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

Mr Benny Hui
Senior Manager (Planning & Development)
Hong Kong Housing Society
Quality Retirement Living

FUN

CARE

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

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

Founded in 1948
Rental Housing – 20 estates, 33,149 units
Flat-For-Sale Scheme – 10 estates, 10,360 units
Urban Improvement Scheme – 30 projects, 5,620 units

Jubilant Place, Tokwawan
Sandwich Class Housing Scheme – 10 estates, 8,920 units

Highland Park, Kwai Chung
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

Winner of Quality Building Award 2004

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+)

<table>
<thead>
<tr>
<th>Year</th>
<th>2006</th>
<th>2016</th>
<th>2026</th>
<th>2036</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>1,096,000</td>
<td>1,641,000</td>
<td>2,394,000</td>
<td>2,740,000</td>
</tr>
<tr>
<td>(16%)</td>
<td>(22%)</td>
<td>(30%)</td>
<td>(32%)</td>
<td></td>
</tr>
</tbody>
</table>

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

3-min Video
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

Site Location
Tanner Hill – The Site
## Tanner Hill – Scope of Development

<table>
<thead>
<tr>
<th>Accommodations</th>
<th>Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Elderly Accommodation</td>
<td>About 600 units</td>
</tr>
<tr>
<td>(b) Elderly Supporting Facilities:-</td>
<td></td>
</tr>
<tr>
<td>❖ Care Home</td>
<td>✓</td>
</tr>
<tr>
<td>❖ Day Care Centre</td>
<td>✓</td>
</tr>
<tr>
<td>❖ Wellness Centre / Health Centre</td>
<td>✓</td>
</tr>
<tr>
<td>❖ Elderly Club (with recreational and leisure facilities)</td>
<td>✓</td>
</tr>
<tr>
<td>(c) Retail and Other Facilities</td>
<td>✓</td>
</tr>
</tbody>
</table>

Provisions indicate the availability of facilities or services in the development.
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

<table>
<thead>
<tr>
<th>Accommodations</th>
<th>Provisions</th>
</tr>
</thead>
<tbody>
<tr>
<td>(a) Elderly Accommodation Phase 1</td>
<td>614</td>
</tr>
<tr>
<td>Phase 2</td>
<td>366</td>
</tr>
<tr>
<td></td>
<td>About 1000 units</td>
</tr>
<tr>
<td>(b) Elderly Supporting Facilities:-</td>
<td>√</td>
</tr>
<tr>
<td>❖ Care Home</td>
<td>√</td>
</tr>
<tr>
<td>❖ Day Care Centre</td>
<td>√</td>
</tr>
<tr>
<td>❖ Wellness Centre / Health Centre</td>
<td>√</td>
</tr>
<tr>
<td>❖ Elderly Club with recreational and leisure facilities</td>
<td>√</td>
</tr>
<tr>
<td>(c) Hotel / Guesthouse</td>
<td>√</td>
</tr>
<tr>
<td>(d) Commercial / Retail</td>
<td>√</td>
</tr>
</tbody>
</table>
Wetland – Schematic Layout Plan

- Member’s Club
- Residence Club
- Low Rise Unit
- Medium Rise Unit
- Low Rise Unit
- Retail
- Hotel
- RCHE, Rehab, Clinic & Day Care Centre
- TIN SHUI WAI
Wetland – View from Wetland Park

- Medium Rise Unit
- Hotel
- RCHE, Rehab, Day Care & Clinic
- Retail
- Low Rise Unit
- Residence Club
- Member’s Club
- Wetland Park
Wetland – Entrance Plaza
Wetland – Retail Walk
Wetland – Architect’s Impressions

Low Rise Units

Medium Rise Units Atrium
Aging Population

Quality Retirement Housing

<table>
<thead>
<tr>
<th>Rental Housing</th>
<th>SEN</th>
<th>Tanner Hill</th>
<th>Wetland</th>
</tr>
</thead>
</table>

Age-Friendly Hong Kong
Thank You !