

## **ITEM FOR FINANCE COMMITTEE**

**CAPITAL WORKS RESERVE FUND  
HEAD 703 – BUILDINGS  
Social Welfare – Multi-purpose/Miscellaneous  
1SG – “Purchase of welfare premises”**

Members are invited to approve a new commitment of \$20 billion for the purchase of premises for the provision of welfare facilities.

### **PROBLEM**

We need to purchase premises for the provision of welfare facilities, as announced in the 2019-20 Budget, to help address the shortage of welfare facilities and premises.

### **PROPOSAL**

2. The Director of Social Welfare, with the support of the Secretary for Labour and Welfare, proposes to create a new commitment of \$20 billion for the purchase of premises for the provision of welfare facilities. The proposed list of welfare facilities to be accommodated in the premises of the purchase exercise and other details concerning the purchase exercise are set out in Enclosure 1.

Encl. 1

### **JUSTIFICATION**

#### **Shortage of sites for welfare premises**

3. There is a shortage of welfare premises, resulting in long waiting time for different types of services and area shortfall for some existing services. At the same time, there is an increasing demand for welfare facilities as a result of ageing population, keen community demand for child care services, need for

/more .....

more population-based or district-based welfare facilities, as well as new service requirements or enhancements arising from the promulgation of new initiatives in response to changing societal needs, etc. While the Government has been embarking on a multi-pronged approach, there are specific constraints for those measures (see paragraph 5 below for details). There is a need for the Government to adopt a special short-term approach for the early increase in the provision of appropriate welfare facilities, so as to address the problem of acute shortfall.

### **Multi-pronged approach to secure premises for the provision of welfare services**

4. The Government has all along been adopting a multi-pronged approach with long-, medium- and short-term strategies to identify suitable sites or premises for the provision of more welfare services which are in acute demand. As a long-term strategy, we have reinstated the population-based planning ratios in the Hong Kong Planning Standards and Guidelines (HKPSG) in respect of elderly facilities, with a view to reserving necessary sites and space for these facilities early in the planning process of new and redeveloped areas. Similarly, we have incorporated the population-based planning ratio for the provision of child care centre places into the HKPSG to facilitate the planning and reservation of suitable premises for the provision of child care facilities.

5. As regards the medium-term strategy, the Social Welfare Department (SWD) has been maintaining a close contact with relevant departments to identify suitable sites in the development or redevelopment of public housing estates and urban renewal projects for providing welfare facilities. In addition, intensive efforts have been made with respect to the Land Sale Programmes and the Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme) to increase the provision of welfare facilities as appropriate. We have also endeavoured to make use of available government accommodation including vacant school premises<sup>1</sup>. However, the arrangement is subject to other competing government purposes and the suitability of the premises for conversion into welfare facilities (in terms of location, accessibility, available floor area, height restrictions of some welfare facilities, barrier-free facilities, surrounding environment, supply and demand for services in the local community, etc.). We have further embarked on the planning and development of stand-alone welfare facilities on suitable vacant Government, Institution or

/Community .....

---

<sup>1</sup> SWD reviews available vacant school premises from time to time and has successfully reserved a number of such premises for conversion into welfare facilities. Other vacant school premises are considered not suitable as the sites concerned are either reserved for other uses, or are with site constraints like remote location, poor accessibility etc.

Community sites. Details of the revised proposals received in Phase One of the Special Sites Scheme and information concerning planned welfare facilities with target completion date up to 2028 are set out in Enclosures 2 and 3 respectively.

Encls. 2 & 3

6. In tandem with all other possible means to secure and identify premises, we also need to take forward the initiative of purchasing premises in the private property market, as a short-term measure, to help meet the imminent need for premises for the earlier provision of welfare facilities.

## FINANCIAL IMPLICATIONS

7. As announced in the 2019-20 Budget, we propose to allocate \$20 billion to implement the proposal for the Government to purchase premises for over some three years for the provision of welfare facilities. The annual cash flow will be essentially market driven and subject to a basket of factors, such as the availability of suitable and reasonably priced premises in the market, premises suitable for co-location of more than one welfare facility, etc. We will optimise the use of the \$20 billion allocation to purchase as many premises as possible for the welfare facilities in Enclosure 1 and, if market situation permits, additional welfare facilities. For planning purpose, the projected cashflow is as follows –

<b>Financial Year</b>	<b>Number of premises (number of welfare facilities) to be purchased</b>	<b>\$ million</b>
2020-21 <sup>2</sup>	42 (55)	8,926
2021-22	42 (61)	8,520
2022-23	42 (42)	2,552
<b>Total</b>	<b>126 (158)</b>	<b>19,998</b> <b>(say 20,000)</b>

8. The \$20 billion will be paid out from the Capital Works Reserve Fund (CWRP). The non-recurrent expenditure on fitting-out, furnishing and equipping these premises for their designated purposes will be met as usual by the Lotteries Fund.

9. SWD will identify non-governmental organisations to operate the service facilities in the premises to be acquired. Additional recurrent resources for operating new service facilities will be sought in accordance with the established mechanism as necessary.

## /IMPLEMENTATION .....

<sup>2</sup> The number of premises to be purchased and the expenditure to be incurred in 2020-21 would depend on the progress of the preparation work for setting up the operation mechanism (see paragraphs 7 and 8 of Enclosure 1).

## IMPLEMENTATION PLAN

10. Subject to the funding approval of the Finance Committee (FC) of the Legislative Council in May 2020, SWD and the Government Property Agency will start preparing for the purchase exercise as soon as possible, with a view to purchasing the first set of premises in the first quarter of 2021 at the earliest. Taking into account the time required for completing the transaction and carrying out fitting-out works, etc., new services at the first set of purchased premises will commence by 2021-22 at the earliest. We envisage that the last set of premises concerned will be purchased in 2023 with service of the relevant facilities to commence by 2024-25 at the earliest.

## PUBLIC CONSULTATION

11. We briefed the Legislative Council Panel on Welfare Services on 10 June 2019. Panel Members generally supported the submission of the proposal to the FC for funding approval. Upon securing funding approval, the Government will conduct local consultation on the specific lists of welfare facilities proposed in the relevant districts.

## BACKGROUND

12. The 2019-20 Budget announced that \$20 billion would be allocated for purchasing private premises over some three years for the accommodation of welfare facilities.

13. Purchasing premises from the private sector for the provision of welfare services is not unprecedented. In 1995, the FC approved a funding application of \$2.5 billion under the CWRP for the purchase of 86 premises from the private sector to meet the shortfall of welfare facilities. A total of 63 premises with floor area of about 18 000 square metres were acquired in 1995 to 1998, which incurred \$1.3 billion for the provision of a variety of welfare facilities including family and child care facilities, elderly facilities, etc. A list of these premises is at Enclosure 4.

Encl. 4

-----

Labour and Welfare Bureau  
Social Welfare Department  
May 2020

**Proposed list of welfare facilities to be accommodated  
in the premises of the purchase exercise  
and other details concerning the purchase exercise**

**Purchase of available premises**

The Financial Secretary announced in the 2019-20 Budget that \$20 billion will be allocated for the Government to purchase properties over some three years for accommodating welfare facilities, including child care centres (CCCs), day care centres for the elderly, neighbourhood elderly centres, on-site pre-school rehabilitation services, etc. to help meet the acute shortfall of premises.

2. The Social Welfare Department (SWD) proposes to optimise the budget allocation by aiming to purchase as many premises as possible for accommodating welfare facilities subject to the ceiling of \$20 billion allocation. To this end, SWD has prepared a list of around 160 welfare facilities spreading among 18 districts. We will optimise the use of the \$20 billion allocation to purchase as many premises as possible for the proposed welfare facilities and, if market situation permits, additional welfare facilities. Priorities will be given to those district welfare facilities in acute shortage, for example, CCCs, day care centres for the elderly. As residential care homes for the elderly/persons with disabilities and other residential child care services usually take up significant floor area with more stringent technical and layout requirements, these facilities are preferably accommodated in purpose-built premises and are therefore not included in the list of welfare facilities for the purchase exercise. Proposed premises for purchase can include commercial premises/offices<sup>1</sup> or premises of revitalised industrial buildings for increasing the flexibility of choices with a view to providing premises early for the operation of the needed welfare facilities.

3. Taking into account new day services which are in acute demand, existing welfare facilities facing area shortfall or requiring reprovisioning, as well as district profiles, preliminary assessment of the availability of suitable premises, and the number of planned projects of welfare facilities in specific districts, etc., SWD's proposed list of welfare facilities to be accommodated in the premises of the purchase exercise is as follows –

**/Type .....**

---

<sup>1</sup> Excluding those Grade A office buildings in central business districts.

Type of facility	Number of facilities proposed
<b><i>Family and child care facilities</i></b>	
(a) CCC	28
(b) Co-parenting Support Centre	5
(c) Integrated Family Service Centre	6
<b><i>Elderly facilities</i></b>	
(d) Day Care Centre for the Elderly (DE)	15
(e) Neighbourhood Elderly Centre (NEC)	48
(f) District Elderly Community Centre (DECC)	7
<b><i>Rehabilitation facilities</i></b>	
(g) Day Activity Centre	3
(h) Integrated Vocational Rehabilitation Services Centre	3
(i) Special Child Care Centre (SCCC)	5
(j) Office-base for On-site Pre-school Rehabilitation Services (OPRS)	12
(k) Support Centre for Persons with Autism	3
(l) District Support Centre for Persons with Disabilities	5
(m) Parents/Relatives Resource Centre	9
(n) Community Rehabilitation Day Centre	1
(o) SCCC cum Early Education and Training Centre (EETC)	1
<b><i>Youth facilities</i></b>	
(p) Integrated Children and Youth Services Centre	1
(q) Youth Outreaching Team	1
(r) Cyber Youth Support Team	5
<b>Total:</b>	<b>158</b>

Annex Please refer to Annex for details about the distribution of the above welfare facilities by type and district, and their floor area requirements.

4. Among the new services proposed to be set up in the premises acquired through the purchase exercise, we have included the provision of at least one additional CCC in each district, while those districts with more young families like Yuen Long, Sai Kung, etc. will have more CCCs. Likewise, we have included a total of 15 DEs to help meet the service demand for day care services for the elderly. With the regularisation of OPRS from 2018-19, we have plans to provide 12 permanent office-bases for the OPRS teams which are serving some 330 kindergartens or kindergarten-cum-CCCs in the territory. We have also included those district-based facilities which are either suffering area shortfall or pending the provision of permanent premises to meet the service needs of respective regions or districts, e.g. 48 NECs, seven DECCs, as well as other region-based or district-based rehabilitation, family and youth support services.

/5. ....

5. We will try to create synergy for users and services among different types of welfare facilities by co-location if possible while meeting the relevant regulations and requirements. For instance, we will try to co-locate an NEC with a CCC for promoting cross-generation integration, a parents resource centre with an SCCC cum EETC or a support centre for persons with autism to provide convenient service for service users or their carers.

6. The premises purchase plan would not have significant impact on the property market because the premises will be acquired over a period of some three years, scattering in 18 districts, and the total floor area involved in the purchase exercise (around 57 000 square metres<sup>2</sup>) will only constitute slightly more than 0.1% of the stock of non-residential building units in end 2019 (which is about 40 million square metres). The Government will nonetheless keep in view the developments in the property market, adopt different methods to source a sufficient pool of premises for selection, and ensure that all premises are to be purchased at reasonable price level, with a view to minimising any possible impact on the property market and ensuring the proper use of public money.

## **Operation Mechanism**

7. SWD and the Government Property Agency (GPA) will be responsible for the purchase exercise. To adhere to the principles of prudent use of public resources and public accountability, we will put in place an operation mechanism with a robust system of checks and balances. We will set up a Steering Committee and sub-committees with different roles and responsibilities. The Steering Committee, with the Director of Social Welfare as Chairman and the Government Property Administrator as member, assumes the overall responsibility of overseeing the conduct of the premises purchase exercise and makes collective decisions on the purchase of premises. There will be two sub-committees under the Steering Committee. One sub-committee, comprising representatives from SWD, GPA and the Architectural Services Department including professional staff of property managers, valuation surveyors, architects, engineers etc., is tasked to identify suitable premises<sup>3</sup>, conduct valuation assessment, evaluate, make recommendations for and negotiate the purchases, etc. In carrying out these tasks and as checks and balances,

/this .....

---

<sup>2</sup> The relevant figure refers to the total floor area requirements of the around 160 proposed welfare facilities as mentioned in paragraph 2 above.

<sup>3</sup> GPA will identify suitable premises through different channels, including considering property information provided by owners or real estate agents, and approaching the property owners directly, identifying suitable properties from advertisements of newspapers, developers/owners or property agents, conducting site visits at targeted districts, and inviting through the Government's website saleable properties from owners.

this sub-committee has to act on the professional advice of another sub-committee, comprising professional staff of GPA at various ranks, in respect of valuation assessment of potential suitable premises. In conducting valuation assessments, the sub-committee will be governed by GPA's established mechanism. The involvement of government professional staff of relevant disciplines in these two sub-committees can ensure the proper use of public funds, and will safeguard the integrity of the purchase exercise under the well-established policy and regulations. The mechanism also facilitates timely purchase decisions in view of the fluid market situation while ensuring the proper checks and balances of the procedures. The Independent Commission Against Corruption (ICAC) will be consulted on the proposed mechanism and the checks and balances of the procedures.

8. On top of observing procedural propriety in the process of the whole purchase exercise, we will, in consultation with the ICAC for the whole process, put in place a system for declaration of interests for all public officers involved in this exercise as well as for any external parties (e.g. external solicitors on conveyancing) engaged by the Government. They will also be subject to confidentiality and non-disclosure requirements.

-----



Purchase of Premises for the Provision of Welfare Facilities  
Welfare facilities proposed to be accommodated in premises to be purchased

Type of service	Hong Kong Island				Kowloon					New Territories									Total	Floor area requirements	Remarks
	CW	E	S	WC	KC	YTM	SSP	KT	WTS	Is	KwT	TW	SK	ST	TP	N	TM	YL			
Family and Child Care Facilities																					
CCC	1	1	1	1	1	1	1	1	2	2	2	1	3	2	2	1	2	3	28	HKI: 2 536 m <sup>2</sup> Kln:3 804 m <sup>2</sup> NT: 11 412m <sup>2</sup> <i>Total: 17 752m<sup>2</sup></i>	For setting up new service facilities in the districts.
CSC	1					1		1								1		1	5	HKI: 282 m <sup>2</sup> Kln: 564 m <sup>2</sup> NT: 564 m <sup>2</sup> <i>Total: 1 410 m<sup>2</sup></i>	For meeting area shortfall of existing service facilities or reprovisioning existing service facilities in the districts.
IFSC					1	1		1						1				2	6	Kln: 745 m <sup>2</sup> NT: 453 m <sup>2</sup> <i>Total: 1 198 m<sup>2</sup></i>	For meeting area shortfall of existing service facilities or reprovisioning existing service facilities in the districts.
Elderly Facilities																					
DE	1	1	1		1	1		1	1		1	1	1	1	1	1	1	1	15	HKI: 1 611 m <sup>2</sup> Kln: 2 148 m <sup>2</sup> NT: 4 296 m <sup>2</sup> <i>Total: 8 055 m<sup>2</sup></i>	For setting up new service facilities in the districts.
NEC	6	6	3	2	3	5	3	4	2	2	4	1		2		1	1	3	48	HKI: 3 052.13 m <sup>2</sup> Kln: 2 962.09 m <sup>2</sup> NT: 2 250.96 m <sup>2</sup> <i>Total: 8 265.18 m<sup>2</sup></i>	For meeting area shortfall of existing service facilities or reprovisioning existing service facilities in the districts.
DECC	1	1				2		1	1									1	7	HKI: 331.1 m <sup>2</sup> Kln: 706.9 m <sup>2</sup> NT: 127.6 m <sup>2</sup> <i>Total: 1 165.6 m<sup>2</sup></i>	For meeting area shortfall of existing service facilities or reprovisioning existing service facilities in the districts.
Rehabilitation Facilities																					
DAC		1											1			1			3	HKI: 415 m <sup>2</sup> NT: 830 m <sup>2</sup> <i>Total: 1 245 m<sup>2</sup></i>	For setting up new service facilities in the districts.
IVRSC													1	1		1			3	NT: 1 743 m <sup>2</sup> <i>Total: 1 743 m<sup>2</sup></i>	For setting up new service facilities in the districts.
SCCC						1					1			1				2	5	Kln: 532 m <sup>2</sup> NT: 2 128 m <sup>2</sup> <i>Total: 2 660 m<sup>2</sup></i>	For setting up new service facilities in the districts.

Type of service	Hong Kong Island				Kowloon					New Territories									Total	Floor area requirements	Remarks
	CW	E	S	WC	KC	YTM	SSP	KT	WTS	Is	KwT	TW	SK	ST	TP	N	TM	YL			
OPRS	1	1			1	1		1			1	1	1	1		1	1	1	12 <sup>Note</sup>	HKI: 860m <sup>2</sup> Kln: 1 290 m <sup>2</sup> NT: 3 010m <sup>2</sup> <b>Total: 5 160m<sup>2</sup></b>	For meeting area shortfall of existing service facilities or reprovisioning existing service facilities in the districts.
SPA	1											1		1					3	HKI: 209 m <sup>2</sup> NT: 418 m <sup>2</sup> <b>Total: 627 m<sup>2</sup></b>	For meeting area shortfall of existing service facilities or reprovisioning existing service facilities in the districts.
DSC			1	1		1			1					1					5	HKI: 1 190 m <sup>2</sup> Kln: 1 210 m <sup>2</sup> NT: 595 m <sup>2</sup> <b>Total: 2 995 m<sup>2</sup></b>	For setting up new service facilities, and for meeting area shortfall of existing service facilities or reprovisioning existing service facilities in the districts.
PRC			1	1	1		1				1		1	1	1			1	9	HKI: 442 m <sup>2</sup> Kln: 442 m <sup>2</sup> NT: 1 105 m <sup>2</sup> <b>Total: 1 989 m<sup>2</sup></b>	For meeting area shortfall of existing service facilities or reprovisioning existing service facilities in the districts.
CRDC		1																	1	HKI: 368 m <sup>2</sup> <b>Total: 368 m<sup>2</sup></b>	For meeting area shortfall of an existing service facility or reprovisioning an existing service facility in the district.
SCCC cum EETC				1															1	HKI: 770 m <sup>2</sup> <b>Total: 770 m<sup>2</sup></b>	For meeting area shortfall of an existing service facility or reprovisioning an existing service facility in the district.
<b>Youth Facilities</b>																					
ICYSC									1										1	Kln: 578m <sup>2</sup> <b>Total: 578 m<sup>2</sup></b>	For meeting area shortfall of an existing service facility or reprovisioning an existing service facility in the district.
YOT														1					1	NT: 158m <sup>2</sup> <b>Total: 158 m<sup>2</sup></b>	For meeting area shortfall of an existing service facility or reprovisioning an existing service facility in the district.
CYST				1			1		1		1			1					5	HKI: 105m <sup>2</sup> Kln: 210m <sup>2</sup> NT: 210m <sup>2</sup> <b>Total: 525m<sup>2</sup></b>	For meeting area shortfall of existing service facilities or reprovisioning existing service facilities in the districts.
Total	12	12	7	7	8	14	6	10	9	4	11	5	8	14	4	7	5	15	158	HKI: 12 171.23m <sup>2</sup> Kln: 15 191.99m <sup>2</sup> NT: 29 300.56m <sup>2</sup> <b>Total: 56 663.78 m<sup>2</sup></b>	

<sup>Note</sup> One set of premises is for the accommodation of two teams of OPRS.

Legend

Types of welfare services

CCC	Child Care Centre
CRDC	Community Rehabilitation Day Centre
CSC	Co-parenting Support Centre
CYST	Cyber Youth Support Team
DAC	Day Activity Centre
DE	Day Care Centre for the Elderly
DECC	District Elderly Community Centre
DSC	District Support Centre for Persons with Disabilities
ICYSC	Integrated Children and Youth Services Centre
IFSC	Integrated Family Service Centre
IVRSC	Integrated Vocational Rehabilitation Services Centre
NEC	Neighbourhood Elderly Centre
OPRS	Office-base for On-site Pre-school Rehabilitation Services
PRC	Parents/Relatives Resource Centre
SCCC	Special Child Care Centre
SCCC cum EETC	Special Child Care Centre cum Early Education and Training Centre
SPA	Support Centre for Persons with Autism
YOT	Youth Outreaching Team

Districts

<u>Hong Kong Island (HKI)</u>	
CW	Central and Western
E	Eastern
S	Southern
WC	Wan Chai
<u>Kowloon (Kln)</u>	
KC	Kowloon City
KT	Kwun Tong
SSP	Sham Shui Po
WTS	Wong Tai Sin
YTM	Yau Tsim Mong
<u>New Territories (NT)</u>	
Is	Islands
KwT	Kwai Tsing
N	North
SK	Sai Kung
ST	Shatin
TM	Tuen Mun
TP	Tai Po
TW	Tsuen Wan
YL	Yuen Long

-----

### Details of the revised proposals received under Phase One of the Special Scheme on Privately Owned Sites for Welfare Uses

Under Phase One of the Special Scheme on Privately Owned Sites for Welfare Uses (Special Sites Scheme), 63 preliminary proposals submitted by 43 non-governmental organisations (NGOs) had been received, including 42 redevelopment projects, nine expansion projects and 12 new development projects. 13 projects were removed from Phase One of the Special Sites Scheme owing to reasons such as site constraints, etc. in March 2019. For the remaining 50 proposed projects, the updated details based on the revised proposals (if any) submitted by NGOs on or before 31 March 2020 are as follows and the proposals are subject to technical feasibility studies –

District	No. of applications	Places for residential care services for the elderly		Places for day care services for the elderly	Places for residential care services for persons with disabilities				Places for day care/vocational rehabilitation services for persons with disabilities			
		CoC Home	NH	DE	C&A/SD	HSMH	HMMH	LSCH	IVRSC	DAC	SCCC	EETC
Hong Kong												
Central and Western	0	-	-	-	-	-	-	-	-	-	-	-
Eastern	3	410	-	140	-	160	100	-	120	170	60	210
Southern	6	643	300	186	150	110	120	-	120	110	54	240
Wan Chai	0	-	-	-	-	-	-	-	-	-	-	-
Kowloon												
Kowloon City	4	239	203	180	-	200	150	-	260	200	150	221
Kwun Tong	5	895	-	260	-	250	140	-	200	300	210	210
Sham Shui Po	3	218	-	96	-	-	100	100	125	-	-	60
Wong Tai Sin	2	101	120	110	-	-	-	-	-	-	-	-
Yau Tsim Mong	2	-	-	60	-	30	-	-	-	50	156	295

District	No. of applications	Places for residential care services for the elderly		Places for day care services for the elderly	Places for residential care services for persons with disabilities				Places for day care/vocational rehabilitation services for persons with disabilities			
		CoC Home	NH	DE	C&A/SD	HSMH	HMMH	LSCH	IVRSC	DAC	SCCC	EETC
New Territories												
Islands	0	-	-	-	-	-	-	-	-	-	-	-
Kwai Tsing	3	120	-	180	70	70	80	-	120	70	60	120
North	4	662	-	146	-	50	120	-	120	50	-	-
Sai Kung	4	353	200	60	120	120	-	-	-	162	-	-
Sha Tin	0	-	-	-	-	-	-	-	-	-	-	-
Tai Po	5	495	-	-	-	200	100	-	180	200	120	170
Tsuen Wan	2	507	-	70	-	-	-	-	-	-	-	90
Tuen Mun	4	1 170	604	130	-	-	-	-	-	-	30	60
Yuen Long	3	304	-	140	30	56	-	-	-	100	60	-
Total	50	6 117	1 427	1 758	370	1 246	910	100	1 245	1 412	900	1 676
		9 302			7 859							
		17 161										

Legend

C&A/SD	Care and attention home for severely disabled persons
CoC Home	Care and attention home for the elderly providing continuum of care
DAC	Day activity centre
DE	Day care centre for the elderly
EETC	Early education and training centre
HMMH	Hostel for moderately mentally handicapped persons
HSMH	Hostel for severely mentally handicapped persons
IVRSC	Integrated vocational rehabilitation services centre
LSCH	Long stay care home
NH	Nursing home
SCCC	Special child care centre

-----

**Planned Welfare Facilities with target completion date up to 2028<sup>Note</sup>**  
**(by type and district)(as at 31 March 2020)**

District	Type of Planned Welfare Facilities																																					
	Elderly						Rehabilitation																Family and Child Welfare						Youth		Others							
	RCHE	DE	DCU	IHCST	DECC	NEC	HSMH	HMMH	HSPH	C&A/ SD	LSCH	HWH	SHOS (MH)	SHOS (MPH)	SGH (MMHC)	DAC	IVRSC	DSC	ICCMW	PRC	S&RC	SPA	ISS/ SPD	SCCC	EETC	OPRS	IFSC	CCC	RCCC	SGH	UHSP	SCSC	ICYSC	CCPSA	ISC			
Hong Kong																																						
Central and Western	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-		
Eastern	3	2	-	-	-	2	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-		
Southern	1	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	-	-	-	-	1	-	1	-	-	-	-	-	-		
Wan Chai	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	-	-	1	-	-	-	-	-	-	-	-	-		
Kowloon																																						
Kowloon City	8	3	6	1	-	5	2	2	1	-	-	-	1	1	-	2	2	1	-	1	-	-	-	1	1	1		4	1	1	-	1	-	-	-	-		
Kwun Tong	5	3	4	1	-	2	3	2	2	2	-	1	-	1	-	4	2	-	-	-	1	1	-	3	3	2	-	3	-	-	-	-	-	-	1	-		
Sham Shui Po	3	4	-	-	-	4	2	3	1	1	-	-	1	1	-	2	3	-	-	-	-	-	3	4	-	-	2	-	1	-	-	-	-	-	-	-		
Wong Tai Sin	2	3	-	-	-	1	2	-	-	1	-	-	1	-	-	2	-	-	-	-	-	-	1	3	2	1	-	-	-	-	1	-	-	-	-	-		
Yau Tsim Mong	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
New Territories																																						
Islands	1	1	-	1	-	2	1	1	-	-	-	-	-	-	-	1	1	-	1	-	-	-	-	1	1	-	-	-	-	-	-	-	-	1	-	1		
Kwai Tsing	2	2	1	-	-	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	-	-	1	-	-	-	-	-	-	-	-		
North	9	5	-	-	1	2	3	1	-	1	1	-	1	-	-	3	1	1	1	-	-	-	-	1	-	-	2	2	1	1	-	-	1	-	-	-		
Sai Kung	4	4	2	1	-	5	1	-	-	-	-	-	-	1	-	2	-	-	-	-	-	-	-	3	4	1	1	4	-	-	1	-	-	-	-	-		
Sha Tin	3	2	1	-	-	-	-	-	-	-	-	-	1	1	-	-	-	-	-	-	-	-	-	2	2	-	-	1	-	1	-	-	2	-	-	-		
Tai Po	4	2	1	-	-	2	1	-	-	-	-	-	-	-	-	1	1	1	-	-	-	-	1	1	1	-	-	1	-	1	-	-	-	-	-	-		
Tuen Mun	7	4	1	-	-	5	3	2	1	1	1	-	1	2	1	3	4	-	-	-	-	-	-	1	1	2	1	1	-	1	-	-	1	-	-	-		
Tsuen Wan	-	-	-	-	-	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	-	-	1	-	-	-	-	-	-	-	-		
Yuen Long	2	1	1	-	-	2	1	2	1	-	-	-	2	-	-	1	2	-	-	-	-	-	-	2	1	1	-	2	1	-	-	-	-	-	-	-		
Total	54	38	17	4	1	36	19	14	6	6	2	1	9	7	1	21	17	3	3	1	1	1	3	24	24	8	4	24	3	7	2	1	5	1	1			
	150						171																41						6		1							
	369																																					

<sup>Note</sup> The planned welfare facilities in this list are at different stages of development, i.e. close to completion, in progress or at various planning stages targeted for completion by 2028. For projects at various planning stages, especially those at early ones, the actual number and mix of welfare facilities may be subject to change.

Legend

Elderly	DCU	Day Care Unit for the Elderly
	DE	Day Care Centre for the Elderly
	DECC	District Elderly Community Centre
	IHCST	Integrated Home Care Services Team
	NEC	Neighbourhood Elderly Centre
	RCHE	Residential Care Home for the Elderly
Rehabilitation	C&A/SD	Care and Attention Home for Severely Disabled Persons
	DAC	Day Activity Centre
	DSC	District Support Centre for Persons with Disabilities
	EETC	Early Education and Training Centre
	HMMH	Hostel for Moderately Mentally Handicapped Persons
	HSMH	Hostel for Severely Mentally Handicapped Persons
	HSPH	Hostel for Severely Physically Handicapped Persons
	HWH	Halfway House
	ICCMW	Integrated Community Centre for Mental Wellness
	ISS/SPD	Integrated Support Service for Persons with Severe Physical Disabilities
	IVRSC	Integrated Vocational Rehabilitation Services Centre
	LSCH	Long Stay Care Home
	OPRS	On-site Pre-school Rehabilitation Services
	PRC	Parents/Relatives Resources Centre
	S&RC	Social and Recreational Centre for the Disabled
	SCCC	Special Child Care Centre
	SGH(MMHC)	Small Group Home for Mildly Mentally Handicapped Children
	SHOS(MH)	Supported Hostel for Mentally Handicapped Persons
	SHOS(MPH)	Supported Hostel for Mentally/Physically Handicapped Persons
	SPA	Support Centre for Persons with Autism
Family and Child Welfare	CCC	Child Care Centre
	IFSC	Integrated Family Service Centre
	RCCC	Residential Child Care Centre
	SCSC	Specialised Co-parenting Support Centre
	SGH	Small Group Home
	UHSP	Urban Hostel for Single Persons
Youth	CCPSA	Counseling Centre for Psychotropic Substance Abusers
	ICYSC	Integrated Children and Youth Services Centre
Others	ISC	Integrated Services Centre

-----

**List of Premises Acquired  
under the Premises Purchase Exercise in 1995-1998**

No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
<u>Central, Western, Southern and Islands</u>					
1.	26 Praya Kennedy Town, 1/F, Lung Cheung Garden, Western	Neighbourhood Advice-Action Council (Nga Yin Association Neighbourhood Elderly Centre)	Neighbourhood Elderly Centre (NEC)	315.3	-
2.	10 Sai On Lane, G/F, Shops 4 & 5, Fortune Court, Western	Hong Kong Sheng Kung Hui Welfare Council Limited (Hong Kong Sheng Kung Hui St Luke's Settlement Integrated Home Care Services Team)	Integrated Home Care Services (IHCS)	205.9	-
3.	10 Sai On Lane, G/F, Shops 1, 2 & 3, Fortune Court, Western	St James' Settlement (Integrated Service Team for Street Sleeper)	Integrated Service Team for Street Sleeper	252.7	-
4.	28 Hill Road, G/F, Shops A-E, Hill Court, Shek Tong Tsui, Western	Hong Kong Sheng Kung Hui Welfare Council Limited (Western District Elderly Community Centre)	District Elderly Community Centre (DECC)	421.1	-
		Hong Kong Sheng Kung Hui Welfare Council Limited (Hong Kong Sheng Kung Hui Western District Elderly Community Centre - Integrated Home Care Services Team)	IHCS		-



No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
5.	26 Praya Kennedy Town, G/F, Shop A, Lung Cheung Garden, Western	Yan Chai Hospital (Fong Kong Fai Child Care Centre)	Kindergarten-cum-Child Care Centre [including Occasional Child Care Service (OCCS)]	363.1	-
6.	46 Lyndhurst Terrace, 2/F, Oriental Crystal Commercial Building, Central	HK Women Foundation Ltd (Ho Kwok Pui Chun Neighbourhood Elderly Centre)	NEC	189.7	-
7.	18 Yue Fai Road, UG/F, Shops 1 & 2, Comfort Centre, Aberdeen	Tung Wah Group of Hospitals (Shiu Wong Lee Moon Fook Nursery School)	Kindergarten-cum-Child Care Centre [including Integrated Programme (IP) for disabled children, Extended Hours Service (EHS) and OCCS]	696.0	-
8.	3 Shum Wan Road, G/F, Shops 1-3, South Wave Court, Aberdeen	Aberdeen Kai-fong Welfare Association Social Service (Southern District Elderly Community Centre)	DECC	377.0	-
9.	10-12 Wong Ma Kok Road, G/F, Shops A & 1/F Offices A & B, Greenville, Stanley	Hong Kong PHAB Association (Stanley/Shek O Neighbourhood Elderly Centre)	NEC	235.7	-

No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
<u>Eastern and Wan Chai</u>					
10.	21 Yiu Wa Street, 1/F, Office Units 1, 2, 3, 5, 6 & 7, Workingview Commercial Building, Wanchai	HK Buddhist Association (Buddhist Ho Poon Yuet Ping Cultural and Service Centre for the Elderly)	Social Centre for the Elderly (S/E)	177.6	
11.	468 Jaffe Road, 2/F, Allways Centre, Wanchai	HK Buddhist Association (Buddhist Cheung Miu Yuen Neighbourhood Elderly Centre)	NEC	151.8	-
12.	391-407 Jaffe Road, G/F Shop B & 1/F, Times Tower, Wanchai	HK Christian Service (Hong Kong Christian Service Times Nursery School)	Kindergarten-cum-Child Care Centre (including IP, OCCS and EHS)	497.8	-
13.	7-17 Irving Street, G/F, Shops 3, 8-10 & 1/F, Offices 1 & 2, Progress Commercial Building, Wanchai	St James' Settlement (St. James' Settlement Causeway Bay Child Care Centre)	Kindergarten-cum-Child Care Centre (including IP and OCCS)	470.6	-
14.	7-17 Irving Street, 4/F, Units 1-8, Progress Commercial Building, Wanchai	Yan Oi Tong Ltd (Tin Ka Ping Causeway Bay Elderly Centre)	S/E	162.8	
15.	78 Tung Lo Wan Road, G/F, Shops A & B, The First Mansion, Wanchai	St James' Settlement (Causeway Bay Integrated Home Care Services Team)	IHCS	159.3	-

No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
16.	1-5 Wun Sha Street, 2/F, Wun Sha Court, Tai Hang	St. James' Settlement (Wun Sha Centre for the Elderly)	S/E	231.7	
17.	211 Johnston Road, G/F Shop D, 1/F - 2/F, Wanchai	Methodist Centre (Wan Chai Methodist Centre for the Seniors)	DECC	512.6	-
18.	995-997 King's Road, Basement Shops 225, 227, 229, 231, 233, 235, 242, 243, 245, 247, 249, 251, 253, 255, 257, 259, 261 and 263, Manly Plaza, Quarry Bay	N/A	N/A	161.1	The premises were first used by the Heung Hoi Ching Kok Lin Association to provide elderly services. The premises are now vacant. The long-term use of the premises is being examined having regard to the overall constraints of the premises.
19.	233 Electric Road, 2/F, Shops 5, 6 & 7, Maximall, North Point	Women's Welfare Club (Eastern District) HK (Young Shu Cheung Neighbourhood Elderly Centre)	NEC	175.0	-
20.	38 Hoi An Street, G/F, Shops 1-4 & 5 (part), Metro Hermitage, Sai Wan Ho	Methodist Epworth Village Community Centre (Epworth Integrated Home Care Services (Shaukeiwan Centre))	IHCS	115.6	-

No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
21.	38 Hoi An Street, G/F, Shop 5 (part) & 1/F, Metro Hermitage, Sai Wan Ho	HK & Kln Kai Fong Women's Association Ltd (Tsang Hui Yuk Wan Neighbourhood Elderly Centre)	NEC	476.6	-
22.	129-133 Sai Wan Ho Street, G/F, Shop 1A, Lee Ga Building, Sai Wan Ho	HK Federation of Youth Groups (The Hong Kong Federation of Youth Groups Ching Lok Nursery)	Kindergarten-cum-Child Care Centre (including IP, OCCS & EHS)	434.5	-
<u>Kwun Tong</u>					
23.	8 Wang Hoi Road, G/F, Shops 11, 12 & 13, Chevalier Commercial Centre, Kwun Tong	The Boys' and Girls' Clubs Association of Hong Kong (Cheerland Nursery School (Kowloon Bay))	Kindergarten-cum-Child Care Centre, (including IP, EHS and OCCS)	443.8	-
24.	16 Wang Hoi Road, 6/F, Units 4 & 5, Telford House, Kwun Tong	Hong Kong & Macau Lutheran Church Social Service Limited (Kei Fuk Elderly Centre)	NEC	195.6	-
<u>Wong Tai Sin and Sai Kung</u>					
25.	33 Shung Ling Street, G/F, Shops A23-A26, A36-A42, A48-A52 & A53a-A56, San Po Kong Plaza, San Po Kong, Wong Tai Sin	Chinese Rhenish Church HK Synod (San Po Kong Rhenish Nursery)	Kindergarten-cum-Child Care Centre (including IP and OCCS)	422.5	-

No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
26.	33 Shung Ling Street, 1/F, Units B57a-B63 & B78-B85, San Po Kong Plaza, San Po Kong Wong Tai Sin	HK – Macao Conference of Seventh-Day Adventists (San Po Kong Neighbourhood Elderly Centre)	NEC	189.0	-
27.	1 Chui Tong Road, Community Centre, Lakeside Garden, Sai Kung	Sai Kung and Tseung Kwan O Women's Association (Sai Kung Women Development Centre)	Women Support Services	188.3	The premises were first used as an Integrated Home Care Services Team by the Hong Kong Family Welfare Society which was later reprovisioned to another premises in Tseung Kwan O. It has been leased since 2006 to this Agency to provide women support services. The Agency has also commenced to provide meal services for the underprivileged since July 2019.
<b>Kowloon City and Yau Tsim Mong</b>					
28.	10 Ko Shan Road, G/F, Shops 2, 4 & 5, Tak Lee Court, Hunghom	Hong Kong Sheng Kung Hui Welfare Council Limited (Hong Kong Sheng Kung Hui Lok Man Alice Kwok Integrated Service Centre - Integrated Home Care Services Team)	IHCS	119.5	-

No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
29.	188 Ma Tau Wai Road, G/F, Shops 3 & 1/F-2/F, Honour Court, Hunghom	Po Leung Kuk (Po Leung Kuk Chan Lai Wai Lin Nursery)	Kindergarten-cum-Child Care Centre, (including IP, EHS and OCCS)	502.9	-
30.	52 Wing Kwong Street, G/F, Shops 9-13 (part) & 27, Wing Fai Mansion, Hunghom	Chung Sing Benevolent Society (Tan Siu Lin Neighbourhood Elderly Centre)	NEC	160.0	-
31.	52 Wing Kwong Street, G/F, Shop No. 8 & 9-13 (part), Wing Fai Mansion, Hunghom	Hong Kong Sheng Kung Hui Welfare Council Limited (Hong Kong Sheng Kung Hui Hok Yuen Integrated Home Care Services Team)	IHCS	129.4	-
32.	55 Hau Wong Road, G/F, Shop A & Cockloft, Kowloon City	Yan Chai Hospital (Ng Wong Yee Man Neighbourhood Elderly Centre)	NEC	321.1	-
33.	115 Tam Kung Road, G/F, Shops 1(Rear), 2 & 3, Wan Tung Building, Kowloon City	Heung Hoi Ching Kok Lin Association (Buddhist Ho Wong Cheong Po Neighbourhood Elderly Centre)	NEC	152.1	-
34.	61 Kowloon City Road, 1/F, Harmony Garden, Kowloon City	Hong Kong Family Welfare Society (Kowloon City Centre for Active Ageing)	NEC	159.7	-

No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
35.	61 Kowloon City Road, G/F, Shops 1A, 1B, 2A & 2B, Harmony Garden, Kowloon City	Sik Sik Yuen (Ho Oi Day Nursery (Sponsored by Sik Sik Yuen))	Kindergarten-cum-Child Care Centre (including EHS, IP and OCCS)	392.3	-
36.	53 Bulkeley Street, 1/F & Staircase from G/F to 1/F, Polly Court, Kowloon City	Fo Guang Shan International Buddhist Progress Society (Hong Kong) Limited (Fo Guang Shan International Buddhist Progress Society Law Chan Chor Sze Neighbourhood Elderly Centre)	NEC	264.8	-
37.	Residential flats	Refuge Centre for Women	Refuge Centre for Women	487.8	To protect the privacy and safety of users, details of the premises are not disclosed.
38. – 40.	163 Reclamation Street, G/F & 1/F, Chee Sun Building, Yaumatei	Salvation Army (SA Yau Tsim Integrated Home Care Services Team (Kowloon Central Office))	IHCS	361.6	-
41.	28 Ferry Street, 2/F, Boss Commercial Centre, Yaumatei	International Women's League Ltd. (International Women's League Neighbourhood Elderly Centre)	NEC	289.8	-
42.	12 Tak Hing Street, Room 401-404, 4/F, Rightful Centre, Yaumatei	Baptist Oi Kwan Social Service Centre (Jordan Elderly Centre)	S/E	187.9	

No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
43.	28 Shanghai Street, G/F, Shops 5-7, Hang Bong Commercial Centre, Yaumatei	Tsimshatsui District Kai Fong Welfare Association (Tsim Sha Tsui District Kai Fong Association Neighbourhood Elderly Activities Centre)	NEC	236.1	-
44.	28 Ferry Street, G/F, Shops 3, 8-13 and 1/F, Boss Commercial Centre, Yaumatei	HK Federation of Youth Groups (The Hong Kong Federation of Youth Groups Ching Lok Nursery (Yaumatei))	Kindergarten-cum-Child Care Centre (including EHS, IP and OCCS)	556.3	-
45.	23 Dundas Street, 1/F, King Centre, Mongkok	Sik Sik Yuen (Ho Wong Neighbourhood Centre for Senior Citizens)	NEC	247.4	-
46.	570-572 Nathan Road, 3/F, Kelly Commercial Centre, Mongkok	Po Leung Kuk (Lo Yau Yuk Sheung Neighbourhood Elderly Centre)	NEC	216.2	-
47.	736 Nathan Road, G/F, 1/F & 2/F, Central Commercial Tower, Mongkok	Yang Memorial Methodist Social Service (Mongkok Integrated Family Service Centre)	Integrated Family Service Centre	452.9	-
48.	18 Tong Mi Road, 2/F, Units A-D, Skyline Tower, Tai Kok Tsui	Tung Wah Group of Hospitals (Ma Kung Lin Chi Child Development Centre)	Early Education and Training Centre	184.8	-



No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
<u>Sham Shui Po</u>					
49.	26-36, 33-39 & 40-50 Broadway, 1-11, 2-4 & 15-21 Glee Path, Podium Shop 148, Mei Foo Sun Chuen, Sham Shui Po	Association of Evangelical Free Churches of HK (Evangelical Free Church of China Mei Foo Elderly Centre)	NEC	240.0	-
50.	513-521 Shun Ning Road, G/F, Shops A & B & 1/F, Yee King Court, Sham Shui Po	Tung Wah Group of Hospitals (Rinato Eco Floral Shop)	Rehabilitation service	476.0	The premises were first used as a day nursery centre run by Heep Hong Society. Since 2013, the premises have been used for providing vocational rehabilitation services under the “Enhancing Employment of People with Disabilities through Small Enterprise Project” launched by SWD.
<u>Tai Po and North</u>					
51.	9 Wo Muk Road, 1/F, Shop 130, Union Plaza, Fanling	The Tsung Tsin Mission of Hong Kong Social Service (Tsung Tsin Mission of Hong Kong Jubilee Neighbourhood Elderly Centre)	NEC	212.9	-

No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
52.	11 Chui Lok Street, 1/F, Shops 7-13, Beautiful Garden, Tai Po	Fung Ying Seen Koon (Tai Po Neighbourhood Elderly Centre)	NEC	186.1	-
53.	3 Plover Cove Road, Level 1 Shop 106, Plover Cove Garden, Tai Po	Christian & Missionary Alliance Church Union Hong Kong Limited (Christian & Missionary Alliance Plover Cove Nursery School)	Kindergarten-cum-Child Care Centre (including OCCS and IP)	409.9	-
<b>Yuen Long</b>					
54.	38-60 Shui Che Kwun Street, G/F, Shops 1-8, Shun Fat Building, Yuen Long	Po Leung Kuk (Po Leung Kuk Yuen Long Child Care Centre)	Kindergarten-cum-Child Care Centre (including IP, EHS and OCCS)	551.5	-
55.	23 Mau Tan Street, G/F Entrance & Staircases from G/F to 1/F and 1/F, Orion Court, Yuen Long	Neighbourhood Advice-Action Council (Neighbourhood Advice-Action Council Yuen Long Day Nursery)	Kindergarten-cum-Child Care Centre (including IP, EHS and OCCS)	824.5	-
56.	1, 1A-1G, 3, 3A, 5, 5A-5H, 5J-5L, Fung Cheung Road, G/F, Shops 6-11, Wai Fat Building, Yuen Long	Pok Oi Hospital (Po Oi Hospital Mrs Wong Tung Yuen District Elderly Community Centre)	DECC	390.4	-
57.	38 Ma Tin Road, G/F, Shops 25-28, Yee Fung Garden, Yuen Long	Yan Oi Tong Ltd (Yan Oi Tong Tin Ka Ping Yuen Long Integrated Home Care Services)	IHCS	124.3	-

No.	Location of Premises	Agency (Centre name)	Type/Nature of Service	Area of Premises (m <sup>2</sup> )	Remarks
<b>Tsuen Wan and Kwai Tsing</b>					
58.	38 Castle Peak Road, G/F, Shop H2, Rhine Garden, Sham Tseng, Tsuen Wan	Yuen Yuen Institute (Yuen Yuen Institute Tsuen Wan West Neighbourhood Elderly Centre)	NEC	179.0	-
59.	620 Castle Peak Road, G/F, Shop 13, Belvedere Garden, Phase 2, Tsuen Wan	Tung Wah Group of Hospitals (Tung Wah Group of Hospitals Mrs Wang Li Ming Tzun Tsuen Wan Neighbourhood Elderly Centre)	NEC	172.0	-
<b>Tuen Mun</b>					
60.	138 Wu Chui Road, G/F, Shops 1C9 & 1C10 and the Store, Richland Garden, Tuen Mun	Yan Oi Tong Ltd (Yan Oi Tong Tin Ka Ping Tuen Mun Integrated Home Care Services Centre)	IHCS	108.9	-
61.	Residential flats	Small Group Home (SGH)	SGH	163.6	To protect the privacy and safety of users, details of the premises are not disclosed.
62.	Residential flats	SGH	SGH	162.7	To protect the privacy and safety of users, details of the premises are not disclosed.
63.	Residential flats	SGH	SGH	162.7	To protect the privacy and safety of users, details of the premises are not disclosed.

-----