

Evolution of Building Design

In 1998, a Value Management Workshop was held to enable consensus amongst participants from a many of the bodies involved.

Schematic design of two SEN projects was initiated in 1999. Mock-ups of flat types were made available for comment by Housing Society staff, occupational therapists, consultants and selected potential end- users in September 2000 and construction commenced in October.



The first pilot scheme, in Tseung Kwan O is adjacent to an existing Care and Attention home run by Haven of Hope Christian Service, who will operate the SEN facility. 78 studio flats and 156 one-bedroom flats are provided in a 26-storey residential tower. The five storey podium provides hydrotherapy pools, sauna, gymnasium, games room, hobby room, library, multi-purpose hall, common room and podium level garden. Nursing care is available in two and four bed wards around a shared lounge. The kitchen can also serve other residents.



The second pilot scheme, at Jordan Valley will be operated by Hong Kong Sheng Kung Hui Welfare Council. Here, there are four levels of shared facilities and 333 flats on twenty levels.

Studio flats have hotel-type layout, with internal shower room and small kitchen area. One bed units have a separate kitchen.

Comparable developments were inspected in the US, Japan and Taiwan and aged care consultants provided advice. Mock- up interiors were constructed to facilitate the practical needs of the infirm whilst enabling homely ambience and personal expression.

Social interaction is encouraged by shared amenities and design of communal spaces.

Safety and hygiene are prioritised. While conventional in appearance, bathrooms allow wheelchair access, with assistance if necessary. Flat- floor showers enable the cubicle to be easily removed and shower room doors provide emergency

entry. Kitchens are dimensioned for older Hong Kong people and feature special, wok-shaped safety hotplates. Flats are fitted with emergency call buttons, smoke detectors and sprinklers.

Evolution of Systems

The Lease for Life system enables long term planning and security for tenants or operators, can sustain a rolling programme of development and offers a degree of control over tenure and operations.

Eligible applicants must be Hong Kong residents or their spouses, over sixty.

An upper asset limit for residents is set because SEN is indirectly subsidised by the Housing Society and the Hong Kong Government. Resources need to be directed to those who need them.

A lower asset limit ensures that residents are able to fulfill their financial commitments. [Other types of housing are available to those who cannot afford SEN]. Where applicants have insufficient assets, guarantees may be accepted from third parties.

Tenants and owners of flats subsidised by the Housing Authority or Housing Society applying for SEN need to give up their ownership or tenancy if successful. This frees housing elsewhere for families.

Eligible elderly pay a lump sum Entry Contribution dependent on their age and the characteristics of the SEN unit. Flats revert to the Housing Society at the end of tenancy, so they can continue to benefit the target group. Pricing takes account of the age of the applicant; adjusting downwards with increasing seniority.

In setting the entry contribution, the Housing Society took into account of the ability to pay of the target group, the need to generate cash return for future projects and the desirability of refunding a portion of the Entry Contribution on termination of the lease.

The exit refund is related to length of occupation. The refund reduces yearly over the first fifteen years of occupation and then remains constant. For a sixty year old applicant who stays for twenty years, the total is estimated equivalent to the rental cost of a similar