
PHILANTHROPIC INITIATIVE

慈 善 工 作 新 思 維



傅德蔭基金有限公司
Fu Tak Iam Foundation Limited

The Challenge

- Soaring property price and spiralling rent
- Great difficulty for NGOs, esp. small or new NGOs to find affordable premises to set up an office or a service
- Growing needs of the underprivileged or vulnerable groups in society to be met
- Socio-economical-cultural issues require new solutions
- Kwai Tsing : 3rd in HK with the greatest population of low income families, 2nd lowest in education level and high concentration of the elderly.



The Initiative :

Warm Shelter 避風堂

Revitalization of an industrial building at Kwai Chung



Before



After



EN BLOC INDUSTRIAL BUILDING IN KWAI CHUNG
KENG SING INDUSTRIAL BUILDING

132-134 TAI LIN PAI ROAD, KWAI CHUNG



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SUBJECT TO CONTRACT
FOR REFERENCE ONLY

7 MINUTES' WALK TO THE MTR KWAI HING STATION

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Before

G/F



G/F PLAN

After



G/F PLAN

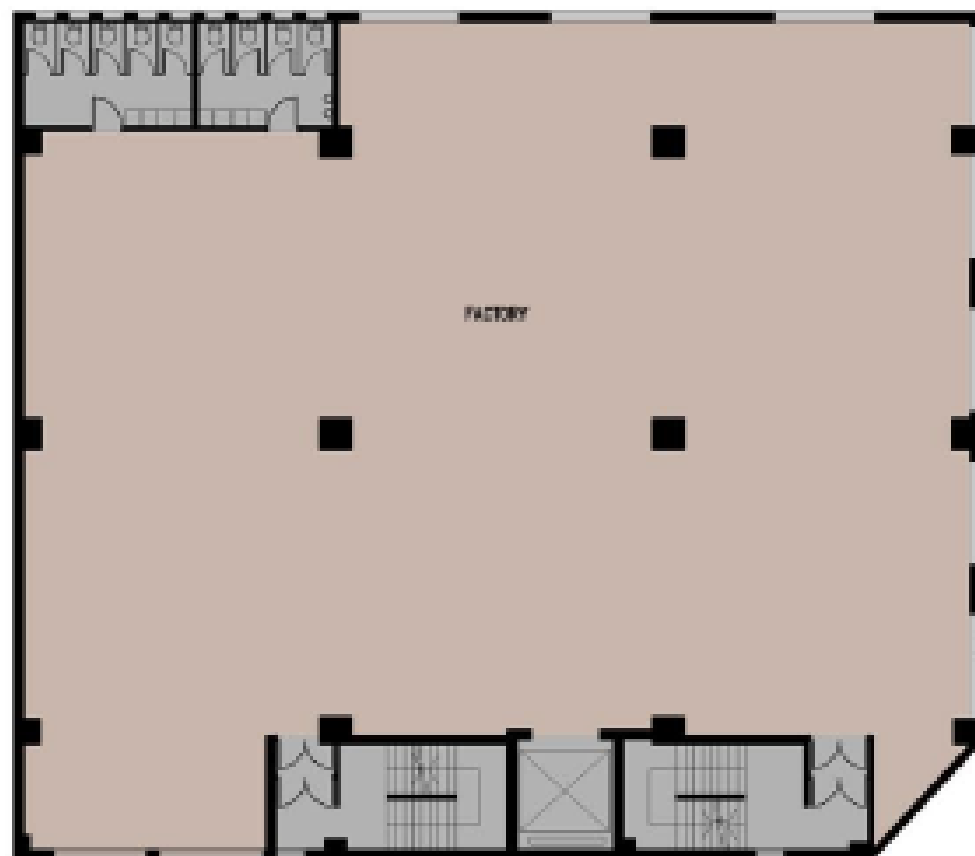


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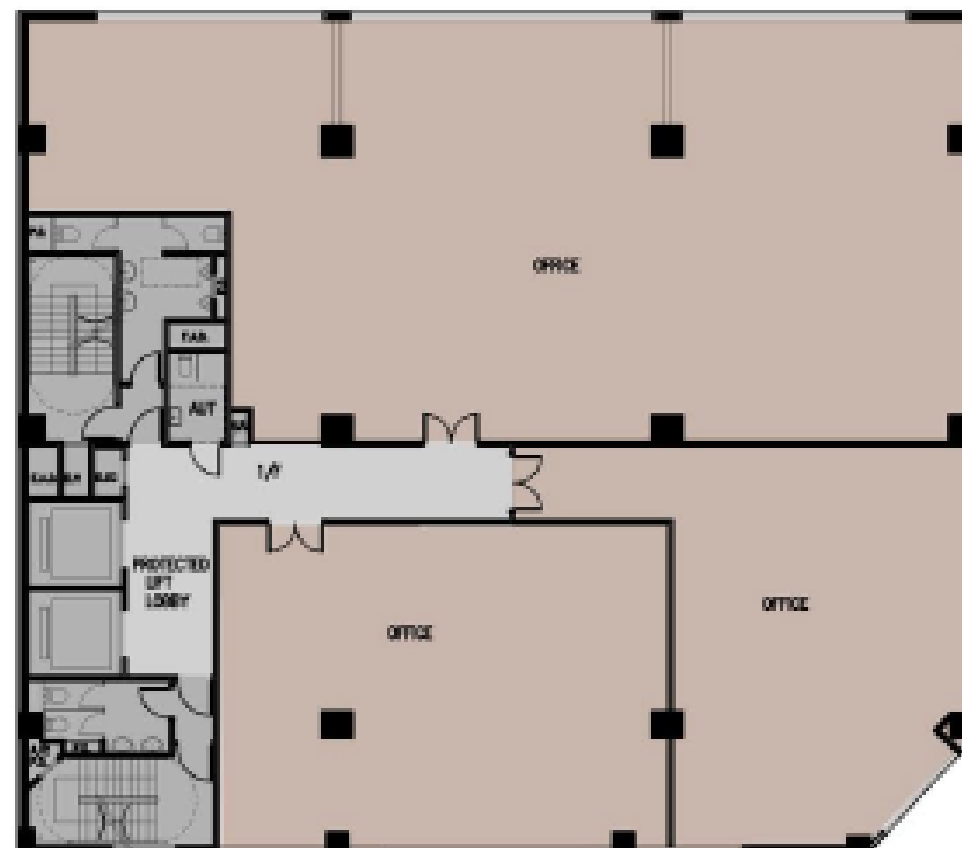
Before

1/F



1/F PLAN

After



1/F PLAN

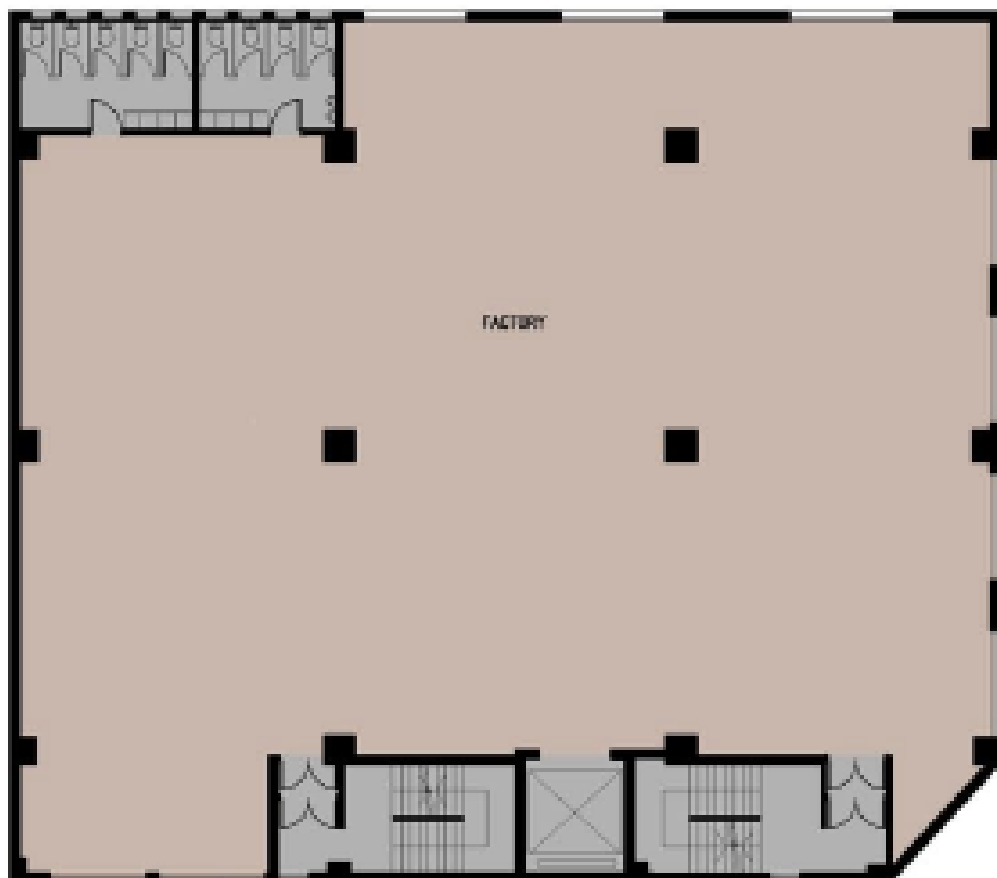


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Before

2-3/F



2/F - 3/F PLAN

After



2-3/F PLAN

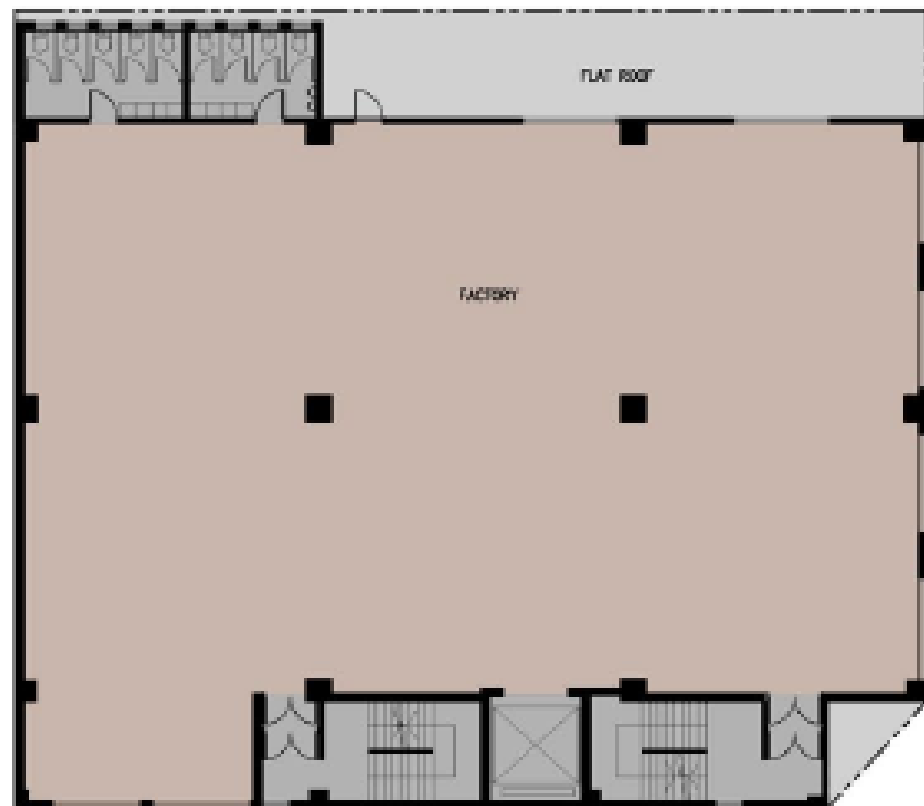


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Before

4/F



4/F PLAN

After



4/F PLAN

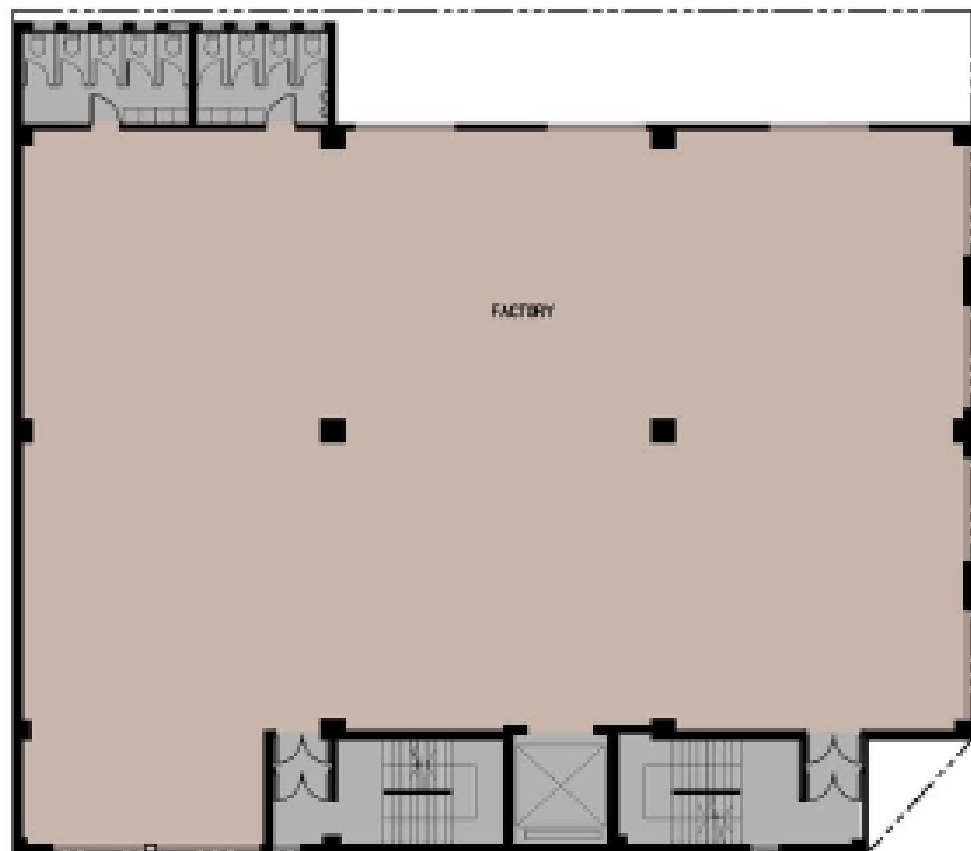


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Before

5-7/F



5/F - 7/F PLAN

After



5-7/F PLAN

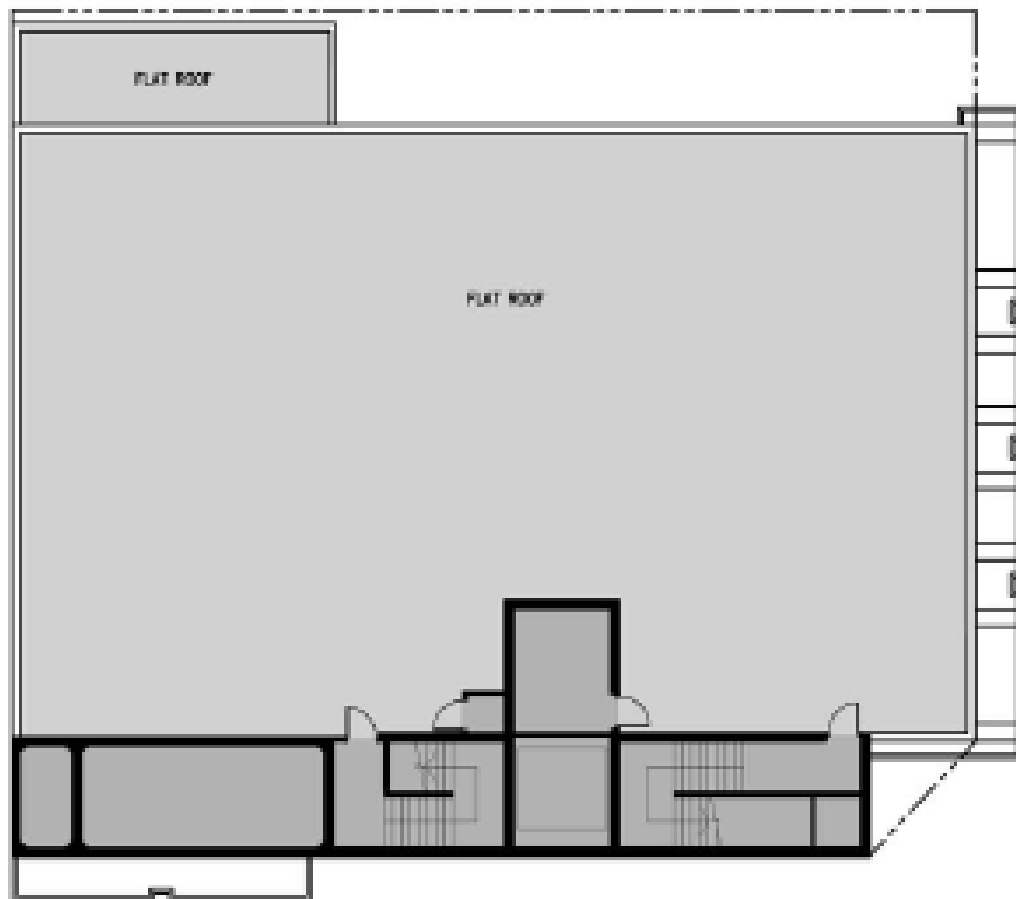


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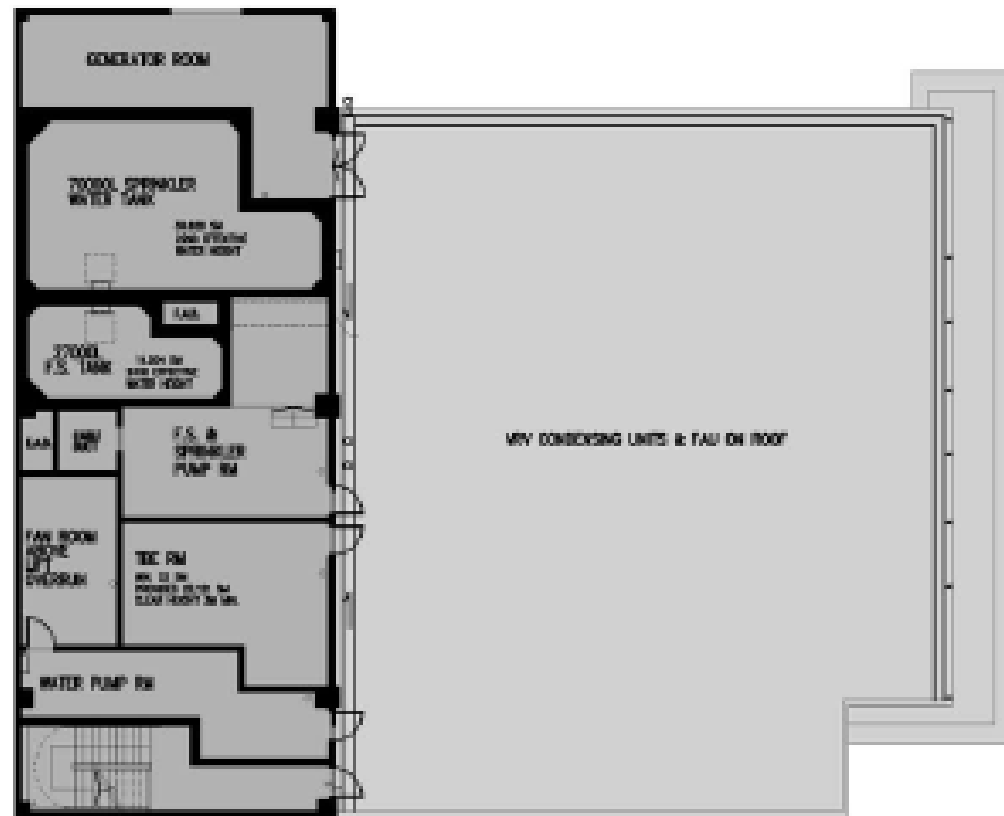
Before

Roof



R/F PLAN

After



R/F PLAN



Warm Shelter 避風堂

- 8-storey building
- G/F cafeteria and 8 carpark spaces
- Site area: 6,200 sq.ft. approx.
- Existing GFA : 45,639 sq.ft. approx.



Warm Shelter 避風堂

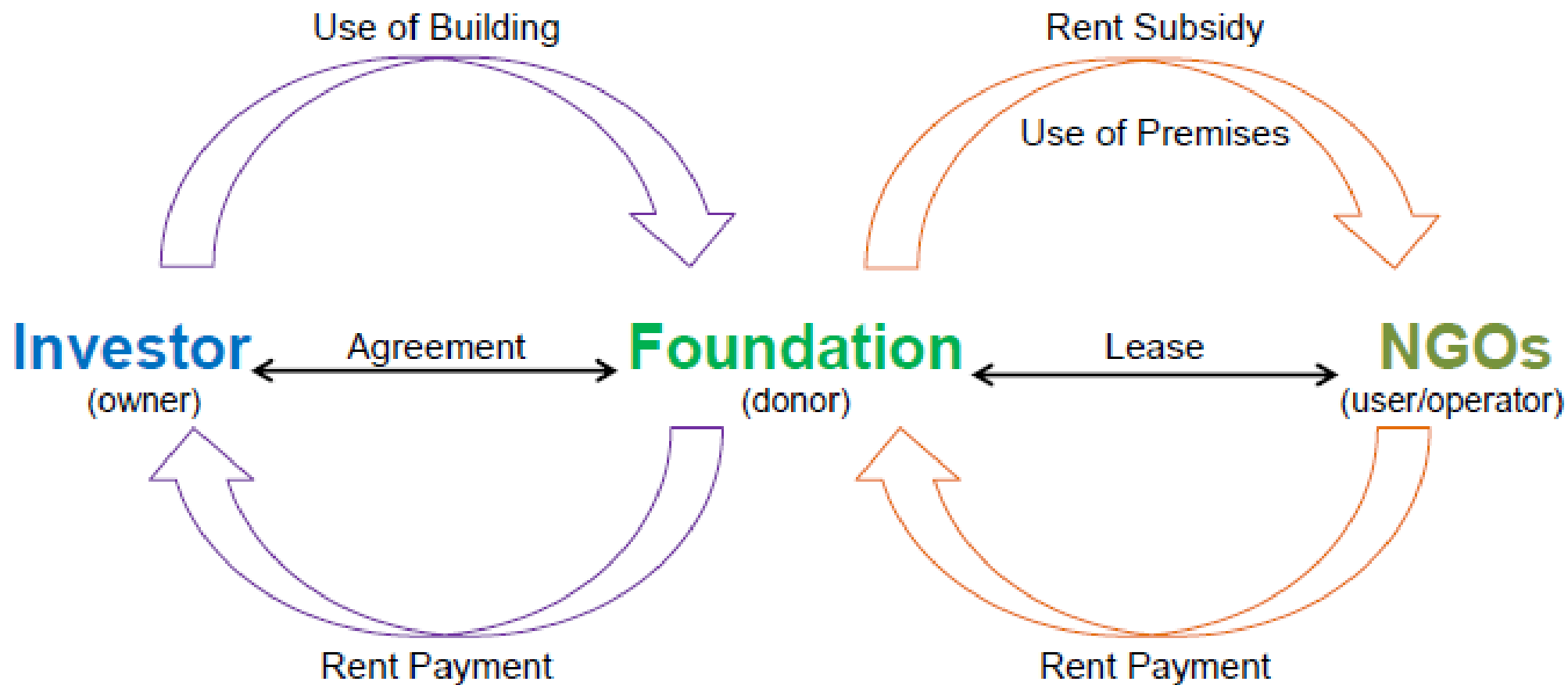
- Permitted for many kinds of services including hotel conversion with the exception of residential use
- Estimated renovation costs : around HK\$71M
- Renovation works to be completed in 2016



Warm Shelter 避風堂

- To be rented out to suitable NGOs at market rate
- Foundation will subsidize NGOs within their level of affordability in the form of a grant
- NGO tenants will be encouraged to practice good management
- The quantum of rent subsidy would be covered under the Foundation's grants budget without tying up its capital to acquire the fixed asset
- 10- year commitment between the Foundation and investing entity





The Impact

- Some NGOs in demand will be able to inaugurate new initiatives or expand their services given suitable premises
- These NGOs will save time, manpower and financial resources dealing with short term commercial leases.
- Good practices in terms of management and service operation, and innovative ideas can be encouraged once freed from existing government restrictions or mindset.

