

For discussion on
11 November 2013

**LEGISLATIVE COUNCIL
PANEL ON WELFARE SERVICES**

**Setting up Rehabilitation and Elderly Services Facilities
in the Development Project of Urban Renewal Authority
at Hai Tan Street/Kweilin Street/Pei Ho Street, Sham Shui Po**

Purpose

This paper seeks Members' support for a construction project proposed by the Social Welfare Department (SWD). The project is to construct a 60-place Special Child Care Centre cum 60-place Early Education and Training Centre (SCCC cum EETC), a 48-place Day Care Centre for the Elderly (DE) and a sub-base for Neighbourhood Elderly Centre (NEC sub-base) in the development project of the Urban Renewal Authority (URA) at Hai Tan Street/Kweilin Street/Pei Ho Street, Sham Shui Po.

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 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 Special Child Care Centre (SCCC) and Early Education and Training Centre (EETC). SCCC provides services for children with moderate and severe disabilities aged between two and six. The objective of these services is to develop these 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. EETC 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 A**.

4. The Government has been continuously increasing the provision of pre-school rehabilitation places. There are currently a total of 6 245 pre-school rehabilitation places¹. SWD anticipates that about 607 additional places will come on stream in 2013-14. In addition, SWD has reserved sites for providing 1 200 additional places in the coming five years (i.e. from 2013-14 to 2017-18). We will continue to actively identify additional sites for provision of more places to meet the demand.

Elderly Day Care and Community Support Services

5. To implement the policy of "ageing in place", SWD provides a range of subsidised community care and support services to meet various needs of the elderly and their carers and enhance their quality of life so as to enable the elderly to stay in the community for as long as possible. Among these are day care services provided for the frail elderly at DEs/Day Care Units (DCUs) for the Elderly. The services cover personal and nursing care, rehabilitation exercise, meals and transportation service to and from the centre, etc. As of September 2013, there were a total of 66 DEs/DCUs with 2 697 day care places in the

¹ Places provided by SCCCs, EETCs and integrated programmes in kindergarten-cum-child care centres are included.

territory serving about 3 700 elderly people (including part-time service users), whereas about 1 660 elderly people were waiting for day care service. In 2013-14, SWD estimates that some 180 additional day care places will come into operation. The Government has allocated additional resources in the 2013-14 financial year to provide 100 new day care places and extend the service hours of new DEs/DCUs. These additional places are expected to commence service from 2014-15 onwards.

6. We have been providing through NECs a series of comprehensive and accessible support services including educational and developmental activities, referral and counselling services as well as carer support services, etc. These services aim at enabling the elderly persons to lead a healthy, respectful and dignified life in the community as well as encouraging their active participation and contribution to society. As of June 2013, there were 118 NECs in Hong Kong, serving about 90 000 elderly members and their carers.

The Proposed Rehabilitation and Elderly Services Facilities

7. URA's development project at Hai Tan Street/Kweilin Street/Pei Ho Street, Sham Shui Po covers a site area of about 7 513 square metres (m²). Its location map is at **Annex B**. The site will be granted to URA through land exchange to provide for redevelopment comprising residential, commercial and government facilities as well as public open space. The Government will, through imposing conditions in the land exchange, require URA to construct as part of the whole urban renewal development the proposed SCCC cum EETC, DE and NEC sub-base as referred to in paragraph 1 above, as well as other ancillary facilities including two lifts (one to be exclusively used by the DE), one parking space for exclusive use by SCCC cum EETC and two parking spaces for exclusive use by the DE.

8. URA has agreed to provide the welfare facilities on 1/F to 3/F of the residential block at Site A (please see **Annex B** for the location) of the development project. URA will be responsible for the design and construction of the facilities in accordance with the specifications and to the satisfaction of the Government. Upon completion of the

construction works, SWD will take over the facilities and arrange appropriate non-governmental organisations (NGOs) to operate, manage and maintain the welfare facilities. It is expected that the land exchange will be executed in the first quarter of 2014 and the conditions of the land exchange will specify the requirement of construction of the proposed welfare premises and the funding arrangement. URA will then proceed with the construction works. The development project is scheduled for completion by 2019-20.

9. The proposed SCCC cum EETC will be located on 3/F and part of 2/F with a net operational floor area (NOFA) of 511 m² for providing 120 subvented places (i.e. 60 SCCC places and 60 EETC places). Upon completion of the construction works, SWD will invite NGOs to submit proposals to operate the proposed SCCC cum EETC, and select a suitable operator on the basis of service quality. Taking into account the lead time required for invitation of proposals, selection of operator and fitting-out (F/O) works, the proposed SCCC cum EETC is expected to commence operation in 2020-21.

10. The proposed premises for DE will be located on 1/F with NOFA of 303 m², and will be used for the relocation and expansion of Hong Kong Young Women's Christian Association (HKYWCA) Lam Woo Memorial Day Care Centre for the Elderly, which is now providing 44 day care places. The existing DE is located at Lai On Estate, Sham Shui Po with a total NOFA of 142 m², which is smaller than the standard provision for a DE (286 m²). The proposed DE will provide 48 day care places in the relocated DE which is expected to commence service in 2020-21.

11. The proposed NEC will be located on 2/F with NOFA of 132 m². It will be used for setting up a sub-base for the NEC of HKYWCA which is currently located at Un Chau Street Municipal Services Building. The existing NEC, with NOFA of 171 m², is smaller than the standard provision for a NEC (303 m²). After setting up a sub-base, the NEC of HKYWCA will have a total NOFA of 303 m² (standard provision) and as such will have a more spacious service area. It will facilitate the elderly and their family members living in the neighborhood to use the centre services. The sub-base is expected to commence service in 2020-21.

Funding Arrangement

12. The construction and F/O works as well as the procurement of furniture and equipment (F&E) of the proposed rehabilitation and elderly services facilities (including SCCC cum EETC, DE and NEC Sub-base) will be funded by Lotteries Fund (LF). The Lotteries Fund Advisory Committee (LFAC) endorsed, in October 2013, a capital funding of \$40.65 million to meet the construction cost of the proposed rehabilitation and elderly services facilities. Nearer the time of construction completion, SWD will seek LFAC's endorsement and funding approval for the funding arrangement of F/O works and procurement of F&E.

13. Under Section 6(4) of the Government Lotteries Ordinance (Cap. 334), the Financial Secretary has the authority to approve payments from LF to finance the development of social welfare services. In line with the established practice, we will seek the Finance Committee (FC)'s approval for funding allocation from LF for meeting the construction costs of the proposed project which has recurrent financial implications exceeding \$10 million per annum. Subject to Members' views, we plan to seek FC's approval to funding allocation from LF for meeting the construction costs of the proposed facilities in December 2013. Upon completion of the construction works by URA to the Government's satisfaction, URA will be reimbursed the actual cost of construction or the above-mentioned sum, whichever is less.

14. The estimated full-year recurrent allocation for operating the rehabilitation and elderly service facilities is \$11.54 million. A breakdown of the recurrent allocation is set out at **Annex C**.

Public Consultation

15. The Sham Shui Po District Council was consulted by URA on this development project at Hai Tan Street/Kweilin Street/Pei Ho Street (including the proposed welfare facilities) in September 2009. The Council did not make any adverse comments.

Advice Sought

16. Members are invited to comment on the proposed rehabilitation and elderly services facilities.

**Labour and Welfare Bureau
Social Welfare Department
November 2013**

Annex A

**Provision and Waiting List
For Pre-school Rehabilitation Services
(as at September 2013)**

Type of Service	Number of Places	Number of Applicants
Early Education and Training Centre	2 628	3 517
Special Child Care Centre	1 757	1 077

URA's Development Project at
Hai Tan Street/ Kweilin Street/ Pei Ho Street, Sham Shui Po

Location Plan



**Breakdown of the Recurrent Expenditure on
the Proposed Rehabilitation and Elderly Services Facilities**

Special Child Care Centre cum Early Education and Training Centre

	Dollar
(a) Personal emoluments	10,261,207
(b) Other charges [including food, insurance (employees' compensation, public liability), rent & rates, etc and deducting fee income]	536,986
(c) Maintenance and management fee	311,220
Sub-total (A)	11,109,413

Day Care Centres for the Elderly (Recurrent expenditure for 4
additional places)

	Dollar
(a) Personal emoluments	268,332
(b) Other charges [including food, insurance (employees' compensation, public liability), rent & rates, dementia supplement, etc and deducting fee income]	42,329
(c) Maintenance and management fee	17,745
Sub-total (B)	328,406

Neighbourhood Elderly Centre

	Dollar
(a) Personal emoluments	0
(b) Other charges [including insurance (employees' compensation, public liability), rent & rates, etc and deducting fee income]	26,011
(c) Maintenance and management fee	74,880
Sub-total (C)	100,891

Total (A+B+C)	11,538,710
Approximate Figure	11,539,000