

**Elderly Commission**  
**Minutes of the 85th Meeting**

Conference Room 4, G/F, Central Government Offices,  
2 Tim Mei Avenue, Tamar, Hong Kong  
10:00 a.m., 23 September 2015 (Wednesday)

**Present:**

**Chairman**

Prof CHAN Cheung-ming, Alfred, SBS, JP

**Vice-chairman**

Dr LAM Ching-choi, BBS, JP

**Members**

Mrs CHAN LUI Ling-yee, Lilian

Ms CHAN Man-ki, Maggie, MH, JP

Miss CHAN Man-yee, Grace

Mr LAM Hoi-cheung, Victor

Prof LEE Tze-fan, Diana

Mr SHIE Wai-hung, Henry

Mrs SO CHAN Wai-hang, Susan, BBS

Dr TSE Man-wah, Doris

Mr WONG Fan-foung, Jackson, MH

Mr WONG Kit-loong

Mr WONG Tai-lun, Kenneth

Mrs WONG WONG Yu-sum, Doris

Dr YEUNG Ka-ching

Miss TAM Kam-lan, Annie, JP

Ms Carol YIP, JP

Mr SUN Yuk-han, Chris, JP

Mr LEUNG Sai-chi

Ms PANG Kit-ling

Dr LI Mun-pik, Teresa

Dr MAW Kit-chee, Christina

Permanent Secretary for Labour and Welfare

Director of Social Welfare

Head, Healthcare Planning and Development Office, Food and Health Bureau

Assistant Director of Housing (Estate Management)

Assistant Director of Social Welfare (Elderly)

Assistant Director of Health (Family and Elderly Health Services)

Chief Manager (Primary and Community Services), Hospital Authority

**In attendance:**

Mr CHEN Yee, Donald, JP	Deputy Secretary for Labour and Welfare
Mrs CHAN NG Ting-ting	Principal Assistant Secretary for Labour and Welfare
Mr TSE Ling-chun, Steve	Principal Assistant Secretary for Labour and Welfare
Ms CHEUNG Jick-man, Lilian	Chief Social Work Officer, Social Welfare Department
Ms CHU Wing-yin, Diana	Chief Social Work Officer, Social Welfare Department
Mr TSE Shu-to, Sebastian	Chief Social Work Officer, Social Welfare Department
Ms HO Suk-fun	Senior Social Work Officer, Social Welfare Department
Ms YU Siu-ngan, Tammy	Senior Social Work Officer, Social Welfare Department
Mr HSU Kam-lung, Virgil	Chief Housing Manager/Management (Support Services), Housing Department
Miss LO Chung-man, Florence	Assistant Secretary for Labour and Welfare
Mr TO Yick-ting, Justin	Assistant Secretary for Labour and Welfare
Miss WONG Kwan-yee, Jenny	Assistant Secretary for Labour and Welfare
Mr CHU Chi-ho, Marco	Assistant Secretary for Labour and Welfare
Miss LEE Ngan-chau, Martina	Chief Executive Officer, Labour and Welfare Bureau
Miss HO Wing-wa, Vitinie	Executive Officer, Labour and Welfare Bureau

**Agenda item 4:**

Mr FUNG Man-chung	Assistant Director of Social Welfare (Family and Child Welfare)
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**Agenda item 5:**

Mr LAU King-shing, Daniel	Director (Development and Marketing), Hong Kong Housing Society
Dr CHEUNG Moon-wah	General Manager (Elderly Services), Hong Kong Housing Society
Prof CHIU Lai-har, Rebecca, JP	Director, Centre of Urban Studies and Urban Planning, Department of Urban Planning and Design, University of Hong Kong
Ms KEE Yee-chun, Tristance	Assistant Professor, Department of Architecture, Faculty of Architecture, University of Hong Kong

**Absent with apologies:**

Mr CHEUNG Leong  
Dr TUNG Sau-ying, MH

**Secretary**

Miss CHANG Lai-chu, Stella

Principal Assistant Secretary for Labour  
and Welfare

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Prof Alfred CHAN Cheung-ming, the Chairman, welcomed Members to the meeting. In particular, he extended his welcome to new Members of the Commission, including Mr Victor LAM Hoi-cheung, Mrs Susan SO CHAN Wai-hang, Dr Doris TSE Man-wah, Mr WONG Kit-loong, Mr Kenneth WONG Tai-lun and Dr YEUNG Ka-ching. He also welcomed Ms PANG Kit-ling, the new Assistant Director of Social Welfare (Elderly). Mr CHEUNG Leong, one of the new Members, was absent with apologies.

2. The Chairman reminded Members to make a declaration when there was a potential conflict between their own interests and the matters to be discussed.

**Agenda item 1: Confirmation of the minutes of the 84th meeting**

3. As Members had not proposed any amendments to the Chinese version (revised) of the draft minutes issued by the Secretariat on 22 September 2015, the minutes were confirmed. The English translation would be issued in due course.

(Post-meeting note: The English version of the minutes of the 84th meeting was issued by the Secretariat to Members on 29 September 2015.)

**Agenda item 2: Matters arising**

Paragraphs 20 to 21 of the minutes of the 84th meeting

Working Group on Elderly Services Programme Plan (WGESPP)

4. The Chairman, who also chaired the WGESPP, said that WGESPP had completed the public engagement exercise of the “Formulation Stage”, the second stage of the formulation process of the ESPP, from June to August 2015. During the period, a total of 15 focus group/workshop meetings covering 20 different topics and six public forums were held. The consultant team was collating the views received during the public engagement exercise. The views together with the related recommendations would be submitted for WGESPP’s consideration in due course. The third stage of the formulation process, the “Consensus Building Stage”, would commence afterward.

Paragraph 25 of the minutes of the 84th meeting

New Members of the Commission and its working groups

5. The Chairman thanked new Members for joining the three working groups under the Commission, namely the Working Group on Long Term Care Model, Working Group on Active Ageing (WGAA) and WGESPP. The Chairman suggested Mrs Susan SO CHAN Wai-hang, a newly appointed member, to take over the Chairmanship of the WGAA from the outgoing member Mr MA Kam-wah. Members had no objection.

**Agenda item 3: 2016-17 Elderly Welfare Services Suggestions and Priorities**

(Discussion Paper No. EC/D/03-15)

6. Miss Annie TAM Kam-lan, Permanent Secretary for Labour and Welfare, said that the Social Welfare Advisory Committee (SWAC) had submitted the Report on Long-term Social Welfare Planning in Hong Kong to the Labour and Welfare Bureau (LWB) in July 2011. In the Report, the SWAC suggested, among other things, that regular consultation and planning for the future development and delivery of welfare services should be conducted every year at district, central and advisory committee (including the Commission) levels. As such, the Social Welfare Department (SWD) would collect views from districts annually through its respective District Social Welfare Officers, while the Hong Kong Council of Social Service would assist in consolidating the views of various stakeholders on elderly services at the welfare organisation level. The comments made by welfare organisations and stakeholders on the 2016-17 Elderly Services Suggestions and Priorities were set out in the Discussion Paper No. EC/D/03-15, which had been distributed for Members’ reference before the meeting. Miss TAM then invited Members to express their views on the 2016-17 welfare issues and suggestions which would provide useful reference for the Government in preparing

the 2016 Policy Address.

7. The Chairman and Members raised the following views on the Discussion Paper and matters relating to elderly services:

Enhancing the service quality of residential care homes for the elderly

- (a) It was pleased to note that the Government was exploring the introduction of residential care service vouchers to enhance the service quality of residential care homes for the elderly (RCHEs). In fact, private RCHE operators were of the view that there was room for improvement in their service quality under the current Enhanced Bought Place Scheme (EBPS). It was hoped that the Government would, apart from introducing the service vouchers, continue to purchase more places from private RCHEs under EBPS.

Establishing a mechanism for allocating resources to promote an age-friendly community

- (b) The Government should promote volunteerism among the elderly (in particular the Third Age citizens). For example, healthy “young olds” should be encouraged to engage in volunteer services, such as escorting older or frail elderly persons to attend medical appointments and babysitting for their neighbours. This could help address the manpower shortage in the elderly service sector and enable more women to join the workforce.
- (c) The “House Captain Projects” introduced by the Community Investment and Inclusion Fund were effective in fostering neighbourhood support. Apart from establishing community support networks, the Projects also strengthened residents’ sense of belonging to the community. The Government should introduce similar projects to encourage elderly people to serve as volunteers for the community, so as to make better use of the manpower resources of the elderly.
- (d) Elderly people should be encouraged not only to participate in volunteer services but also rejoin the job market. For example, the Government could explore converting volunteer services provided by the elderly for

welfare organisations into paid part-time positions so as to reduce the workload of frontline staff/social workers of welfare organisations. Some Members were worried that the conversion might affect the nature of the services and complicate the matter. Alternatively, the Government could provide welfare organisations with additional resources and encourage them to use “non-monetary” rewards to commend elderly volunteers.

- (e) Under the policy direction of “Ageing in Place”, the Government should draw up planning guidelines to encourage the Housing Department (HD) and private developers to reserve space in new public rental housing (PRH), Home Ownership Scheme (HOS) or private residential projects for the provision of “mutual help centres for the elderly”. These centres would provide the space required for organising activities which promote neighbourhood support among local elderly residents and their neighbours (e.g. providing massage services, child care services, etc.), thus optimising the use of manpower resources in the community.

*Allocating additional resources to enhance community care services and achieve ageing in place*

- (f) In view of the suggestion by some welfare organisations that the Government should increase the number of places for the Integrated Home Care Services (Ordinary Cases) [IHCS(OC)], a Member pointed out that a standardised checklist was introduced by the elderly service sector in July 2015 to handle the elderly applications for IHCS(OC). The Member also said that the elderly applicants on the waiting list for IHCS were those who could not wait any longer and were in urgent need of such service. Therefore, it was requested that the Government should allocate additional resources to IHCS. On the other hand, as most of the community support service units for the elderly were currently facing a manpower shortage of 20%, a Member opined that a further increase in the number of IHCS(OC) places would aggravate the situation. Taking into account that most of the elderly applicants for the IHCS(OC) were basically in healthy condition, the Government should devote more resources to enhance the support for frail elders (e.g. meal delivery, household cleaning and escort services to medical appointments). Moreover, better co-ordinated integrated support services should be provided to discharged elderly patients with urgent needs to ensure seamless provision of services, so as to delay their need for

residential care services.

- (g) District elderly community centres and neighbourhood elderly centres not only offered low-priced meal services to the elderly, but also provided them with a social platform. As such, the Government should allocate additional resources to increase the number of service places in this area.
- (h) Except for a small number of welfare organisations which could provide self-developed and non-professional support for the elderly on a 24-hour basis (such as elderly-sitter service), most of the community support services were available only during office hours (i.e. from 9:00 a.m. to 6:00 p.m.). As such, the Commission should, in formulating the ESPP, review and deliberate on the operating hours of various community support services for the elderly and make recommendations to the Government accordingly.
- (i) In formulating the ESPP, the Commission should explore consolidating various community care services for the elderly (including the Integrated Discharge Support Programme for Elderly Patients and Pilot Scheme on Home Care Services for Frail Elders) so that appropriate support could be provided to meet the different needs of the elderly in a more effective and systematic manner.

*Elderly service facilities and manpower planning*

- (j) To alleviate the shortage of allied health professionals in the welfare sector, the Hong Kong Polytechnic University (PolyU) had launched a two-year Master in Occupational Therapy (MOT) programme and a two-year Master in Physiotherapy (MPT) programme on a self-financing basis from 2012. To encourage graduates from the two programmes to join the welfare sector, SWD had provided funding support for non-governmental organisations (NGOs) through the Training Sponsorship Scheme so that NGOs could offer students enrolled in these two programmes full tuition fee sponsorship. Students obtaining the sponsorship had to work for the NGOs concerned for two years after graduation. As the first batch of graduates would have worked for two years in the welfare sector by 2016, whether many of them would switch to the Hospital Authority or private clinics was a matter of concern. Would SWD continue to work with the

PolyU in implementing the programmes with a view to preventing the recurrence of manpower shortage in the welfare sector?

- (k) Manpower planning for allied health professionals should not only focus on the number of trainees, but also take into account the quality of basic training. For example, consideration should be given to whether the existing health studies programme should include subjects relating to elderly care as training modules. The Government should liaise with the relevant associations/organisations/councils of allied health professions to ensure that the enrolled students were aware that elderly persons would be one of their major service targets after graduation.
- (l) As regards the Special Scheme on Privately Owned Sites for Welfare Uses, many participating welfare organisations had experienced difficulties in implementing their projects. The LWB should liaise closely with these organisations and give them timely assistance when appropriate.

Others

- (m) The Hong Kong Housing Society (HKHS) had put in place a plan to improve the household conditions of the elderly through professional assessments and home improvement works. The objective was to prevent domestic accidents involving elderly people. However, it was difficult to carry out the works as home modifications always involved the need to comply with the related buildings legislation. The Government should facilitate the home improvement works by reserving space in its newly-built domestic flats so that the tenants concerned could alter/modify the flats to meet their needs arising from old age.

8. In response to the suggestions and comments made by Members, Ms Carol YIP, Director of Social Welfare, Miss TAM and Mr Chris SUN Yuk-han, Head, Healthcare Planning and Development Office of the Food and Health Bureau (FHB), replied as follows:

Enhancing the service quality of residential care homes for the elderly

- (a) While supporting the Government's overall policy, SWD would review from time to time the need for purchasing more places from private

RCHEs, having regard to the demand for residential care services for the elderly in the community as well as the overall government policy.

*Establishing a mechanism for allocating resources to promote an age-friendly community*

- (b) For better use of resources in encouraging the elderly to actively take part in community affairs, the Government will merge the Opportunities for the Elderly Project (OEP) and the Neighbourhood Active Ageing Project from 2016 onwards, having consulted the WGAA under the Commission and the Advisory Committee of the OEP set up by SWD. Under the merged project, a part of the funding would be allocated specially for the funded organisation to implement age-friendly programmes with a view to enabling the elderly to lead a more happy, active and enriched life.
- (c) As regards the proposal of converting the volunteer services provided by the elderly into paid part-time positions so as to encourage elderly people to rejoin the job market, careful consideration must be given because the services would be subject to the regulation of the Employment Ordinance once they were converted into paid positions.

*Allocating additional resources to enhance community care services and achieve ageing in place*

- (d) With the introduction of the supplementary information sheet to facilitate the application for IHCS(OC) in July 2015, SWD hoped that the non-governmental service providers concerned could process the applications in a more consistent manner, thus enabling the elderly applicants with urgent needs to receive suitable services as soon as possible. The SWD would review the situation and consolidate various community care services for the elderly as and when appropriate.
- (e) Launched by SWD in September 2013, the First Phase of the Pilot Scheme on Community Care Service Voucher for the Elderly had adopted a “money-following-the-user” approach to allow flexibility for the elderly to choose the services which met their individual needs. All the 1 200 vouchers were issued in April 2014. The SWD had commissioned a consultancy study to assess the effectiveness of the Pilot Scheme and an

interim report was submitted at the meeting of the Working Group on Long Term Care Model under the Commission in June 2015. Implementation details of the Second Phase of the Pilot Scheme were being formulated

*Elderly service facilities and manpower planning*

- (f) The LWB and SWD had put in place various measures to alleviate the shortage of allied health professionals in the welfare sector. One example was increasing the provision of recurrent funding for NGOs from 2014-15, instead of seeking Lotteries Fund grant, to pay the additional salary costs and Mandatory Provident Fund contributions for allied health professionals. This could help NGOs recruit and retain allied health professionals and procure paramedical services more effectively for delivering SWD-subsidised services. As regards the provision of training, SWD was liaising with the PolyU to launch a new round of two-year MOT and MPT programmes. Sustained efforts would be made to encourage young people to join the long-term elderly care service sector through the Navigation Scheme for Young Persons in Care Services. The SWD would continue to organise the two-year Enrolled Nurse (General)/Enrolled Nurse (Psychiatric) Training Programme with a view to increasing the manpower supply for the elderly service sector through various training programmes.
- (g) To address the shortage of allied health professionals in the welfare sector, the number of University Grants Committee-funded intake places of the Bachelor in Occupational Therapy programme (from 46 to 90) and the Bachelor in Physiotherapy programme (from 70 to 110) operated by the PolyU had been increased since 2012-13 academic year. As the PolyU would continue to organise the two-year MOT and MPT programmes (about 30 places for each programme), it was expected that the shortage of allied health professionals in the welfare sector would be alleviated. Taking into account the manpower situation of allied health professionals, the FHB would further liaise with the PolyU so as to adjust the number of intake places of the above programmes according to the actual service needs and resources available.
- (h) Through its contacts with the allied health professional associations/organisations/councils, the Commission had requested that

their training programmes to include elderly care as a compulsory module.

- (i) The FHB had commissioned the University of Hong Kong (HKU) to conduct a study on the manpower requirement and supply of healthcare professionals in Hong Kong up to 2041. The study was expected to be completed in early 2016. The FHB would then announce the findings accordingly.
- (j) Since the launch of the Special Scheme on Privately Owned Sites for Welfare Uses, the LWB had held regular meetings with participating welfare organisations to better understand the progress of their projects and the problems they encountered (e.g. issues on land, development and manpower) so as to provide them with timely assistance.

9. The Chairman concluded that Members had noted the 2016-17 Elderly Welfare Services Suggestions and Priorities put forward by the SWAC. He was of the view that in formulating the ESPP, the Commission had to adopt a “think outside the box” approach to address the issue of manpower planning for elderly services. For example, manpower resources could be increased by encouraging grandparents to babysit their grandchildren and promoting volunteer services among the elderly. However, the proposal of converting the services provided by elderly volunteers to part-time jobs should be considered in a prudent manner.

#### **Agenda item 4: Pilot Project on Child Care Training for Grandparents**

10. Mr FUNG Man-chung, Assistant Director of Social Welfare, briefed Members on the Pilot Project on Child Care Training for Grandparents with a presentation. Mr FUNG said that as set out in the Policy Agenda (Chapter 6) of the 2015 Policy Address, the Government would launch a pilot project to help grandparents become well-trained child carers in a home setting, with a view to reinforcing support for nuclear families. As such, the pilot project would update grandparents on the knowledge and skills of child care and help them become well-trained child carers in a home setting, so as to strengthen the support for nuclear families and make young parents feel more at ease when leaving their children in the care of the older generations. This would not only enhance child care services and inter-generational family support, but also promote lifelong learning among grandparents and enable them to enjoy an enriched and happy life in their twilight years. The target trainees of the pilot project were mainly

grandparents with grandchildren from birth to aged below six or grandparents-to-be. There was no age or educational requirement for enrolment. The training programme would be modelled on the courses on infant and child care offered by the Employees Retraining Board (ERB), and training materials and class schedules could be adjusted in the light of the physical abilities and daily routines of elderly trainees. The entire project would last for two years. The initial plan was to provide no less than 500 places or so with an average class size of 20 trainees. To encourage full attendance, those with an attendance rate of 70% and having acquired the knowledge and skills on child care as assessed by the training bodies would be awarded a certificate. SWD would invite non-governmental welfare organisations approved by ERB for running child care courses to submit proposals for implementing the pilot project. Funding support would be sought from the Lotteries Fund Advisory Committee for taking forward the pilot project. Miss TAM continued that LWB would explore placing the pilot project under the Continuing Education Fund.

11. After the briefing, the Chairman and Members raised the following suggestions, views and questions:

- (a) It was pleased to note that SWD would launch the pilot project, which would be useful in strengthening a positive image for the elderly.
- (b) The pilot project would help enhance inter-generational relationship because young parents would feel more at ease when leaving their young children in the care of the well-trained grandparents. With the knowledge they learnt, the grandparents could win the respect of the young parents, thus fostering family harmony. On the other hand, those elderly persons who had completed the training course could also help take care of the infants and young children for their neighbours. This would not only promote neighbourhood support, but also enable more women to join the workforce.
- (c) SWD might consider setting up a training platform and communication network through the pilot project to promote community volunteer services among the elderly in the future, so as to make better use of the human resources of the elderly.
- (d) Children were mostly taken care of by their grandparents or parents in the past. Nowadays, many young parents hired foreign domestic helpers to

take care of their young children. It was hoped that the pilot project would re-activate the function of a family to stimulate inter-generational interaction, promote mutual understanding among grandparents, parents and grandchildren, and foster a harmonious relationship.

- (e) It was pleased to note that the training course under the pilot project was based on the courses offered by ERB on infant and child care, and would be pegged at Level 2 of the Qualifications Framework. As the caring skills required for infant and child care were similar to that for elderly care, SWD and ERB should consider putting in place an extension programme in the future so that elderly graduates of the pilot project could obtain a certificate of competence in elderly care by further enrolling in two to three additional modules. Holders of the certificate could not only take care of their grandchildren but also rejoin the job market by providing care services for both children and elderly.
- (f) SWD should discuss with ERB the preparation of an abridged version of teaching materials to cater for the need of those elderly trainees with limited language proficiency.
- (g) Young parents should be invited to join some of the training activities (such as orientation gathering) together with the participating grandparents so that they could obtain a better understanding of the training details and recognise the efforts made by the grandparents.
- (h) Noting that the pilot project would offer a total of 500 training places, it was concerned that there might be difficulties in recruiting sufficient number of grandparent participants. In fact, not all grandparents were willing to take care of their grandchildren. Some of them might find it unacceptable that they must receive training before they were allowed to take care of their grandchildren, while some others might prefer to lead a relaxing life after retirement.
- (i) SWD's promotional efforts should emphasise the fact that the pilot project would provide the elderly with contemporary skills and techniques of infant and child care instead of re-training them on grandparenting.
- (j) Elder academies could be a platform to recruit grandparent participants for

the pilot project.

- (k) Apart from equipping grandparents with the contemporary knowledge on infant and child care, the pilot project should also encourage young parents to show respect towards the traditional knowledge and wisdom in child care inherited by the elder generations, and remind them that the efforts made by grandparents in taking care of their grandchildren should be appreciated. This could help the grandparents derive a greater sense of satisfaction. Some Members were of the view that grandparents should keep pace with the times, i.e. they should be open to new knowledge about infant and child care instead of sticking to old ways. By doing so, the grandparents could make young parents feel more at ease when leaving their children in their care.

12. In response to the suggestions and comments made by Members, Mr FUNG and Miss TAM replied as follows:

- (a) The primary objective of the pilot project was to equip grandparents with contemporary knowledge and skills of infant and child care so that they could render assistance in taking care of their grandchildren. This would help strengthen inter-generational support and foster family harmony. The pilot project had no intention of promoting elderly employment for the time being. However, the SWD would review the project upon its completion in two years, and would discuss with the ERB the feasibility of launching an extension programme. In fact, the SWD implemented the Neighbourhood Support Child Care Project since 2011 to provide needy parents with a flexible form of day child care services at the neighbourhood level to foster mutual help and care in the community.
- (b) The SWD would promote the pilot project across the territory through related service units, including 65 integrated family service centres, neighbourhood elderly centres, and maternal and child health centres of the Department of Health (DH). The aim was to make elderly people understand that the pilot project could help them obtain the most up-to-date knowledge about infant and child care (such as using various new devices) so that they could keep pace with the times. This could also make the “novice parents” feel more at ease in entrusting their child’s care to the older generations. The SWD would also publicise the pilot project

through television and radio advertisements.

13. Dr Teresa LI Mun-pik, Assistant Director of Health (Family and Elderly Health Services), said that the DH had launched a programme to teach grandparents about the knowledge and skills for tackling various behavioural problems of grandchildren in 2012-13. After completing the programme, some of the elderly participants indicated that what they had learnt was effective in reducing the behavioural problems of their grandchildren, and had increased their confidence in grandparenting. However, the DH had difficulties in recruiting sufficient number of elderly participants, possibly due to the fact that many grandparents regarded themselves as knowledgeable about child care and did not need any training. Besides, target users of the DH's maternal and child health centres were young parents instead of grandparents. Dr LI said that the DH would be most willing to assist SWD in promoting the pilot project when it was launched.

14. In conclusion, the Chairman said that the Commission supported SWD in taking forward the pilot project and would be pleased to offer assistance where necessary.

#### **Agenda Item 5: Comprehensive Study on Housing in an Ageing Community — Medium-term Elderly Housing Strategy**

15. The Chairman thanked Mr Daniel LAU King-shing, Director (Development and Marketing) of HKHS, Dr CHEUNG Moon-wah, General Manager (Elderly Services) of HKHS, Prof Rebecca CHIU Lai-har, Director of the Centre of Urban Studies and Urban Planning of HKU, and Ms Tristance KEE Yee-chun, Assistant Professor of the Department of Architecture of the Faculty of Architecture of HKU, for attending the meeting to brief Members on the Comprehensive Study on Housing in an Ageing Community (the Study). Dr LAM Ching-choi, the Vice-chairman declared that he was a member of the Executive Committee of HKHS and also the Chairman of the Special Committee on Elderly Housing of HKHS. Mr WONG Kit-loong declared that he was the Chief Executive Officer and Executive Director of HKHS.

16. Mr LAU said that the Study was commissioned by HKHS and completed by the HKU. Based on the findings of the Study and the recommendations made by the research team, HKHS had formulated a medium-term elderly housing strategy. By sharing the findings with stakeholders, HKHS hoped that joint efforts could be made to create a living environment conducive to ageing in place. Prof CHIU then briefed Members on the findings of the Study with a powerpoint presentation. Prof CHIU said

that the Study covered four areas, including: 1) Housing needs, demands and aspiration relating to ageing; 2) Ageing in place; 3) Living arrangements for the elderly; and 4) Recommendations to solution providers (including the HKHS, NGOs, the Government and private developers). Research data were collected mainly through 5 000 completed face-to-face questionnaires, focus group discussions, semi-structured interviews and secondary data. An international advisory panel comprising scholars from Japan, Taiwan, Australia, the United Kingdom and Sweden was also set up for the Study. The findings indicated that during the period from 1981 to 2011, the number of elderly households/young families was increasing faster than that of the co-residence families (i.e. households with elderly and young members) in Hong Kong. The increase was mainly due to the enhanced awareness of personal privacy, and pursuit of freedom and quality of life. Of the respondents aged 50 or above, 85% indicated that they wished to age in place in the community where they lived. However, as the elderly from the low-income group could only obtain limited supply of services and support in the local and nearby communities, their institutionalisation rate was higher than those from the high-income group. On the other hand, those who were satisfied with the provision of recreational amenities and community facilities made up only 43% and 25% of the elderly respondents respectively. Among the elderly respondents, only 0.5% opined that the care facilities and services provided in the community were adequate and readily accessible.

17. Prof CHIU said that the design of a city or community had a very important part to play in improving the accessibility of elderly service facilities. The findings of the Study showed one feature of Hong Kong's housing profile was the abundance of PRH estates. As such, the Study suggested that the Government and stakeholders should capitalise on this advantage and increase the provision of elderly services (e.g. providing more primary care service facilities) starting from PRH estates. By doing so, better support could be provided for the elderly, in particular those with chronic diseases, in the community. As regards the community life of elderly people, the Study suggested that the public areas in PRH estates could provide the venue or space to promote mutual help among neighbours, encourage elderly people to serve as volunteers, enhance the elderly's sense of security in the community, and reinforce neighborhood bonding. Apart from using the PRH estates, the Study also suggested adding related provisions to the land sales conditions to require that private developers must reserve space in their housing projects to provide elderly services. At present, only 15% of the elderly respondents agreed that elderly-friendly facilities were available in the places where they live. As such, the Government should introduce programmes to promote an age-friendly environment.

18. On living arrangements, Prof CHIU said that 55% of the elderly respondents indicated that they wished to live with young family members. In their opinion, elderly people were deterred from living with young family members, mainly due to the concern about the potential conflict between generations due to limited living place and the elderly's preference for live alone as long as they remained healthy. On the other hand, over 95% of the elderly respondents indicated that they preferred their family members to live with them in the same community. As elderly people of the new generation were better educated and better-off, the demand for purpose-built housing for middle-class elderly (such as the Senior Citizen Residences (SEN) Scheme of HKHS) was expected to increase. With the provision of various elderly care services in these purpose-built housing projects, the elderly residents there were not required to rely on their children, thus helping foster family harmony and strengthen their self-esteem. The support provided by these housing projects for the elderly was much better than the ordinary ones. The findings of the Study showed that of the respondents aged 50 or above, 43% were interested in such purpose-built housing projects. The total demand for these housing units was around 190 000 by 2016, but currently there were only 1 000 such units available on the market.

19. Prof CHIU said that based on the findings of the Study, the following recommendations were made to the Government and other housing policy stakeholders:

- The Government should grant more land to HKHS or other NGOs to construct elderly housing similar to HKHS's SEN Scheme, with a view to meeting the demand of the elderly.
- To develop housing units specifically for the elderly from the low-to-middle income group.
- To encourage private developers (through modifications to the land sale conditions or offering incentives) to undertake mixed housing development, i.e. building flats for elderly households, young families, and co-residence families in the same estate.
- To set up an inter-departmental "Elderly Affairs Office" to co-ordinate policy matters relating to healthcare, community facilities, planning, and land transactions which were involved in the development of elderly housing.

20. Mr LAU said that based on the findings and recommendations of the Study conducted by HKU, HKHS had formulated a medium-term housing strategy for the elderly from the low, middle and high-income groups. For those from the low-income group, HKHS would continue to enhance and take forward the Ageing-in-Place Scheme to help them age in place. It was expected that the Scheme would be extended to cover all the 20 HKHS estates in 2016. HKHS was discussing with HKU's School of Nursing ways to educate the elderly about drug management, in the hope that long-term collaborations with government departments and NGOs could be established to provide integrated community and healthcare services for the elderly. HKHS also planned to extend the Mixed Development Model adopted in the redevelopment of Ming Wah Dai Ha to other rental estates. For those from the middle-income group, HKHS would explore undertaking new elderly housing projects alone or jointly with NGOs/private developers. HKHS hoped that the Government would consider adopting the Mixed Development Model in its HOS or Private Sector Participation Scheme projects in the future. For example, some housing blocks/floors could be designated for the development of elderly housing to assess the feasibility of mixed development. HKHS had worked closely with the Hong Kong Mortgage Corporation Limited (HKMC). Through HKMC's Reverse Mortgage Programme and the Premium Loan Insurance Scheme, flexible financial arrangements were offered to help middle-class elderly move to HKHS's elderly housing units. The Elderly Safe Living Scheme was introduced by HKHS two years ago to provide health checks, home assessments and advice on home modifications for elderly home-owners with a view to creating a safe home environment. For those from the high-income group, HKHS would monitor, on an ongoing basis, the feedback of the elderly residents of the Tanner Hill after moving in and review the situation when appropriate. To conclude, as the development of elderly housing was still at an early stage, HKHS hoped that joint efforts could be made with the Government, NGOs and private developers in the future to create a living environment conducive to ageing in place.

21. Mr LEUNG Sai-chi, Assistant Director of Housing, pointed out that the Hong Kong Housing Authority, similar to HKHS, had also put in place various schemes for addressing the housing needs of the elderly. These schemes included the Single Elderly Persons Priority Scheme, Elderly Persons Priority Scheme and Harmonious Families Priority Scheme. Universal design had been adopted in all newly-built PRH estates under the HA since 2002 to cater for the needs of the elderly. On the other hand, activities for the elderly as the target group were organised by the Estate Management Advisory Committees in collaboration with NGOs from time to time. At the planning stage of its new PRH estate development, HD would consult SWD on the provision of

community services and support facilities, such as the size of space to be reserved for NGOs to provide services and the type of services to be delivered.

22. After the briefing, the Chairman and Members raised the following suggestions, views and questions:

- (a) The HKHS's efforts in piloting various housing schemes and support services specifically for elderly people from different strata were appreciated. The Commission also thanked HKHS for its active involvement in the Age-friendly Cities Programme of the World Health Organization implemented at its Clague Garden Estate in partnership with the Tsuen Wan District Council.
- (b) Had the redevelopment of Ming Wah Da Ha been confirmed?
- (c) Taking into account the service needs arising from population ageing in some estates, HKHS and HD should reserve space in their newly-built rental estates for NGOs to set up service units (such as primary care clinics for the elderly), thus helping the elderly tenants age in place. HKHS and HD should also consider offering rent concession to encourage private medical practitioners operating in the estates to allow elderly patients to use health care vouchers for settling the consultation fees.
- (d) The Commission should recommend in the ESPP under formulation the establishment of an Ad Hoc Committee on Elderly Housing under HD to formulate strategies and directions to facilitate the development of elderly housing.
- (e) Stakeholders from the housing, medical and welfare sectors should be invited to conduct preliminary discussions on issues relating to elderly housing and policy development, with a view to addressing the aspirations for elderly housing in the community.
- (f) According to the findings of the Study and HKHS's experience in implementing elderly housing projects, the provision of proper living arrangements for the elderly was one of the keys to addressing the problem of population aging. At present, many low-income elderly had to be admitted to RCHEs early due to undesirable living arrangements, such as

inadequate supply of support services and facilities in their local communities and nearby areas. As elderly tenants currently made up more than 50% of the total PRH population, their need for institutionalisation and dependence on welfare and healthcare systems would be significantly reduced if the support facilities provided in the PRH estates could effectively help them age in place.

23. In response to the suggestions and comments made by Members, Mr LAU, Mr LEUNG and Mr WONG Kit-loong, replied as follows:

- (a) HKHS had confirmed the redevelopment of Ming Wah Dai Ha. The project would involve the demolition in phases of the existing buildings to make way for the construction of subsidised blocks comprising public rental units and HOS flats for sale. The redevelopment would also provide purposely-design housing units for the elderly from the low-to-middle income group. According to HKHS's redevelopment plan, housing units for the elderly would be built on the lower floors, and space would be reserved for the provision of various elderly service facilities such as RCHEs and medical clinic. These facilities would serve not only local estate residents but also those in the surrounding area as a whole.
- (b) HKHS had evaluated the social return on investment of its Elderly Safe Living Scheme. The evaluation results indicated that for every one dollar invested by HKHS in recommending home modifications for the elderly, a return of three dollars would be created in social value. This encouraging outcome showed that there was great potential for the development of age-friendly housing in the future. However, taking the SEN Scheme as an example, it had yet to achieve a balanced budget since its implementation. As the elderly residents there were provided with better services and support after they moved in, they were more likely to stay healthy and active. At present, their average age was almost 80. On the other hand, the expenses spent by these elderly residents on daily living and various paid services of the estates concerned were less than anticipated. By presenting the findings of the Study, HKHS suggested the Government to give policy support for the engagement of NGOs/private developers in the development of elderly housing and provision of ageing in place services.

- (c) The Subsidised Housing Committee and Commercial Properties Committee established under the Housing Authority were tasked to review and formulate policies concerning the allocation, management and maintenance of its housing estates and ancillary facilities. Members of the Committees would discuss and express views on issues, including housing policies related to the elderly, through their participation in the Committees. Therefore, there was no obvious need to establish an ad hoc committee on elderly housing. Moreover, the HD, in planning the development of PRH estates, would seek advice and opinions from SWD on issues, such as reservation of space for NGOs to provide social and welfare services as well as the service types etc. according to the need of the estate.

24. The Vice-chairman concluded by thanking HKHS and the HKU's research team for their information and recommendations based the Comprehensive Study on Housing in an Ageing Community. The study report would provide useful reference for the Commission in formulating the ESPP.

(The Chairman left the meeting at 12:30 p.m. and the Vice-chairman took over the meeting at this juncture.)

#### **Agenda Item 6: Progress Reports by Working Groups and Committee**

##### **Committee on the Elder Academy Development Foundation (EADF Committee)**

25. Miss Stella CHANG, Secretary of the Commission, said that the EADF Committee had received a total of 15 applications in the first round of funding applications for 2015-16. The applications were vetted by the Vetting Sub-Committee at its meeting held on 23 July 2015 and EADF Committee had unanimously approved the recommendations made by the Vetting Sub-committee. Funding was allocated in August 2015 to ten approved applicants. The applicants of three applications were required to submit additional information to the Vetting Sub-committee for further consideration. The remaining two applications (mainly one-off consumption events such as study tours) were rejected.

26. Miss CHANG said that the EADF Committee had approved the proposed demarcation of district relating the Elder Academies (EAs) Clusters. Five clusters, namely the Hong Kong Island EAs Cluster, Kowloon East EAs Cluster, Kowloon West

EAs Cluster, New Territories East EAs Cluster and New Territories West EAs Cluster, would be formed.

**Agenda Item 7: Any other business**

27. There was no other business for discussion at the meeting.

**Time of adjournment**

28. The meeting was adjourned at 12:40 p.m.

**Date of next meeting**

29. The next meeting was tentatively scheduled for 25 January 2016.

October 2015