

# LCQ17: Senior Citizen Residences Scheme

Following is a question by the Hon Andrew Lam and a written reply by the Secretary for Housing, Ms Winnie Ho, in the Legislative Council today (January 24):

## Question

According to the Hong Kong Population Projections 2020-2069 released by the Census and Statistics Department, the proportion of elderly persons in the total population will increase substantially from 18.4 per cent in 2019 to 33.3 per cent in 2039, and the situation of the elderly population exceeding 2.5 million will remain for at least 30 years. On the other hand, the Hong Kong Housing Society (HKHS) launched the Senior Citizen Residences Scheme (the Scheme) in 1999. The third project under the Scheme was launched on March 14 last year to provide 312 flats, and it has been reported that HKHS received 500 applications for the project on the same day. There are views pointing out that there will be a huge demand for elderly housing. Regarding the various projects launched under the Scheme, will the Government inform this Council if it knows:

1. the numbers of residents in the various projects in each of the past 10 years;
2. the numbers of persons who terminated tenancies in the various projects in each of the past 10 years, and the reasons for termination;
3. the ancillary facilities provided in the various projects at present; and
4. whether HKHS will add more ancillary facilities to the existing projects and new projects in the future; if so, of the details?

## Reply

President,

The Senior Citizen Residences Scheme (the SEN Scheme) of the Hong Kong Housing Society (HKHS) provides residence integrating housing, recreation and healthcare services under one roof for the middle-income aged 60 or above, and the units are disposed of under the "lease-for-life" arrangement. The SEN Scheme accepts singleton and couple/non-couple doubleton applications throughout the year and adopts a single-queue arrangement, which is applicable to all completed projects as well as future projects under the SEN

Scheme. Applicants are not required to submit applications more than once and there is no application deadline. Having consulted HKHS, the reply to the question raised by Hon LAM about the SEN Scheme is set out below:

(1) and (3)

Currently, there are three projects under the SEN Scheme, namely Jolly Place in Tseung Kwan O, Cheerful Court in Ngau Tau Kok and Blissful Place in Hung Hom. Details of the projects, including the number of tenants and major facilities in the past 10 years, are listed at Annex A.

(2)

There is a small number of tenancy termination cases under the SEN Scheme each year. Between 2014 and 2023, the total numbers of tenancies terminated are about 120 and 150 for Jolly Place and Cheerful Court respectively (yearly figures are at Annex B). As tenant intake of the Blissful Place only started in mid 2023, no tenancy termination has been recorded so far. The main reasons for tenancy termination include tenants' death, admission to elderly residential care home as well as relocation to family residence due to health conditions.

(4)

The SEN Scheme is HKHS's key development strategy in the area of elderly housing. HKHS is currently constructing or planning three other SEN projects in Fanling, Kwun Tong and Shau Kei Wan. Amongst them, the project in the Dedicated Rehousing Estate at Pak Wo Road, Fanling is expected to be completed by end 2024, which comprises a residential care home for the elderly, a sky garden and a clubhouse for residents. In future, HKHS will continue to provide appropriate facilities for projects under the SEN Scheme in response to market development and the needs of the elderly.