

**Legislative Council Panel on Welfare Services
Meeting on 12 March 2018**

**Setting up Two New Contract Residential Care Homes for the Elderly
and Two New Day Care Centres for the Elderly
at a Land Sale Site of Kai Tak Development, Kowloon**

Supplementary Information

At the meeting of the Legislative Council Panel on Welfare Services (the Panel) on 12 March 2018, the proposal to set up two new contract residential care homes for the elderly (RCHEs) and two new day care centres for the elderly (DEs) at a land sale site of Kai Tak Development, Kowloon was discussed. Members requested the Government to provide the following information after the meeting -

- (i) the estimated year of service commencement of the new contract RCHEs, contract RCHEs with day care units for the elderly (DCUs) and DEs listed on Annex 2 to the Government's paper (LC Paper No. CB(2)981/17-18(07)); and
- (ii) the policies regarding the planning of welfare facilities in land development projects and land sale projects for private developers.

This note provides the requested information.

2. Information on the estimated year of service commencement of new contract RCHEs, contract RCHEs with DCUs and DEs listed in Annex 2 to the Government's paper (LC Paper No. CB(2)981/17-18(07)) is at **Annex**.

3. The Social Welfare Department (SWD) has all along adopted a multi-pronged approach and maintained close liaison with relevant bureaux and departments in identifying suitable locations for the provision of welfare facilities, so as to meet the service needs of various districts in the territory. For private development projects (including land sale sites), the Government will identify suitable sites or projects based on the proposals of relevant bureaux and departments and, where it is feasible from the planning and technical perspectives and justified on genuine needs, include appropriate requirements of

providing the necessary floor area for “Government, Institution or Community” facilities (including welfare facilities) in suitable sites or projects, requiring private developers to construct facilities specified by the Government. As far as welfare facilities are concerned, the construction costs involved will be met by the Lotteries Fund; and SWD will take over the facilities and select a suitable operator upon completion of the construction works. In the planning of welfare facilities, SWD will take account of 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 comments from relevant departments on site constraints, development parameters and limitations (including environmental issues such as noise and air quality). The Government will continue to set up welfare facilities in suitable private development projects under the above mechanism.

4. Separately, the Government launched the Scheme to Encourage Provision of Residential Care Home for the Elderly Premises in New Private Developments in July 2003. Under the scheme, eligible RCHE premises proposed will be exempted from payment of premium under different types of land transactions including lease modifications, land exchange and private treaty grants, on the condition that the developers are willing to accept incorporation of certain lease conditions, so as to encourage developers to incorporate RCHEs into their new private developments. The developer will have to pay for the costs of construction and operation of the RCHE. While the RCHE concerned is subject to the monitoring of SWD, its ownership and operating right will belong to the developer.

Labour and Welfare Bureau
Social Welfare Department
August 2018

Expected Year of Service Commencement of the 30 Sites Earmarked for the Construction of New Contract RCHEs, Contract RCHEs with DCUs and DEs as at end-January 2018

	District	Location	Estimated number of residential care places (including both subsidised and non-subsidised places) ^{Note 1}	Estimated number of places of DEs/DCUs ^{Note 2}	Expected year of service commencement ^{Note 3}
1.	Eastern	Joint-user building at Lei King Road, Sai Wan Ho	200	-	2024-25
2.	Islands	Tung Chung Area 56	100	-	2019-20
3.	Kwun Tong	Anderson Road	100	DCU: 20	2019-20
4.		Wang Chiu Road	100	DCU : 20	2025-26
5.		Hiu Ming Street	100	DCU : 30	2026-27
6.	Wong Tai Sin	Fung Shing Street	—	DE: 60	2020-21
7.	Sai Kung	Ex-Sai Kung Central Primary School site, Sai Kung	100	DCU: 30	2021-22
8.	Kowloon City	Site 1F1, Kai Tak	200	DE: 60	2025-26
			200	DE: 60	
9.	Sham Shui Po	Fuk Wing Street	100	-	2018-19 (Service expected to commence in January 2019)
10.		North West Kowloon Reclamation Area Site 6	100	-	2022-23
11.		Hai Tan Street	—	DE: 4	2021-22
12.		Joint-user Government Offices Building, Cheung Sha Wan	—	DE: 40	2023-24
13.		North West Kowloon Reclamation Area Site 1	100	-	2025-26
14.	Shatin	Shek Mun Estate Phase II	150	DCU: 30	2021-22
15.		Sha Tin Areas 16 & 58D, Fo Tan	100	DE: 60	2021-22
16.		Hang Tai Road, Ma On Shan	100	DE: 60	2023-24
17.	Tai Po	Ex-CCC Kei Ching Primary School site, Fu Shin Estate	130	DE: 60	2023-24
18.		Chung Nga Road East and Tai Po Area 9	100	DE: 60	2022-23
19.	North	Choi Yuen Road, Sheung Shui	100	DE: 40	2022-23
20.		Queen's Hill, Fanling	150	DE: 60	2023-24
21.		Pak Wo Road, Fanling	150	-	2025-26
22.	Yuen Long	West Rail Long Ping Station (North)	125	DE: 60 DCU: 20	2019-20

	District	Location	Estimated number of residential care places (including both subsidised and non-subsidised places) ^{Note 1}	Estimated number of places of DEs/DCUs ^{Note 2}	Expected year of service commencement ^{Note 3}
23.	Tuen Mun	Ex-CCC Kei Leung Primary School site, Leung King Estate	100	-	2023-24
24.		Ex-Kwong Choi Market	100	DE: 60	2020-21
25.		Tuen Mun Area 29 West	100	-	2026-27
26.		Tuen Mun Area 54 Site 2	—	DE: 38	2019-20
27.		Tuen Mun Area 44	—	DE: 60	2019-20
28.	Tsuen Wan	Ex-Tai Wo Hau Factory site	—	DE: 80	2017-18 (Service commenced in March 2018)
29.	Kwai Tsing	Ex-Kwai Chung Police Married Quarters	100	DCU: 20	2019-20
30.		Ching Hong Road, Tsing Yi	150	DE: 60	2025-26
			3 055	1 092	

Note 1: The number of places to be provided is a preliminary estimate and is subject to change as we continue to work out the details of the projects.

Note 2: The number of places to be provided is a preliminary estimate and is subject to change as we continue to work out the details of the projects.

Note 3: The expected year of service commencement is based on the expected date of works completion. It may be changed subject to the actual works progress.