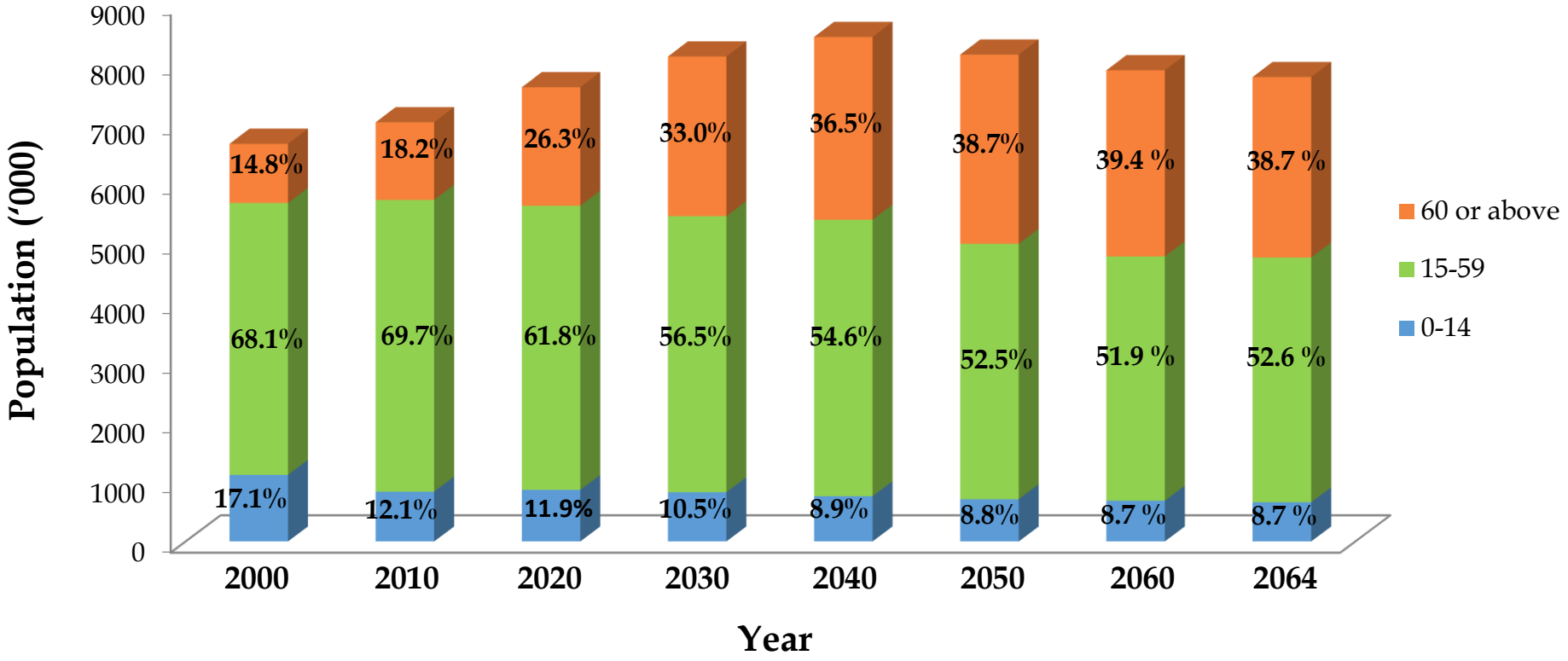
HKHS International Housing Conference
2 November 2018

HONG KONG HOUSING SOCIETY
香港房屋協會

"Quality Housing for an Ageing Community"

Mr Wong Kit-loong
Chief Executive Officer
Hong Kong Housing Society

Ageing Population in Hong Kong

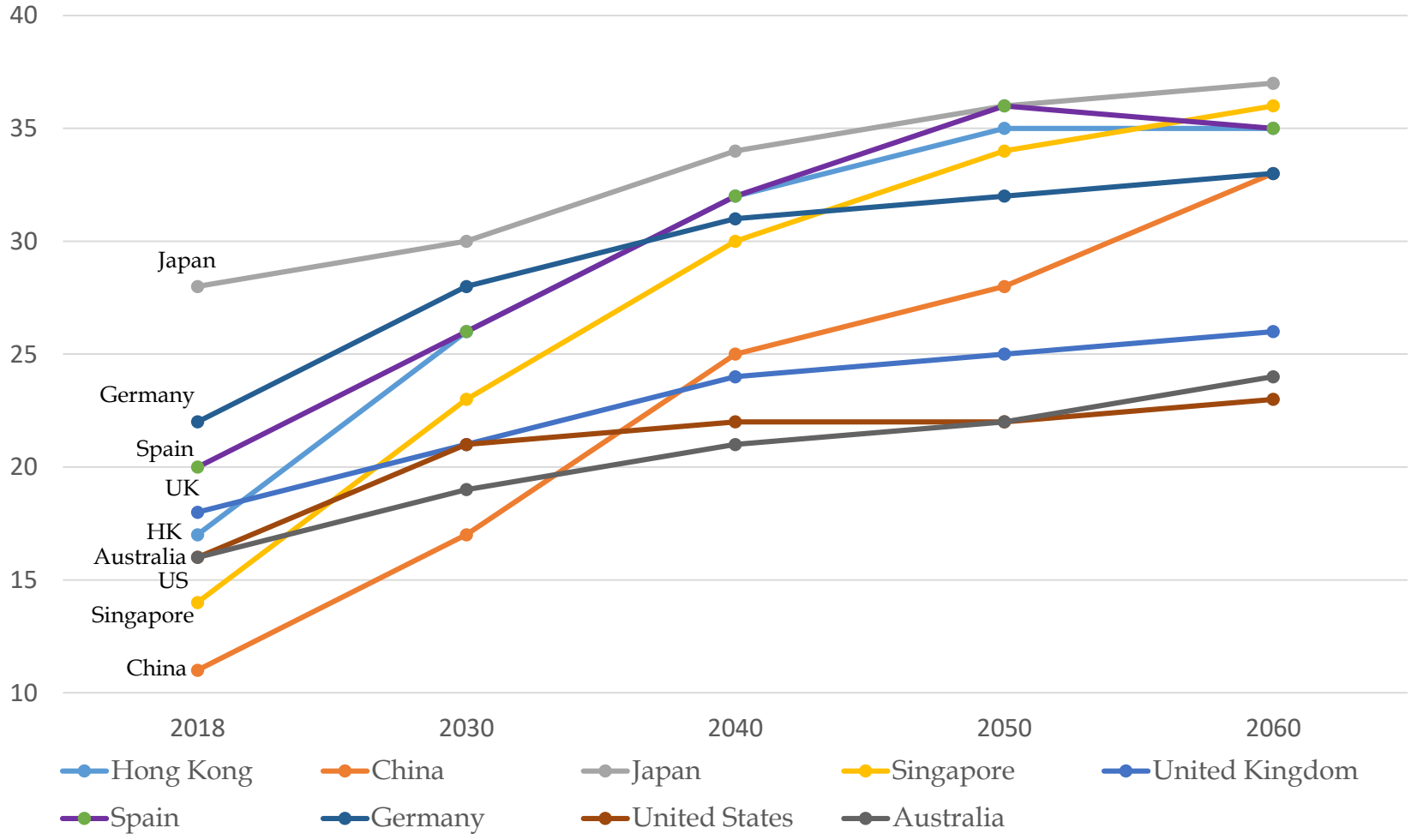


Source: Census and Statistics Department

HONG KONG HOUSING SOCIETY 香港房屋協會

Population Trend – HK vs other cities

% Aged 65 or above

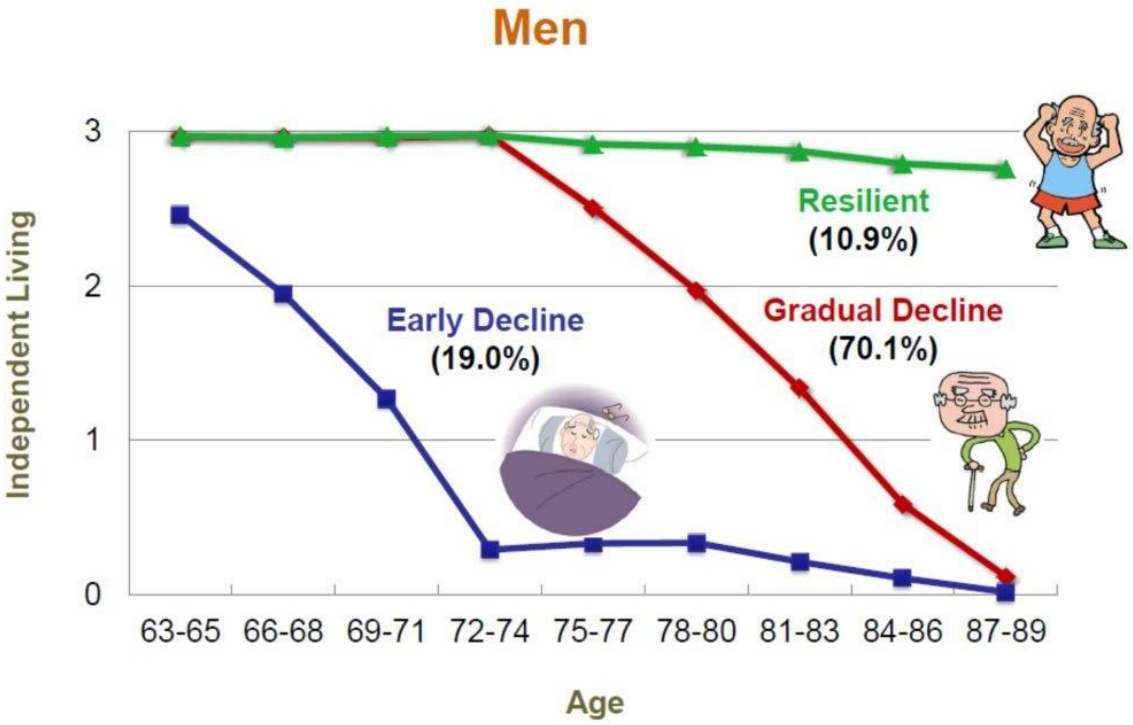


Source: populationpyramid.net

HONG KONG HOUSING SOCIETY 香港房屋協會

Why Do We Need Ageing-In-Place Initiatives?

- **Intervention to prevent/defer early and gradual decline**
- **Health management to achieve independent living**



"Redesigning Communities for Aged Society - Experience in Japan"
Presented by Prof. Hiroko Akiyama, Institute of Gerontology, The University of Tokyo, Japan
on "Creating Age-Friendly Communities", CUHK Jockey Club Institute of Ageing Launch Conference 2015

Institutionalisation rate in HK as against other cities

	% of 65+ elderly receiving Residential Care Service (Institutionalisation rate)
Hong Kong	**6.8%**
Japan	3.0%
Singapore	2.3%
China	1.0%
Australia	5.4%
UK	4.2%
Canada	4.2%
USA	3.9%

Source: Consultancy Study on Community Care Services for the Elderly: Final Report (2011)
Sau Po Center on Ageing and Department of Social Work & Social Administration, The University of Hong Kong

Elderly housing and services in Hong Kong

Rental Estates

HONG KONG HOUSING SOCIETY 香港房屋協會

香港房屋委員會 Hong Kong Housing Authority

長者安居樂

Other Private Developments

THE TANNER HILL 屯悅

Day Care Centre / Unit for the Elderly

Enhanced Home and Community Care Services

Integrated Home Care Services

Home for the Aged (Acceptance for new applications has been ceased since 2003)

Care and Attention Home

Nursing Home

Source: Social Welfare Department

Overview of Residential Care Services (RCS) for the Elderly

	Total number of places as at 30.9.2018			
	Subsidised places in subvented homes, self-financing homes and contract homes	Subsidised places under Enhanced Bought Place Scheme	Non-subsidised places in non-profit-making self-financing homes/ contract homes	Total
Hostels for the elderly	-	-	-	-
Homes for the Aged	67	-	439	506
Care and Attention Homes for the Elderly	15,363 (Note 1)	7,980	3,026	26,369
Nursing Homes	3,958 (Note 2)	-	1,597 (Note 3)	5,555
Private Homes	-	-	-	42,108
Total	**19,388**	**7,980**	**5,062**	**74,538**

74,538

as of Sep 2018

Note 1: Including care-and-attention places providing a continuum-of-care
Note 2: Including nursing home places under the Nursing Home Place Purchase Scheme
Note 3: Including places provided by self-financing nursing homes purely under the registration regime administered by the Department of Health

Source: Social Welfare Department

Hong Kong Housing Society
Elderly Housing Solutions

Low Income	Middle Income	Higher Income
Rental Estates	**Senior Citizen Residences Scheme** 長者安居樂	**Quality Retirement - Joyous Living** 尚逸生活 JOYOUS LIVING
• Elderly Persons' Flats • Ageing-In-Place Scheme 樂|得|耆|所	彩頤居 Cheerful Court 樂頤居 Jolly Place	尚悅 THE TANNER HILL
Community Education		
Elderly Resources Centre 房協長者安居資源中心	「智友善」家居探知館 MIND-Friendly Home Exploration Centre	

For the Lower Income Group

Elderly Persons' Flats in rental estates

- **918 Elderly Persons' Flats in 9 Rental Estates since 70's**
- **Elderly lounge plus social care services**
- **Ageing-In-Place Scheme since 2012 and extended to all 20 rental estates in 2016/17**

Ageing-in-Place (AIP) Scheme

AIP Scheme - Home Safety

❖ Estate-based Ambassadors

Screening and Promotion of Home Safety

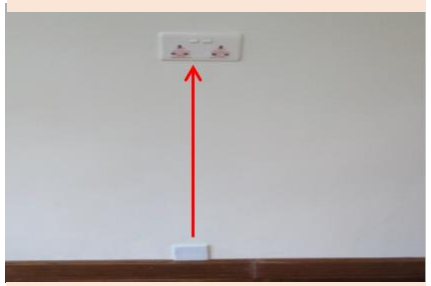
"I have Parkinson's Disease and falls are my greatest fear. Now I have a bathing chair with a back and rubber tips, so I am no longer worried about falling onto my back. After my shower, I can grab these two [newly installed] handrails. I can get up easier now, and don't even need my wife to help!"

❖ Home assessment conducted by HKHS Occupational Therapists

Home Modification

Handrails installed

Shower chair for assisting independent bathing



Socket lifted up

Curbs removed

AIP Scheme – Health and Wellness

Regular Health Check & Health Assessment

Chronic Disease Self-Management Group

Mutual Support Network

Medicine Use Support Team

"After joining the Anti-fall exercise class, my balance had greatly improved. I did not worry of falling down so much. And now I could stand with one feet for 3 seconds, which I was not able to do in the past. My wife and I could do the same exercise at home too."

Reward Scheme

Anti-fall Exercise

Reunion Class

HONG KONG HOUSING SOCIETY 香港房屋協會

AIP Scheme – Care and Support

Chair-based Dance

Horticultural Therapeutic Group

Neighborhood Support Network (Targeted for the needy singleton and doubleton elderly)

Tablet games and Table games

Cognitive Stimulation Group

Self-help Abled Brain Corner

"I think this training [Brain Exercise Group] was very helpful. I can remember things systematically now, and I find that doing things have become much easier."

Our AIP Scheme Experience

i. Benefit from our role as Housing Manager

ii. Three components integrated:

- **Home Safety**
- **Care & Support**
- **Health & Wellness**

iii. Elderly Lounge / Centres well accessible

For the Middle Income Group

Senior Citizen Residence Scheme (SEN)

2 Pilot Projects

Jolly Place (2003)
243 units

Cheerful Court (2004)
333 units

Senior Citizen Residence Scheme (SEN)

長者安居樂

Government subsidised projects

Target customers being middle income (asset) elderly

Purposely-designed self-contained units for independent living

Comprehensive one-stop care and medical supporting services

Disposal by way of long lease (for life) on a balanced consideration of affordability, security of tenure and control of elderly residents to avoid abuse

Senior Citizen Residence Scheme (SEN)

長者安居樂

Studio Flat
(360 - 380 ft² GFA)
(250 - 270 ft² SA)

1-Bedroom Flat
(540-570 ft² GFA)
(380 - 400 ft² SA)

Senior Citizen Residence Scheme (SEN)

Home Safety Design

Fire System / Emergency Support Facilities inside the Flat

Hand-free Door Phone + Emergency Call Phone

Two-way Opening Door (To facilitate rescue when necessary)

Refuge Area

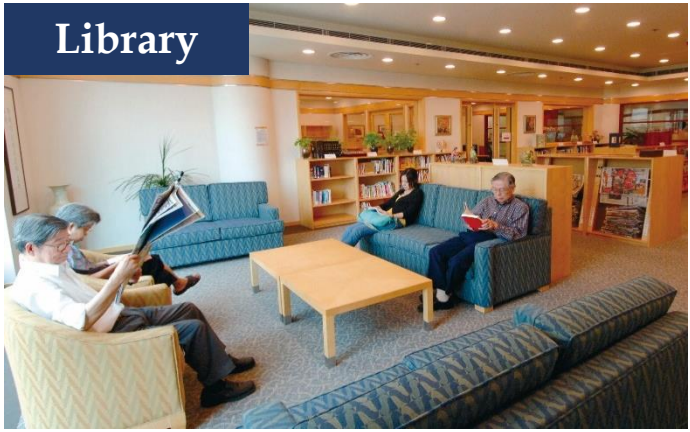
Senior Citizen Residence Scheme (SEN)

Club Facilities
(Improve Psychosocial Wellbeing & Quality of Life)

Restaurant

Computer Room

Library



Gymnasium

Swimming Pool

Music Room

Senior Citizen Residence Scheme (SEN)

Health & Medical Care Facilities
(Enhance Physical Wellness)

Residential Care Home for the Elderly

Polyclinic

Rehabilitation Center

Senior Citizen Residence Scheme (SEN)

- **Current waiting list is 557 (as at 30 September 2018)**
- **Average waiting time for new tenancy is about 5 years**
- **Accumulated turnover rate is about 48% (since launching)**
- **Average age of tenants:**

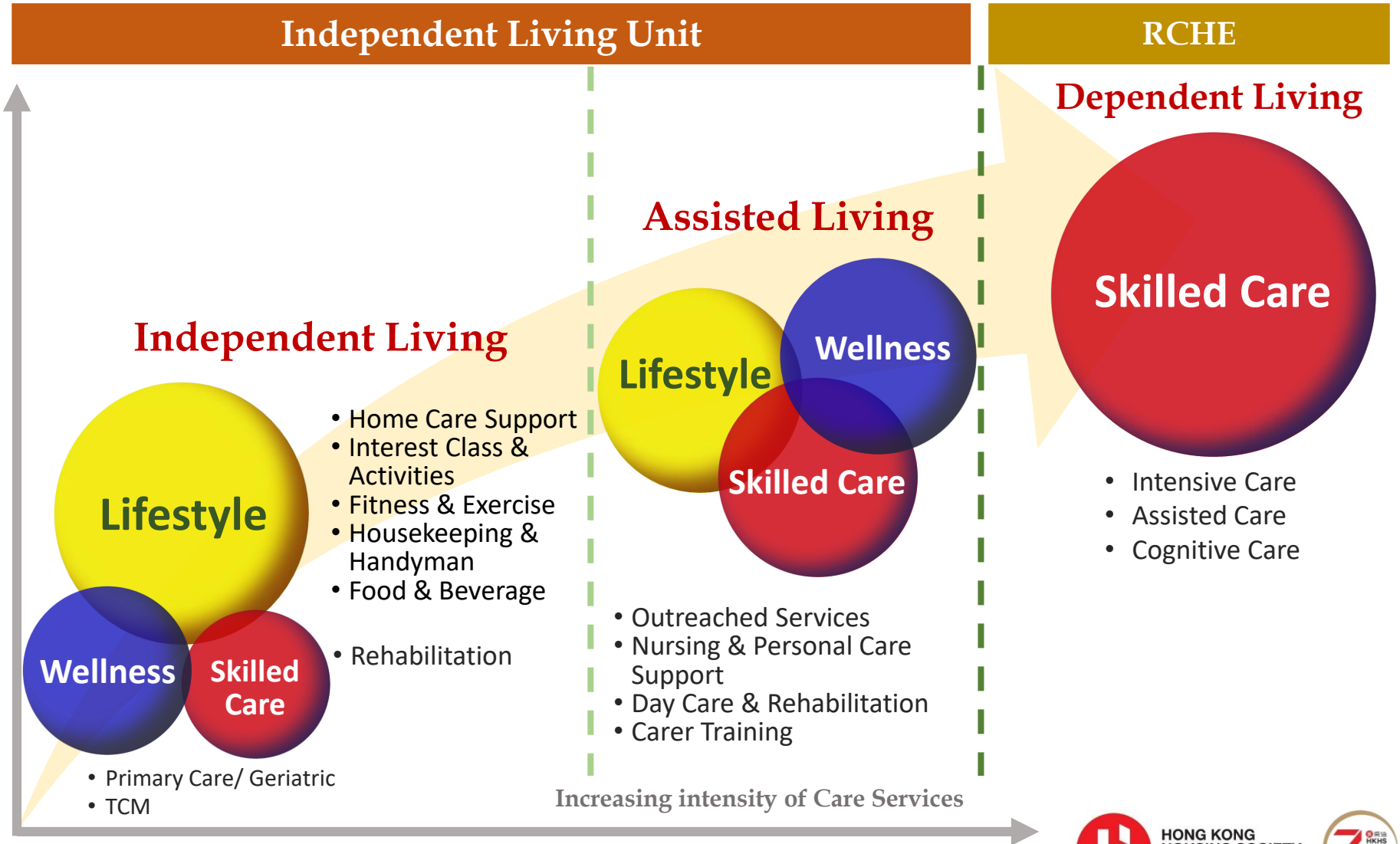
  Jolly Place: 81.4 & Cheerful Court: 79.6
- **Average RCHE occupancy rate is 94% (as at 15 October 2018)**

For the More Affordable Group

Quality Retirement - The Tanner Hill

- **Self-financing model**
- **Land premium at full market value**
- **No means test**
- **Lease only**
- **Aged 60 or above**

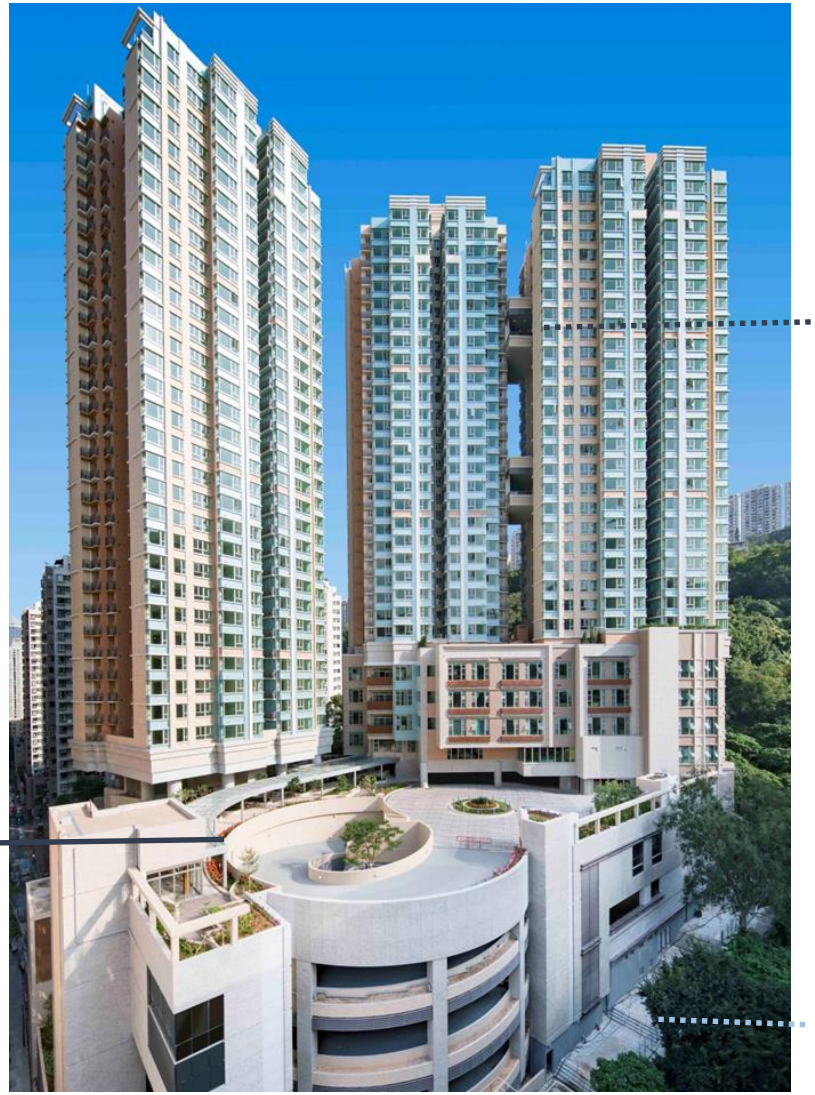
Quality Retirement - The Tanner Hill



Quality Living Initiative for Ageing in Place

NORMAL RESIDENCE (588 flats)

INDEPENDENT LIVING + ASSISTED LIVING



Greenery

DEPENDENT LIVING

- NURSING HOME (117 beds)
- DAY CARE
- REHABILITATION

ELDERLY HUB

CARE SUPPORT

PODIUM GARDEN

Carpark

Unit Mix and Saleable Area
(For independent living)

Unit Type	Saleable Area (Sq. M.)*	Total No. of Units
Studio	31.9 – 32.6#	**72**
1-bedroom (incl. 1 bedroom and 1 storeroom)	43.9 – 50.2#	**229**
2-bedroom (incl. 1 ensuite and 1 bedroom)	55.1 – 55.5	**104**
2-bedroom (incl. 1 ensuite, 1 bedroom and 1 or 2 storeroom(s)	61.1 – 76.3#	**179**
Combined unit	104.3 – 114.3	**4**
Total		**588**

* The saleable area shall be subject to refinement based on the final approved plan. 1 sq. m. equals to 10.764 sq. ft.
\# Area of units with balcony is excluded.

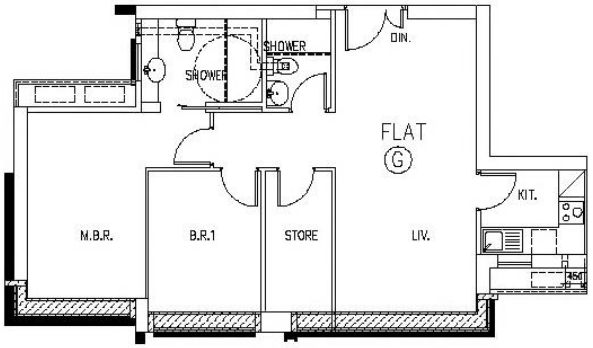
Unit Mix and Saleable Area
(For independent living)

1-bedroom with 1 storeroom (591 sq ft)

Home Care Support Services

(For independent living)

Example: 2-bedroom (including 1 ensuite, 1 bedroom, 1 storeroom and enclosed kitchen)



Home Care Support System

- Emergency Call Response System + mobile devices
- Entrance Door Contact Tracking
- No-Motion Response Detection
- Health Data Collection and Monitoring

Other home care support:

- visit by social worker
- Handyman for minor maintenance

Note: Location of the devices are indicative only.

Age-Friendly Design

Flexibility & Convertibility

Lift Lobby

- **Handrail**
- **Contrasting color**
- **Large graphic** for identification of different floors & flats
- **Wider corridor**
- **Fire rescue waiting space** for wheelchair users
- **2-level** security viewers
- **Level handle and ledge**
- **Door contact tracking**

Age-Friendly Design

Flexibility & Convertibility

Open Pantry

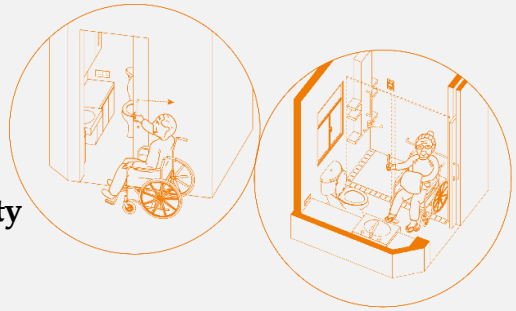
- Kitchen cabinet can be removed for **knee-space** of wheelchair user
- **Microwave oven <1.3m** AFFL for easy and safe access
- **Countertop at 0.8m** height with induction cooker for convenient and safe cooking

Age-Friendly Design

Flexibility & Convertibility

Bathroom

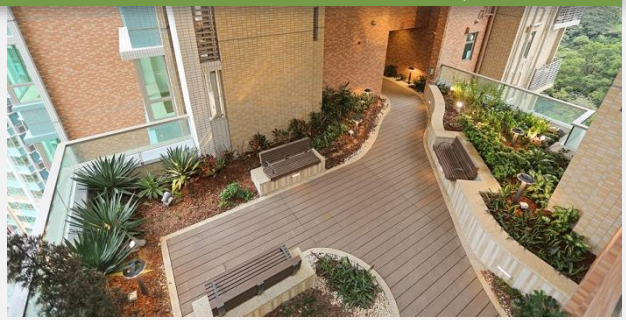
- **Large Bathroom** size for wheelchair user
- Bathroom cabinet can be removed for **knee-space** of wheelchair user
- **Demountable shower partition** convertible to open cubicle to enhance accessibility
- **Grab bar** can be installed upon request of tenants
- **Sliding Door** with emergency opening from outside
- **Curbless** design
- **Emergency call** button



Age-Friendly Design

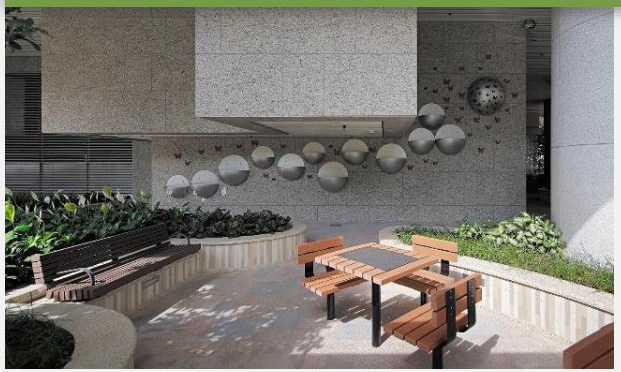
Green Area & Open Space

Sky Garden (20/F and 30/F of Tower 2 and Tower 3)



Podium Garden

Podium Garden



Lifestyle Facilities

Residents Club

Multi-function Room

Activity Room

Banquet Room

Library

Music Practice Room

Lifestyle Facilities

Joyous Hub

Open to:

- Residents
- Joyous Hub members & associate members

Food and Beverage

Shing's Kitchen

happy ours CAFE

Indoor Heated Swimming Pool

Gymnasium

Arts & Craft Studio

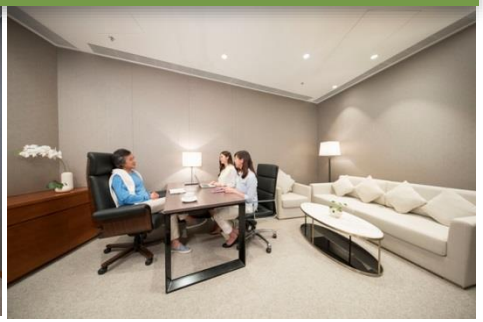
Entertainment Room

Mini-theatre

Multi-function Room

Conference Room

Serviced Office



Wellness Facilities and Services

HKSH Healthcare 養和醫健

FAMILY MEDICINE & PRIMARY CARE CENTRE AND SENIOR CITIZEN WELLNESS CENTRE

- Family Medicine
- Geriatric Medicine
- Medical Check-up
- Other Specialist on demand

浸大中醫 HKBUCM

- Acupuncture
- Bone-setting, Tui-na Traditional Herb or Granulated Herbal Medicine
- Herbal Medicine Brewing

Assisted Living

Health Care and Home Care Support Services on user-pays basis

- Outreach homecare
- Day Care Centre
- Rehabilitation Centre
- Housekeeping service
- Emergency call response

Dependent Living
Skilled Care Facilities and Services

Operator : Hong Kong Housing Society

- Provision of Residential Care Home for the Elderly, day care and rehabilitation facilities and services
- Open to public
- Tenants of The Tanner Hill have the priority and discount for using the facilities and services
- On user-pays basis

Day Care and Rehabilitation Centre

(For dependent living)

Residential Care Home for the Elderly
(For dependent living)

Music Therapy

Dining Area

7/F Cognitive Care
8/F Assisted Care
9/F Intensive Care

Services:

- 24-hour skilled nursing and personalised living care services
- Visiting medical services
- Medication system
- Rehabilitation services
- Psychosocial and spiritual support services
- Specialised cognitive care
- Nutritional support and dining services
- Daily housekeeping and laundry
- Escort and transportation services

Cross-generational Housing Model

樂融軒
Harmony Place
家·倍親近

12/F - 42/F	Residential Flats
6/F - 11/F	Rental Flats for Elderly
3/F & 5/F	Residents Club
G/F - 2/F	Shops

HONG KONG HOUSING SOCIETY
香港房屋協會

Effectiveness of AIP, SEN and TTH

The University of Hong Kong was commissioned to conduct studies to review the effectiveness with the following objectives:

low-income Ageing-In-Place (AIP)

- evaluate the overall effectiveness of AIP scheme in meeting elderly tenants' long-term care needs; and
- evaluate its social return on investment (SROI)

middle-income Senior Citizen Residences Scheme (SEN)

- evaluate the overall effectiveness of SEN housing model in meeting elderly tenants' long-term care needs; and
- evaluate its social return on investment (SROI)

high-income The Tanner Hill (TTH):

- evaluate the overall effectiveness of Joyous Living scheme in meeting elderly tenants' long-term care needs

Effectiveness of AIP, SEN and TTH

Summary of outcomes

Outcome(s)	AIP	SEN	Tanner Hill
Intention for institutional care	+++	N.A.	N.A.
Self-rated health	-	++	-
Use of A&E services	+++	+++	-
Fall	+++	+++	+++
Frailty status – robust	+	+++	+++
Quality of life	+	+	+
Social support	+	-	++
Depression (GDS)	+++	+	-
Cognition (MoCA)	+++	+	-

- No change
+ Improved less than 5%
++ Improved between 5-10%
+++ Improved 10% or more

HKU's study findings

Social return on investment (SROI)

樂|得|耆|所

HK$4.8 of social value for every HK$1 invested

長者安居樂

HK$5.07 of social value for every HK$1 invested

Implications for future housing policies

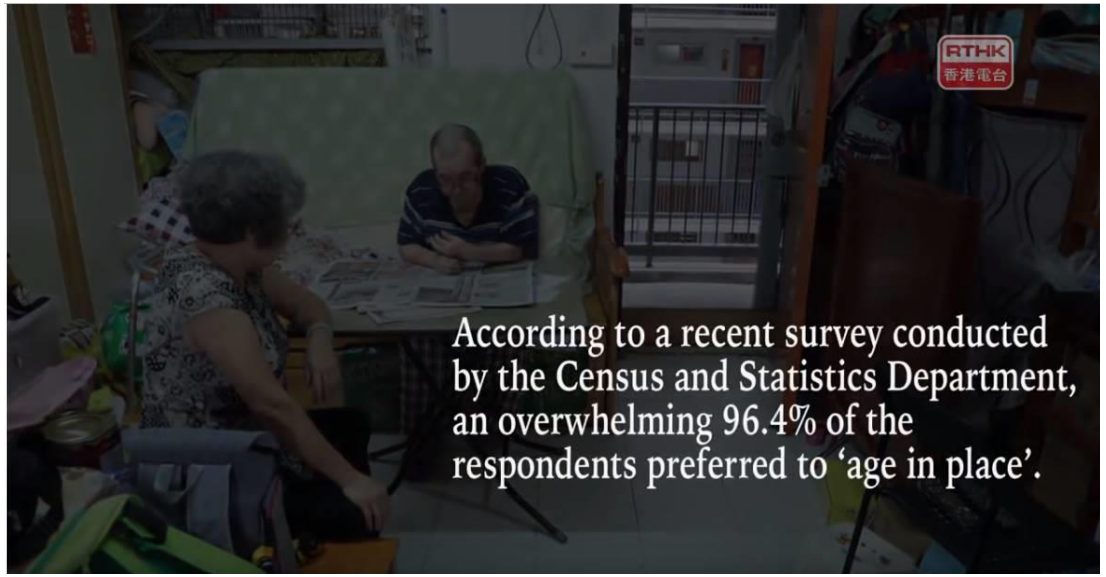
- **All three housing models were effective in:**
  - Promoting ageing-in-place
  - Improving quality of life
  - Maintaining cognitive and psychological well-being of elderly tenants
- **Future housing models may consider replicating the HKHS housing models:**
  - AIP model in other public rental housing estates, including an elderly lounge.
  - AIP model in large and old private housing estates.
  - New purpose built elderly housing, either stand alone or integrated into larger multigenerational housing project.

Retirement housing is rare in HK… Why?

- **Government policy support – in terms of land allocation and land premium concession**
- **Property market characteristics**
- **Culture of Chinese community**

Retirement housing is rare in HK… Why?

- **Around 89% of the elderly households prefer community living and to be cared in the community[1]**
- **Around 75% of sampled elderly prefer living at home when health deteriorate[2]**



Hong Kong Connection：Ageing In Place
Published by RTHK on 8 December 2017
https://youtu.be/jqNhov14bjc?t=1046 (Time: 17:26 – 19:38)

1. Chiu, Rebecca. (2015). A comprehensive study on housing in an ageing community, p. 62.
2. Lum, Terry. (2015). Interim report: Longitudinal study on rental housing estates for ageing in place scheme, p. 16.

Way forward

Elderly housing and facilities included in HS' future development and re-development

Redevelopment of Aged Rental Estates

Ming Wah Dai Ha

Yue Kwong Chuen

Moon Lok Dai Ha

Chun Seen Mei Chuen

Healthy Village

Kwun Tong Garden Estate

Kwun Lung Lau

Lok Man Sun Chuen

Lai Tak Tsuen

Cho Yiu Chuen

HONG KONG HOUSING SOCIETY 香港房屋協會

Way forward

Integrated Redevelopment Model

Ming Wah Dai Ha

- **Rental units**
- **Subsidised Sale Flats**
- **Senior Citizen Residences Scheme**
- **Elderly Hub (Residential Care Home for the Elderly, Day Care Centre, Clinic, etc.) to serve both the tenants and the community**
- **Commercial facilities**

Ming Wah Dai Ha built in the 60s is being redeveloped by phases based on the Integrated Redevelopment Model

Way forward

Mixed Housing Model

Pak Wo Road (Fanling)

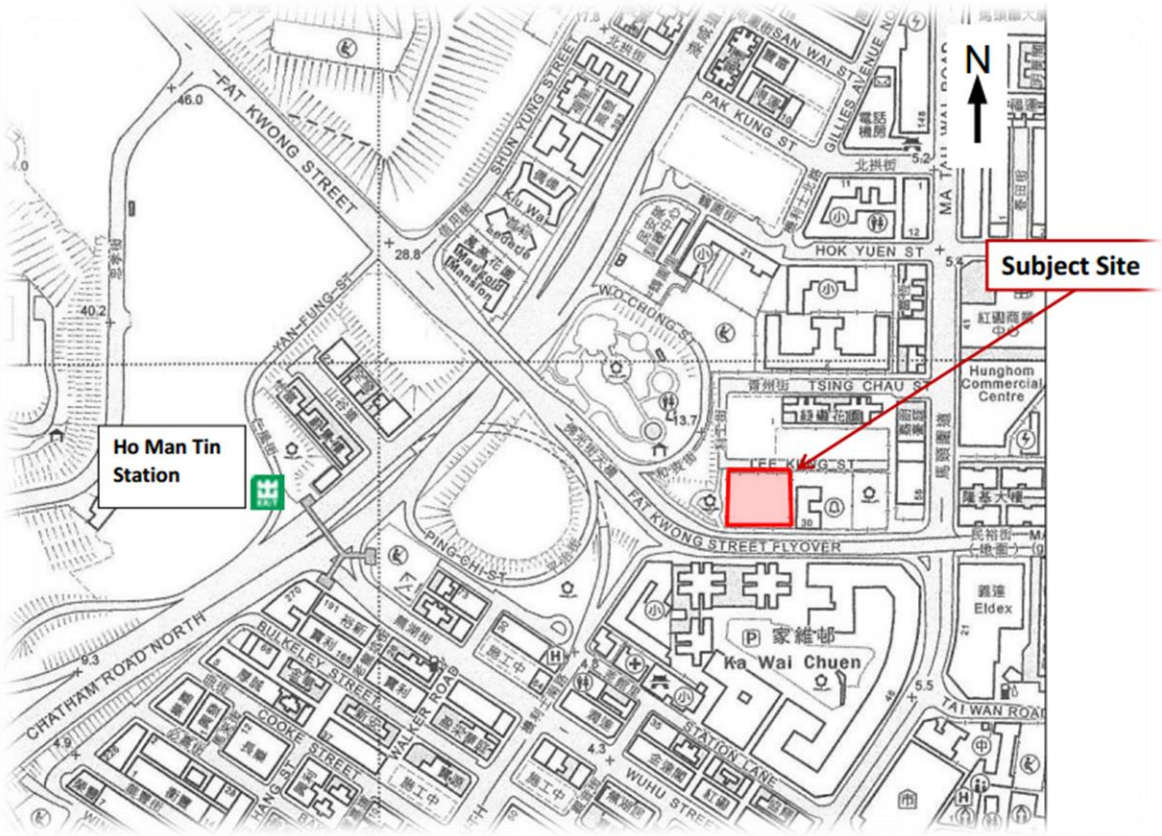
- **Rental units, Subsidised Sale Flats, Senior Residences Citizen Scheme**
- **Residential Care Home for the Elderly**
- **Retail shops**
- **Carpark**

Way forward

Elderly Housing Project

Lee Kung Street

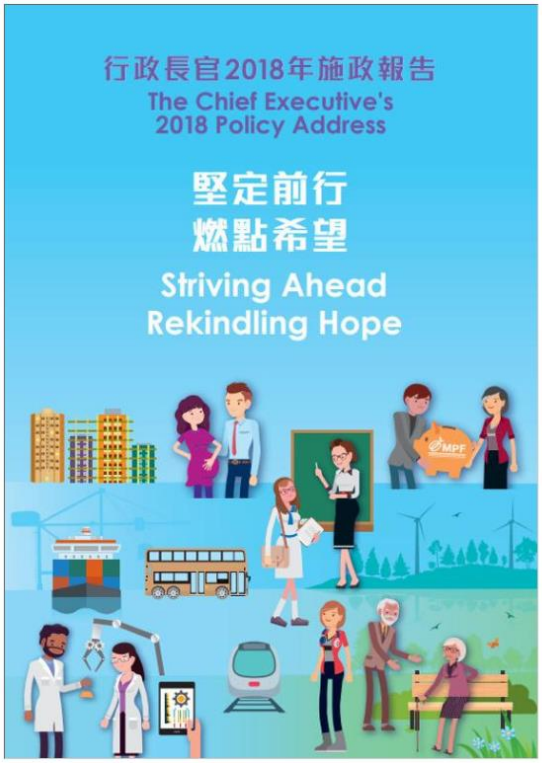
- **Around 300 Senior Residences Citizen Scheme units**
- **Residential Care Home for the Elderly**
- **Medical Centre**
- **Rehabilitation Centre**



HONG KONG HOUSING SOCIETY 香港房屋協會

Way forward

New initiatives : Flat for Flat Pilot Scheme for Elderly Owners



Efficient Use of Public Housing Resources

57. To increase short-term housing supply, I suggest that the HKHA and the HKHS consider implementing the following three new initiatives:

(i) in the light of the operational experience of the HKHS' pilot scheme, the HKHA to join the scheme and allow owners of HKHA's SSFs with premium unpaid to sublet their flats to needy families;

(ii) accept the HKHS' recommendation of launching a "Flat for Flat Pilot Scheme for Elderly Owners" for its SSFs with premium not yet paid. Under this scheme, owners aged 60 or above who have owned their flats for at least ten years can sell their original flats and then buy a smaller SSF flat in the secondary market without payment of premium; and

(iii) The HKHA to launch a new initiative whereby under-occupation households whose family members are all aged 70 or above are allowed to enjoy lifetime full rent exemption upon their transfer to smaller, new or refurbished units.

Way forward

New initiatives: Letting Scheme for Subsidised Sale Developments with Premium Unpaid

Community Initiatives on Social Housing

153. Even if our housing policy has broad community support, it takes time to identify land for increasing housing supply. The current-term Government will think out of the box to facilitate the implementation of various short-term community initiatives to increase the supply of transitional housing, with a view to alleviating the hardship faced by families on the PRH waiting list and the inadequately housed. Specific measures that may be considered include:

(i) optimising the use of idle government premises by providing rental housing units like those under the "Light Housing" project launched by Light Be in Sham Tseng;

(ii) supporting the Community Housing Movement initiated by the Hong Kong Council of Social Service on a pilot basis, including encouraging the Urban Renewal Authority to participate by offering units in old buildings;

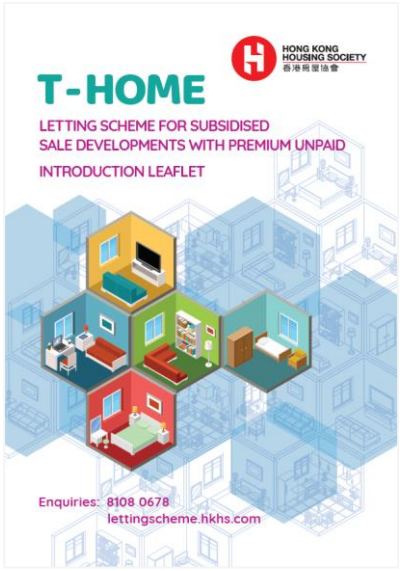
(iii) facilitating the Hong Kong Housing Society in allowing the owners of its subsidised housing to rent out their flats with premium unpaid to needy families at below market rentals on a pilot basis;

(iv) exploring the wholesale conversion of industrial buildings into transitional housing with waiver of land premium; and

HONG KONG HOUSING SOCIETY 香港房屋協會

Way forward

New initiatives: Letting Scheme for Subsidised Sale Developments with Premium Unpaid



Facilitate eligible property owners to sublet individual bedroom(s) of their flats to eligible families and individuals

Thank you for joining us in celebrating HS 70th Anniversary

房協 HKHS since 1948

創宜居・活社區

Create Homes · Revive Communities