

For Information

**Legislative Council  
Panel on Home Affairs  
Panel on Welfare Services**

**Joint-user Complex in Area 44, Fanling**

**Purpose**

This paper informs Members of a proposed capital works project co-ordinated by the Home Affairs Bureau namely, a joint-user complex in Area 44, Fanling.

**Proposal**

2. We propose to develop a joint-user complex in Area 44, Fanling. The construction floor area of the project is about 4 021 square metres (m<sup>2</sup>). The site plan and an artist's impression are at **Enclosures 1 and 2**.

3. The proposed scope of the joint-user complex comprises –

Under the Home Affairs Department

(a) Community Hall

- (i) a multi-purpose hall (with a seating capacity of 450) with a stage;
- (ii) a stage store room;
- (iii) a meeting room;
- (iv) male and female dressing rooms;

- (v) a conference room; and
- (vi) ancillary facilities including a management office, a store room for office, a baby care room, toilets, etc;

To optimize the use of the multi-purpose hall, full-height sliding partitions with sound insulation will be provided in the hall so that it could be flexibly converted into two smaller venues to meet different needs.

#### Under the Social Welfare Department

##### (b) Integrated Family Service Centre

- (i) a drop-in area cum exhibition area;
- (ii) an information and resource corner;
- (iii) a special family care room;
- (iv) a study room;
- (v) an activity room cum audio-visual room;
- (vi) three interview rooms;
- (vii) three small group rooms;
- (viii) a common room;
- (ix) a play room;
- (x) a cyber point with computers for public use; and
- (xi) ancillary facilities including an office, a store room and toilets, etc;

##### (c) District Elderly Community Centre cum Integrated Home Care Services Team

- (i) two activity rooms;

- (ii) a volunteer room;
- (iii) a common room;
- (iv) a club room;
- (v) an interview room;
- (vi) a canteen;
- (vii) a laundry workroom;
- (viii) a shower room; and
- (ix) ancillary facilities including a common area, offices and toilets, etc.

## **Justifications**

### **Community Hall**

4. There is a pressing need for the construction of a community hall at Fanling South where there is a number of public rental housing estates, including Wah Sum Estate, Wah Ming Estate, Ka Fuk Estate and Ching Ho Estate, with a population of more than 100 000.

5. There is no community centre or community hall in Fanling South at present. The nearest community halls are Cheung Wah Community Hall and Luen Wo Hui Community Hall, which are both located in Fanling North. The Cheung Wah Community Hall is located in Cheung Wah Estate on the northern side of the Fanling Highway. Cheung Wah Community Hall and Luen Wo Hui Community Hall are relatively far away from Fanling South. The travelling time from Fanling South to the two existing community halls is around 30 minutes. The average utilization rates of both the Cheung Wah Community Hall and Luen Wo Hui Community Hall were 80% (87% for peak hours) and 75% (86% for peak hours) respectively in 2010. These two community halls are no longer able to satisfy the demand for community hall facilities in Fanling South.

## Integrated Family Service Centre

6. Upon the re-engineering of family services provided and subvented by the Government in 2004-05, Integrated Family Service Centres (IFSCs) set up over the territory (including the proposed IFSC) have been adopting a new service model, under the direction of 'child-centred, family-focused and community-based'. IFSCs provide a range of preventive, supportive and remedial services to meet the multifarious needs of individuals and families in the community. Services provided include family life education, parent-child activities, enquiry service, volunteer training, outreaching service, mutual support groups, counselling and referral service for individuals and families in need, etc. with extended-hour services.

7. The proposed IFSC will be used for reprovisioning the existing Caritas-Hong Kong Fanling IFSC (hereafter called 'the Centre'). The Centre currently operates at premises at Wah Ming Shopping Centre in Wah Ming Estate, Fanling. The existing IFSC at Wah Ming Shopping Centre, with a Net Operational Floor Area (NOFA) of 478 m<sup>2</sup>, is undersized (standard provision for an IFSC is 535 m<sup>2</sup>). The lack of space, together with the restrictions imposed by the management office on promotion of social services and/or conducting programmes in shopping malls, are not conducive to the IFSC's provision of timely and quality support services to the public. The reprovisioned IFSC will have sufficient space without further restrictions but better accessibility for providing the relevant services and will help save rental expenses.

## District Elderly Community Centre cum Integrated Home Care Services Team

8. District Elderly Community Centre (DECC) provides a full range of community support services for the elderly and their carers at the district level, including social and recreational activities, community and health education, casework services (such as outreaching, counselling and referral), carer support services and meal and laundry services, to support elderly persons to continue living in their familiar home and community environment. Support teams for the elderly have been established in DECCs to promote volunteer services and liaise with local service units with a view to making better use of community resources and building a caring community.

9. Integrated Home Care Services (IHCS) is a kind of home-based community care services which aim at providing care and support to frail elders, people with disabilities, and individuals and families with social need. The services by IHCS teams provided include personal care, nursing care and other support services such as home-making service, escort and meals delivery services. Such services would enable service users to continue living in the community, thereby achieving the policy objectives of “ageing in place” and “continuum of care”.

10. The proposed DECC cum IHCS Team will be used for reprovisioning the existing Hong Kong Young Women’s Christian Association (HKYWCA) DECC cum IHCS Team. The HKYWCA DECC cum IHCS Team currently operates at premises in Wah Ming Estate, Fanling. The premises at Wah Ming Estate, with a NOFA of 311 m<sup>2</sup>, are a lot smaller than the standard provision for a DECC cum IHCS Team (453.9 m<sup>2</sup>), which affects the provision of quality support services to the public. The reprovisioned DECC cum IHCS Team in the joint-user complex will have sufficient space for providing the relevant services and will help save rental expenses.

## **Public Consultation**

11. We consulted the District Facilities Management Committee (DFMC) of the North District Council on the scope and preliminary design of the proposed joint-user complex on 27 March 2008 and 21 May 2009 respectively. Members supported the project and urged for its early implementation.

12. We consulted 41 organisations/institutions, including schools, village representatives, District Council Members, public housing mutual aid committees and Incorporated Owners in the vicinity of the project site on the proposed joint-user complex project in June 2009. They supported the early implementation of the project.

## **Project Estimate and Implementation Plan**

13. The estimated cost of the project is \$162.2 million in money-of-the-day (MOD) prices. The estimate does not include the cost for the internal fitting out works of the IFSC and DECC cum IHCS Team, which will be funded by the Lotteries Fund.

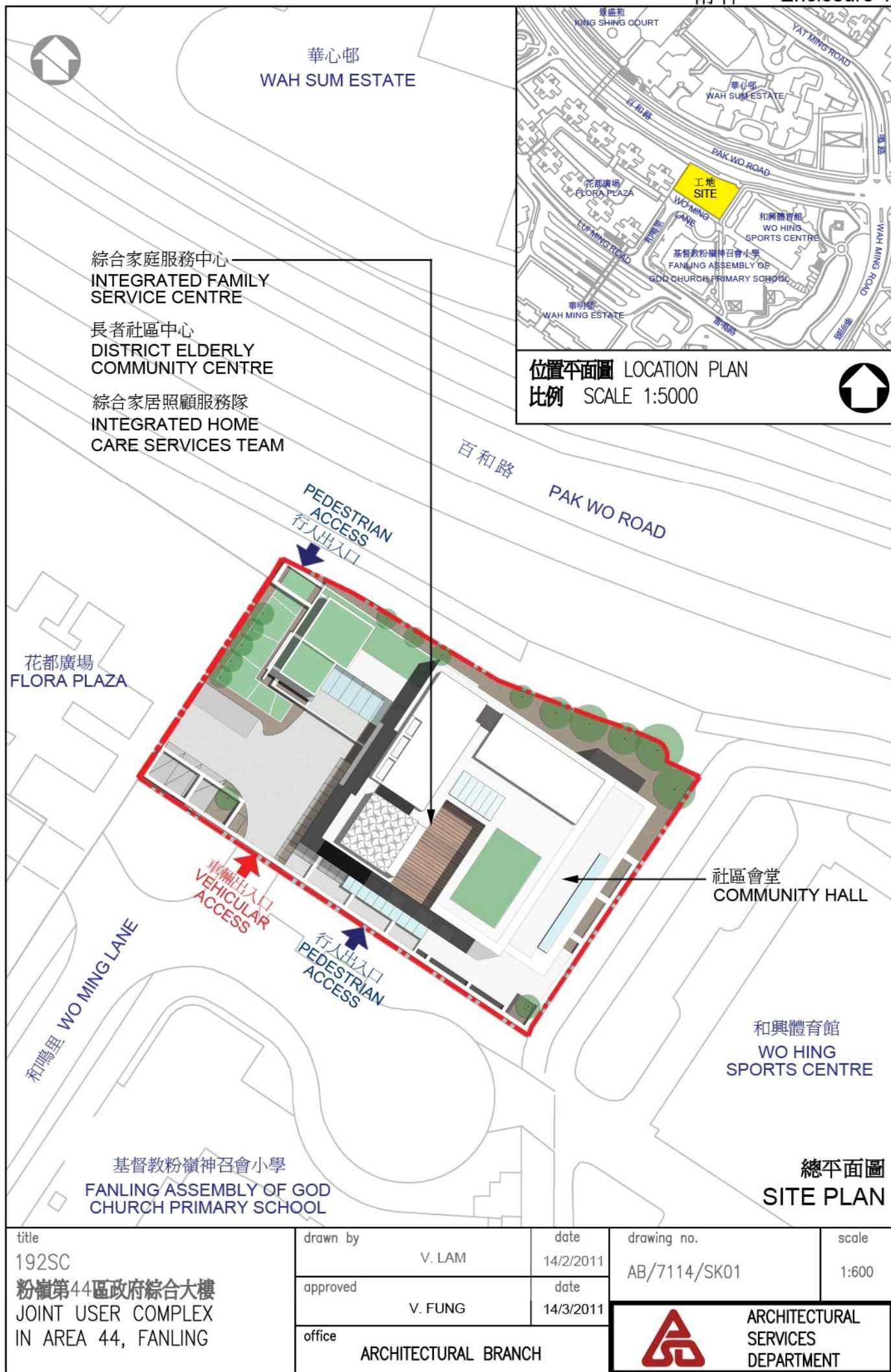
14. We plan to submit a funding proposal for this project to the Public Works Subcommittee and the Finance Committee of the Legislative Council on 1 and 24 June 2011 respectively. Subject to funding approval, we plan to start construction works in November 2011 for completion in February 2014.

### **Advice Sought**

15. Members are invited to note the joint-user complex proposal.

**Home Affairs Bureau  
Social Welfare Department**

**May 2011**








從西面望向綜合大樓的構思圖  
VIEW OF THE PROPOSED DEVELOPMENT FROM WESTERN DIRECTION (ARTIST'S IMPRESSION)



從西面望向綜合大樓的鳥瞰圖  
BIRD'S EYE VIEW OF THE PROPOSED DEVELOPMENT FROM WESTERN DIRECTION (ARTIST'S IMPRESSION)

title 192SC 粉嶺第44區政府綜合大樓 JOINT USER COMPLEX IN AREA 44, FANLING	drawn by V. LAM	date 14/2/2011	drawing no. AB/7114/SK02	scale NTS
	approved V. FUNG	date 14/3/2011	 ARCHITECTURAL SERVICES DEPARTMENT	
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