

For information

Legislative Council Panel on Development

**Progress Report on
Funding Scheme to Support the Use of
Vacant Government Sites by Non-government Organisations
for the Financial Year 2019-20**

PURPOSE

This paper briefs Members on the implementation progress made by Development Bureau (“DEVB”) regarding the funding scheme to support the use of vacant government sites by non-government organisations (“NGOs”) in the Financial Year 2019-20.

BACKGROUND

2. The Finance Committee approved the creation of a non-recurrent commitment of \$1 billion on 25 January 2019 for DEVB to implement the funding scheme to subsidise the costs of basic restoration works to be pursued by NGOs on vacant government sites to take forward worthy projects for the community. DEVB launched the scheme and accepted applications from NGOs since 21 February 2019¹. The key directions of the scheme are as follows –

- (a) an inclusive approach capitalising on “community wisdom” is adopted. With this in mind, the funding is open to all applications in relation to which at least in-principle approval of short-term tenancy

¹ Details of the funding scheme (including application guidelines and procedures) are available on DEVB’s website (https://www.devb.gov.hk/en/issues_in_focus/Funding_Scheme_to_Support_the_Use_of_Vacant_Government_Sites_by_Non_government_Organisations/index.html).

(“STT”)² is obtained under the existing Government mechanism for use of the available vacant government sites (including vacant school premises on government land) for community, institutional or other non-profit making initiatives. In other words, the funding is not limited to a specific use as pre-determined by Government;

- (b) the mechanism for submitting and approving funding applications is kept simple to minimise bureaucracy and facilitate the kick-starting of worthy projects as early as possible, with appropriate monitoring to ensure effective use of the approved funding; and
- (c) apart from providing funding support, we encourage the contribution of expertise and experience by professionals in the development sector, and in so doing facilitate tripartite collaboration among Government, NGO-applicants and professional bodies in taking forward worthy projects.

Eligibility

3. After an NGO has received in-principle approval from a relevant authority for renting a vacant government site (including vacant school premises) under the existing mechanism³, it may make an application for funding support under the scheme when it meets any of the following criteria –

² Generally speaking, pending determination or implementation of a long-term use, Lands Department (“LandsD”) puts vacant sites under its management to temporary uses by Government bureaux/departments (“B/Ds”). If there is no taker within Government, individual vacant sites may be made available for specific uses supported by relevant B/Ds through open tender (such as STT carparks). For sites with no temporary use identified by Government following the above process, LandsD will publish the relevant information onto its “GeoInfo Map” website (<https://www.map.gov.hk/gm/map/search/faci/VGS>) to invite tenancy applications by NGOs for community, institutional, or other non-profit-making uses on a short-term basis. If an application is approved, nominal (or concessionary) rent will be charged with policy support by a relevant bureau; in other cases full market rent will be charged. Under LandsD’s current practice, STTs let by direct grant are normally granted for a fixed term of a duration ranging from one to five years (in some cases with policy justifications a longer term of up to seven years may be granted), thereafter to be renewed monthly or quarterly depending on circumstances (if the site concerned is not immediately required for permanent or other temporary uses).

³ At present, in relation to unleased and unallocated government sites including vacant school premises that are under LandsD’s management and may be suitable for temporary uses by way of STTs, District Lands Offices of LandsD would, upon receipt of an application from an NGO, consult relevant B/Ds on the proposal under the existing mechanism. During the process, the applicant may need to provide supplementary information requested by B/Ds to demonstrate the merits of the proposal. Depending on the circumstances, the applicant may also be required to address local concerns or other issues raised by B/Ds. A prerequisite for the approval of an application is that policy support has been given by a relevant bureau whose portfolio oversees the provision of services related to the relevant community, institutional or other non-profit-making use being applied for.

- (a) it is a charitable institution or trust of a public character exempted from tax under section 88 of the Inland Revenue Ordinance, or a company incorporated under the Companies Ordinance as a limited company by guarantee whose objects and powers do not include distribution of profits to members, or a non-profit-making society registered or body established under any legislation in Hong Kong; or
- (b) it takes the form of a social enterprise.

Scope of Financial and Technical Support

4. The funding scheme provides successful NGO-applicants with subsidies to support one-off, basic, and essential restoration works required to make the sites/premises fit for use. Such works may include, for example, slope upgrading works, site formation, erection of temporary structures (such as those using modular integrated construction methods), provision of sewerage/drainage or other basic facilities, pedestrian/vehicular access, renovation of existing premises, installation of fire safety equipment or barrier-free facilities, etc. The costs in relation to consultancy services commissioned to determine the technical feasibility or parameters of the proposed works⁴, as well as insurance policies covering any potential claims that may arise during surveys, investigations and renovation works, may also be covered.

5. Nevertheless, the funding scheme is not intended to cover the cost for interior fitting-out, or the cost of furniture and equipment procured purely for the NGOs, or other operating or recurrent expenses (e.g. general repair and maintenance) to be incurred in implementing the proposed short-term use on the vacant sites.

6. The funding to be allocated to each approved project varies, depending on a number of site-specific factors, in particular the size of the site, existing conditions, technical requirements and the uses proposed. This notwithstanding, the financial subsidy for each approved project is at this stage capped at \$60

⁴ The consultancy services may cover —

- (a) detailed design of the proposed restoration works, and engagement of contractors to pursue preliminary works for site investigation and surveys;
- (b) submissions to Buildings Department and other government departments;
- (c) tendering and management of works contracts; and
- (d) site supervision.

million. Generally speaking, depending on the scale of an individual project, DEVB may process and approve funding applications for the entire project in stages. In other words, for larger or more complex projects, we would consider approving the cost for detailed design and site investigation in the first stage, so that NGO-applicants can start the preliminary works first. When the detailed design is completed, and when the cost estimation of the proposed construction works is more specific or mature, we would then consider granting funding for the second stage of the project.

7. The restoration works on the vacant sites or school premises are essentially executed by consultants, professionals and contractors engaged by the relevant NGOs upon approval of the funding applications. Considering that some NGO-applicants may not be well versed or experienced in project planning and works management, DEVB and government professional departments may provide technical advice and support to facilitate the smooth completion of projects. We would continue to collaborate with professional institutes to provide advisory services for NGO-applicants.

Assessment Mechanism

8. An inter-departmental Assessment Committee chaired by DEVB is responsible for assessing funding applications. The Assessment Committee is comprised of directorate officers of DEVB and relevant professional departments⁵. In general, the Assessment Committee takes around four months on average to complete the assessment of individual applications (or the first stage of the projects), counting from the time when the NGO-applicants submit all necessary information and the Secretariat completes verification of the relevant information.

9. As eligible applicants should have received in-principle approval for the proposed use of relevant vacant sites, the Assessment Committee would focus on the technical aspects of the proposed works to ensure that the works would be within the scope and financial ceiling mentioned above. In particular, the Assessment Committee would see to it that the amount of funding granted to each approved project should be in line with the principles of economy, efficiency, and effectiveness in the use of resources thereby achieving good value for money. The

⁵ The Assessment Committee is chaired by Deputy Secretary for Development (Planning and Lands). The membership is comprised of officers from ten professional departments, including Architectural Services Department, Buildings Department, Civil Engineering and Development Department, Drainage Services Department, Environmental Protection Department, Fire Services Department, Government Property Agency, LandsD, Planning Department and Transport Department. The Planning and Lands Branch of DEVB provides the Assessment Committee with Secretariat support.

Assessment Committee would also look into the experience and capability of applicants, and the timeframe required by them in implementing the projects.

APPLICATIONS APPROVED

10. As at 31 March 2020, DEVB has received a total of 12 applications and approved the funding for the entire project or phased funding for eight of them. The ceiling of the total funding approved so far for the eight projects is about \$72 million. The remaining four applications are being processed⁶.

11. A list of the aforesaid eight approved projects is at **Annex A**. Details of each item are set out at **Annex B**. Of these eight projects, four of them would have the restoration or construction works completed within this year for actual operation. The other four would have the detailed design and site investigation completed this year, so that DEVB would consider approving the funding for the construction cost of these projects (except the two transitional housing ones) and allow them to proceed to the next stage. DEVB would continue to work closely with these eight NGOs to ensure that the projects are carried out smoothly and implemented within the agreed timeframe.

12. Among the aforesaid eight approved projects, three of them are related to transitional housing on vacant government land, with a total of funding capped at about \$13 million granted to these NGO-applicants for kick-starting the preliminary works as soon as possible. As the Finance Committee approved on 7 March 2020 the creation by Transport and Housing Bureau of a non-recurrent commitment of \$5 billion to implement the “Funding Scheme to Support Transitional Housing Projects by Non-government Organisations”, funding applications in relation to transitional housing projects thereafter, including the remaining construction cost for two projects with the first stage funding secured, would be processed and assessed under the mechanism to be set up by that new scheme.

⁶ In addition, two other NGOs have given DEVB preliminary or draft applications for pre-submission enquiry before the STT applications are approved, so that we can process their funding applications as soon as possible in the future.

MONITORING AND CONTROL

13. Apart from executing the relevant STT, successful applicants are required to sign a separate funding agreement with DEVB in respect of the use of the funding. Each approved grant is disbursed by installments, normally on a reimbursement basis, subject to the fulfillment of project milestones in the funding agreement and the verification of certified invoices or bills with an aim to achieve prudence in the use of public money. If an NGO indicates genuine difficulty in using its cash flow to settle bills for the consultancy or construction fees before seeking a reimbursement subsequently, DEVB would, in accordance with actual circumstances of individual cases, consider granting an advance payment on a limited basis for the NGO to settle any outstanding bill as soon as possible and proceed with the project.

14. Successful applicants must keep a proper set of books and records for their projects receiving funding support under the scheme. They are required to submit regular progress reports and financial reports against the milestones agreed in the funding agreements until completion of the projects. They are also required to submit audited statements certified by independent auditors upon project completion. A mechanism is in place to suspend disbursement of funding or even cease a project in case of unsatisfactory project progress or contravention of the funding guidelines. DEVB reserves the right to require refund of the amounts already disbursed for a curtailed project.

WAY FORWARD

15. DEVB and LandsD would continue to promote the scheme proactively among other interested NGOs, so that more vacant government land/school premises may be used for various non-profit-making community uses. We also hope that this progress report which introduces the approved cases during the first year of the scheme's operation may encourage other NGOs to come forward. We would review the implementation of the scheme in a timely manner in the light of experience accumulated.

16. Members are invited to note the above implementation progress of the funding scheme.

Development Bureau
April 2020

**Funding Scheme to Support the Use of Vacant Government Sites by Non-government Organisations
Applications with Funding Approved (As at 31 March 2020)**

| (A) One-off funding approval for the entire projects | | | | | | |
|---|---|---|--|---|--|---|
| | Site Location | Name of Applicant | Short-term Uses Applied For | Initial Funding Applied For By NGOs* | Ceiling of Funding Approved (\$) # | Time of Signing Funding Agreement |
| 1 | Small Trader New Village, Yuen Long (Ex-Small Trader New Village Public School) | Yuen Long Kam Kwong Church | Integrated community service centre | \$7 million | \$7.5 million | October 2019 |
| 2 | Ko Po San Tsuen, Kam Tin, Yuen Long | House of Joy & Mercy | Animal boarding establishment | \$6 million | \$7.4 million | October 2019 |
| (B) Funding approved for the entire project in stages | | | | | | |
| 3 | Shing Sai Road, Kennedy Town | Rough C | Community garden | \$41 million | Stage 1: \$2.6 million Stage 2: \$35.6 million Total: \$38.2 million | Stage 1: June 2019 Stage 2: October 2019 |
| (C) Stage I funding approved for preliminary works (i.e. detailed design and site investigation) | | | | | | |
| 4 | Lin Ma Hang Road, Ta Kwu Ling (Ex-Sam Wo Public School) | Hong Kong Seeing Eye Dog Services | Guide dog training school and ancillary facilities | Entire project: \$39 million | Stage 1: \$3 million | October 2019 |
| 5 | Ha Chuk Yuen Road, San Tin, Yuen Long (Ex-Chuk Hing Public School) | Fruit Garden Social Enterprise | Organic farm and animal training centre | Entire project: \$25 million | Stage 1: \$2.1 million | November 2019 |
| (D) Applications in relation to transitional housing | | | | | | |
| 6 | Victoria Road, Mount Davis | Society for Community Organization | Transitional housing | Entire project: \$5.9 million | \$5.9 million [^] | October 2019 |
| 7 | Yip Shing Street, Kwai Chung | The Hong Kong Council of Social Service | Transitional housing | Preliminary works: \$2.9 million | \$2.9 million | November 2019 |
| 8 | Junction at Hoi Hing Road/ Hoi Kok Street, Tsuen Wan | Yan Chai Hospital Board | Transitional housing | Preliminary works: \$3.3 million | \$3.3 million | April 2020 (expected) |

Notes:

* Initial estimated cost of restoration works indicated on the application forms.

DEVB has discussed and clarified essential details of the proposed works and the cost estimates with NGO-applicants with reference to the information provided in the application forms. Upon verification, the Assessment Committee would consider and decide on the funding ceiling approved for individual projects. As NGOs might not be able to grasp the estimated expenditure realistically at the time when they submitted applications, the approved funding ceiling could be different from the funding amount originally applied for. The actual funding to be disbursed by installments (on a reimbursement basis) would depend on the implementation of the projects.

[^] An additional \$1.5 million was approved to entrust Civil Engineering and Development Department to assist the NGO-applicant in carrying out upgrading works for the adjoining slope.

Details of Applications Approved

(A) One-off funding approval for the entire projects

Item No.: 1

| A. Basic Information | |
|--|---|
| Name of Applicant: | Yuen Long Kam Kwong Church |
| Site Location: | Small Trader New Village, Yuen Long (Ex-Small Trader New Village Public School) |
| Current Outline Zoning Plan (OZP) Zoning: | “Undetermined” |
| STT Term: | 3 years certain and thereafter quarterly |
| Site Area: | About 900 square metres (m ²) |
| Gross Floor Area (GFA) of Existing Structures: | About 500 m ² |
| Short-term Uses Applied For: | <p><u>Integrated community service centre</u></p> <p>With the completion of several new private and public housing developments in Yuen Long District, the demand for social services is on the rise. To serve the increasing population, Yuen Long needs more community service centres to cater for the needs of residents of different backgrounds. The NGO is revitalising the vacant school premises and turning them into an integrated community service centre providing a wide range of social services to low-income families and promoting youth development. Upon completion of works, the premises can provide facilities including five multi-purpose function rooms, a library, and open-ended indoor space to host different kinds of activities such as tutorial classes, interest groups and leisure activities, etc.</p> |
| B. Details of Funding Approved | |
| Initial Funding Applied For: | \$7 million |
| Ceiling of Funding Approved: | \$7.5 million [#] |
| Time of Signing Funding Agreement: | October 2019 |
| Scope of Funding: | <p><u>Detailed design and revitalisation works</u></p> <p>The funding is approved for engaging consultants for detailed design of the proposed integrated community service centre; submissions to relevant authorities; management of works contracts and site supervision; engaging contractors to pursue preliminary works for site investigation and surveys and revitalisation works.</p> |
| Progress: | The NGO has engaged a consultancy firm to complete the detailed design. Now it has engaged a contractor through open tender to implement construction works for the revitalisation of the vacant school premises. |
| Expected Completion Time: | Q3/2020 |

DEVB has discussed and clarified essential details of the proposed works and the cost estimates with the NGO-applicant with reference to the information provided in the application form. Upon verification, the Assessment Committee considered and decided on the funding ceiling approved for the project. As the NGO might not be able to grasp the estimated expenditure realistically at the time when it submitted the application, the approved funding ceiling is different from the funding amount originally applied for. The actual funding to be disbursed by installments (on a reimbursement basis) would depend on the implementation of the project.

(A) One-off funding approval for the entire projects

Item No.: 2

| A. Basic Information | |
|---------------------------------------|--|
| Name of Applicant: | House of Joy & Mercy |
| Site Location: | Ko Po San Tsuen, Kam Tin, Yuen Long |
| Current OZP Zoning: | “Agriculture” |
| STT Term: | From the date of possession up to 3 August 2021 and thereafter quarterly |
| Site Area: | About 1,100 m ² |
| GFA of Existing Structures: | Vacant site (not applicable) |
| Short-term Uses Applied For: | <u>Animal boarding establishment</u> The NGO is proposing to construct a temporary one-storey structure, enclosed with soundproofing and heat insulation materials, to provide stray animals with a temporary place to live. After completion of construction works, it is expected to provide facilities including an indoor, air-conditioned animal living area, an outdoor training ground with a green landscape, an animal isolation room, a storeroom and an office. The NGO is expanding its operation in the North East New Territories to accommodate animals affected by New Development Areas projects. |
| B. Details of Funding Approved | |
| Initial Funding Applied For: | \$6 million |
| Ceiling of Funding Approved: | \$7.4 million [#] |
| Time of Signing Funding Agreement: | October 2019 |
| Scope of Funding: | <u>Detailed design and construction works</u> The funding is approved for engaging consultants for detailed design of the proposed animal boarding establishment; submissions to Buildings Department and relevant authorities; management of works contracts and site supervision; engaging contractors to pursue preliminary works for site investigation and surveys and the proposed construction works. |
| Progress: | The NGO has engaged a consultancy firm to complete detailed design preliminarily and submitted drawings and supplementary information to Buildings Department and other government departments concerned. Now the NGO is preparing an open tendering exercise to engage a contractor to commence construction works in the coming months. |
| Expected Completion Time: | Q3/2020 |

DEVB has discussed and clarified essential details of the proposed works and the cost estimates with the NGO-applicant with reference to the information provided in the application form. Upon verification, the Assessment Committee considered and decided on the funding ceiling approved for the project. As the NGO might not be able to grasp the estimated expenditure realistically at the time when it submitted the application, the approved funding ceiling is different from the funding amount originally applied for. The actual funding to be disbursed by installments (on a reimbursement basis) would depend on the implementation of the project.

(B) Funding approved for the entire project in stages

Item No.: 3

| A. Basic Information | |
|---------------------------------------|---|
| Name of Applicant: | Rough C |
| Site Location: | Shing Sai Road, Kennedy Town |
| Current OZP Zoning: | “Other Specified Uses” annotated “Cargo Handling Area” |
| STT Term: | 3 years certain and thereafter quarterly |
| Site Area: | About 1,900 m ² |
| GFA of Existing Structures: | Vacant site (not applicable) |
| Short-term Uses Applied For: | <p><u>Community garden</u></p> <p>The proposed community garden is expected to bring diversity and vibrancy to the Belcher Bay Promenade. Upon completion of construction works, the community garden would operate in an open-ended manner, and its outdoor area (about 1500 m²) would be open all day. It would adopt an inclusive design and flexible management style for use by members of the public and their pets. In addition, a 6-meter-high greenhouse would help promote community farming. The NGO may also enhance public participation by organising various community events.</p> |
| B. Details of Funding Approved | |
| Initial Funding Applied For: | Entire project: \$41 million |
| Ceiling of Funding Approved: | Stage 1: \$2.6 million <u>Stage 2: \$35.6 million</u> Total: \$38.2 million |
| Time of Signing Funding Agreement: | Stage 1: June 2019 Stage 2: October 2019 |
| Scope of Funding: | Stage 1: <u>Detailed design and site investigation</u> The funding is approved for engaging consultants for detailed design of a proposed community garden; submissions to Buildings Department and relevant authorities; management of works contracts and site supervision; engaging contractors to pursue preliminary works for site investigation and surveys and the proposed construction works. Stage 2: <u>Construction works</u> The funding is approved for constructing a community garden comprising a greenhouse, farming and open areas, and ancillary facilities including rain shelters, event space, pantry, reflective pool, as well as staff office and toilets, etc. |
| Progress: | The consultancy firm engaged by the NGO has completed the detailed design. The site investigation and surveys are also completed by contractors engaged by the NGO. Now the NGO is assessing tenders to engage a contractor to commence construction works thereafter. |
| Expected Completion Time: | Q4/2020 |

(C) Stage 1 funding approved for preliminary works (i.e. detailed design and site investigation)

Item No.: 4

| A. Basic Information | |
|--|---|
| Name of Applicant: | Hong Kong Seeing Eye Dog Services |
| Site Location: | Lin Ma Hang Road, Ta Kwu Ling (Ex-Sam Wo Public School) |
| Current OZP Zoning: | “Government, Institution or Community” |
| STT Term: | 5 years certain and thereafter quarterly |
| Site Area: | About 2,400 m ² |
| GFA of Existing Structures: | About 500 m ² |
| Short-term Uses Applied For: | <u>Guide dog training school and ancillary facilities</u> The NGO is restoring the current one-storey buildings and open area for a guide dog training school and some ancillary facilities. Upon completion of construction works, the site would provide facilities such as an outdoor training ground, an indoor training block and lecture rooms, a public education and resource centre, an office and a conference room, store and laundry rooms, medical rooms/ isolated block, a dog pool and a breeding area. |
| B. Details of Funding Approved | |
| Initial Funding Applied For: | Entire project: \$39 million |
| Ceiling of Funding Approved: | Stage 1: \$3 million |
| Time of Signing Funding Agreement: | October 2019 |
| Scope of Funding: | <u>Detailed design and site investigation</u> The funding is approved for engaging consultants for detailed design of a proposed guide dog training school and ancillary facilities; submissions to Buildings Department and relevant authorities; management of works contracts and site supervision; and engaging contractors to pursue preliminary works for site investigation and surveys including utility survey, tree survey, slope survey, structural assessment and asbestos survey of the existing buildings. |
| Progress: | The consultancy firm engaged by the NGO has completed the detailed design preliminarily. The site investigation and surveys are also completed by contractors engaged by the NGO. It has submitted drawings and supplementary information to Buildings Department and other government departments concerned. When the detailed design is ready, it would apply for the stage 2 funding and engage a contractor through open tendering to kick-start the restoration works. |
| Expected Completion Time (For Detailed Design and Site Investigation): | Q2/2020 |

(C) Stage 1 funding approved for preliminary works (i.e. detailed design and site investigation)

Item No.: 5

| A. Basic Information | |
|--|--|
| Name of Applicant: | Fruit Garden Social Enterprise |
| Site Location: | Ha Chuk Yuen Road, San Tin, Yuen Long (Ex-Chuk Hing Public School) |
| Current OZP Zoning: | “Village Type Development” |
| STT Term: | From the date of possession up to 2 August 2022 and thereafter quarterly |
| Site Area: | About 1,600 m ² |
| GFA of Existing Structures: | About 900 m ² |
| Short-term Uses Applied For: | <u>Organic farm and animal training centre</u> The NGO proposes to restore the current four buildings (one two-storey and the rest one-storey) into various multi-functional rooms to provide a range of community services, such as organic hydroponic cultivation, training classes for dog owners, craft-making classes, youth services, social activities and reading area in collaboration with nearby residents and other NGOs. Upon completion of the construction works, the NGO may provide some job opportunities through the delivery of the aforesaid services. |
| B. Details of Funding Approved | |
| Initial Funding Applied For: | Entire project: \$25 million |
| Ceiling of Funding Approved: | Stage 1: \$2.1 million |
| Time of Signing Funding Agreement: | November 2019 |
| Scope of Funding: | <u>Detailed design and site investigation</u> The funding is approved for engaging consultants for detailed design of a proposed organic farm and animal training centre; submissions to Buildings Department and relevant authorities; management of works contracts and site supervision; and engaging contractors to pursue preliminary works for site investigation and surveys including utility survey, tree survey, slope survey, structural assessment and asbestos survey of the existing buildings. |
| Progress: | The NGO has engaged a consultancy firm to carry out the detailed design and is preparing to submit drawings and supplementary information to Buildings Department and other government departments concerned. Now it is preparing to draft tender documents to engage contractors through an open tendering exercise to pursue preliminary works for site investigation and surveys. |
| Expected Completion Time (For Detailed Design and Site Investigation): | Q3/2020 |

(D) Applications in relation to transitional housing

Item No.: 6

| A. Basic Information | |
|---------------------------------------|--|
| Name of Applicant: | Society for Community Organization |
| Site Location: | Victoria Road, Mount Davis (Ex-Mount Davis Caritas Centre & Ex-Mount Davis Caritas Jockey Club Hostel) |
| Current OZP Zoning: | “Government, Institution or Community” |
| STT Term: | 5 years certain |
| Site Area: | About 200 m ² |
| GFA of Existing Structures: | About 200 m ² |
| Short-term Uses Applied For: | <u>Transitional housing</u> The NGO is restoring the current four-storey building to provide 11 to 13 transitional housing units, each accommodating one to two residents. The occupants may pay a below-market rent to the NGO which would also provide some social services. |
| B. Details of Funding Approved | |
| Initial Funding Applied For: | Entire project: \$5.9 million |
| Ceiling of Funding Approved: | Entire project: \$5.9 million In addition, \$1.5 million was approved to entrust Civil Engineering and Development Department to assist the applicant in carrying out upgrading works to the adjoining slope. |
| Time of Signing Funding Agreement: | October 2019 |
| Scope of Funding: | <u>Detailed design, site investigation and construction works</u> The funding is approved for engaging consultants for detailed design of the proposed transitional housing; submissions to Buildings Department and relevant authorities; management of works contracts and site supervision; and engaging contractors to pursue preliminary works for site investigation and surveys including utility survey, tree survey and asbestos survey of the existing buildings, and the proposed restoration works. The approved site is adjacent to a slope. According to the results of the slope stability assessment, the slope needs to be properly maintained and upgraded before the vacant premises are put to use. Therefore, the Assessment Committee has approved \$1.5 million to entrust Civil Engineering and Development Department to assist the applicant in carrying out slope upgrading works (including detailed design of the slope upgrading works and the maintenance works). |
| Progress: | The NGO has engaged a consultancy firm through an open tendering exercise to carry out the detailed design now. |
| Expected Completion Time: | Q4/2020 |

(D) Applications in relation to transitional housing

Item No.: 7

| A. Basic Information | |
|---|--|
| Name of Applicant: | The Hong Kong Council of Social Service |
| Site Location: | Yip Shing Street, Kwai Chung |
| Current OZP Zoning: | “Road and Industrial” |
| STT Term: | 4 years and 9 months certain and thereafter quarterly |
| Site Area: | About 1,400 m ² |
| GFA of Existing Structures: | Vacant site (not applicable) |
| Short-term Uses Applied For: | <u>Transitional housing</u> The NGO plans to construct around 100 modular housing units, each accommodating one to two residents. The occupants may pay a below-market rent to the NGO which would also provide some social services. |
| B. Details of Funding Approved | |
| Initial Funding Applied For: | Preliminary works: \$2.9 million |
| Ceiling of Funding Approved: | Stage 1: \$2.9 million |
| Time of Signing Funding Agreement: | November 2019 |
| Scope of Funding: | <u>Detailed design and site investigation</u> The funding is approved for engaging consultants for detailed design of the proposed transitional housing; submissions to Buildings Department and relevant authorities; management of works contracts and site supervision; and engaging contractors to pursue preliminary works for site investigation and surveys including ground investigation, utilities survey and topographic survey. |
| Progress: | The NGO has engaged a consultancy firm to carry out the detailed design and is preparing to submit drawings and supplementary information to Buildings Department and other government departments concerned. Now it is preparing to draft tender documents to engage contractors through an open tendering exercise to pursue preliminary works. |
| Expected Completion Time: (For Detailed Design and Site Investigation) | Q3/2020 |

(D) Applications in relation to transitional housing

Item No.: 8

| A. Basic Information | |
|---|---|
| Name of Applicant: | Yan Chai Hospital Board |
| Site Location: | Junction at Hoi Hing Road/ Hoi Kok Street, Tsuen Wan |
| Current OZP Zoning: | “Open Space” |
| Proposed STT Term: | 4 years and 9 months certain and thereafter quarterly |
| Site Area: | About 3,300 m ² |
| GFA of Existing Structures: | Vacant site (not applicable) |
| Short-term Uses Applied For: | <p><u>Transitional housing</u></p> <p>The NGO plans to construct around 110 to 130 modular housing units, each accommodating one to four residents. The occupants may pay a below-market rent to the NGO which would also provide some social services.</p> |
| B. Details of Funding Approved | |
| Initial Funding Applied For: | Preliminary works: \$3.3 million |
| Ceiling of Funding Approved: | Stage 1: \$3.3 million |
| Time of Signing Funding Agreement: | April 2020 (Expected) |
| Scope of Funding: | <p><u>Detailed design and site investigation</u></p> <p>The funding is approved for engaging consultants for detailed design of the proposed transitional housing; submissions to Buildings Department and relevant authorities; management of works contracts and site supervision; and engaging contractors to pursue preliminary works for site investigation and surveys including ground investigation, utilities survey and topographic survey.</p> |
| Progress: | LandsD is expected to complete the processing of the STT application in April 2020. Upon the approval of the STT application, DEVB would sign a funding agreement with the applicant for commencing preliminary works immediately. |
| Expected Completion Time: (For Detailed Design and Site Investigation) | Q4/2020 |