

Legislative Council Panel on Welfare Services

Private Residential Care Homes for the Elderly at Dills Corner Garden

Purpose

This paper sets out the information and latest development on the existing private residential care homes for the elderly (RCHEs) at the Dills Corner Garden (DCG) and the elderly residents living therein in the context of implementing the Kwu Tung North (KTN) New Development Area (NDA) in 2018.

Private RCHEs at DCG

2. DCG, a former military camp with 25 blocks of two-storey buildings in the North District and a site area of about 3.3ha (32 573m²), is located at the southern part of KTN NDA along Fanling Highway. The Government Property Agency (GPA) has leased out some of the premises at DCG to privately operated RCHEs since end-1998 through short-term tenancy agreements, subject to renewal on a bi-annual basis. Generally speaking, in respect of leasing of government premises, tenants are required to vacate the premises upon the expiry of the tenancies or the giving of advance notice to terminate the tenancies as per the terms of the tenancy agreements.

3. At present, there are 16 private RCHEs operated by 11 licensed operators at DCG. These RCHEs are operated on a commercial basis. The serving capacity as at end-March 2014 was 1 129, of which 958 places were occupied. The monthly fee charged by these RCHE varies, with the average rate at about \$6,500¹. Of the 16 RCHEs, seven participated in the Enhanced Bought Place Scheme (EBPS) under the Social Welfare Department (SWD), offering 306 EBPS places of which 297 places were occupied. Of the non-EBPS places in these 16 private RCHEs, 661 places were occupied (please see further details in paragraph 6 below).

¹ As at end-March 2014, out of the 958 residents at DCG RCHEs, 737 (77%) were Comprehensive Social Security Assistance recipients.

Clearance of DCG for KTN NDA

4. The DCG falls within the Town Centre of KTN NDA. The whole DCG site is within a 500-metre radius of the future Kwu Tung Station which would be the focal point of KTN, with its northern part located right next to the Station. The site falls within an area zoned “Other Specified Uses” annotated “Commercial/Residential Development with Public Transport Interchange”, “Government, Institution or Community”, “Open Space” and Road on the Draft KTN Outline Zoning Plan No. S/KTN/1 (see plan at **Annexes 1 and 2**). From the planning perspective, the DCG has to be cleared to provide space for redevelopment into the future Town Centre of KTN which will be occupied by high density developments and active uses. The developments are essential to serve the first population intake of the KTN NDA. It is impossible to keep the existing premises at DCG in-situ without adversely affecting the planning and implementation of the KTN NDA town centre.

5. According to the current implementation programme of KTN NDA, the RCHEs at DCG would need to be vacated and cleared for the above planned developments in 2018. Any delay to completion of the facilities at these sites would have major adverse impact on the first population intake for the KTN NDA. The continued presence of RCHEs at DCG would also constrain the implementation of the new Town Centre. Keeping the DCG site intact is thus not an option. Moreover, it should be noted that DCG is located close to the arsenic hot spot where extensive arsenic treatment may be required. Whilst very stringent environmental mitigation measures would be taken during construction, there would likely be dust and noise nuisance caused to the elderly residents.

Assisting Elderly Residents at Private RCHEs under existing practice

6. As at end-March 2014, there were 958 residents in these privately run RCHEs at DCG, including:

- (a) 297 who had passed the care needs test under the Standardised Care Needs Assessment Mechanism for Elderly Services (SCNAMES) administered by SWD and were occupying subsidised residential care places under EBPS;

- (b) 110 who had passed the care needs test under SCNAMES and were on the Central Waiting List (CWL) for subsidised residential care service and were occupying non-EBPS places; and
- (c) the remaining 551 residents who had not been assessed under SCNAMES and were thus not on CWL and occupying non-EBPS places.

7. The Government would make every effort to help each and every (and all) of the elderly residents to find alternative accommodation as appropriate when the RCHEs at DCG are cleared in 2018 to fit in with the implementation programme of KTN DNA, as referred to in paragraph 5 above. In accordance with the established practice, in case an RCHE participating in EBPS ceases operation, SWD would provide those elderly residents occupying EBPS places (as referred to in paragraph 6(a) above) with alternative available EBPS places.

8. For the 110 elderly residents who were already on CWL (as referred to in paragraph 6(b) above), 50 were waiting for nursing home places while the other 60 for care-and-attention home places. Given the current average waiting time for such subsidised places, it is very likely that these elderly persons would have been offered subsidised residential care places by SWD in or before mid-2018.

9. Regarding the remaining 551 residents (as referred to in paragraph 6(c) above), they may apply for assessment by SCNAMES and SWD would arrange for such assessment to be done quickly and if they pass the care needs test under SCNAMES, they may apply for and waitlist for subsidised residential care services. For those who would like to stay in private RCHEs or do not pass the care needs test under SCNAMES, they may choose to move to another private RCHE operated by the same operator, move to other RCHEs arranged by the operator, or move to other RCHEs / places as decided by the residents or their family members, etc. SWD will offer them every assistance in finding alternative residential care places in other private RCHEs as appropriate, e.g. to provide information on the availability of places in other private RCHEs in the vicinity.

The Latest Development

10. Noting the wish of the existing elderly residents at DCG for preserving their communities and relocating them in the vicinity en bloc, the Development Bureau (DEVB), Labour and Welfare Bureau (LWB) and

relevant departments have been working hard and in concert to explore possible special arrangements, in addition to those referred to in paragraphs 7 to 9 above, with the interest of the elderly residents in mind. Our preliminary thinking is as follows :

- (a) As mentioned in paragraph 4 above, it is not possible to keep the existing premises at DCG in-situ without adversely affecting the planning and implementation of KTN NDA Town Centre. Notwithstanding this, we are considering decanting and demolishing the RCHEs at DCG in two phases to tie in with KTN NDA development programme, in particular the Advance Works, with the first phase to take place in 2018 and the second in 2023 at the latest. Those RCHEs on the part of the site which is subject to development by 2023 could stayput at DCG until the second phase removal. It should be noted that they would be located adjacent to works sites where active decontamination and construction works would be underway. Whilst stringent mitigation measures will be implemented, there would still likely be dust and noise nuisance to the elderly residents at DCG;
- (b) As part of KTN NDA Advance Works, we are seriously exploring constructing a purpose-built complex of contract homes with 1 100 places for the elderly at a possible site within KTN NDA in the vicinity of DCG. If this option is found feasible, we expect the contract homes to commence service by 2023. We would make every effort to expedite the project. The contract homes would be equipped with modern facilities and required to comply with the latest design and standard of contract homes in order to offer quality residential care services;
- (c) In allocating the residential care places of the new contract homes, priority would be given to eligible existing residents at DCG who have passed the care needs test under SCNAMES before service commencement of the proposed new contract homes in 2023. Eligible residents affected by the second-phase clearance may move directly from the existing RCHEs at DCG to the new contract homes. Eligible residents affected in the

first phase clearance may also opt to move to the new contract homes, though inevitably they would have to move to other RCHEs during the interim period. For those residents who have not passed the care needs test or not been assessed under SCNAMES by the time of service commencement of the new contract homes, SWD will offer them assistance in finding alternative placements in other private RCHEs; and

- (d) In line with the existing practice, SWD will select suitable non-governmental organisations / private operators through invitation of tenders for the operation of the proposed contract homes. The DCG RCHE operators can participate in the open tendering exercise and bid for the operation of such contract homes in accordance with the existing arrangements. Given the large number of residential care places (1 100) involved, SWD would select several operators to run the places in the form of separate RCHEs.

11. DEVB, LWB and relevant departments will continue to seriously explore the above as special measures to facilitate the smooth removal of the RCHEs at DCG for KTN NDA development as a new town extension which is an important source of public housing supply in the next decade. We will continue to keep in touch with all stakeholders at DCG in the process, including the elderly residents and their family members as well as the operators. Our aim is to reduce the impact of the removal exercise to a minimum.

Advice Sought

12. Members are invited to note the contents of this paper. We will keep Members abreast of developments.

**Development Bureau
Labour and Welfare Bureau
Social Welfare Department
May 2014**

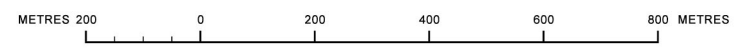


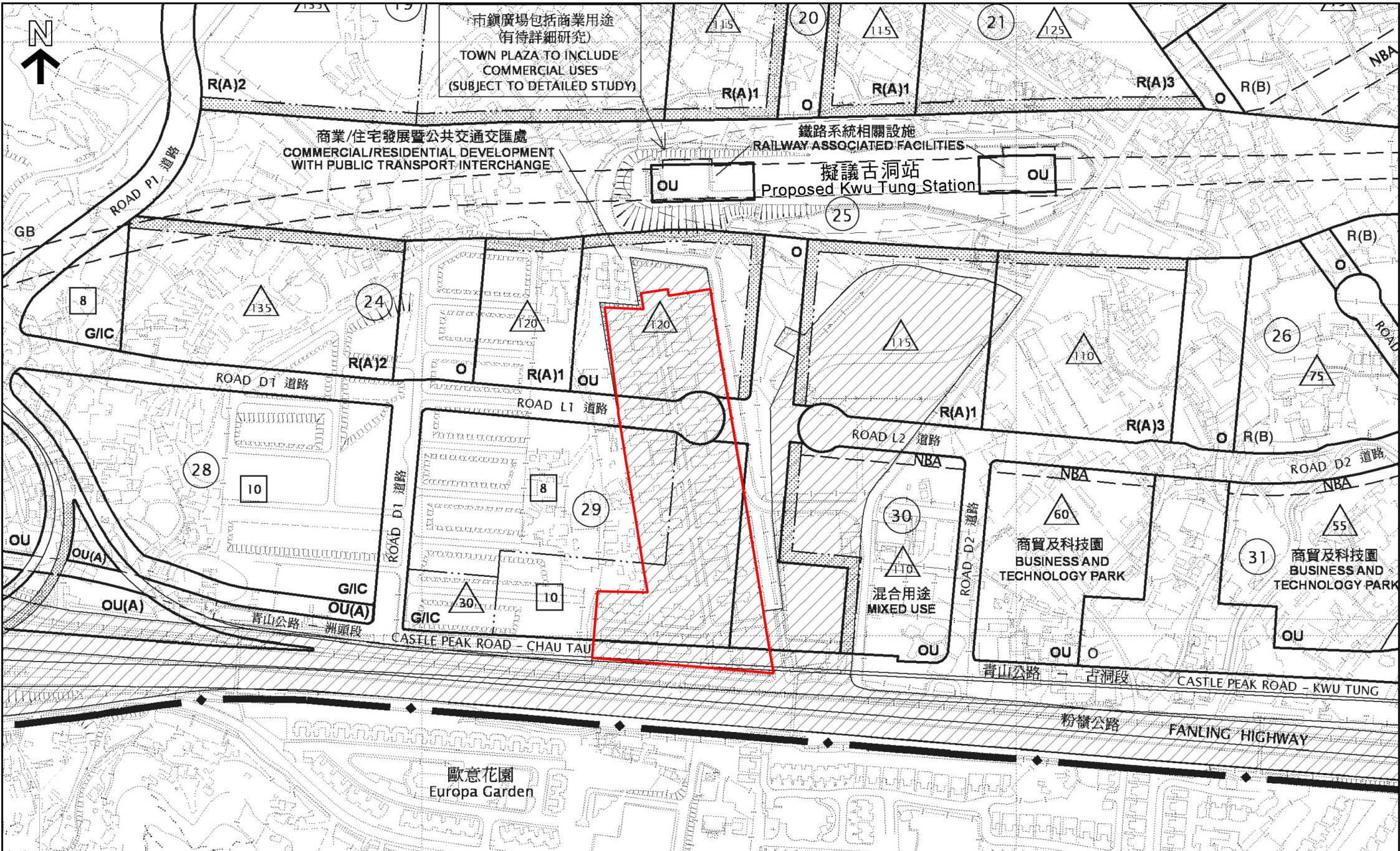
此圖是根據《1997年4月1日在憲報公佈的北區中期發展策略地圖編號 S/KTN/1》(S/KTN/1) 的範圍內，但不在該圖的範圍內，且不在該圖的範圍內。
 This area is within the boundaries of the Kwu Tung North Interim Development Permission Area Plan No. S/KTN/1 published in the Gazette on 17.8.1997 but not included in the planning scheme area in the Draft Kwu Tung North Outline Zoning Plan No. S/KTN/1 published in the Gazette on 20.12.2013.

根據古洞北分區計劃大綱草圖編號S/KTN/1
 BASED ON KWU TUNG NORTH DRAFT
 OUTLINE ZONING PLAN No. S/KTN/1

石仔嶺花園位置圖 Location Plan of Dills Corner Garden

附件 1
 Annex 1





根據古洞北分區計劃大綱草圖編號S/KTN/1
 BASED ON KWU TUNG NORTH DRAFT
 OUTLINE ZONING PLAN No. S/KTN/1

石仔嶺花園位置圖
 Location Plan of Dills Corner Garden

附件 2
 Annex 2

