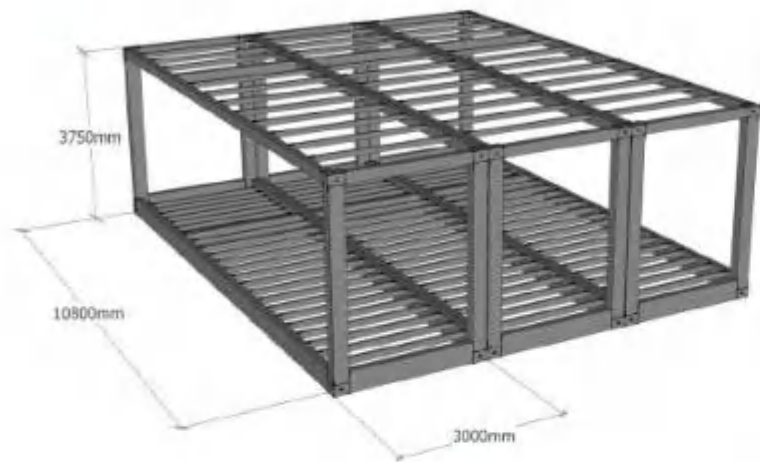
Smarter Greener Faster



佛山市筑建集成房屋科技有限公司



## 普通教室标准模块设计



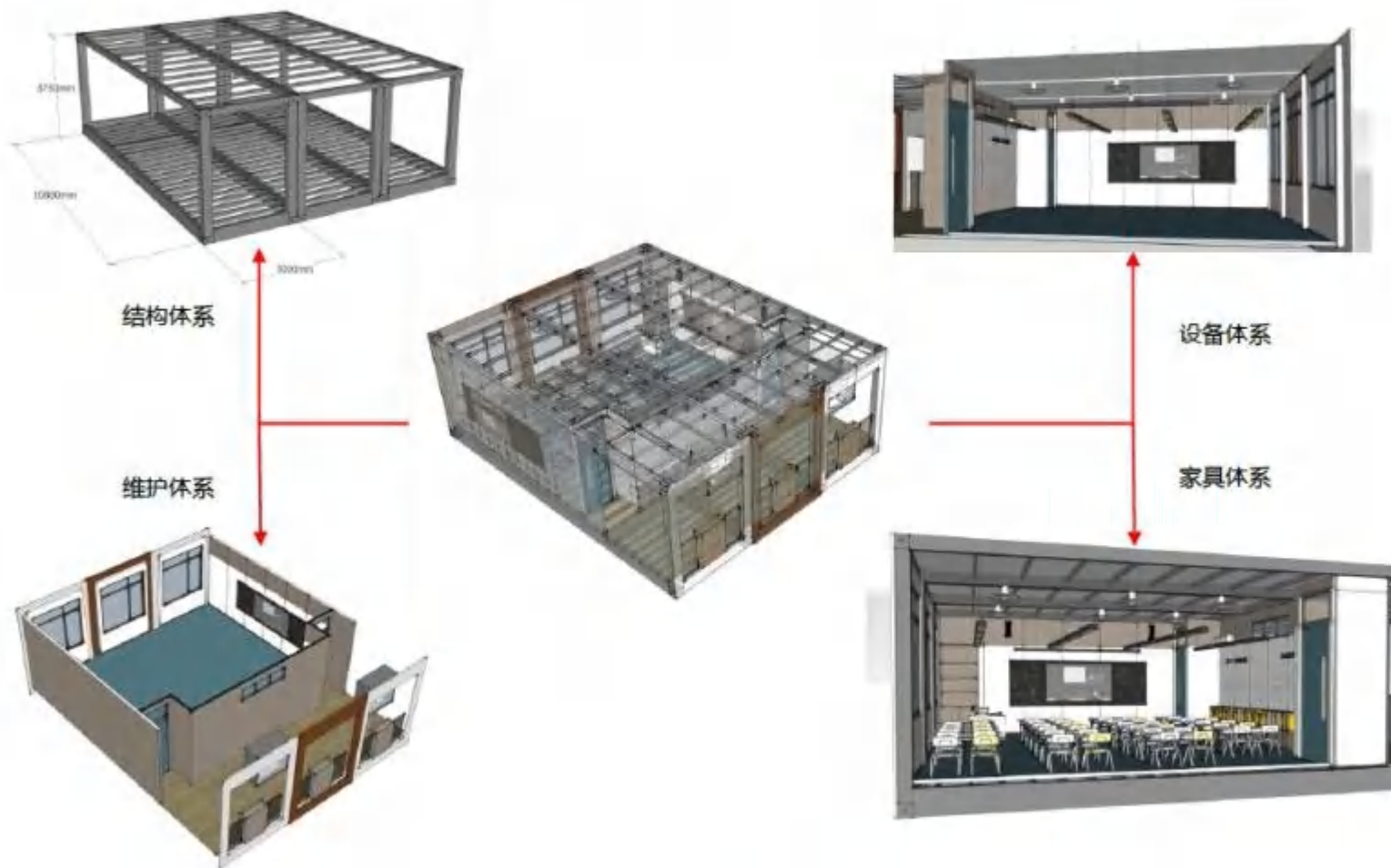
- 标准教室由三个标准结构模块组成；
- 采取框架式结构体系；
- 包括教室、走道；

- 集成结构、内外围护墙体；
- 强弱电、空调、消防设备及管线；
- 含天花、地面、墙身装饰装修；
- 含桌椅、书柜、黑板、显示器等；





## 普通教室标准模块设计



福田区·高科技预制学校·钢结构集成模块化建筑·技术设计方案



佛山市筑建集成房屋科技有限公司



## 普通教室标准模块设计



福田区·高科技预制学校·钢结构集成模块化建筑·技术设计方案



佛山市筑建集成房屋科技有限公司

# Modular School-Ourdoor



翠竹學校



深南學校



僑鄉學校



東曉學校



東湖學校

# Modular School-Internal



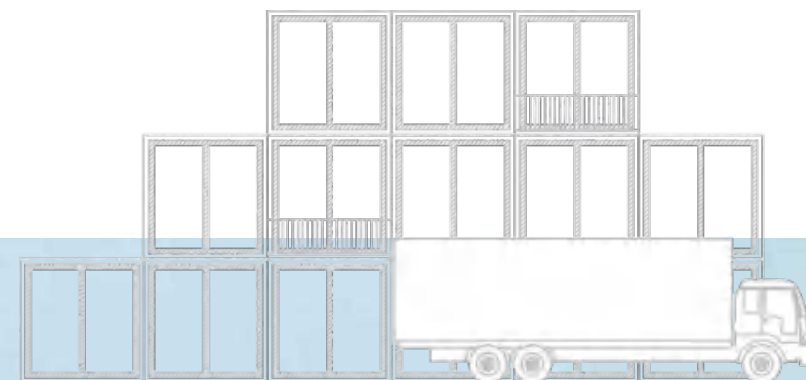
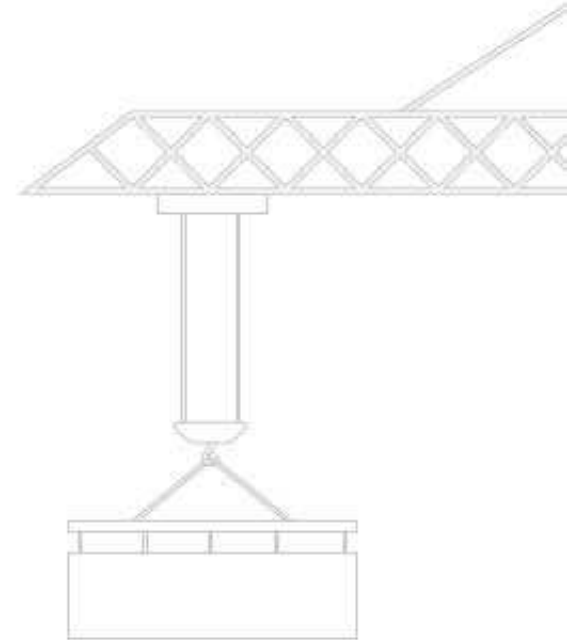
# 資料中心 IDC

The background of the image is a complex, three-dimensional digital grid composed of numerous glowing blue lines. These lines intersect to form a series of rectangular planes and volumes, creating a sense of depth and perspective. The overall aesthetic is clean, modern, and high-tech, typical of a digital or data center environment. The lighting is primarily blue, with some brighter spots where the lines intersect, giving it a vibrant, energetic feel.

# 築建在資料中心方面的領先層面

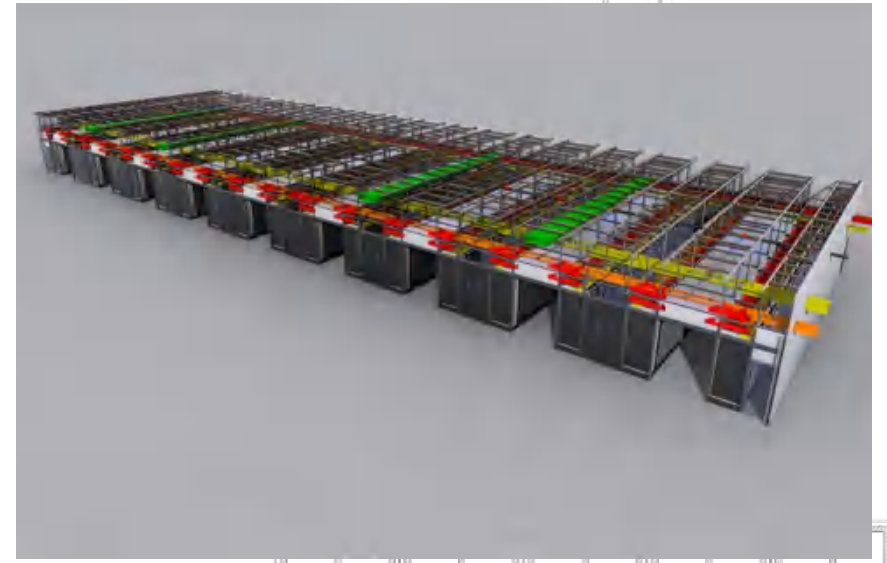
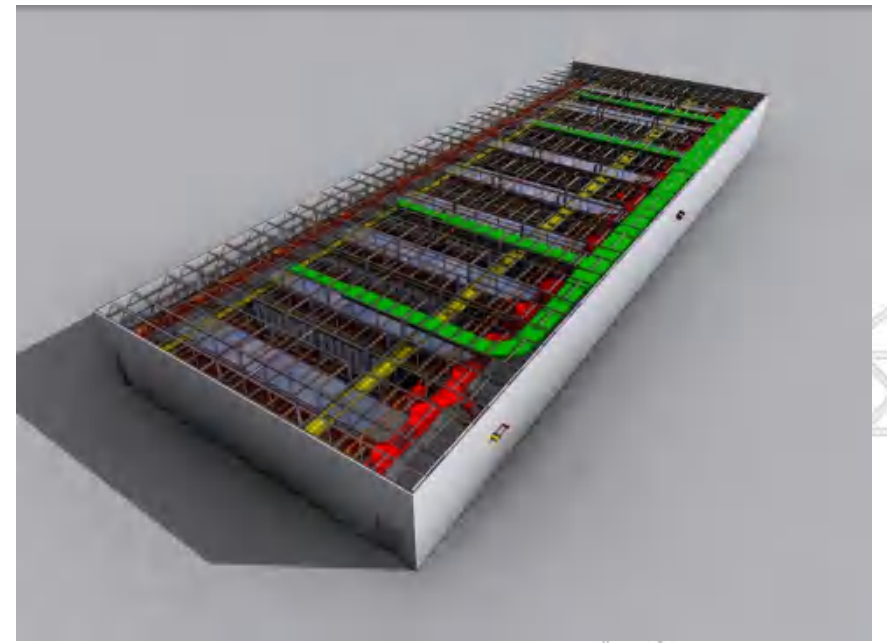
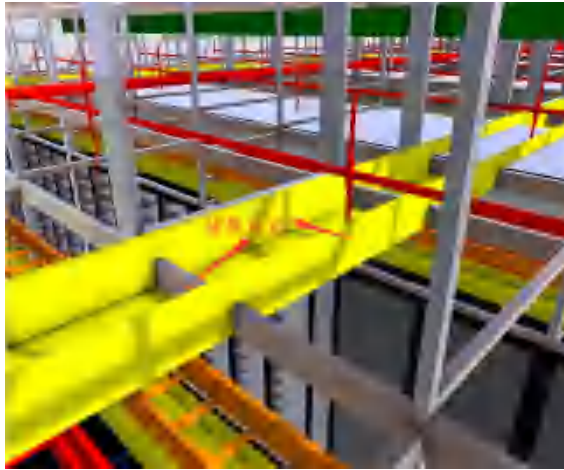
在技術層面：

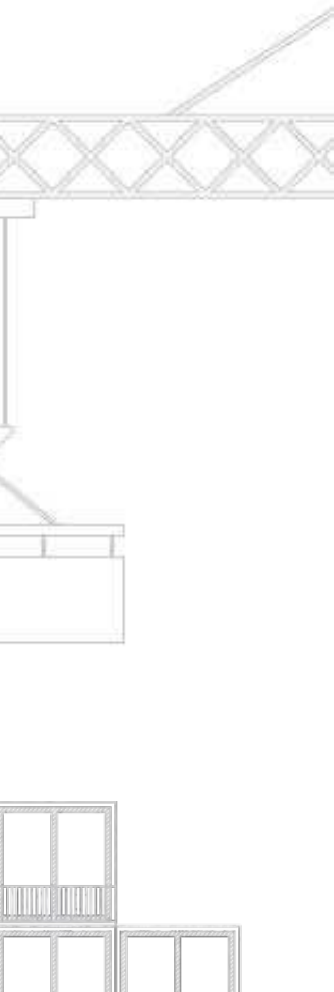
1. 參編國家GB資料中心設計規範與技術要求：  
《T-block產品設計規範V2.0（2019-7-2）》  
《IT機櫃倉技術要求V4.1》  
《不斷電供應系統倉技術要求V4.1》  
《送回風及運維通道模組技術要求V4.1》
2. 結構方面完整的結構力學類比計算碰撞；
3. 全面採用BIM完成T-BLOCK方倉模型，對各專業系統進行碰撞檢查；
4. 採用BIM完成工廠集成安裝；



## 全面BIM系統的設計投入：

- 1、初設階段：使用Revit軟體通過三維的表達方式在前期實現多方案比選，在深化過程中更直觀的設計出合理的模組裝配方案。
- 2、溝通階段：交付方案時，以BIM設計視覺化的優點，交付的方案都包含3D節點的說明，使溝通過程更加明確和便於理解。
- 3、深化階段：3.1深化過程中，應要求，同時對橋架、暖通專業、消防系統等協同單位進行建模，在設計階段解決各單位交叉專業的碰撞問題。3.2深化過程中，通過軟體特性及BIM的‘information’特點，我們通過軟體快速統計構件數量，區分構件類型。3.3通過BIM設計，類比結構、裝飾、安裝、打包裝車等方案，利用三維設計的優勢，解決設計與施工上的碰撞、銜接問題。
- 4、輔助設計：製作裝配施工動畫讓施工人員及後期介入人員更好的理解專案的做法及意圖。





酒店 Hotel

## Modular Hotel-SPANGA



### 项目介绍-公寓酒店

Project- Spa 5

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Production (生产): 90 days  
Assembly on site (安装): 60 days  
7 storey architecture (楼层)  
45000m<sup>2</sup>  
Standard(标准): EN  
(L\*W\*H): 12192\*2438\*2896MM  
1182 Module (模块) 4 phases (阶段)  
AWL design (设计)

Spa 5是由三种不同面积户型组成，配置有独立的睡房，卫浴间，厨房和客厅，为住户提供不同的住宿环境。Spa 5都是基于标准40尺柜的尺寸进行设计研发，符合长途海运、降低运输成本要求。每期施工周期一般不超过6个月，比传统建筑方式大大降低成本，缩短建造周期，提高效率。

Spa 5 is built up at three sizes of model, with separate bedrooms, bathrooms, kitchens and living rooms to provide different accommodations for residents. Spa 5 is designed based on the size of the standard 40 feet container, which is used for long-distance sea transportation and lower transportation cost. The project of construction period is generally less than 6 months, which reduces the cost, reduces the construction period and improves the efficiency.



# Modular Hotel-SPANGA



## 项目介绍-公寓酒店

Project- Spa 5

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# Modular Hotel-SPANGA

< > **项目介绍-公寓酒店**  
Project - Spa 5

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# Modular Hotel-SPANGA

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Project- Spa 5

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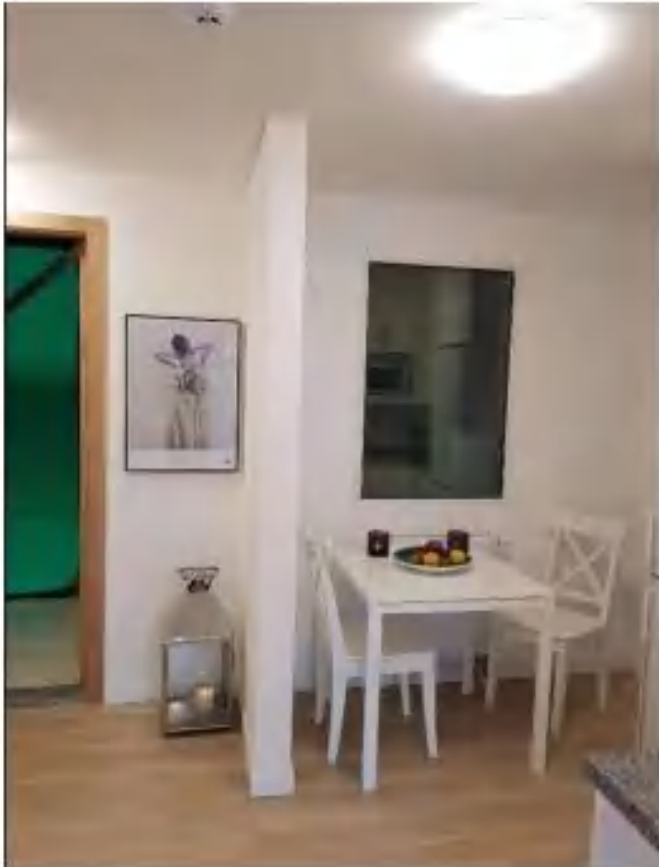
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# Modular Hotel-SPANGA

< > **项目介绍-公寓酒店**  
Project- Spa 5

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## Modular Hotel-SHENZHEN International Hotel

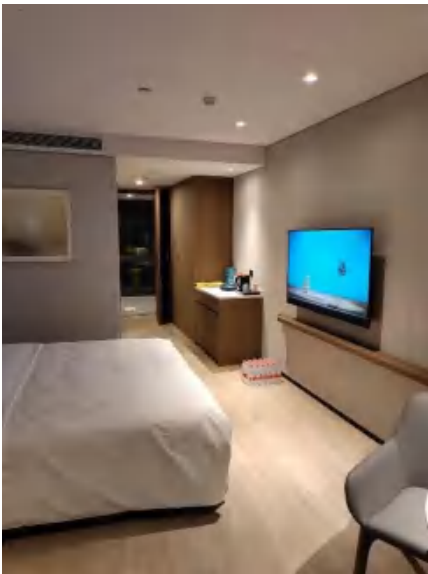
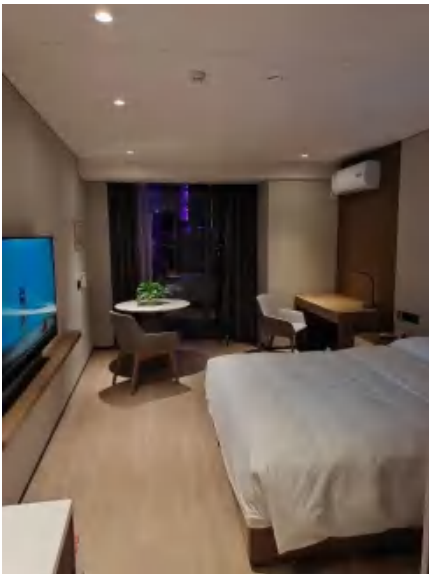


項目名稱：灣區會展國際酒店  
總包：中國建築  
MIC數量：1026個  
設計層數：7層





# Modular Hotel-SHENZHEN International Hotel

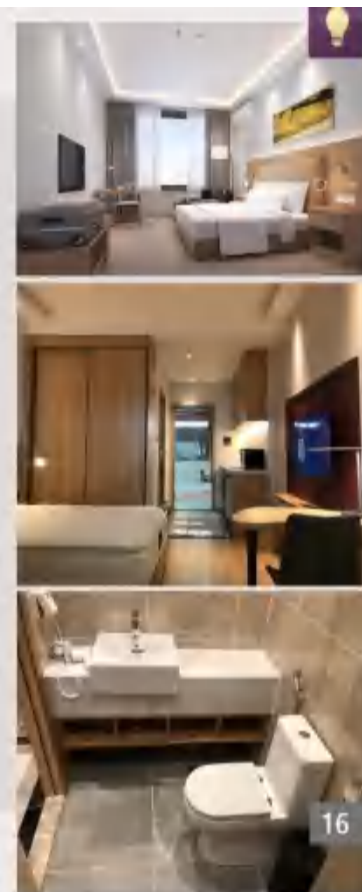


# Modular Hotel-Djibouti



该项目是由203个非标的集装箱拼接而成的五星级酒店项目，总面积为6625.7平方米，四层建筑，分别一层有餐厅，办公室，财务室等功能室，二、三、四层均是住宿的公寓及套房。

The project is an hotel building which is made up of 203 non-standard containers, with a total area of 6,625.7 square meters, a four-story building. Ground floor is the function area with canteen, office, finance office, fitness centra, etc. 1st, 2nd, 3rd floor are all for residetal apartment.



# Modular Hotel-Djibouti



# Modular Hotel-Djibouti



# 公寓 Apartment

The background is a complex, digital cityscape rendered in shades of blue and black. It features a grid of glowing lines that form the outlines of buildings and streets. The perspective is from a low angle, looking down a street that recedes into the distance. The overall aesthetic is high-tech and futuristic, with a strong emphasis on light and shadow.

# Modular Apartment-Arctic Circle



北极圈公寓  
PA ARCTIC CIRCLE



MATRIX LIVING  
MATRIX LIVING 矩阵生活科技有限公司



是由108个标准40英尺高的立方体容器建造而成，它有32套普通公寓，带有独立的厨房和浴室，每套公寓面积在75-85平方米之间，在一居室一客厅或两居室一客厅，适合一家人居住。

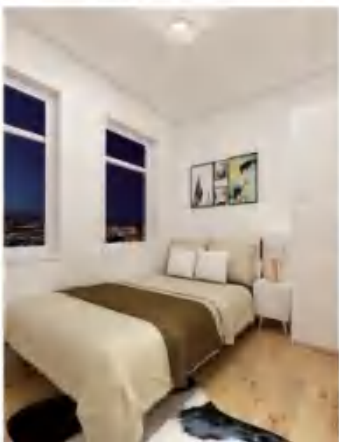
A is built up by 108 standard 40 feet high cube container, it has 32 units of ordinary apartment with a separate kitchen and bathroom, each apartment is from 75-85 square meters, at one bedroom one living room or two bedroom one living room, is suitable for family to live in.

# Modular Apartment-Australia

## 澳洲汽车旅馆 AUSTRALIA MOTEL

利用双拼40尺外带中间40CM搭桥组成的4个房间4个独立卫浴的汽车旅馆，为当地旅行者带来一个舒适的住宿空间。

Use 2 sets of 40-foot container with 40cm extension hallway, MOR is built up four bedrooms with four separate bathrooms, to create a comfortable accommodation space for local travelers.



PRODUCTION (FPP) 60 DAYS  
ASSEMBLY ON SITE (SPP) 20 DAYS  
STANDARD (LIFE) AS-NZS 6500  
128 MODULE (MOR) 1 PHASE (MOR)  
2 (MOR) ARCHITECT (LIFE) (MOR)



## LUN MOTEL

### LUN公寓

Technical parameters  
External dimensions(L×W×H):  
12192×2438×2896mm  
Module: 66  
Story: 3  
Floor space:3000m<sup>2</sup>  
Location: Europe  
Standard: EN  
Production (days): 60 days  
Assembly on site (days):

Lun是一个家庭式公寓酒店，由66个标准套房和配置厨房。整栋酒店由集装箱如积木般搭建起来，做好连接及固定，最后给外立面稍加装饰，即可投入使用。

The Matrix Living Lun modular container house is a family apartment or hotel structure composed of 66 standard suites equipped with a kitchen. The whole hotel is built by stacking shipping containers. It can be put into use after designing and installing the exterior facade.



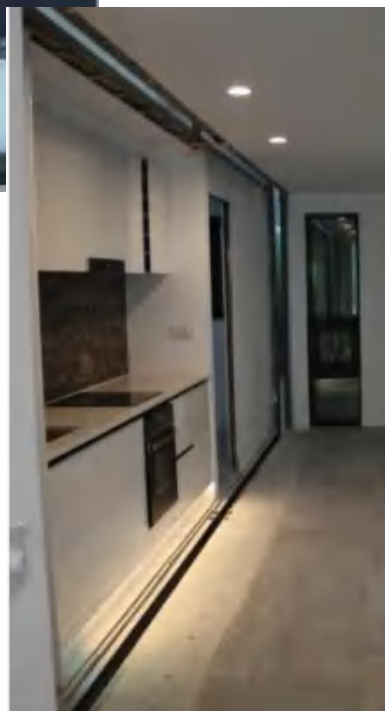
# 文旅 Cultural tourism

## 文旅項目 Cultural tourism project



冰島環島旅遊項目，是由兩個標準的40尺海運集裝箱拼接而成的豪華別墅，總面積為60平方米，做成兩房一廳一衛的單元。此別墅所有門窗均採用ALUK品牌，斷橋隔熱型材三層中空鋼化玻璃，室內燈光均連接WiFi操控，集奢華，舒適，智能於一體

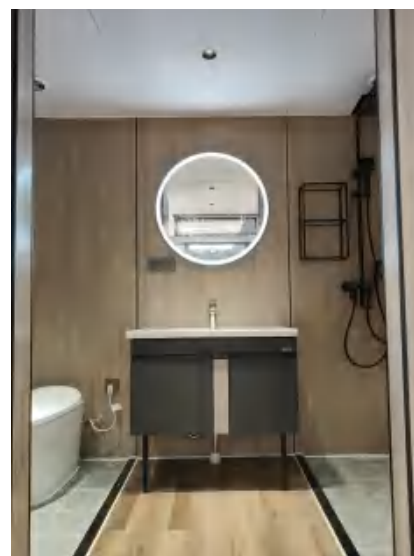
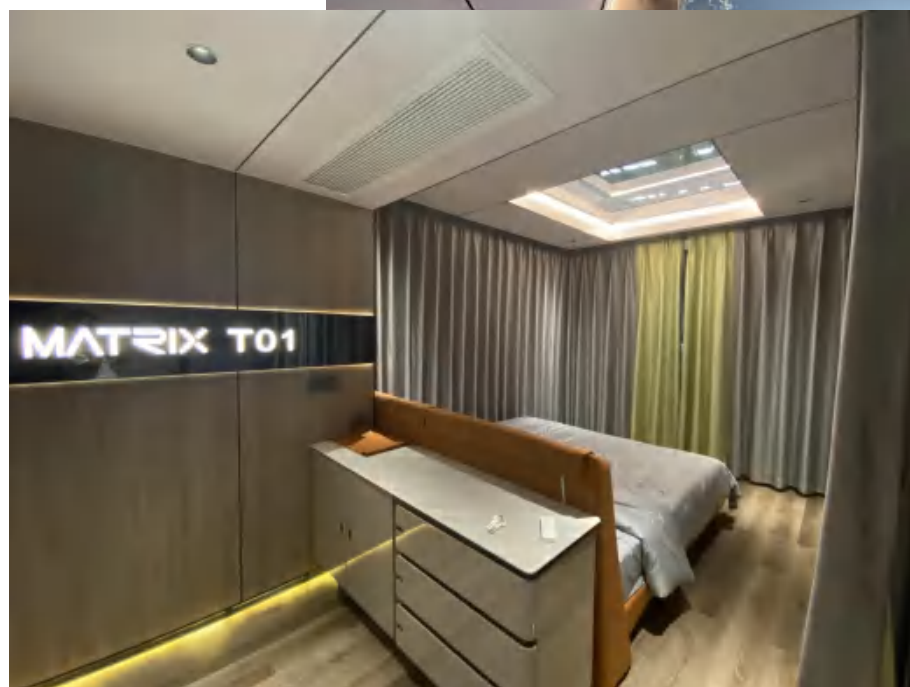
Iceland Round-the-island tourism project is a luxury villa spliced by two standard 40-foot sea containers, with a total area of 60 square meters, and made into a unit of two rooms, one living room and one bathroom. All the doors and windows of this villa are made of ALUK brand, the bridge insulation profile is three-layer hollow tempered glass, and the indoor lighting is connected to WiFi control, which integrates luxury, comfort and intelligence



文旅項目 Cultural tourism project

# MATRIX-TRAVELLER

## 旅行者



# MIC 醫院

Medical Model Application

佛山市築建集成房屋科技有限公司  
FOSHAN ZHUJIAN MODULAR HOUSE CO., LTD.



# 模組化醫院 Modular Hospital



中大五院



湛江中心醫院



深圳婦幼保健醫院

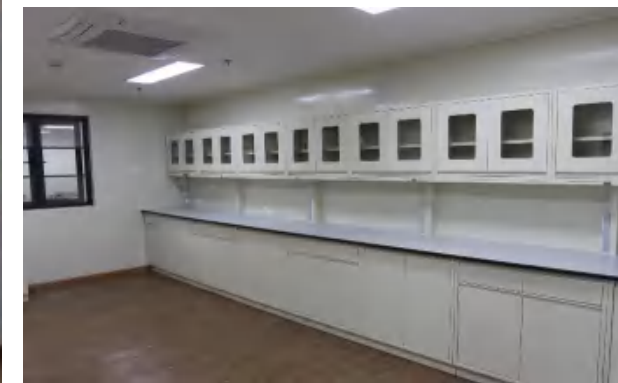
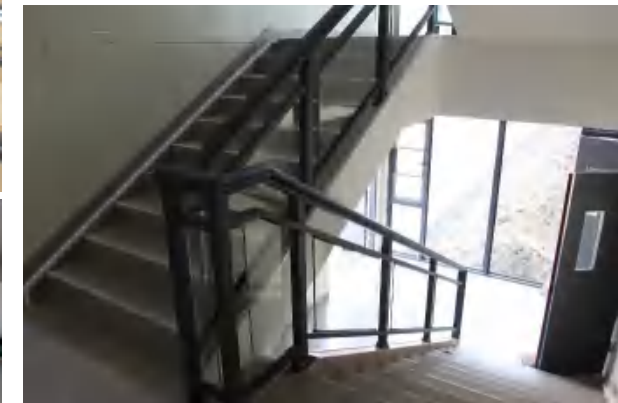
# 模組化醫院 Modular Hospital



# 模組化醫院 Modular Hospital



# 模組化醫院 Modular Hospital



# 香港MIC項目





## 天秀街街市（完畢）

天秀街街市是由6個4.9米集裝箱和6個9米集裝箱構建而成，總建築面積是1734m<sup>2</sup>，有4種規格9130mm\*2450mm\*2850mm、9130mm\*2450mm\*2850mm、8980mm\*2450mm\*2850mm、4900mm\*2980mm\*2850mm分別為1個垃圾房、1個泵房、22個模組商鋪。採取“組裝合成MIC”的方式建造以縮短工程時間。

項目名稱：食環署天秀街街市  
總包：香港新福港公司



# 香港仔MIC警署 (完畢)



## 香港仔警署項目

項目名稱：香港仔警署項目 (ASD)

總包：香港裡安公司

MIC數量：42個

設計層數：3-4層



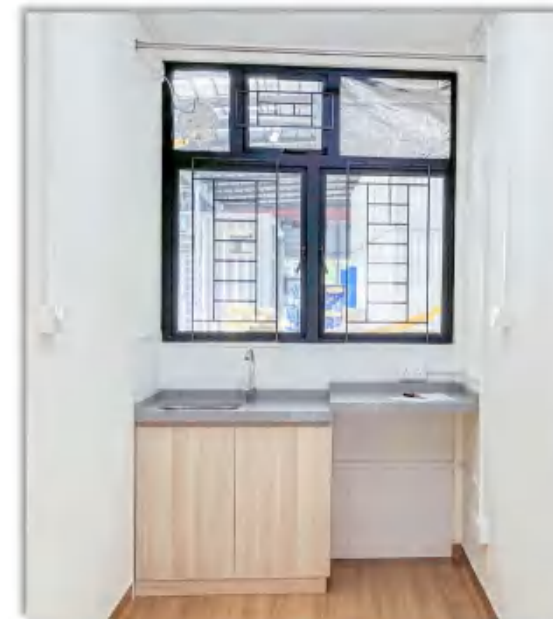


# 過渡性房屋

*Transitional housing*

使用組裝合成建築法建造過渡性房屋，建造效率更快、成本更低，能幫助低收入家庭儘早用更低的價格租房，減輕生活負擔。組裝合成建築採用集結構、保溫、水電、防火、室內裝修於一體的集成預製，預製率高達95%以上。只需添置傢俱後，住戶即可直接拎包入住。

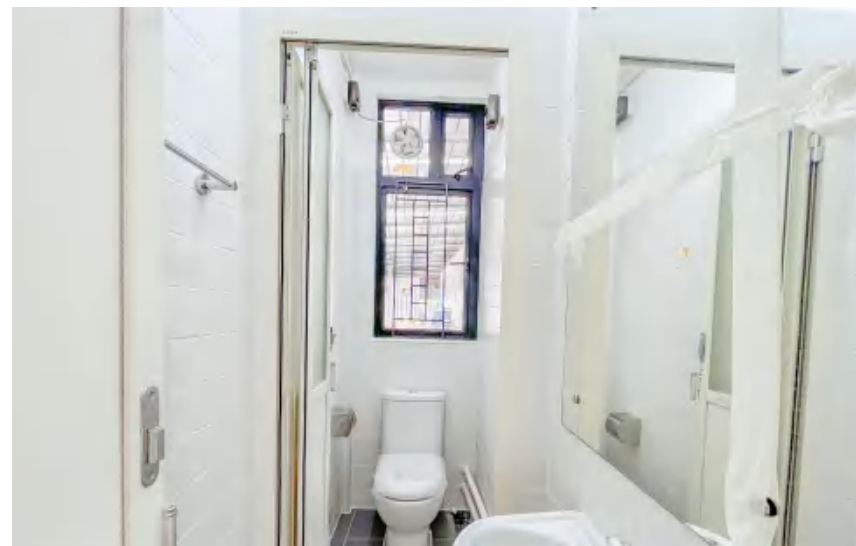
Using the assembled synthetic construction method to build transitional housing is faster and cheaper, which can help low-income families rent sooner and at lower prices, thus reducing their living burden. The assembled synthetic building adopts integrated prefabrication which integrates structure, thermal insulation, water and electricity, fire prevention and interior decoration, and the prefabrication rate is up to more than 95%. Only after the addition of furniture, residents can directly carry the bag to move in.





# 過渡性房屋

Transitional housing



# 香港長沙灣長順街過渡性房屋項目（完畢）



項目名稱：香港長沙灣長順街項目（BD）  
總包：香港德材建築公司  
MIC數量：156個  
設計層數：4層



# 香港荃灣海興路過渡性房屋項目（完畢）



項目名稱：香港荃灣海興路過渡性房屋項目（BD）

總包：香港建業公司

MIC數量：237個

設計層數：2層

## 仁濟項目介紹



# 香港牛潭尾北過渡性房屋項目（生產階段）



項目名稱：香港牛潭尾北過渡性房屋項目（BD）  
總包：香港新福港公司  
MIC數量：1400+個  
設計層數：4層



# 展望未來-香港簡約公屋

我司2022年已開始籌備18層鋼結構MIC簡約公屋以及40層石屎MIC簡約公屋的IPA認可資質，有望2023年中取得並成為香港第一批獲得該許可的公司。



## 8個「簡約公屋」項目詳情

### 首批項目：

位置	發展模式	土地來源	用地面積 (公頃)(約)	預計單位數目 (約)
元朗攸壆路	低層建築	私人	8.9	2,100
屯門第3A區	高層建築	政府	0.8	1,900
牛頭角彩興路	高層建築	政府	1.1	2,300
啓德世運道	高層建築	政府	5.7	10,700

### 首批項目單位分布：

- 一至二人單位 (13平方米)：約11,700個 (69%)
- 三至四人單位 (25平方米)：約3,300個 (19%)
- 四至五人單位 (31平方米)：約2,000個 (12%)



啓德世運道  
香港文匯報記者郭木又 攝

總數：約17,000個

### 次批項目：

位置	發展模式	土地來源	用地面積 (公頃)(約)	預計單位數目 (約)
上水蓮塘尾	低層建築	私人	2.8	1,100
屯門第54區	高層建築	政府	2.6	5,300
柴灣常安街/常平街	高層建築	政府	0.9	1,600
小欖樂安街	高層建築	政府	3.8	5,000

### 次批項目單位分布：

- 一至二人單位 (13平方米)：約9,500個 (73%)
- 三至四人單位 (25平方米)：約2,600個 (20%)
- 四至五人單位 (31平方米)：約900個 (7%)



柴灣常安街/常平街

總數：約13,000個

# Thank You

Matrix living

