

For information on
19 April 2021

Legislative Council Panel on Welfare Services

Annual Briefing on Welfare Facility Projects Funded by the Lotteries Fund

Purpose

This paper briefs Members on new welfare facility projects which the Government plans to seek funding from the Lotteries Fund (LF) in 2021-22 and the latest development of projects reported in the last annual briefing.

Background

2. The Government strives to increase welfare service quotas to meet community needs through a multi-pronged approach. The Social Welfare Department (SWD) has earmarked sites in a number of Government projects for the construction of different types of welfare facilities, in particular elderly, rehabilitation and childcare service facilities which are in acute demand. These include public housing development projects, development projects of the Urban Renewal Authority, redevelopment/conversion projects of vacant school premises, development projects on “Government, Institution or Community (G/IC)” sites, etc. The Government will also incorporate land sale conditions into suitable land sale sites, requiring private developers to construct welfare facilities specified by the Government. At the same time, non-governmental organisations (NGOs) are encouraged to make better use of their existing sites through expansion, redevelopment or new development to provide much-needed welfare facilities through the Special Scheme on Privately Owned Sites for Welfare Uses (the Special Sites Scheme). Besides, SWD is taking forward the exercise of purchasing premises in the private property market to help meet the imminent need for premises for early provision of welfare facilities.

3. The Government briefs the Panel annually on new welfare facilities which are planned to seek support from LF in the coming year with an estimated recurrent cost exceeding the pre-defined threshold of \$10

million each. It also provides the latest progress of projects reported in the last briefing. On the other hand, when a project with an estimated recurrent cost exceeding the pre-defined threshold of \$10 million has not been included in the annual briefing but needs to seek funding from LF before the next briefing, the Government will separately report to the Panel on the project.

New Welfare Facility Projects to Seek Funding from LF in 2021-22

4. The Government plans to seek funding from LF in 2021-22 in respect of seven new welfare facility projects. Details of the projects are set out in **Annex 1**. Among these proposed projects, three are private housing developments, two are projects to be implemented by the Hong Kong Housing Society, one is a project to be implemented by the SWD and the remaining one is a project under the Special Sites Scheme. These projects will provide welfare facilities in different areas, including elderly and rehabilitation services.

5. The seven projects mentioned above are at different planning stages. The Government will continue to take various follow-up actions with a view to delivering the projects as soon as possible, which include the planning of the relevant facilities, carrying out local consultation, ascertaining the construction cost and recurrent expenditure, 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

6. Except for those under the Special Sites Scheme, the SWD will invite NGOs or private operators through tendering for operating the proposed residential care homes for the elderly by contracts. For the other proposed welfare facilities (for example rehabilitation facilities), the SWD will invite NGOs to submit proposals and select suitable operators.

Funding Arrangements

7. The LF funding will cover the costs of construction (including

technical feasibility studies and detailed design, for applicable projects), fitting-out works and purchase of furniture and equipment of the welfare facilities concerned. The SWD will submit funding applications to LFAC in due course having regard to the progress of individual projects.

Recurrent Financial Implications

8. The estimated full-year recurrent funding requirements for the LF-funded welfare facility projects¹ will be included in the draft Estimates of the relevant years.

Public Consultation

9. Local consultation has already been carried out for some of the welfare facility projects which the Government plans to seek funding from LF in 2021-22. Stakeholders generally had no adverse comments on the concerned developments, including the proposed welfare facilities therein. For the remaining projects, the Government will conduct local consultation in due course taking into account progress of each project.

Latest Development of the Projects in the 2020-21 Annual Briefing

10. The Government briefed the Panel at the meeting on 11 May 2020 on new welfare facility projects seeking funding from LF. The latest development of these projects is set out in **Annex 2**.

Advice Sought

11. Members are invited to note the new welfare facility projects which the Government plans to seek funding from LF and the latest development of projects reported in the last annual briefing.

Labour and Welfare Bureau
Social Welfare Department
April 2021

¹ 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).

New Projects Planned to Seek Funding from the Lotteries Fund¹

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost ²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
1.	Subsidised housing development at Jockey Club Road, Fanling	The subsidised housing development has a total site area of about 0.5 hectares (ha), producing about 620 subsidised housing flats for a planned population of about 2 100.	<ul style="list-style-type: none"> Residential Care Home for the Elderly (RCHE) (100 places) 	Hong Kong Housing Society (HKHS)	About 59.3 million	About \$18.71 million	Service commencement expected in 2028-29 ³	District Council (DC) consultation was completed in January 2019.
2.	Near Yau Kom Tau Village, Tsuen Wan	The site has an area of about 4.92 ha and is planned to be put up for sale by tender.	<ul style="list-style-type: none"> Hostel for Severely Mentally Handicapped Persons (HSMH) (50 places) Day Activity Centre (DAC) (50 places) 	Developer	Under planning	About \$20.46 million	Under planning	The proposed amendments (involving the subject development) to the relevant Outline Zoning Plan (OZP) were published for public inspection and

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 details of the projects.

³ The Government will apply for funding of construction and recurrent costs in accordance with the established mechanisms nearer the time.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
								comments in accordance with the Town Planning Ordinance (TPO).
3.	Lots 592 S.C ss.1 S.A, 592 S.C ss.4 and 1252 S.C in D.D. 115, Tung Shing Lei, Yuen Long	The site has an area of about 3.27 ha, producing about 1 518 flats for a planned population of about 3 795.	<ul style="list-style-type: none"> • Special Child Care Centre (SCCC) (60 places) 	Developer	Under planning	About \$14.02 million	Under planning	The relevant planning application for the subject development was published for public inspection and comments in accordance with the TPO.
4.	Dedicated Rehousing Estate at Area 24, Kwu Tung North New Development Area	The dedicated rehousing estate development has a total site area of about 2.7 ha, producing about 2 600 subsidised housing flats for a planned population of about 7 300.	<ul style="list-style-type: none"> • 2 RCHEs (with 150 places each) 	HKHS	Under planning	About \$55.37 million	Under planning	The Government will conduct local consultation.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
5.	Redevelopment of the Wong Chuk Hang Complex Site	The site has an area of about 2.2 ha. The Social Welfare Department (SWD) plans to redevelop the site for the provision of residential and day care services for the elderly and rehabilitation. SWD will arrange tendering to engage consultancy services for detailed design of the project.	<ul style="list-style-type: none"> • Day Care Centre for the Elderly (DE) (60 places) • 2 HSMHs (with 50 places each) • 2 DACs (with 50 places each) • Hostel for Severely Physically Handicapped Persons (HSPH) (50 places) • Hostel for Moderately Mentally Handicapped Persons (HMMH) (100 places) • Integrated Community Centre for Mental Wellness • Integrated Support Service for Persons with Severe Physical Disabilities • 2 Care and Attention Homes for Severely Disabled Persons (with 50 places each) • Long Stay Care Home (170 places) • 3 Nursing Homes (with 250 places each) 	SWD	About \$274 million (being consultancy fees for detailed design of the project)	About \$533.51 million	Service commencement expected from 2028-29 onwards (by phases) ³	The Government will conduct local consultation.

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			<ul style="list-style-type: none"> Other welfare facilities, details of which are to be confirmed 					
6.	Area 113, Tung Chung	The site has an area of about 7.6 ha and is zoned “Other Specified Uses” annotated “Commercial and Residential Development cum Public Transport Interchange” on the relevant OZP. The developer is required to develop the site (with the provision of welfare facilities) in accordance with its Master Layout Plan submission as required under the lease to the satisfaction of the Director of Lands.	<ul style="list-style-type: none"> DE (100 places) District Elderly Community Centre 	Developer	Under planning	About \$27.2 million	Under planning	The Government will conduct local consultation.
7.	Development of a vacant site at the junction of Castle Peak Road and Yau Tin East Road in Yuen Long by Hong Kong Sheng Kung Hui Welfare	The proposed development has a total site area of about 0.13 ha. The applicant organisation plans to develop a 20-storey building (and a basement floor carpark) for the provision of residential and day care services for the elderly, Special Child Care Centre,	<ul style="list-style-type: none"> Care and attention home for the elderly with continuum of care (CoC Home) (120 places) DE (60 places) SCCC (60 places) 	Authorised Persons (AP) to be appointed by the applicant organisation	Under planning	About \$35.9 million	Under planning	DC consultation was completed in November 2020.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
	Council Limited (this is a project under the Special Sites Scheme)	youth hostel and church facilities. The technical feasibility study (TFS) of the project is underway.						

Latest Progress of Projects Reported in the Last Annual Briefing¹

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost ²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
1.	Public housing development at North West Kowloon Reclamation Site 1 (East), Sham Shui Po	The public housing development has a gross site area of about 1.5 hectares (ha). Three domestic blocks are proposed to be constructed, producing about 2 590 flats for a planned population of about 7 065. Construction works have commenced in phases and are expected to be completed by the first quarter of 2025.	<ul style="list-style-type: none"> Residential Care Home for the Elderly (RCHE) (100 places) The project will also provide a Neighbourhood Elderly Centre (NEC) (reprovisioned facility), the construction cost of which will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX 	Housing Department (HD)	About \$67.33 million	About \$18.49 million	Service commencement expected in 2026-27 ⁴	District Council (DC) consultation was completed in February 2016.
2.	Public housing development at Hiu Ming Street, Kwun Tong	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	<ul style="list-style-type: none"> RCHE (100 places) cum Day Care Unit for the Elderly (DCU) (30 places) Hostel for Severely Mentally Handicapped 	HD	About \$141.6 million	About \$41.89 million	Service commencement expected to start from 2026-27 onwards ⁴	DC consultation was completed in January 2017.

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 details of the projects.

³ The Government will apply for funding of construction and recurrent costs in accordance with the established mechanisms nearer the time.

⁴ The project has received funding for construction and related works have commenced. The Government will apply for funding of recurrent cost in accordance with the established mechanism nearer the time.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
		constructed, producing about 1 080 flats for a planned population of about 3 030. Construction works have commenced in phases and are expected to be completed in 2025.	<p>Persons (HSMH) (50 places) cum Day Activity Centre (DAC) (50 places)</p> <ul style="list-style-type: none"> The construction cost of the following facilities are met by Block Allocation of CWRP Head 708 Sub-head 8001SX: <ul style="list-style-type: none"> - Special Child Care Centre (SCCC) (60 places) cum Early Education and Training Centre (EETC) (90 places) - Counseling Centre for Psychotropic Substance Abusers (CCPSA) (reprovisioned facility) 					
3.	Public housing development at Ching Hong Road North, Tsing Yi	The public housing development will be carried out in three phases involving a total site area of about 3.62 ha. Four domestic blocks are	<ul style="list-style-type: none"> RCHE (150 places) The construction cost of the following facilities is met by Block Allocation of CWRP Head 708 	HD	About \$111.9 million	About \$27.53 million	Service commencement expected in 2025-26 ⁴	DC consultation was completed in October 2017.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
		proposed to be constructed, producing about 3 200 flats for a planned population of about 7 800. Construction works of Phases 1 and 2 have commenced. Construction works are expected to be completed by phases from 2023 to 2029.	Sub- head 8001SX: - Day Care Centre for the Elderly (DE) (60 places) - NEC (reprovisioned facility) - Integrated Children and Youth Services Centre (reprovisioned facility) - Social and Recreational Centre for the Disabled (S&RC) (reprovisioned facility) - Child Care Centre (CCC) (100 places) (reprovisioned facility)					
4.	Public housing development at Tuen Mun Area 29 West	The public housing development project has a site area of about 0.75 ha. One domestic block is proposed to be constructed, producing about 1 020 flats for a planned population of about 2 800. Construction	• RCHE (100 places)	HD	About \$76.62 million	About \$18.34 million	Service commencement expected in 2026-27 ⁴	The DC had been consulted five times since 2012. The consultation was

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost ²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
		works have commenced and are expected to be completed in 2024.						completed.
5.	Junction of Yau King Lane and Pok Yin Road, Pak Shek Kok, Tai Po [TPTL 244]	The site has an area of about 3.32 ha and was disposed by tender. Construction works have commenced and are expected to be completed by the third quarter of 2024.	<ul style="list-style-type: none"> • RCHE (100 places) 	Developer	About \$75.27 million	About \$18.71 million	Service commencement expected in 2025-26 ⁴	The planning application for the subject development was published for public inspection and comments in accordance with the Town Planning Ordinance (TPO).
6.	Public housing development at Lei Yue Mun Estate Phase 4	The public housing development has a site area of about 1.1 ha, producing about 2 000 public rental flats for a planned population of about 5 600. Site formation and piling works have commenced by	<ul style="list-style-type: none"> • RCHE (250 places) • The construction cost of the following facilities is met by Block Allocation of CWRP Head 708 Sub- head 8001SX: - NEC (reprovisioned) 	HD	About \$183.2 million	About \$45.55 million	Service commencement expected in 2026-27 ⁴	DC consultation was completed in November 2018.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
		phases. Construction works are expected to be completed in 2024-25.	facility) - CCC (100 places) - Support Centre for Persons with Autism (SPA) - Office bases for On-site Pre-school Rehabilitation Services (OPRS) (2 teams) - S&RC - DE (60 places) - Kindergarten-cum-CCC (140 places) (reprovisioned facility)					
7.	Joint User Complex at Lei King Road, Sai Wan Ho	The Leisure and Cultural Services Department and SWD plan to develop a joint-user building on the Government site to provide a district library and a RCHE respectively. The site, adjacent to the Eastern Law Courts Building, has a site area of about 0.27 ha. The proposed building has six storeys, and the proposed RCHE will be located on the third to fifth floors. Construction works	<ul style="list-style-type: none"> • RCHE (200 places) 	Architectural Services Department (ArchSD)	About \$198 million	About \$36.29 million	Service commencement expected in 2025-26 ⁴	DC consultation was completed in October 2017.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
		have commenced and are expected to be completed by end 2023.						
8.	Expansion of Hong Kong Sheng Kung Hui Nursing Home, Wong Tai Sin by Hong Kong Sheng Kung Hui Welfare Council Limited (this is a project under the Special Sites Scheme)	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 applicant 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. Detailed design of the project is underway.	<ul style="list-style-type: none"> • Nursing Home (120 places) • DE (60 places) 	Authorised Person (AP) appointed by the applicant organisation	About \$217.5 million	About \$39.93 million	Service commencement expected in 2024-25 ³	DC consultation was completed in November 2018.
9.	Kai Tak Area 4A Site 1, Kowloon	The site has an area of about 1.64 ha and was disposed by tender. Construction works are expected to be completed by March 2025.	<ul style="list-style-type: none"> • RCHE (200 places) • CCC (100 places) 	Developer	About \$160.5 million	About \$44.07 million	Service commencement expected to start from 2025-26 onwards ⁴	DC consultation was completed in November 2018.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
10.	Public housing development at Yip Wong Road, Tuen Mun	The public housing development has a total site area of about 2.43 ha. Four domestic blocks are proposed to be constructed, producing about 3 280 public rental flats for a planned population of about 7 940. Foundation works have commenced. Construction works are expected to be completed in 2024-25.	<ul style="list-style-type: none"> • HSMH (50 places) cum DAC (50 places) <p>The construction cost of the following facilities is met by Block Allocation of CWRP Head 708 Sub-head 8001SX:</p> <ul style="list-style-type: none"> - NEC - Supported Hostel for Mentally Handicapped Persons (SHOS(MH)) (20 places) - Supported Hostel for Mentally/Physically Handicapped Persons (SHOS(MPH)) (30 places) - Integrated Vocational Rehabilitation Services Centre (IVRSC) (80 places) 	HD	About \$60.54 million	About \$20.46 million	Service commencement expected in 2025-26 ⁴	DC consultation was completed in March 2019.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
11.	Multi-welfare Services Complex (MWSC) in Area 29 of Kwu Tung North New Development Area (KTNND A)	The subject site has an area of about 1.05 ha. 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 clearance for the development of KTNND A. Construction works have commenced and are expected to be completed in 2022-23.	<ul style="list-style-type: none"> • 7 RCHEs (with 250 places each) • 2 DCUs (20 places) attached to 2 of the RCHEs • Care and Attention Home for Severely Disabled Persons (40 places) • HSMH (50 places) cum DAC (50 places) 	ArchSD	About \$1,994.8 million	About \$350.71 million	Service commencement expected in 2023-24 ⁴	DC consultation was conducted in June 2018.
12.	Kai Tak Area 2A Site 4, Area 2A Site 5(B) and Area 2A Site 10, Kowloon	The site has an area of about 1.6 ha.	<ul style="list-style-type: none"> • 2 RCHEs (150 places each) cum DCUs (30 places each) • Residential Child Care Centre (96 places) • Parents/Relatives Resource Centre (PRC) (reprovisioned facility) 	Developer	Under planning	About \$96.02 million	Under planning	DC consultation was completed in July 2019.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
13.	Kai Tak Area 4A Site 2, Kowloon	The site has an area of about 1.84 ha and was disposed by tender. Construction works are expected to be completed by June 2025.	<ul style="list-style-type: none"> • RCHE (200 places) cum DCU (30 places) • DE (60 places) • NEC • Integrated Home Care Services Team (IHCST) • Small Group Home (SGH) (30 places) • IVRSC (120 places) • Hostel for Moderately Mentally Handicapped Persons (HMMH) (50 places) 	Developer	About \$270.8 million	About \$94.72 million	Service commencement expected to start from 2026-27 onwards ⁴	DC consultation was completed in July 2019.
14.	Public housing development at Wang Chiu Road (Phase 1), Kwun Tong	The public housing development has a total site area of about 1.71 ha. Three domestic blocks are proposed to be constructed, producing about 2 670 public rental flats for a planned population of about 7 400. Construction works are expected to be completed in 2025-26.	<ul style="list-style-type: none"> • RCHE (100 places) cum DCU (20 places) • The project will also provide a CCC (100 places), the construction cost of which is met by Block Allocation of CWRP Head 708 Sub- head 8001SX 	HD	About \$81.57 million	About \$20.68 million	Service commencement expected in 2027-28 ⁴	DC consultation was completed in May 2017.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
15.	Conversion of ex-Kei Leung Primary School, Tuen Mun into an integrated welfare service complex	SWD proposes converting the premises of ex-Kei Leung Primary School at Leung King Estate, Tuen Mun into an integrated welfare service 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 m ² . The conversion works are expected to be completed in 2022-23.	<ul style="list-style-type: none"> • RCHE (100 places) • IVRSC (120 places) • SHOS(MPH) (two sets of 30 places each, i.e. 60 places in total) • Integrated Community Centre for Mental Wellness (reprovisioned facility) 	SWD	About \$90 million	About \$37.11 million	Service commencement expected to start from 2023-24 onwards ³	DC consultation was completed in September 2013. Agreement from the Incorporated Owners (IO) of Leung King Estate was obtained in March 2018. Further consultation with the IO regarding the amendment of building plans was completed in January 2021.
16.	Conversion of ex-Kei Ching Primary School, Tai Po into an	SWD proposes converting the premises of ex-Kei Ching Primary School at Fu Shin Estate, Tai Po into an integrated welfare service	<ul style="list-style-type: none"> • RCHE (130 places) • DE (60 places) • HSMH (60 places) • DAC (60 places) 	SWD	About \$128 million	About \$57.49 million	Service commencement expected to start from 2024-25 onwards ³	DC consultation was completed in 2012.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
	integrated welfare service complex	complex. The school building has seven storeys with an estimated GFA of about 5 559 m ² . The conversion works are expected to be completed in 2023-24.						At the meeting held on 24 January 2019, the IO of Fu Shin Estate confirmed that they had no objection to SWD's latest proposal.
17.	Health centre and social welfare facilities building in Siu Sai Wan	The Food and Health Bureau, Department of Health and SWD plan to develop a health centre and social welfare facilities building in Siu Sai Wan. The proposed site, located at the junction of Siu Sai Wan Road and Harmony Road in Siu Sai Wan (adjacent to the Siu Sai Wan Complex), has a site area of about 0.18 ha. Upon obtaining the Legislative Council Finance Committee's funding approval for the health centre, the construction works are expected to be completed in 3.5 years.	<ul style="list-style-type: none"> • RCHE (100 places) • DE (60 places) • NEC Sub-base • SHOS(MH) (40 places) 	ArchSD	Under planning	About \$34.01 million	Service commencement expected to start from 2025-26 onwards ³	DC consultation was completed in November 2018.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
18.	Public housing development at Sheung Shui Areas 4 and 30 Site 1	The public housing development, together with Phase 2 of the development, has a total site area of about 1.44 ha. Three domestic blocks are proposed to be constructed, producing about 2 040 public rental flats for a planned population of about 5 710. Foundation works have commenced. Construction works for Phase 1 are expected to be completed in 2025-26.	<ul style="list-style-type: none"> • RCHE (100 places) • Phase 2 of the project will also provide a HMMH (50 places), an IVRSC (80 places), a HSMH (50 places), and a DAC (50 places), the construction cost of which will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX. 	HD	About \$77.05 million	About \$18.34 million	Service commencement expected in 2027-28 ⁴	DC consultation was completed in January 2019.
19.	Tai Po Town Lot No. 157, Sai Sha, Shap Sz Heung	The site has an area of about 35.05 ha. A total of 46 domestic blocks are proposed to be constructed, producing about 9 500 residential flats with a planned population of about 28 500. Subject to the payment of land premium by the applicant, the subject lease modification is scheduled to be executed in August 2021 at the earliest. Construction works are expected to be completed by the first quarter of 2030.	<ul style="list-style-type: none"> • RCHE (100 places) cum DCU (30 places) • SCCC (60 places) • NEC • District Support Centre for Persons with Disabilities (DSC) 	Developer	About \$146.5 million	About \$54.84 million	Service commencement expected to start from 2030-31 onwards ³	The planning application for the subject development was published for public inspection and comments in accordance with the TPO.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
20.	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 applicant organisation plans to demolish the existing building for construction of a new ten-storey (with a basement floor) building. The technical feasibility study (TFS) of the project was completed.	<ul style="list-style-type: none"> • HSMH (50 places) • DAC (50 places) • SCCC (60 places) • EETC (90 places) • PRC 	AP to be appointed by the applicant organisation	About 194.4 million	About \$40.56 million	Under planning	DC consultation was completed in March 2019.
21.	Development of a vacant site at Ma Tin Road, Yuen Long by The Evangelical Gospel Lutheran Church Limited (this is a project under the Special Sites Scheme)	The applicant organisation plans to develop a six-storey building on the site for the provision of a CoC Home and church facilities. The applicant organisation is arranging tendering to engage consultancy services for detailed design of the project.	<ul style="list-style-type: none"> • Care and attention home for the elderly with continuum of care (CoC Home) (159 places) 	AP to be appointed by the applicant organisation	About 215.8 million (for CoC Home portion)	About \$10.67 million	Under planning	DC consultation was completed in April 2020.

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22.	Redevelopment of Buddhist Po Ching Care and Attention Home for the Aged Women by Heung Hoi Ching Kok Lin Association (this is a project under the Special Sites Scheme)	The subject site is located at 10 Chi Fuk Circuit, Fanling. The existing building has four storeys, providing 128 subvented CoC Home places. The applicant organisation plans to redevelop the existing building into a seven-storey building for the provision of residential and day care services for the elderly. The TFS of the project is underway.	<ul style="list-style-type: none"> • CoC Home (128 existing places and 122 additional places) cum DCU (20 places) 	AP to be appointed by the applicant organisation	Under planning	About \$18.24 million	Under planning	The applicant organisation and the Government will jointly conduct local consultation in due course.
23.	Redevelopment of the Factory for the Blind by The Hong Kong Society for the Blind (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 (C&A) home for the aged blind and an 80-place factory section of Factory for the Blind cum a 130-place sheltered workshop. The applicant organisation plans to redevelop the existing building into a 17-storey	<ul style="list-style-type: none"> • HSMH (150 places) • DAC (150 places) • HMMH (50 places) • IVRSC (100 places) • Vocational rehabilitation services centre for the visually impaired • Reprovisioning the existing Factory for the Blind cum sheltered workshop (130 existing places and 30 additional places) 	AP to be appointed by the applicant organisation	About \$772.6 million	About \$80.98 million	Under planning	DC consultation was completed in June 2019.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
		building for the provision of various rehabilitation services as well as welfare services for the visually impaired. The TFS of the project was completed.	<ul style="list-style-type: none"> • Re-provisioning the C&A Home for the Aged Blind (52 existing places and 48 additional places) 					
24.	Kai Tak Area 4B Site 5, Kowloon	The site has an area of about 1.4 ha.	<ul style="list-style-type: none"> • RCHE (200 places) cum DCU (30 places) • HSMH (50 places) • DAC (50 places) • SHOS(MH) (40 places) • There will be another welfare facility, details of which are to be confirmed. 	Developer	Under planning	About \$67.17 million	Under planning	DC consultation was conducted in July 2019.
25.	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.	<ul style="list-style-type: none"> • Residential and related facilities for rehabilitation, details of which are under planning 	Developer	Under planning	Under planning	Under planning	The Government will conduct local consultation.
26.	Redevelopment of Mei Tung Estate, Wong Tai Sin (Older Part)	This public housing re-development has a site area of about 2.05 ha. Four domestic blocks are proposed to be constructed, producing about 2 800	<ul style="list-style-type: none"> • RCHE (150 places) • DE (80 places) • The project will also provide an NEC (re-provisioned 	HD	About 155.7 million	About \$38.20 million	Service commencement expected to start from 2028-29 onwards ⁴	DC consultation was completed in March 2020.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
		public housing flats for a planned population of about 7 500. Construction works are expected to be completed by 2027.	facility), 2 Office Bases of OPRS (200 places), SCCC (60 places), HSMH (30 places), DAC (50 places) and Girls' Hostel (28 places) (reprovisioned facility), the construction cost of which will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX.					
27.	Comprehensive Development Area (CDA) development encompassed by Lai Hong Street, Fat Tseung Street West, Sham Mong Road and West Kowloon Corridor and a small strip of Government	The site has an area of about 2.37 ha. It is currently occupied by two existing godowns (viz. Kerry Hung Kai Warehouse (Cheung Sha Wan) and Yuen Fat Warehouse) and mainly zoned "CDA" with a small strip of Government land of 0.3 ha shown as "Road" on the relevant OZP.	<ul style="list-style-type: none"> • RCHE (100 places) • DE (60 places) • NEC • SPA (reprovisioned facility) 	Developers	Under planning	About \$31.88 million	Under planning	Planning application submitted by the developers was published for public inspection and comments in accordance with the TPO.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
	land on Lai Hong Street, Cheung Sha Wan							
28.	Kai Tak Area 1E Site 1, Kowloon	The site has an area of about 16 941 m ² and has been granted to the Hong Kong Housing Society (HKHS) for redevelopment of Chun Seen Mei Chuen and development of a dedicated rehousing estate to rehouse eligible households affected by Government projects or those of the Urban Renewal Authority. The site is zoned “Other Specified Uses” annotated “Mixed Use (3)” under the relevant OZP. A lease modification is required for the provision of RCHE cum DCU.	<ul style="list-style-type: none"> • RCHE (250 places) cum DCU (30 places) • The project will also provide the following welfare facilities - <ul style="list-style-type: none"> - NEC - CCC (100 places) - Outreaching Team for Ethnic Minorities (reprovisioned facility) - IHCST (reprovisioned facility) - DE (60 places) - SCCC (30 places) - EETC (90 places) 	HKHS	Under planning	About \$48.49 million	Under planning	Consultation was conducted in July 2019 and September 2019. Planning application submitted by HKHS was published for public inspection and comments in accordance with the TPO.
29.	Kai Tak Area 2A Site 1, Kowloon	The site has an area of about 1.98 ha and is planned to be put up for sale by tender.	<ul style="list-style-type: none"> • RCHE (200 places) cum DCU (30 places) • Hostel for Severely Physically Handicapped Persons 	Developer	Under planning	About \$77.45 million	Under planning	DC consultation was completed in September 2020.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
			(50 places) <ul style="list-style-type: none"> • HMMH (50 places) • IVRSC (120 places) • SHOS(MPH) (30 places) • 3 Office Bases of OPRS (each serving 125 children) • CCPSA (reprovisioned facility) • School Social Work Office (reprovisioned facility) • Specialised Co-parenting Support Centre (reprovisioned facility) 					
30.	Kai Tak bundled sites at Area 2A Site 2 and Area 2A Site 3, Kowloon	The site has a total area of about 1.23 ha and is planned to be put up for sale by tender.	<ul style="list-style-type: none"> • NEC • Cyber Youth Support Team (reprovisioned facility) • HSMH (100 places) • DAC (100 places) • DSC (reprovisioned facility) • Boys' Home 	Developer	Under planning	About \$48.77 million	Under planning	DC consultation was completed in September 2020.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
			(reprovisioned facility)					
31.	Public housing development at Wang Chau (Phase 1), Yuen Long	The public housing development has a total site area of about 4.1 ha, producing about 4 000 public housing flats for a planned population of about 12 300.	<ul style="list-style-type: none"> Residential and related facilities for elderly and rehabilitation services, details of which are under planning 	HD	Under planning	Under planning	Under planning	DC consultation for rezoning and the housing development was completed in June 2014.
32.	Public housing development at Wu Shan Road, Tuen Mun	The public housing development has a total site area of about 1.89 ha. Three domestic blocks are proposed to be constructed, producing about 2 600 public housing flats for a planned population of about 7 400.	<ul style="list-style-type: none"> RCHE (150 places) cum DCU (20 places) The project will also provide an NEC, the construction cost of which will be met by Block Allocation of CWRP Head 708 Sub-head 8001SX. 	HD	Under planning	About \$29.71 million	Under planning	DC consultation was completed in March 2019.
33.	Comprehensive redevelopment of Ming Wah Dai Ha	The site has a net site area of about 3.2 ha and is currently zoned “CDA” under the relevant Shau Kei Wan OZP. Lease modification is required for the proposed development.	<ul style="list-style-type: none"> RCHE (150 places) DE (60 places) 	HKHS	Under planning	About \$35.34 million	Service commencement expected to start from 2029-30 onwards ³	DC consultation was completed in July 2017.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
34.	Redevelopment of Yuen Yuen Home for the Aged (YYHA) by The Yuen Yuen Institute (this is a project under the Special Sites Scheme)	The subject site is located at No. 31 & 33 Lo Wai Road, Sam Dip Tam, Tsuen Wan. YYHA is made up of three single-storey building blocks providing 55 CoC Home places. The applicant organisation plans to redevelop the existing blocks of YYHA into a six-storey new building to provide residential and day care services for the elderly and construct a new single-storey building in a vacant area within the subject site to provide rehabilitation services. The TFS of the project is underway.	<ul style="list-style-type: none"> • CoC Home (387 places) cum DCU (30 places) • EETC (90 places) 	AP to be appointed by the applicant organisation	Under planning	About \$68.98 million	Under planning	The applicant organisation and the Government will jointly conduct local consultation in due course.
35.	Development on a site at Lei Yue Mun Path, Yau Tong by Hong Kong Student Aid Society (HKSAS) (this is a project under the	The subject site has an area of about 0.11 ha. The applicant organisation plans to develop a 22-storey building for reprovisioning HKSAS' Head Office and Holland Hostel as well as providing various rehabilitation services and SGH. The TFS of the	<ul style="list-style-type: none"> • HSMH (50 places) • DAC (100 places) • SGH (two sets of 30 places each, i.e. altogether 60 places) • Transitional Home for Vulnerable Youngsters • Career Development Service 	AP to be appointed by the applicant organisation	About \$436.1 million	About \$45.62 million	Under planning	DC consultation was completed in March 2021.

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	Special Sites Scheme)	project was completed.	<ul style="list-style-type: none"> • Re provisioning the existing Holland Hostel and HKSAS' Head Office 					
36.	Redevelopment of the Hong Kong Society for Rehabilitation Lam Tin Complex (this is a project under the Special Sites Scheme)	The subject site is located at 7 Rehab Path, Kwun Tong. The applicant organisation plans to redevelop the existing two-storey building into an 11-storey building (including two levels of basement carpark) for the provision of residential and day care services for the elderly and rehabilitation. The TFS of the project is underway.	<ul style="list-style-type: none"> • CoC Home (400 places) • DE (120 places) • HSMH (100 places) • HMMH (100 places) • IVRSC (120 places) • DAC (100 places) • SCCC (60 places) • Community rehabilitation network station • Self-help resource hub • House of aphasia • Training institute on holistic rehabilitation and wellness • Work-based CCC (35 places) • Re provisioning the existing services including a vocational rehabilitation and retraining centre, a centre on 	AP to be appointed by the applicant organisation	Under planning	About \$135.6 million	Under planning	The applicant organisation and the Government will jointly conduct local consultation in due course.

	Site Location and Nature of Development Project	Brief Description of Development Project	Proposed Welfare Facility	Works Agent	Estimated Construction Cost	Indicative Recurrent Cost²	Estimated Timetable of Delivery of Welfare Facility	Public Consultation
			rehabilitation and wellness with a hydro pool, Kids on the Block, Rehabus service and accessible hire car service					