

**For discussion
on 11 January 2021**

Legislative Council Panel on Home Affairs

**Youth Hostel Scheme –
construction works of the youth hostel projects by the Hong Kong Girl
Guides Association and Tung Wah Group of Hospitals**

PURPOSE

This paper briefs Members on the latest position in respect of two capital works projects under the Government's Youth Hostel Scheme (YHS), namely "8048QJ: Youth Hostel Scheme – construction works by The Hong Kong Girl Guides Association (HKGGA) for the youth hostel project in Jordan" and "8042QJ: Youth Hostel Scheme – construction works of the youth hostel project by Tung Wah Group of Hospitals (TWGHs)", 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, 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, TWGHs' 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**.

PROJECT SCOPE AND NATURE

HKGGA's Project

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.

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 sources of funding¹ raised by HKGGA on its own. The total construction floor area (CFA) of the building is about 25 680 square metres (m²), 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 7 380 m², 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 18 300 m², 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**.

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

TWGHs' Project

8. TWGHs' project site is a vacant school premises located at 122A to 130 Hollywood Road, Sheung Wan. The site is owned by TWGHs. To unleash the development potential and make optimal use of the site concerned, TWGHs plans to demolish and redevelop the vacant school premises thereon into a youth hostel, and operate it on a self-financing basis upon completion.

9. The proposed project comprises demolition of the existing structure on the site and the construction of a 21-storey youth hostel building with total CFA of about 7 638 m² thereon after site formation. Around 210 hostel units (including 118 single rooms and 92 double rooms), a management office and communal facilities (including communal laundry rooms, pantries and common area) will be provided. Besides, due to the proximity of the project site with the adjoining Man Mo Temple Compound (MMTC), TWGHs completed a heritage impact assessment (HIA) during the early stages of the consultancy study and incorporated suitable elements when working out the design details of the youth hostel building. For example, the building will be set back with the foyer of MMT extended towards the area of the youth hostel. The ground floor area of the youth hostel will also be used as a heritage bazaar with increased headroom of 11 m in order to achieve visual and design coherence between the subject development and MMTC.

10. The relevant site location plan and section plan are at **Annex D**. An artist's impression is at **Annex E**.

JUSTIFICATIONS

11. 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.

12. The youth hostels undertaken by HKGGA and TWGHs are the third and fourth YHS projects to commence main construction works. To ensure that their youth hostels are developed and operated in accordance with the

policy objectives, HKGGA and TWGHs will be governed by a Grant and Operation Agreement (GOA). The GOA will set out the parameters under which the organisations will manage and maintain the youth hostels, 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.

FINANCIAL IMPLICATIONS

HKGGA's Project

13. 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. 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 \$412.1 million (in MOD prices).

TWGHs' Project

14. In consultation with the Director of Architectural Services, the estimated project cost for the youth hostel is \$435.4 million (in money-of-the-day (MOD) prices) and will be fully funded by CWRF. TWGHs will be responsible for the recurrent expenditure regarding the operation and maintenance of the youth hostel.

PUBLIC CONSULTATION

HKGGA's Project

15. We consulted the Yau Tsim Mong District Council on HKGGA's project in March 2016. Members showed general support to the project.

TWGHs' Project

16. We consulted the Food, Environment, Hygiene and Works Committee of the Central and Western District Council on TWGHs' project in July 2014. Members showed general support to the project. In addition, we consulted the Antiquities Advisory Board in March and June 2015.

Members agreed and accepted the HIA report. TWGHs will ensure that the mitigation measures proposed in the HIA are implemented properly.

IMPLEMENTATION TIMETABLE

17. 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 hostels. If the funding proposals are approved in the current legislative year, HKGGA and TWGHs will commence construction works for completion in the latter half of 2024.

ADVICE SOUGHT

18. 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 2021

Annex A

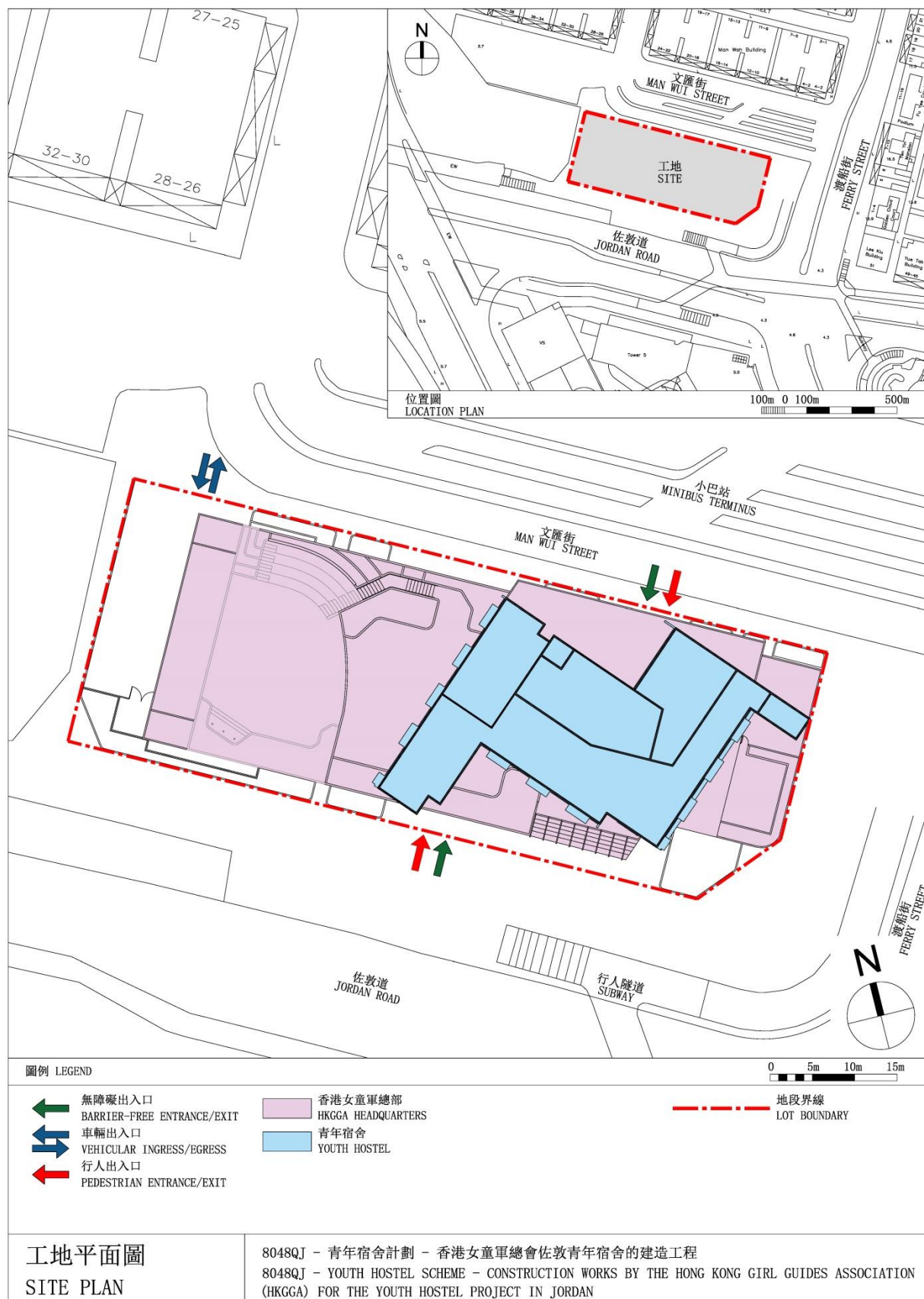
Details of YHS Projects under planning/construction

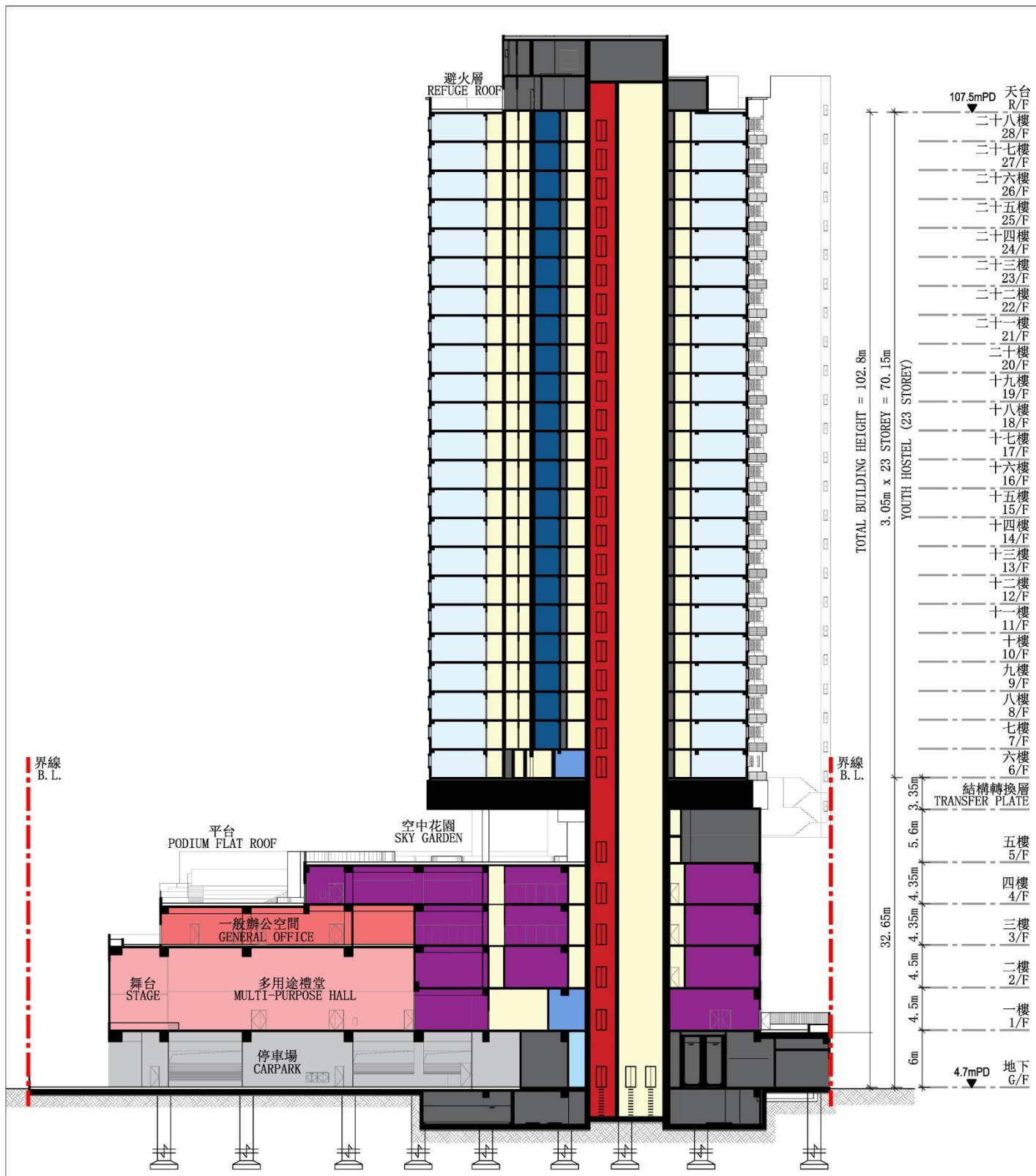
	Name of NGO	Site	Est. no. of units	Est. no. of hostel places
1	The Hong Kong Federation of Youth Groups	2 Po Heung Street, Tai Po Market / Lot 1944 in DD 6	78	80
2	Po Leung Kuk	Junction of Shap Pat Heung Road and Tai Shu Ha Road West in Ma Tin Pok, Yuen Long	1 248	1 680
3	The Hong Kong Girl Guides Association	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 180	Around 190
7	Salvation Army	6-8 Salvation Army Street, Wan Chai	Around 510	Around 510
Total			2 863	3 428

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





Annex C

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

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

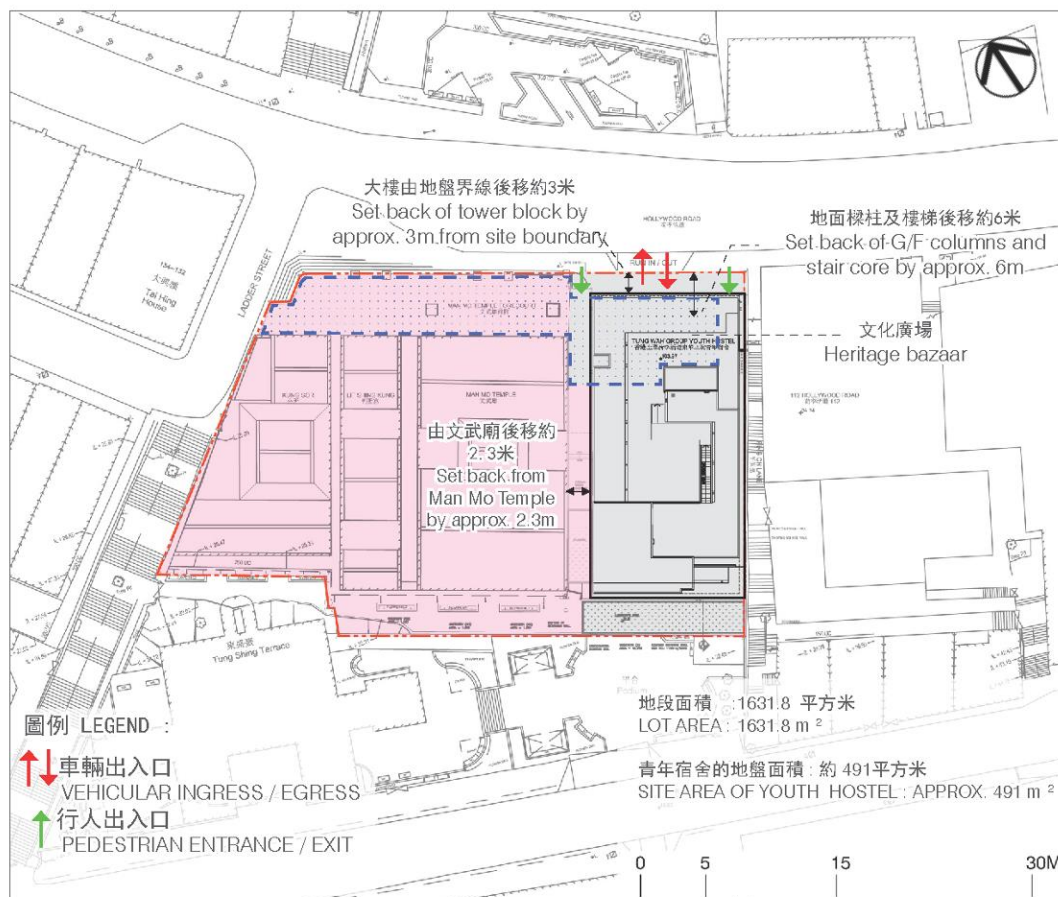


Annex D

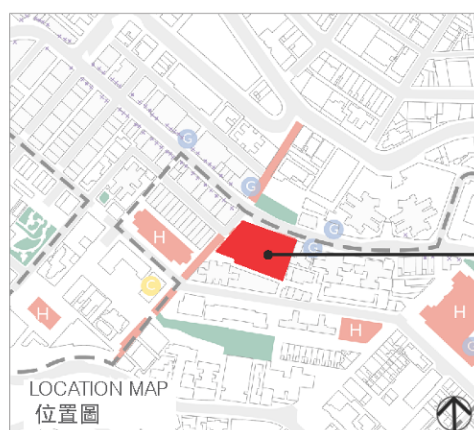
8042QJ: Youth Hostel Scheme – construction works of the youth hostel project by Tung Wah Group of Hospitals (TWGHs)

8042QJ: 青年宿舍計劃 – 東華三院青年宿舍的建造工程

Site Plan 工地平面圖



Location Map 位置圖



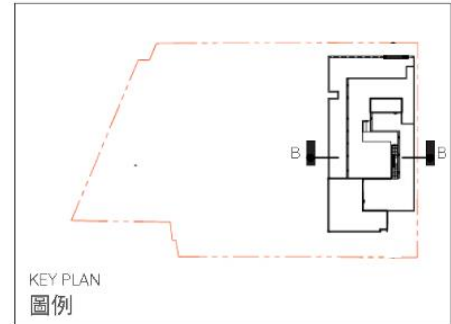
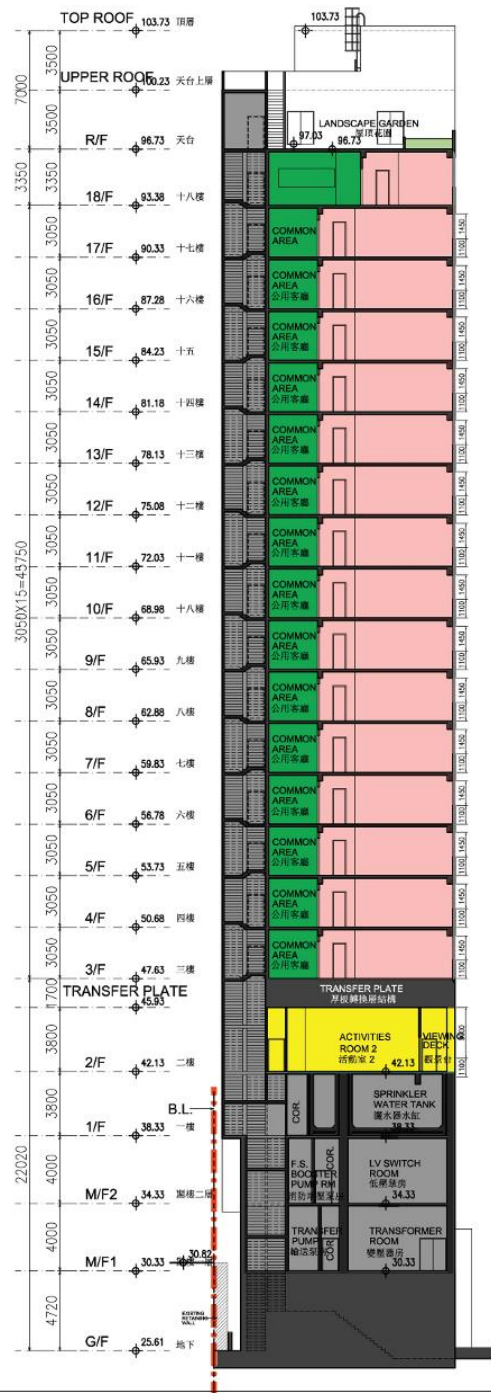
Tung Wah Group of Hospitals
Youth Hostel Project in Sheung Wan

香港上環荷李活道
東華三院青年宿舍

Annex D

Section Plan 剖面圖





圖例 LEGEND :

- | | | | |
|--|---|---|---|
| --- SITE BOUNDARY
場地邊界 | DOUBLE UNIT
二人單位 | COMMUNAL SITTING AREA
公共客廳 | PLANT ROOMS, TOILETS,
ESCARE STAIRCASE
機房, 洗手間, 逃生樓梯 |
| LANDSCAPE AREA
綠化範圍 | COMMUNAL FACILITIES
公共設施 | | |

Annex E

**8042QJ: Youth Hostel Scheme – construction works of the youth hostel project
by Tung Wah Group of Hospitals (TWGHs)**

8042QJ: 青年宿舍計劃 – 東華三院青年宿舍的建造工程

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

