

**For discussion  
on 23 March 2020**

**Legislative Council Panel on Home Affairs**

**Youth Hostel Scheme –  
Construction works by the Hong Kong Girl Guides Association  
for the youth hostel project in Jordan**

**PURPOSE**

This paper briefs Members on the latest position in respect of the capital works project by the Hong Kong Girl Guides Association (HKGGA) to construct a youth hostel in Jordan under the Government's Youth Hostel Scheme (YHS), and seeks Members' views on the proposed main construction works.

**BACKGROUND**

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

3. To enable young people to accumulate savings for pursuing 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 for at least two years, which can be renewed for an aggregate of no more than five years. Working youths 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. In addition, the Chief Executive has already announced in the 2019 Policy Address to relax the prevailing arrangement and allow YHS tenants to submit/retain their applications for public rental housing and continue to accumulate points under the Quota and Points System.

4. Seven YHS projects are currently under planning or construction, namely The Hong Kong Federation of Youth Groups' project in Tai Po, Po Leung Kuk's project in Yuen Long, HKGGA's project in Jordan, 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 Sheng Kung Hui Welfare Council Limited's project in Yuen Long, and the Salvation Army's project in Wan Chai. A list of the projects concerned is at **Annex A**.

5. HKGGA's project site is located at the junction of Ferry Street and Jordan Road, Kowloon. To accommodate the expansion of services and future development needs of HKGGA, the Government has approved earlier on the allocation of the subject site by way of a non-in-situ land exchange to HKGGA for developing its new headquarters. In order to make optimal use of the new site at Jordan for composite development, HKGGA plans to build a youth hostel atop the new headquarters facilities and to operate it on a self-financing basis upon completion.

## **PROJECT SCOPE AND NATURE**

6. The proposed project comprises the construction of HKGGA's new headquarters cum youth hostel and associated facilities. Construction costs of the youth hostel portion will be funded by the Capital Works Reserve Fund (CWRP), while that for the new headquarters portion will be borne by various funding sources<sup>1</sup> secured by HKGGA on its own. The total construction floor area (CFA) of the building is about 25 650 square metres (m<sup>2</sup>), which will include a six-storey podium (from G/F to 5/F levels, as well as an underground plant room) to house the new headquarters with CFA of around 7 471 m<sup>2</sup>, and, atop the podium, a 23-storey youth hostel tower (from 6/F to 28/F levels). The total CFA of the youth hostel portion will be around 18 179 m<sup>2</sup>, providing 565 hostel units (including 542 single rooms, 11 double rooms and 12 accessible rooms), a management office and communal facilities (including communal laundry rooms, pantries and common area).

7. The relevant site location plan and section plan are at **Annex B**. An artist's impression is at **Annex C**.

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<sup>1</sup> They include the Hong Kong Jockey Club Charities Trust, the Lotteries Fund, HKGGA's New Headquarters Development Fund and other funds raised.

## **JUSTIFICATIONS**

8. The policy objective of the YHS is to meet the aspirations of some working youth in having their own living spaces, allowing them to accumulate savings for their personal development. Besides, the scheme also enables NGOs to unleash the potential of development sites to achieve optimal use. 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.

9. The youth hostel in Jordan undertaken by HKGGA is the third YHS project to commence main construction works. To ensure that its youth hostel is developed and operated in accordance with the policy objectives, HKGGA will be governed by a Grant and Operation Agreement (GOA) and the land lease. The GOA will set out the parameters under which HKGGA 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 a non-in-situ land exchange, the lease conditions therein will govern issues related to the use of the site for hostel purposes under the YHS. If HKGGA ceases to operate the youth hostel or commits a breach of the GOA, the Government may terminate the GOA and is entitled to require HKGGA to transfer ownership of the youth hostel to the Government; if HKGGA fails to do so, the Government will re-enter the whole site under the land lease.

## **FINANCIAL IMPLICATIONS**

10. In consultation with the Director of Architectural Services, the estimated project cost for the youth hostel is \$766.4 million (in money-of-the-day (MOD) prices) and will be fully funded by CWRF. HKGGA will be responsible for the recurrent expenditure regarding the operation and maintenance of the youth hostel.

11. The construction costs of the new headquarters will be supported by funding sources other than CWRF as mentioned in paragraph 6 above. The estimated cost is around \$422.4 million (in MOD prices).

## **PUBLIC CONSULTATION**

12. We consulted the Yau Tsim Mong District Council on HKGGA's project in March 2016. Members showed strong support to the project, and opined that the project would be beneficial to the community at large.

## **IMPLEMENTATION TIMETABLE**

13. After consultation with the Panel on Home Affairs, we will consult the Public Works Subcommittee (PWSC) and apply for funding from the Finance Committee (FC) for the works of the youth hostel portion. If the funding proposal is approved in the current legislative year, HKGGA will commence construction works for completion in around three years' time.

## **ADVICE SOUGHT**

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

**Home Affairs Bureau**  
**March 2020**

**Annex A**

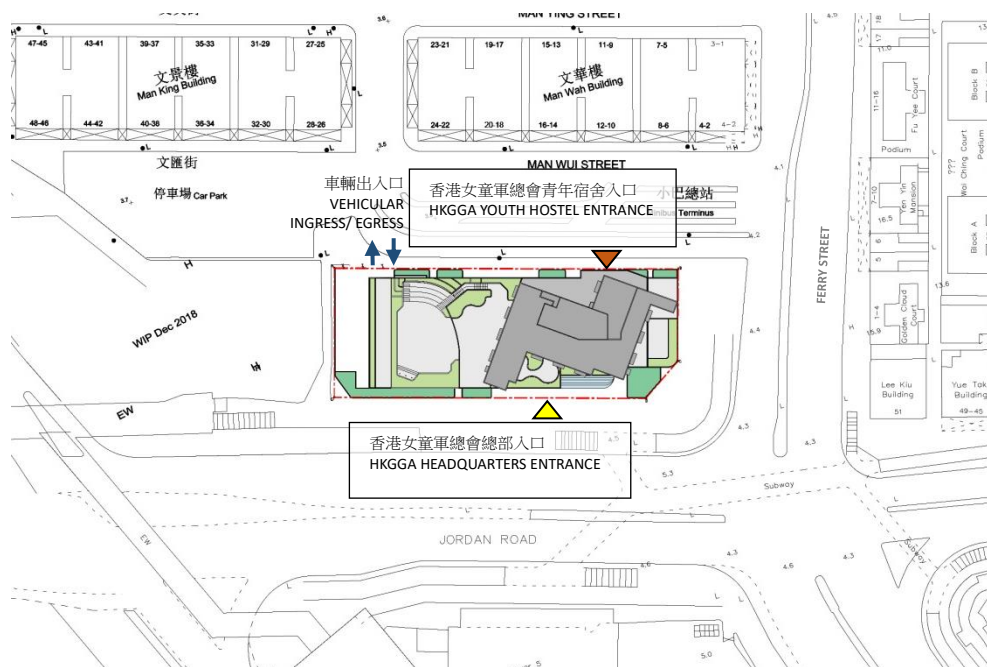
**Details of YHS Projects under planning/construction**

	<b>Name of NGO</b>	<b>Site</b>	<b>Est. no. of units</b>	<b>Est. no. of hostel places</b>
1	The Hong Kong Federation of Youth Groups	2 Po Heung Street, Tai Po Market / Lot 1944 in DD 6	78	80
2	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
3	The Hong Kong Girl Guides Association	Junction of Ferry Street and Jordan Road, West Kowloon / Proposed KIL 11128	565	576
4	Tung Wah Group of Hospitals	No. 122A - 130 Hollywood Road, Sheung Wan / IL 338	210	302
5	Hong Kong Association of Youth Development	9 Arran Street, Mong Kok / KIL 6223	72	90
6	Hong Kong Sheng Kung Hui Welfare Council Limited	Junction of Castle Peak Road – Yuen Long and Yau Tin East Road	Around 160	Around 170
7	Salvation Army	6-8 Salvation Army Street, Wan Chai	Around 510	Around 510
		<b>Total</b>	<b>2 843</b>	<b>3 408</b>

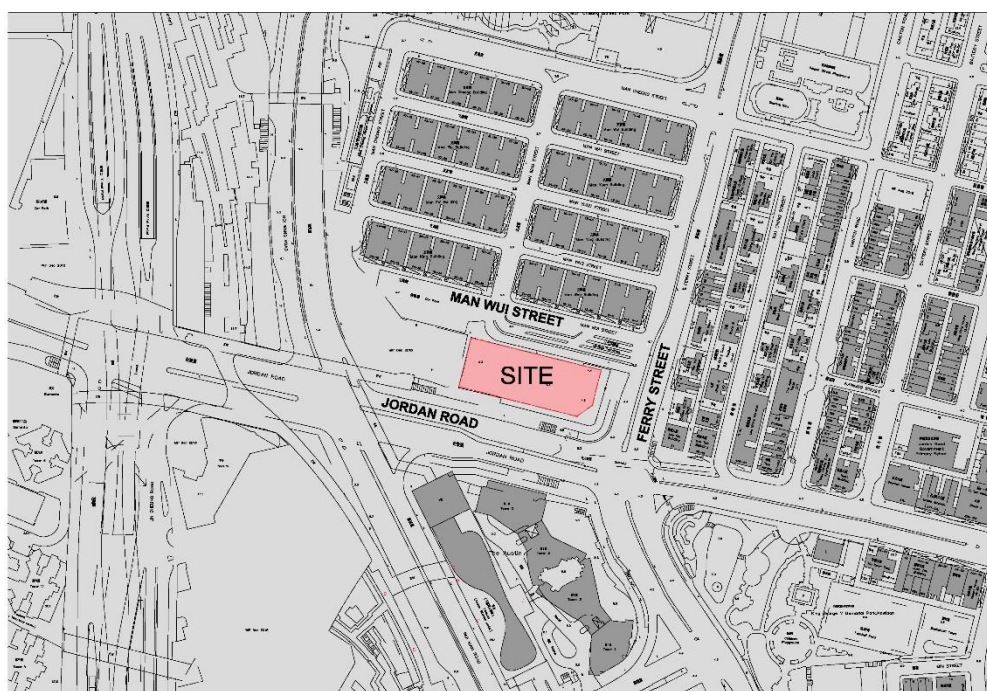
**8048QJ: Youth Hostel Scheme – construction works by The Hong Kong Girl Guides Association for the youth hostel project in Jordan**

**8048QJ: 青年宿舍計劃 – 香港女童軍總會佐敦青年宿舍的建造工程**

**Site Plan 工地平面圖**



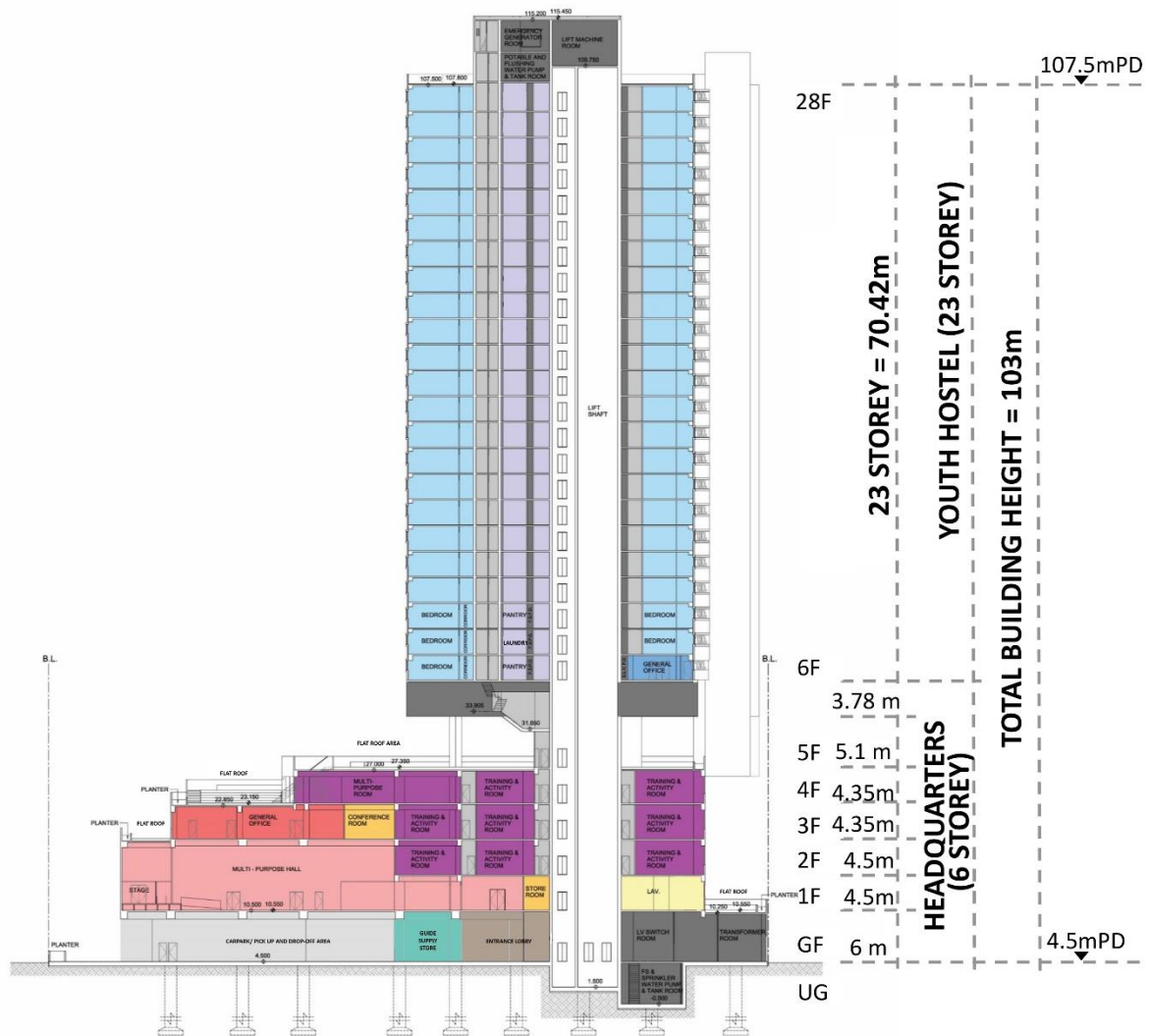
**Location Map 位置圖**



## Annex B

### 8048QJ: Youth Hostel Scheme – construction works by The Hong Kong Girl Guides Association for the youth hostel project in Jordan 8048QJ: 青年宿舍計劃 – 香港女童軍總會佐敦青年宿舍的建造工程

**Sectional Plan 剖面圖**





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**View of the Building (Artist's Impression) 外觀構思圖**

