



社會福利署

Social Welfare Department

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25 March 2019

Clerk to Panel on Welfare Services
Legislative Council
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
(Attn: Ms Wendy Jan)

Dear Ms Jan,

Follow-up Action
Panel on Welfare Services Meeting on 14 January 2019

Proposal to create a Senior Principal Executive Officer post in the Social Welfare Department to head the new Planning and Development Branch

At the meeting of the Panel on Welfare Services held on 14 January 2019, the Government was requested to provide information relating to the conversion project at the ex-Church of Christ in China Kei Leung Primary School (ex-Kei Leung Primary School) at the Leung King Estate into welfare facilities.

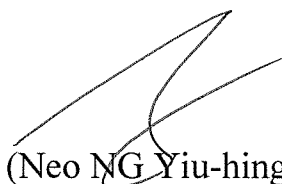
The ex-Kei Leung Primary School is located at the Leung King Estate, an estate under the Tenants Purchase Scheme (TPS). The Social Welfare Department (SWD) has taken a proactive approach to follow up on matters concerning the conversion project. As soon as the Housing Department (HD) confirmed that the ex-Kei Leung Primary School premises could be released to the SWD for development, the SWD commenced in early 2013 the planning of the conversion works, which included consultation with the Tuen Mun District Council and the Incorporated Owners (IO) of the Leung King Estate on the preliminary development plan, as well as consultation with the relevant Government departments (i.e. the HD, Transport Department, Lands Department (LandsD), Fire Services Department, Electrical and Mechanical Services Department, Environmental Protection Department, Planning Department, Water Supplies Department and Drainage Services Department) on the preliminary design of the project (including the vehicle passageway and the location



of car parking, etc. for the proposed welfare facilities). The SWD also conducted relevant technical assessments for the conversion works. Those technical assessments commenced in December 2014 and were completed in March 2016.

The planning matters required for this conversion project, which is the first one to be carried out in a TPS estate involving the conversion of vacant school premises into welfare facilities, have been more difficult than expected, resulting in a longer time required. In respect of the SWD's original proposal of setting up car parking spaces and a loading and unloading (L/UL) bay for the proposed welfare facilities in the common area of the Leung King Estate, the SWD was informed by the HD in July 2015 that the setting up of car parking spaces and a L/UL bay in the common area of the Leung King Estate would require an application to the LandsD by the IO for waiver on the stipulated uses on the land lease, and that there was no rentable car parking spaces available in the Leung King Estate for the SWD. The SWD then explored other options and conducted assessments, as well as proactively followed up with relevant departments and prepared several proposals with a view to addressing the problem. The SWD subsequently proposed in mid-2017 to rent car parking spaces near the Leung King Estate and to move the L/UL bay inside the boundary of the proposed welfare facilities. After consulting the IO and obtaining consent from the IO on the proposal in January 2018, the SWD submitted to the HD updated information in respect of the waiver application in February 2018. The HD in turn submitted the formal waiver application to the LandsD in March 2018. The SWD also obtained a grant from the Lotteries Fund in December 2018 for a consultancy service on the detailed design of the conversion project. If everything goes on smoothly, the conversion project is scheduled for completion in 2022 the earliest, and the welfare facilities incorporated therein will commence service starting from 2023-24.

Yours sincerely,



(Neo NG Yiu-hing)
for Director for Social Welfare

c.c. Secretary for Labour and Welfare (Attn: Ms Vivian Ko)