

For discussion on
15 April 2019

**LEGISLATIVE COUNCIL
PANEL ON WELFARE SERVICES**

**Annual Briefing on Welfare Facility Projects
Funded by the Lotteries Fund**

Purpose

This paper briefs Members on the Government's plan to seek funding from the Lotteries Fund (LF) for construction of welfare facility projects in 2019-20 and the latest development of the projects included in the annual briefing in July 2018.

Background

2. The Government strives to increase the provision of welfare service places under a multi-pronged approach to meet community needs. The Social Welfare Department (SWD) has earmarked sites in a number of projects for the construction of different types of welfare facilities, in particular elderly, rehabilitation and child care service facilities which are in acute demand. These include public housing development projects, private land development projects, development projects of the Urban Renewal Authority, redevelopment/conversion projects of vacant school premises, and development projects on "Government, Institution or Community (G/IC)" sites, etc. The Government will also incorporate land sale conditions for suitable land sale sites, requiring private developers to construct welfare facilities specified by the Government with the construction cost to be met by LF.

3. The SWD will take into account a number of factors in the planning of welfare facilities, including the overall service demand of the community, the location and accessibility of the site, the service needs of the district where the site is located, floor area requirements of the proposed welfare facilities and site area, etc.

4. It has been an established practice for the Government to brief the Panel on projects with construction costs to be funded by LF and with an

estimated recurrent cost exceeding a pre-defined threshold of \$10 million (subject to adjustment from time to time where appropriate). With a view to providing the Panel with early information on the Government's annual implementation timetable for welfare facility projects and enabling a thorough discussion on the overall plan, the Government proposed at the Panel meeting held on 9 July 2018 the annual briefing of welfare facility projects funded by LF. The Government proposed at the discussion paper then that we would provide the Panel in the annual briefing each year with a list of welfare facility projects planned for funding from LF in the coming year and have an estimated recurrent cost exceeding the pre-defined threshold of \$10 million. The annual briefing each year will also provide updated information on projects included in the previous annual briefing to enable the Panel to keep track of their latest development. On the other hand, where an individual project cannot tie in with the timing of the annual briefing and has not been included in the project list of the annual briefing, and it is necessary to seek funding from LF before the next annual briefing, the Government will separately brief the Panel on the project before its implementation. The Panel generally agreed with the proposal.

Special Scheme on Privately Owned Sites for Welfare Uses

5. On the other hand, the Government launched the Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme) in September 2013 to encourage non-governmental organisations (NGOs) to make better use of their sites through expansion, redevelopment or new development to provide welfare facilities in acute demand, in particular elderly and rehabilitation service places. In view of the ongoing keen community demand for welfare services as well as valuable land resources, the Government has launched a new phase of the Special Sites Scheme in April 2019, under which appropriate assistance is provided for participating NGOs to facilitate the planning or development process. Through applications by these NGOs for expansion, redevelopment or new development on the sites they own, the Special Sites Scheme aims at providing more welfare facilities in acute demand. We have also proposed enhanced measures in Phase Two of the Special Sites Scheme, including the addition of welfare services in the "Shopping List", in particular additional places of elderly, rehabilitation and child welfare services, and increase the types of welfare-related ancillary facilities for incorporation into the projects. We will also continue providing flexible funding arrangements under LF, including those for welfare-related ancillary facilities, technical feasibility studies, decanting costs, as well as capital works of self-financing projects, etc. We will, in parallel, continue

to press ahead with the progress of project proposals under Phase One of the Special Sites Scheme. We plan to brief Members on the implementation of Phase Two of the Special Sites Scheme and report the progress of the implementation of Phase One of the Special Sites Scheme at the meeting of the Panel on Welfare Services in May 2019.

Welfare Facility Projects to Seek Funding from LF for Construction in 2019-20

6. The Government plans to seek funding from LF in 2019-20 for construction of 17 welfare facility projects. Details are set out in **Annex 1**.

7. Among the 17 proposed welfare facility projects, four are public housing development projects, two are joint-user Government buildings, five are private land development projects, two are school conversion projects, and the remaining four are projects under the Special Sites Scheme. These projects will involve welfare services in different areas, including elderly and rehabilitation services, etc.

8. These projects are at different planning stages. The Government will continue to take various follow-up actions to deliver the projects as soon as possible, which include the planning of the required welfare facilities, consulting the relevant District Councils (DCs), estimating the construction cost and recurrent expenditure involved, etc. Upon confirming the details of individual projects, the Government will, in accordance with the prevailing approval procedures, consult the Lotteries Fund Advisory Committee (LFAC) on the funding applications, before officers with delegated authority from the Financial Secretary approve the funding.

Selection of Operators

9. Except for those under the Special Sites Scheme, among the projects to be funded by LF for construction, the SWD will award contracts to suitable NGOs or private operators through tendering for operating residential care homes for the elderly (RCHE); for the other proposed welfare facilities (for example rehabilitation facilities), the SWD will invite NGOs to submit proposals for selecting suitable operators.

Funding Arrangements

10. For the welfare facility projects with construction costs to be sought from LF in 2019-20, the costs for fitting-out works and purchase of furniture and equipment will be met by LF. The SWD will submit funding applications to LFAC in due course having regard to the progress of each development project.

Recurrent Financial Implications

11. The estimated full-year recurrent funding requirements for the welfare facility projects to be funded by LF for construction (including personal emoluments, other charges, rates and government rent, management and maintenance fees, minus the revenue from the payments made by service users (if applicable)) will be included in the draft Estimates of the relevant years.

Public Consultation

12. Among the welfare facility projects which the Government will seek funding from LF for construction in 2019-20, some of them have undergone consultation with the relevant DCs and/or their committees. Members generally had no adverse comments on the development projects, including the proposals on setting up welfare facilities therein. For the remaining projects, the Government will consult the relevant DCs in due course taking into account the progress of each development project.

Latest Development of Projects Covered in the Last Annual Briefing

13. The Government reported to Members at the Panel meeting on 9 July 2018 the list of welfare facility projects which we would seek funding from LF from July 2018 and June 2019. The latest developments of these projects are shown in italics under the column of Brief Descriptions of Development Project in **Annex 2**.

14. Five projects under the last annual briefing have obtained funding for carrying out follow-up work (including arrangement of tender for construction works contract, commencement of construction works in phases and site disposal by tender). The other four projects have sought/will seek funding by June 2019 as planned. The Government will continue to carry out follow-up work with the aim of commencing welfare

services as soon as possible after the completion of construction works to meet community needs.

Advice Sought

15. Members are invited to note the welfare facility projects which the Government plans to seek funding from LF in 2019-20 and the latest development of the projects covered in the last annual briefing.

**Labour and Welfare Bureau
Social Welfare Department
April 2019**

Projects Planned to Seek Funding from LF for Construction in 2019-20¹

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
1.	Public housing development at Wang Chiu Road (Phase 1), Kwun Tong ³	The public housing development at Wang Chiu Road (Phase 1) has a total site area of about 1.71 hectares (ha). Three domestic blocks are proposed to be constructed, producing about 2 650 public rental flats for a planned population of about 6 600. According to the present development programme, the works are expected to commence in December 2019 for completion in August 2024.	<ul style="list-style-type: none"> • RCHE (100 places) cum Day Care Unit for the Elderly (DCU) (20 places) • The project will also provide a day Child Care Centre (CCC) (100 places), the construction cost of which will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX. 	Housing Department (HD)	About \$76.25 million	About \$19.36 million	Service commencement expected in 2026-27.	DC consultation was completed in May 2017.

¹ The list only includes projects with an estimated recurrent cost exceeding \$10 million, and excludes projects covered in the last annual briefing planned to seek funding from LF from July 2018 to June 2019 except for Items 1 to 3 (see footnote 3).

² The indicative recurrent cost is only a preliminary estimate and will be subject to change as we continue to work out the details of the projects.

³ These three projects were covered in the last annual briefing. Due to various reasons, including outstanding approval of the amendments to the relevant outline zoning plan, project being at preliminary design stage, time required for handling of the waiver application for change of land use, etc., the funding application for LF will be deferred from prior to June 2019 as originally planned to 2019-20 instead.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
2.	Conversion of ex-Kei Leung Primary School, Tuen Mun into an integrated welfare services complex ³	SWD proposes converting the premises of ex-Kei Leung Primary School at Leung King Estate, Tuen Mun into an integrated welfare services complex. The school premises consist of two buildings of one storey and seven storeys respectively with an estimated gross floor area (GFA) of about 5 185 square metres (m ²).	<ul style="list-style-type: none"> • RCHE (100 places) • Integrated vocational rehabilitation services centre (120 places) • Supported hostel (60 places) • Integrated community centre for mental wellness (reprovisioned facility) 	SWD	About \$101 million	About \$41 million	Service commencement expected in 2023-24.	DC consultation was completed in September 2013. Agreement from the Incorporated Owners of Leung King Estate was obtained in March 2018.
3.	Conversion of ex-Kei Ching Primary School, Tai Po into an integrated welfare services complex ³	SWD proposes converting the premises of ex-Kei Ching Primary School at Fu Shin Estate, Tai Po to an integrated welfare services complex. The school building has seven storeys with an estimated GFA of about	<ul style="list-style-type: none"> • RCHE (130 places) • Day Care Centre for the Elderly (DE) (60 places) • Hostel for Severely Mentally Handicapped Persons (HSMH) (60 places) • Day Activity Centre 	SWD	About \$128 million	About \$49 million	Service commencement expected in 2023-24.	At the meeting held on 24 January 2019, the Incorporated Owners of Fu Shin Estate confirmed that they had no objection

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
		5 559 m ² .	(DAC) (60 places)					to SWD's latest proposal.
4.	District Health Centre cum Social Welfare Facilities at Siu Sai Wan	The Food and Health Bureau, Department of Health and SWD plan to develop a joint-user building to provide District Health Centre cum Social Welfare Facilities at Siu Sai Wan. The proposed site, located at Siu Sai Wan Road, Siu Sai Wan (i.e. adjacent to the Siu Sai Wan Complex), has a site area of about 1 805 m ² . According to the present development programme, the works are expected to commence in the second half of 2020 and complete by end 2023.	<ul style="list-style-type: none"> • RCHE (100 places) • DE (60 places) • Neighbourhood Elderly Centre (NEC) Sub-base • Supported Hostel for Mentally Handicapped Persons (SHOS(MH)) (40 places) 	Architectural Services Department (ArchSD)	The estimated construction cost of the welfare facilities is under planning.	About \$31 million	Service commencement expected from 2024 to 2026.	DC consultation was completed in November 2018.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
5.	Public housing development at Pak Tin Estate Phase 13	This public housing development has a total site area of about 2.5 ha. Three domestic blocks are proposed to be constructed, producing about 2 100 flats for a planned population of about 6 500. According to the present development programme, the works are expected to commence in June 2020 in phases for completion in September 2025.	<ul style="list-style-type: none"> • Hostel for Severely Physically Handicapped Persons (50 places) • Hostel for Moderately Mentally Handicapped Persons (HMMH) (40 places) • Integrated Vocational Rehabilitation Services Centre (IVRSC) (120 places) • The project will also provide a DE (40 places), the construction cost of which will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX 	HD	About \$122 million.	About \$27.96 million	Service commencement expected in 2026-27.	DC consultation was completed in February 2019.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
6.	Public housing development at Yip Wong Road, Tuen Mun	The public housing development at Yip Wong Road, Tuen Mun, has a total site area of about 2.41 ha. Four domestic blocks are proposed to be constructed, producing about 3 550 public rental flats for a planned population of about 9 930. According to the present development programme, the works are expected to commence in 2019 for completion in 2024-25.	<ul style="list-style-type: none"> • DAC (50 places) cum HSMH (50 places) • The construction cost of the following facilities will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX: <ul style="list-style-type: none"> - NEC - SHOS(MH) (40 places) - Supported Hostel for Mentally/Physically Handicapped Persons (30 places) - IVRSC (80 places) 	HD	<p>The estimated construction cost of the welfare facilities is under planning.</p> <p><u>For Members' reference only:</u> The estimated construction cost of the 50-place DAC cum HSMH in the public housing development project at Hiu Ming Street, Kwun Tong, is \$56.57 million.</p>	About \$18.5 million	Service commencement expected in 2025-26.	DC consultation was completed in March 2019.
7.	Public housing development at Sheung Shui Areas 4 and 30 Site 1	The public housing development at Sheung Shui Areas 4 and 30 Site 1, has a total site area of about 1.44 ha. Three	<ul style="list-style-type: none"> • RCHE (100 places) • The project will also provide a HMMH (50 places), a IVRSC 	HD	The estimated construction cost of the welfare facilities is	About \$17.29 million	Service commencement expected in 2026-27.	DC consultation was completed in January 2019.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
		domestic blocks are proposed to be constructed, producing about 2 040 public rental flats for a planned population of about 5 710. According to the present development programme, the works for Phase 1 are expected to commence in early 2020 for completion in 2024-25.	(80 places), HSMH (50 places) and DAC (50 places) in Phase 2 of the development with works to be commenced in 2022-23.		under planning. <u>For Members' reference only:</u> The estimated construction cost of the 100-place RCHE in the public housing development at Tuen Mun Area 29 West is \$76.62 million.]			
8.	Tai Po Town Lot 157 and Various Lots in D.D. 165, D.D. 207 and D.D. 218 and Adjoining Government Land, Sai Sha, Shap Sz Heung,	The site has an area of about 74.8 ha. The majority of the site is currently zoned "Comprehensive Development Area" and the remaining portions zoned "Village Type Development", "G/IC", "Open Space", "Green Belt", "Road" and	<ul style="list-style-type: none"> • RCHE (100 places) cum DCU (30 places) • Special Child Care Centre (SCCC) (60 places) • NEC • District Support Centre for Persons with Disabilities 	To be constructed by developer	The construction cost of the proposed welfare facilities will be met by LF. The estimated construction cost is under planning.	About \$48.01 million	The timetable of the delivery of the welfare facilities is under planning.	The Government will consult the relevant DC.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
		“Country Park” under the relevant Shap Sz Heung and Ma On Shan outline zoning plans. The developer is required to apply to LandsD for lease modification/ land exchange to give effect to the proposed development.						
9.	Multi-welfare Services Complex (MWSC) in Area 29 of Kwu Tung North New Development Area (KTNNDA)	The subject site, with an area of about 1.05 ha, is located at Area 29 of KTNNDA. A MWSC is planned to be constructed providing elderly and rehabilitation facilities, amongst which five 250-place RCHEs will be used to accommodate the existing residents of the private RCHEs in Dills Corner Garden affected by the	<ul style="list-style-type: none"> • 7 RCHEs (with 250 places each) • Care and Attention Home for Severely Disabled Persons (40 places) • DAC (50 places) cum HSMH (50 places) 	ArchSD	The estimated construction cost of the MWSC is around \$2,250 million (in MOD prices)	About \$248 million	Service commencement expected in 2023-24.	DC consultation was conducted in June 2018.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
		clearance for the development of KTNDA. According to the current programme, the construction works are expected to commence in Q4 2019 and scheduled for completion in Q4 2022.						
10.	Redevelopment of Stewards Peace Clinic Building by Stewards (this is a project under the Special Sites Scheme)	The subject site is located at 145 Hong Ning Road, Kwun Tong. The existing building has three storeys mainly providing medical and dental services for the public. The organisation plans to demolish the existing building for construction of a new ten-storey (with a basement floor) building.	Providing 50 places of HSMH, 50 places of DAC, 60 places of SCCC, and 90 places of early education and training centre, all to be operated on a subvented basis.	Stewards will appoint authorised persons for the works.	The estimated construction cost of the welfare facilities is under planning.	About \$34 million	The timetable of the delivery of the welfare facilities is under planning.	DC consultation was completed in March 2019.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
11.	Development of a vacant site at Ma Tin Road, Yuen Long by The Evangelical Gospel Lutheran Church Limited (EGLCL) (this is a project under the Special Sites Scheme)	The subject site at Ma Tin Road, Yuen Long will be developed into a six-storey building for the provision of a RCHE and church facilities.	Providing 153 places of care and attention home for the elderly with continuum of care (including 57 subvented and 96 self-financing places).	EGLCL will appoint authorised persons for the works.	The estimated construction cost of the welfare facilities is under planning.	About \$12 million	The timetable of the delivery of the welfare facilities is under planning.	Views from the local stakeholders were sought earlier on the land grant application. After the completion of the technical feasibility study, the applicant organisation and the Government will assess the need for further DC consultation.
12.	Redevelopment of Buddhist Po Ching Care and Attention Home for the	The subject site is located at 10 Chi Fuk Circuit, Fanling. The existing building has four storeys, providing 128 subvented places of	An additional 122 places of care and attention home for the elderly with continuum of care (including 82 subvented and 40 self-	HHCKLA will appoint authorised persons for the works.	The estimated construction cost of the welfare facilities is under planning.	About \$20 million	The timetable of the delivery of the welfare facilities is under planning.	The applicant organisation and the Government will jointly consult

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
	Aged Women by Heung Hoi Ching Kok Lin Association (HHCKLA) (this is a project under the Special Sites Scheme)	care and attention home for the elderly with continuum of care. The organisation plans to redevelop the existing building into a seven-storey building for the provision of residential and day care services for the elderly.	financing places) and 20 subvented places of DCU.					relevant DC in due course.
13.	Redevelopment of the Factory for the Blind by The Hong Kong Society for the Blind (HKSB) (this is a project under the Special Sites Scheme)	The subject site is located at 19 Mok Cheong Street, To Kwa Wan. The existing Factory for the Blind building has three storeys, providing a 52-place care and attention home for the aged blind and a 80-place factory section of Factory for the Blind cum a 130-place sheltered workshop. The organisation plans to redevelop the existing	Providing 150 places of HSMH, 150 places of DAC, 50 places of HMMH and 100 places of IVRSC; reprovisioning the 130 existing places of sheltered workshop with 30 additional places; reprovisioning the 52 existing subvented places of care and attention home for the aged blind (with 48 additional places, including 20	HKSB will appoint authorised persons for the works.	The estimated construction cost of the welfare facilities is under planning.	About \$75 million	The timetable of the delivery of the welfare facilities is under planning.	The Kowloon City District Council (KCDC) was consulted on the redevelopment proposal in April 2015 in connection with the proposal for rezoning the subject site as "G/IC". After the completion of

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
		Factory for the Blind into a 17-storey building for the provision of various rehabilitation services as well as welfare services for the visually impaired.	self-financing places); and providing a new vocational rehabilitation services centre for the visually impaired to be operated on a self-financing basis.					the technical feasibility study, the applicant organisation and the Government will report progress to KCDC in due course.
14.	Kai Tak Area 2A Site 4, Area 2A Site 5(B) and Area 2A Site 10	The site has a gross floor area of about 105 650 square metres (m ²) and is planned to be put up for sale by tender. The site is currently zoned “Commercial (3)” under the relevant outline zoning plan.	RCHE and other welfare facilities, the details of which are under planning.	To be constructed by developer	The construction cost of the proposed welfare facilities will be met by LF. The estimated construction cost is under planning.	The estimated recurrent costs of the welfare facilities are under preparation .	The timetable of the delivery of the welfare facilities is under planning.	The Government will consult the relevant DC.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
15.	Kai Tak Area 4A Site 2	The site has a gross floor area of about 107 970 m ² and is planned to be put up for sale by tender. The site is currently zoned “Residential (Group B) 5” under the relevant outline zoning plan.	RCHE and other welfare facilities, the details of which are under planning.	To be constructed by developer	The construction cost of the proposed welfare facilities will be met by LF. The estimated construction cost is under planning.	The estimated recurrent costs of the welfare facilities are under preparation .	The timetable of the delivery of the welfare facilities is under planning.	The Government will consult the relevant DC.
16.	Kai Tak Area 4B Site 5	The site has a gross floor area of about 90 694 m ² and is planned to be put up for sale by tender. The site is currently zoned “Commercial (4)” under the relevant outline zoning plan.	RCHE and other welfare facilities, the details of which are under planning	To be constructed by developer	The construction cost of the proposed welfare facilities will be met by LF. The estimated construction cost is under planning.	The estimated recurrent costs of the welfare facilities are under preparation .	The timetable of the delivery of the welfare facilities is under planning.	The Government will consult the relevant DC.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
17.	Lai Kong Street, Kwai Chung [KCTL 515]	The site has an area of about 0.38 ha and is planned to be put up for sale by tender. The site is currently zoned “Residential (Group A)” under the relevant outline zoning plan.	Residential and related facilities for rehabilitation, details of which are under planning	To be constructed by developer	The construction cost of the proposed welfare facilities will be met by LF. The estimated construction cost is under planning.	The estimated recurrent cost of the welfare facilities is under planning.	The timetable of the delivery of the welfare facilities is under planning.	The Government will consult the relevant DC.

Latest Progress of Projects of the Last Annual Briefing¹
(including the projects seeking funding from LF for construction from July 2018 to June 2019)

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
1.	Public housing development at North West Kowloon Reclamation Site 1 (East), Sham Shui Po	<p>The public housing development has a gross site area of about 1.5 ha. Three domestic blocks are proposed to be constructed, producing about 2 590 flats for a planned population of about 7 065. According to the present development programme, the works are expected to commence in December 2018 for completion by October 2023 tentatively.</p> <p><i>[Latest progress: The construction works have been commenced in phases.]</i></p>	<ul style="list-style-type: none"> • RCHE (100 places) • The project will also provide an NEC (reprovisioned facility), the construction cost of which will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX 	HD	About \$67.33 million	About \$17.34 million	Service commencement expected in 2025-26.	DC consultation was completed in February 2016.

¹ The list only includes projects with an estimated recurrent cost exceeding \$10 million.

² The indicative recurrent cost is only a preliminary estimate and will be subject to change as we continue to work out the details of the projects.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost ²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
2.	Public housing development at Hiu Ming Street, Kwun Tong	<p>The public housing development has a gross site area of about 1.06 ha. Two domestic blocks and an ancillary facility block are proposed to be constructed, producing about 1 080 flats for a planned population of about 3 030. According to the present development programme, the works are expected to commence in December 2018 for completion by May 2025.</p> <p><i>[Latest progress: the construction works have commenced in phases.]</i></p>	<ul style="list-style-type: none"> • RCHE (100 places) cum DCU (30 places) • HSMH (50 places) cum DAC (50 places) • The construction cost of the following facilities will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX: <ul style="list-style-type: none"> - SCCC (60 places) cum Early Education and Training Centre (90 places) - Counseling Centre for Psychotropic Substance Abusers 	HD	About \$141.6 million	About \$38.43 million	Service commencement expected in 2026-27.	DC consultation was completed in January 2017.
3.	Public housing development at Ching Hong Road North, Tsing Yi	<p>The public housing development will be carried out in three phases involving a total site area of about 6.2 ha. Four domestic blocks are proposed to be constructed, producing about 3 200 flats for a planned population of</p>	<ul style="list-style-type: none"> • RCHE (150 places) • The construction cost of the following facilities will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX: <ul style="list-style-type: none"> - DE (60 places) 	HD	About \$111.9 million	About \$28.2 million	Service commencement expected in 2025-26.	DC consultation was completed in October 2017.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
		<p>about 7 800. According to the present development programme, the works are expected to commence by phases in 2019 for completion by phases from 2023 to 2029.</p> <p><i>[Latest progress: HD is currently evaluating the tender bids of the foundation works contract which is expected to be awarded in April 2019.]</i></p>	<ul style="list-style-type: none"> - NEC (reprovisioned facility) - Integrated children and youth services centre (reprovisioned facility) - Social and recreational centre for the disabled (S&RC) (reprovisioned facility) - CCC (100 places) (reprovisioned facility) 					
4.	Public housing development at Tuen Mun Area 29 West	In the public housing development project, which has a site area of about 0.75 ha, a domestic block is proposed to be constructed, producing about 990 flats for a planned population of about 2 500. According to the present development programme, the works are	<ul style="list-style-type: none"> • RCHE (100 places) 	HD	About \$76.62 million	About \$17.86 million	Service commencement expected in 2026-27	The DC has been consulted five times since 2012. The consultation has been completed.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
		<p>expected to commence in 2019 the earliest for completion in 2024.</p> <p><i>[Latest progress: The Finance Committee of the Legislative Council has approved the funding for the development in January 2019. HD is currently preparing the detailed design and invitation of tenders.]</i></p>						
5.	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po [TPTL 244]	<p>The site has an area of about 3.32 ha and is planned to be put up for sale by tender. The site is currently zoned “Residential (Group B)” under the relevant outline zoning plan.</p> <p><i>[Latest progress: The site was disposed by tender in February 2019.]</i></p>	RCHE (100 places)	To be constructed by developer	About \$75.27 million	About \$17.37 million	Service commencement expected in 2025-26	The relevant planning application for the development was published for public comments from 7 to 28 September 2018. Six public comments were received during the

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost ²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
								public inspection period. The Town Planning Board approved the application on 17 October 2018.
6.	Public housing development at Lei Yue Mun Estate Phase 4	<p>The public housing development at Lei Yue Mun Estate Phase 4, Yan Wing Street has a site area of about 1.1 ha. About 2 000 public rental flats are proposed for a planned population of about 5 600. According to the present development programme, site formation works are expected to commence in 2019-20 for completion in 2024-25.</p> <p><i>[Latest progress: Funding application for the project has been submitted,</i></p>	<ul style="list-style-type: none"> • RCHE (250 places) • The construction cost of the following facilities will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX: <ul style="list-style-type: none"> - NEC (reprovisioned facility) - 100-place CCC - Support Centre for Persons with Autism - office bases for On-site Pre-school Rehabilitation 	HD	About \$183.2 million	About \$42.71 million	Service commencement expected in 2026-27.	DC consultation was completed in November 2018.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
		<i>pending approval.]</i>	Services (2 teams) - S&RC - 60-place DE - 140-place Kindergarten-cum-Child Care Centre (reprovisioned facility)					
7.	Joint-user building at Lei King Road	The Leisure and Cultural Services Department and SWD plan to develop a joint-user building on a Government site at Lei King Road, Sai Wan Ho to provide a district library and a RCHE respectively. The proposed site, located at Lei King Road, Sai Wan Ho (i.e. adjacent to the Eastern Law Courts Building), has a site area of about 2 700 m ² . The proposed building has six storeys, and the proposed RCHE will be located on the third to fifth floors.	<ul style="list-style-type: none"> • RCHE (200 places) 	ArchSD	About \$198 million	About \$33 million	Service commencement expected in 2024-25.	DC consultation was completed in October 2017.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
		<i>[Latest progress: Funding will be sought for the project by June 2019 as planned.]</i>						
8.	Expansion of Hong Kong Sheng Kung Hui Nursing Home, Wong Tai Sin by Hong Kong Sheng Kung Hui Welfare Council Limited (HKSKHWCL) (this is a project under the Special Scheme)	<p>The subject site is located at 6 Chun Yan Street, Wong Tai Sin. The existing nursing home building has eight storeys, providing a total of 280 subsidised nursing home places. The organisation plans to construct an eight-storey new building at the carpark near the existing building, and a two-storey new building at the landscaped garden on the other side of the existing building for the provision of additional nursing home and day care services for the elderly.</p> <p><i>[Latest progress: The technically feasibility study of the project was</i></p>	An additional 120 nursing home and 60 DE places, all to be operated on a subvented basis.	HKSKHW CL will appoint authorised persons for the works.	About \$180 million	About \$43 million	Service commencement expected in 2023-24.	DC consultation was completed in November 2018.

	Site Location and Nature of Development Project	Brief Descriptions of Development Project	Proposed Welfare Facilities	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facilities	Public Consultation
		<i>completed in March 2019. Funding will be sought for the project by June 2019 as planned.]</i>						
9.	Kai Tak Area 4A Site 1, Kowloon	<p>The site has an area of about 1.64 hectares and is zoned “Residential (Group B)5” under the relevant Outline Zoning Plan. The site is planned to be put up for sale by tender.</p> <p><i>[Latest progress: The SWD obtained approval from the Town Planning Board in November 2018 under section 16 of the Town Planning Ordinance for the provision of welfare facilities on the subject site. The site has not yet been disposed by sale to date. Funding will be sought for the project by June 2019 as planned.]</i></p>	<ul style="list-style-type: none"> • RCHE (200 places) • CCC (100 places) 	To be constructed by developer	About \$156.2 million	About \$39.56 million	Service commencement expected in 2026-27.	DC consultation was completed in November 2018.