

## ITEM FOR FINANCE COMMITTEE

### LOTTERIES FUND HEAD 341 – NON-RECURRENT GRANTS

Members are invited to approve allocations from the Lotteries Fund for the following projects –

- (a) for a new Integrated Rehabilitation Services Centre at A Kung Kok Shan Road, Sha Tin –

allocations of \$33,634,000 for fitting-out works and \$4,733,000 to meet the cost of furniture and equipment; and

- (b) for a new Integrated Rehabilitation Services Centre at Lei Yue Mun Estate, Kwun Tong –

allocations of \$14,832,000 for fitting-out works and \$1,392,000 to meet the cost of furniture and equipment.

### PROBLEM

There is a persistently substantial demand for day and residential services for persons with mental and physical handicap.

### PROPOSAL

2. The Director of Social Welfare, with the support of the Secretary for Labour and Welfare and the Lotteries Fund Advisory Committee (LFAC), proposes to allocate from the Lotteries Fund (LF) –

/(a) .....

- (a) \$33,634,000 to the future operator yet to be identified to meet the cost of fitting-out works and \$4,733,000 to meet the cost of furniture and equipment (F&E) for the Integrated Rehabilitation Services Centre (IRSC) to be set up at A Kung Kok Shan Road, Sha Tin; and
- (b) \$14,832,000 to the future operator yet to be identified to meet the cost of fitting-out works and \$1,392,000 to meet the cost of F&E for the IRSC to be set up at Lei Yue Mun Estate, Kwun Tong.

### JUSTIFICATION

3. A considerable number of persons with disabilities (PWDs), particularly those with mental and physical handicap, are in need of day training, vocational rehabilitation and residential care services. As reflected by the data captured by the Central Referral System for Rehabilitation Services of the Social Welfare Department (SWD), there is a substantial demand for Day Activity Centre (DAC) cum Hostel for Severely Mentally Handicapped Persons (HSMH), Hostel for Moderately Mentally Handicapped Persons (HMMH), Hostel for Severely Physically Handicapped Persons (HSPH), Care and Attention Home for Severely Disabled Persons (C&A/SD) and Integrated Vocational Rehabilitation Services Centre (IVRSC). The latest position on the overall provision, waiting list and waiting time for the above services is set out below –

<b>Service type</b>	<b>Provision as at December 2007</b>	<b>PWDs on waiting list as at December 2007</b>	<b>Average waiting time in 2006-07 (in months)</b>
<b><i>Residential services</i></b>			
HSMH	2 940	1 787	83
HMMH	2 054	1 277	46
HSPH	461	373	78
C&A/SD	765	333	40
<b><i>Day services</i></b>			
DAC	4 370	780	23
IVRSC	3 399	2 187	18

4. To reduce the waiting time for residential care services progressively, we have been steadily providing subvented residential care services for PWDs with genuine needs. To this end, we have secured resources to provide 490 additional places for PWDs in 2007-08 or thereabouts. Half of these or 245 places will be provided through the two new IRSCs proposed in this paper. The two IRSCs, located at A Kung Kok Shan Road, Sha Tin (Sha Tin IRSC) and Lei Yue Mun Estate, Kwun Tong (Kwun Tong IRSC) respectively, will also provide 320 day training places for PWDs. By co-locating residential and day care services, IRSCs offer the opportunity for service integration and shared use of common support facilities, and promote the concept of continuum of care for service users. From the rehabilitation point of view, PWDs can also benefit from the one-stop residential care and day training services in IRSCs.

### **Sha Tin IRSC**

5. The premises of the proposed Sha Tin IRSC, with an internal floor area of 6 079 m<sup>2</sup>, are a four-storey building with open ground area. This site is located in a relatively quiet environment and accessible by public transport, and therefore considered very suitable for the provision of rehabilitation service. A location map of the premises is at Enclosure 1. The future operator will be required to provide the following facilities and services –

Encl. 1

<b>Facility</b>	<b>Capacity</b>
<b><i>Ground Floor</i></b>	
Central Administration Office	Not applicable (N.A.)
Dining Hall	N.A.
HSPH	50
IVRSC	80
<b><i>First Floor</i></b>	
HSMH	70
DAC	70
Dinning/Multi-purpose Room	N.A.
<b><i>Second Floor</i></b>	
HMMH	30
C&A/SD	40
Physiotherapy/Occupational Therapy Room	N.A.
<b><i>Third Floor</i></b>	
Staff Barrack/Changing Rooms	N.A.
General Store	N.A.

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**Kwun Tong IRSC**

Encl. 2 6. The premises of the proposed Kwun Tong IRSC have an internal floor area of 2 259m<sup>2</sup>. A location map of the premises is at Enclosure 2. The future operator will be required to provide the following facilities and services –

<b>Facility</b>	<b>Capacity</b>
<i>Lower G/F of Lei Lung House</i>	
Central Administration Office	N.A.
Dining Hall	N.A.
IVRSC	170
<i>Upper G/F of Lei Lung House</i>	
HMMH	40
HSPH	15
TV/Common Room	N.A.
<i>Level 1 of Lift Tower Block</i>	
Extended Training Area for IVRSC	N.A.

Encl. 3 7. A brief description of the proposed services in the two IRSCs is at Enclosure 3.

8. The two IRSCs are scheduled to commence operation in the fourth quarter of 2008-09. The right to operate each of these rehabilitation facilities will be allocated through a competitive quality-based system whereby non-governmental organisations (NGOs) will be invited to submit project proposals which will be assessed according to merits. When evaluating the proposals received, we will attach priority to innovation in service delivery mode and availability of value-added services for users and their families. Subject to the Finance Committee's (FC's) approval for the proposed projects, we plan to invite proposals from NGOs in February 2008 so as to allow ample time for the selected operators to fit out the premises and prepare for operation.

**FINANCIAL IMPLICATIONS**

9. The costs for fitting out the Sha Tin IRSC and the Kwun Tong IRSC are \$33,634,000 and \$14,832,000 respectively. They are worked out on a notional layout developed for each IRSC in accordance with the standard of finishes/fitting-out requirements currently adopted for the relevant welfare services. In addition, allocations of \$4,733,000 for the Sha Tin IRSC and \$1,392,000 for the Kwun Tong IRSC are required to meet the costs of F&E for the services. The costs are calculated on the basis of the planned capacity and the standard F&E provision for various facilities. Breakdown of the cost estimates is as follows –

**Sha Tin IRSC**

<b>Fitting-out works</b>	<b>\$'000</b>
(a) Demolition	562
(b) Walls, partitioning and lift shaft	1,503
(c) Doors and windows	653
(d) Wall, floor and ceiling finishes	5,331
(e) Fittings, signage and sundries	2,191
(f) Plumbing, drainage and sanitary fittings	1,600
(g) Building services installations	15,706
(h) Professional fee	3,030
(i) Lithography charge	303
(j) Contingencies	2,755
<b>Sub-total (1)</b>	<b>33,634</b>
 <b>Furniture and equipment</b> 	
(k) F&E	4,733
<b>Sub-total (2)</b>	<b>4,733</b>
<b><u>Total (1)+(2)</u></b>	<b><u>38,367</u></b>

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**Kwun Tong IRSC**

<b>Fitting-out works</b>	<b>\$'000</b>
(a) Walls and partitioning	918
(b) Doors and windows	591
(c) Wall, floor and ceiling finishes	3,434
(d) Fittings, signage and sundries	1,001
(e) Plumbing, drainage and sanitary fittings	782
(f) Building services installations	5,421
(g) Professional fee	1,336
(h) Lithography charge	134
(i) Contingencies	1,215
<b>Sub-total (1)</b>	<b>14,832</b>
<b>Furniture and equipment</b>	
(j) F&E	1,392
<b>Sub-total (2)</b>	<b>1,392</b>
<b><u>Total (1) + (2)</u></b>	<b><u>16,224</u></b>

10. The estimated annual subventions for operating the two IRSCs on a full-year basis, including reimbursement of rates and government rent and cost for Visiting Medical Practitioner Scheme, are as follows –

**Sha Tin IRSC**

	<b>\$'000</b>
(a) Personal Emoluments (PE)	27,985
(b) Other Charges (OC) (including employees' compensation insurance, public liability insurance and building services maintenance)	4,760

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(c) Rates and government rent	1,051
(d) Visiting Medical Practitioner Scheme	192
Estimated recurrent expenditure	<u>33,988</u>
<i>Less</i> Income from users' fees	3,619
<b>Government subvention required</b>	<b><u>30,369</u></b>

**Kwun Tong IRSC**

	<b>\$'000</b>
(a) PE	8,023
(b) OC (including employees' compensation insurance, public liability insurance and building services maintenance)	2,204
(c) Rates and government rent	1,610
(d) Visiting Medical Practitioner Scheme	56
Estimated recurrent expenditure	<u>11,893</u>
<i>Less</i> Income from users' fees	961
<b>Government subvention required</b>	<b><u>10,932</u></b>

11. The above funding estimates are based on a notional staffing of 141 professional, care and ancillary staff for the Sha Tin IRSC and 41 staff for the Kwun Tong IRSC. The subvention will be allocated in a lump sum mode to give the operators greater flexibility in resource deployment. We will include the necessary provision for the subvention in the 2008-09 draft Estimates.

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## **PUBLIC CONSULTATION**

12. We consulted the Legislative Council Panel on Welfare Services on the projects on 12 November 2007. Whilst expressing concern about the long waiting time for residential care services for PWDs, Members supported the proposal. We explained that the Administration would continue to secure necessary resources and identify suitable premises to ensure a steady supply of residential care places.

## **BACKGROUND**

13. For the Sha Tin IRSC, the premises were allocated to the SWD in 1997 and had been used as the former Sha Tin Boys' Home for providing residential training and custodial care for young offenders since 1999. With a view to enhancing the service quality and utilisation of resources, the Sha Tin Boys' Home was relocated to the newly purpose-built residential complex in Tuen Mun, namely Tuen Mun Children and Juvenile Home, in July 2007, following its merging with the other five correctional homes under the management of the SWD. The SWD has decided to convert the premises so vacated into an IRSC. The premises are in good condition without the need for major renovation works. Thus, the project is not expected to cause any major environmental concern. Nonetheless, appropriate pollution control clauses will be incorporated in the relevant contracts to mitigate noise, dust and site run-off impacts during the works period.

14. The premises at Lei Yue Mun Estate, Kwun Tong were allocated to the SWD by the Housing Authority. The construction works of the premises were completed and the premises are ready for handover to the SWD. As the premises are purpose-built for rehabilitation services, the future operator is expected to carry out fitting-out works and installation of lift only. Similar to the Sha Tin IRSC, appropriate pollution control clauses will also be incorporated in the relevant contracts. The intake of residents for the estate is now in train, and the residents are informed of the IRSC project at the stage of intake.

15. The setting-up costs of the two IRSCs will be funded under the LF. Under Section 6(4) of the Government Lotteries Ordinance, the Financial Secretary has the authority to approve payments from the LF to finance the development of social welfare services. However, in line with the established practice, FC's approval is sought for any proposal that has recurrent financial implications exceeding \$10 million. As these two projects will each incur recurrent government expenditure in excess of \$10 million per annum, we are seeking FC's approval for the LF allocations.



16. The LFAC endorsed the proposed LF allocations for the Kwun Tong IRSC and the Sha Tin IRSC at its meetings on 17 July 2007 and 18 September 2007 respectively.

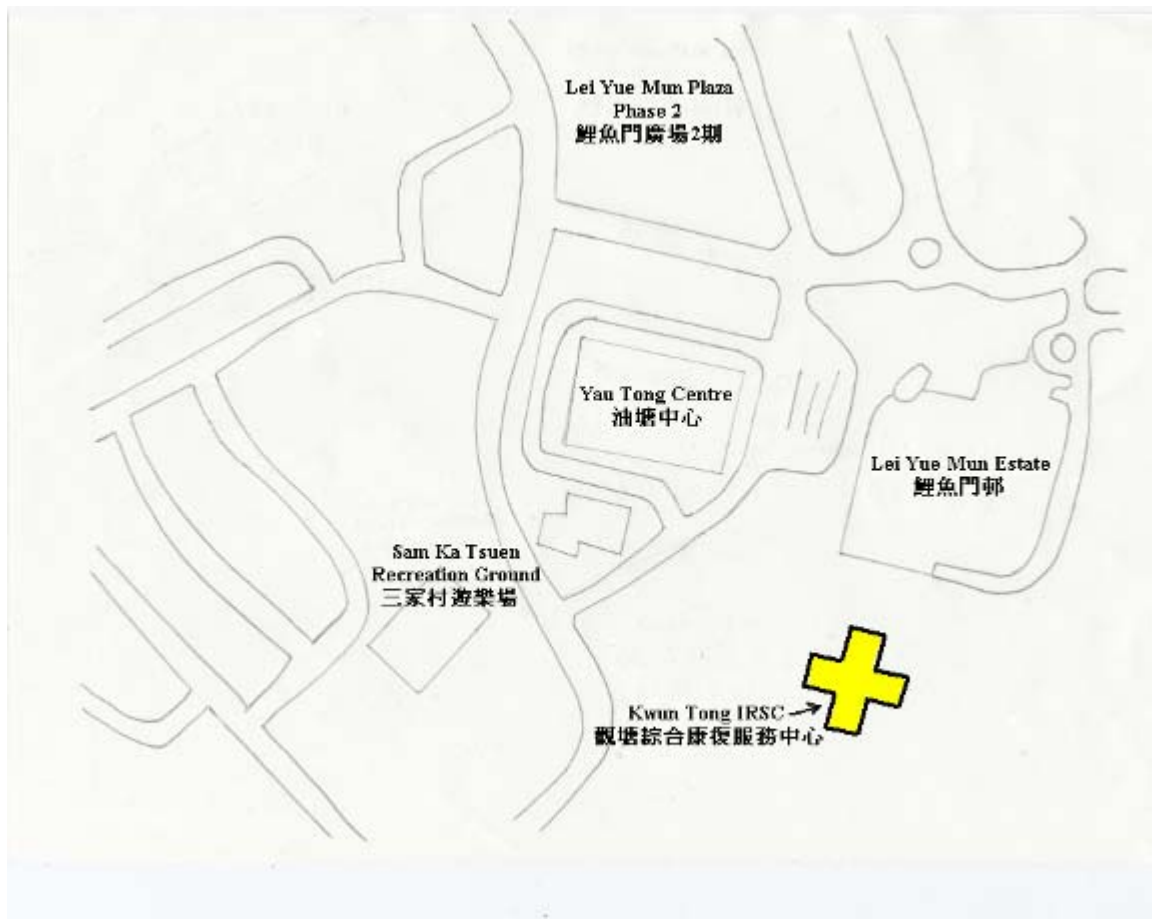
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Labour and Welfare Bureau  
January 2008

Location Map of Sha Tin Integrated Rehabilitation Services Centre



**Location Map of Kwun Tong Integrated Rehabilitation Services Centre**



**Information Brief of Services Provided  
in Integrated Rehabilitation Services Centres**

**Care and Attention Home for Severely Disabled Persons (C&A/SD)**

C&A/SD provides residential care and facilities for persons with severe mental or physical disabilities who are unlikely to benefit from a regular day training placement, and are in need of nursing and intensive personal care to maintain their health and to assist them in routine personal care tasks and daily living activities.

**Hostel for Severely Physically Handicapped Persons (HSPH)**

HSPH provides home living for persons with severe physical disabilities with or without mental handicap who lack basic self-care skills and require assistance in personal and nursing care.

**Hostel for Severely Mentally Handicapped Persons (HSMH)**

HSMH provides home living for persons with severe mental handicap who lack basic self-care skills and require assistance in personal and nursing care.

**Hostel for Moderately Mentally Handicapped Persons (HMMH)**

HMMH aims to provide home living for persons with moderate mental handicap who are capable of basic self-care but lack adequate daily living skills to live independently in the community.

**Day Activity Centre (DAC)**

DAC provides day care and training for adults with severe mental handicap who are unable to benefit from vocational training or sheltered employment. The programmes include training on motor skills, self-help skills, communication skills, domestic skills, community living skills, simple work skills, social and interpersonal skills, and provision of social and recreational activities.

**Integrated Vocational Rehabilitation Services Centre (IVRSC)**

IVRSC provides persons with disabilities with one-stop integrated and seamless vocational services specially designed to accommodate the limitations arising from their disabilities, in which they can be provided work opportunity, develop their social and economic potential, achieve upward mobility in vocational rehabilitation, and prepare for potential advancement to open employment where possible.

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