

AN INCLUSIVE AND SUPPORTIVE CITY FOR ALL AGES



 Planning Department
HKSARG

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Preface

“Planning for a liveable high-density city” is one of the key building blocks in “**Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030**” (Hong Kong 2030+). To enhance liveability, we have to address the needs of different peoples. Young people are the hope of our future. We need to nurture and support the youth and offer support to young families. On the other hand, our population is rapidly ageing. It is time to think how we can build an inclusive and supportive city for the elderly who have contributed much to our society, enhancing their quality of life and well-being.

Socially inclusive planning and design not only cater for the planning requirements in an ageing society but also can create a family-friendly environment, support youth development, and respond to needs and aspirations of everyone in the community.

This topical paper constitutes part of the research series under “Hong Kong 2030+: Towards a Planning Vision and Strategy Transcending 2030” (Hong Kong 2030+). The findings and proposals of the paper form the basis of the draft updated territorial development strategy which is set out in the Public Engagement Booklet of Hong Kong 2030+.

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Part A: Profiles of the Youth and the Elderly

Youth

Population

1.1 The overall youth population aged 15 to 39¹ was 2 237 200 (32.1% of total population) by mid 2015, among which the figure for aged 15 to 24 was 795 500 (11.4% of total population) while that for aged 25 to 39 was 1,441,700 (20.7% of total population). There will be a decrease in the youth population. It is projected that by 2040 the overall youth population would be 1 951 400 (25.5% of total population), and by 2064 it would be 1 650 100 (23.0% of total population)⁽¹⁾.

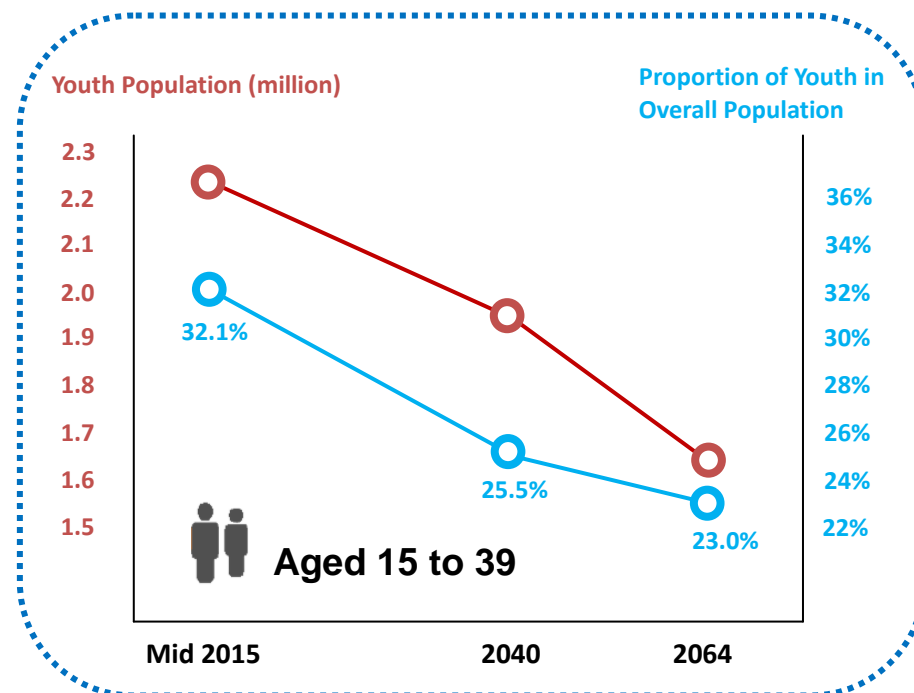


Figure 1: Youth Population

Education

1.2 Owing to the increased post-secondary education opportunities, the youth population with post-secondary education increased substantially both in number and their share of the population. The post-secondary participation rate in the relevant age group of 17 to 20 increased from 32.8% in 2001 to 67.3% in 2011⁽²⁾.

¹ In studies on the youth, different classifications adopting different age groups may exist, depending on the subject matter concerned. Under Hong Kong 2030+, “youth” refers to the population aged 15 to 39 and it excludes foreign domestic helpers.

1.3 In 2011, the population in Hong Kong aged 25 to 34 who attended post-secondary education was 525 028, equivalent to about 48% of the total population of the same age group⁽³⁾. As compared to the relevant cohort internationally, the post-secondary education attainment level of the Hong Kong population is lower than countries such as Singapore (over 70%)² in 2012⁽⁴⁾, South Korea (67.7%) and Japan (58.6%) in 2014, and comparable to countries such as the United States (45.7%), Australia (48.1%), and the United Kingdom (49.2%)³ in 2014⁽⁵⁾.

Employment

1.4 In 2014, the unemployment rates were respectively 12.5% for the youth aged 15 to 19, 5.4% for those aged 20 to 29, and 2.2% for those aged 30 to 39, as compared to the overall unemployment rate of 3.3% in Hong Kong⁽⁶⁾. In

² In 2012, more than 70% non-student Singapore residents (i.e. those not attending educational institutions as full-time students) in the age group of 25 to 34 are tertiary educated.

³ The figures for Organisation for Economic Co-operation and Development countries (including South Korea, Japan, the United States, Australia, and the United Kingdom) refer to the proportions of population with tertiary education (including both theoretical programmes and more vocational programmes) in the age group of 25 to 34 in 2014.

the same year, the median monthly employment earnings of employed persons⁴ at age 15 to 19; 20 to 29; and 30 to 39 were \$3,700 (female) and \$5,300 (male); \$12,000 (female and male); and \$15,900 (female) and \$18,000 (male) respectively, as compared to the overall median monthly employment earning of \$15,000⁽⁷⁾.

1.5 In the fourth quarter of 2014, a large proportion of the working youth aged 15 to 24 were engaged as “service and sales workers” (34.5%), “associate professionals” (22.7%) and “clerical support workers” (20%), compared to the overall employed persons engaged in “service and sales workers” (16.7%) and “clerical support workers” (13.3%), much higher proportion of the working youth aged 15 to 24 was observed to participate in these occupations. For those aged 25 to 39, their occupations were mainly “associate professionals” (23.8%), “elementary occupations” (17.9%), “clerical support workers” (15.9%) and “service and sales workers” (15.5%). Among these working youths, persons engaged as “managers and administrators” and “professionals” accounted for 9.2% and 10.9% respectively.

⁴ The data exclude foreign domestic helpers.

Occupation	Number of working youths aged 15 – 24	Number of working youths aged 25 – 39	Number of overall employed persons aged 15 and over
Managers and administrators	2 000 (0.7%)	129 000 (9.2%)	403 000 (10.7%)
Professionals	9 000 (3.1%)	153 000 (10.9%)	299 000 (7.9%)
Associate professionals	67 000 (22.7%)	333 000 (23.8%)	756 000 (20.0%)
Clerical support workers	59 000 (20.0%)	222 000 (15.9%)	503 000 (13.3%)
Service and sales workers	103 000 (34.5%)	217 000 (15.5%)	632 000 (16.7%)
Craft and related workers	17 000 (5.8%)	62 000 (4.5%)	252 000 (6.7%)
Plant and machine operators and assemblers	3 000 (0.8%)	31 000 (2.2%)	181 000 (4.8%)
Elementary occupations	37 000 (12.4%)	251 000 (17.9%)	750 000 (19.8%)
Others occupations	**	1 000 (0.1%)	5 000 (0.1%)
Total	298 000 (100.0%)	1 400 000 (100.0%)	3 782 000 (100.0%)

Table 1: Working youths⁵ by occupation in the fourth quarter of 2014⁽⁶⁾ (Note: ** Estimated figure less than 500 (including zero))

⁵ Number of employed persons are rounded to the nearest thousand.

1.6 While post-secondary education opportunities have substantially increased in recent years, especially in the non-degree level, a Hong Kong Council of Social Service study indicated that the working youths aged 20 to 34 with post-secondary non-degree education level had a monthly income level comparable to those with upper secondary education level, and generally lower than the cohort with post-secondary degree education level. It suggested more affordable learning opportunities for the working youth such as subsidised part-time post-secondary courses in order to facilitate an upward social mobility for the youth⁽⁹⁾.

1.7 In addition, Hong Kong's rapidly ageing population and shrinking workforce will cause a high dependency ratio placing a heavy burden on the younger generations. Therefore, there is a greater need to strengthen the capability and competitiveness of the youth to cope with the future socio-economic challenges.

Health

1.8 Obesity was identified as the topmost health concern regarding Hong Kong students in the academic year 2012/13, followed by visual problems and spinal health problems⁽¹⁰⁾. A recent survey also indicated that 9.7% of

the youth aged 15 to 34 had no habit of having physical exercise, while 40.9% had less than one-hour daily exercise⁽¹¹⁾.

Fertility Rate

1.9 The last time Hong Kong's total fertility rate reached the replacement level of 2.1 (i.e. each female should give birth to 2.1 children to maintain the population level) was 1979. Hong Kong's total fertility rate dropped from 2.1 childbirths per woman in 1979 to a record-low level of 0.9 in 2003 and since then has increased to between 1.1 and 1.3 in recent years⁽¹²⁾.

1.10 A low fertility rate is not unique to Hong Kong. Other developed economies in Asia such as Japan, Singapore and South Korea have also been experiencing low fertility rates of lower than 2.1 in recent years. The reasons behind the low fertility rate in Hong Kong are similar to these places. A decreasing marriage rate, as well as delayed marriage and childbearing are the key factors⁽¹³⁾. It is noted that promotion of family-friendly measures can support forming and raising families.

Elderly

Population

1.11 Our population is ageing fast. In 2014, the population of Hong Kong was 7.24 million⁽¹⁴⁾. The elderly population aged 65 or above (excluding foreign domestic helpers) is projected to rise significantly from about 15.4% of the total population in 2014, to about 22.9% in 2024, and further to about 35.9% in 2064⁽¹⁵⁾. In fact, by around 2022, Hong Kong will be considered as a hyper-aged society⁽¹⁶⁾ with one-fifth of its population being elderly. For the population aged 85 or above, i.e. the “old-old”, it will rise from about 2.2% of the total population in 2014 to about 10.1% in 2064⁽¹⁷⁾. While the most significant rise in population aged 65 or above will occur between 2014 and 2034, “old-olds” will experience a significant jump from 2034 to 2054.

Proportion of 65 years old or above...

7-14% ⇒ **Ageing society**

14-21% ⇒ **Aged society**

21% or more ⇒ **Hyper-aged society**

1.12 Population ageing at a rapid rate will bring about far-reaching consequences to the society and the economy. The ageing population will mean an ageing and shrinking labour force. Our labour force currently stands at about 3.6 million and is expected to drop from the peak of 3.65 million in 2018 to about 3.11 million by 2064⁽¹⁸⁾.

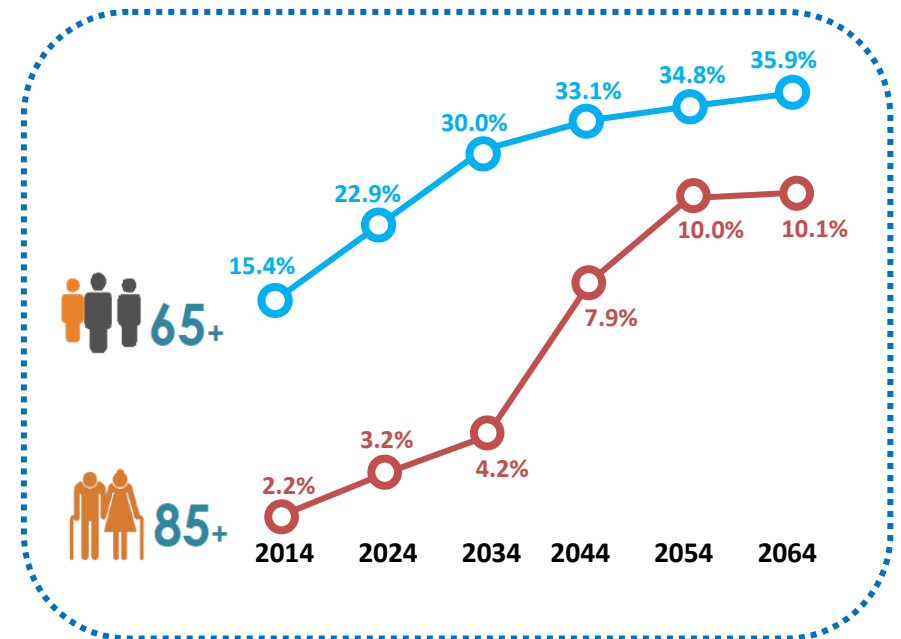


Figure 2: Ageing Population of the Total Population⁽¹⁹⁾

Elderly Dependency Ratio

1.13 The elderly dependency ratio⁶ is expected to increase quickly from 211 in 2014 to 658 in 2064⁽²⁰⁾. The increase is one of the fastest among developed economies and will reach or even surpass many of them, such as the United Kingdom, Canada and Australia, by 2041 (except a few with more serious ageing problems like Japan and Germany).

1.14 Apart from a shrinking labour force, the demand for elderly care services and accommodation will surge. On the positive side, our senior citizens are becoming healthier, more energetic and financially better off. By creating an age-friendly society, they can still have much to offer to the society in their golden age. For example, the elderly can take up part-time job, join voluntary work, participate in various recreational and community activities.

⁶ Elderly dependency ratio is the number of persons aged 65 or over per 1,000 persons aged between 15 and 64.

Part B: Key Issues

Introduction

Population Policy Initiatives

2.1 The Steering Committee on Population Policy (SCPP) chaired by the Chief Secretary for Administration put forward the population policy objective of “*developing and nurturing a population that will continuously support and drive Hong Kong's socio-economic development as Asia's world city, and engendering a socially inclusive and cohesive society that allows individuals to realise their potential, with a view to attaining quality life for all residents and families*”. In January 2015, after considering the views collected in the public engagement exercise, the SCPP agreed that a five-pronged strategy should be adopted to deal with demographic challenges as follows:

- (a) *creating a conducive environment to draw more women and mature persons into the labour market ;*
- (b) *sustaining economic development to provide more diversified job opportunities with promising prospects*

for our younger generation. We should also improve education and training to equip our young people with skills needed by our economy and help them achieve their career aspirations;

- (c) *adopting a more proactive and targeted approach to attract more outside talent to work and settle in Hong Kong to build up our stock of human capital;*
- (d) *fostering a supportive environment for our people to form and raise families; and*
- (e) *building an age-friendly environment, promoting active ageing and tapping the valuable pool of elderly resources.*

2.2 In translating this five-pronged strategy into the spatial context, key issues facing the youth and the elderly are examined in the ensuing sections with a view to contemplating strategic directions in planning to help deal with these challenges.

Facilities and Services

Education and Training for the Youth

- 2.3 The Government is committed to providing our young people with quality and diversified study pathways with multiple entry and exit points, thus enabling them to unleash their full potential in accordance with their interests, aptitudes and abilities.
- 2.4 For post-secondary education, there are currently eight universities funded by the University Grants Committee (UGC) offering publicly-funded programmes from sub-degree to postgraduate levels. The Vocational Training Council (VTC) and the Hong Kong Academy for Performing Arts (HKAPA) also provide a number of publicly-funded post-secondary education programmes. In parallel, there is self-financing post-secondary education sector broadening the opportunities and choices for further education through the 28 institutions in Hong Kong.
- 2.5 Alongside the mainstream education focusing on academic studies, vocational and professional education and training (VPET) in Hong Kong also offers diversified opportunities

for the youth. VTC is the largest VPET provider in Hong Kong, offering around 250 000 training places every year through a wide range of full-time and part-time courses which lead to formal qualifications from post-Secondary 3 up to degree levels. In light of the global and local transition to a knowledge economy, equipping the youth with education and skills with more emphasis on Science, Technology, Engineering and Mathematics (STEM) education⁷, creativity and innovation will increase their capacity, competitiveness and choice.

⁷ In the 2015 Policy Address, it is mentioned that the Government “*will renew and enrich the curricula and learning activities of Science, Technology and Mathematics, and enhance the training of teachers, thereby allowing primary and secondary students to fully unleash their potential in innovation*”.



Figure 3: Vocational and Professional Education and Training Institution
(Photo Credit: Vocational Training Council)



Figure 4: Vocational and Professional Education and Training
(Photo Credit: Vocational Training Council)

Education/ Training	Type	Examples of Providers
Post-secondary Education (which may also offer vocational and professional education and training)	Publicly-funded degree programmes	8 UGC-funded universities (i.e. CityU, HKBU, LU, CUHK, EdUHK, PolyU, HKUST, HKU), HKAPA
	Publicly-funded sub-degree programmes	3 of the UGC-funded universities, VTC, HKAPA

	Self-financing degree/ sub-degree programmes	28 institutions (e.g. The Open University of Hong Kong, Hong Kong Shue Yan University)
Vocational and Professional Education and Training for Selected Industries	Construction industry	VTC, Construction Industry Council, Employees Retraining Board
	Hospitality Sector	Hotel and Tourism Institute (of VTC) Hong Kong Institute of Vocational Training (of VTC)
	Aviation Industry	VTC, Hong Kong Youth Aviation Academy, Dragonair Youth Aviation Academy
	Cultural and Creative Industries	Savannah College of Art and Design , Hong Kong Design Institute (of VTC), University of Hong Kong School of Professional and Continuing Education, HKAPA, Academy of Film of the HKBU, Youth S.P.O.T. 21 of the Hong Kong Federation of Youth Groups
	Innovation and Technology Industries	Hong Kong Institute of Vocational Education (of VTC), Technological and Higher Education Institute of Hong Kong (of VTC), Pro-Act by VTC (of VTC)
Youth Development and Leadership Training	Leadership training programmes	Various schools and education institutions
	The Hong Kong Institute of Leadership Development	Hong Kong Federation of Youth Groups

Table 2: Various Education and Training Opportunities for the Youth

Diversity of Employment Opportunities

- 2.6 Hong Kong is broadening its economic base to enhance its economic capacity and resilience. There is also a need for providing jobs of a range of skills to provide a diversity of employment opportunities as well as career choices for the youth.
- 2.7 Incubators and accelerators in Hong Kong are tailored to provide entrepreneurs with the necessary support, including financial resources, facilities, business development training and network, etc. Some established incubators/accelerators include Cyberport Entrepreneurship Centre, Hong Kong Design Centre and Hong Kong Science Park.
- 2.8 Co-working is a style of work which involves a shared working environment and independent activity. It is typically attractive to young entrepreneurs, work-at-home professionals, independent contractors, or people who travel frequently and work in relative isolation. Owing to high rental of office space in Hong Kong, many startups and small and medium enterprises (SMEs) are co-working in shared environment or small hub offices. Many of the emerging private co-working spaces operate on

membership basis, in which people with shared values seeking the synergy of working with like-minded talents in the same space would register as part of the co-working community. Opportunities of mentoring, networking and experience sharing which are beneficial to the business development of startups and SMEs are usually available in the co-working spaces, making them popular hubs to the young entrepreneurs.



Figure 5: Co-working Space

- 2.9 Alongside various incubators, accelerators and co-working spaces, creative markets which started to grow some 10 years ago in Hong Kong also offer a platform for youth entrepreneurship. At present, a number of non-profit organisations in collaboration with Government departments, private enterprises, design institutes, etc. are

playing an active role in running these markets in the community with well-established networks. By bringing together a diverse range of community and youth organisation partners, these creative markets can help rejuvenate the arts sector in handicraft making and live performances as well as provide a platform to foster novelty and creativity. Currently, creative markets take place in different types of venues across the city, such as parks, public spaces, historic buildings, revitalised industrial buildings, etc.



Figure 6: Creative Market

Platform	Provider
Incubation spaces and accelerators	Cyberport Entrepreneurship Centre
	Hong Kong Design Centre
	Hong Kong Science Park
	Qianhai Shenzhen-Hong Kong Youth Innovation and Entrepreneur Hub
Co-working spaces	Private sector/social enterprises
Creative markets	Creative Market at Hong Kong Cultural Centre
	Arts Corner at Hong Kong Park, Victoria Park, Kowloon Park
	PMQ
	DESIGN MART
	D2 Place
Youth Square	Government

Table 3: Various Opportunities for Entrepreneurship and Startups for the Youth

Youth Development

2.10 As a central facility for youth development, Youth Square (YS) started full operation in early 2010. YS would continue its position of serving as a focal point for youth development activities in Hong Kong and contribute to youth development by providing venues and facilities to both the youth and the youth organisations at affordable prices.

Culture, Sports and Recreation Facilities for the Youth

2.11 Culture, sports and recreation constitute an essential component for leading a healthy life for the youth. As at 31 March 2015, the sports facilities and other amenities under the Leisure and Cultural Services Department (LCSD) in Hong Kong cover a total area of 2 278 ha, comprising beaches, swimming pools, stadia, sports centres, parks and children's playgrounds, among the other facilities. The LCSD also provides a wide range of performance facilities, cultural and entertainment programmes. Apart from managing 14 performance venues, the department stages presentations of various art forms as well as international festivals and arts education activities. Various NGOs as well as the private sector are also providing a wide range of sports and recreational facilities

to meet different needs of the youth and the changing trend in such activities.

Services and Facilities for the Elderly

2.12 The Government has been adopting "Care for the Elderly" as a strategic policy objective to improve the quality of life of the elderly population and to provide them with a sense of security, a sense of belonging and a feeling of worthiness. Throughout the years, the Government had devoted much effort in meeting the needs of our elderly population. The Elderly Commission was established in 1997 to advise the Government on the formulation of elderly policy and the provision of elderly services. Moreover, "Ageing in Place"⁸ and "Continuum of Care" have been pursued by the Government in elderly services provision. Resources have been allocated in increasing community support and care services for the elderly, and providing residential care home for the elderly (RCHE). Facing the challenges brought by an ageing population, the Government has to review its policies with a view to

⁸ Ageing in place refers to enabling the elderly to live in their own homes or familiar community as long as possible, without moving to another environment such as an institution to live as a result of ageing, changing health condition or other factors.

strengthening measures to address problems anticipated.

2.13 Provision standards for various elderly care facilities would need a rethink in view of the rapidly ageing population. According to the Social Welfare Department, the number of applicants waitlisting for subsidised residential care services for the elderly in the Central Waiting List has increased from 22 930 as at end of March 2008 to 32 972 as at end of November 2015⁽²¹⁾. This shows the increasing demand of various kinds of residential institutions for the elderly and a longstanding shortfall in the provision of such residential institutions. A critical review of the provision standard of various elderly care facilities particularly RCHE is necessary.

2.14 To enhance the provision of elderly services, in the 2014 Policy Address, the Chief Executive has announced the plan to prepare an Elderly Services Programme Plan (ESPP) within two years. The Elderly Commission was tasked to draw up the ESPP. The scope of ESPP covers the review of provision standard of elderly care services. The initial recommendations of ESPP were announced recently in October 2016. The Stage three public consultation of ESPP focusing on consensus- building will

be held between mid October 2016 to early December 2016. Based on the results of the public consultation and the final recommendations of the ESPP, provision standards of various elderly care facilities should be reviewed.

Age-friendly Built Environment

Age-friendly Public Space

2.15 Looking ahead, our senior citizen tends to be healthier and more physically independent. It is anticipated that more elderly will be active in social life and interested to join various recreational and community activities. They may also get employed in retiring age or participate in voluntary work. Some recent studies show that better public realm may facilitate active ageing and may potentially help slow rates of cognitive decline⁽²²⁾. It is also important to pursue universal design (UD) in the public space⁹, to facilitate mobility and use of public facilities of our elderly citizen in

⁹ Public space includes any publicly owned street, right of way, open space, park and public and civic building and facility. Since the public space is where people experience the city, the quality of our public space contributes to creating a sense of place and a quality of life.

the city. Barrier free access (BFA) with specific requirements on paths, dropped kerbs, ramps, steps and staircases, handrails, lifts and corridors to improve accessibility of the elderly should be widely adopted in new developments or retrofitted into the existing developments as far as practicable. Moreover, to facilitate the elderly using various kinds of public facilities, more priority seats for the elderly at bus stops, parks, markets or other public facilities, larger toilet compartment for the elderly in public toilets and more fitness facilities tailor-made for the elderly in public parks should be provided. The design of the streets and pedestrian facilities could also be more elderly-friendly, e.g. installation of smart devices at signalised crossing for the elderly.

Housing

2.16 Housing is one of the most challenging social issues confronting Hong Kong today. The generally perceived major housing problems in Hong Kong are the high and continuous increasing property prices which are unaffordable by the general public and land supply

shortage. These problems are strongly felt by people in all age groups, including the younger generations. Some young people, especially those who wish to live independently from their families, may feel frustrated as they find it difficult to buy or rent a residential unit given the increasing housing price and rental.

2.17 The Government promulgated the Long Term Housing Strategy (LTHS) in December 2014 and adopted a supply-led strategy, with a view to gradually averting the supply-demand imbalance in housing. Based on the latest projection, the Government has adopted a total housing supply target of 460 000 units for the ten-year period from 2016/17 to 2025/26, with a 60:40 public/private split. These include 200 000 public rental housing (PRH) units, 80 000 subsidised sale flats and 180 000 private housing units. The new supply should help address the housing need of all ages, including the youth.

Youth Hostel Scheme

2.18 To unleash the potential of under-utilised sites held by NGOs and to meet the needs of some working youth in having their own living spaces for a period of time, the Government has introduced the Youth Hostel Scheme

(YHS). The below market rental charged for the youth hostel units offers the young tenants an opportunity to accumulate savings to pursue their medium term aspirations. Currently, there are six projects to be launched in Sheung Wan, Tai Po, Mongkok, Jordan and Yuen Long, which will provide over 2 800 rented hostel places. The community at large welcomes the YHS initiative. The Government will continue to work closely with and provide necessary assistance to any interested NGOs to help them take forward their proposed YHS projects.

Housing for the Elderly

2.19 With gradually impairing abilities, the elderly would require special design housing to fulfil their daily needs. Apart from the housing design, provision of supporting facilities, such as clinic, rehabilitation/health centre, day care centre, elderly club, counselling centre, recreational facilities and restaurants/canteen within easy reach of the elderly is also a concern. Consideration needs to be given to adopting special design and form of development in addressing the housing needs of the elderly.

2.20 In Hong Kong, there are a few housing schemes for the elderly. The Housing Authority (HA) is the main provider of public housing for the low-income group (including the elderly) whereas the Hong Kong Housing Society (HKHS) has devised some housing schemes aimed at elders who are financially more able. The private sector has so far not played any active role in the provision of housing for the elderly. As at early 2016, about 40% of the elderly live in PRH estates.

(a) Hong Kong Housing Authority

2.21 The HA has made continuous efforts in catering for the needs of the elderly PRH tenants and applicants. In the late 1980s, the Housing for Senior Citizens (HSC) Scheme was introduced, providing the elderly with hostel-type accommodation with 24-hour warden service in three design types. However, the design of shared kitchen and toilet facilities could not adequately meet the needs of the elderly and the HA stopped constructing HSC units since 2001, but instead concentrated on developing small self-contained flats which could more adhere to the needs of the elderly. Nowadays, the HA is focusing on adopting UD rather than providing flats specifically for the aged.

2.22 Moreover, the HA currently offers a number of housing schemes¹⁰ under which eligible elderly applicants can enjoy priority processing over ordinary families in PRH applications or enjoy special allocation arrangements. These schemes not only give priority processing for the eligible applicants for PRH, but also encourage younger family members to stay with or stay close to their elderly parents. It effectively contributes to inter-generational and community cohesiveness.

(b) Hong Kong Housing Society

2.23 HKHS has been providing elderly persons' flats in its housing estates at concessionary rents. There are 920 persons' elderly flats in nine estates in 2014.

2.24 HKHS is also the forerunner in the market of specially-designed housing for the elderly with one-stop elderly care services for the tenants, namely, the Senior Citizen Residences (SEN) Scheme, which is targeted at the middle income group. The Scheme aims to provide elderly residences under a "long lease" arrangement with community support, recreational as well as medical and

nursing care services provided at a single location. 576 units in two SEN schemes, Jolly Place in Tseung Kwan O and Cheerful Court in Jordan Valley, have all been rented out.

Jolly Place

Location: Tseung Kwan O

Completion Year: 2003

No. of Flats: 243

Care Unit Bed Space: 38

Ancillary Facilities: Day Room, Residential Care Home for the Elderly, Hobby Room, Rehabilitation Centre, Games Room, Library, Multi-purpose Hall, Podium Garden, Club House, etc.



Figure 7: Information of Jolly Place⁽²³⁾

¹⁰ The HA's Priority Schemes for the Elderly include Single Elderly Persons Priority Scheme, Elderly Persons Priority Scheme and Harmonious Families Priority Scheme.

Cheerful Court

Location: Jordan Valley

Completion Year: 2004

No. of Flats: 333

Care Unit Bed Space: 57

Ancillary Facilities: Residential Care Home for the Elderly, Fitness Room, Podium Garden, Indoor Swimming Pool, Hydropool, Library, Hobby Rooms, Salon, Clinic, Multi-purpose Hall, Restaurant, Music Room, etc.



The Tanner Hill

Location: North Point

Completion Year: 2015

No. of Flats: 588

Care Unit Bed Space: 117

Ancillary Facilities: home-care services, library, multi-function room, activity room, game room, clinic, swimming pool, restaurant, residential care home for the elderly, day care centre, rehabilitation centre, etc.

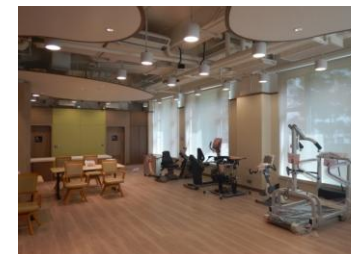


Figure 8: Information of Cheerful Court⁽²⁴⁾

2.25 In addition to the SEN scheme, HKHS has also introduced the Joyous Living Scheme to cater for the financially better equipped group. Since it is not a subsidised project, applicants are not required to go through a means test or subject to asset limits. Thus far, the Tanner Hill is the only project under HKHS' Joyous Living Scheme.

Figure 9: Information of the Tanner Hill⁽²⁵⁾

(c) Private Sector

2.26 To date, the private sector has not been active in providing specialised housing for the elderly. Higher costs in both the hardware (i.e. residential units and supporting facilities with special design) and software (care services) may deter private developers from entering this market segment. Moreover, land premium payable if required and restrictive lease conditions could be some of the major concerns for private developers. Means to attract private sector participation in providing housing for the elderly could be examined in order to enrich options available for our elderly population.

“Mixed Development”

2.27 Apart from the supply of housing for the elderly, the form of housing development and its associated facilities also matter.

2.28 The “mixed development”¹¹ concept which encourages inter-generational care and mutual support of different generations in a family or in a community has already been applied in some overseas countries, such as Japan, the

United States, Denmark, etc. In Japan, two-household family home in which two related couples in two generations are accommodated under the same roof but with separate facilities for both (Nisetai Jutaku) has been developed to encourage inter-generational care. Another type of housing arrangement is Kotoen, a facility promoting experience for multi-generational living and cohabitation, and providing both day care for preschoolers and a home for elderly residents. Various daily activities, such as morning exercise, greeting, scheduled events and even memorial service for the deceased residents, are organised in Kotoen to engage the elderly and the youngsters. An intimate relation is established between them, as if they were in a large family. The “mixed development” concept could be suitable for Hong Kong where there is a traditional Chinese culture of looking after elderly parents by adult children.

2.29 The “Harmony Place” project and the redevelopment of Ming Wah Dai Ha at Shau Kei Wan both developed by HKHS are examples of the “mixed development” concept.

¹¹ “Mixed Development” allows different generations living together or nearby so as to encourage inter-generational care and mutual support.

Harmony Place

Location: Shau Kei Wan

Completion Year: 2015

No. of Elderly Flats: 60

No. of Residential Flats: 214

Ancillary Facilities: Fitness Room, Swimming Pool, Activity Room, etc.



Figure 10: Information of Harmony Place⁽²⁶⁾

2.30 Currently, there are few examples of “mixed development” in Hong Kong allowing a mix of elderly and ordinary residential flats to promote age integration and inter-generational interactions.

Elderly Servicing Hub

2.31 Continuous improvement of community support to the elderly is another focus of elderly care. The concept of setting up an elderly servicing hub providing one-stop health care, day care, counselling and community support at the estate or neighbourhood level will help our senior citizens to age in place.

2.32 In Ming Wah Dai Ha Redevelopment Scheme of HKHS, apart from the provision of purpose-designed housing for the elderly, an elderly servicing hub with RCHE, day care centre, clinic, counselling centre, neighbourhood elderly centre, and elderly club will also be developed. This integrated development model could facilitate inter-generational care and also reinforce health care and community support to the elderly, not only benefiting those living in the housing estate but also in the wider neighbourhood.

Ming Wah Dai Ha Redevelopment Scheme

Location: Shau Kei Wan

Status: Under redevelopment

No. of Elderly Flats: about 857

No. of PRH Units: about 3,160

Ancillary Facilities: Elderly Hub (including RCHE, Day Care Centre, Neighbourhood Elderly Centre Sub-base and Clinic, Therapy, Counselling Facilities) and Elderly Club

Figure 11: Information of Ming Wah Dai Ha Redevelopment Scheme⁽²⁷⁾

Universal Design in Housing Development

2.33 UD refers to the design approach to a universally accessible standard in which all products, environments and communications will allow for access by the widest spectrum of people in our communities regardless of diversity, age or ability. The objective of adopting the UD is to provide for a living environment suitable for users of all ages and with disabilities.

2.34 As at end March 2016, around 37% of the elderly population were living in PRH. In some old PRH where UD has not been adopted, mobility and accessibility of the elderly in the PRH may not be sufficiently addressed. Over the years, UD has been adopted for newly-built PRH units, which includes widened flat entrance, kitchen and bathroom doors, as well as safer materials such as non-slip floor tiles. Hence, residents can safely live in the same flat even in their old age. For eligible elderly tenants living in old PRH blocks, the HA will modify the facilities of their flats where possible to cater for their needs⁽²⁸⁾.

2.35 As for private housing, the mandatory BFA requirements under the Building (Planning) Regulations (B(P)R) only apply to the design and construction of new buildings or

alterations and additions to existing buildings. In addition, the extent of application to domestic buildings is limited to common areas only. The Buildings Department has issued a design manual on BFA, namely “Design Manual: Barrier Free Access 2008”, to supplement the design requirements under B(P)R. In the design manual, there is a dedicated chapter documenting non-mandatory design guidelines to cater for the needs of the elderly. HKHS has also issued a guidebook on UD, namely “UD Guidebook for Residential Development in Hong Kong”. This Guidebook aims to provide UD guidelines for residential development intended to cater for the broadest range of residents. In Chapter 2 of the Guidebook, there are detailed recommendations on planning and spatial design of uses for the elderly and people with disabilities.

2.36 As UD is not mandatory in all residential buildings, further exploration of ways to ensure UD in private housing development should be looked into to facilitate ageing in place. In particular, consideration should be given to incorporate UD in the internal design of private housing units such as minimum width of corridor and manoeuvring space in kitchen/bathroom to allow movement of wheelchair, design flexibility to permit changes in partition, and door

thresholds at kitchen/bathroom, to suit the needs of the elderly and ensure home safety.

Supportive Environment for Forming and Raising Families

2.37 Hong Kong's total fertility rate has been lower than the replacement level of 2.1 for more than three decades. It has been recognised by the Government in formulating the Population Policy that there is a strong body of opinions suggesting insufficient child care services as one of the major reasons why women who go to work do not want to have children. For new families, many young working parents are facing difficulties in finding support to take care of their children during working hours. Some of them may even have to quit their jobs for a few years for child raising, hence impacting the size of our workforce. A supportive environment for child raising would therefore help the young working parents to continue their career development without disruption, and contribute to preserving our human capital. It is also in-line with the Government's Population Policy initiatives to raise new families, helping women balance family and work

commitments on the one hand, while unleashing the potential of local labour force on the other.

2.38 In improving the child raising environment, the Government committed in the 2015 Policy Address and Policy Agenda to providing additional aided child care places for those aged under 3; inviting NGOs to establish work-based child care centres through the Special Scheme on Privately Owned Sites for Welfare Uses⁽²⁹⁾; exploring on a pilot basis the feasibility of providing about 100 NGO-operated child care places for staff members in the proposed Government Complex in Tseung Kwan O; and launching a pilot project to help grandparents become well-trained child carers in a home setting to strengthen the support to nuclear families.

2.39 While active ageing, inter-generational harmony and retraining for the "young old" are promoted as part of the Government's elderly policy, there is potential to encourage grandparenting as a way to not only empower the elderly but also support the young parents in child raising. Grandparenting and inter-generational harmony can be to a certain extent facilitated by the provision of inter-generational housing where the elderly can live close to their children for mutual support such that they can take

care of each other conveniently and establish inter-generational harmony through the housing arrangement.

Part C: Strategic Directions and Key Actions

Strengthening Relevant Government Policies on Supporting All Ages

To Provide Adequate and Appropriate Education, Training, Employment and Youth Development Facilities

- 3.1 The youth is provided with diversified education and training opportunities run by various institutions and NGOs. A longer term view on human resources development in respect of youth education and training is required to support youth development, facilitate their upward occupational mobility, foster the development of innovation and technology industries and a knowledge-based economy, and nurture talents. Adequate and appropriate education and training facilities should be provided in a timely manner to tie in with the growing knowledge economy and broadening economic base. At the same time, jobs requiring a range of skills and different educational attributes should be provided to increase youth employment and choices.
- 3.2 YS's primary objective is to serve as a focal point for territory wide youth development activities with its target

users being young people and youth organisations in Hong Kong. YS is an important component within the youth development framework and one of the platforms through which the Government pursues its youth development policy objectives. Its strategy, performance and operations have been reviewed and improvement measures implemented. It is necessary to continuously monitor the youth trend for YS to achieve its intended purposes. While YS was set up for territory-wide youth development activities, it may be worth exploring the provision of such kind of youth facilities in the New Territories in view of the increasing population there.

To Provide Adequate and Suitable Facilities to Nurture Young Entrepreneurship and Foster Diversified Economic Development

- 3.3 Unlike more formally established incubators/accelerators which can be integrated with the existing research and development institutions such as Cyberport or Hong Kong Science Park, many co-working spaces for startups have emerged spontaneously and clustered themselves at convenient locations facilitating networking and mutual support. The organic development of the entrepreneurial community can be facilitated under flexible development

control measures allowing diversified and mixed uses within a district. In addition, it may be worth exploring measures to encourage the private sector to provide more co-working spaces.

- 3.4 Currently, creative markets are carried out at various types of venues such as piazzas, historic buildings and revitalised industrial buildings, etc. Flexible use of the existing public spaces, vacant Government land sites/premises, etc. should be promoted to provide more venues for creative markets.
- 3.5 The provision of adequate and suitable facilities should tie in with respective economic measures such as capitalising on the development of innovation and technology industries, unleashing the potential of creative industries, and investing in human capital and innovation for fostering a more diversified and broadened economy with quality jobs to cater for the youth with different skill levels and aspirations.

To Promote “Ageing in Place”

- 3.6 To cope with the speedily ageing population, the policy objective of “Ageing in Place” should be pursued with

greater efforts. It would also help reduce pressure on the elderly care facilities. Taking into account the fact that most of the elderly are often difficult to adapt themselves to a new environment and build up a new social network, ageing in place, i.e. ageing in an environment they are familiar with, would help ease their anxiety, save complication in relocation, hence promote physical/mental well-being. Encouraging the young to take care of the old in a family, providing sufficient elderly care facilities at district level/in local neighbourhood and creating an elderly-friendly built environment both within a housing unit and in the public spaces could all help us realize the objective of “Ageing in Place”. Relevant government policies on concerned areas should be reviewed and stepped up.

To Review/Formulate Planning Standards for Elderly Care Facilities

- 3.7 Chapters 3 and 4 of the Hong Kong Planning Standards and Guidelines (HKPSG) set out the criteria for determining the scale, location, site and design requirements of various facilities for the elderly, such as elderly centres, day care centres/units, residential care homes, and recreational facilities. In view of the substantial outstanding demand in elderly care facilities and the anticipated surge in demand

from a fast ageing society, the HKPSG should be reviewed to better cope with the needs of our ageing society. In the recently released initial recommendations of ESPP, it is proposed that the provision standard for elderly care facilities in HKPSG should be reverted back to population-based. Subject to the results of the public consultation and the final recommendations of ESPP, revisions to the HKPSG would be required to improve the provision of relevant elderly facilities in order to better cope with the needs and aspirations of our ageing society.



Figure 12: Hong Kong Planning Standards and Guidelines

Addressing Housing Needs

To Meet the Housing Needs of the Youth

3.8 A variety of housing choices should be provided as a means to facilitate social mobility and stability. We strive hard to find land for housing and maintain the steady development of the private property market to meet the housing needs of the public including young people.

To Continue the Youth Hostel Scheme

3.9 While the primary objective of the YHS is to facilitate youth development, the scheme would provide a temporary solution to meet the needs of some working youth in having their own living space. The community at large welcomes the YHS initiative. The Government will continue to work closely with any interested NGOs and provide necessary assistance to help them take forward their proposed YHS projects.

To Promote Universal Design in Housing Development

3.10 UD should be widely promoted to cater for the needs of all age groups including the elderly. As an essential measure to facilitate ageing in place, while UD should be continuously adopted in subsidised housing to cater for the

needs of the elderly, it is necessary to reinforce the UD concept and to review if basic age-friendly design in private housing units (other than the common areas) should be incorporated in the relevant building design guidelines. Other than setting design guidelines, whether the Government should mandate basic UD features within private housing units should be examined. The Government should also explore ways to encourage developers to provide certain percentage of elderly-friendly units in a private housing development, such as by way of issuing Practice Notes to the building industry.

3.11 In the recently released initial recommendations of ESPP, it is proposed that the ties between housing development and social welfare for the elderly should be further strengthened by improving the elderly-friendly environment at the community level, and encouraging private developers to provide more elderly care facilities and barrier free access design in housing development.



Figure 13: Universal Design in Housing Development

To Meet the Housing Needs of the Elderly

3.12 It is envisaged that our community would need more housing provision and innovative housing scheme for the elderly. While the HA will continue to adopt UD in its subsidised housing and HKHS will continue to provide specially designed housing for the elderly, measures to encourage housing provision for the elderly in the private market should be explored. Provision of a variety of housing choices in the form of both private or public housing will surely benefit our senior citizens and should be encouraged.

3.13 HKHS should keep on reviewing their market strategy for SEN and Joyous Living Scheme targeting the elderly. Its

experience would be valuable reference to interested developers who wish to participate in the housing market for the elderly.

To Promote “Mixed Development” for Inter-generational Care

3.14 Allowing a mix of elderly and ordinary residential flats to promote age integration and inter-generational interactions should be further promoted. The “mixed development” allows different generations to live together or live within the same block or estate for mutual care and better integration. This could help address the issue of lack of care for the elderly.

3.15 Moreover, the setting up of elderly servicing hub providing one-stop health care and community facilities should be encouraged. It should be aimed at enhancing support of our senior citizens in their immediate neighbourhood. An integrated approach with the provision of a mix of normal flats and elderly flats/housing in the same development and the setting up of an elderly servicing hub providing one-stop elderly care services for the development and the wide neighbourhood such as the one proposed by HKHS in Ming Wah Dai Ha Redevelopment Scheme should be promoted. This integrated development approach can facilitate the

setting up of easily accessible health care and community support network for the elderly at the district level, and hence enhancing ageing in place. To provide a speedy solution, consideration could also be given to provide elderly servicing hub in existing or planned large-scale public/private housing development for the benefit of the elderly population in various neighbourhoods. A proposal along this line, namely the “estate-based” approach, to provide elderly services has been proposed as an initial recommendation in the public consultation of ESPP. The main idea of an “estate-based” approach is that residential developments should in general have sites and premises reserved for provision of elderly services, particularly community care services. Subject to the results of the public consultation, this approach could be further explored to cater for the needs of the elderly within the housing estate as well as those in the surrounding neighbourhood.

Promoting Age-friendly Built Environment in Public Spaces

To Encourage Age-friendly Design in Public Spaces

3.16 To facilitate healthy ageing, mobility of the elderly in the city and their patronage to public facilities, UD in public spaces should be pursued. Special considerations should be given on the scale, design, material used, lighting, signage, etc, in public spaces in order to create an age-friendly public environment. Guidelines on age-friendly public spaces should be drawn up for the reference of both the public and private projects. Government facilities should incorporate UD design to facilitate access of the elderly and other persons in need to these public facilities. Streets and pedestrian facilities such as crossing facilities should be more age-friendly to facilitate mobility of the elderly.

To Identify Pilot Areas for Age-friendly Public Space Improvement

3.17 Elderly population is not evenly distributed in Hong Kong. In some districts, such as Kwun Tong, Wong Tai Sin, Eastern District, where more senior citizens reside, public spaces could be identified as pilot areas for improvement works to be carried out for creating an age-friendly built environment. As Hong Kong is heading towards a

hyper-aged society, our public realm should be improved to meet the need of our rapidly increasing elderly population.



Figure 14: Age-friendly Public Spaces

Providing a Supportive Environment for Families

To Increase Child Care Facilities and Identify Conveniently Located Sites for Child Care Services

3.18 The provision of child care facilities, such as child care centres, kindergarten-cum-child care centres, etc., should be increased. Space for child care services near places with convenient location to parents, such as public transport interchanges and workplace-based premises, should be identified and reserved. To promote

inter-generational interactions, encourage mutual care and support of different generations of the same family and facilitate grandparenting, it is desirable to build “mixed development” so that it would be more convenient for grandparents to look after children in the local community. Consideration should be given to piloting “mixed development” in new development areas.

Conclusion

families (including parenting, child care and inter-generational support).

- 4.1 A multi-faceted strategy covering the key issues is essential for creating synergy among the concerned policy areas and stakeholders, to meet the diversified and changing needs of the youth, and to ensure our elderly population could be well-taken care of. The elderly should be able to age in place safely and independently, and to move around in the city conveniently. While the Government should champion the provision of services to promote an inclusive and supportive city, NGOs, the private sector, and families all have their respective roles. The proposed key directions are set out for further deliberation in the community.

- 4.2 Looking into the future, we need to promote a socially inclusive and supportive environment. In the light of the population dynamics, this includes addressing/responding to the housing needs and aspirations of different age groups of the community, providing a variety of housing choices in the public and private sectors to enrich choice, promoting concepts of active ageing and “ageing in place” in the planning and design of the built environment, increasing the provision of elderly care and child care facilities and providing a supportive environment for

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