

**For discussion
on 6 March 2017**

Legislative Council Panel on Housing

**Measures to facilitate the mobility needs of elderly residents by
the Hong Kong Housing Authority**

PURPOSE

This paper aims to brief Members on the measures by the Hong Kong Housing Authority (HA) for facilitating the mobility needs of elderly residents.

BACKGROUND

2. HA has been committed to improving the living qualities of residents in public rental housing (PRH). In line with the Government's policy of "Ageing in Place", HA also considers the needs of the elderly and other residents with impaired mobility in the design, management and maintenance of PRH estates, with a view to providing a safe and convenient living environment.

THE PROVISION OF A SAFE AND COMFORTABLE LIVING ENVIRONMENT FOR THE ELDERLY

3. Since 2002, HA has implemented the concept of Universal Design in new PRH estates. HA provides comprehensive barrier-free facilities in the

residential buildings, flats and common areas to ensure the building entrances, corridors and flat entrances are wide enough. Common corridors, kitchens and bathrooms inside the flats are provided with non-slip floor tiles to avoid slipping by accident. Ramps, tactile guide paths and handrails are provided at appropriate locations in common areas for the convenience of the elderly, wheelchair users and others.

THE DESIGN OF FLAT

4. Although Buildings Department's "Design Manual: Barrier Free Access 2008" only covers non-domestic area, the HA has made reference to the manual's requirements and adopted universal design inside residential flats to enhance the design, which includes the following-

- (a) On the overall design- HA has widened the door width of flat entrance to 800 mm, standardised the door width of kitchen and bathroom to 750mm, as well as used safer materials such as non-slip-floor tiles; a sunken shower area is also provided inside the flat, so that residents can continue to reside in the same flat even in their old age or when their mobility is impaired; and
- (b) On the design details- To facilitate entry, as well as uses of facilities by wheelchair users and walking-aid users, power sockets are installed one metre above floor level; lever type sink/shower mixers and door handles, and larger button-type doorbells and switches are also adopted.

5. As regards the elderly residents living in old PRH flats, HA will, in accordance with the needs of the residents, modify the facilities of their flats.

THE DESIGN OF THE RESIDENTIAL BLOCKS

6. HA provides lean benches at the lift lobbies of new domestic floors for the elderly and people who need to rest temporarily while waiting for lift. Besides, voice synthesisers are installed in lift cars to cater for the needs of the elderly. In order to conserve energy, HA developed a two-way lighting control system. Only basic illumination is maintained round the clock in the lift lobby and corridors/ staircases, once people in need have entered the area concerned, they can activate the system to raise the illumination level at an appropriate level in that area for a preset period of time.

COMMON AREAS AND FACILITIES

7. Newly built PRH estates are provided with covered walkways and specific barrier-free access connecting all the residential blocks and major estate facilities. Recreational and leisure facilities suitable for the elderly, such as fitness equipment for the elderly and tai-chi areas are also provided. As regards existing PRH estates, at 100 estates with a higher proportion of elderly residents, HA plans to increase the provision of recreational facilities for the elderly, such as fitness equipment, pavilions, benches, etc., or modify the facilities or the design within the estates to suit residents' needs. For example, HA has been implementing the Lift Addition Programme (LAP) since 2008 with a view to supporting the Universal Accessibility policy of the Government. The LAP provides barrier-free access for residents, particularly for the elderly and disabled persons who are living in PRH estates built in hilly areas.

WAY FORWARD

8. HA will continue to collect suggestions through “Residents Surveys”, take on board views on public housing designs from stakeholders in the construction industry, and improve the designs continuously. HA will also listen to the views of the Estate Management Advisory Committees and Mutual Aid Committees, and take into consideration of the demographic distribution of residents and their needs to improve the estate facilities, with a view to providing a living environment suitable for all ages and abilities.

ADVICE SOUGHT

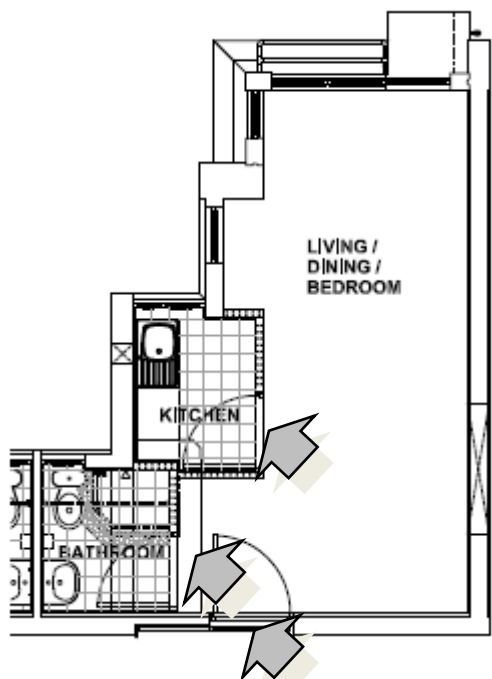
9. Members are invited to note the content of this paper.

Transport and Housing Bureau

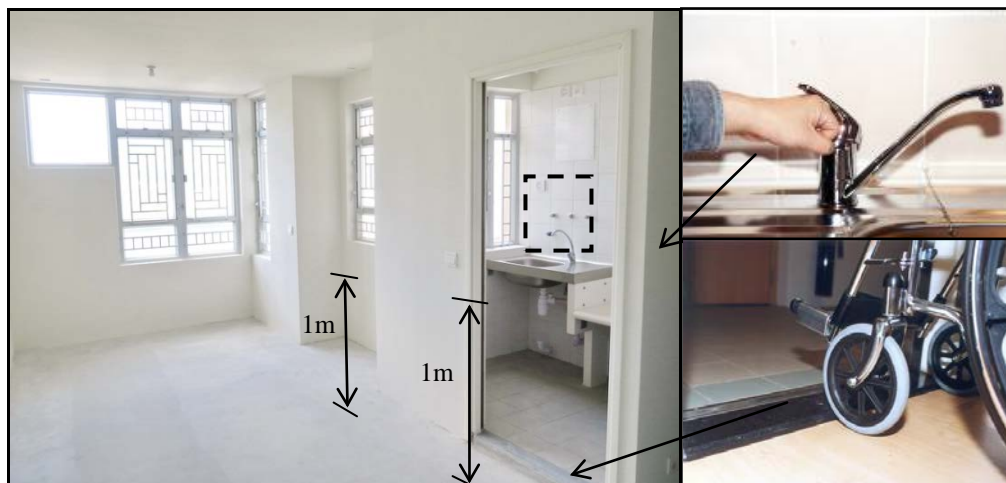
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Flat Design in Domestic Flats



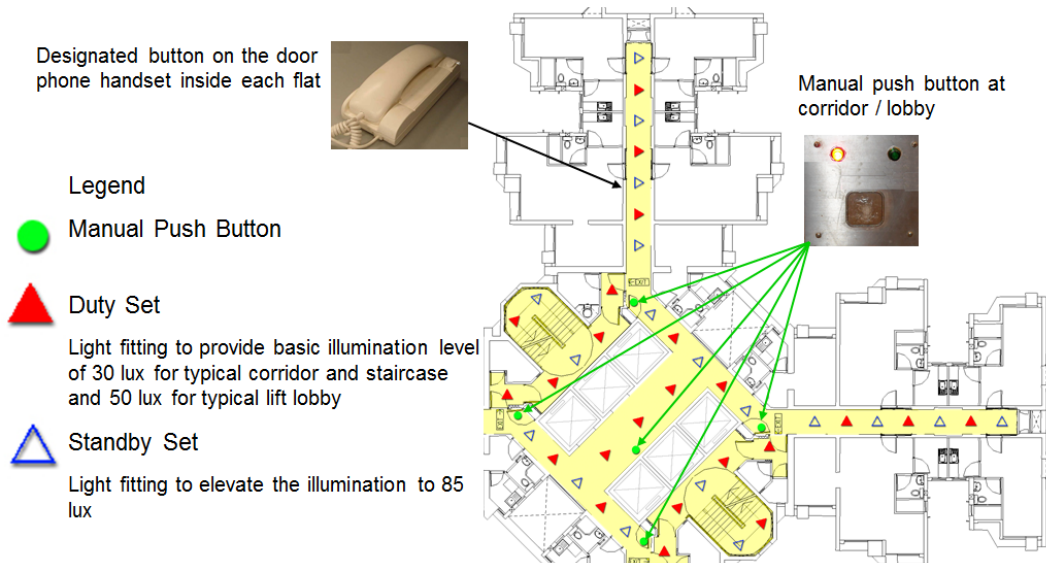
- ◆ The widths of flat doors are –
800mm (flat entrance)
750mm (kitchen and bathroom)
- ◆ Power socket at one metre above ground
- ◆ Lever or D-type door handle
- ◆ Larger lighting switch and door bell



- ◆ Appropriate height for lighting switch, doorbell and power socket
- ◆ Lever type sink mixer
- ◆ Flat and leveled threshold

Design in Residential Blocks

- ◆ Two-way lighting control system



Common Areas and Facilities



- ◆ Barrier Free Access connecting domestic block and major estate facilities



- ◆ Appropriate handrail added to passageways



- ◆ Increasing the provision of elderly recreational facilities, such as fitness equipment, seating benches, or modifying facilities or the design of common areas in PRH estates as appropriate.