

For discussion
On 9 January 2017

**LEGISLATIVE COUNCIL
PANEL ON WELFARE SERVICES**

**Provision of Elderly and Rehabilitation Service Facilities in Sai
Kung, Wong Chuk Hang, Sha Tin and Lei Yue Mun**

Purpose

This paper briefs Members on Government's proposal to set up elderly and rehabilitation service facilities in Sai Kung, Wong Chuk Hang, Sha Tin and Lei Yue Mun.

Background

2. It is the Government's policy to promote "ageing in place as the core, institutional care as back-up". The Social Welfare Department (SWD) provides a variety of subsidized community care services to help elderly persons ageing in place. Among these are day care services for frail elderly persons provided at Day Care Centres for the Elderly (DEs) and Day Care Units for the Elderly (DCUs), which cover personal and nursing care, rehabilitation exercise, meal, escort service, etc. While most elderly persons cherish the wish of ageing in place, some frail elderly persons need institutional care for health or family reasons. In view of the ageing population and the high demand for subsidized residential care services places, SWD has been making strenuous effort to increase the provision. The setting up of new contract residential care homes for the elderly (RCHEs) is a major initiative in this regard.

3. As to rehabilitation services, the overall objective of the Government's rehabilitation policy is to support the full integration of persons with disabilities into society. We provide various rehabilitation services with a view to assisting persons with disabilities in developing their physical, mental and social capabilities to the fullest possible extent and promoting their integration into the community. These services include the provision of residential care services for persons with disabilities who are unable to live independently or cannot adequately be

taken care of by their families; training and support for persons with disabilities with a view to enabling them to continue to live independently at home, enhancing their working capacity and opportunities of participating in open employment; and provision of intervention and training services through pre-school rehabilitation services for children with special needs to enhance their physical, psychological and social developments, improve their opportunities of attending ordinary schools and participating in daily activities, and help their families meet their special needs.

4. As at end-November 2016, there are 73 DEs/DCUs in Hong Kong, providing a total of 3 059 service places; there are also a total of 27 385 subsidized residential care services places. As to rehabilitation services, as at end-November 2016, the Government provides a total of 12 931 subsidized places, 17 715 day training and vocational rehabilitation service places, and 6 903 subsidized pre-school rehabilitation services places.

Proposed Facilities

5. In view of the heavy demand for elderly and rehabilitation services from the community, SWD plans to set up elderly and rehabilitation service facilities at the following locations to provide a total of 130 elderly service places and 770 rehabilitation service places:

- (i) Ex-Sai Kung Central Primary School site at Ho Chung, Sai Kung;
- (ii) Mass Transit Railway (MTR) Wong Chuk Hang Depot property development project site;
- (iii) Shui Chuen O Estate, Sha Tin; and
- (iv) Lei Yue Mun Estate, Kwun Tong.

Ex-Sai Kung Central Primary School site at Ho Chung, Sai Kung

6. The Government plans to convert the ex-Sai Kung Central Primary School site at Ho Chung, Sai Kung (location plan at Annex 1) into elderly and rehabilitation service facilities. The ex-school premises has two blocks, including a five-storey high block and a one-storey low

block. The new facilities will comprise a 60-place day activity centre (DAC) cum hostel for severely mentally handicapped persons (HSMH) and a contract RCHE cum DCU, providing a total of 100 residential care places and 30 day care places. The new DAC cum HSMH will be used for the reprovisioning and expansion of an existing DAC and Hostel operated by the Haven of Hope Christian Service at Po Lam Estate, Tseung Kwan O (including 49 places for reprovisioning purpose and 11 additional places). For the new RCHE cum DCU in the complex, SWD will award the contract through open tender to a suitable non-governmental organisation (NGO) or private operator. The conversion works are expected to complete in the second quarter of 2019 at the earliest. The DAC cum HSMH is expected to commence operation in the third quarter of 2016 and the contract RCHE cum DCU is expected to commence operation in 2020.

MTR Wong Chuk Hang Depot Property Development Project

7. The Government plans to include a land grant condition to require the Mass Transit Railway Corporation Limited (MTRCL) to construct the bare-shell premises for a 50-place hostel for moderately mentally handicapped persons (HMMH) and a 120-place integrated vocational rehabilitation services centre (IVRSC) according to the Government's specifications, as part of the MTR Wong Chuk Hang Depot property development project. The development project site falls within the Comprehensive Development Area zone under the Draft Aberdeen and Ap Lei Chau Outline Zoning Plan No. S/H15/30 (location plan at Annex 2). The Lands Department plans to implement the relevant land disposal arrangements in the first half of 2017, so as to facilitate project commencement by the MTRCL. The works are expected to complete in 2024-25. Upon completion of the construction works, SWD will invite NGOs to submit proposals for the proposed rehabilitation facilities for selecting suitable operator. The project is expected to commence operation in 2025-26.

Shui Chuen O Estate, Shatin

8. SWD will, in collaboration with the Housing Department (HD), set up in Shui Chuen O Estate, Shatin (location plan at Annex 3) a 50-place DAC cum HSMH, a 50-place HMMH, a 50-place hostel for severely physically handicapped persons (HSPH) and a 160-place IVRSC. SWD will invite NGOs to submit proposals for the proposed

rehabilitation facilities for selecting suitable operators. These facilities are expected to commence operation in the first quarter of 2018.

Lei Yue Mun Estate, Kwun Tong

9. SWD will, in collaboration with HD, set up in Lei Yue Mun Estate, Kwun Tong (location plan at Annex 4) a 60-place special child care centre (SCCC) and a 60-place early education and training centre (EETC). SWD will invite NGOs to submit proposals for the proposed rehabilitation facilities for selecting suitable operator. These facilities are expected to commence operation in the first quarter of 2018.

10. The Lotteries Fund Advisory Committee has approved funding support from the Lotteries Fund (LF)¹ for the cost involved in development/conversion and fitting-out works for the above 4 projects. Details of the funding arrangement are set out in the table below:

Location (Proposed facilities)	Items funded by the LF	Amount of LF grants (\$ million)
(i) Ex-Sai Kung Central Primary School site at Ho Chung, Sai Kung (an integrated welfare service complex)	(a) Conversion and fitting-out works for the reprovisioned DAC cum HSMH	52.01
	(b) Conversion works for the proposed contract RCHE cum DCU	34.40
	Total	86.41
(ii) MTR Wong Chuk Hang Depot property development project site (an HMMH and an IVRSC)	(a) Design works for the proposed HMMH	23.75
	(b) Design works for the proposed IVRSC	28.70
	Total	52.45

¹ LF is established for the purpose of financing social welfare services. It is primarily used to finance the capital expenditure of welfare projects and provide one-off grants to experimental projects with limited duration.

Location (Proposed facilities)	Items funded by the LF	Amount of LF grants (\$ million)
(iii) Shui Chuen O Estate, Sha Tin (a DAC cum HSMH, an HMMH, an HSPH and an IVRSC)	(a) Fitting-out works	42.077
	(b) Purchase of furniture and equipment	9.218
	Total	51.295
(iv) Lei Yue Mun Estate, Kwun Tong (a SCCC and an EETC)	(a) Fitting-out works	8.743
	(b) Purchase of furniture and equipment	3.503
	Total	12.246

11. The estimated full-year recurrent subvention for the operation of the proposed elderly and rehabilitation facilities in the above 4 projects, including personal emoluments, other charges, reimbursement of rates and government rent, management and maintenance fees, after netting off income from service users' fees, is shown in the following table. The necessary recurrent provision will be included in the draft Estimates of the relevant years.

Location	Full-year recurrent subvention required (\$ million)
(i) Ex-Sai Kung Central Primary School site at Ho Chung, Sai Kung	21.012
(ii) MTR Wong Chuk Hang Depot property development project site	13.28
(iii) Shui Chuen O Estate, Sha Tin	42.28
(iv) Lei Yue Mun Estate, Kwun Tong	13.86

12. The Social Services and Healthy and Safe City Committee of the Sai Kung District Council, the District Development and Environment Committee of the Southern District Council, the Development and Housing Committee of the Sha Tin District Council, the Sha Tin District

Management Committee, and the Social Services Committee of the Kwun Tong District Council were consulted respectively on the proposed elderly and rehabilitation service facilities at the four projects mentioned above. They all supported the proposal.

Advice Sought

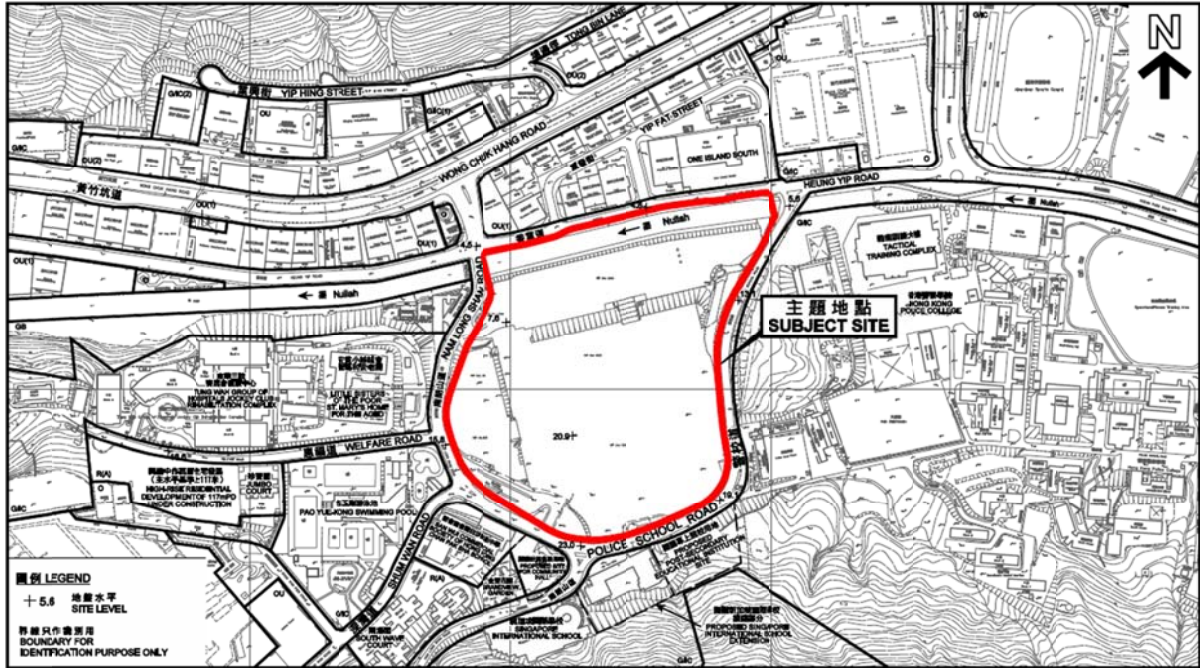
13. Members are invited to note the proposed elderly and rehabilitation service facilities at the four projects mentioned above and to provide comments.

**Labour and Welfare Bureau
Social Welfare Department
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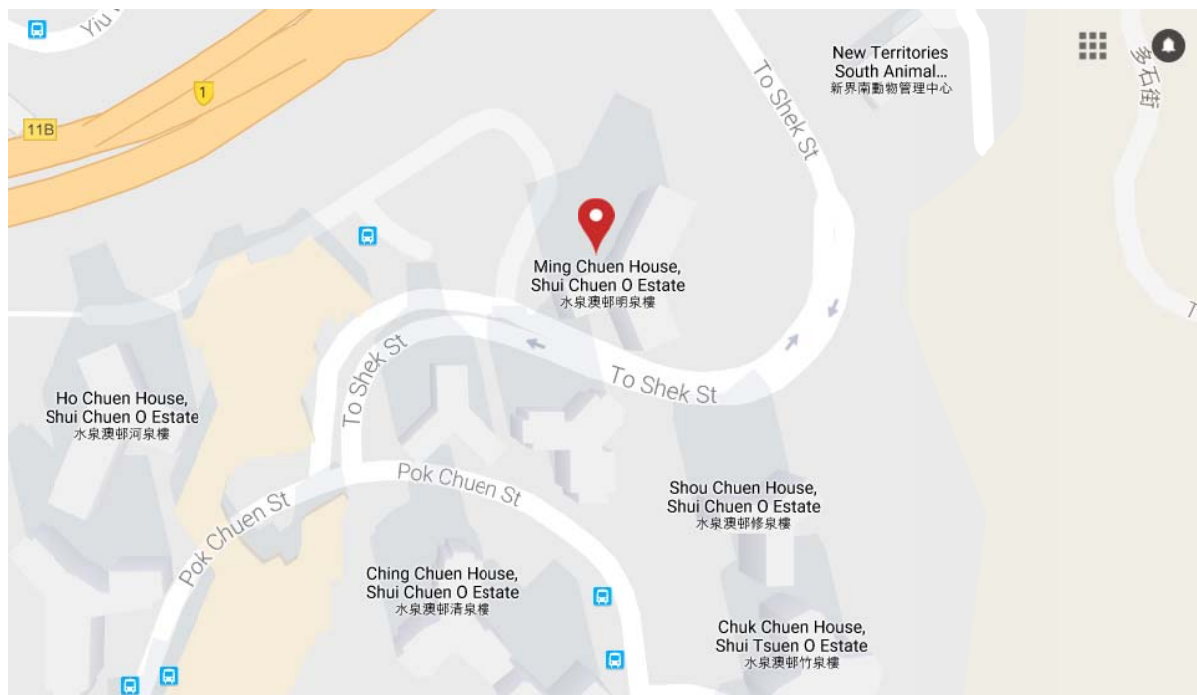
Ex-Sai Kung Central Primary School site at Ho Chung, Sai Kung



MTR Wong Chuk Hang Depot property development project site



Shui Chuen O Estate, Sha Tin



Lei Yue Mun Estate, Kwun Tong

