

Ageing in Place – The Housing Society Experience

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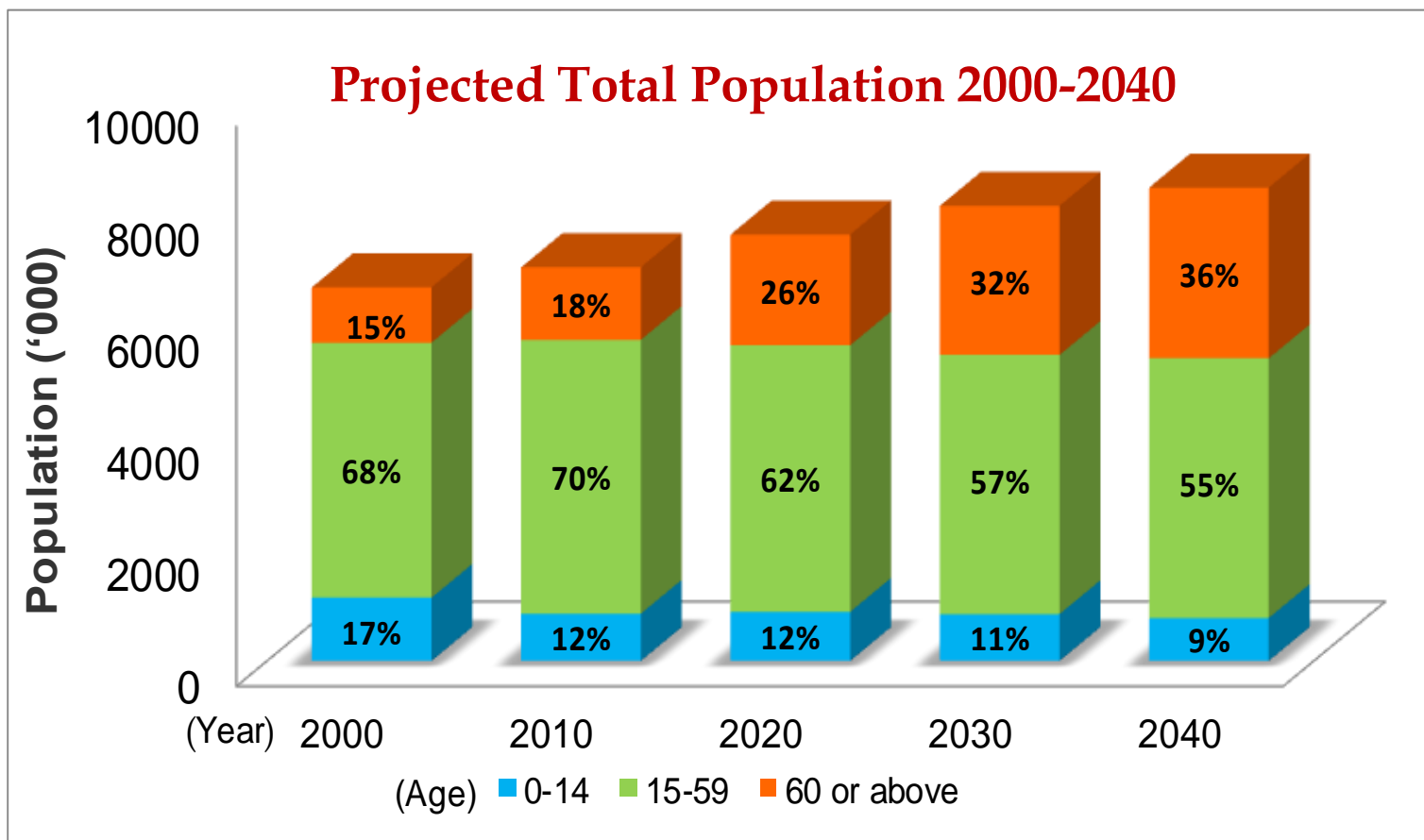
About Hong Kong Housing Society

- **Founded in 1948 (incorporated by Ordinance in 1951)**
- **Non-government organization with a social mission**
- **Not-for-profit and financially independent**
- **Aims to serve the needs of the Hong Kong community in housing and related services**

Hong Kong Housing Society Core Businesses

- ❖ **Subsidised Housing**
- ❖ **Non-subsidised Housing**
- ❖ **Elderly Housing**
- ❖ **Social Projects**

Ageing Population



Source: Census and Statistics Department

Ageing in Place

- ❖ **Elderly Policy of Hong Kong Government**
“Ageing in Place as the core,
Institutional care as back-up”
- ❖ **Most elderly prefer ageing in place**

Challenges for Ageing in Place

- ❖ **Barrier-free Access**
- ❖ **Manoeuvring space for wheel-chair users**
- ❖ **Informal care support from family members**
- ❖ **Formal care support services in the neighborhood**

Key Components of Quality Retirement Living

Home
Safety

Care
and
Support

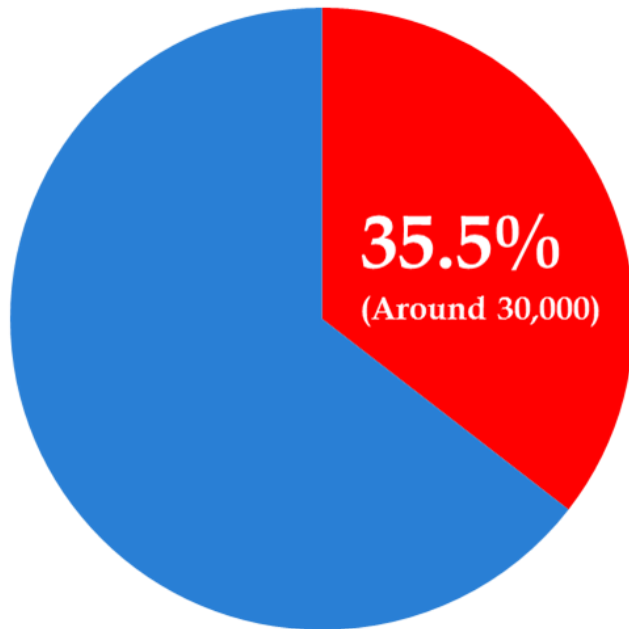
Health
and
Wellness

Elderly Housing Solutions by Housing Society

Low Income	Middle Income	High Aspiration
Rental Estates	Senior Citizen Residences Scheme	Joyous Living
<ul style="list-style-type: none">• Elderly Persons' Flats• Ageing-In-Place Scheme	<ul style="list-style-type: none">• Cheerful Court• Jolly Place	<ul style="list-style-type: none">• Tanner Hill

Low Income Group

Ageing Population in HS Rental Estates



■ Aged 60 and above

- 16% Doubleton
- 11.5% Singleton

Low Income Group



- Provision of 919 Elderly Flats in 9 Rental Estates since early 70's
- Elderly lounge plus warden services
- Ageing-In-Place Scheme

Low Income Group Ageing-in-Place Scheme



Ageing-In-Place Scheme

Housing Support

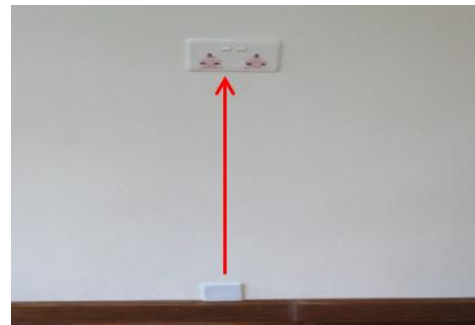


Home Safety

Home Modification Assessment



Handrails installed



Socket lifted up



Curbs removed



Shower chair for assisting independent bathing

Ageing-In-Place Scheme

Housing Support



Barrier Free Access

Transfer Lift in Ming Wah Dai Ha



Ageing-In-Place Scheme *Health Care Support*



Health assessment and Support Groups



Osteoporosis Assessment by
PT & Nurse



Certified Exercise to strengthen
balance ability



Blood Glucose Measurement



Hypertension Management



Diabetes Management



Fall Risk Assessment

Ageing-In-Place Scheme *Health Care Support*



Psychosocial support services and training



Chair Dance



Cognitive Training Group



Horticultural Therapeutic Group



Laughter Yoga



Life revision with counseling support

Ageing-In-Place Scheme *Health Care Support*



Fixed and mobile health facilities



Day Care Centre run by HOH at MWDH



Viva- Hong Kong Family Welfare Society



Memory Night Care Centre run by HOH at KLL



Arrange PT for Community Rehabilitative Programme



Chinese medicine mobile clinic



Collaborate with K KAO for Cognitive Assessment and services

Ageing-In-Place Scheme

Social Care Support



Social activities and neighborhood support



Festive celebration and home visits



Training for volunteers



Caregiver education and support programme

Middle Income Group Senior Citizen Residences Scheme (SEN)



Jolly Place (2003)
243 flats



Cheerful Court (2004)
333 flats



5/F - 26/F
Residential Flats

3/F Residents' Club

RCHE

2/F Day Respite Centre
Rehabilitation Room

1/F Polyclinic



Middle Income Group Senior Citizen Residences Scheme (SEN)

- ❖ Nil land premium
- ❖ Eligibility - Aged 60 and above
- Middle-income

Age	Singleton Total Assets	Doubleton Combined Total Assets
60 or over	HK\$1.6M - \$5.5M	HK\$2.4M - HK\$8M

- ❖ Lease for life with lump sum rent upfront
- ❖ User pays for services
- ❖ Flat size - 250 ft² (SFA) to 400 ft² (SFA)
- ❖ One-stop solution with housing and services

Design

Home feel - Non-Institutional



Studio Flat

(250 - 270 ft^2 SFA)



1- Bedroom Flat

(380 - 400 *ft*² SFA)



Design

Universal Design- tailor-made for elderly



Spacious lift lobby



Toilet with Handrails and Non-Slip Tile



Security Viewer (high/low)



Barrier-free



Window with Handle

Design *Care and Safety*



Wireless Watch
Transmitter



Lift with additional seat



Bed-side nurse call button

Design *Care and Safety*



Two-way opening door
- To facilitate rescue
when necessary

Fire System / Emergency Support Facilities inside the Flat



Design

Club Facilities - Quality of Life



Restaurant



Computer Room



Library



Gymnasium



Swimming Pool



Hobby Room



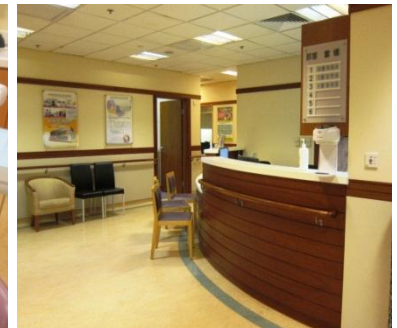
Design

Medical and Care Facilities

Enhancing Physical Wellness



Residential Care Home for the Elderly



Polyclinic



Rehabilitation Center

High Aspiration Group

- ❖ **More Affluent**
- ❖ **More Independent**
- ❖ **More Out-going**
- ❖ **More Health-conscious**
- ❖ **Post-retirement Linkage with Community**

High Aspiration Group

Tanner Hill – Quality retirement lifestyle

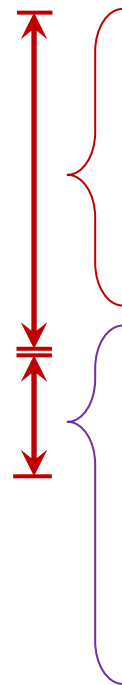
- ❖ Full land premium
- ❖ For lease
- ❖ Eligibility
 - No means test
 - Age 60 and above
- ❖ No. of Flats – 588
- ❖ Flat size – 342 ft² (SFA) to 1,231 ft² (SFA)
- ❖ Elderly Hub for residents and local community

High Aspiration Group

The Tanner Hill



Tanner Hill Project



10/F - 37/F Residential Flats

9/F RCHE for Intensive Care

8/F RCHE for Assisted Care

7/F RCHE for Cognitive Care

6/F Dementia Centre + Day Care Centre

5/F Residents' Club

3/F Joyous Hub + Business Centre + Wellness Centre

Tanner Hill



Main Entrance



Residence Garden



Banquet Room



Library



Members' Club



Lifestyle – Facilities



Wellness Centre	Senior-friendly gymnasium
Chinese medicine clinic	Multi-function / Entertainment rooms
Mini-theatre	Indoor heated swimming pool
Arts and crafts studio	
Serviced office	
Cantonese restaurant	
Conference room	
Children playroom	

Lifestyle – Services



- ❖ Concierge and secretarial services
- ❖ Housekeeping and handyman service
- ❖ Social convening service and interest class
- ❖ Fitness programme
- ❖ Butler service
- ❖ Senior-friendly home care support service
- ❖ Food and beverage

Worry-free Living Environment Bathroom



Demountable cabinet in designated bathroom



Sliding door with emergency opening from outside



Demountable partition



Emergency call button

Worry-free Living Environment Enclosed Kitchen / Open Kitchen



Demountable cabinet in open kitchen



Microwave oven at desirable height

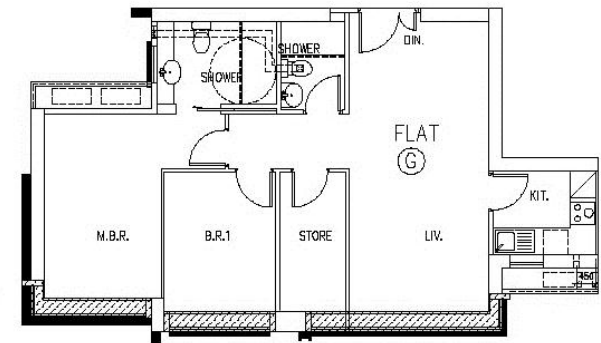


Induction hob





Continuum of Living



Independent Living Typical Unit Floor Plan

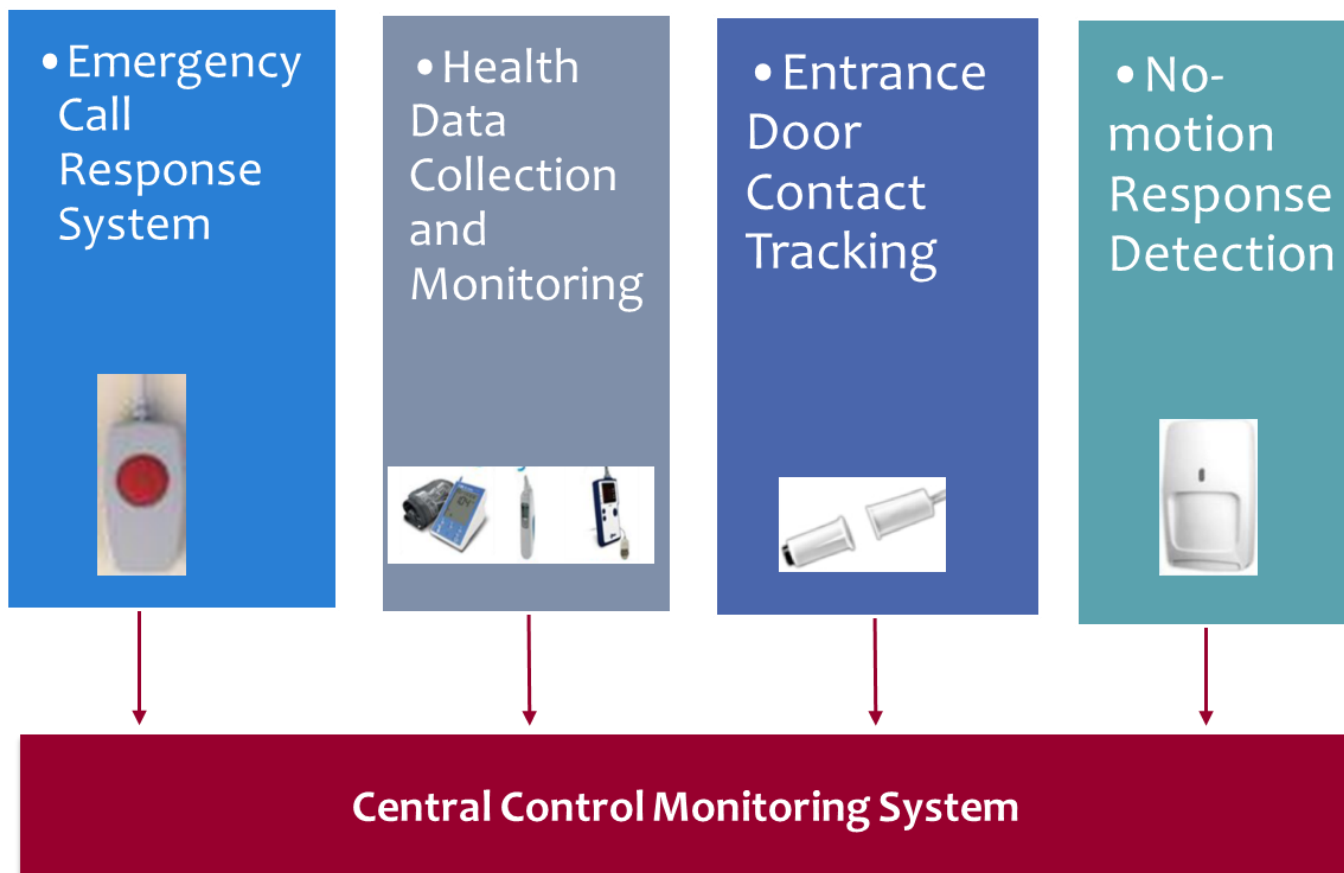


Home Care Support System

-  Emergency Call Response System
-  Health Data Collection and Monitoring
-  Entrance Door Contact Tracking
-  No-Motion Response Detection

Note: Location of the devices are subject to final confirmation.

Independent Living Home Care Support System



Assisted Living

Normal Residence with Health Care and Home Care Support Services



Day Care Centre



Housekeeping service



Outreach home base care



Home care support service



Rehabilitation Centre

Dependent Living Skilled Care Facilities and Services



- ❖ Residential Care Home for the Elderly
- ❖ Cognitive, Assisted and Intensive Care
- ❖ Priority to serve tenants of Tanner Hill
- ❖ Open to public



Dependent Living Residential Care Home for the Elderly



Services:

- ❖ 24-hour nursing and living care services
- ❖ Visiting medical services
- ❖ Medication system
- ❖ Rehabilitation services
- ❖ Specialised cognitive care
- ❖ Nutritional support and dining services
- ❖ Psychosocial and spiritual support services
- ❖ Daily housekeeping and laundry
- ❖ Escort and transportation services

Dependent Living Residential Care Home for the Elderly (Bedrooms)



A Comprehensive Study on Housing in An Ageing Community 2014

(Centre of Urban Studies and Urban Planning, The University of Hong Kong)

Preference for Co-residence

Older Generation

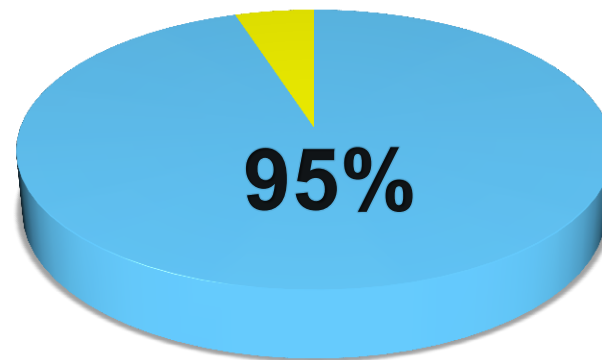
55%

Younger Generation

25%

A Comprehensive Study on Housing in An Ageing Community 2014

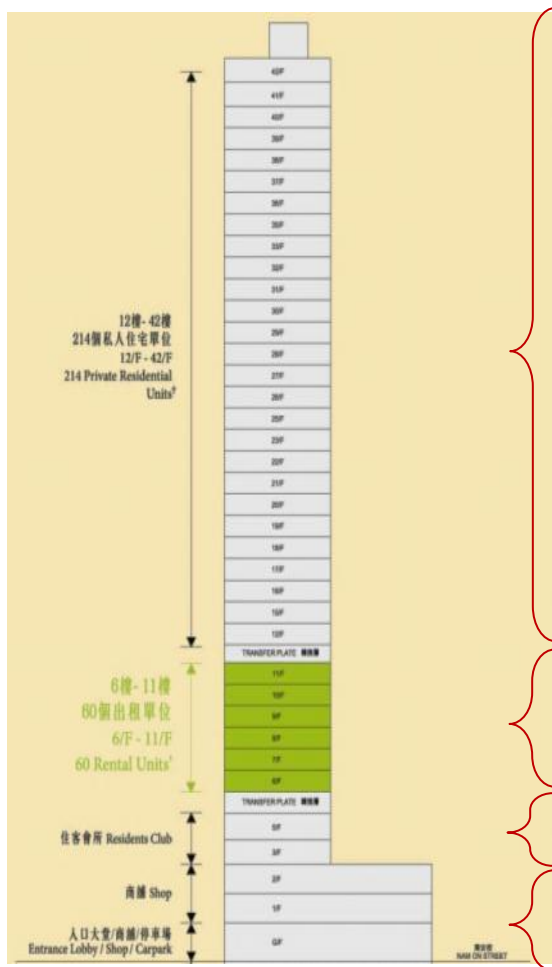
Younger generation willing to live with their parents in **separate units** within the **same building** or within the **same neighborhood**



Mixed Housing Model

Mixed Housing Model

Harmony Place Development in Shau Kei Wan



12/F - 42/F
Residential Flats

6/F - 11/F
Rental Flats for Elderly

3/F & 5/F
Residents Club

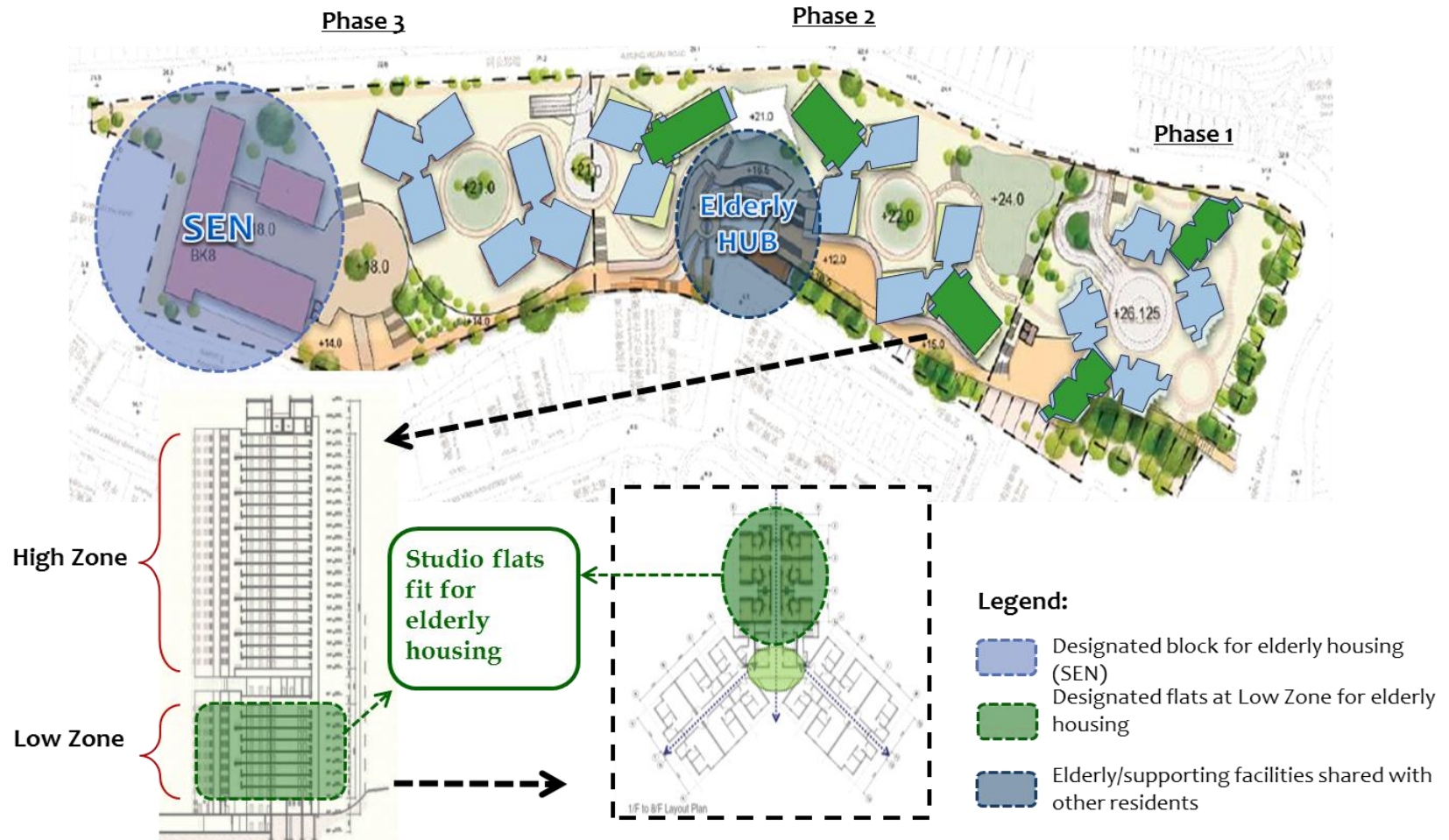
G/F - 2/F
Shops



樂融軒
Harmony Place
—— 家·倍親近 ——

Mixed Housing Model

Ming Wah Dai Ha Redevelopment



Other Initiatives for Ageing in Place



Elderly Resources Centre



Health
Promotion



Functional
screening



Education



Consultation



Recommendation



Other Initiatives for Ageing in Place

❖ Elderly Safe Living Scheme

- Elderly owners of private flats
- Home assessment
- Home modification advice



Other Initiatives for Ageing in Place

❖ Universal Design Guidebook



Other Initiatives for Ageing in Place

❖ Website for Elderly Services

The screenshot shows the homepage of the HKHS website for elderly services. The header includes a search bar, font size options, and navigation tabs for '安居樂業', '健康人生', '趣味生活', '同行樂聚', '食得有愛', and '活動資訊'. The main content area features a date display for August 25th (農曆甲午年八月一日), weather information (33°C, 27°C), and a '免費訂閱 長者通通訊' button. Below this is a '服務機構資料搜尋' section with sub-categories for '復康', '院舍照顧', and '家居照顧'. A '家居環境小測試' (Home Environment Small Test) is prominently displayed, asking if the user's home is suitable for elderly living and encouraging them to take the test. The test is described as a quick way to check if the home is suitable for elderly living. A '2839-2882' contact number is also visible.

The screenshot shows the Facebook page for '房協長者安居資源中心' (HKHS Elderly Services Resource Centre). The page features a cover photo of a group of elderly people and staff members. The page name is '房協長者安居資源中心' and it has 3,363 likes and 2 check-ins. The page is categorized under 'Elderly Life Style and Housing' and has a website link: <http://www.hkhselderly.com/>. A prominent post advertises a '免費骨質測試' (Free Bone Density Test). The test details are as follows:

- 活動內容:**
 - 超聲波骨質密度測試
 - 提供即時測試報告
 - 如有需要可個別諮詢職業治療師
- 報名資格:** 任何人士
- 舉辦日期及時間:** 8月30日(星期六) 上午10:00-下午12:00
- 地點:** 房協長者安居資源中心 海庭北岸坊3號發花園 第二期地舖A-C店

The post also includes a phone number '2839-2882' and a note '(座位有限, 請致電留位)'. The page footer shows '讚好 · 回應 · 分享' and a '30' likes count.



Thank you!