

財經事務及庫務局

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By Email (asit@legco.gov.hk)

18 July 2018

Ms Anita SIT
Assistant Secretary General 1
Council Business Division 1
Legislative Council Secretariat
Legislative Council Complex
1 Legislative Council Road, Central
Hong Kong

Dear Ms SIT,

**Finance Committee
Inland Revenue Tower in Kai Tai Development**

During the discussion of the item “122KA – Inland Revenue Tower in Kai Tak Development” at the Finance Committee held on 27 April 2018, the Government was requested to provide the following supplementary information –

- (a) social welfare facilities on “Government, Institution or Community” (GIC) sites in and near to the Kai Tak Development (KTD);
- (b) whether the existing Revenue Tower site has to be rezoned for the purpose of developing convention and exhibition facilities, hotel and commercial uses; and
- (c) the plan and details of constructing government office buildings

in the New Territories West in future.

In consultation with the Commerce and Economic Development Bureau, the Planning Department (PlanD), the Social Welfare Department (SWD) and the Government Property Agency, we set out the information as follows –

Social welfare facilities in KTD

In the planning for the Kai Tak Development, PlanD has considered the needs of residents in the district and the future population, and reserved sufficient land for developing GIC facilities, including hospitals, primary and secondary schools, community halls and various social welfare facilities in accordance with “Hong Kong Planning Standards and Guidelines” and requests from relevant Government departments.

According to the information provided by SWD, the major social welfare units currently providing services to residents of the Kai Tak Development are listed at **Annex**.

In addition, as the Government stated at the meeting held on 27 April this year, specific land sale conditions have been included for the residential/commercial development at the 1F Site 1 located in Concorde Road, requiring developers to provide two residential care homes (200 places each) and two day care centres for the elderly (60 places each). SWD also plans to include land sale conditions for other suitable sites for sale in KTD to require developers to provide designated social welfare facilities in the development projects. Moreover, SWD plans to establish one Integrated Family Service Centre¹ and one Social Security Field Unit in the KTD. SWD will also continue to liaise with the Housing Department to explore the feasibility of adding social welfare facilities to the public housing development projects under planning in KTD to meet service demand.

The existing Revenue Tower site

The existing land of the Revenue Tower site is zoned for GIC uses.

¹ Integrated Family Service Centre provides services such as family life education, parent-child activities, intensive counselling, financial assistance, and referral services.

Redevelopment of the sites of the three government buildings in Wan Chai North (including the Revenue Tower) and the Kong Wan Fire Station into convention and exhibition facilities, hotel and offices will involve amendments to the relevant outline zoning plan².

Government office buildings in the New Territories West

There are currently eleven joint-user government office buildings (JUBs) in the New Territories West, and the Government has no specific plan for new JUBs in the region at the moment. That notwithstanding, the Government will review departments' accommodation needs from time to time, and consider constructing new government office buildings as appropriate. In deciding the location of a new government office building, the Government will take into account a host of factors including the operational needs of the departments, local service needs, site availability, the surrounding ancillary facilities, the effective provision of public services, the impact on the project's cost-effectiveness, etc.

Yours sincerely,



(Lawrence Li)

for Secretary for Financial Services and the Treasury

c.c.

W Division (Attn: Ms Terri Kwong)

LegCo and Personnel Unit (Attn: Ms Emily Tsang)

² The outline zoning plan illustrates the land-use zoning of individual planning scheme areas.

Annex

**Major Social Welfare Units Currently Providing Services to
Residents of the Kai Tak Development**

- (1) Po Leung Kuk Wan Lam May Yin Shirley Neighbourhood Elderly Centre
- (2) H.K.S.K.H. Kowloon City Children and Youth Integrated Service Centre (including the Family Support Networking Team)
- (3) SWD Kai Tak Integrated Family Service Centre
- (4) SWD Kowloon City Social Security Field Unit
- (5) H.K.S.K.H. Lok Man Integrated Home Care Services Team
- (6) Tung Wah Group of Hospitals Enhanced Home and Community Care Services (Kowloon City)
- (7) The Society of Rehabilitation and Crime Prevention, Hong Kong – Vitality Place (Integrated Community Centre for Mental Wellness)
- (8) Yang Memorial Methodist Social Service – the Kowloon City District Youth Outreaching Social Service Team and Outreaching Social Service Team for Young Night Drifters
- (9) Baptist Oi Kwan Social Service – “FoodNet” Short-term Food Assistance Service Project
- (10) Tung Wah Group of Hospitals Neighbourhood Support Child Care Project
- (11) Hong Kong Lutheran Social Service – Homantin Lutheran Yung Lok Centre (Support Centre for Persons with Disabilities)

Apart from these social welfare units, there are various social welfare facilities providing services to residents of KTD, such as child care centres, residential care homes for the elderly, day care centres for the elderly, pre-school rehabilitation services units, and medical social services units.