

Hong Kong Housing Society Age- friendly Housing Seminar

Challenges for Purpose-built Housing for the Elderly in Hong Kong

4 November, 2015

**CHALLENGE FOR AGE-FRIENDLY HOUSING DESIGN IN THE
LOCAL CONTEXT**

AR. JOSEPH KWAN MH



Who are the people we design & build for ?

Young, fit and able

Older, less able and not so fit

People with activities limitations

“INCLUSIVE & EQUITABLE”

UN - CRPD Article 2: Definition - Universal Design

"Universal Design" means the design of products, environments, programmes & services *to be usable by all people, to the greatest extent possible*, without the need for adaptation or specialized design

(Ron Mace 1988)

UN - CRPD Article 9: Accessibility

Aim: *To enable persons with disabilities to live independently and participate fully in all aspects of life*

Responsible Parties: *States Parties shall take appropriate measures to achieve the aim*

Coverage: *Equal access to the physical environment, transportation, information and communications, including ICT and systems ... both in urban and in rural areas*

Application: *Buildings, roads, transportation and other indoor and outdoor facilities, including schools, housing, medical facilities and workplaces; information, communications and other services, including electronic services and emergency services*

UN - CRPD Article 30: Participation in cultural life, recreation, leisure and sport

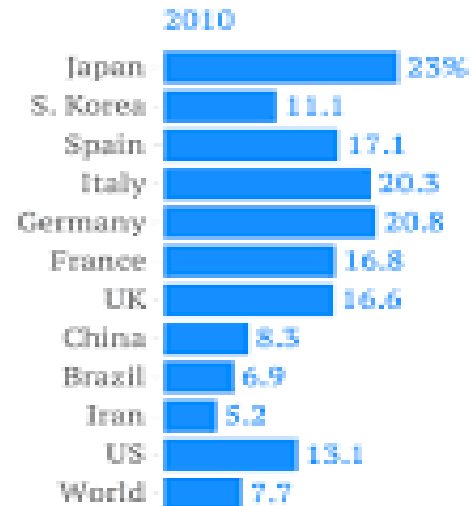
Aim: To enabling persons with disabilities to participate on an equal basis with others in recreational, leisure and sporting activities

Responsible Parties: States Parties shall take appropriate measures to achieve the aim:

- a) To encourage and promote the participation...in mainstream sporting activities at all levels
- b) To ensure...an opportunity to organize, develop and participate in disability-specific sporting and recreational activities and...to encourage the provision...of appropriate instruction, training and resources
- c) To ensure...access to sporting, recreational and tourism venues
- d) To ensure that children with disabilities have equal access...to participation in play, recreation and leisure and sporting activities
- e) To ensure...access to services...of recreational, tourism, leisure and sporting activities

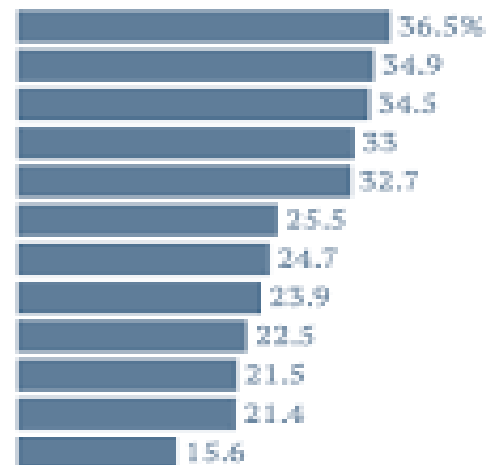
Ageing Population - Global

Proportion of population aged 65+



Quartz | qz.com

2050



Data: Pew Research Center

Ageing Society - Hong Kong

Estimate 22% of the population will be 60 years old and above by 2030

Ageing Population - Gender Factor

65 and over: male 479,500
 female 547,700 (15% more)

*(Hong Kong 2013)

Types of Impairments associated with Age

- **Physical** - reduced mobility, wheelchair user, crutch-user
- **Sensory** - sight loss or low vision
- **Sensory** - hearing and speech
- **Cognitive** - dementia




WHO Interrelating Domains for Age-Friendly Cities

- **Outdoor Spaces and Buildings**

- Ample public areas and green spaces that are pleasant, well-maintained, and safe
- Destinations (stores, libraries, clinics, and other services) that are nearby
- Adequate sheltered & rest areas with benches

- **Transportation**

- Sufficient affordable public transportation options
 - Clear information on destinations, schedules, and fares
 - Boarding areas with benches and adequate lighting
- 

WHO Interrelating Domains for Age-Friendly Cities

- **Age- Friendly Housing**

- Safe and accommodating housing located close to services
- Affordable options for people with a wide range of incomes and physical abilities
- Fire safety and egress in (residential care) homes for elderly persons
- Universal products/objects for older adults
- Accessibility for people with activities limitations
- Fall prevention and home safety for older adults

- **Social Participation (Lifestyle)**

- Affordable activities that are diverse and well-publicized
- Influence of ageing and activities limitations (strokes) on participation and lifestyle

WHO Interrelating Domains for Age-Friendly Cities

- **Respect and Social Inclusion**

- Recognition of elders for past and present contributions to the community
- Need for integrated social service centres

- **Civic Participation and Employment**

- Post-retirement training for elders
- Involvement of older adults in public decision-making, planning, and civic activities

WHO Interrelating Domains for Age-Friendly Cities

- **Communications and Information**

- Provision of printed information using large text
- Information available in multiple languages
- Availability of information in alternate formats (e.g., Braille)

- **Community Support and Health Services**

- Conveniently located, easily-accessible health and social services

Future Age-Friendly Homes

The home must become a *technologically enabling hub* for individuals

The successful aging-in-place home will feature:

- remote sensing
- communications tools
- interactive testing and medical diagnostic devices
- online access to community support and social activities

Challenges in the Local Context

- *Spatial Provision*
- *Costs and Affordability*
- *High Density and High Rise*
- *Crowding at street level*
- *Open and Green Space*
- *Planning Guidelines - street environment and neighbourhood*
- *Housing Design Choices in the private sector*
- *Female Singleton*
- *More people desire to die at home instead of hospital or in age care*

Age-friendly Neighbourhood



Accessible Building Entrances





Lifts & Elevators - visual & tactile features



The Age-Friendly CHECKLIST*

- *PUBLIC AREAS ARE CLEAN AND PLEASANT*
- *GREEN SPACES AND OUTDOOR SEATING ARE SUFFICIENT IN NUMBER, WELL-MAINTAINED AND SAFE*
- *PAVEMENTS ARE WELL-MAINTAINED, FREE OF OBSTRUCTIONS AND RESERVED FOR PEDESTRIANS*
- *PAVEMENTS ARE NON-SLIP, ARE WIDE ENOUGH FOR WHEELCHAIRS AND HAVE DROPPED CURBS TO ROAD LEVEL*
- *PEDESTRIAN CROSSINGS ARE SUFFICIENT IN NUMBER AND SAFE FOR PEOPLE WITH DIFFERENT LEVELS AND TYPES OF DISABILITY, WITH NON-SLIP MARKINGS, VISUAL AND AUDIO CUES AND ADEQUATE CROSSING TIMES.*
- *CYCLE PATHS ARE SEPARATE FROM PAVEMENTS AND OTHER PEDESTRIAN WALKWAYS*
- *OUTDOOR SAFETY IS PROMOTED BY GOOD STREET LIGHTING, POLICE PATROLS AND COMMUNITY EDUCATION*
- *SERVICES ARE SITUATED TOGETHER AND ARE ACCESSIBLE*
- *SPECIAL CUSTOMER SERVICE ARRANGEMENTS ARE PROVIDED, SUCH AS SEPARATE QUEUES OR SERVICE COUNTERS FOR OLDER PEOPLE*
- *BUILDINGS ARE WELL-SIGNED OUTSIDE AND INSIDE, WITH SUFFICIENT SEATING AND TOILETS, ACCESSIBLE ELEVATORS, RAMPS, RAILINGS AND STAIRS, AND NON-SLIP FLOORS*
- *PUBLIC TOILETS OUTDOORS AND INDOORS ARE SUFFICIENT IN NUMBER, CLEAN, WELL-MAINTAINED AND ACCESSIBLE*

Accessible Room

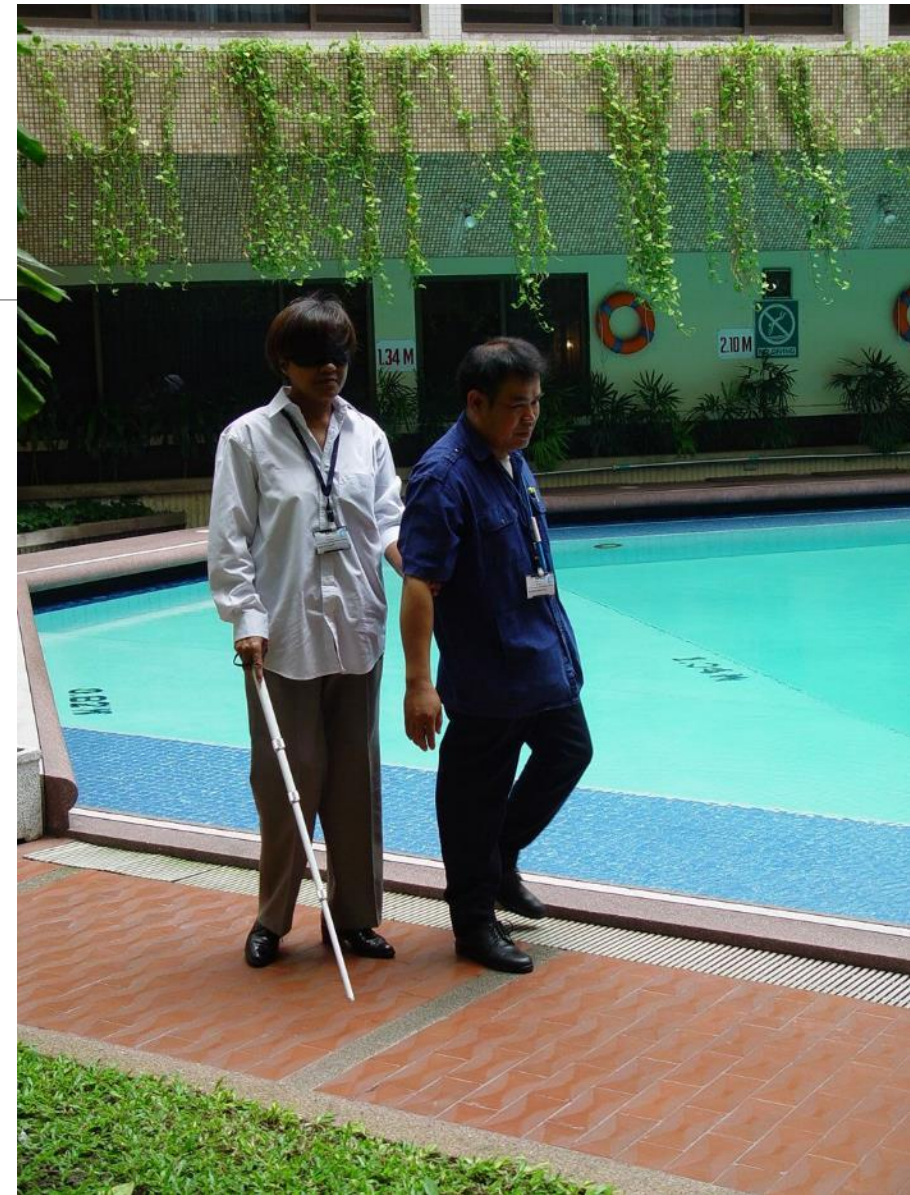


Room Design



Rooms with Accessible and Assistive Equipment

Public Facilities





Alternative format - audible, visual and tactile

ICT & Assistive Technology

Training and Education

- ❖ **Education and Training** on design for ageing (housing or assistive products) and disability issues (care givers) are top priority areas in the promotion of ageing in place
- ❖ **Collaboration** between senior organizations, industry and education sector would facilitate the development of required training programmes

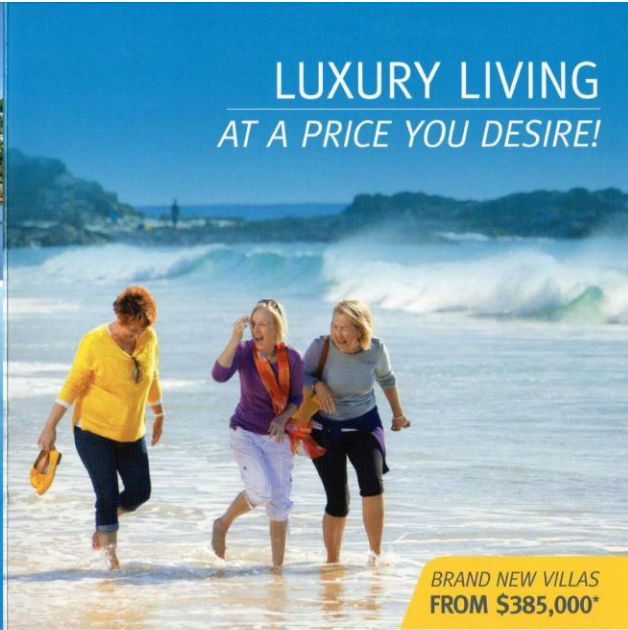
Actions Needed to Promote Age-friendly Housing

- ❖ **Government** responses to Age-friendly Housing requirements vary widely and tend to reflect the economic capacity or the development of at the period
- ❖ **Housing Industry** need to take remedial actions to develop and expand by taking advantage of this **growing market** of ageing society
- ❖ **Government** need to tighten scrutiny of privately operated aged care centres to ensure residents are not exploited or abused



Home Village Concept - Australia

- 2015 Survey indicate that 2/3 of residents in more than 2300 villages are women
- 51% are single women, 36% are couples, 13% are single men
- Village retirement homes remained a critical part of social fabric
- Entry Fee for a 2-bedroom retirement village dwelling was A\$385,000 (68% of median Australian house price)
- Average monthly service fee was A\$434 (1/4 of monthly single pension)
- Retirement communities remained cheaper than median-priced homes in the same area by up to 59% in some States
- Retirement villages support the ***universal desire of older people to stay independent and socially engaged***
- And provide a supportive living environment for people:
 - Whose health is declining
 - Who can no longer maintain or afford their large family home
 - Who have lost their spouse
- Resident enters the village at age 74, the average age of residents is 81, and the average length of stay is 7 years



LUXURY LIVING
AT A PRICE YOU DESIRE!

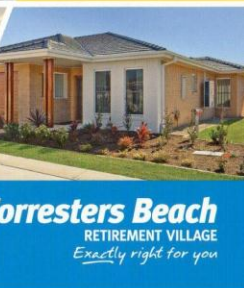
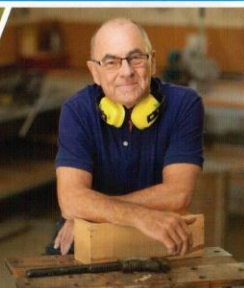
Forresters Beach
RETIREMENT VILLAGE
Exactly right for you

Phone 4384 3300

www.retireaustralia.com.au | www.facebook.com/ForrestersBeach
1001 The Entrance Road, Forresters Beach

The residents' fruit and vegetable garden and village workshop is now open!

BRAND NEW VILLAS
FROM \$385,000*



Forresters Beach
RETIREMENT VILLAGE
Exactly right for you



LIVE IN LUXURY FOR LESS!

The brand new villas at Forresters Beach Retirement Village will make you smile for a multitude of reasons.

Not only are they luxuriously spacious, refreshingly modern and bathed in natural light, they are priced from a never before seen \$385,000!*

Built in the north-eastern corner of the village, just a short walk from The Lake House, these properties are due for completion from December 2015 and are already walking out the door.

In addition to the alluring price, what sets the new development apart from previous builds at the

village is its variety of one, two or three bedroom floor plans.

The more affordable one bedroom villas are a first for the village and boast a large master suite with a built-in robe and adjoining bathroom, similar to the larger villas. Their living and dining spaces are equally spacious and open-plan, with a seamless link to a private outdoor courtyard, and their gourmet kitchens comprise ample storage space as well as European appliances.

All villas offer a remote-controlled garage, with an in-built work bench, as well as beautifully maintained garden surrounds for added privacy.

ENJOY ALL THE FEATURES NECESSARY FOR MODERN LIVING!

- Gourmet kitchen with European appliances and stone bench tops
- Reverse-cycle, ducted air-conditioning in two zones
- Separate robe in bedroom with an in-built shelving/basket system
- Extra high ceilings and fully insulated walls
- Garage with remote-controlled door, work bench and direct villa entry



A fabulous lifestyle on your doorstep!

After years of hard work there's nothing more rewarding than living a relaxing, maintenance-free lifestyle surrounded by like-minded neighbours.

At Forresters Beach you will feel like you live in a resort with The Lake House's indoor pool, gourmet café, gymnasium, bowls green, hair and beauty salons, activities rooms, medical consulting suite, and a lounge and dining space for 300 people, all just a short walk from your front door!

To find out more about the village and the new villas for sale, please phone 4384 3300 for a brochure pack or to arrange a personal tour.

BRAND NEW 1, 2 & 3 BEDROOM VILLAS PRICED FROM AN ALLURING \$385,000!*
DECEMBER RELEASE 70% SOLD
DON'T MISS OUT - ENQUIRE TODAY!

*Prices correct as time of printing

Conclusion

- ❖ The **ageing population** is becoming a **growing market** in *Housing Provision*
- ❖ The over-riding **need** for *age-friendly housing* and *universal access* are creating the potential of a **new set of business and employment opportunities for the industry**
- ❖ Government should **adopt a proactive approach** in promoting *age-friendly housing* so that Hong Kong can **maintain its competitive edge** in a fast changing ageing market with better-informed consumers
- ❖ (*Australian Government recently created a Minister for Aged Care*)

Thank you

Ar. Joseph Kwan MH

Architect & Access Consultant

UDA Consultants Ltd

Director

UIA International Union of Architects

Region IV Work Programme – Architecture for All

jkuda@netvigator.com