

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

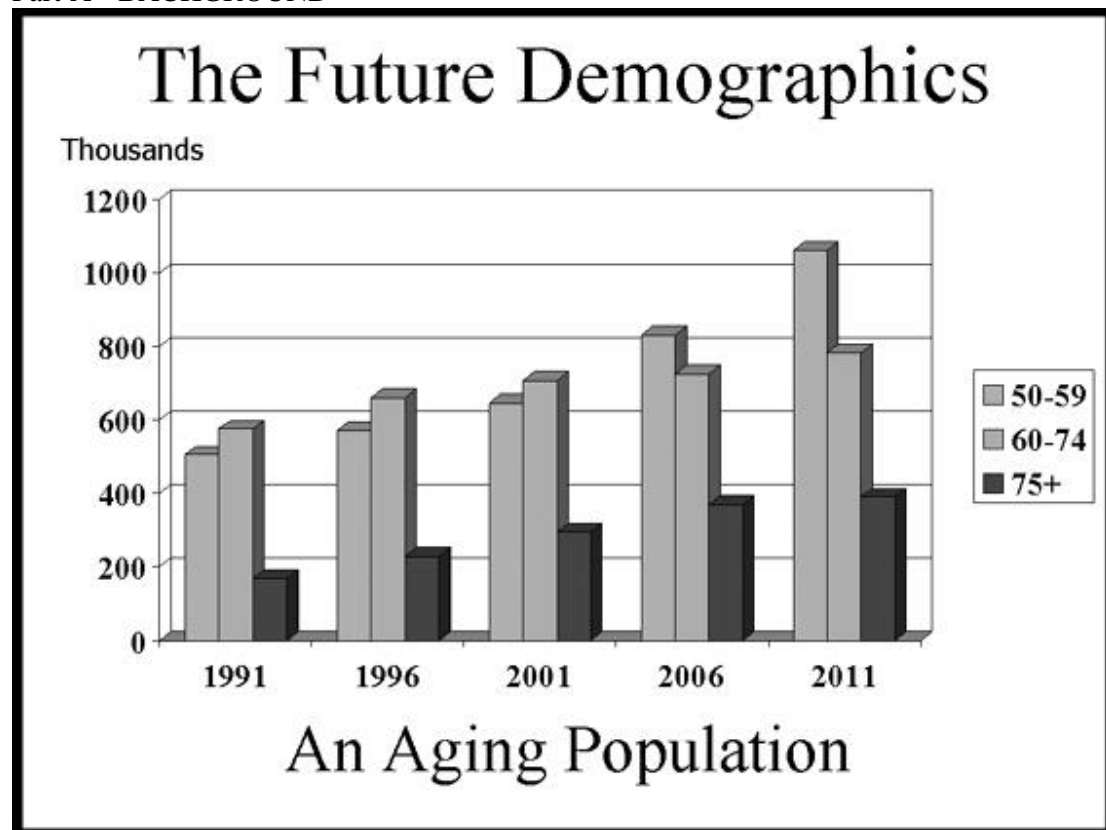
David K LANE

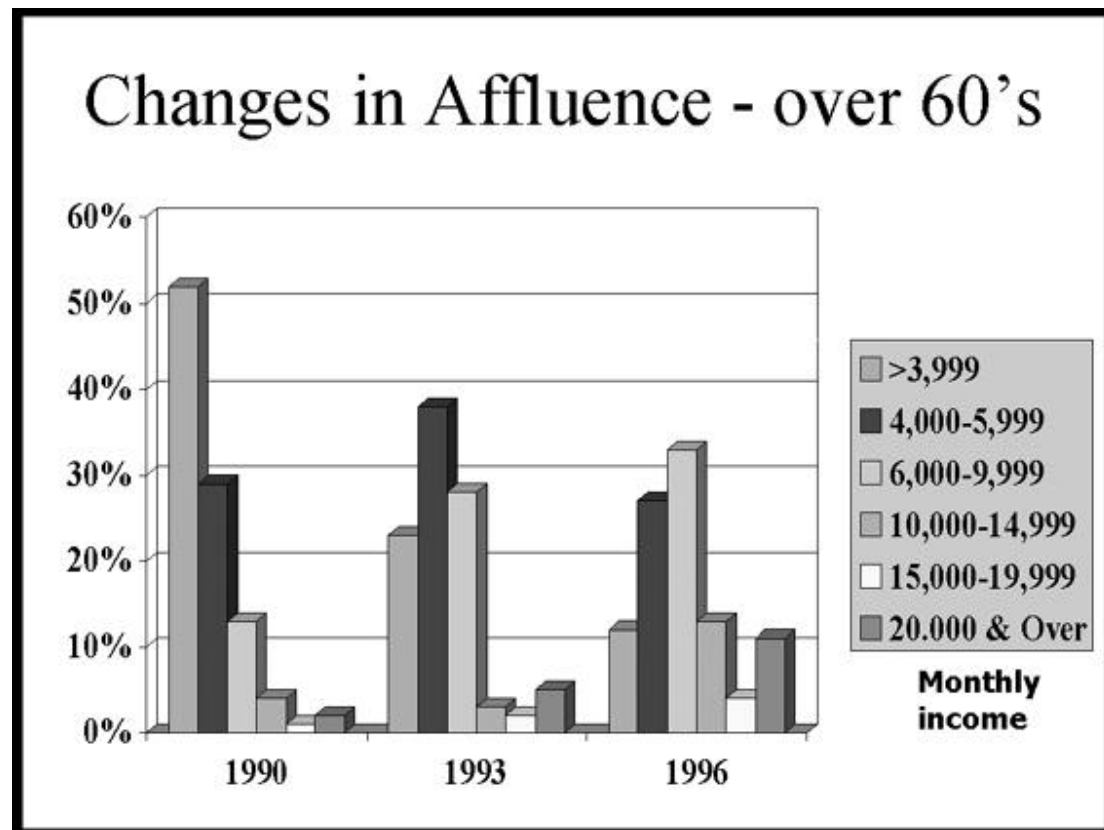
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Objectives of this paper

- 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

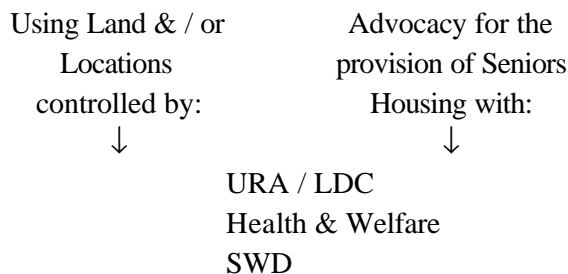
Joint Venture Options for New Housing Initiatives

- 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.



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 predominantly 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%

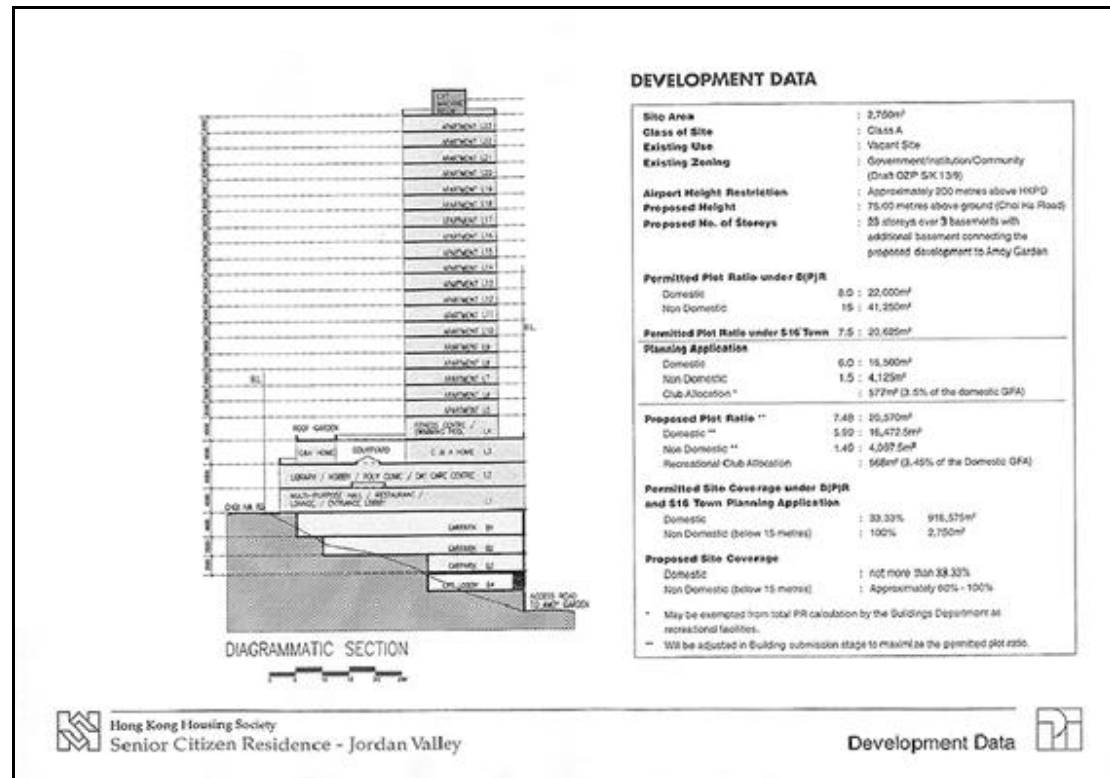
Flexibility : 2 Type A can be converted to 1 Type B

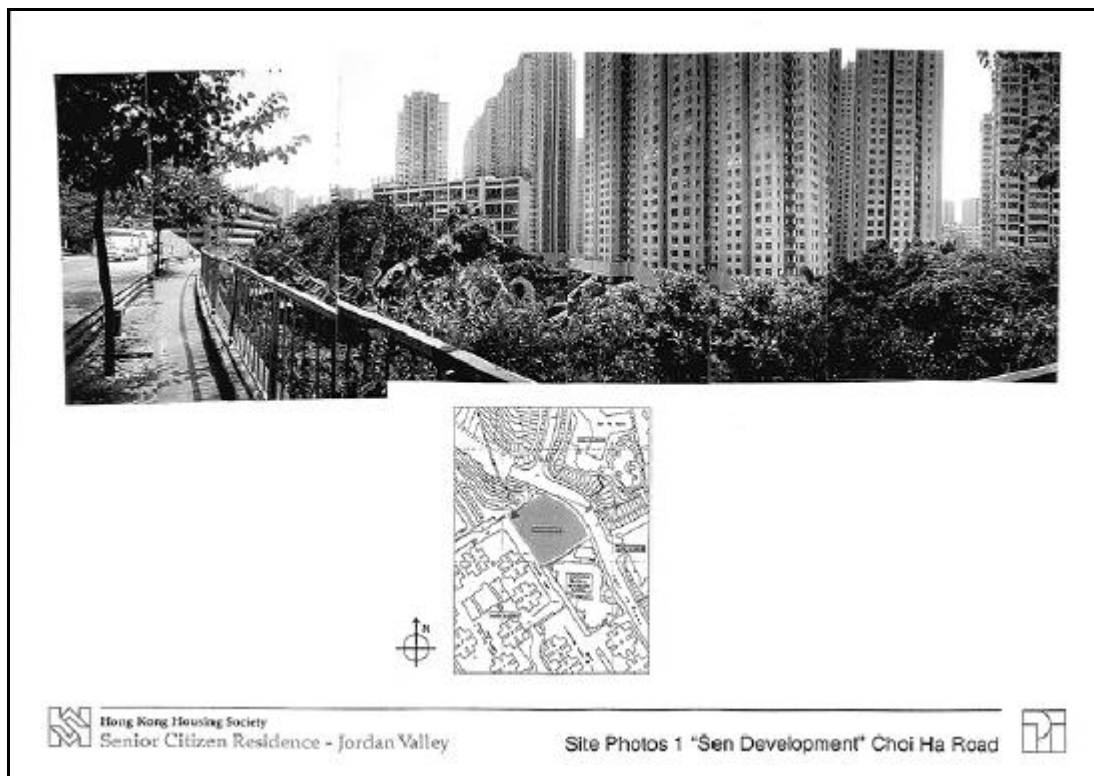
(50% of Type A is convertible)

Care and Support Component (Podium)

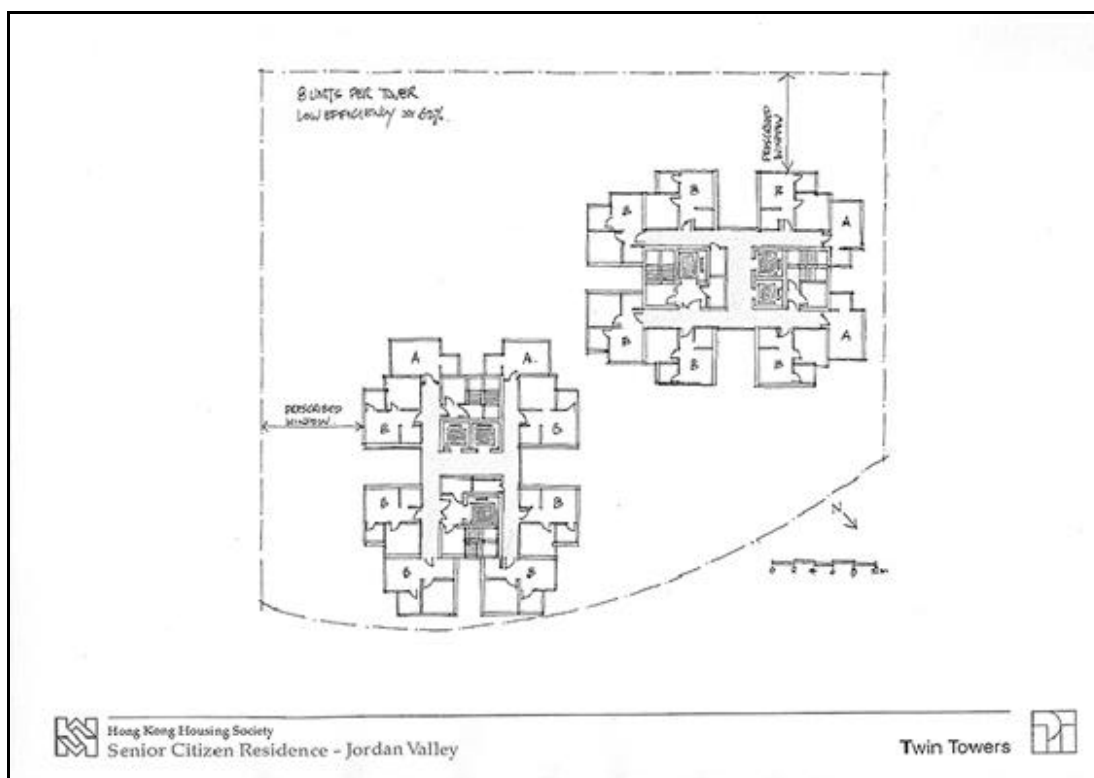
Wide range of communal and support facilities comprising of 3 main categories:

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

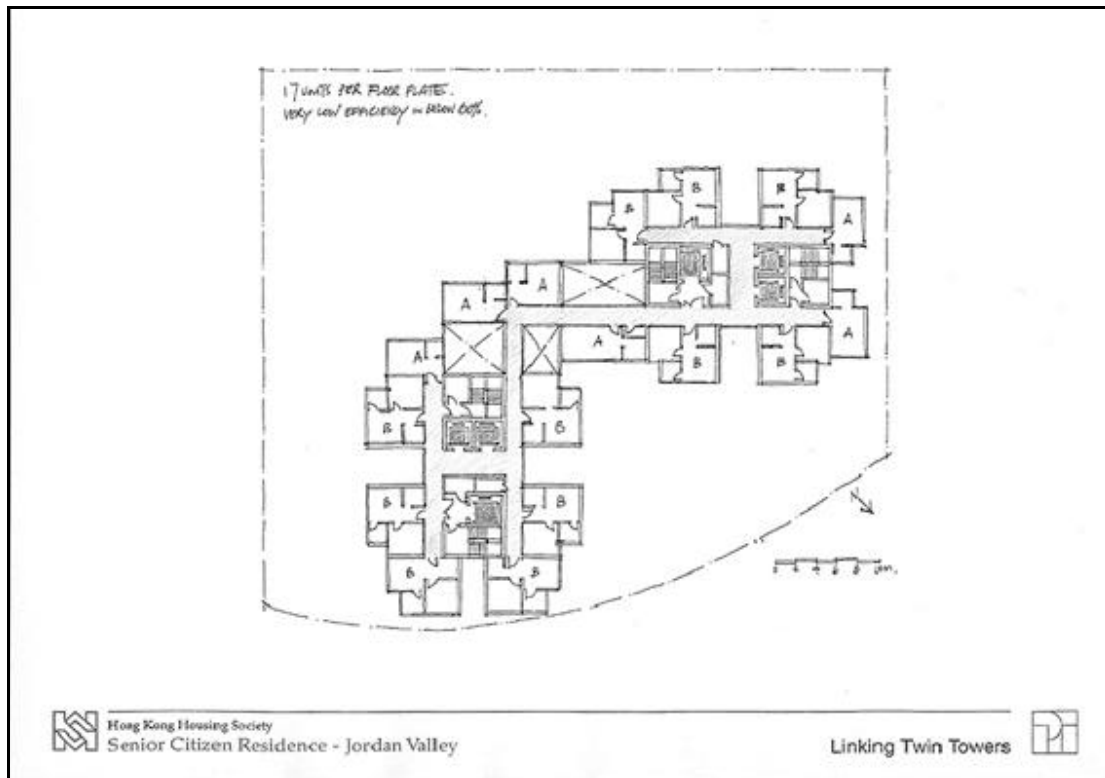




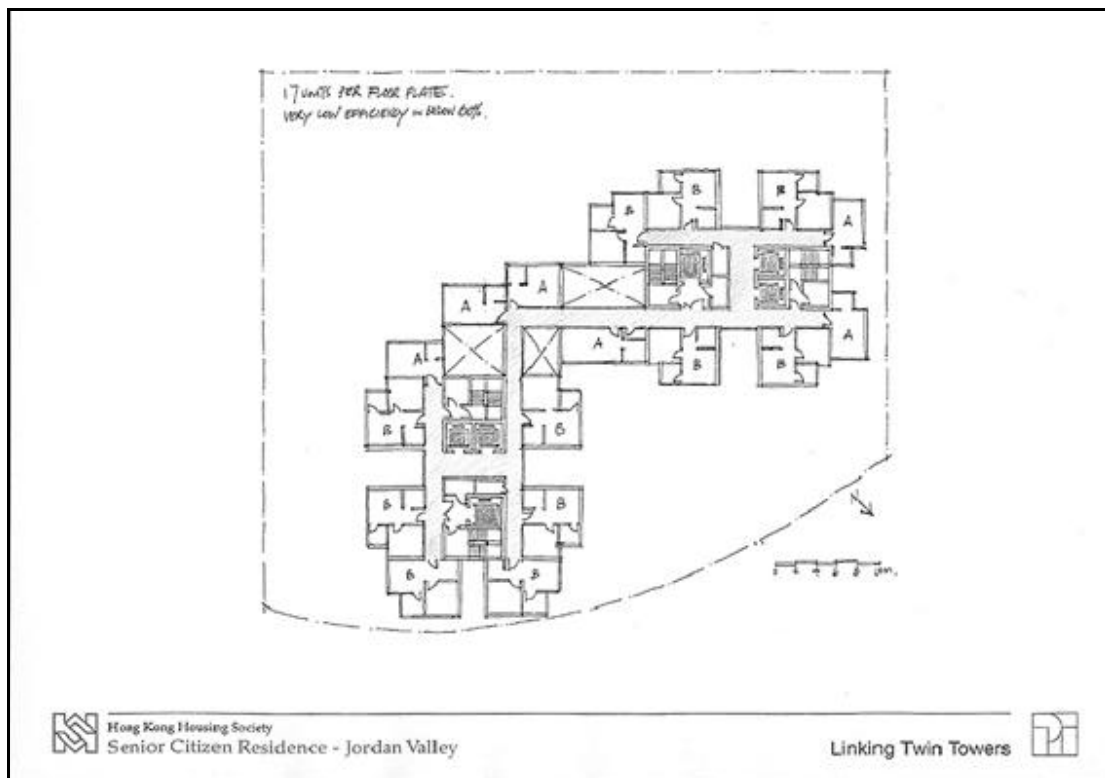
Site View



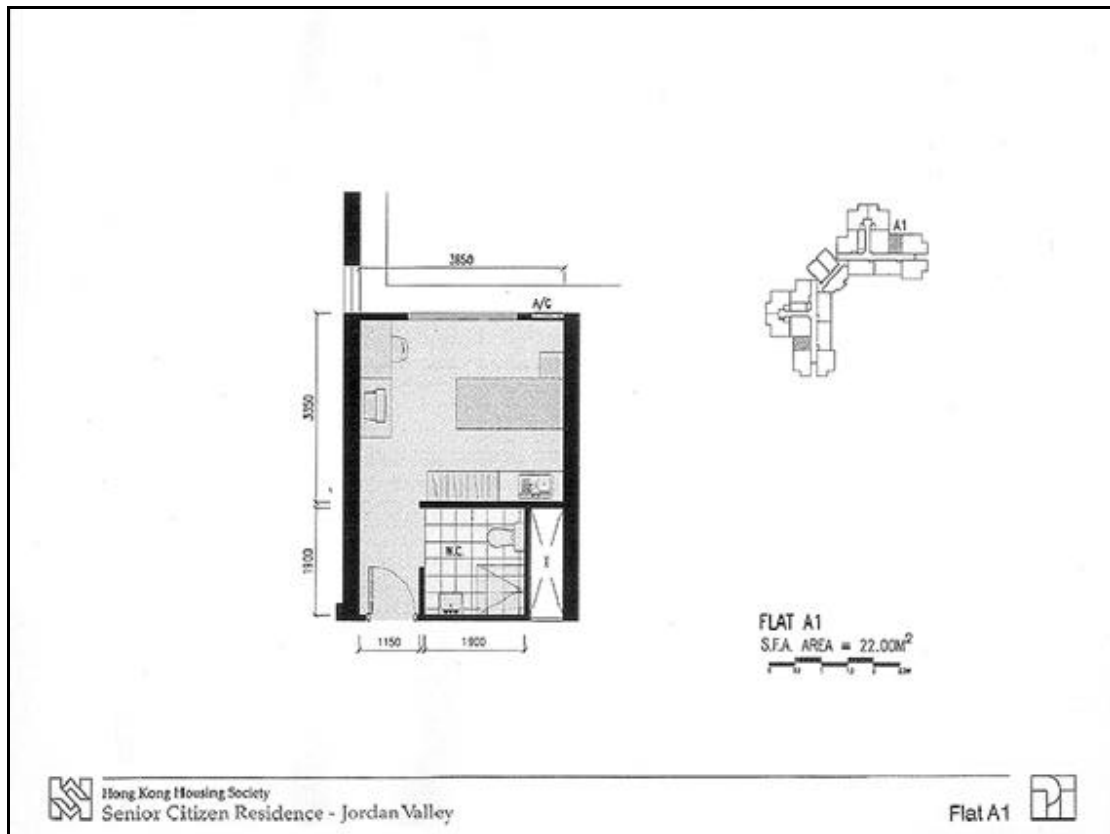
"Conceptual Planning Review" - Consideration of Plan Form Options - Twin Tower Option



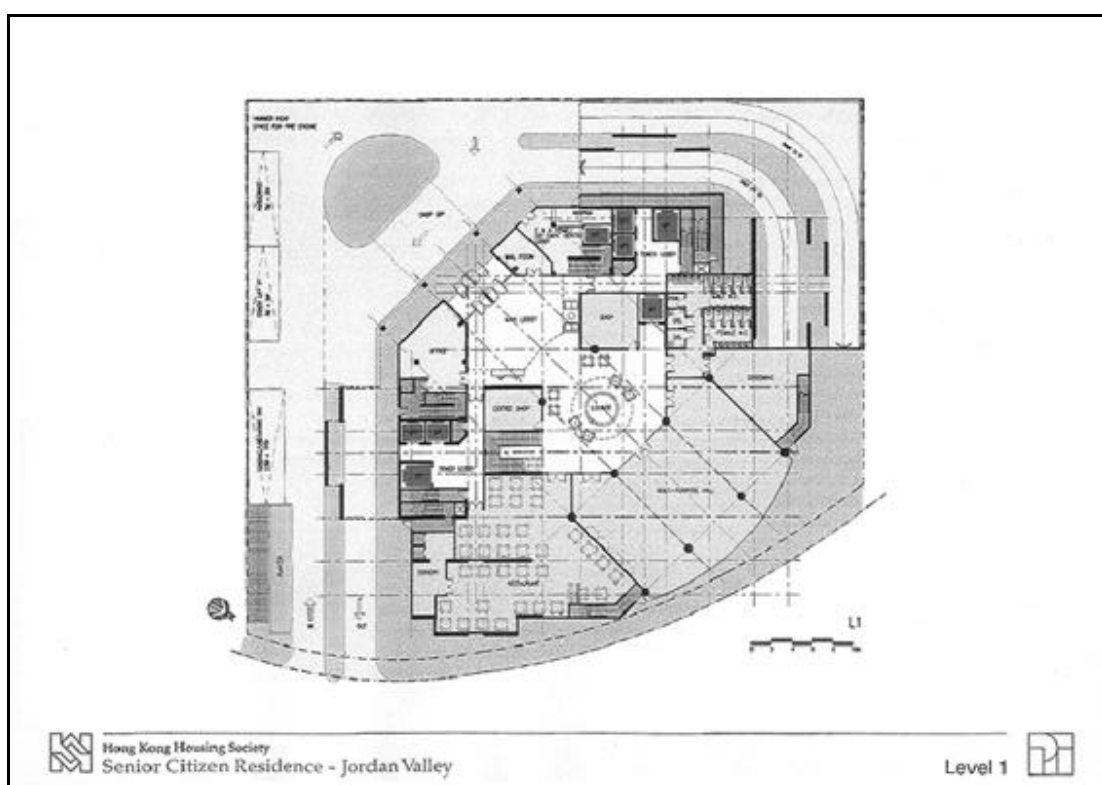
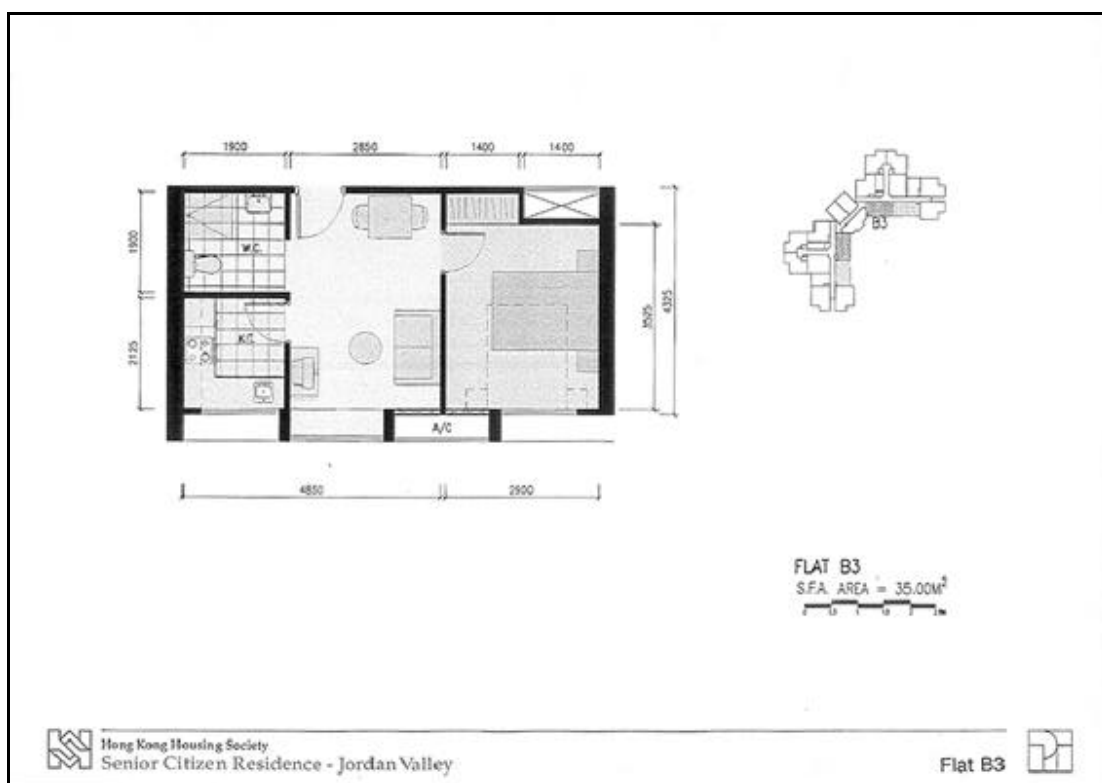
“Conceptual Planning Review” - Consideration of Plan Form Options - “L-Shaped” Towers Option



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

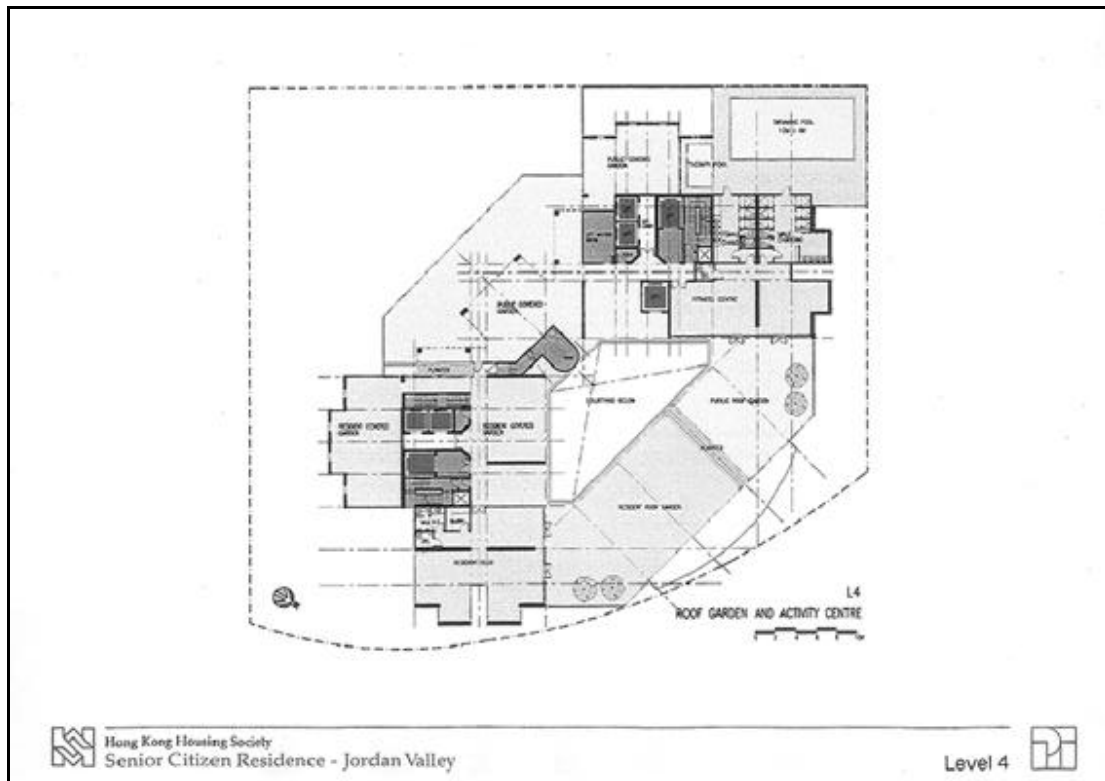


"The Residential Apartments" - Bed-sit Apartment (A1)

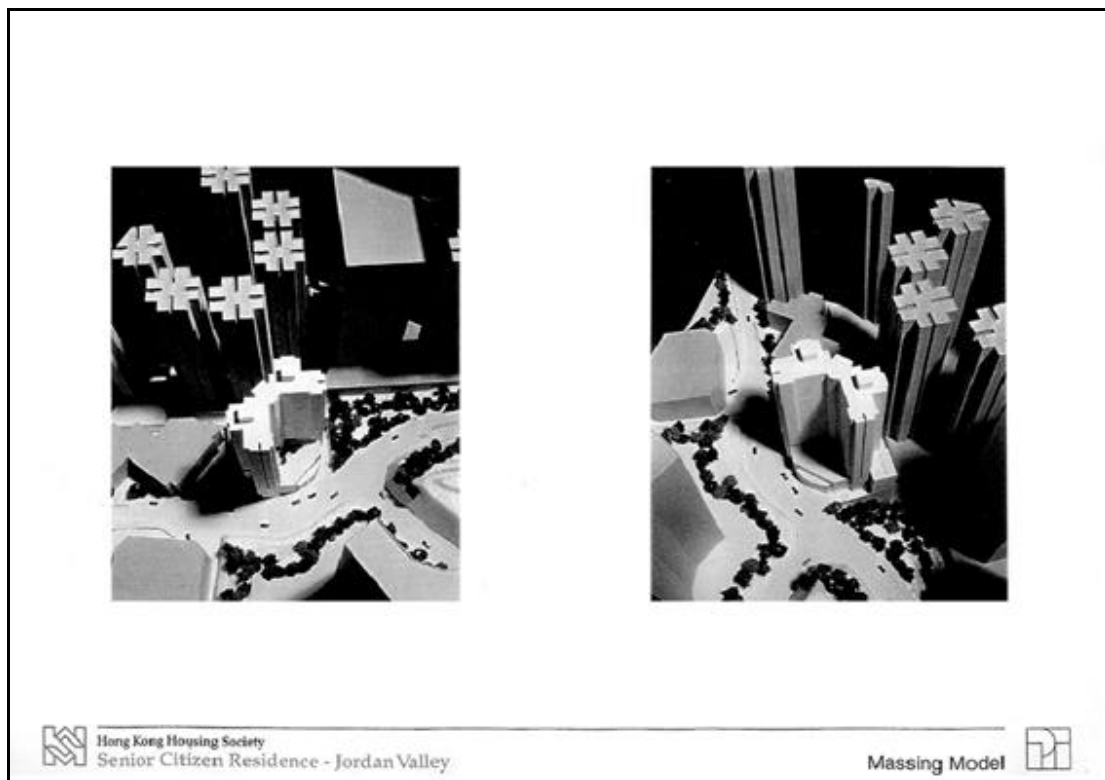




The Community Facilities - Residential Care Home



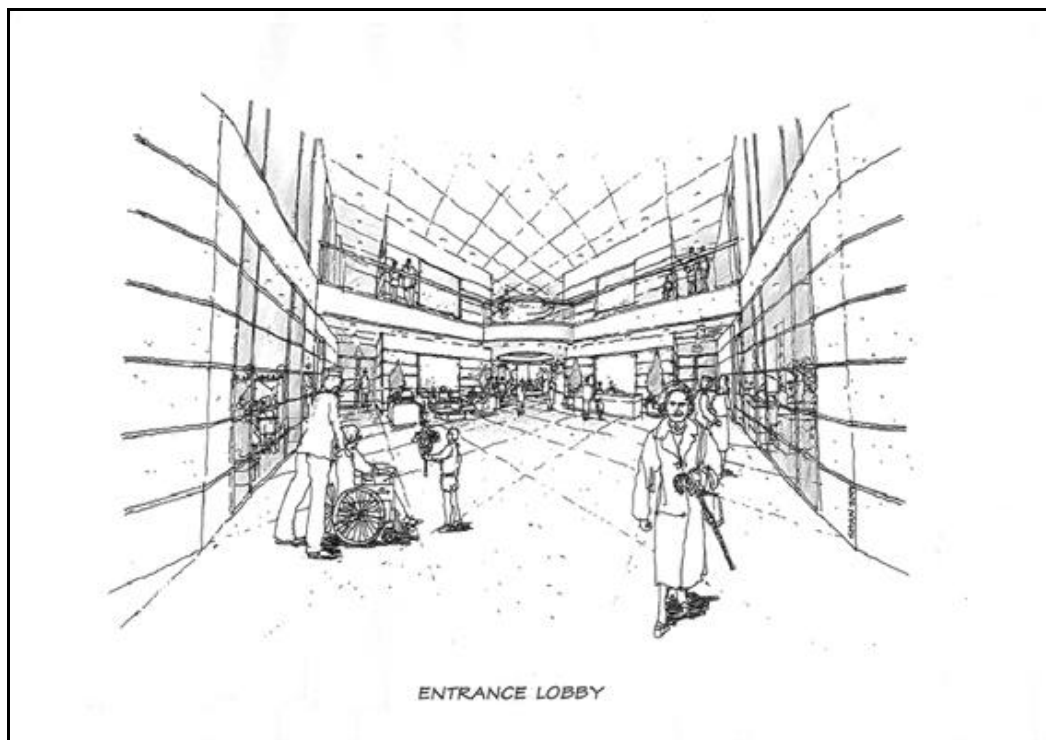
The Community Facilities - Roof Garden & Activity Centre



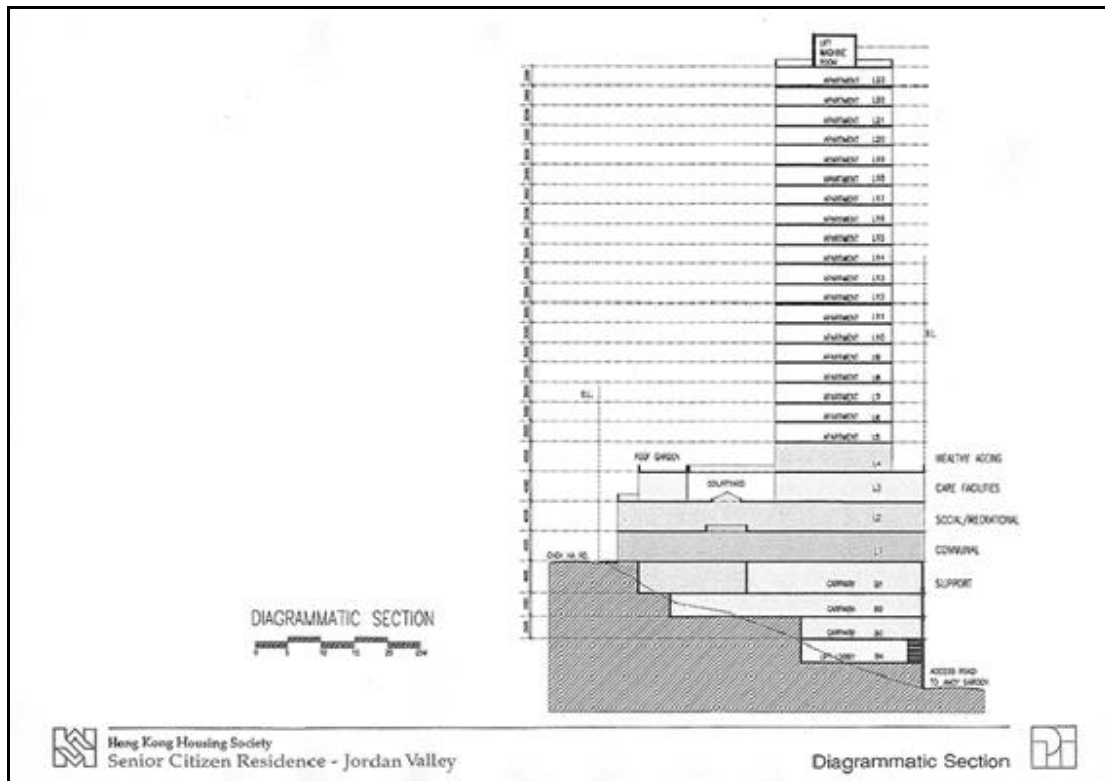
“Building Envelope” - Form study - Conceptual Model Studies



Perspective View



Interior Perspective - Lobby



Typical Section

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 (Initial Concept Design - Both Sites)
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- Leigh & Orange
 (Design & Documentation - Tseung Kwan O)
- Sheung Kung Hui
 (Proposed Operator - Jordan Valley Site)
- Haven of Hope
 (Proposed Operator - Tseung Kwan O Site)

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