

For discussion on
14 April 2014

**LEGISLATIVE COUNCIL
PANEL ON WELFARE SERVICES**

**Redevelopment of Heep Hong Society's Catherine Lo Centre for the
Provision of Pre-school Rehabilitation and Other Support Services**

Purpose

This paper seeks Members' support for a redevelopment project proposed by the Heep Hong Society (HHS)¹ and supported by the Social Welfare Department (SWD). The project is to redevelop HHS's existing 3-storey Catherine Lo Centre (CLC) at Sandy Bay Road, Pokfulam into a 10-storey building with a view to –

- (a) reprovisioning the existing Special Child Care Centre (SCCC) with an expansion of the number of subvented places from 66 to 120 places;
- (b) setting up an Early Education and Training Centre (EETC) of 60 subvented places, and;
- (c) providing other rehabilitation and support services on a self-financing basis by HHS to cater for the developmental and social needs of children and youth with disabilities and their families/carers.

Pre-school Rehabilitation Services

2. The policy objective of the Government in respect of the provision of pre-school rehabilitation services is to provide children from birth to six years old with disabilities or at risk of becoming disabled with

¹ This redevelopment project was submitted by HHS to the Government under the Special Scheme on Privately Owned Sites for Welfare Uses which was supported by the Members of this Panel at an earlier meeting held on 10 February 2014.

early intervention to enhance their physical, psychological and social developments, improve their opportunities for participating in ordinary schools and daily life activities, and help their families meet their special needs.

3. At present, the Government provides children with special needs with a wide range of pre-school services, including SCCC and EETC. SCCC provides services for children with moderate and severe disabilities aged between two and six. The objective of these services is to develop such children's fundamental developmental skills and intellectual ability, as well as the perceptual-motor, cognitive, communication, social and self-care skills to facilitate their smooth transition from pre-school education to primary education. As for EETC, it provides services for children with disabilities from birth to six years old. The objective of these services is to maximise the developmental functioning of children with disabilities by enabling their parents, through support and assistance, to accept, understand, care for and train their children with disabilities. The current provision and the number of children on the waiting list in respect of SCCC and EETC services are tabulated at **Annex 1**.

4. Over the past six years, the Government has allocated funding to provide about 1 500 additional places, representing an increase of nearly 30%. There are currently a total of 6 245 subvented pre-school rehabilitation places². We plan to provide about 1 471 additional pre-school rehabilitation places during the current term of the Government. SWD anticipates that about 832 additional places will come on stream in 2014-15. Mindful of the need to provide children with disabilities with pre-school training in a timely manner, SWD will continue to actively identify additional sites for provision of more places and explore other feasible measures to meet service demand³.

² Places provided by SCCCs, EETCs and integrated programmes in kindergarten-cum-child care centres are included.

³ Under the Special Scheme, the Government is processing 63 preliminary proposals submitted by 43 welfare organisations. These include 58 preliminary proposals which, according to the preliminary estimation of the welfare organisations concerned, would provide 1 188 additional SCCC and 2 420 additional EETC places, including the additional places to be provided by HHS under the redevelopment project as mentioned in this paper.

The Proposed Redevelopment Plan of CLC of HHS

5. CLC is a three-storey building completed in 1969. It primarily accommodates a 66-place SCCC which is operated under SWD subvention. It occupies a site of about 650 square metres (m²) at Inland Lot (IL) No. 8246 at Sandy Bay, Pokfulam. A location map is at **Annex 2**. The site was granted to HHS by private treaty grant in October 1970 for 75 years at nil premium for a non-profit making centre for children with physical disabilities. A strip of government land adjoining the lot (about 57 m²) has also been leased to HHS under a Short Term Tenancy (STT) for use as a children playground of the Centre since 1999.

6. After more than 40 years of use with normal wear and tear, the conditions of CLC have become dilapidated with increasing recurrence of falling concrete and water seepage requiring constant repairs. Instead of contemplating major overhaul of the premises, HHS has decided to opt for a wholesale redevelopment of the site.

7. HHS has proposed to combine the two adjoining lots (i.e. IL No. 8246 and the land under STT) and construct a 10-storey building with an estimated total gross floor area of about 3,658 m². To enable HHS to effect the proposed redevelopment, approval has been given to HHS for a land exchange involving the surrender of IL No. 8246 by HHS in exchange of the grant of the same lot together with the STT site (upon which the STT will be terminated) for 50 years. With the support of SWD, HHS will provide 54 additional SCCC places (thereby making a total capacity of 120 SCCC places) and 60 new EETC places under SWD subvention. Riding on the redevelopment opportunity, HHS will also relocate part of its central administration office to the redeveloped building and provide the following support services on a self-financing basis to cater for the developmental and social needs of children and youth with disabilities and their families/carers –

- (a) **Community-based Support Centre** which provides a comprehensive range of community-based support services for persons with disabilities aged from birth to adult, including support service for autistic children and youth, training on social and community living skills for autistic youth, and other

early support services for pre-school children with special needs other than autism;

- (b) **Parents Resource Centre** which provides emotional support, practical advice and relief for parents and carers of persons with disabilities in taking proper care of them in the community;
- (c) **Social Adaptation Training Area** which provides a simulated environment to facilitate the learning of pre-school children through role play, especially for those with autism and hyperactivity; and
- (d) **Supportive Learning Project** which provides professional assessment, therapy and support services for children with special needs from birth to studying in primary schools and early secondary schools, as well as parent education and professional support services to schools.

8. The disposition and the net operational floor area of the proposed facilities are set out at **Annex 3**. The redevelopment project is expected to be completed in 2017. The welfare facilities are expected to commence service in 2017-18.

9. To provide a safe environment for existing service users and pave the way for the redevelopment of CLC, two sets of premises at Wah Kin House in Wah Fu (I) Estate and Wah Tai House in Wah Fu (II) Estate in Pokfulam have already been identified for the temporary reprovisioning of the SCCC at CLC during the period of redevelopment.

Funding Arrangement

10. HHS has through its own means appointed a consultant to carry out a technical feasibility study (TFS) of the redevelopment project. The estimated total cost of the redevelopment, including the construction and fitting-out works but excluding the provision for furniture and equipment (F&E) items, is \$113.937 million. The TFS report has been vetted by the Architectural Services Department and the project cost estimate is considered in order.

11. The Lotteries Fund Advisory Committee (LFAC), the advisory body which advises the Director of Social Welfare on the allocation of funding under LF, has endorsed an LF grant of \$104.647 million to meet a large portion (i.e. about 92%) of the total project estimate. HHS has set aside resources of its own to cover the project costs for those facilities not fully supported by LF and for the above-standard provisions⁴. Please refer to **Annex 4** for the breakdown of the project cost. Nearing the time of construction completion, SWD will seek LFAC's endorsement and necessary funding approval for the procurement of F&E items.

12. In line with the established practice, we will seek the approval of the Finance Committee (FC) of LegCo for allocation from LF for meeting the capital costs of the proposed project which has recurrent financial implications exceeding \$10 million per annum. The estimated recurrent allocation for the operation of the 54 additional SCCC places and 60 EETC places in a full year, including personal emoluments, other charges, reimbursement of rates and government rent and after netting off income from service users' fees, is \$10.675 million.

Public Consultation

13. The Community Affairs and Tourism Development Committee of the Southern District Council was consulted on the proposed redevelopment of CLC on 19 November 2012. Members unanimously supported the redevelopment plan.

Advice Sought

14. Members are invited to comment on the proposed redevelopment of CLC by HHS. Subject to Members' views, we plan to seek FC's approval for the allocation from LF for meeting the capital cost of the redevelopment project.

Labour and Welfare Bureau
Social Welfare Department
April 2014

⁴ The non-supported area refers to those facilities which are above the standard provision in accordance with the Schedule of Accommodation, e.g. a covered sitting-out area for SCCC, a larger area for the Parents Resource Centre, a non-standard item of a hydrotherapy pool to be fully financed by HHS, etc. For those communal facilities, the funding support would be based on the proportion of supported areas for the functional and operational facilities.

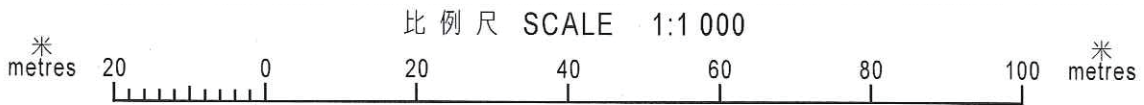
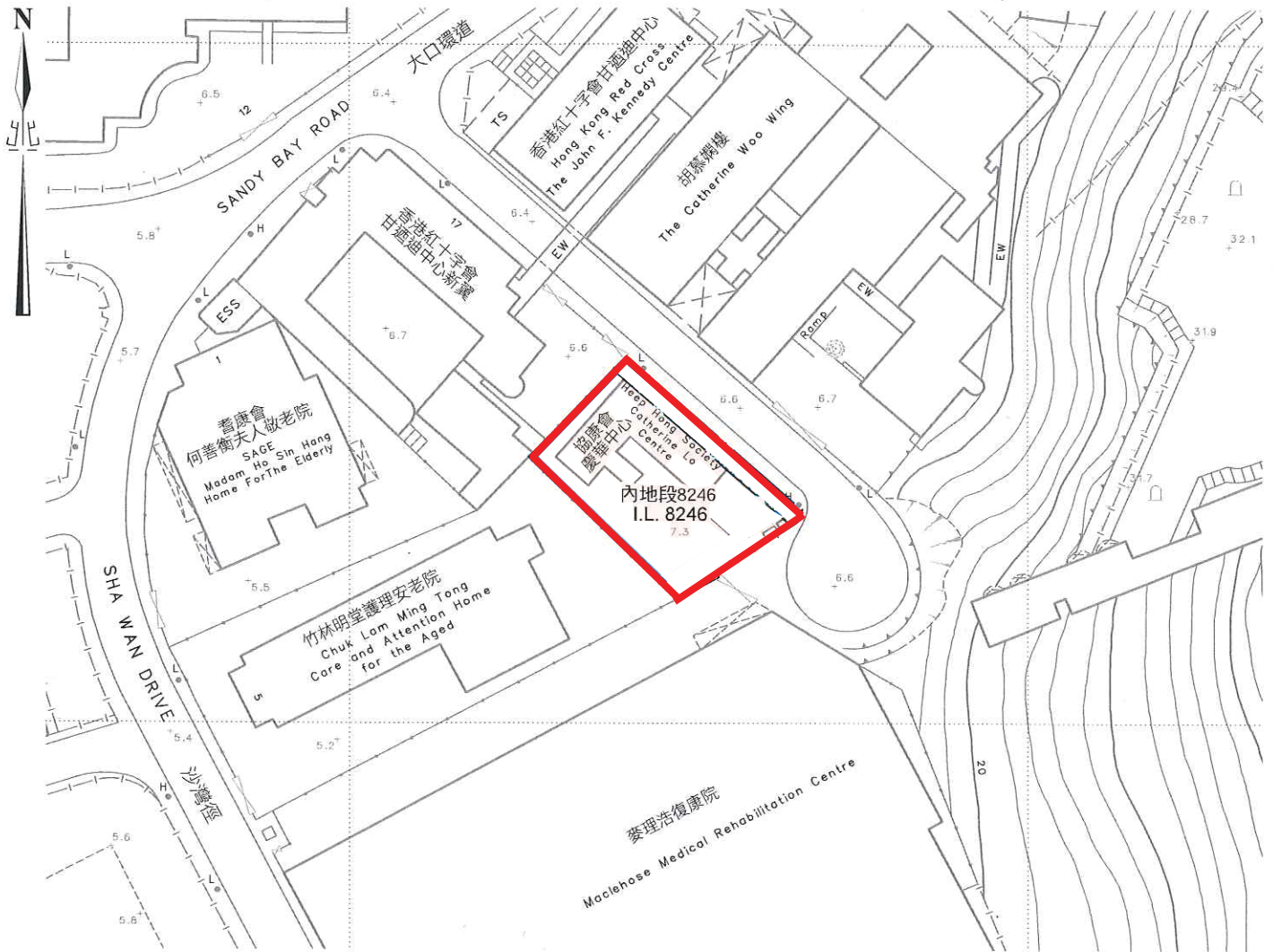
Annex 1

**Provision and Waiting List for
Pre-school Rehabilitation Services
(as at end-February 2014)**

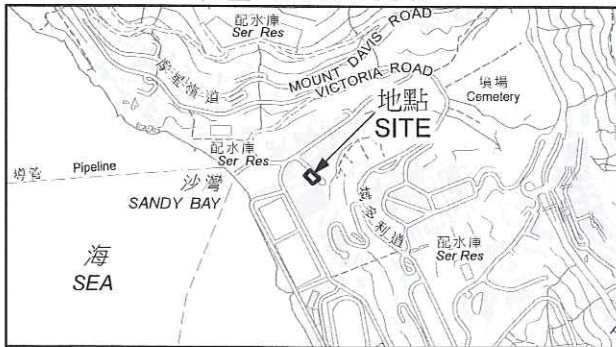
| Type of Service | Number of Places | Number of Applicants |
|-------------------------------------|-------------------------|-----------------------------|
| Early Education and Training Centre | 2 628 | 3 811 |
| Special Child Care Centre | 1 757 | 1 240 |

Location Map 位置圖

Annex 2
附件 2



位置 LOCATION



比例 SCALE 1 : 20000

只作識別用 FOR IDENTIFICATION PURPOSES ONLY

地政總署 港島西及南區地政處
District Lands Office, Hong Kong West and South Lands Department

圖則由港島測量處繪製
Plan Prepared by District Survey Office, Hong Kong

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檔案編號 File No. DLO/HS L/M 204/SHLT/82

測量圖編號 Survey Sheet No. 11-SW-11D

發展藍圖編號 Layout Plan No. ---

參考圖編號 Reference Plan No. ---

圖則編號 PLAN No. HKM9411-X

日期 Date: 16/04/2013

**Proposed facilities and Net Operational Floor Area (NOFA)
of Heep Hong Society's Catherine Lo Centre Redevelopment Project**

| Facilities | Floor | NOFA (m²) |
|---|--------------|---------------------------------|
| <i>Subvented units</i> | | |
| Special Child Care Centre | 1 - 4/F | 703 |
| Early Education and Training Centre | 4 - 5/F | 184 |
| Office | 8/F | 225 |
| Sub-total | - | 1 112 |
| <i>Self-financing units</i> | | |
| Social Adaption Training Room and Hydrotherapy Pool | M/F | 203 |
| Parents Resource Centre | 5 - 6/F | 165 |
| Community-based Support Centre | Part of 6/F | 149 |
| Supportive Learning Project | 7/F | 210 |
| Sub-total | - | 727 |
| Total | - | 1 839 |

**Breakdown of Project Cost
for the Redevelopment of Catherine Lo Centre by Heep Hong Society**

| Item | Cost (\$) | Cost supported under Lotteries Fund (\$) |
|--|---------------------------|---|
| (a) Construction and fitting-out costs | | |
| (i) SCCC | 41,697,000 | 41,697,000 |
| (ii) EETC | 10,158,000 | 10,158,000 |
| (iii) Other rehabilitation and support services | 50,932,000 | 42,542,000 |
| (b) Professional fee/ lithography | 11,150,000 | 10,250,000 |
| Total project cost | <u>113,937,000</u> | <u>104,647,000</u> |