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7 July 2017

Mr Colin Chui  
Clerk to the Legislative Council Panel on Welfare Services  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

Dear Mr Chui,

**Legislative Council Panel on Welfare Services  
Follow-up actions**

At the meeting of the Panel on Welfare Services of the Legislative Council held on 10 April 2017, members requested the Government to provide the following information –

- (a) whether the Government had streamlined the relevant procedures to facilitate the Integrated Children and Youth Services Centre (ICYSC) in On Tat Estate, Kwun Tong to commence operation earlier;
- (b) policies and mechanism as well as the workflow in relation to the planning for the provision of social welfare services in On Tat Estate and On Tai Estate in Kwun Tong, Tak Long Estate and Kai Ching Estate in Kowloon City, and Hung Fuk Estate in Yuen Long; and
- (c) a response to members' suggestions of:
  - (i) carrying out the conversion and fitting-out works for social welfare facilities in tandem with the construction of public rental housing (PRH) blocks;



- (ii) streamlining the tendering procedures for selection of non-governmental organisations for provision of social welfare services and setting a time frame (e.g. three months before intake or within three months after intake) for provision of such services in new PRH estates; and
- (iii) including in the Hong Kong Planning Standards and Guidelines (HKPSG) the minimum threshold for provision of social welfare facilities in a PRH estate.

This is a consolidated reply from the Social Welfare Department (SWD) and the Housing Authority (HA).

### **Planning for the premises of social welfare facilities in new PRH developments**

Under the existing mechanism, when a development area or site is identified as having potential for PRH development, government departments will co-ordinate, having regard to community views, the provision of non-domestic facilities (including recreational, educational, welfare facilities, etc.) in the development and community concerned. This arrangement enables the SWD to explore the provision of suitable welfare facilities in a comprehensive manner at an early stage. In general, the SWD will take into account the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site as well as the advice from the Planning Department or HA on site constraints, development parameters and limitations (including such environmental issues as noise and air quality) in drawing up an appropriate mix of proposed welfare facilities to meet the service demand arising from such development, and also to cater for the community demand at large. The collaboration between the HA and SWD in this regard allows optimal site utilisation to meet the society's demands for PRH and various community facilities.

The Government has planned the provision of social welfare services in On Tat Estate and On Tai Estate in Kwun Tong, Tak Long



Estate and Kai Ching Estate in Kowloon City and Hung Fuk Estate in Yuen Long pursuant to the mechanism set out in the preceding paragraph.

As explained above, apart from the planning standards under the HKPSG, we will take into account a host of relevant factors in planning the provision of social welfare facilities in a new PRH development. One of the factors is the scale of the PRH development and the floor area available for the provision of welfare facilities as against other needs. It is therefore not desirable to impose a minimum threshold for the provision of social welfare facilities in a PRH estate. We consider that the existing planning mechanism can better allow us to provide a suitable mix of social welfare facilities in a new PRH development to flexibly cater for the service needs of the new population as well as the community at large. That said, we will keep in view whether and when it would be necessary to review the planning standards under the HKPSG.

#### **Timing of population intake and commencement of social welfare services in a new PRH estate**

At present, we adopt the following practices on the handover of welfare premises in new PRH estates to operating agencies for carrying out preparatory work, including fitting-out works for the premises concerned, for service commencement –

- (a) nearer the issue of the occupation permit for a PRH development (including the welfare premises concerned), the SWD will visit the site together with the HA to examine whether the premises have been constructed in accordance with the requirements set out by the SWD and to identify defects for rectification before formal handover;
- (b) at about the same time, the SWD will estimate the fitting-out cost for the premises on the basis of the as-built or latest available building plans provided by the HA. The estimate thus prepared will form the basis of the grant to be sought from the Lotteries Fund (LF) for the subsequent fitting-out works, thereby facilitating the invitation for proposals procedure to identify an operating agency to carry out the



fitting-out works and run the service concerned (only applicable to new services but not reprovisioned services);

- (c) after confirming the operating agency, the SWD will inform the HA accordingly. The HA will in parallel seek the SWD's agreement on the proposed leasing arrangement for the welfare premises and handle the leasing application submitted by the operating agency concerned;
- (d) in conjunction with the SWD, the HA will arrange for the handover of the premises to the operating agency at a suitable time. The operating agency will then submit Alteration and Addition (A&A)/minor works layout plans to the Independent Checking Unit (ICU) under the Office of the Permanent Secretary for Transport and Housing (Housing) for vetting and approval. Approval of the ICU is only required for those fitting-out works considered as A&A works; and
- (e) the operating agency will carry out the approved works and commence the service at the premises after completion of the works.

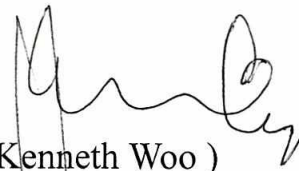
The arrangements for the ICYSC in On Tat Estate, Kwun Tong to commence operation are largely as above. In short, prior to the issue of the occupation permit in July 2016, the SWD had arranged to forward the relevant building plans to the operating agency for reference and preparation for the fitting-out works. After the issue of the occupation permit, the SWD followed up with the HA to rectify the minor defects detected in the premises, and in parallel prepared for the seeking of a grant from the LF to meet the costs of the fitting-out works and the furniture and equipment items. The operating agency was also arranged to visit the premises. When the LF grant had been approved, the operating agency started the tendering procedure for engaging consultancy services for the fitting-out works. It is expected that the ICYSC can commence service by the end of 2017. In the interim, the operating agency is providing outreaching services for the young persons in the estate, and using the premises of other welfare service units in the



estate, including the family service centre (which has already come into operation) and the neighbourhood elderly centre (which is to commence service soon), to provide welfare services. Besides, the SWD has been in close contact with the HA, property management office, operating agency and other stakeholders to formulate suitable service plans and conduct regular reviews, so that the residents can continuously receive the needed welfare and support services.

We have discussed with the HA how the existing arrangements may be refined in order that the social welfare facilities in new PRH estates can commence operation at a time that will better meet the service needs of the new residents of the estates. We will advance the necessary preparatory work, including obtaining the latest available building plans of the welfare premises concerned for estimation of the costs of the fitting-out works and selecting the operating agencies (if applicable) at an earlier stage, and seeking grants from the LF before the expected dates of issue of the occupation permits, etc., with a view to enabling operating agencies to commence the welfare services, in particular those serving the new residents moving into the respective estates and the local communities, within seven months after the issue of the occupation permits at the latest. The HA will facilitate the SWD's work in this respect. We will monitor the implementation of the revised arrangements and further review the arrangements in the light of the operating experience.

Yours sincerely,



( Kenneth Woo )

for Director of Social Welfare

c.c. Secretary for Labour and Welfare (Attn: Mr Kenneth Cheng)  
Director of Housing (Attn: Mr Alan Hui)