

**For discussion on
12 December 2016**

Legislative Council Panel on Welfare Services

Progress of Implementation of the Special Scheme on Privately Owned Sites for Welfare Uses

Purpose

At the meetings of the Panel on Welfare Services held on 10 February 2014, 13 April 2015 and 13 June 2016, the Labour and Welfare Bureau (LWB) reported to Members the progress of implementing the Special Scheme on Privately Owned Sites for Welfare Uses (Special Scheme). This paper briefs Members on its latest development.

Background

2. The Government has all along been striving to identify suitable sites or premises for setting up welfare facilities, and with particular emphasis on the provision of elderly and rehabilitation service facilities in recent years. The Government adopts a multi-pronged approach to increase the number of places for elderly and rehabilitation services. Apart from making good use of the space of subsidised homes and purchasing places of private homes with good quality, the Government actively identifies sites for the construction of residential care homes to cater for long-term, medium-term and short-term needs. When the Government carries out land use planning, the Social Welfare Department (SWD) maintains close communication with the relevant departments for the provision of welfare facilities in suitable Government and private developments. In addition, SWD actively explores the feasibility of converting vacant Government properties and schools, etc. into welfare facilities, and identifies suitable vacant non-residential units and spaces in public housing estates for conversion into welfare uses.

3. Meanwhile, LWB and SWD started actively exploring with non-governmental organisations (NGOs) in the second half of 2012 the feasibility and detailed proposals of making better use of the sites of the NGOs for setting up welfare facilities, and then invited NGOs to join the

Special Scheme in September 2013. Under the Special Scheme, an applicant NGO will have to provide or increase on its own sites, through expansion, redevelopment or new development, those welfare facilities considered by the Government as being in acute demand, in particular elderly and rehabilitation service places. NGOs may apply for the Lotteries Fund¹ (LF) to fund the technical feasibility studies (TFSs) for these projects, and to pay for the construction costs and fitting-out costs. The features of the Special Scheme are at **Annex 1**.

4. By the closing of application for the Special Scheme on 18 November 2013, preliminary proposals submitted by 43 NGOs involving 63 projects had been received. Based on the rough estimation of the applicant NGOs, if all the projects under the Special Scheme could be implemented smoothly, a range of welfare facilities would be provided, including about 17 000 additional service places for the elderly and persons with disabilities, comprising around 9 000 additional places for elderly services and around 8 000 additional places for rehabilitation services (please see **Annex 2** for details).

5. Assuming that all projects under the Special Scheme could be implemented smoothly, the amount required of LF would be at a rough estimate of \$20 billion. In view of the actual closing balance of LF for 2012-13 being of around \$10 billion and to ensure that the projects under the Special Scheme will be planned with more certainty in terms of resource availability and to avoid affecting the financial condition of LF², the Government obtained the approval of the Finance Committee of the Legislative Council in February 2014 for the transfer of funds of \$10 billion to LF to provide sufficient resources to implement the feasible projects under the Special Scheme and other projects within the remit of LF.

6. In addition, to ensure that there would be sufficient manpower within the Government to support the implementation of the Special Scheme, SWD has secured additional resources for the creation of some

¹ Applicant NGOs may also seek other funding sources (such as the Hong Kong Jockey Club Charities Trust) to cover part of the costs of the projects.

² From 2008-09 to 2012-13, the average revenue and average expenditure of LF amounted to about \$1.6 billion and \$800 million per year respectively.

additional posts³ on top of its original establishment responsible for project planning.

Latest progress of implementation

7. The projects under the Special Scheme are at different stages of development. The implementation of the projects depends on various factors, including the location and surrounding environment of the sites concerned, communal facilities and transport facilities, requirements prescribed in the land lease conditions and restrictions stipulated in the outline zoning plan (OZP) on use and development intensity, feedback received from local consultations, distribution of existing services as well as the demand for and supply of the proposed services, etc.. Depending on the time taken to complete the necessary development and planning procedures (e.g. outline zoning plan amendment, planning permission, lease modification, etc.), it may take several years or longer to implement these projects.

8. As at end November 2016, one project under the Special Scheme has been completed and will commence service in end-2016. Five other projects have entered the construction stage, four of which are expected to be completed in or before 2017-18, and the other one in 2018-19. These six projects provide various welfare services, including about 240 additional elderly service places and 1 030 additional rehabilitation service places. Details of these projects are set out at **Annex 3**. The remaining projects are at different planning stages and are expected to be completed in phases after 2018-19, subject to their technical feasibility.

9. In accordance with the funding procedures of LF, applicant NGOs should have completed the relevant TFSs before submitting funding applications to LF for the construction costs of the projects under the Special Scheme. The TFS for each of the projects must be carried out by the consultants employed by the applicant NGOs concerned. The study should include: definition of the scope of the welfare project, topographical survey, site investigation, an assessment of the need for an environmental impact assessment/risk assessment at the detailed design

³ There are seven additional posts, including one Technical Officer (Architectural Design), one Senior Executive Officer, one Executive Officer (I), one Assistant Clerical Officer, one Quantity Surveyor and two Building Service Engineers.

stage, site constraints, cost estimate, preliminary schematic design, works programme and assessment of accessibility of site, availability of utility services, etc.. As at end November 2016, LF grants had been approved for six of the projects to proceed with TFSs⁴. Details of these projects are set out at **Annex 4**. One of the TFSs was completed in November 2016, and the Lotteries Fund Advisory Committee (LFAC) endorsed on 23 November 2016 the application for a grant to meet the cost of consultancy service⁵ for the project. Details are set out at **Annex 5**. Barring unforeseeable circumstances, SWD estimates that about 4 projects may receive LF grants in the remainder of 2016-17 for conducting TFSs. As for the other projects under the Special Scheme, SWD will consider supporting the respective applicant NGOs to proceed with TFSs after 2016-17 subject to the actual status of their individual projects. Upon completion of the TFS of each project, the applicant NGOs will need to submit TFS reports to SWD for approval. When the technical feasibility and scope of the projects have been confirmed, the applicant NGOs may, at an appropriate juncture, submit funding applications to LF to carry out the construction works.

10. Some development projects under the Special Scheme require amendment to the outline zoning plan or planning permission from the Town Planning Board. Some proposed welfare facilities are not permitted under the respective land leases, or the expansion, redevelopment or new development exceeds the development requirements (e.g., restrictions on site coverage, building height or number of floors, maximum gross floor area (GFA), non-building area, etc.) as stipulated in the respective land leases. The lot owners concerned will have to apply to the Planning Department (PlanD) and/or the Lands Department (LandsD) for the requisite outline zoning plan amendment or planning permission and/or modification of lease conditions respectively so as to carry out the proposed works. The applicant NGOs must also submit building plans applications to the Buildings Department (BD) in accordance with the Buildings Ordinance. After receiving the 63 project applications under the Special Scheme in late 2013, LWB arranged exchange sessions between the applicant NGOs and the relevant Government departments

⁴ Excluding the six projects which have entered the construction stage or completed as mentioned in paragraph 8 above.

⁵ The consultancy service includes detailed design, conduct of tender exercise, contract administration for construction, etc (please also see paragraph 12(h) below).

(including PlanD, LandsD and BD), and discussed with relevant bureaux and departments from time to time in order to resolve some specific issues surrounding individual project proposals. Since the implementation of the Special Scheme, the Policy and Project Co-ordination Unit (PPCU) under the Chief Secretary for Administration's Office has been assisting LWB in coordinating applicant NGOs' submission of required information and applications in respect of each of their respective projects to relevant Government departments (including SWD, PlanD, LandsD and BD).

11. Meanwhile, the Government has been actively soliciting support at district level for the projects under the Special Scheme. In this regard, LWB and SWD briefed the Chairmen and Vice-Chairmen of the 18 District Councils (DCs) on 17 April 2014 on the Special Scheme and provided the DC Chairmen and Vice-Chairmen with information on the project proposals in the 18 districts. Positive feedback was received from the DC Chairmen and Vice-Chairmen. The applicant NGOs will suitably follow up on the local consultation work in respect of their respective project proposals, and SWD and other relevant departments (such as PlanD and LandsD) will offer assistance as appropriate.

Exchanges with the applicant NGOs

12. Since the launch of the Special Scheme, LWB and SWD have conducted six information exchange sessions with the applicant NGOs⁶. In the light of the applicant NGOs' feedback on the implementation of the Special Scheme, LWB and SWD have made further clarifications on and refinements to the various arrangements under the Special Scheme, which include the following –

- (a) As some applicant NGOs do not have in-house architectural/estate management technical or professional manpower support, they may apply for financial support under LF to engage Authorised Persons (APs) or consultants to assist them in preparing funding applications for the conduct of TFSs. Each application will be considered by SWD on a case-by-case basis;
- (b) Applicant NGOs may apply for financial support under LF to

⁶ The Hong Kong Council of Social Service (HKCSS) was also present.

engage project management services to help them monitor the project delivery during the project implementation stage. Each application will be considered by SWD on a case-by-case basis;

- (c) Applicant NGOs may apply to SWD for providing ancillary facilities in their projects. If the GFA of ancillary facilities does not exceed 10% of the total GFA of the project concerned, the applicant NGO may apply for financial support under LF to cover the capital and fitting-out costs of such facilities. In general, suitable staff training facilities may be considered as ancillary facilities;
- (d) Applicant NGOs may apply for financial support under LF to meet the costs of furniture and equipment (F&E) items in respect of the self-financing facilities on the “Shopping List”. Each application will be considered by SWD on a case-by-case basis;
- (e) On safety considerations, welfare facilities are generally placed not more than 24 metres above ground. To better utilise land resources, SWD will consider, in consultation with Fire Services Department, permitting proposed elderly centres (excluding day care centres for the elderly) and early education and training centres to be placed at a level slightly exceeding 24 metres above ground, on a project by project basis;
- (f) On the condition that the elderly and rehabilitation service places to be provided as originally proposed will not be affected, applicant NGOs may, based on the service demand in the district, consider including subsidised or self-financing child care centres in their projects, so as to cope with the community’s demand for child care services and to help unleash women labour force;
- (g) Unless with discretionary approval by the Government, the projects generally should not involve demolition of buildings less than 25 years old. SWD will nevertheless consider exercising its discretion to relax this requirement having regard to the merits of individual projects; and
- (h) Applicant NGOs will apply for LF grants in phases to meet the cost of consultancy service and that of capital works according to

the actual progress of their projects, instead of seeking the two grants above in one go. This will allow more accurate estimation of the capital cost and related funding amount sought, speed up progress of the projects, reduce some administrative procedures involved under the original arrangement, and enhance the management of LF.

NGOs have been actively participating in the information exchange sessions, and generally welcome the arrangement as mentioned in (a) – (h) above.

Way forward

13. LWB will continue coordinating the implementation of the Special Scheme, including arranging exchange sessions as referred to in paragraph 12 above and adopting other suitable ways to strengthen communication with the applicant NGOs, such as visiting the applicant NGOs and conducting on-site inspection and discussion of their respective projects. LWB will also maintain close contact with PPCU of the Chief Secretary for Administration's Office to help applicant NGOs take forward different projects.

14. The implementation of the Special Scheme would not affect the implementation of other projects on welfare facilities that are being or will be implemented by SWD. As at November 2016, SWD is implementing or planning to implement 25 development projects for the provision of new contract residential care homes for the elderly (RCHEs) and day care centres for the elderly. For rehabilitation services for persons with disabilities, SWD will also implement 36 development projects to increase the provision of rehabilitation services outside the Special Scheme.

15. As the geographical distribution of the proposed additional service places under the Special Scheme mainly hinges on the distribution of the sites owned by applicant NGOs, individual districts would have no or less additional service places under the Special Scheme. SWD will pay particular attention to the distribution of the service places under the Special Scheme when it conducts search for sites/premises for the setting up of welfare facilities outside the Special Scheme.

Advice sought

16. Members are invited to note the progress of the Special Scheme.

Labour and Welfare Bureau
Social Welfare Department
December 2016

Major features of the Special Scheme

The major features of the Special Scheme are as follows⁷ –

(a) Types of social welfare services

Elderly services

1. Care and attention home providing continuum of care
2. Nursing home
3. Day care centre for the elderly

Rehabilitation services

4. Care and attention home for severely disabled persons
5. Hostel for moderately mentally handicapped persons
6. Hostel for severely mentally handicapped persons
7. Long stay care home
8. Integrated vocational rehabilitation services centre
9. Day activity centre
10. Special child care centre
11. Early education and training centre

NGOs participating in the Special Scheme will have to provide a net increase in the provision of one or more than one service on a site under its ownership. To give NGOs greater flexibility to meet their other requirements, they may co-locate welfare facilities other than the 11 types of services mentioned above and/or non-welfare facilities on the same site provided that such uses and arrangement are permitted under the applicable regulations and procedures, and in compliance with the land lease governing the lot concerned.

(b) Form of development

The form of development may include expansion, redevelopment, new development and a combination of one or more of the above categories. NGOs are also allowed to use up a small portion of the

⁷ Such features do not apply to other welfare projects already processed or to be processed by the SWD outside the Special Scheme.

GFA for welfare-related ancillary facilities and the cost will be borne by LF. Unless with discretionary approval by the Government, existing buildings should not be demolished if they are less than 25 years old.

(c) Track record of NGOs

NGOs should satisfy SWD that they are bona-fide non-profit making organisations which have direct experience in running related welfare services with a good record of corporate governance, and should demonstrate capability and/or experience in taking charge of similar development/redevelopment projects.

(d) Waiving of the open bidding requirement

At present, SWD requires an NGO (even if it owns a piece of land) to compete with other NGOs for securing extra GFA for operating any new type of subvented service on its own land. Take for example an NGO which has redeveloped its building from one providing 100 subvented residential care places for the elderly into a building providing 300 subvented residential care places for the elderly plus 100 subvented residential care places for persons with disabilities. The 100 subvented places for persons with disabilities would need to be subject to open bidding with other NGOs because it is considered a new type of subvented service on the site. On the other hand, the 300 residential care places for the elderly, despite the increase in provision, will continue to be run by the NGO concerned without the need for open bidding as the additional places are considered expansion of service. For a new subvented welfare service to be provided under the Special Scheme, SWD may exercise its discretion to waive the open bidding requirement on the condition that the NGO participating in the Special Scheme, upon securing funding either from LF or other sources to support the capital cost of its project under the Special Scheme, will generally be required to abstain once from bidding elsewhere for the same type of subvented service.

(e) Technical feasibility study

According to the existing practice, LF will only support the cost of the TFS in proportion to the net operating floor area (NOFA) proposed for the welfare portion. Under the Special Scheme, SWD

may consider exercising its discretion to fund the full costs of the TFS for the project by LF if the welfare portion constitutes no less than 50% of the NOFA of the project.

(f) Decanting cost

An NGO participating in the Special Scheme may need to relocate the existing welfare services to other premises pending the development or redevelopment of the site. SWD may consider exercising its discretion to approve the use of LF to pay for the decanting costs involved.

(g) Self-financing services

Under the prevailing practice of using LF to support the capital costs of self-financing projects, the following rules are normally observed for capital construction projects –

- (i) the NGO must have at least three years of good track record in welfare services and is required to undertake to operate the project for at least five years; and
- (ii) regarding self-financing services, the NGO should commit not less than 10% of the total capital cost recognised by LF on the self-financing portion as contribution to LF, or top up an amount of not less than 10% of the total capital cost recognised by LF on the self-financing portion for the above-standard facilities of the project.

For projects under the Special Scheme, SWD may consider exercising its discretion to waive –

- (i) the three-year track record required of an NGO provided that –
 - the NGO concerned must demonstrate to the satisfaction of SWD its ability to run and sustain the proposed welfare facility, such as financial capability and engagement of a service delivery team with relevant experience in operating the proposed welfare facility; and

- the NGO concerned must undertake to operate the proposed welfare facility for at least eight years; and
 - (ii) the 10% contribution from an NGO if the self-financing portion is to provide for a welfare facility meeting prevailing needs as supported by SWD, such as a self-financing RCHE. However, for any non-welfare portion of a project under the Special Scheme, an NGO will still need to pay for the capital cost (and full land premium, if required) of that portion. If the setting up of any such non-welfare facilities (such as churches and hospital facilities) is supported by the relevant bureaux, the NGO will need to make arrangements in terms of resources for handling the costs involved, including payment for land premium, if appropriate.
- (h) One-stop assistance on development matters

Projects under the Special Scheme will still be subject to the applicable statutory regimes for development, including the Town Planning Ordinance and the Buildings Ordinance, etc. as well as the land lease conditions governing the lots concerned. As NGOs may need advice on optimising the development potential of their sites and assistance in their applications for lease modification (where required), planning applications and submission of building plans etc., PPCU of the Chief Secretary for Administration's Office will provide consultation and coordination services for the NGOs under the Special Scheme.

Details of preliminary proposals received under the Special Scheme

Under the Special Scheme, 63 preliminary proposals submitted by 43 NGOs have been received, including 42 redevelopment projects, 9 expansion projects and 12 new development projects, the details of which are as follows –

District	No. of applications	Places for residential care services for the elderly		Places for day care services for the elderly	Places for residential care services for persons with disabilities				Places for day care/vocational rehabilitation services for persons with disabilities			
		CoC Home	NH	DE	C&A/SD	HSMH	HMMH	LSCH	IVRSC	DAC	SCCC	EETC
Hong Kong												
Central and Western	0	-	-	-	-	-	-	-	-	-	-	-
Eastern	4	150	-	140	-	110	156	-	280	170	120	180
Southern	7	773	300	274	50	50	50	-	-	50	54	120
Wan Chai	2	-	-	40	-	-	-	-	-	-	60	180
Kowloon												
Kowloon City	5	165	190	150	50	150	100	-	60	150	120	330
Kwun Tong	6	932	-	140	200	-	50	-	120	150	360	540
Sham Shui Po	3	100	-	40	-	-	56	73	77	-	60	90
Wong Tai Sin	2	50	150	140	-	-	-	-	-	-	-	-
Yau Tsim	2	-	-	60	-	-	50	-	-	50	120	360

District	No. of applications	Places for residential care services for the elderly		Places for day care services for the elderly	Places for residential care services for persons with disabilities				Places for day care/vocational rehabilitation services for persons with disabilities			
		CoC Home	NH	DE	C&A/SD	HSMH	HMMH	LSCH	IVRSC	DAC	SCCC	EETC
Mong												
New Territories												
Islands	2	107	-	20	-	-	-	-	-	-	-	-
Kwai Tsing	3	200	-	160	-	50	50	-	400	100	120	150
North	5	429	-	210	-	-	-	200	120	-	60	90
Sai Kung	5	250	-	80	60	50	-	-	-	90	60	90
Sha Tin	1	-	-	-	-	-	-	200	-	-	-	-
Tai Po	4	120	-	80	-	84	100	-	120	84	60	60
Tsuen Wan	4	209	184	115	75	57	-	-	-	57	48	170
Tuen Mun	4	1 250	880	140	-	-	-	-	-	-	60	90
Yuen Long	4	519	-	220	30	56	-	-	50	300	-	90
Total	63	5 254	1 704	2 009	465	607	612	473	1 227	1 201	1 302	2 540
		8 967			8 427							
		17 394										

2. The figures on service places in the table above are estimated based on the preliminary proposals of the applicant NGOs. As the majority of the proposals have not undergone TFSs or the necessary development and planning procedures (e.g. outline zoning plan amendment, planning permission, lease modification, etc.) and the applicant NGOs have not yet submitted their building plan applications to the BD in accordance with the Buildings Ordinance, it is not feasible at this stage to predict the accuracy of the preliminary estimates of the number of service places, completion time of these proposed projects and the floor area after completion

of the works, etc.. The figures indicated preliminarily in the proposals will be adjusted subject to the technical feasibility of the proposals and the discussion between SWD and the applicant NGOs on the proposed service details. Pursuant to the agreement reached between LWB and SWD and the applicant NGOs in the information exchange sessions, an applicant NGO may propose to SWD that the site under an original application be replaced by another suitable site for the development of welfare facilities. SWD will consider individual proposals on a project-by-project basis.

Legend

CoC Home	Care and attention home for the elderly providing continuum of care
NH	Nursing home
DE	Day care centre for the elderly
C&A/SD	Care and attention home for severely disabled persons
HSMH	Hostel for severely mentally handicapped persons
HMMH	Hostel for moderately mentally handicapped persons
LSCH	Long stay care home
IVRSC	Integrated vocational rehabilitation services centre
DAC	Day activity centre
SCCC	Special child care centre
EETC	Early education and training centre

Annex 3

**Projects under the Special Scheme which have been completed or are expected to be completed in or before 2018-19
(Position as at end-November 2016)**

(a)Development project	(b)Places of welfare services to be provided in the project (excluding those in column (c) of this table)	(c)Additional places of welfare services on the list of facilities set out by the Government⁸ (please refer to Annex 1)	(d)Latest progress	(e)Estimated completion date
Redevelopment of Hong Chi Pinehill Integrated Vocational Training Centre - Minor Staff Quarter and Services Building, Pinehill Village, Tai Po by Hong Chi Association	N/A	100 places of hostel for moderately handicapped persons	The project has been completed and will commence service in end-2016.	
Redevelopment of Caritas Social Centre - Tsuen Wan at 9 Shing	Reprovisioning of the existing district support centre for persons with	120 places of care and attention home for the elderly providing	The NGO has secured funding under HKJCCT to meet part	2016-17

⁸ The additional places are subvented places unless otherwise specified.

(a)Development project	(b)Places of welfare services to be provided in the project (excluding those in column (c) of this table)	(c)Additional places of welfare services on the list of facilities set out by the Government⁸ (please refer to Annex 1)	(d)Latest progress	(e)Estimated completion date
Mun Road, Tsuen Wan by Hong Kong Caritas	disabilities located in Tsing Yi, and provision of a new well-being centre for the community and a new trauma treatment centre, both to be operated on a self-financing basis	continuum of care (including 48 places to be operated on a self-financing basis) and 40 places (including 10 places to be operated on a self-financing basis) of day care centre for the elderly	of the cost of the redevelopment works. The remaining portion will be borne by the NGO. The NGO is applying for financial support under LF by batches to meet the cost of F&E items.	
Expansion of Haven of Hope Woo Ping Care and Attention Home at 8 Pui Shing Lane, Tseung Kwan O by Haven of Hope Christian Service	Retention of the existing 248 places of care and attention home for the elderly providing continuum of care operated on a self-financing basis	87 places of care and attention home for the elderly providing continuum of care (all to be operated on a self-financing basis)	The NGO has secured funding under LF to meet the cost of the expansion works.	2017-18

(a)Development project	(b)Places of welfare services to be provided in the project (excluding those in column (c) of this table)	(c)Additional places of welfare services on the list of facilities set out by the Government⁸ (please refer to Annex 1)	(d)Latest progress	(e)Estimated completion date
Redevelopment of Heep Hong Society Catherine Lo Centre at 19 Sandy Bay Road, Pokfulam by Heep Hong Society	Reprovisioning of the 66 existing places of special child care centre	54 places of special child care centre and 180 places of early education and training centre	The NGO has secured funding under LF to meet the cost of the redevelopment works. The NGO will apply for financial support under LF to meet the cost of F&E items in due course.	2017-18
New development on a vacant area now used for the purposes of environmental enhancement and farming within Hong Chi Pinehill Village, Tai Po by Hong Chi	Reprovisioning of the 24 existing places and provision of 12 new places of residential special child care centre; reprovisioning of the 10 existing places of early	60 places of special child care centre and 50 places of early education and training centre	The NGO has secured funding under the HKJCCT to meet the cost of the redevelopment works. The NGO will apply for financial support under LF to meet the	2017-18

(a)Development project	(b)Places of welfare services to be provided in the project (excluding those in column (c) of this table)	(c)Additional places of welfare services on the list of facilities set out by the Government⁸ (please refer to Annex 1)	(d)Latest progress	(e)Estimated completion date
Association	education and training centre, and reprovisioning of the 16 existing places and provision of 32 new places of small group home		cost of F&E items in due course.	
Redevelopment of Hong Chi Pinehill Integrated Vocational Training Centre - Main Building, Pinehill Village, Tai Po by Hong Chi Association	Reprovisioning of the 233 existing places of integrated vocational training centre	200 places of hostel for severely mentally handicapped persons, 200 places of day activity centre and 180 places of integrated vocational rehabilitation services centre	The NGO has secured funding under HKJCCT to meet the cost of the redevelopment works. The NGO will apply for financial support under LF to meet the cost of F&E items in due course.	2018-19

Annex 4

Projects under the Special Scheme supported with LF grants to proceed with TFS (Position as at end-November 2016)

(a)Development project	(b)Places of welfare services to be provided in the project (excluding those in column (c) of this table)	(c)Additional places of welfare services on the list of facilities set out by the Government⁹ (please refer to Annex 1)	(d)Latest progress
Expansion of Hong Kong Sheng Kung Hui Nursing Home, Wong Tai Sin by Hong Kong Sheng Kung Wui Welfare Council Limited	Retention of the 280 existing places of nursing home	120 places of nursing home and 60 places of day care centre for the elderly	The NGO has appointed an AP to proceed with the TFS for the project after securing funding under LF.
New development of a RCHE on a site at Fuk Hang Tsuen Road, Lam Tei by Pok Oi Hospital	N/A	About 1 400 residential care service places for the elderly (including 930 places of care and attention home for the elderly providing continuum of care and 470 places of	The NGO has completed the TFS for the project after securing funding under LF. The NGO has subsequently applied for an LF grant to meet the cost of consultancy

⁹ The additional places are subvented places unless otherwise specified. Although the TFSs are conducted on the basis of the additional places of welfare services as stated in the above table, the final provision of the additional places of the services concerned can only be confirmed upon completion of the TFSs.

(a)Development project	(b)Places of welfare services to be provided in the project (excluding those in column (c) of this table)	(c)Additional places of welfare services on the list of facilities set out by the Government⁹ (please refer to Annex 1)	(d)Latest progress
		nursing home to be operated on both subvented and self-financing basis)	service for the project. SWD obtained LFAC's endorsement on 23 November 2016.
Redevelopment of Shaukeiwan Day Activity Centre at 456 Shaukeiwan Road by the Salvation Army	Reprovisioning of the 40 existing places of day activity centre, and provision of a new family and child development centre for children with special needs to be operated on a self-financing basis	60 places of hostel for severely mentally handicapped persons and 70 places of day activity centre	The NGO has appointed an AP to proceed with the TFS for the project after securing funding under LF.
Expansion of New Life Building at 332 Nam Cheong Street, Sham Shui Po by New Life Psychiatric Rehabilitation Association	Retention of the 126 existing places and provision of 4 new places of half-way house; retention of the 200 existing places of long stay care home,; retention of the 195	100 places of long stay care home, 100 places of hostel for moderately mentally handicapped persons and 125 places of integrated vocational rehabilitation	The NGO has secured funding under LF to meet the cost of the TFS. The tendering procedure is underway for the appointment of an AP.

(a)Development project	(b)Places of welfare services to be provided in the project (excluding those in column (c) of this table)	(c)Additional places of welfare services on the list of facilities set out by the Government⁹ (please refer to Annex 1)	(d)Latest progress
	existing places of integrated vocational rehabilitation services centre; provision of a new integrated community centre for mental illness, and provision of a new day care and activity centre for older persons with mental illness to be operated on a self-financing basis	services centre	
New development of a RCHE on a site at Ma Tin Road, Yuen Long by The Evangelical Gospel Lutheran Church Limited	N/A	153 places of care and attention home for the elderly providing continuum of care to be operated on both subvented and self-financing basis	The NGO has secured funding under LF to meet the cost of the TFS and is preparing the draft tender document.

(a)Development project	(b)Places of welfare services to be provided in the project (excluding those in column (c) of this table)	(c)Additional places of welfare services on the list of facilities set out by the Government⁹ (please refer to Annex 1)	(d)Latest progress
Redevelopment of Stewards Peace Clinic Building at 145 Hong Ning Road, Kwun Tong by Stewards	Provision of a new parents resource centre to be operated on a self-financing basis	50 places of hostel for severely mentally handicapped persons, 50 places of day activity centre, 60 places of special child care centre and 90 places of early education and training centre	The NGO has secured funding under LF to meet the cost of the TFS and is preparing the draft tender document.

**Proposed development of an elderly home on a site
at Fuk Hang Tsuen Road, Lam Tei, Tuen Mun by Pok Oi Hospital**

The subject site

The development project of Pok Oi Hospital (POH) on a site at Fuk Hang Tsuen Road, Lam Tei, Tuen Mun (the subject site) is one of the project proposals received under the Special Scheme. POH's proposal is to develop an elderly home on a piece of land to be donated by Henderson Land Development Company Limited, together with a small portion of adjacent Government land, to help meet the increasing demand for residential care service for the elderly. The subject site has an area of about 10 800 square metres (m²) and, as shown in the location plan at the **Appendix**, is situated to the east of Fuk Hang Tsuen Road and sandwiched between Fuk Hang Tsuen Road and Kong Sham Western Highway. To facilitate the proposed elderly home development, approval was given in September 2015 by the Chief Executive in Council to rezone the site as "Government, Institution or Community" on the Lam Tei and Yick Yuen OZP subject to development restrictions of a maximum GFA of 35 000 m² and a maximum building height of 50 metres above principal datum, and approval in principle was also given by the Tuen Mun District Lands Conference in July 2016 for the land exchange to POH. Currently, the subject site is occupied by temporary carparks for private vehicles, light goods vehicles and coaches as well as a temporary office.

The development proposal

2. With the funding support under LF, POH has already completed a TFS of the development project. The TFS has concluded that the development project on the subject site is technically feasible. Based on the TFS findings, while there are environmental or traffic issues in respect of the subject site, these concerns can be duly addressed through a proper building design with appropriate mitigating measures. According to the scheme as developed by the TFS consultant for the purpose of carrying out the TFS, the elderly home complex would comprise two adjoining blocks of eight and nine storeys respectively, which are connected with each other on certain floors over a basement carpark with an estimated total GFA of about 35 000 m² for the provision of no less than 1 406 residential care places,

including both care-and-attention (C&A) and nursing home (NH) places, as follows –

Level of care	No. of subvented places	No. of self-financing places	Total
C&A Home providing Continuum of Care	620	310	930
NH	272	204	476
Total	892	514	1 406

3. The proposed development will also have a number of ancillary facilities which would help improve the overall well-being of the residents. These facilities include an elderly resources centre, a sensory integration gallery, a family room, wandering path, etc. In addition, a 60-place work-based child care centre to be operated on a self-financing basis will be set up to cater for the child care needs of the employees working in the elderly home, having regard to the Government's policy on promoting family-friendly employment practices and the high demand for child care services in Tuen Mun and Yuen Long districts in the vicinity of the subject site.

4. Besides, in order to relieve the burden on the medical support services possibly brought to the nearby Tuen Mun Hospital arising from the proposed elderly home development, medical support facilities, mainly in the form of a dedicated sick bay with 45 beds, together with other ancillary facilities as considered necessary by the Hospital Authority, will be set up to provide enhanced community geriatric care and medical treatment for the residents of the elderly home with deteriorating health on an outreaching basis with a view to minimising their hospitalisation and dependency on hospital services. POH will continue to follow up with the Food and Health Bureau/Hospital Authority, as well as the Social Welfare Department, in working out the detailed operational arrangements for the medical support services on the subject site.

5. In the light of the relatively remote location of the subject site, the traffic condition of Fuk Hang Tsuen Road nearby and the concerns as expressed by local stakeholders during local consultation, it is agreed that the proposed development will provide some 60 parking spaces and loading and unloading/lay-by facilities in support of the operation of the elderly home. The carpark and most of the loading and unloading/lay-by facilities will be provided at the basement level to release the floor space above the ground level (which is accountable for gross floor area) for the provision of

the essential welfare and ancillary facilities and to also relieve the noise impact possibly brought to the vicinity by vehicles (including ambulances) visiting the elderly home.

6. According to the TFS report submitted by POH, subject to funding approval under LF to meet the cost of the consultancy service for the project (which will cover detailed design, conduct of tender exercise and contract administration for construction), POH will be able to proceed with the next stage of the project, i.e. the detailed design, in 2017-18. If everything is smooth, the construction works may commence around 2017-18 and be completed by 2019-20 the earliest.

Funding arrangement

Capital cost

7. In line with the funding arrangements, the capital works for the proposed development will be funded by LF. On the basis of the development scheme as concluded in the TFS at an estimated construction floor area of about 45 000 m², the TFS consultant estimated the total project cost to be no more than \$1,710 million (in September 2016 price), including \$123.3 million being the cost of the consultancy service. On 23 November 2016, LFAC¹⁰ endorsed an LF grant of \$123.3 million to POH to meet the cost of the consultancy service for the development. Subject to the completion and approval of the detailed design for the proposed development, approval for a separate LF grant will be sought for POH to proceed with the main works of the project.

Recurrent financial implications

8. Based on the latest forecast, the estimated annual recurrent funding requirement for SWD arising from the elderly home of this project, including personal emoluments, other charges and rates and government rent, etc., is about \$148 million after netting off the income of service users' fee. The necessary recurrent provision will be included in the draft Estimates of the relevant years.

¹⁰ The Lotteries Fund Advisory Committee advises the Director of Social Welfare on applications from welfare organisations for allocations from LF and on charitable funding-raising issues including the allocation of flag days. There are ten non-official members from various sectors of the community, including District Council, social welfare, medical field, business, professionals, academia, information technology, etc.

Public consultation

9. The Tuen Mun District Council (TMDC) was first consulted on the OZP amendments arising from the development proposal in September 2014. In June 2015, the Town Planning Board agreed to submit the proposed OZP amendments to the Chief Executive in Council for approval, and the Chief Executive in Council gave the approval in September 2015. The Social Services Committee of TMDC was further consulted at its meeting held on 13 September 2016 on the proposed arrangements of the development project after the conclusion of the TFS. Whilst some Members raised concern on the traffic conditions in the vicinity and environmental issues possibly arising from the project, they unanimously indicated support for the project.

Appendix

Location of the proposed development of an elderly home on a site at Fuk Hang Tsuen Road, Lam Tei, Tuen Mun by Pok Oi Hospital

