

**Age-friendly Cities with Cooperation &
Participation – The Asian Pacific Perspective
Regional Conference**

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**A Vision in Quality Retirement Housing
- Towards an Age-Friendly City**

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Quality Retirement Living

FUN



CARE



COMFORT





**HONG KONG
HOUSING SOCIETY**
香港房屋協會

Founded in 1948

A non-government organization established under Hong Kong Housing Society Ordinance, being financially independent with governance based on a two-tier committee system (Supervisory Board and Executive Committee)



**HONG KONG
HOUSING SOCIETY**
香港房屋協會

Founded in 1948

Mission

As a non-government organization with a social conscience, we aim to **serve the needs of the Hong Kong community in housing and related services**

Vision

To be a world-class **housing solution provider** and **innovator** with leadership in quality, value for money and management

Rental Housing - 20 estates , 33,149 units



Flat-For-Sale Scheme - 10 estates , 10,360 units



Kingston Terrace, Tuen Mun

Urban Improvement Scheme – 30 projects , 5,620 units



Jubilant Place, Tokwawan

Sandwich Class Housing Scheme - 10 estates , 8,920 units



Building Management and Maintenance Scheme (BMMS)

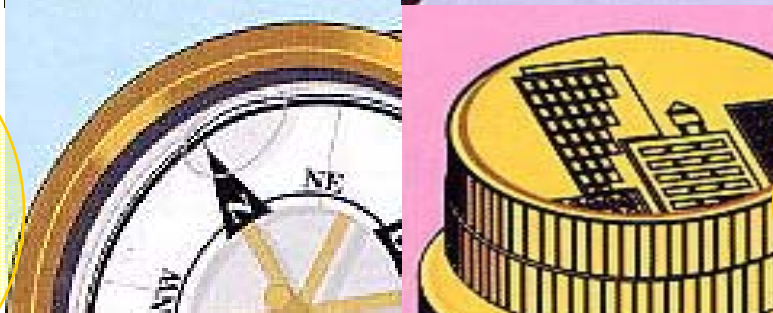


**Education and
Publicity**



**Incentives and
Assistance**

**Guidance and
Advice**



Loan Scheme

Building Maintenance

Appointed by SAR Government to implement :



Building Maintenance Grant Scheme for Elderly Owners



Operation Building Bright

Housing Society

=

The Housing Laboratory

Elderly Housing

Provision of 919 Elderly Flats for
Low Income Group in 9 Rental
Estates since early 70's

Elderly Flats

Living Room



Elderly Flats with Facilities



Covered Activity Area



Landscaping Area

Elderly Flats with Facilities



Common Room



Activity Room



Gymnasium

Elderly Activities



Computer Class



Health Talk



Fitness Class



Visit

Senior Citizen Residences Scheme (SEN)

A New Era of Elderly Housing in Hong Kong

Senior Citizen Residences Scheme (SEN) Concept Developed by Housing Society

❖ Rationale

- 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

❖ Ultimate Objective

- **“Healthy Aging” and “Aging in Place”**
- **Age-Friendly**

2 Pilot SEN Projects by HS



Cheerful Court (2004) - 333 units



Jolly Place (2003) - 243 units



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

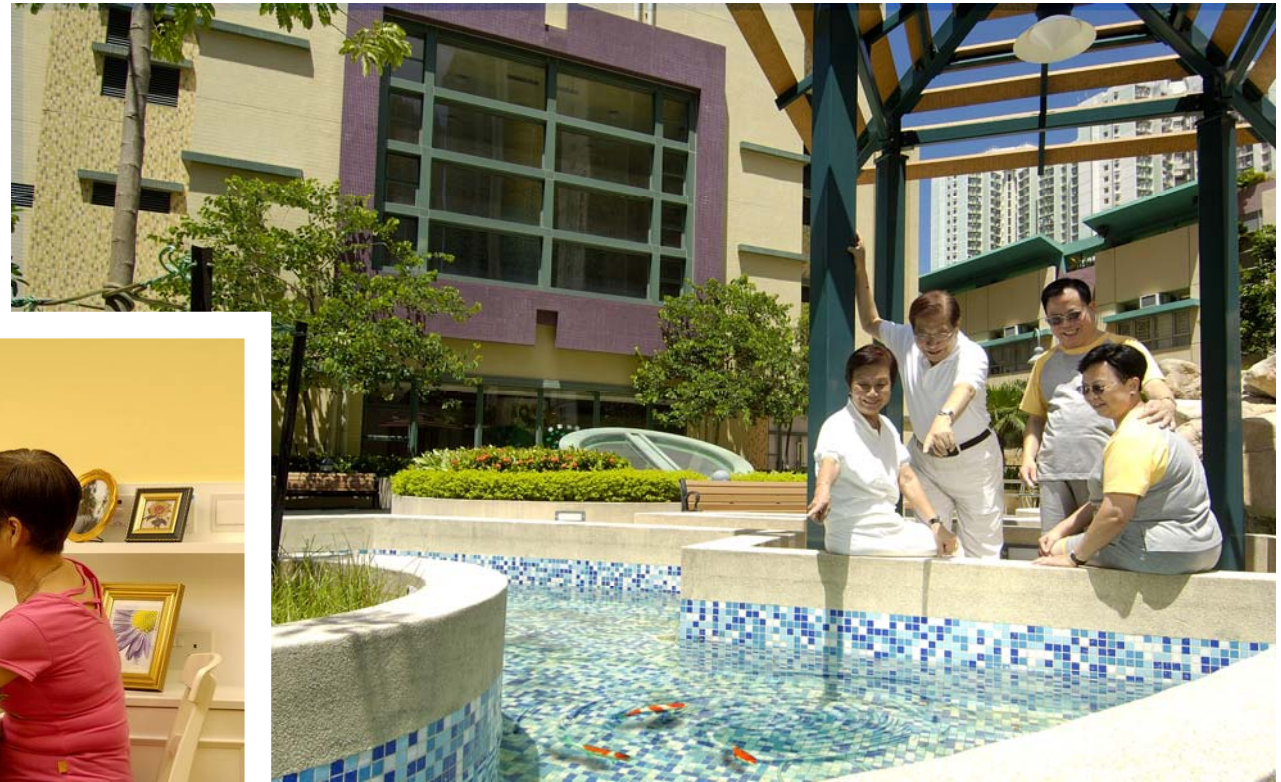


1-Bedroom Flat (540 - 570 ft² GFA) (380 - 400 ft² SA)



Age-Friendly Design

Home feel – Non-Institutional



Age-Friendly Design

Universal Design – tailor-made for elderly



Age-Friendly Design

Special Design / Fittings – tailor-made for elderly



Facilities

- Improve Quality of Life



Residential Care Home for the Elderly



Recreational Facilities

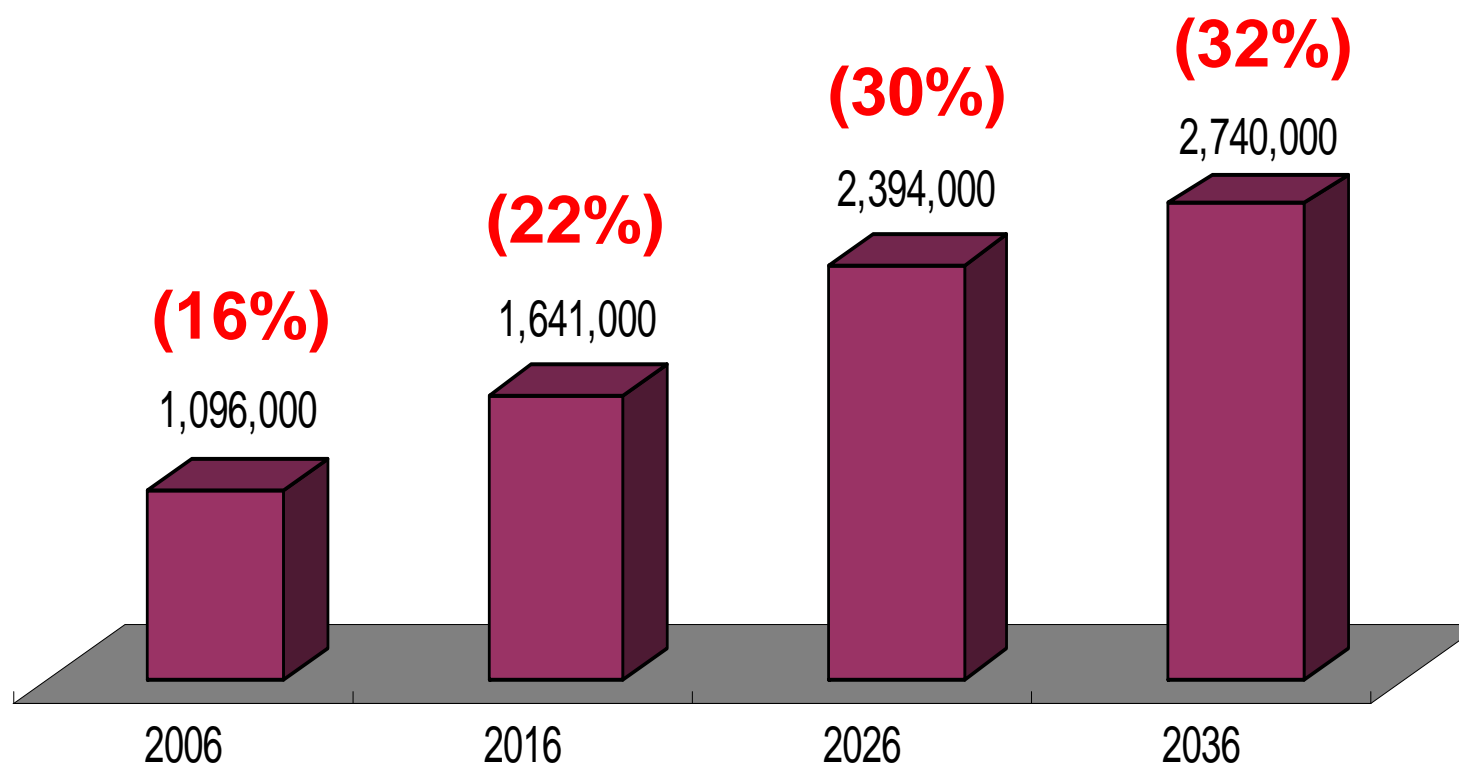
SEN Pilot Projects

Tenants' Feedback

- ❖ **Satisfaction Rate : Very High**
- ❖ **Provisions Preferred :**
 - **Flat Layout / Size**
 - **Library**
 - **Landscaped Podium**
 - **Catering**
 - **One Stop Service Package**
- ❖ **250 elderlies on the waiting list**

Aging Population in Hong Kong

Projections of elderly population (Age 60+)



Source : Census & Statistics Department - 《Hong Kong Population Projections 2007-2036》



HS's New Elderly Housing Initiatives

- ❖ **Explore new products** to meet the niche of elderly with better financial means (middle income and above)
- ❖ The Chief Executive's **Policy Address in 2007** invited HS to propose more elderly housing projects
- ❖ In 2008, the **Government approved the development of 2 elderly housing projects** by HKHS at Tanner Hill and on site adjacent to Wetland Park.
- ❖ HS seek **International Benchmarks** to establish project themes and standards – Quality with Choices

International Benchmarks

- ❖ **Cosmopolitan Lifestyle**
- ❖ **Resort / Country Club Lifestyle**
- ❖ **Community Life**



New Development Concept for Elderly Housing

- ❖ Targeted at elderly with better financial means (no means test)
- ❖ Quality life style to meet more demanding needs
- ❖ Serving the residents and the community (Elderly Hub)

Tanner Hill - Cosmopolitan Lifestyle



(從樹仁大學宿舍文康大樓天台向東北方眺望)
 (VIEWING NORTHEAST FROM ROOF OF SHUE YAN UNIVERSITY RESIDENTIAL & AMENITIES COMPLEX)

Tanner Hill - The Site



Tanner Hill - Scope of Development

Accommodations		Provisions
(a)	Elderly Accommodation	About 600 units
(b)	Elderly Supporting Facilities:-	
	❖ Care Home	√
	❖ Day Care Centre	√
	❖ Wellness Centre / Health Centre	√
	❖ Elderly Club (with recreational and leisure facilities)	√
(c)	Retail and Other Facilities	√

Tanner Hill - Project Study



Tanner Hill - Grand Entrance



Tanner Hill - Podium Garden



Wetland Resort / Country Club Lifestyle

Site Location



**Hong Kong
Wetland Park**

Wetland - Scope of Development

Accommodations		Provisions
(a)	Elderly Accommodation Phase 1 Phase 2	614 <u>366</u> About 1000 units
(b)	Elderly Supporting Facilities:- ❖ Care Home ❖ Day Care Centre ❖ Wellness Centre / Health Centre ❖ Elderly Club with recreational and leisure facilities	√ √ √ √
(c)	Hotel / Guesthouse	√
(d)	Commercial / Retail	√

Wetland - Schematic Layout Plan



Wetland - View from Wetland Park



Wetland - Entrance Plaza

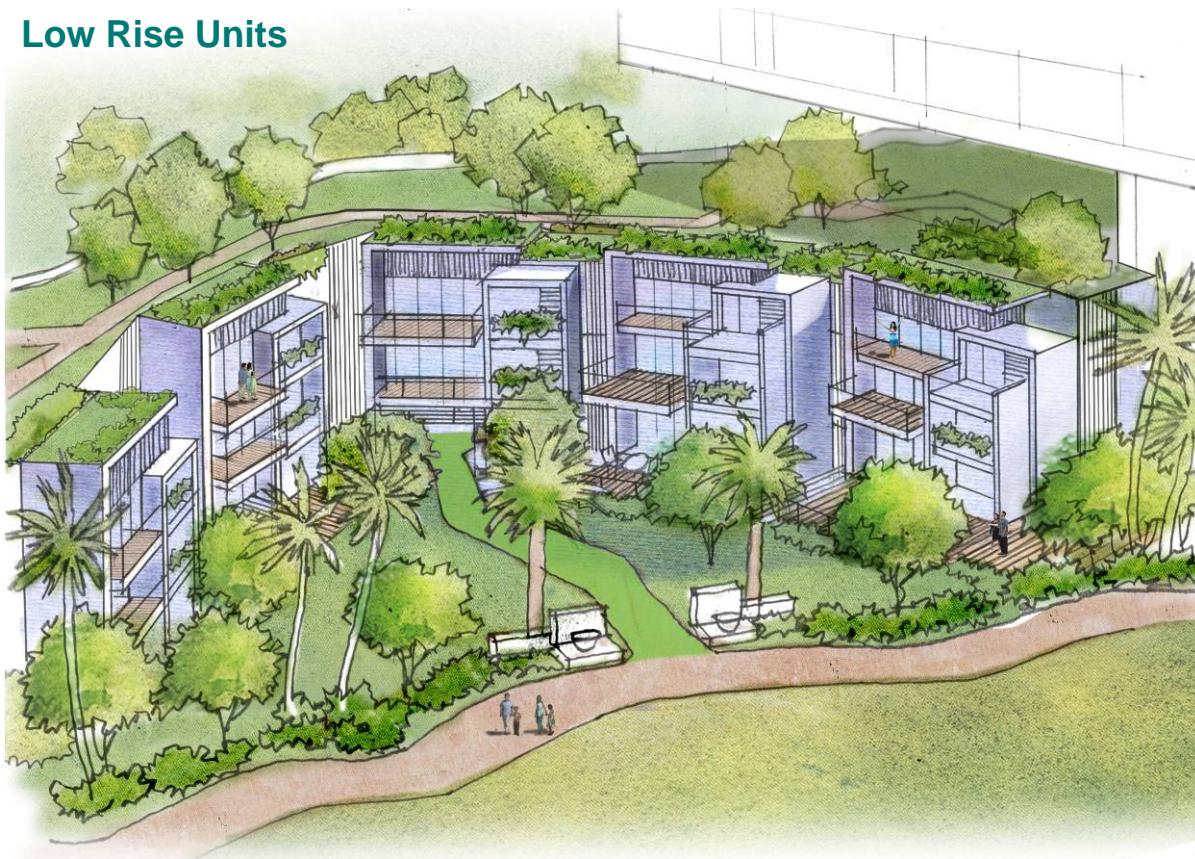


Wetland - Retail Walk



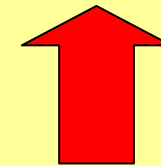
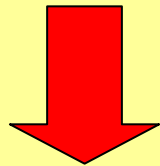
Wetland - Architect's Impressions

Low Rise Units



Medium Rise Units Atrium

Aging Population



Quality Retirement Housing

Rental Housing

SEN

Tanner Hill

Wetland

Thank You !