

**立法會**  
**Legislative Council**

LC Paper No. CB(2)1472/19-20  
(These minutes have been  
seen by the Administration)

Ref : CB2/PL/WS

**Panel on Welfare Services**

**Minutes of meeting**  
**held on Monday, 8 June 2020, at 12:18 pm**  
**in Conference Room 3 of the Legislative Council Complex**

**Members present** : Hon KWONG Chun-yu (Chairman)  
Hon SHIU Ka-chun (Deputy Chairman)  
Prof Hon Joseph LEE Kok-long, SBS, JP  
Hon Michael TIEN Puk-sun, BBS, JP  
Hon CHAN Chi-chuen  
Dr Hon KWOK Ka-ki  
Dr Hon Fernando CHEUNG Chiu-hung  
Hon POON Siu-ping, BBS, MH  
Hon Wilson OR Chong-shing, MH  
Hon LUK Chung-hung, JP  
Dr Hon CHENG Chung-tai

**Members absent** : Hon LEUNG Yiu-chung  
Hon LEUNG Che-cheung, SBS, MH, JP  
Hon KWOK Wai-keung, JP  
Hon Andrew WAN Siu-kin  
Hon CHU Hoi-dick  
Dr Hon Pierre CHAN

**Members attending** : Hon Claudia MO  
Hon HUI Chi-fung

**Public Officers attending** : Dr LAW Chi-kwong, GBS, JP  
Secretary for Labour and Welfare  
Labour and Welfare Bureau

Mr Andrew TSANG  
Principal Assistant Secretary for Labour and Welfare  
(Welfare) 1  
Labour and Welfare Bureau

Mr LAM Ka-tai, JP  
Deputy Director of Social Welfare (Services)  
Social Welfare Department

Ms Barbara CHU  
Senior Principal Executive Officer  
(Special Duties)  
Social Welfare Department

Ms Angie WAN  
Chief Executive Officer (Planning)2  
Social Welfare Department

**Clerk in attendance** : Ms Wendy JAN  
Chief Council Secretary (2) 4

**Staff in attendance** : Mr Roger CHUNG  
Council Secretary (2) 4

Miss Alison HUI  
Legislative Assistant (2) 4

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Action

**I. Information paper(s) issued since the last meeting**  
[LC Paper No. CB(2)1138/19-20(01)]

Members noted that a referral from the Public Complaints Office regarding policy on homeless people had been issued since the last meeting.

**II. Items for discussion at the next meeting**  
[LC Paper Nos. CB(2)1117/19-20(01) to (02)]

2. Members agreed to discuss at the next meeting scheduled for 13 July 2020 the following items:

- (a) Special Needs Trust; and
- (b) Progress of the Pilot Scheme on Community Care Service Voucher for the Elderly.

### **III. Special Scheme on Privately Owned Sites for Welfare Uses**

[LC Paper Nos. CB(2)1117/19-20(03) to (04)]

3. At the invitation of the Chairman, Secretary for Labour and Welfare ("SLW") briefed members on the latest position of the implementation of the Special Scheme on Privately Owned Sites for Welfare Uses ("Special Sites Scheme").

#### Implementation progress of the Scheme

4. The Chairman, Mr Michael TIEN, Dr KWOK Ka-ki, Dr Fernando CHEUNG, Mr Wilson OR and Mr LUK Chung-hung expressed grave concern that as at end-March 2020, out of 63 project proposals received under Phase One of the Special Sites Scheme ("Phase One") in 2013, only five projects had been completed and 13 project proposals were not able to proceed further due to reasons such as site constraints. Mr TIEN and Mr OR enquired about the reasons for the slow implementation progress of the Special Sites Scheme. Mr TIEN and Dr KWOK asked for the target completion date of the remaining 45 projects. The Chairman and Mr OR strongly urged the Administration to speed up the implementation progress of these 45 projects.

5. SLW advised that the projects under the Special Sites Scheme were at various stages of development and different factors, such as requirements prescribed in the land lease conditions and restrictions stipulated in the outline zoning plans on use and development intensity, would affect the progress of the projects. Depending on the time taken to complete the necessary development and planning procedures (e.g. outline zoning plan amendment, planning permission and lease modification), it might take several years or longer to implement these projects. The Administration would continue to press ahead with the implementation of the Special Sites Scheme and render assistance to non-governmental organization ("NGO") applicants during the planning and development process of their projects.

6. SLW further advised that the proposal to create the post of Assistant Director (Planning and Development) to head a new Planning and Development Branch of the Social Welfare Department ("SWD") had been submitted to the Finance Committee ("FC") for approval. Upon creation of the post, the planning, coordination and implementation of capital works projects of welfare premises, including the projects under the Special Sites Scheme, would be improved and the necessary procedures could be implemented more smoothly.

7. Expressing concern that NGOs might encounter similar difficulties in implementing their projects under Phase Two of the Special Sites Scheme ("Phase Two"), Mr Michael TIEN suggested that the Administration should launch Phase Two only after completing all the projects under Phase One. SLW responded that it would be too late to start Phase Two by the time all the projects under Phase One were completed. Having regard to the experience gained from Phase One, the Administration had introduced various enhanced features in Phase Two.

8. Mr Michael TIEN further suggested that in the future, the Administration should conduct a prequalification exercise to prioritize the project proposals received under the Special Sites Scheme according to their possibility of being completed within a reasonable time frame. The project proposals which had higher possibility of being completed within a reasonable time frame would be given priority over other project proposals.

9. Dr CHENG Chung-tai opined that, with reference to the experience gained from Phase One, the Administration should set a target time frame for completing the development and planning procedures of the projects under Phase Two. Mr LUK Chung-hung asked why a number of NGO applicants had not yet conducted technical feasibility studies ("TFSs") of their project proposals under Phase One and enquired about the implementation progress of such projects. He suggested that the Administration should provide NGO applicants with adequate resources and technical support with a view to facilitating smooth implementation of their project proposals.

10. SLW advised that to assist NGO applicants in taking forward their project proposals, SWD would coordinate preliminary views from relevant bureaux/government departments ("B/Ds") on the project proposals for NGO applicants' consideration. Upon reaching an agreement among SWD, relevant B/Ds and NGO applicants on the proposed services to be provided under the projects, NGO applicants could apply for funding from the

Lotteries Fund ("LF") to conduct TFSs and then undertake pre-construction detailed design work if the projects were confirmed to be technically feasible.

11. Referring to the 13 project proposals which were deleted from the list of project proposals received under Phase One ("the list") in March 2019, Dr CHENG Chung-tai asked for the reasons for deleting these project proposals from the list and why it took so long before deciding to delete them from the list. Mr LUK Chung-hung asked whether the relevant NGO applicants would be able to refine these project proposals for re-submission under the Scheme.

12. SLW advised that most of these 13 project proposals had been deleted from the list because it was technically not feasible for them to be implemented. Although SWD had spent considerable time on liaising with the relevant NGO applicants in an attempt to work out feasible solutions, these project proposals were still considered not feasible by the time when Phase Two was to be launched. While these project proposals were deleted from the list, the relevant NGO applicants might make fresh applications with revised proposals under Phase Two.

#### Provision of subvented and self-financing social welfare services under the Scheme

13. Noting that NGO applicants of a number of projects under the Special Sites Scheme would provide social welfare services on a self-financing basis, Dr KWOK Ka-ki expressed concern that the needy people would not afford to pay high-level fees for such services, and called on the Administration to encourage NGOs to provide more subsidized services under the Special Sites Scheme. SLW responded that regarding the ratio of subsidized services to self-financing services ("the ratio") under the Special Sites Scheme, although in general a 6:4 ratio was adopted in accordance with the general guideline, a 7:3 ratio was adopted for some projects in practice.

#### Monitoring of the quality of services provided under the Scheme

14. The Deputy Chairman noted that under the Special Sites Scheme, some welfare facilities were provided by NGOs which had no direct operational experience in running such services. He was concerned about the quality of such services to be provided and enquired how SWD would assess NGO applicants' capability in providing welfare services under the Special Sites Scheme and monitor the quality of such services.

15. SLW advised that in assessing project proposals under the Special Sites Scheme, the Administration had taken into account various factors, such as the demand for various types of welfare services and the capability and operational experience of NGO applicants in providing welfare services. SWD had also put in place an established mechanism to monitor the quality of welfare services provided by NGOs.

#### Development of non-profit elderly apartments

16. Noting that NGO applicants were allowed to develop non-profit elderly apartments on the sites where they proposed to provide welfare facilities under the Special Sites Scheme, the Deputy Chairman enquired about the number of NGO applicants which had planned to develop such non-profit apartments. He further asked how the Administration would ensure that these NGOs would provide reasonable and affordable accommodation for elderly persons, and that these NGOs would bear the capital and recurrent costs of developing these non-profit apartments.

17. SLW advised that to encourage NGO applicants under the Special Sites Scheme to optimize the development potential of their sites, the Administration supported in principle NGO applicants to develop non-profit elderly apartments on the sites where they proposed to provide welfare facilities, on the condition that the provision of those urgently needed welfare facilities in a Special Sites Scheme project would remain as the core components of the project and that the delivery of the project would not be unduly delayed. When assessing these project proposals, the Administration had taken into consideration, among others, whether adequate welfare services would be made available in the vicinity to the residents of the non-profit elderly apartments. SLW further advised that the rent of non-profit elderly apartments would be set at around 60% of the market rent. Deputy Director of Social Welfare (Services) ("DDSW(S)") supplemented that the development of non-profit elderly apartments was included in two project proposals under the Special Sites Scheme.

*(At 12:39 pm, the Chairman extended the meeting for 15 minutes beyond the appointed ending time to allow sufficient time for discussion.)*

#### Arrangements for service users affected by the Scheme

18. Dr Fernando CHEUNG was concerned about the decanting arrangements for service users affected by the redevelopment projects under the Special Sites Scheme as some NGOs had failed to consult service

users on the NGOs' redevelopment projects and the subsequent decanting arrangements. He further enquired whether the Administration would, under Phase Two, provide NGOs with support and funding for making decanting arrangements.

19. SLW advised that NGO applicants, as service providers, were responsible for making decanting arrangements for service users affected by the NGO applicants' redevelopment projects under the Special Sites Scheme. The Administration would render assistance to these NGOs if necessary, including identification of possible decanting sites and approval of the use of LF to cover the costs of the decanting arrangements. SLW supplemented that, for the five projects which had been completed under Phase One, the decanting arrangements for service users affected by such projects had been implemented smoothly and there was no controversy over the decanting arrangements.

20. Dr Fernando CHEUNG pointed out that the decanting arrangements of the Factory for the Blind ("the Factory") in To Kwa Wan would cause inconvenience to workers of the Factory, and that the number of workers employed by the Factory might be reduced after the redevelopment of the Factory under the Special Sites Scheme.

21. DDSW(S) advised that the Administration had assisted the Hong Kong Society for the Blind in identifying vacant school premises in Kwun Tong District as a possible decanting site for the Factory. The vacant school premises would enter into the conversion stage in mid-2021 and the conversion was expected to be completed in mid-2022.

#### Purchase of premises for the provision of welfare facilities

22. Noting that in addition to the Special Sites Scheme, the Administration had earmarked \$20 billion to purchase premises for the provision of welfare facilities ("the purchase exercise"), Mr Michael TIEN was concerned that the progress of the purchase exercise would also be slow since considerable time would be required for completing the necessary development and planning procedures, i.e. amending outline zoning plan and modifying land lease conditions. Mr Wilson OR enquired whether the Administration would draw on the experience of the Special Sites Scheme and expedite the implementation of the purchase exercise.

23. SLW advised that the funding proposal for the purchase exercise had been submitted to FC for approval. Upon FC's approval, SWD and the Government Property Agency would start purchasing premises as soon as

possible with a view to purchasing the premises over some three years. SLW further clarified that outline zoning plan amendment and lease modification would not be required for the premises acquired through the purchase exercise.

24. Dr KWOK Ka-ki took the view that, in addition to the provision of welfare facilities, the purpose of the purchase exercise was to boost the property market during economic downturn. Mr LUK Chung-hung expressed concern that the Administration might purchase premises at an unreasonably high price level. SLW responded that SWD and the Government Property Agency would be responsible for the purchase exercise. The Administration would keep in view the situation of the property market and would only purchase premises at reasonable price level.

*(With the consent of all members present, the Chairman extended the meeting for five minutes beyond the extended ending time.)*

25. In response to Mr Michael TIEN's enquiry about whether the Administration would conduct any consultation exercises of the purchase exercise, SLW advised that if the Administration had to consult the public on the purchase of individual premises, it was likely that many of the purchases could not be made. Nevertheless, the Administration would conduct consultation in the 18 districts about the welfare facilities proposed to be purchased.

26. As regards Mr Michael TIEN's concern about possible opposition from local residents to the provision of welfare facilities at particular premises acquired through the purchase exercise, SLW advised that the Administration planned to purchase premises for the provision of welfare facilities which were not sensitive in nature, including neighbourhood elderly centres, day care centres for the elderly, office-bases for on-site pre-school rehabilitation services and child care centres.

#### **IV. Any other business**

27. There being no other business, the meeting ended at 1:03 pm.