

**For discussion
on 22 January 2018**

Legislative Council Panel on Home Affairs

**Youth Hostel Scheme –
Construction works by Po Leung Kuk for the
youth hostel project in Ma Tin Pok, Yuen Long**

PURPOSE

This paper briefs Members' on the latest position in respect of the capital works project for Po Leung Kuk (PLK) to construct a youth hostel in Yuen Long under the Government's Youth Hostel Scheme (YHS), and seeks Members' views on the proposed main construction works.

BACKGROUND

2. To unleash the potential of under-utilised / vacant sites held by non-governmental organisations (NGOs) and to meet the aspirations of some of the working youth in having their own living spaces, the Government announced the introduction of the YHS in the 2011-12 Policy Address. Under the YHS, NGOs will be fully funded by the Government to construct youth hostels on sites owned by them. Upon completion, NGOs will operate the youth hostels on a self-financing basis.

3. To enable the young tenants to accumulate savings to pursue their medium term aspirations in personal development, NGOs are required to set the rental at a level which does not exceed 60% of the market rent of flats of similar size in nearby areas. The first tenancy should be at least two years, which can be renewed for an aggregate of no more than five years. Working young people who are Hong Kong permanent residents aged 18 to 30 are eligible to apply as tenants and

they shall be subject to income and asset tests at the time of application. They should not own any residential properties in Hong Kong.

4. Six YHS projects are currently under planning or construction, namely The Hong Kong Federation of Youth Groups' project in Tai Po, PLK's project in Yuen Long, the Tung Wah Group of Hospitals' project in Sheung Wan, the Hong Kong Association of Youth Development's project in Mong Kok, the Hong Kong Girl Guides Association's project in Jordan and the Hong Kong Sheng Kung Hui Welfare Council Limited's project in Yuen Long. A list of projects is at **Annex A**.

5. PLK's project is located at Ma Tin Pok, Yuen Long. On 3 June 2016, the Finance Committee (FC) approved the funding application for PLK to carry out pre-construction works for the youth hostel project.

LATEST POSITION

6. Following funding approval for the pre-construction works, in July 2016, PLK appointed an architectural lead consultant and a quantity surveying consultant to proceed with the detailed design and relevant technical assessments, with a view to consolidating the detailed design for tendering for the foundation and main contract works by the second quarter of 2018 and the second quarter of 2019 respectively. In drawing up the detailed design of the youth hostel, the following key design principles are articulated -

- (a) adopting a no-frills and environmentally-friendly building design;
- (b) respecting and blending in with the surrounding environment; and
- (c) creating opportunities for young people to grow and engage in inspirational places.

The pre-construction works have now been substantially completed and we are in a position to proceed with the funding application for the main works. Meanwhile, in light of the outcome of relevant technical assessments, PLK will incorporate the mitigation measures related to

ventilation, traffic noise and geological conditions into the design of the building as appropriate.

PROJECT SCOPE AND NATURE

7. The proposed project comprises the construction of a youth hostel and associated facilities. The total construction floor area (CFA) of the building is about 41 159 square metres (m²). The scope of construction works is as follows –

- (a) construction of a non-domestic portion (from B/F to 1/F levels), providing a carpark (B/F), a management office and communal facilities (including a library, a kitchen, multi-function rooms and external landscaping areas) for the residents of the youth hostel. The non-domestic portion will also include workshops, store rooms and a cleaner's room on M/F and a landscape garden on 1/F. The total CFA for the non-domestic portion will be around 7 627 m²; and
- (b) construction of a domestic portion above the non-domestic portion (from 2/F to 25/F, and a roof floor) providing 1 248 hostel units (including 816 single units and 432 double units) as well as a communal sitting area and a laundry on each floor. The total CFA for the domestic portion will be around 33 532 m².

8. The proposed parameters of the youth hostel project (in terms of the number of floors and hostel units) are consistent with those as presented to the Public Works Sub-Committee of the FC when its support for the funding application for pre-construction works was sought in May 2016. The relevant site location plan and section plan are at **Annex B**. An artist's impression is at **Annex C**.

JUSTIFICATIONS

9. The YHS aims to –

- (a) provide an alternative to meeting the aspirations of some of the working youth in having their own living spaces;
- (b) enable the young tenants to accumulate savings to pursue their medium term aspirations in personal development; and
- (c) unleash the potential of the under-utilised sites held by NGOs.

10. The community welcomes the YHS initiative and looks forward to its early implementation. The Home Affairs Bureau (HAB) has been working closely with and providing necessary assistance to interested NGOs to help them take forward their proposed YHS projects. We need to embark on the construction youth hostels under the YHS as and when ready to meet the aspirations of our young people.

11. To ensure that its youth hostel is developed and operated in accordance with the policy objectives, PLK will be governed by a Grant and Operation Agreement (GOA) and the land lease. The GOA will set out the parameters under which PLK will manage and maintain the youth hostel, such as the rental for a hostel place, tenancy period, the basic eligibility criteria for the youth tenants (e.g. age limit, income and asset limits), and the operation mode of the hostel. As for the land lease to be granted by way of an in-situ land exchange, the lease conditions therein will govern issues related to the use of the site for hostel purposes under the YHS. The Government will reserve the right to re-enter the site and take possession of the entire building in case of breach of lease conditions, or cessation of operation of the youth hostel.

FINANCIAL IMPLICATIONS

12. The estimated project cost for the youth hostel as computed by PLK and in consultation with the Director of Architectural Services, is \$1,444.7 million in money-of-the-day prices. PLK will be responsible for the recurrent expenditure regarding the operation and maintenance of the youth hostel.

PUBLIC CONSULTATION

13. We consulted the Town Planning and Development Committee of the Yuen Long District Council in July 2015. Members indicated strong support and passed a resolution urging the early implementation of the project. In November 2015, the Rural and New Town Planning Committee of the Town Planning Board agreed to the proposed amendments to the approved Yuen Long Outline Zoning Plan (OZP), including amendments required to enable the PLK youth hostel project to proceed. After the two-month period for the public inspection of the draft OZP, the draft OZP was approved by the Chief Executive in Council in October 2016. On 3 June 2016, FC approved the funding application to carry out pre-construction works for the PLK project.

IMPLEMENTATION TIMETABLE

14. We plan to submit the proposal in the first quarter of 2018 for consideration by the PWSC and for funding approval by FC. Subject to funding approval, the project will be scheduled for commencement in the second quarter of 2018 for completion in the third quarter of 2021.

ADVICE SOUGHT

15. Members are invited to note and comment on the above proposal which will be submitted to the PWSC/FC for consideration.

Home Affairs Bureau
January 2018

Annex A

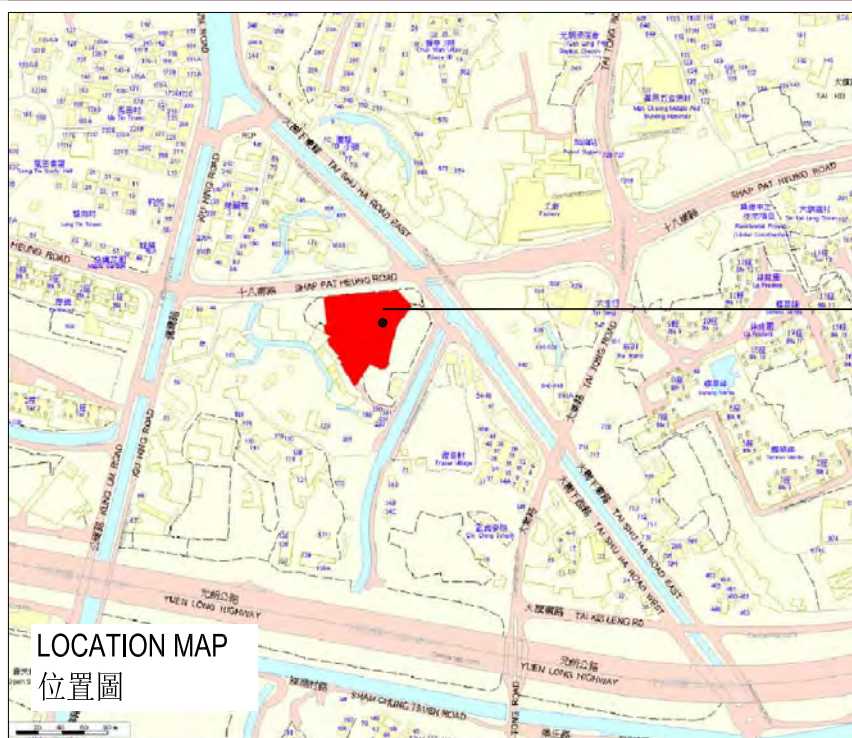
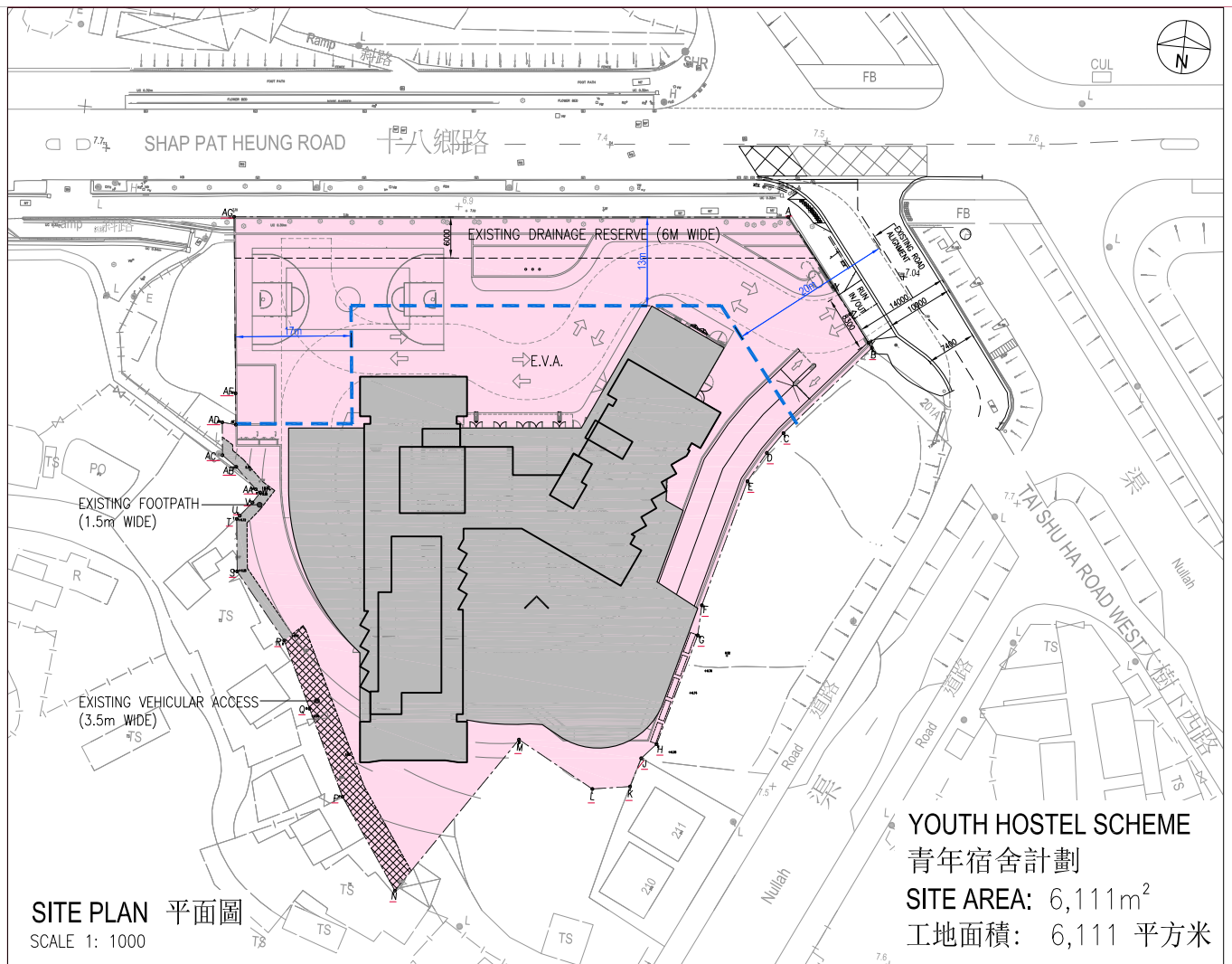
Details of YHS Projects under planning/construction

	Name of NGO	Site	Est. no. of units	Est. no. of hostel places
1	Tung Wah Group of Hospitals	No. 122A - 130 Hollywood Road, Sheung Wan / IL 338	210	302
2	The Hong Kong Federation of Youth Groups	2 Po Heung Street, Tai Po Market / Lot 1944 in DD 6	78	80
3	Hong Kong Association of Youth Development	9 Arran Street, Mong Kok / KIL 6223	72	90
4	The Hong Kong Girl Guides Association	Junction of Ferry Street and Jordan Road, West Kowloon / Proposed KIL 11128	534	534
5	Po Leung Kuk	Junction of Shap Pat Heung Road and Tai Shu Ha Road West in Ma Tin Pok, Yuen Long	1 248	1 680
6	Hong Kong Sheng Kung Hui Welfare Council Limited	Junction of Castle Peak Road – Yuen Long and Yau Tin East Road	160	170
Total			2 302	2 856

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附件B (第1頁, 全2頁)

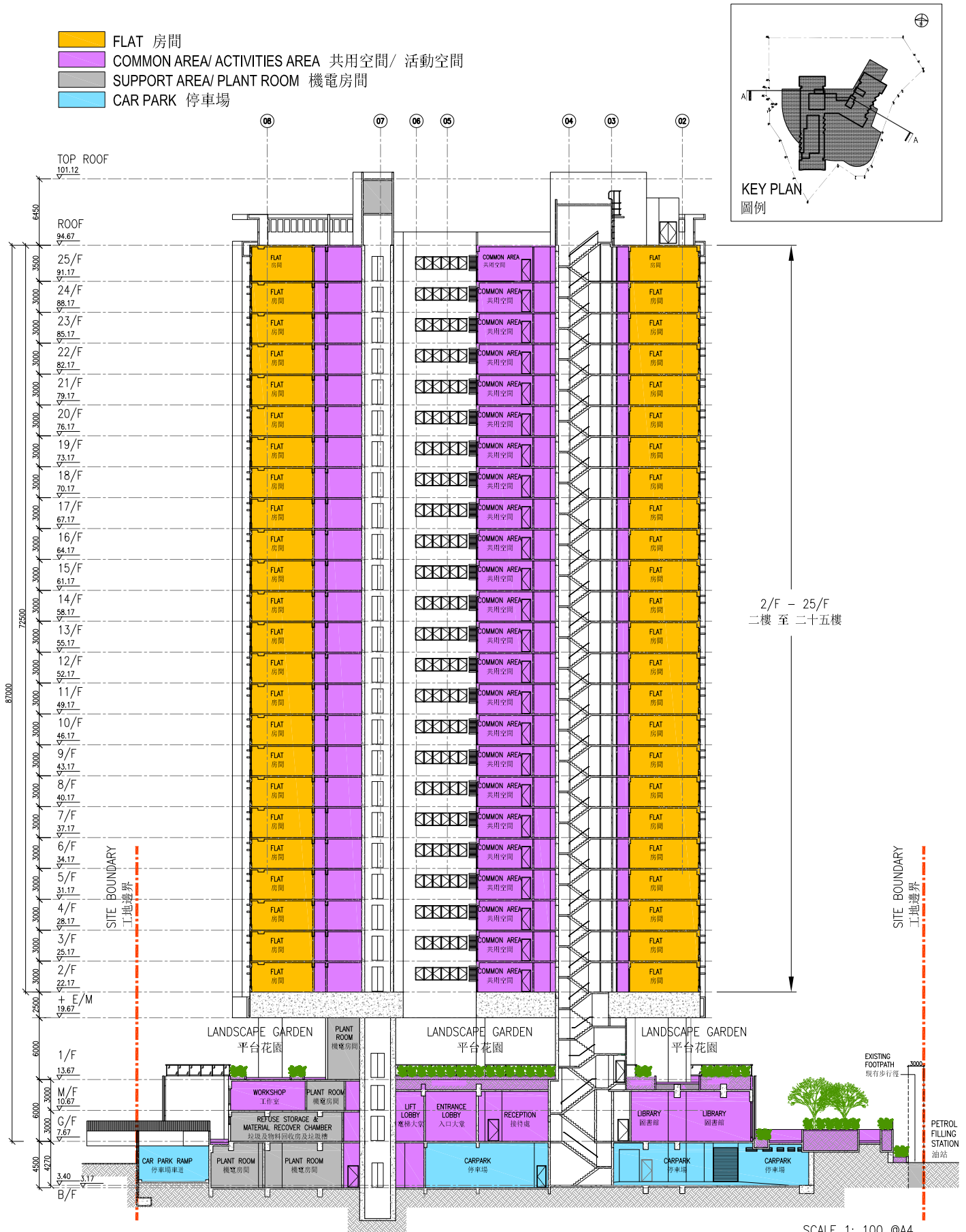
Site Plan 工地平面圖



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Sectional Plan 剖面圖



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青年宿舍計劃 - 保良局元朗馬田壩青年宿舍
View of Building (Artist's Impression) 外觀構思圖

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