

**For information
on 26 March 2018**

**Legislative Council
Subcommittee on Issues Relating to Shopping Centres,
Markets and Carparks in Public Rental Housing Estates and
Home Ownership Scheme Estates**

**Planning of Commercial and Social Welfare Facilities
in New Public Housing Estates**

Purpose

This paper briefs Members on the current arrangements for the provision of commercial and social welfare facilities in new public housing under the Hong Kong Housing Authority (HA).

Social Welfare Facilities in New Public Housing

2. The Government has, on a number of occasions, briefed the Legislative Council (LegCo) on the current mechanism for the planning of welfare facilities in new public housing developments. The following papers are attached again for Members' reference:

- (1) the paper on "Provision of Social Welfare Facilities in Public Rental Housing Developments" submitted by the Social Welfare Department (SWD) and the Housing Department (HD) to the LegCo Panel on Welfare Services in May 2015¹ (at **Annex 1**);
- (2) the paper on "Estate-based Social Welfare Services Planning" submitted by SWD and HD to the LegCo Panel on Welfare Services in April 2017² (at **Annex 2**);
- (3) the letter submitted by SWD to the LegCo Panel on Welfare Services in July 2017³ (at **Annex 3**); and

¹ LC Paper No. CB(2)1390/14-15(06).

² LC Paper No. CB(2)1137/16-17(03).

³ LC Paper No. CB(2)1838/16-17(01).

- (4) the paper on “Provision of Welfare Premises in Public Rental Housing Estates under the Hong Kong Housing Authority” submitted by HD to the LegCo Panel on Welfare Services in September 2017⁴ (at **Annex 4**).

Current Mechanism for the Planning of Welfare Facilities

3. Under the current mechanism, when a development area or site is identified as having the potential for public housing developments, various government departments will, having regard to the community views, co-ordinate the provision of non-domestic facilities (including recreational, educational and welfare facilities, etc.) within the developments and the communities concerned. This arrangement enables SWD to explore the provision of suitable welfare facilities in a comprehensive manner at the early planning stage. In drawing up an appropriate mix of proposed welfare facilities, SWD will generally take into account the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and transport accessibility of the site for the public housing development, as well as the advice from the Planning Department or HA on site constraints, development parameters and limitations (including environmental issues such as noise and air quality). This is to address the service demand arising from the public housing developments and to cater for the community’s demand at large.

4. When considering whether the proposed welfare facilities could be incorporated into a new public housing development, HA will take into consideration factors such as individual site constraints, feasibility and suitability of the required facilities, demands for various community facilities, funding arrangements for the facilities, as well as relevant ordinances, rules and regulations (such as the Hong Kong Planning Standards and Guidelines (HKPSG), Town Planning Ordinance, the Building (Planning) Regulations and the relevant Practice Notes). The collaboration between HA and SWD in this regard enables the optimal use of the site to meet the society’s demand for public rental housing (PRH) and various community facilities.

5. If the feasibility of certain proposed welfare facilities is ascertained in the preliminary assessment, they will be included in the planning brief of the public housing development concerned. When considering the exact location

⁴ LC Paper No. CB(2)2127/16-17(01).

of the proposed welfare facilities within a particular development, HA will take into account relevant factors such as the individual site conditions, as well as the design and operational requirements. In general, for ease of access, welfare facilities will be provided either on the ground or lower floor(s) or the podium of the domestic blocks, or co-located with other facilities (such as kindergartens, car parks and retail facilities) in an ancillary facilities block to enhance the integration of these facilities with the community. In some public housing developments where a relatively large number of welfare facilities are involved, accommodating some or all of the proposed welfare facilities in a dedicated welfare block may enhance their accessibility and user-friendliness.

6. In order to enable social welfare facilities in new public housing developments commence operation at a time that will better meet the service needs of the new residents of the estates, HD and SWD have discussed earlier on ways to improve such arrangements. SWD will advance the timing of commencing the necessary preparation work, including estimating the fitting-out cost of these facilities, the selection of the operating agencies (if applicable) and the funding application under the Lotteries Fund, etc. SWD will notify HA after it has commissioned the operating agencies. HA will immediately liaise with these agencies to set in motion the relevant procedures. For instance, arrangements will be made for site visits and early conclusion of the tenancy agreements. These efforts will facilitate an early start of the design and fitting-out work by the agencies, as well as the subsequent vetting and approval of their fitting-out proposals, etc., so that the fitting-out works can commence as soon as possible. To enable such agencies to provide services at the earliest possible time, HA will spare no effort in offering support and assistance to them so long as housing production will not be compromised.

7. With passage of time after intake, if there are suitable vacant non-domestic premises (including those previously used as kindergartens or carparks) in public housing developments, HA and SWD will explore the feasibility of converting them into welfare uses, subject to a number of factors, including the residents' support for the proposed uses or change of uses of the premises concerned, compatibility of the proposed welfare uses with other uses in the same estate, as well as other technical considerations, such as the requirements under relevant ordinances and regulations, barrier free access requirements, and the requirements for the provision of additional fire service installations. Examples of converting vacant non-domestic premises in public housing projects for welfare uses include conversion of carparks into integrated

children and youth services centres, social service centres and children and youth centres, etc.

Letting Arrangements

8. For Government-funded welfare premises in HA's public housing estates, a nominal rent of \$1 per annum plus a management and maintenance charge, if applicable, will be charged for the leasing of the premises to non-government organisations (NGOs) nominated by relevant government departments or policy bureaux. In addition, under HA's established practice, eligible NGOs⁵ providing direct services of welfare or community nature to estate residents may apply to HA and concessionary rent will be charged for the leasing of welfare premises in public housing estates on the recommendation of the relevant government departments, including SWD. The current rate for concessionary rent is \$55 per square metre per month exclusive of rates and Government rent (if any). The concessionary rent is subject to review by HA's Commercial Properties Committee every three years. The next review will be conducted in April 2019.

9. Up to end-January 2018, there were about 1 500 tenancies let by HA under the above-mentioned arrangements for the provision of various types of welfare and community services in public housing, including children and youth services, community services, elderly services, family welfare services, as well as child care, medical and rehabilitation services, etc.

10. The updated list of vacant non-domestic premises in public housing estates, which may be available for welfare lettings to NGOs, is available on HA's website⁶. Interested NGOs may submit an application to HA. HA also regularly shares the list with SWD.

Commercial Facilities in New Public Housing Estates

11. In the planning of new public housing estates, HA will take into account relevant government policies and planning requirements to plan for the retail and car parking facilities in the estates. Factors such as the scales of the

⁵ Including charitable or non-profit making organisations with exemption under Section 88 of the Inland Revenue Ordinance.

⁶ For details, please refer to:
<http://www.housingauthority.gov.hk/en/commercial-properties/leasing-information/welfare-lettings/index.html>

estates under planning and the provision of shopping centres, retail and car parking facilities in the vicinity will also be considered during the process. Relevant departments and organisations such as District Councils (DCs), will be consulted.

12. In determining the provision of car parking facilities in public housing estates, HA will refer to the guidance provided in HKPSG and consult the Transport Department (TD) and the relevant DCs. In general, the provision of parking spaces for private car, light goods vehicle and motorcycle for residents of public housing estates depends on the number of housing units. Taking into account the circumstances of individual estates (e.g. some estates are located in relatively remote areas) and considering DC's requests and TD's views, HA will correspondingly adopt a higher parking standard and provide additional parking spaces to meet the parking demand of residents.

13. Regarding the provision of retail facilities, HA will determine the facilities to be provided in public housing estates by taking into account factors such as the scales of the estates under planning and the provision of shopping centres and retail facilities in the vicinity. Relevant organisations such as DCs, will be consulted. If necessary, HA will commission consultants to carry out retail studies at the planning stage to determine appropriate retail facilities for new estates, and will also take into consideration the operational and financial viability and suitability, etc. of such facilities. As far as market facilities are concerned, HA will only consider providing a supermarket with wet goods portion or shops selling fresh supplies for new public housing estates of smaller scales under HA's established practice. However, if an estate is located in a remote area without retail facilities nearby, HA will consider providing more retail facilities according to the actual circumstances. For new estates of a larger scale with a sizable population and without market in the vicinity, HA will consider providing a market.

14. Same as members of the general public, PRH residents have needs for various services and facilities in their daily lives, including educational, medical, social, cultural, leisure and recreational services and commercial facilities. The needs for such facilities and services vary with locations and change over time. If these facilities and services are already provided by the Government or other parties/organisations nearby, HA has to examine the need for duplicating the provision.

15. Members may also refer to the paper on “Policy and Measures to Address Demand of Public Housing Residents for Commercial Facilities” submitted by the Government to this Subcommittee in February 2018⁷.

16. Members are invited to note the content of the paper.

Housing Department
Transport and Housing Bureau
March 2018

⁷ LC Paper No. CB(4)634/17-18(01).

For discussion on
11 May 2015

Legislative Council Panel on Welfare Services

**Provision of Social Welfare Facilities in
Public Rental Housing Developments**

Purpose

This paper sets out the existing arrangements regarding the provision of welfare facilities in public rental housing (PRH) developments.

Background

2. In the light of community demand for welfare services, the Social Welfare Department (SWD) has been exploring various means to secure suitable accommodation to cater for the ongoing welfare service needs, both territory-wide and at the district level. In this regard, SWD has been maintaining close communication with other Government departments concerned to explore the possibility of reserving suitable sites and premises in new housing developments and redevelopments, including among others PRH development projects, for setting up welfare facilities. Continuing efforts have also been made by SWD to identify available premises including those in PRH estates for conversion into welfare uses.

3. Insofar as PRH premises are concerned, SWD has been working in close collaboration with the Housing Department (HD) to explore the incorporation of welfare facilities in new PRH development projects and the conversion of appropriate vacant non-domestic premises of existing public housing estates into welfare uses. The detailed arrangements are elaborated in paragraphs 4 to 8 below.

Provision of Welfare Facilities in New PRH Developments

4. Under the existing mechanism, when a development area or site is identified as having potential for PRH development, the Planning Department (PlanD) or HD will collaborate with departments concerned (including SWD) and in consultation with District Councils to plan for the provision of community facilities (including recreational, education, welfare facilities, etc.). This arrangement enables SWD to explore the provision of suitable welfare facilities in a comprehensive manner at an early stage. In general, SWD will take into account the needs of the local community, the overall demand from the welfare service perspective, the floor area requirements of different welfare facilities, the location and accessibility of the site as well as the advice from PlanD or HD on site constraints, development parameters and limitations (including such environmental issues as noise and quality) in drawing up an optimal mix of proposed welfare facilities for a particular planned PRH site to meet the service demand arising from such development and also to cater for the wider consideration of addressing the larger community demand. HD, when considering whether the welfare facilities could be incorporated as proposed in a particular PRH development, will take into consideration such factors as individual site constraints, feasibility and suitability of the required facilities, demands for various community facilities, funding arrangements, relevant Ordinances, rules and regulations (such as the Town Planning Ordinance, the Building (Planning) Regulations and the Practice Note). The collaboration between HD and SWD in this regard will enable the optimal use of the site to meet the demands for public housing and also provision of various community facilities.

5. If the proposed welfare facilities are preliminarily assessed as feasible, the initial proposals will be included in the planning briefs of the PRH developments concerned. When considering the exact location of the proposed welfare facilities within a particular development, HD will take into account the relevant factors such as the individual site condition, the design and operational requirements, etc. As a general practice, for easy accessibility, the welfare facilities will be provided either on the ground or lower floor(s) or the podium of the domestic blocks, or co-located with other facilities (such as kindergarten, car park and retail facilities) in an ancillary

facilities block in order to enhance the social integration of these facilities. In some PRH development projects, owing to the relatively large number of welfare facilities involved, some or all of the proposed welfare facilities will be grouped in a dedicated welfare block to enhance accessibility and user-friendliness of the facilities.

Conversion of Non-domestic Premises/Spaces in PRH Estates

6. SWD has been working with HD to explore the feasibility of converting appropriate vacant non-domestic premises in PRH estates for welfare uses. With the assistance of HD, various vacant non-domestic premises in these estates (including those previously used as schools, kindergartens, car parks, etc.) have been identified and converted for the provision or reprovisioning of welfare facilities. The feasibility of converting non-domestic premises for welfare uses is subject to a number of factors, including residents' support on the proposed change of use of the premises concerned, compatibility of the proposed welfare uses with other uses permitted for the PRH sites concerned as well as other technical considerations, such as requirements under the relevant Ordinances and regulations (in particular for those uses which are governed by relevant licensing requirements), barrier free access requirement and additional requirement for fire service installations. As such, not all available vacant non-domestic premises in PRH estates are suitable for setting up welfare facilities.

7. Apart from the availability of vacant non-domestic premises in PRH estates, SWD has also been working with HD to identify suitable empty bays at the ground level of domestic rental blocks for conversion into welfare premises. However, many of the empty bays were designed at the outset to maintain proper ventilation for the estates and some have been deployed for provision of recreational facilities for local residents. Furthermore, the conversion of empty bays for welfare uses will be subject to the assessment of the relevant technical constraints (such as the propriety of converting empty bays for alternative uses, the restriction on the stipulated maximum gross floor area for the PRH estates concerned, etc.) as well as the views of local residents received during consultation. Even if

the abovementioned constraints could be overcome, it is worth noting that, owing to the relatively small area of the empty bays and their scattered locations within a PRH estate, they would normally be considered for the provision of sub-bases or expansion of nearby centre-based facilities such as elderly centres, integrated family service centres or integrated children and youth services centres. In most cases, it is not feasible to convert these empty bays for setting up welfare facilities which would normally require larger floor area and involve stricter licensing requirements, such as residential care homes for the elderly (RCHEs) and residential care homes for persons with disabilities (RCHDs).

8. In view of the long waiting lists for certain welfare services, in particular RCHEs and RCHDs, it has recently been suggested that PRH flats be considered for conversion into such residential welfare facilities. Apart from such considerations as relevant land use restriction building height, headroom, corridor width, fire escape, lift facilities, parking spaces, etc., and the views of the local community including those of both stakeholders and domestic residents, implementation of the proposal would imply a reduction in the number of rental units of PRH estates, and result in adverse impact on the public housing supply which is also subject to an acute demand.

Way Forward

9. SWD will sustain its efforts in exploring with relevant departments the possibility of reserving suitable sites and premises in new housing developments and redevelopments, etc., and working with PlanD and HD to optimise the provision of welfare facilities in new PRH developments whilst at the same time exploring every possibility of converting appropriate vacant premises, places or sites within PRH estates for the provision of suitable welfare facilities. SWD will continue to examine in consultation with HD the provision of welfare facilities on the ground or lower floors of the residential blocks as far as possible. HD will provide social welfare facilities in PRH developments in accordance with SWD's request as far as the development potential and site constraints permit, and SWD will confirm funding availability of the facilities concerned.

Advice sought

10. Members are invited to note the above on-going arrangements with regard to the provision of welfare facilities in PRH developments.

**Social Welfare Department
Housing Department
May 2015**

For discussion on
10 April 2017

Legislative Council Panel on Welfare Services

Estate-based Social Welfare Services Planning

Purpose

This paper briefs the Panel on the planning for social welfare services for newly completed public rental housing (PRH) estates.

Background

2. With the completion of new PRH flats, in particular those in the larger-scale or more remotely located PRH estates, there have been concerns as to whether adequate and timely support services are available to cater for the possible adaptation issues faced by individuals and families who are moving into these new PRH estates, and to establish a community in which residents will feel cared about and have easy access to assistance.

Planning for welfare premises in new PRH developments

3. Under the existing mechanism, when a development area or site is identified as having potential for PRH development, the Planning Department (PlanD) or the Housing Department (HD) will discuss with the relevant departments (including the Social Welfare Department (SWD)), and consult the District Council on the planning for the provision of community facilities (including recreational, education, welfare facilities, etc.) in the non-rental housing premises of the PRH development concerned. Under this arrangement, SWD can explore the provision of suitable welfare facilities in a comprehensive manner at an early stage. In general, SWD will take into account the needs of the local community, the overall demand

for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site as well as the advice from PlanD or HD on site constraints, development parameters and limitations (including such environmental issues as noise and air quality) in drawing up an appropriate mix of proposed welfare facilities to meet the service demand arising from the PRH development and also to address the community demand at large. HD, when considering whether the proposed welfare facilities could be incorporated into a new PRH development, will take into consideration such factors as individual site constraints, feasibility and suitability of the required facilities, demands for various community facilities, funding arrangements for the facilities, as well as relevant ordinances, rules and regulations (such as the Town Planning Ordinance, the Building (Planning) Regulations and the Practice Notes). The collaboration between HD and SWD in this regard enables the optimal use of the site to meet the society's demands for PRH and various community facilities.

4. The proposed welfare facilities preliminarily assessed as feasible will be included in the planning briefs of the PRH developments concerned. When considering the exact location of the proposed welfare facilities within a particular development, HD will take into account such relevant factors as the individual site conditions as well as the design and operational requirements. As a general practice, for easy accessibility, the welfare facilities will be provided either on the ground or lower floor(s) or the podium of the domestic blocks, or co-located with other facilities (such as kindergarten, car park and retail facilities) in an ancillary facilities block in order to enhance the social integration of these facilities. In some PRH developments where a relatively large number of welfare facilities are involved, some or all of the proposed welfare facilities will be grouped in a dedicated welfare block to enhance their accessibility and user-friendliness.

5. In addition, when the intake for a new PRH estate has been completed for some time, if there are appropriate vacant non-domestic premises (including those previously used as kindergartens or car parks) and domestic units on lower floors, HD and SWD will explore the feasibility of converting them into welfare uses. This is subject to a number of factors,

including the residents' support of the proposed uses or change of uses of the premises concerned, compatibility of the proposed welfare uses with other uses in the same estate as well as other technical considerations, such as the requirements under relevant ordinances and regulations, barrier free access requirement and additional requirement for fire service installations. Examples of converting vacant non-domestic premises and domestic units in PRH estates include conversion of car parks into elderly centres, early education and training centres, social service centres and children and youth centres, as well as conversion of domestic units into hostels for the elderly and small group homes.

Planning for social welfare services for newly completed PRH developments

6. Apart from the premises planning as referred to above, SWD will provide suitable support services, without involving additional premises, to assist residents in adapting to the new living environment at the early stage of intake of individual newly completed PRH developments. To this end, the District Social Welfare Offices of SWD will assess on an ongoing basis the needs for welfare services at district level having regard to the population growth and demographic changes in their respective districts. Through collaboration with the government departments, non-governmental organisations (NGOs) and stakeholders concerned, they will deploy community resources to plan for appropriate support services and identify early residents with service needs for referral to the relevant services.

7. The Integrated Family Service Centres and the Integrated Services Centres (the two services are referred to as "Service Centres" hereinafter) operated by SWD or subsidised NGOs are located in different districts across the territory to provide a spectrum of preventive, supportive and remedial family services to address the multifarious needs of individuals or families within their specific service boundaries. Where there are newly completed PRH estates within their service boundaries and as the residents move in, the Service Centres will initiate service promotion activities in those estates and invite district stakeholders to discuss and formulate service

plans, with a view to facilitating the new residents and families to integrate into the community and encouraging the families in need to seek help at an early stage.

8. Besides, the Service Centres will promote the services and identify the families in need by means of pamphlets, posters, newsletters, road shows, outreaching, the Family Support Programme¹ and collaboration with other government departments / district organisations. The collaboration units include the neighbourhood network building projects funded by the Community Investment and Inclusion Fund under the Labour and Welfare Bureau and the Hong Kong Jockey Club Charities Trust.

9. The Service Centres will also maintain close contact with the Estate Offices concerned to brief the staff on the types of services available and the means of case referral, and keep in view the formation of the Estate Management Committees to establish partnerships and referral networks with them.

Way forward

10. SWD will sustain its efforts in exploring with relevant departments the possibility of reserving sites or premises in new PRH developments for welfare uses to meet the needs of the localities or the community at large for welfare services. Meanwhile, SWD will also continue with its service planning for newly completed PRH estates for the provision of appropriate and comprehensive social welfare services so that residents moving into these estates can adapt to and enjoy the new living environment as soon as possible.

¹ To identify early the families in need of but reluctant to seek help, SWD has since 2007 implemented the Family Support Programme in a total of 86 service units including Service Centres, Family and Child Protective Services Units, and Psychiatric Medical Social Service Units of SWD. Apart from deploying social workers to contact the families facing problems of social isolation through telephone calls, home visits and other outreaching services and to refer them to a host of support services, the service units will also recruit and train volunteers, including those with personal experience in overcoming family problems or crises, to contact the aforementioned families and encourage them to receive appropriate services. This would allow the establishment of a network of community care and assistance.

Advice sought

11. Members are invited to note the above arrangements concerning the planning for social welfare services for newly completed PRH estates.

Social Welfare Department

Housing Department

April 2017



本署檔號 OUR REF. : L/M(1) in 4/720/2013 Pt.2
電 話 TEL NO. : 2116 3580
圖文傳真 FAXLINE : 2575 7518

7 July 2017

Mr Colin Chui
Clerk to the Legislative Council Panel on Welfare Services
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong

Dear Mr Chui,

**Legislative Council Panel on Welfare Services
Follow-up actions**

At the meeting of the Panel on Welfare Services of the Legislative Council held on 10 April 2017, members requested the Government to provide the following information –

- (a) whether the Government had streamlined the relevant procedures to facilitate the Integrated Children and Youth Services Centre (ICYSC) in On Tat Estate, Kwun Tong to commence operation earlier;
- (b) policies and mechanism as well as the workflow in relation to the planning for the provision of social welfare services in On Tat Estate and On Tai Estate in Kwun Tong, Tak Long Estate and Kai Ching Estate in Kowloon City, and Hung Fuk Estate in Yuen Long; and
- (c) a response to members' suggestions of:
 - (i) carrying out the conversion and fitting-out works for social welfare facilities in tandem with the construction of public rental housing (PRH) blocks;



- (ii) streamlining the tendering procedures for selection of non-governmental organisations for provision of social welfare services and setting a time frame (e.g. three months before intake or within three months after intake) for provision of such services in new PRH estates; and
- (iii) including in the Hong Kong Planning Standards and Guidelines (HKPSG) the minimum threshold for provision of social welfare facilities in a PRH estate.

This is a consolidated reply from the Social Welfare Department (SWD) and the Housing Authority (HA).

Planning for the premises of social welfare facilities in new PRH developments

Under the existing mechanism, when a development area or site is identified as having potential for PRH development, government departments will co-ordinate, having regard to community views, the provision of non-domestic facilities (including recreational, educational, welfare facilities, etc.) in the development and community concerned. This arrangement enables the SWD to explore the provision of suitable welfare facilities in a comprehensive manner at an early stage. In general, the SWD will take into account the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site as well as the advice from the Planning Department or HA on site constraints, development parameters and limitations (including such environmental issues as noise and air quality) in drawing up an appropriate mix of proposed welfare facilities to meet the service demand arising from such development, and also to cater for the community demand at large. The collaboration between the HA and SWD in this regard allows optimal site utilisation to meet the society's demands for PRH and various community facilities.

The Government has planned the provision of social welfare services in On Tat Estate and On Tai Estate in Kwun Tong, Tak Long



Estate and Kai Ching Estate in Kowloon City and Hung Fuk Estate in Yuen Long pursuant to the mechanism set out in the preceding paragraph.

As explained above, apart from the planning standards under the HKPSG, we will take into account a host of relevant factors in planning the provision of social welfare facilities in a new PRH development. One of the factors is the scale of the PRH development and the floor area available for the provision of welfare facilities as against other needs. It is therefore not desirable to impose a minimum threshold for the provision of social welfare facilities in a PRH estate. We consider that the existing planning mechanism can better allow us to provide a suitable mix of social welfare facilities in a new PRH development to flexibly cater for the service needs of the new population as well as the community at large. That said, we will keep in view whether and when it would be necessary to review the planning standards under the HKPSG.

Timing of population intake and commencement of social welfare services in a new PRH estate

At present, we adopt the following practices on the handover of welfare premises in new PRH estates to operating agencies for carrying out preparatory work, including fitting-out works for the premises concerned, for service commencement –

- (a) nearer the issue of the occupation permit for a PRH development (including the welfare premises concerned), the SWD will visit the site together with the HA to examine whether the premises have been constructed in accordance with the requirements set out by the SWD and to identify defects for rectification before formal handover;
- (b) at about the same time, the SWD will estimate the fitting-out cost for the premises on the basis of the as-built or latest available building plans provided by the HA. The estimate thus prepared will form the basis of the grant to be sought from the Lotteries Fund (LF) for the subsequent fitting-out works, thereby facilitating the invitation for proposals procedure to identify an operating agency to carry out the



fitting-out works and run the service concerned (only applicable to new services but not reprovisioned services);

- (c) after confirming the operating agency, the SWD will inform the HA accordingly. The HA will in parallel seek the SWD's agreement on the proposed leasing arrangement for the welfare premises and handle the leasing application submitted by the operating agency concerned;
- (d) in conjunction with the SWD, the HA will arrange for the handover of the premises to the operating agency at a suitable time. The operating agency will then submit Alteration and Addition (A&A)/minor works layout plans to the Independent Checking Unit (ICU) under the Office of the Permanent Secretary for Transport and Housing (Housing) for vetting and approval. Approval of the ICU is only required for those fitting-out works considered as A&A works; and
- (e) the operating agency will carry out the approved works and commence the service at the premises after completion of the works.

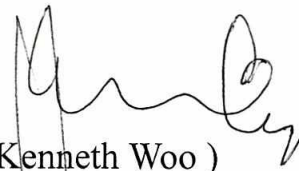
The arrangements for the ICYSC in On Tat Estate, Kwun Tong to commence operation are largely as above. In short, prior to the issue of the occupation permit in July 2016, the SWD had arranged to forward the relevant building plans to the operating agency for reference and preparation for the fitting-out works. After the issue of the occupation permit, the SWD followed up with the HA to rectify the minor defects detected in the premises, and in parallel prepared for the seeking of a grant from the LF to meet the costs of the fitting-out works and the furniture and equipment items. The operating agency was also arranged to visit the premises. When the LF grant had been approved, the operating agency started the tendering procedure for engaging consultancy services for the fitting-out works. It is expected that the ICYSC can commence service by the end of 2017. In the interim, the operating agency is providing outreaching services for the young persons in the estate, and using the premises of other welfare service units in the



estate, including the family service centre (which has already come into operation) and the neighbourhood elderly centre (which is to commence service soon), to provide welfare services. Besides, the SWD has been in close contact with the HA, property management office, operating agency and other stakeholders to formulate suitable service plans and conduct regular reviews, so that the residents can continuously receive the needed welfare and support services.

We have discussed with the HA how the existing arrangements may be refined in order that the social welfare facilities in new PRH estates can commence operation at a time that will better meet the service needs of the new residents of the estates. We will advance the necessary preparatory work, including obtaining the latest available building plans of the welfare premises concerned for estimation of the costs of the fitting-out works and selecting the operating agencies (if applicable) at an earlier stage, and seeking grants from the LF before the expected dates of issue of the occupation permits, etc., with a view to enabling operating agencies to commence the welfare services, in particular those serving the new residents moving into the respective estates and the local communities, within seven months after the issue of the occupation permits at the latest. The HA will facilitate the SWD's work in this respect. We will monitor the implementation of the revised arrangements and further review the arrangements in the light of the operating experience.

Yours sincerely,



(Kenneth Woo)

for Director of Social Welfare

c.c. Secretary for Labour and Welfare (Attn: Mr Kenneth Cheng)
Director of Housing (Attn: Mr Alan Hui)

For discussion on
28 September 2017

Legislative Council Panel on Welfare Services

Provision of Welfare Premises in Public Rental Housing Estates under the Hong Kong Housing Authority

Purpose

This paper briefs Members on the existing arrangement on the provision of welfare premises in public rental housing (PRH) estates under the Hong Kong Housing Authority (HA).

Planning for Welfare Facilities in New PRH Developments

2. The Government briefed the Panel on the existing practice in planning for social welfare services for newly completed PRH estates in April 2017¹, and subsequently in a letter from the Social Welfare Department (SWD) to the Panel dated 7 July 2017². In gist, under the existing mechanism, when a development area or site is identified as having potential for PRH development, government departments will co-ordinate, having regard to community views, the provision of non-domestic facilities (including recreational, educational, welfare facilities, etc.) in the development and community concerned. This arrangement enables SWD to explore the provision of suitable welfare facilities in a comprehensive manner at an early stage. In general, the SWD will take into account the needs of the local community, the overall demand for welfare services, the floor area requirements of different welfare facilities, the location and accessibility of the site as well as the advice from the Planning Department or HA on site constraints, development parameters and limitations (including such environmental issues as noise and air quality) in drawing up an appropriate mix of proposed welfare facilities to meet the service demand arising from such development, and also to cater for the community demand at large. The collaboration between the HA and SWD in this regard allows optimal site

¹ LegCo Paper No. CB(2)1137/16-17(03)

² LegCo Paper No. CB(2)1838/16-17(01)

utilisation to meet the society's demands for PRH and various community facilities.

Letting of Welfare Premises in PRH Estates

3. For Government-funded welfare premises in HA's PRH estates, a nominal rent of \$1 per annum plus a management and maintenance charge, if applicable, will be charged for the leasing of the premises to non-government organisations (NGOs) nominated by relevant government departments or bureaux. In addition, under HA's established practice, eligible NGOs³ providing direct services of welfare or community nature to tenants are charged a concessionary rent for leasing of welfare premises in public housing estates on the recommendation of the relevant government departments, including SWD. The current rate for concessionary rent is \$55 per square metre per month exclusive of rates and Government rent (if any). The concessionary rent is subject to review by HA's Commercial Properties Committee every three years.

4. Up to end-August 2017, there are about 1 480 tenancies let by HA under the above-mentioned arrangements for the provision of various types of welfare services including children and youth services, community services, elderly services, family welfare services and child care, medical services, rehabilitation services, etc., in HA's PRH estates.

5. The updated list of vacant non-domestic premises in public housing estates, which may be available for welfare lettings to NGOs, is available on the HA/HD website⁴. Interested NGOs can submit application to the Housing Department (HD). HD also regularly shares the list with SWD.

Housing Department September 2017

³ Including charitable or non-profit making organisations with exemption under Section 88 of the Inland Revenue Ordinance.

⁴ For details, please refer to : -
<http://www.housingauthority.gov.hk/en/commercial-properties/leasing-information/welfare-lettings/index.html>