Alternative Choices for Housing the Elderly in Hong Kong -Issues & Options for Quality Outcomes

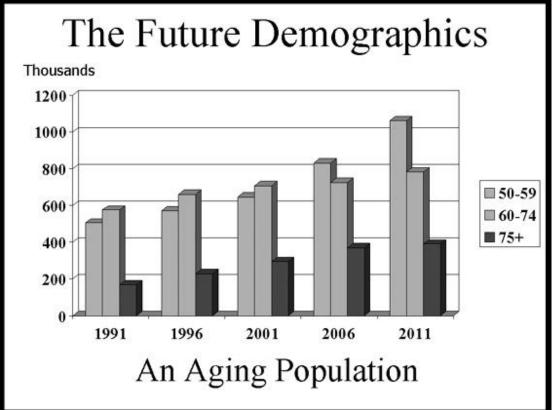
David K LANE

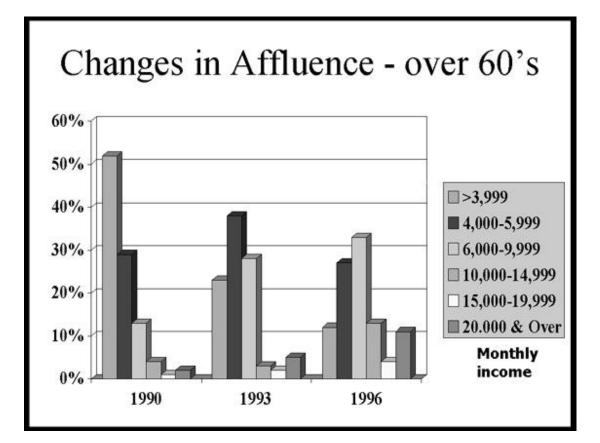
Director, Health & Aged Care Service Thomson Adsett Group Australia

Objectives of this paper

- Provide Background to the Ageing Issues
- Report on the Opportunity / Feasibility of "Ageing in Place" residential projects
- Propose a response and course of action
- Present a viable Site Specific Proposal

Part A - BACKGROUND





Summary of Trends -By 2011-

- There will be more "ew old"
- _ 2.2 million (1 in 3) will be aged over 50
- There will be more "old old"
- _ 1.2 million (1 in 5) will be aged over 60
- Life expectancy is increasing
- More elderly are living separately
- Affluence is Increasing (an ability to pay), so a "Market Opportunity" is emerging

International Trends

- "Assisted Living" Communities are booming
- World markets are focusing on "Lifestyle" NOT "Care" as a housing option
- Security and Privacy within a "Community" are major market issues

Hong Kong Today

- Majority of elderly live in the community
- "Institutional" Accommodation Options
- _ NGOs provide Limited Care Facilities
- _ Private Care Facilities are generally substandard
- Alternative residential options very limited
- _ The Public sector HKHA & HKHS are starting to respond
- Private Development Market has not yet responded

Part B - ISSUES FOR THE GOVERNMENT

- The Concepts of "Aged Care" and "Care for the Elderly" are terms from a past generation of thinking
- An effective housing strategy is increasingly seen as a core element of a governmental response to the aging population

A response to Seniors Housing is as diverse and complex as the very community itself and "housing" options must reflect this, for example.....

- There are many market segments; price points; and living styles/choices within any Seniors community
- The built environment should be developed in response to people's needs/expectations NOT a controller of

them (Continuum of Care)

- There is a need to shift from a fixation only on "care" solutions and dependency on institutional and or "medical" models
- Lifestyle Issues have become the pre-eminent focus on housing options for the elderly in many Countries
- There is a need to increase the emphasis on the person as the centre and the "loci" of a holistic environment not staff or services (Social Model of Care/Support.)

Government Response

This will result in the Government needing to develop policies that:

- Achieve a role for the Private Sector
- Encourage a "User Pays" approach
- Balances Equitably the Demands and Needs
- Contains Costs

Joint Venture Options for New Housing Initiatives

- Hospital Authority
- NGO's
- Private sector
- SWD
- Housing Society
- LDC/URA

Out-Sourcing Options for New Housing Initiatives

- Total Packages
- Design to performance
- Split Estate & Management Functions
- Other?

Develop a Pro-active approach to Urban Renewal & New Town Development.

Using Land & / or	Advocacy for the
Locations	provision of Seniors
controlled by:	Housing with:
\downarrow	\downarrow
URA / LDC	
Health & Welfare	
	SWD

Part C - Some Concepts for New and Existing Products

Existing Housing Estates - Redevelopment

- Create Residential Communities for Seniors integrated in older Estates to include:
 - > Improved Housing Options
 - > A more seamless "Care Continuum"
 - > Increased Outreach through Home Care

Housing Options include:

- Purpose Built Retro-fitting of whole towers on older estates
- Convert Lower Floor Levels of Towers to "assisted living" housing with "support"
- Recycle other existing estate infrastructure
- (e.g. Kindergartens)

Improve "Care Continuum" by:

- Linking lower levels of Towers to increase staff support Options
- Converting Podium areas to more intense "care supported housing"

Increase Home Care Outreach through:

- Networking Government referral services
- Outsourcing/Contracting professional services and support
- Rationalizing service provision arrangements on existing estates to one sole service provider (seamless delivery)

Part D - A NEW CONCEPT-SEN HOUSING-for HONG KONG HOUSING SOCIETY

The New Vision

- Provide quality environment for Elderly
- Meet physical, social and spiritual needs
- Offer integrated support & care services
- Ensure care continuum is more integrated
- Provide an "Aging in Place" solution

The Proposed Product - An Assisted Living Community

- A scheme that :
- Integrates "Packages of Services and Care" with "Housing designed specifically for the Elderly"
- Offers Choices
- Total Quality Assured
 - Unique to Hong Kong
- An image that looks good & feels good

The Potential Client

- Middle Level Personal/Family income
- Nearing Retirement or Retired
- Seeking a Quality Living Environment
- Range from predominently Relatively Healthy and Independent to being in need of some support and/or care

Key Design Considerations

- Flexibility
- Homelike Environment
- Communal spaces
- Personal spaces
- User friendly to Occupants
- Safety & Security
- Integration of Operations

The "Software" (Operations & Services)

- Estate Management
- Facility Management
- Hotel and Lifestyle Services
- and packages of ...
- Personal Care and Support Services
- Medical and Paramedical Services

The "Software" (Care and Support)

- A range of Targeted Basic Services
- Hotel and Lifestyle Services
- Estate Management
- Facility Management
- Care and Service "Product Options"
 - Personal Care
 - Medical & Paramedical Services

Part E - Testing Against a Specific Site

JORDAN VALLEY - Final Concepts The Brief

- Flat Type : A Studio Unit (22m²)
- B 1 Bedroom unit (33m² 35m²)
- Flat Mix : A 20% B - 80%
- Flexibility : 2 Type A can be converted to 1 Type B

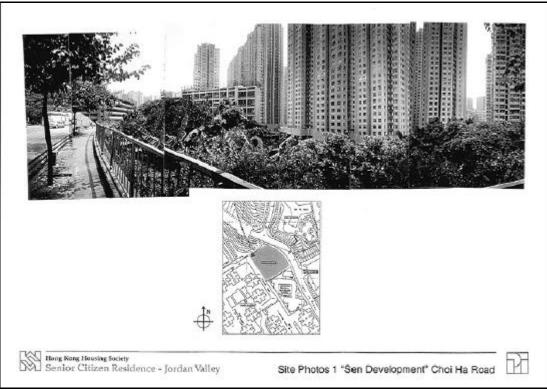
(50% of Type A is convertibile)

Care and Support Component (Podium)

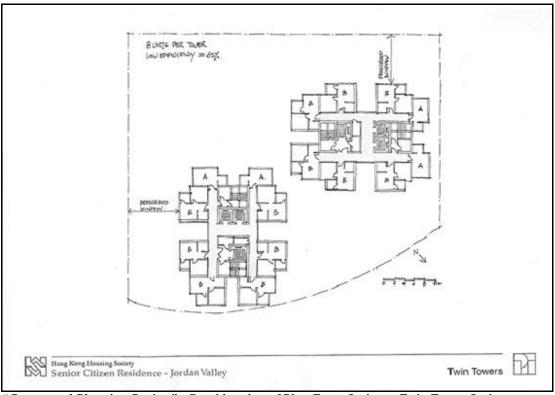
Wide range of communal and support facilities comprising of 3 main categories:

(1) Social / Recreational
(2) Medical / Caring
(3) Supporting Facilities

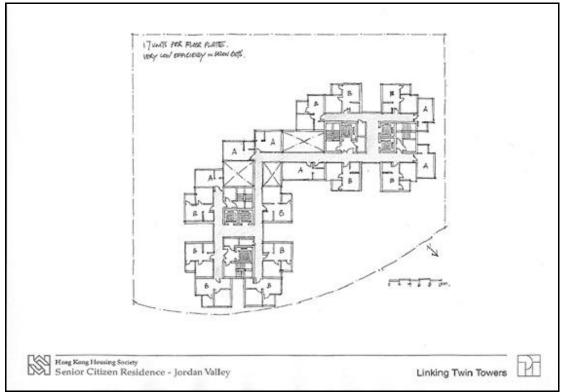
DEVELOPMENT DATA : 2750er/ Class A Vapart Stor Government/instacos/Community (Data COP SX 139) 15:00 metres above speak tech? 25 alongs euror above speak community 26 alongs euror above speak community 26 alongs euror above speak community additional basement connecting the proposed development to Jimoy Gattain Site Area Glass of Site Existing Use Existing Zoning instead up _ Anterior US Warners (2) exception interaction interaction Airport Holght Restrictio Proposed Holght Proposed No. of Storeys wanper into entryine UK -Permitted Plot Ratio under 6(P)A UNITARY US 8.0 : 22,000m⁴ 15 : 41,350m⁴ Domestic Non Domestic when per unit entror UI extent UI Notice to Notice to Permitted Plot Ratio under \$16 Town 7.5 : 20.625m² Planning Application 6.0 : 16.500m⁴ 1.5 : 4.125m⁴ : \$77m⁶ (3.5% of the damentic GPA) Domestie Nun Domestic Crub Allocation 81 Herson (7) MARCHINE LA WHEN IS Proposed Plot Ratio ** Connecte ** Non Domestic ** Reconstrond Cub Attocnion 7.48 : 20,570m⁴ 5.99 : 16,472.5m⁶ 1.49 : 4,087.5m⁸ : 668m⁴ (3,455.cf the Domosto GFA) 當職的後 。 ON HIS CANNE U USANY / HORE / HOLY CONE / OF ORE COOPE 12 Permitted Site Coverage under D(P)R and \$16 Town Planning Application Domesic Non Domesic (selew 15 metres) 100,000 (200 041.14 : 33.33% ; 100% 918,575m⁴ 2,750m² 町一日一日 Laters p Detroits at Proposed Sito Coverage Domestic Non Domestic (below 15 metro) : not more than 38.33% : Approximately 60% - 100% Dr. con in 1000 - 20 May be exempted from total PR calculation by the Buildings Department M recreational facilities. Will be adjusted in Building submission stage to maximilias the germitted plot asso DIAGRAMMATIC SECTION --Hong Kong Housing Society Senior Citizen Residence - Jordan Valley 比 Development Data



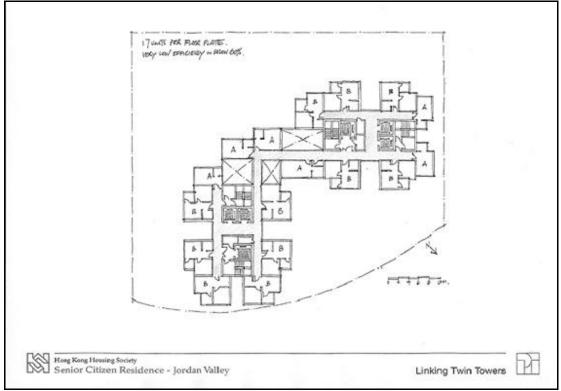




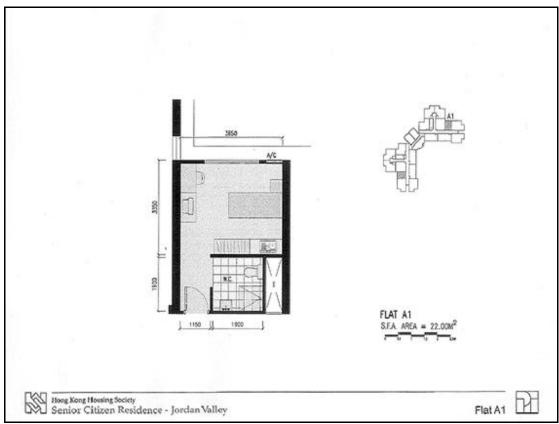
"Conceptual Planning Review" - Consideration of Plan Form Options - Twin Tower Option



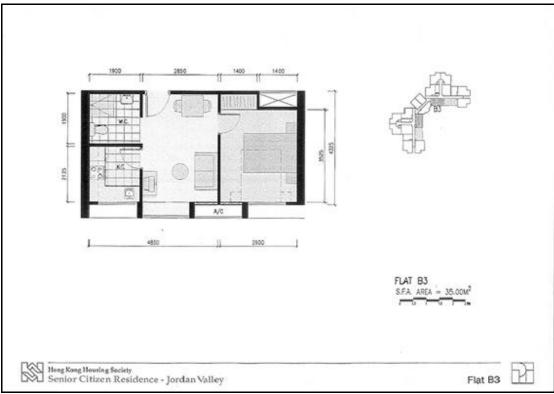
"Conceptual Planning Review" - Consideration of Plan Form Options -"L-Shaped" Towers Option



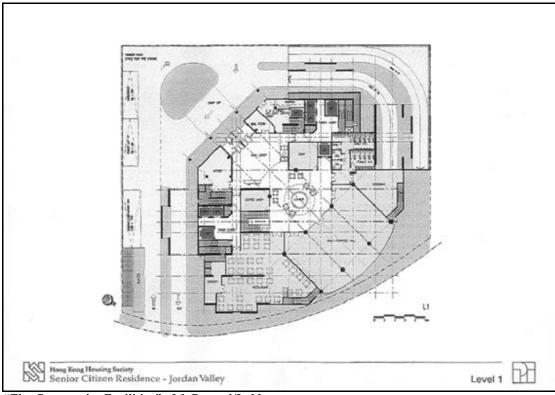
"Conceptual Planning Review" - Consideration of Plan Form Options -"L-shaped" Twin Tower Option



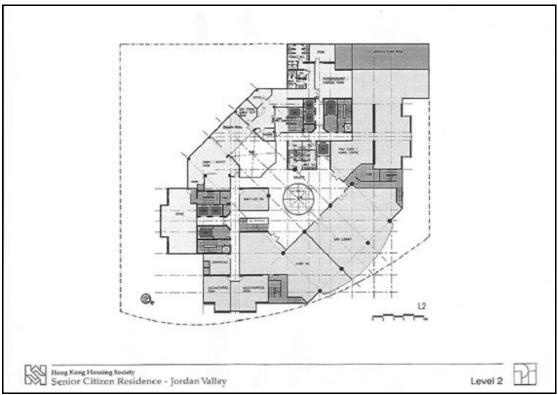
"The Residential Apartments" - Bed -sit Apartment (A1)



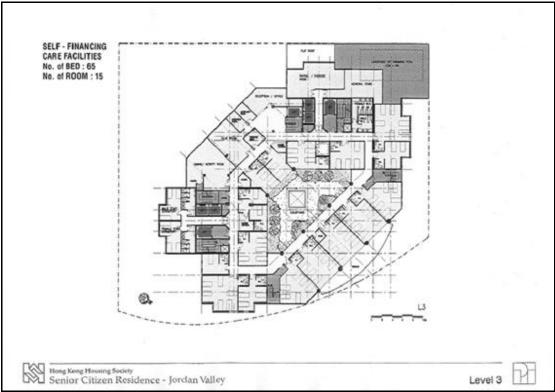
The Residential Apartments - 1 Bed Apartment (B3)



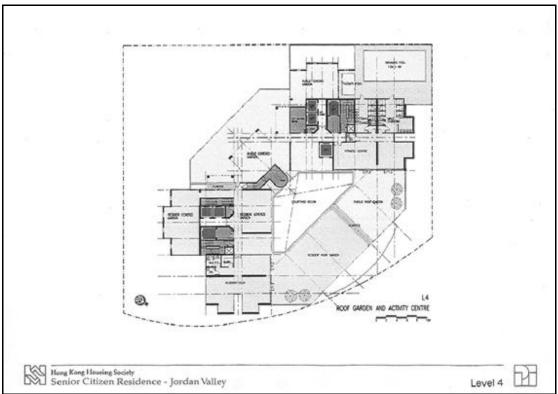
"The Community Facilities" - L1 Ground/Lobby



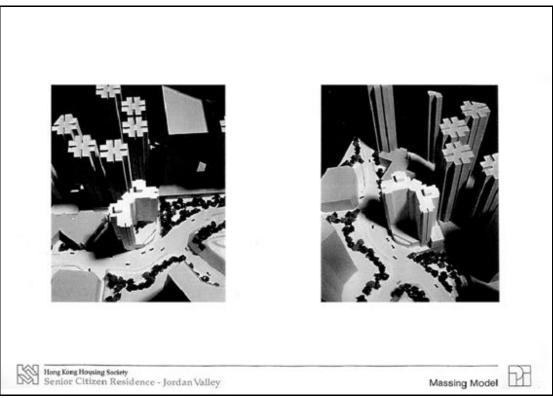
"The Community Facilities" L2- Residential & Therapy



The Community Facilities - Residential Care Home



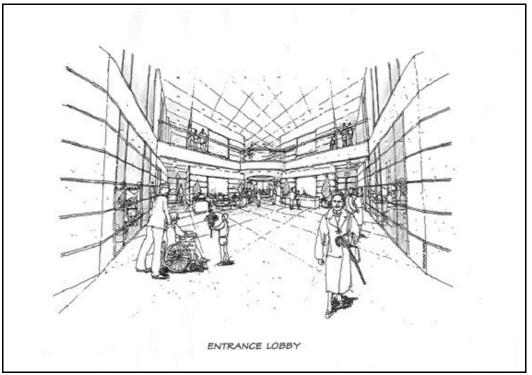
The Community Facilities - Roof Garden & Activitiy Centre



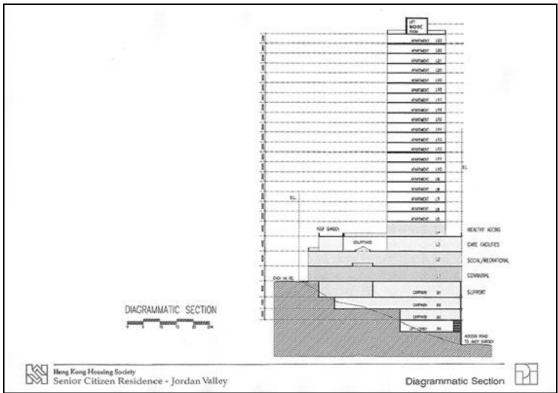
"Building Envelope" - Form study - Conceptural Model Studies



Perspective View



Interior Perspective - Lobby



Typical Section

Contributors

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 - (Proposed Operator Tseung Kwan O Site)

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