

**For discussion on
8 June 2020**

Legislative Council Panel on Welfare Services

Special Scheme on Privately Owned Sites for Welfare Uses

Purpose

This paper reports to Members the latest position of the implementation of the Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme) by the Government.

Background

2. The Government launched the Special Sites Scheme (Phase One of the Special Sites Scheme) in September 2013 to encourage non-governmental organisations (NGOs) to better utilise their own sites, through expansion, redevelopment or new development, to provide or increase those welfare facilities considered by the Government as being in acute demand, in particular to increase elderly and rehabilitation service places. Details of Phase One of the Special Sites Scheme are at **Annex 1**. The Government launched Phase Two of the Special Sites Scheme in April 2019, proposing various enhanced features, including the increase in the types of welfare services in the “Shopping List” as well as the types of welfare-related ancillary facilities that may be included in project proposals. Besides, flexible funding arrangements under the Lotteries Fund (LF) will continue to be provided.

Latest progress of implementation

Phase One of the Special Sites Scheme

3. By the closing of application for Phase One of the Special Sites Scheme on 18 November 2013, 63 project proposals submitted by 43 NGOs

had been received. Among them, 13 project proposals, which were not able to proceed further due to reasons such as site constraints, have been removed from the Special Sites Scheme. Based on an updated rough estimation, if all the 50 remaining project proposals could be implemented smoothly, a range of welfare facilities will be provided, including about 9 000 additional elderly service places and about 8 000 additional rehabilitation service places. Details are set out at **Annex 2**.

4. Generally, an NGO applicant would, upon obtaining LF grant¹, complete a technical feasibility study (TFS)² on its project. The applicant may apply for LF grant to carry out pre-construction detailed design³ if the project is confirmed to be technically feasible. After the detailed design has been completed and approved, the NGO applicant may apply for another LF grant to meet the cost of the main works.

5. As at end of March 2020, five projects had been completed and commenced service. One other project had entered the construction stage and was expected to be completed in 2020. These six projects provide various welfare services, including about 260 additional elderly service places (including about 100 subvented places) and about 1 020 additional rehabilitation service places (all being subvented places). Details of the above six projects are set out at **Annex 3**.

6. Besides, three projects have entered the pre-construction detailed design or study stage. Another 16 projects are at the TFS stage, of which seven projects are expected to be provided with LF grant in 2020-21 for engaging consultants to carry out pre-construction detailed design and related work. Details of the 19 projects above are set out at **Annex 4**. As for the remaining projects under Phase One of the Special Sites Scheme, the

¹ NGO applicants may also seek other funding sources to cover all or part of the costs of the projects.

² The TFS should generally include: definition of the scope of the welfare project, topographical survey, site investigation, assessment of the need for an environmental impact assessment/risk assessment at the detailed design stage, site constraints, cost estimate, preliminary schematic design, works programme, assessment of site accessibility, availability of utility services, etc.

³ The NGO applicant is required to engage consultant(s) to carry out the detailed design for the main works, tender exercise and contract administration for construction, etc.

Social Welfare Department (SWD) will consider supporting the respective NGO applicants to proceed with the TFSs in or after 2020-21 having regard to the actual status of the individual projects.

Phase Two of the Special Sites Scheme

7. Having regard to the experience gained under Phase One, the Government has proposed various enhanced features for Phase Two of the Special Sites Scheme. We have included a total of five new facilities on elderly services and rehabilitation services, namely, Care and Attention Home providing Continuum of Care cum Day Care Unit for the Elderly, Nursing Home cum Day Care Unit for the Elderly, Hostel for Severely Physically Handicapped Persons, Supported Hostel for Mentally and Physically Handicapped Persons, as well as On-site Pre-school Rehabilitation Services Office. We have also included three types of child care services, namely, Child Care Centre, Residential Child Care Centre and Small Group Home. In addition, we have increased the types of welfare-related ancillary facilities for inclusion in project proposals, so as to meet the diversified needs of service users. Examples include medical and dental facilities for specified target users, service for assessment of children with special education needs, as well as showroom and/or shop for innovative and gerontechnology products relating to the ageing society and needs of persons with disabilities. Details of the enhanced features are set out at **Annex 5**.

8. By the closing of application for Phase Two of the Special Sites Scheme on 30 August 2019, 25 project proposals submitted by 16 NGOs had been received⁴. If all these project proposals could be implemented smoothly, a total of about 7 000 additional elderly, rehabilitation and child care service places will be provided. SWD has carried out initial assessment on these proposals, and has sought preliminary views of relevant bureaux/departments (B/Ds) on the proposals. To assist the NGO applicants in refining their proposals, SWD has been convening first working meetings with them by batches since March 2020 to exchange views on the development parameters, types and numbers of service places to be provided, preliminary design, decanting arrangements, etc. in respect

⁴ Apart from the aforementioned 25 applications, one NGO applicant subsequently withdrew a project proposal.

of the project proposals. Upon reaching an agreement among SWD, relevant B/Ds and the respective NGO applicants on the proposed services to be provided under their projects, SWD will consider supporting the NGO applicants through LF grants to proceed with the TFSs with a view to finalising the details of the projects.

9. The implementation of projects under the Special Sites Scheme depends on various factors, including the location and surrounding environment of the sites concerned, communal facilities and transport facilities, requirements prescribed in the land lease conditions and restrictions stipulated in the outline zoning plans on use and development intensity, feedback received from local consultations, distribution of existing services as well as the demand for and supply of the proposed services, etc. Depending on the time taken to complete the necessary development and planning procedures (e.g. outline zoning plan amendment, planning permission, lease modification, etc.), it may take several years or longer to implement these projects. The Government will continue to press ahead both Phases of the Special Sites Scheme and render assistance to the NGO applicants during the planning and development process of their project proposals.

Other plans to develop social welfare facilities

10. The Government has all along been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand. In addition to the Special Sites Scheme, relevant measures include –

(a) The Government has formulated, on a population basis, planning ratios for various types of elderly facilities (including subsidised residential care services for the elderly, subsidised community care services for the elderly, District Elderly Community Centres and Neighbourhood Elderly Centres) and child care centres for incorporation into the Hong Kong Planning Standards and Guidelines in December 2018 and March 2020 respectively. This would facilitate the concerned departments to reserve suitable premises during the planning process of new development projects for the construction of relevant welfare facilities

to better meet the service demands in new communities. Regarding rehabilitation services, the consultant for the Hong Kong Rehabilitation Programme Plan has proposed planning ratios for long-term residential care and long-term community care services. The Government will follow up on the relevant recommendations upon completion of the final report;

- (b) SWD has been maintaining close contact with relevant departments to identify suitable sites in the development or redevelopment of public housing estates and urban renewal projects for providing welfare facilities. We have also endeavoured to make use of available government accommodation including vacant school premises, and have embarked on the planning and development of stand-alone welfare facilities on suitable vacant Government, Institution or Community sites; and
- (c) The Government has earmarked \$20 billion to purchase properties for accommodating welfare facilities, including child care centres, day care centres for the elderly, neighbourhood elderly centres, on-site pre-school rehabilitation services, etc. to help meet the acute shortfall of premises. The funding proposal has been submitted to the Finance Committee of Legislative Council for approval. Upon the Finance Committee's approval, SWD and the Government Property Agency will start purchasing the premises as soon as possible.

11. As the geographical distribution of the additional service places under the Special Sites Scheme mainly hinges on the distribution of the sites owned by NGO applicants, individual districts may have no or fewer additional service places under the Special Sites Scheme. SWD will pay particular attention to the distribution of the service places under the Special Sites Scheme when it searches for sites/premises for the setting up of welfare facilities outside the Special Sites Scheme according to the aforementioned strategies. As at the end of March 2020, in addition to the Special Sites Scheme, SWD is implementing or planning to implement 85 development projects⁵. Of these projects, 68 involve the provision of elderly services, 47 the provision of rehabilitation services for persons with

⁵ More than one field of services can be provided in individual projects. The 85 development projects exclude those at the early planning stage.

disabilities, and 20 the setting up of child care services. We will also seek new resources to meet the additional recurrent expenditure arising from the new welfare services as a result of the expansion, new development and redevelopment.

Advice sought

12. Members are invited to note the latest development of the implementation of the Special Sites Scheme.

**Labour and Welfare Bureau
Social Welfare Department
June 2020**

**Major features of Phase One of the Special Scheme on
Privately Owned Sites for Welfare Uses**

The major features of Phase One of the Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme) are as follows¹ –

(a) Types of welfare services

Elderly services

1. Care and attention home providing continuum of care
2. Nursing home
3. Day care centre for the elderly

Rehabilitation services

4. Care and attention home for severely disabled persons
5. Hostel for moderately mentally handicapped persons
6. Hostel for severely mentally handicapped persons
7. Long stay care home
8. Integrated vocational rehabilitation services centre
9. Day activity centre
10. Special child care centre
11. Early education and training centre

Non-governmental organisations (NGOs) participating in the Special Sites Scheme will have to provide a net increase in the provision of one or more than one service on its site. To give NGOs greater flexibility to meet their other requirements, they may co-locate welfare facilities other than the 11 types of services mentioned above and/or non-welfare facilities on the same site provided that such uses and arrangement are permitted under the applicable regulations and

¹ Such features do not apply to other welfare projects already processed or to be processed by the Social Welfare Department outside the Special Sites Scheme.

procedures, and in compliance with the land lease governing the lot concerned.

(b) Form of development

The form of development may include expansion, redevelopment, new development and a combination of one or more of the above categories. NGOs are also allowed to use a small portion of the gross floor area (GFA) for welfare-related ancillary facilities and the cost will be borne by the Lotteries Fund (LF). Unless with discretionary approval by the Government, existing buildings should not be demolished if they are less than 25 years old.

(c) Track record of NGOs

NGOs should satisfy the Social Welfare Department (SWD) that they are bona-fide non-profit making organisations which have direct experience in running related welfare services with a good record of corporate governance, and should demonstrate capability and/or experience in taking charge of similar development/redevelopment projects.

(d) Waiving of the open bidding requirement

At present, SWD requires an NGO (even if the piece of land is held by it) to compete with other NGOs for securing extra GFA for operating any new type of subvented service on its own land. Take for example an NGO which has redeveloped its building from one providing 100 subvented residential care places for the elderly into a building providing 300 subvented residential care places for the elderly plus 100 subvented residential care places for persons with disabilities. The 100 subvented places for persons with disabilities would need to be subject to open bidding with other NGOs because it is considered a new type of subvented service on the site. On the other hand, the 300 residential care places for the elderly, despite the increase in provision, will continue to be run by the NGO concerned without the need for open bidding as the additional places are considered expansion of service. For a new subvented welfare service to be provided under the Special Sites Scheme, SWD may exercise its discretion to waive the open bidding requirement on the condition that the NGO participating in the Special Sites Scheme,

upon securing funding either from the LF or other sources to support the capital cost of its project under the Special Sites Scheme, will generally be required to abstain once from bidding elsewhere for the same type of subvented service.

(e) Technical feasibility study (TFS)

According to the existing practice, the LF will only support the cost of a TFS in proportion to the net operating floor area (NOFA) proposed for the welfare portion. Under the Special Sites Scheme, SWD may consider exercising its discretion to fund the full cost of the TFS for the project by the LF if the welfare portion constitutes no less than 50% of the NOFA of the project.

(f) Decanting cost

An NGO participating in the Special Sites Scheme may need to relocate the existing welfare services to other premises pending the development or redevelopment of the site. SWD may consider exercising its discretion to approve the use of the LF to pay for the decanting costs involved.

(g) Self-financing services

Under the prevailing practice of using the LF to support the capital costs of self-financing projects, the following rules are normally observed for capital construction projects –

- (i) the NGO must have at least three years of good track record in welfare services and is required to undertake to operate the project for at least five years; and
- (ii) regarding self-financing services, the NGO is required to commit not less than 10% of the total capital cost recognised by the LF on the self-financing portion as contribution to the LF, or top up an amount of not less than 10% of the total capital cost recognised by the LF on the self-financing portion for the above-standard facilities of the project.

For projects under the Special Sites Scheme, SWD may consider exercising its discretion to waive –

- (i) the three-year track record required of an NGO provided that –
 - the NGO concerned must demonstrate to the satisfaction of SWD its ability to run and sustain the proposed welfare facility, such as financial capability and engagement of a service delivery team with relevant experience in operating the proposed welfare facility; and
 - the NGO concerned must undertake to operate the proposed welfare facility for at least eight years; and
 - (ii) the 10% contribution from an NGO if the self-financing portion is to provide for a welfare facility meeting prevailing needs as supported by SWD, such as a self-financing residential care home for the elderly. However, for any non-welfare portion of a project under the Special Sites Scheme, an NGO will still need to pay for the capital cost (and full land premium, if required) of that portion. If the setting up of any such non-welfare facilities (such as churches and hospital facilities) is supported by the relevant bureaux, the NGO will need to make arrangements in terms of resources to meet the costs involved, including payment for land premium.
- (h) One-stop assistance on development matters

Projects under the Special Sites Scheme will still be subject to the applicable statutory regimes for development, including the Town Planning Ordinance and the Buildings Ordinance, etc. as well as the land lease conditions governing the lots concerned. As NGOs may need advice on optimising the development potential of their sites and assistance in their applications for lease modification (where required), planning applications and submission of building plans etc., the Policy and Project Co-ordination Unit (PPCU) of the Chief Secretary for Administration's Office provided consultation and coordination services for NGOs under the Special Sites Scheme from the launch of the Scheme until end of 2017. After the disbandment of the PPCU following an internal reorganisation of the Government in end of 2017, the Labour and Welfare Bureau/SWD will continue to provide the services in this respect.

(i) Flexible funding arrangements under the LF for projects under the Special Sites Scheme

Relevant measures include –

- (i) As some NGO applicants do not have in-house technical or professional manpower support in terms of architectural service/estate management, they may apply for funding under the LF to engage Authorised Persons or consultants to assist them in preparing funding applications for the conduct of technical feasibility studies. Each application will be considered by SWD on a case-by-case basis;
- (ii) NGO applicants may apply for funding under the LF to engage project management services to help them monitor the project delivery during the project implementation stage. Each application will be considered by SWD on a case-by-case basis;
- (iii) NGO applicants may apply to SWD for providing ancillary facilities in their projects. If the GFA of ancillary facilities does not exceed 10% of the total GFA of the project concerned, the NGO applicant may apply for funding under the LF to cover the capital and fitting-out costs of such facilities. In general, suitable staff training facilities may be considered as ancillary facilities;
- (iv) NGO applicants may apply for funding under the LF to meet the costs of furniture and equipment items in respect of the self-financing welfare facilities on the list of facilities set out by the Government. Each application will be considered by SWD on a case-by-case basis; and
- (v) NGO applicants will apply for LF grants in phases to meet the cost of consultancy service and that of capital works according to the actual progress of their projects, instead of seeking the two grants above in one go. This allows more accurate estimation of the capital cost and related funding amount sought, speeds up progress of the projects, reduces some administrative procedures involved under the original arrangement, and enhances the management of the LF.

Details of the revised proposals received under Phase One of the Special Scheme on Privately Owned Sites for Welfare Uses

Under Phase One of the Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme), 63 preliminary proposals submitted by 43 non-governmental organisations (NGOs) had been received, of which 13 projects were removed from the Special Sites Scheme in March 2019 owing to reasons such as site constraints. For the remaining 50 proposed projects, the updated details based on the revised proposals (if any) submitted by NGOs on or before 31 March 2020 are as follows-

District	No. of applications	Places for residential care services for the elderly		Places for day care services for the elderly	Places for residential care services for persons with disabilities				Places for day care/vocational rehabilitation services for persons with disabilities			
		CoC Home	NH	DE	C&A/SD	HSMH	HMMH	LSCH	IVRSC	DAC	SCCC	EETC
Hong Kong												
Central and Western	0	-	-	-	-	-	-	-	-	-	-	-
Eastern	3	410	-	140	-	160	100	-	120	170	60	210
Southern	6	643	300	186	150	110	120	-	120	110	54	240
Wan Chai	0	-	-	-	-	-	-	-	-	-	-	-
Kowloon												
Kowloon City	4	239	203	180	-	200	150	-	260	200	150	221
Kwun Tong	5	895	-	260	-	250	140	-	200	300	210	210
Sham Shui Po	3	218	-	96	-	-	100	100	125	-	-	60
Wong Tai Sin	2	101	120	110	-	-	-	-	-	-	-	-
Yau Tsim Mong	2	-	-	60	-	30	-	-	-	50	156	295
New Territories												
Islands	0	-	-	-	-	-	-	-	-	-	-	-
Kwai Tsing	3	120	-	180	70	70	80	-	120	70	60	120
North	4	662	-	146	-	50	120	-	120	50	-	-

District	No. of applications	Places for residential care services for the elderly		Places for day care services for the elderly	Places for residential care services for persons with disabilities				Places for day care/vocational rehabilitation services for persons with disabilities			
		CoC Home	NH	DE	C&A/SD	HSMH	HMMH	LSCH	IVRSC	DAC	SCCC	EETC
Sai Kung	4	353	200	60	120	120	-	-	-	162	-	-
Sha Tin	0	-	-	-	-	-	-	-	-	-	-	-
Tai Po	5	495	-	-	-	200	100	-	180	200	120	170
Tsuen Wan	2	507	-	70	-	-	-	-	-	-	-	90
Tuen Mun	4	1 170	604	130	-	-	-	-	-	-	30	60
Yuen Long	3	304	-	140	30	56	-	-	-	100	60	-
Total	50	6 117	1 427	1 758	370	1 246	910	100	1 245	1 412	900	1 676
		9 302			7 859							
		17 161										

Legend

CoC Home	Care and attention home for the elderly providing continuum of care
NH	Nursing home
DE	Day care centre for the elderly
C&A/SD	Care and attention home for severely disabled persons
HSMH	Hostel for severely mentally handicapped persons
HMMH	Hostel for moderately mentally handicapped persons
LSCH	Long stay care home
IVRSC	Integrated vocational rehabilitation services centre
DAC	Day activity centre
SCCC	Special child care centre
EETC	Early education and training centre

**Projects under Phase One of the Special Scheme on Privately Owned Sites for Welfare Uses already completed or expected to be completed in 2020-21
(Position as at end of March 2020)**

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress	(e)Estimated completion date
(1)Redevelopment of Hong Chi Pinehill Integrated Vocational Training Centre - Minor Staff Quarter and Services Building, Pinehill Village, Tai Po by Hong Chi Association	N/A	100 places of hostel for moderately handicapped persons	The project was completed and commenced service in end of 2016.	

¹ The additional places are subvented places unless otherwise specified.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress	(e)Estimated completion date
(2)Redevelopment of Caritas Social Centre - Tsuen Wan at 9 Shing Mun Road, Tsuen Wan by Hong Kong Caritas	Reprovisioning of a district support centre for persons with disabilities located in Tsing Yi, and provision of a new well-being centre for the community and a new trauma treatment centre, both to be operated on a self-financing basis	120 places of care and attention home for the elderly providing continuum of care (including 48 places to be operated on a self-financing basis) and 40 places of day care centre for the elderly (including 10 places to be operated on a self-financing basis)	The project was completed and commenced service in October 2017.	
(3)Redevelopment of Heep Hong Society Catherine Lo Centre at 19 Sandy Bay Road, Pokfulam by Heep Hong Society	Reprovisioning of 66 places of special child care centre	54 places of special child care centre and 180 places of early education and training centre	The project was completed and commenced service in October 2017.	

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress	(e)Estimated completion date
(4)New development on a vacant area originally used for the purposes of environmental enhancement and farming within Hong Chi Pinehill Village, Tai Po by Hong Chi Association	Reprovisioning of 24 places and provision of 12 new places of residential special child care centre; reprovisioning of 10 places of early education and training centre, and reprovisioning of 16 places and provision of 32 new places of small group home	60 places of special child care centre and 50 places of early education and training centre	The project was completed and commenced service in March 2018.	
(5)Redevelopment of Hong Chi Pinehill Integrated Vocational Training Centre - Main Building, Pinehill	Reprovisioning of 233 places of integrated vocational training centre	200 places of hostel for severely mentally handicapped persons, 200 places of day activity centre and 180 places of integrated vocational	The project was completed and commenced service in December 2018.	

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress	(e)Estimated completion date
Village, Tai Po by Hong Chi Association		rehabilitation services centre		
(6)Expansion of Haven of Hope Woo Ping Care and Attention Home at 8 Pui Shing Lane, Tseung Kwan O by Haven of Hope Christian Service	Retention of the existing 248 places of care and attention home for the elderly providing continuum of care operated on a self-financing basis	103 places of care and attention home for the elderly providing continuum of care (all to be operated on a self-financing basis)	The non-governmental organisation (NGO) has secured funding under both the Hong Kong Jockey Club Charities Trust and the Lotteries Fund (LF) to meet the cost of the expansion works. The NGO has obtained funding under the LF to meet the cost of furniture and equipment items.	The project is expected to be completed in 2020.

**Projects under Phase One of the Special Scheme on Privately Owned Sites for Welfare Uses
which are at the pre-construction detailed design / study or technical feasibility study stages
(Position as at end of March 2020)**

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
(1) New development of a residential care home for the elderly (RCHE) on a site at Fuk Hang Tsuen Road, Lam Tei by Pok Oi Hospital	N/A	1 434 residential care service places for the elderly, including 930 places of care and attention home for the elderly (including 310 places to be operated on a self-financing basis) and 504 places of nursing home (including 200 places to be operated on a self-financing basis)	The non-governmental organisation (NGO) has completed the technical feasibility study (TFS) for the project after securing funding under the Lotteries Fund (LF), and has subsequently obtained an LF grant to engage a consultant to carry out such work as detailed design, conduct of tender exercise and contract administration for construction. The detailed design for the project has

¹ The additional places are subvented places unless otherwise specified. Although the technical feasibility studies / detailed designs are conducted on the basis of the additional places of welfare services as stated in the table, the final provision of the additional places of the services concerned can only be confirmed upon completion of the detailed designs.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
			commenced.
(2) Expansion of Hong Kong Sheng Kung Hui Nursing Home, Wong Tai Sin by Hong Kong Sheng Kung Hui Welfare Council Limited	Retention of the 280 existing places of nursing home	120 places of nursing home and 60 places of day care centre for the elderly	The NGO has completed the TFS for the project after securing funding under the LF and has subsequently obtained an LF grant to engage a consultant to carry out such work as detailed design, conduct of tender exercise and contract administration for construction. The NGO is arranging for the appointment of consultant.
(3) Expansion works at Caritas Li Ka Shing C&A Home in Tuen Mun by Caritas Hong Kong	Retention of the 260 existing places of care and attention home for the elderly providing continuum of care	30 places of day care unit for the elderly	The NGO has obtained an LF grant to engage a consultant to assist in compilation of an LF application to meet the cost of the expansion works.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
(4) Redevelopment of Shaukeiwan Day Activity Centre at 456 Shaukeiwan Road by the Salvation Army	Reprovisioning of the 40 existing places of day activity centre, and provision of a new family and child development centre for children with special needs to be operated on a self-financing basis	60 places of hostel for severely mentally handicapped persons and 70 places of day activity centre	The NGO has appointed an Authorised Person (AP) to proceed with the TFS for the project after securing funding under the LF.
(5) Expansion of New Life Building at 332 Nam Cheong Street, Sham Shui Po by New Life Psychiatric Rehabilitation Association	Retention of the 126 existing places and provision of 4 new places of half-way house; retention of the 200 existing places of long stay care home; retention of the 195 existing places of integrated vocational rehabilitation services centre; provision of a new integrated community centre for mental illness; and provision of a new day care and activity centre for older	100 places of long stay care home, 100 places of hostel for moderately mentally handicapped persons and 125 places of integrated vocational rehabilitation services centre	The NGO has appointed an AP to proceed with the TFS for the project after securing funding under the LF.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
	persons with mental illness to be operated on a self-financing basis		
(6) New development of an RCHE on a site at Ma Tin Road, Yuen Long by The Evangelical Gospel Lutheran Church Limited	N/A	159 places of care and attention home for the elderly providing continuum of care (including 102 places to be operated on a self-financing basis)	The NGO has appointed an AP to proceed with the TFS for the project after securing funding under the LF. It is estimated that the NGO will apply for funding support under the LF in 2020-21 to engage a consultant to carry out such work as detailed design, conduct of tender exercise and contract administration for construction.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
(7) Redevelopment of Stewards Peace Clinic Building at 145 Hong Ning Road, Kwun Tong by Stewards	Provision of a new parents/relatives resource centre to be operated on a self-financing basis	50 places of hostel for severely mentally handicapped persons, 50 places of day activity centre, 60 places of special child care centre and 90 places of early education and training centre	The NGO has appointed an AP to proceed with the TFS for the project after securing funding under the LF. It is estimated that the NGO will apply for funding support under the LF in 2020-21 to engage a consultant to carry out such work as detailed design, conduct of tender exercise and contract administration for construction.
(8) Redevelopment of Factory for the Blind at 19 Mok Cheong Street, To Kwa Wan by Hong Kong Society for the Blind	Reprovisioning of the 130 existing places of sheltered workshop with an addition of 30 places; reprovisioning of the 52 existing subvented places of care and attention home for the aged blind with an addition of 48 places	150 places of hostel for severely mentally handicapped persons, 150 places of day activity centre, 50 places of hostel for moderately mentally handicapped persons and 100 places of integrated	The NGO has appointed an AP to proceed with the TFS for the project after securing funding under the LF. It is estimated that the NGO will apply for funding support under the LF in 2020-21 to

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
	(including 20 places to be operated on a self-financing basis); and provision of a new vocational rehabilitation services centre for the visually impaired to be operated on a self-financing basis	vocational rehabilitation services centre	engage a consultant to carry out such work as detailed design, conduct of tender exercise and contract administration for construction.
(9) Redevelopment of the Hong Kong Society for Rehabilitation Lam Tin Complex at 7 Rahab Path, Lam Tin by the Hong Kong Society for Rehabilitation	Reprovisioning of the existing self-financing services including a vocational rehabilitation and retraining centre, a centre on rehabilitation and wellness with a hydro pool, Kids on the Block, Rehabus service and accessible hire car service; and provision of various welfare-related facilities including a community rehabilitation network station, a self-help resource hub, a house of aphasia, a training institute on holistic	400 places of care and attention home for the elderly providing continuum of care (including 150 places to be operated on a self-financing basis), 120 places of day care centre for the elderly (including 60 places to be operated on a self-financing basis), 100 places of hostel for severely mentally handicapped persons, 100 places of hostel for moderately mentally handicapped persons, 120 places of integrated	The NGO has appointed an AP to proceed with the TFS for the project after securing funding under the LF. It is estimated that the NGO will apply for funding support under the LF in 2020-21 to engage a consultant to carry out such work as detailed design, conduct of tender exercise and contract administration for construction.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
	rehabilitation and wellness, and 32 places of work-based child care centre, all to be operated on a self-financing basis	vocational rehabilitation services centre, 100 places of day activity centre and 60 places of special child care centre	
(10)Redevelopment of Buddhist Po Ching Care and Attention Home for the Aged Women at 10 Chi Fuk Circuit, Fanling by Heung Hoi Ching Kok Lin Association	Reprovisioning of the existing 128 places of care and attention home for the elderly providing continuum of care	122 places of care and attention home for the elderly providing continuum of care (including 40 places to be operated on a self-financing basis) and 20 places of day care unit for the elderly	The NGO has appointed AP to proceed with the TFS for the project after securing funding under the LF. It is estimated that the NGO will apply for funding support under the LF in 2020-21 to engage a consultant to carry out such work as detailed design, conduct of tender exercise and contract administration for construction.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
(11)New development on a site southeast to the junction of Castle Peak Road - Yuen Long and Yau Tin East Road by Hong Kong Sheng Kung Hui Welfare Council Limited	N/A	About 120 places of care and attention home for the elderly providing continuum of care (to be operated on both subvented and self-financing basis), 60 places of day care centre for the elderly and 60 places of special child care centre	The NGO is conducting the TFS for the project through non-LF funding.
(12)Redevelopment of Yuen Yuen Home for the Aged at 31 & 33 Lo Wai Road, Sam Dip Tam, Tsuen Wan by The Yuen Yuen Institute	N/A	387 places of care and attention home providing continuum of care (with 77 places to be operated on a self-financing basis), 30 places of day care unit and 90 places of early education and training centre	The NGO has appointed AP to proceed with the TFS for the project after securing funding under the LF. It is estimated that the NGO will apply for funding support under the LF in 2020-21 to engage a consultant to carry out such work as detailed design, conduct of tender exercise and contract administration for construction.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
(13)Redevelopment of Wong Chuk Hang Service for the Elderly at 1 Wong Chuk Hang Path, Aberdeen by Po Leung Kuk	Reprovisioning of the existing 113 places of care and attention home for the elderly providing continuum of care and 44 places of day care centre for the elderly	121 places of care and attention home for the elderly providing continuum of care (including 7 places to be operated on a self-financing basis), 300 places of nursing home (including 30 places to be operated on a self-financing basis) and 36 places of day care centre for the elderly	The NGO has secured funding under the LF to meet the cost of the TFS for the project and will appoint AP to proceed with the TFS soon.
(14)New development on a vacant area of the Baptist Convention of Hong Kong at 88 Ping Che Road, Fanling by Baptist Oi Kwan Social Service	N/A	60 places of day care centre for the elderly, 240 places of care and attention home for the elderly providing continuum of care, 120 places of integrated vocational rehabilitation services centre and 120 places of hostel for moderately mentally handicapped	The NGO has secured funding under the LF to meet the cost of the TFS for the project, and is preparing the draft tender document.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
(15)Proposed development on a site at Lei Yue Mun Path, Yau Tong by The Hong Kong Student Aid Society	Reprovisioning of the Holland Hostel and provision of 60 places of small group homes, a transitional home for vulnerable youngsters as well as career development service (both to be operated on a self-financing basis)	50 places of hostel for severely mentally handicapped persons and 100 places of day activity centre	The NGO has appointed AP to proceed with the TFS for the project after securing funding under the LF. It is estimated that the NGO will apply for funding support under the LF in 2020-21 to engage a consultant to carry out such work as detailed design, conduct of tender exercise and contract administration for construction.
(16)New development on a vacant area of Cheung Muk Tau Integrated Service Complex in Sai Kung by Helping Hand	N/A	200 places of care and attention home for the elderly providing continuum of care (including 40 places to be operated on a self-financing basis)	The NGO has secured funding under the LF to meet the cost of the TFS for the project and will appoint AP to proceed with the TFS soon.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
(17)Redevelopment of Jockey Club Care and Attention Home for the Elderly at 9 Sandy Bay Road by Tung Wah Group of Hospitals	Provision of a new 60 places of work-based child care centre, to be operated on a self-financing basis	230 places of care and attention home for the elderly providing continuum of care (including 30 places to be operated on a self-financing basis), 40 places of day care centre for the elderly (all places to be operated on a self-financing basis), 150 places of care and attention home for severely disabled persons, 110 places of hostel for severely mentally handicapped persons, 120 places of hostel for moderately mentally handicapped persons, 120 places of integrated vocational rehabilitation services centre, 110 places of day activity centre and 60	The NGO has secured funding under the LF to meet the cost of the TFS for the project and will appoint AP to proceed with the TFS soon.

(a)Development project	(b)Welfare facilities to be provided in the project (excluding those in column (c) of this table)	(c) Additional places of the services on the list of welfare services set out by the Government (please refer to Annex 1)¹	(d)Latest progress
		places of early education and training centre	
(18)Redevelopment of Aberdeen Kai-fong Association Social Service Building at 180B Aberdeen Main Road by Aberdeen Kai-fong Welfare Association	Reprovisioning of the existing district elderly community centre cum integrated home care services teams, community centre and hall; and provision of new outdoor adventure climbing wall for the youth, to be operated on a self-financing basis	174 places of care and attention home for the elderly providing continuum of care (including 48 places to be operated on a self-financing basis) and 80 places of day care centre for the elderly	The NGO has secured funding under the LF to meet the cost of the TFS for the project, and is preparing the draft tender document.
(19)New development on a site in Tai Chung Hau, Sai Kung by the Chinese Young Men's Christian Association of Hong Kong	N/A	250 places of care and attention home for the elderly providing continuum of care (including 74 places to be operated on a self-financing basis) and 60 places of day care centre for the elderly	The NGO has secured funding under the LF to meet the cost of the TFS for the project, and is preparing the draft tender document.

Enhanced Features of Phase Two of the Special Scheme on Privately Owned Sites for Welfare Uses

The features and flexibility of Phase One are maintained under Phase Two of the Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme). Flexible funding arrangements under the Lotteries Fund (LF) will be provided, including those for welfare-related ancillary facilities, technical feasibility studies, decanting costs¹, as well as capital works of self-financing services, etc. The Government will also provide appropriate assistance to non-governmental organisation (NGO) applicants during the planning or development process. At the same time, having regard to the experience gained under Phase One, the Government has proposed various enhanced features for Phase Two of the Special Sites Scheme.

The “Shopping List” of welfare facilities under Phase Two

2. On the types of welfare services, considering that there is an acute demand for different welfare services in the society, we have enhanced the types of welfare services on the list of facilities under Phase Two of the Special Sites Scheme, including elderly services, rehabilitation services and child care services which are in great demand now and in the foreseeable future. Apart from including a total of five new facilities on elderly services and rehabilitation services, three types of child care services are also covered. The new services include Care and Attention Home providing Continuum of Care (C&A Home/CoC) cum Day Care Unit for the Elderly (DCU), Nursing Home (NH) cum DCU, Hostel for Severely Physically Handicapped Persons (HSPH), Supported Hostel (SHOS) for Mentally and Physically Handicapped Persons, On-site Pre-school Rehabilitation Services (OPRS) Office, Child Care Centre (CCC), Residential Child Care Centre (RCCC) and Small Group Home (SGH). The enhanced “Shopping List” with a total number of 18 types of services², includes five types of elderly services, 10 types of rehabilitation services

¹ This refers to using the LF to pay for the costs of removal or fitting-out works for the temporary premises involved in decanting.

² The early education and training centre, being one of the welfare services on the list of facilities included under Phase One of the Special Sites Scheme, is not included in the “Shopping List” for Phase Two of the Special Sites Scheme.

and three types of child care services, as set out as follows –

Elderly services

1. C&A Home/CoC
2. NH
3. Day Care Centre for the Elderly
4. C&A Home/CoC cum DCU*
5. NH cum DCU*

Rehabilitation services

6. Care and Attention Home for Severely Disabled Persons
7. Hostel for Moderately Mentally Handicapped Persons
8. Hostel for Severely Mentally Handicapped Persons
9. Long Stay Care Home
10. Integrated Vocational Rehabilitation Services Centre
11. Day Activity Centre
12. Special Child Care Centre
13. HSPH*
14. SHOS for Mentally and Physically Handicapped Persons*
15. OPRS Office*

Child care services

16. CCC*
17. RCCC*
18. SGH*

* New services included in the “Shopping List” under Phase Two of the Special Sites Scheme

3. NGOs participating in the Special Sites Scheme will have to provide a net increase in the provision of one or more than one service on its own site. To give NGOs greater flexibility to meet their other requirements, they may co-locate welfare facilities other than the 18 types of services mentioned above and/or non-welfare facilities on the same site provided that such uses and arrangement are permitted under the applicable regulations and procedures, and in compliance with the land lease governing the lot concerned.

Types of welfare-related ancillary facilities

4. With a view to enhancing the development potential of sites, as in Phase One of the Special Sites Scheme, NGO applicants may co-locate

welfare facilities other than those on the “Shopping List”, ancillary facilities and/or non-welfare facilities on the same site provided that such uses and arrangements are permitted under the applicable regulations and procedures, and in compliance with land lease governing the lot concerned. With a view to improving on the diversity of welfare-related ancillary facilities to better meet the multifarious needs of service users (particularly the vulnerable groups etc.), after consolidating the experience gained from the implementation of Phase One, we have increased the types of welfare-related ancillary facilities for inclusion in project proposals. Some examples are –

- (a) Medical facilities (including both Chinese and western medical clinics) for welfare service users within the same site;
- (b) Dental facilities for welfare service users within the same site, as well as the service users of those welfare facilities on the “Shopping List” operated by any NGOs, and vulnerable groups (such as elderly persons on the Comprehensive Social Security Assistance or the Old Age Living Allowance, and persons with disabilities);
- (c) Training facilities for carers of the elderly, persons with disabilities and children with special needs, etc.;
- (d) Acupuncture or massage service centre for welfare service users within the same site;
- (e) Service for assessment of children with special education needs;
- (f) Showroom and/or shop for innovative and gerontechnology products relating to the ageing society and needs of persons with disabilities;
- (g) Shop or kiosk selling daily necessities or caring products for the elderly and persons with disabilities; and
- (h) Café/canteen, involving the provision of vocational training and employment opportunities for persons with disabilities or the elderly, or for provision of meal services for service users, staff or visitors within the same site.

Development of non-profit elderly apartments

5. Besides, to encourage NGO applicants under the Special Sites Scheme to optimise the development potential of their sites, and at the same time provide reasonable and affordable accommodation for elderly persons who are living in sub-standard housing or living in/applying for public rental housing, on the condition that the provision of those urgently needed welfare facilities in a Special Sites Scheme project will remain as the core components of the project and that the delivery of the project will not be unduly delayed, the Government supports in principle the relevant NGO applicants to develop non-profit elderly apartments on the same application site at nominal premium and nil administrative fee, subject to the formulation of an appropriate implementation and monitoring mechanism. These elderly persons are expected to have the means to live independently. The non-profit elderly apartments will be run on a self-financing basis by NGO applicants under the Special Sites Scheme, and the capital and recurrent costs incurred will be borne by the NGO applicants concerned.

Enhanced support on decanting cost

6. Separately, with regard to the expenses on rent and rates involved in decanting arrangement, with a view to providing further assistance to NGO applicants in need, if the relevant NGOs intend to rent premises as temporary reprovisioning, and can demonstrate to the Social Welfare Department (SWD) that alternatives for decanting (e.g. making use of vacant premises of NGO applicants/affiliate NGOs, implementing the redevelopment/expansion project by phases, or making use of earlier completed projects for decanting purposes for other project proposals, etc.) are not feasible, SWD may, as a last resort, consider exercising its discretion to approve the use of the LF to meet the rent and rates for the temporary reprovisioning for a specified short period of time under the Special Sites Scheme.

Implementation arrangement

7. The enhanced features/arrangements of Phase Two of the Special Sites Scheme are in principle applicable to project proposals under Phase One which are at initial planning stage. For those project proposals under Phase One which have received funding approval to proceed with the

technical feasibility studies or are at the implementation stage, NGO applicants generally cannot revise their project proposals according to the enhanced features/arrangements under Phase Two so as not to cause undue delay to their progress.