

For information

**LEGISLATIVE COUNCIL
FINANCE COMMITTEE**

Lotteries Fund

Head 341 Non-recurrent Grant

**Construction of a New Contract Residential Care Home for the Elderly with
a Day Care Unit and a new Day Care Centre for the Elderly
in Long Ping, Yuen Long**

**The Administration's response to issues of concern
raised by Members at the meeting on 25 January 2013**

Purpose

This paper provides the Administration's response to the issues raised by Members at the meeting of the Finance Committee on 25 January 2013 regarding the proposed 125-place residential care home for the elderly (RCHE) with a 20-place day care unit (DCU) and a 60-place day care centre for the elderly (DE) (the proposed RCHE with DCU and DE) at Yuen Long Town Lot No. 513 of the property development at West Rail Long Ping Station (North) (the development project).

Issues of concern

2. At the meeting of the Finance Committee on 25 January 2013, Members requested the Administration to provide the following additional information –
 - (i) how the Administration will ameliorate the air quality and noise problems from the bus terminus which may affect the elderly users of the adjacent proposed RCHE; and
 - (ii) why the proposed elderly home project will take six years to construct.

The Administration's response

I. Improving the air quality and mitigating any noise problems for the proposed RCHE with DCU and DE

3. As shown on the approved Master Layout Plan (MLP) for the development project, a sheltered bus terminus will be provided in the northern part of the subject site, and the proposed RCHE with DCU and DE will be located to the immediate south of the bus terminus.

4. The environmental assessment of the development project of the subject site, including both the residential development and the proposed RCHE with DCU and DE, had been considered and accepted by the Environmental Protection Department. The assessment concluded that the development project would comply with relevant environmental standards/guidelines in terms of noise and air quality. Potential noise nuisance to be generated by the bus terminus within the subject site will be ameliorated by the provision of lightweight roofing to be made of solid material to shield any noise from the bus terminus.

5. The Administration will also work closely with the developer at the design stage of the proposed RCHE with DCU and DE to implement suitable measures to improve the air quality and mitigate any noise problems possibly caused by the bus terminus. This will be achieved by proper orientation and disposition of internal facilities and a self-protecting building design with purpose-built building features. Non-noise-sensitive areas such as toilets, staircases, storerooms, corridors, kitchen, laundry room, utilities rooms, lifts, etc. may be located along or near the façade facing the bus terminus to shield noise-sensitive areas and to improve the air quality for the proposed RCHE with DCU and DE. Fixed, and where necessary, double-glazed windows will be installed at the non-noise-sensitive areas facing the bus stop to allow only day light but not noise to come in. To allow fresh air intake, openable windows would be installed in the dormitory units of the other side of the building which will not be affected by the noise possibly generated from the bus terminus. Mechanical ventilation and air conditioning system with built-in air filtering devices will be installed for the whole building to help regulate the air quality and flow, with a view to bringing in fresh air from the other side of the building.

II. Time required to construct the proposed RCHE with DCU and DE

6. Having regard to the scale of the project, the land grant conditions require that the whole development (including, inter alia, the proposed RCHE with DCU and DE) must be completed within 72 months (six years) from the date of the execution of the land grant (January 2013). The grantee may, however, complete the project earlier before the 72 months deadline. Given a private residential development is involved, it is in the interest of the grantee to achieve an earlier completion.

7. The Administration will monitor the progress of the construction works with the grantee and the developer of the subject site to ensure the timely delivery of the proposed RCHE with DCU and DE. We will also explore an earlier delivery date before January 2019 as far as practicable.

Advice Sought

8. Members are invited to note the content of this paper.

Labour and Welfare Bureau
Social Welfare Department
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