

關愛長者房屋政策

Age-friendly Housing Policies

香港政府中央政策組委任及資助

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8 Core Age-friendly Elements in a City

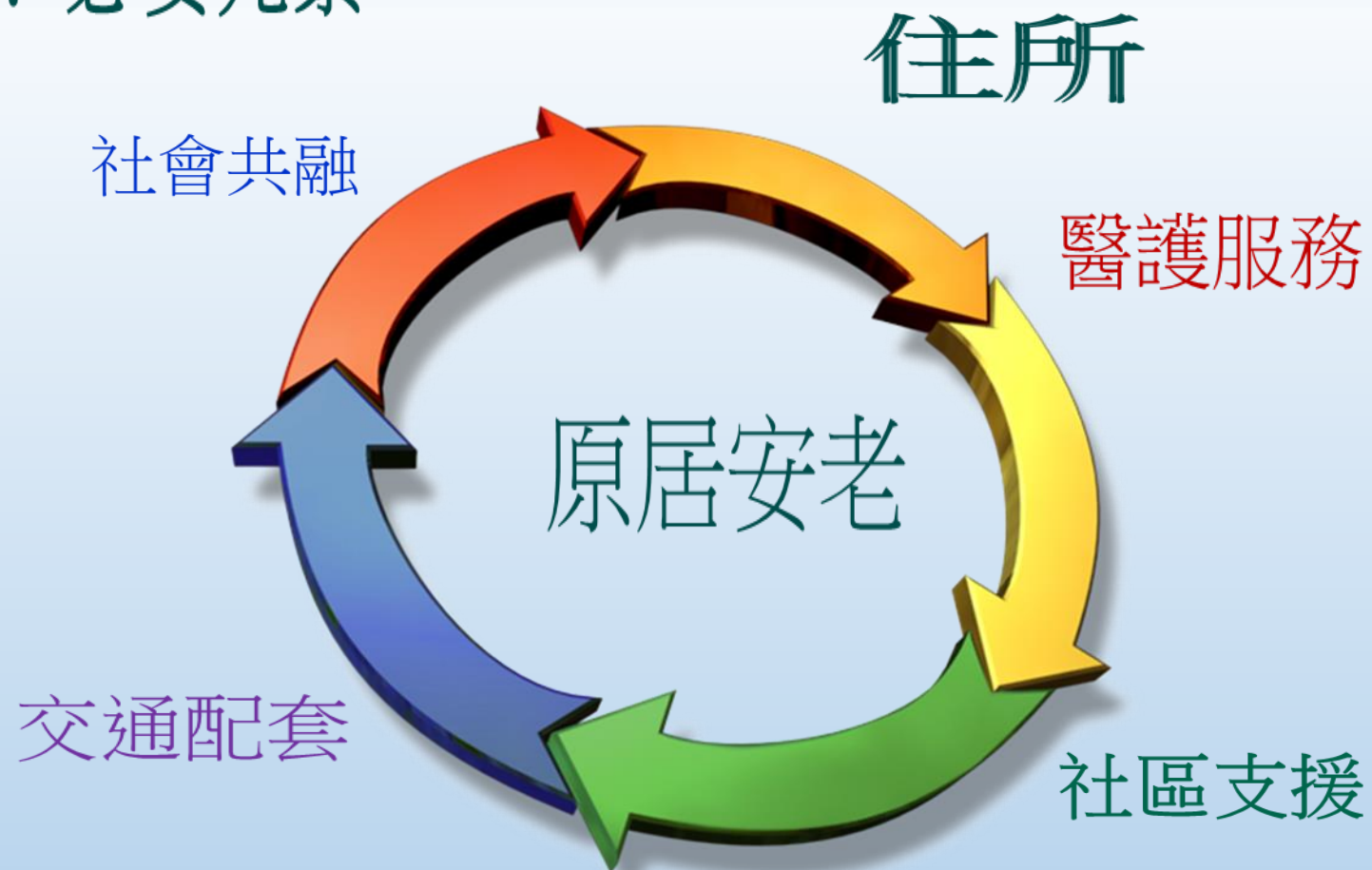
世界衛生組織“長者友善城市”八大指標

8 Core Age-friendly Elements in a City* 世界衛生組織“長者友善城市”八大指標

- Housing
- Outdoor Spaces & Buildings
- Transportation
- Social Participation
- Respect & Social Inclusion
- Civic Participation & Employment
- Communication & Information
- Community Support & Health Services

*Source: Global Age-friendly Cities: A Guide, World Health Organisation

「原居安老」：必要元素



研究焦點：

- **Affordability** (長者負擔能力)
- **Availability** (可提供的住房選擇)
- **Adaptability** (住房的活用性)

住房方面：

長者可承擔能力、住房選擇

房屋設計、改動、維修

住房適宜長者生活

相關支援服務

交通方便及有利社交

宜居周邊環境

Prime Principle

Ageing in place (原居安老)

Comprehensive age-friendly housing strategies should integrate **healthcare and supportive services** with **housing policies**, options and programmes.

提出一個適切、全面、務實及可行的香港「關愛長者」房屋政策發展方案及行動計劃，當中包括相關醫護服務、社區支援、交通等配套設施

Summary of Recommendations** (Categorisation)

1. **Co-ordination of Government Services** (指定一個政策局統領、負責、協調相關工作)
2. **Affordability of Housing** (長者可負擔能力)
3. **Availability of Housing** (住房供應)
4. **Ageing in Place and Institutionalisation** (居家安老 Vs 院舍住宿)
5. **Adaptability & Maintenance of Housing** (住房的活用性)
6. **Shared responsibilities in actualizing age friendliness in Hong Kong** (各司其職)
 - Role of family
 - Role of Government and public service providers
 - Role of community
 - Role of NGOs
 - Role of private sector
 - Role of individuals

** Please refer to Pages 8 to 24 of Study Report

Co-ordination of Government Services

1. The Government must seriously consider a cultural change and play a forward looking role instead of tackling problems on a short term and ad hoc basis.
2. Designate a policy bureau to administer land supply, as well as housing development issues in both public and private sectors, vis-à-vis established population policy.

The bureau will coordinate with relevant departments to review, update and consolidate the procedures/requirements and expedite resolutions of disputes, so as to speed up the land use planning and approval process for housing development.

3. Key responsibilities of the Co-ordinating Body:
 - a. Various Government departments should participate in drafting the future housing policy, in order to incorporate an overview of population policy, long-term land use planning as well as housing issues.
 - b. Coordination of planning and execution of elderly housing and services.
 - c. Allocating residential land zones use specifically for elderly housing.
 - d. Researches and assessment of housing supply and demand for different cohorts of elderly.

Affordability of Housing (1)

1. Concern for the more vulnerable elderlies:

Homeless:

- Extended stay in the shelters.
- Expedite PRH or RCHE arrangements on compassionate grounds for these elders with chronic illness.
- Health and current living conditions should be the determinant factors for PRH & RCHE eligibilities.
- More in-depth research work on elderly homelessness in Hong Kong is indispensable.

Disabled:

- Allow the disabled old any young family member to stay under one roof of a care home.
- Plan for integration of services for elderly and disabled in designing future care homes.

Lower middle class elders:

- Modify eligibility criteria for applying PRH and HOS by introducing a sliding scale assessment system for senior citizens' income, age and assets to determine their eligibility.
- Enable younger elders who are still working, to achieve first time home purchase. Subsidises may be in the form of tax relief, mortgage loans at below market rate or mortgage securitization. The Government may also consider waiving the stamp duty payment for this group of first time home purchasers with a live-in requirement.
- For the elders above 65, rent subsidies or lease for life is proposed, in the form of allowances. It could also be a fixed amount deductible from total tax liabilities or a proportion of actual rents paid out in relation to total declared household income.
- It is suggested that certain percentage of the new projects of HOS flats should be reserved for the elderly group to bid.

Affordability of Housing (2)

2. Promote lease for life housing products with support services tailored for the old age.
 - Incentives in terms of premium deductibles and gross floor area bonuses should be given to developers who come up with innovative initiatives for elderly housing.
 - The Government may also negotiate for a certain percentage of the flats at an affordable price for the lower middle income elders.

Affordability of Housing (3)

- Alleviate the construction manpower shortage problems by setting aside more sites for prefabrication production lines so as to expedite the work process.
- Importation of construction skilled labour is essential at this critical time and the Government should consider relaxing the rules to facilitate such importation on a project basis, so as to reduce the local workers' concern.
- R&D projects to bring in new technology to substitute some labour work in the construction industry by innovative machinery will expedite the construction process and in the long run substantially reduce the construction cost.

主要方案及行動計劃

指定一個政策局統領、負責、協調相關工作

(政策範疇)

- 土地供應，公私營房屋發展，人口政策
- 統籌相關政府及公共服務以加快土地供應，住房發展
- 研究不同組群長者住房需求、供應和相關社康服務
- 建立適切環境 以促進跨代共融及支援家庭護老者
- 促進採用彈性房屋(Flexible Housing)設計，提升住房的改動可用性

住房承受能力

關注較弱勢長者：

無家可歸

殘障

草根中產 (lower middle class)

- 引入長者收入和資產遞加評估體系(**sliding scale assessment system**) , 預留一定比例居屋和公屋予合資格長者
- 預留一些較低層的居屋單位作為長者住所

推廣“終身租住”(lease for life) 長者住房及提供“一站式”服務

向草根中產長者提供房屋支援

- 修改申請入住資助房屋的資格（即入息及資產限額）來幫助下層中產階級
- 向首次置業的較年輕長(55歲以上)者提供特惠，及可優先購買居屋
- 為55歲以上置業者提供較低的按揭息率（按揭證券化），以鼓勵長者置業而達至**老有所屬**
- 減免擁有物業長者的物業稅，及為不合資格入住公共房屋的長者提供租金資助

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長者住房供應

- 屋宇署及地政總署密切監察房地發展和適時發出入伙紙和滿意紙
- 研究將長年空置私樓單位轉化為供應源，以緩解需求
- 政府應鼓勵及支援社企透過慈善捐款為長者提供其可承受的短期或長期租住房
- 以創意的建築設計配合長者需要，將一些舊工業大廈轉化為經濟實惠，方便和舒適的長者住房

政府可借助房協的經驗，促進發展更多「長幼共融」的住所

緩解建造業人手短缺問題以加速房屋供應

- 撥出更多土地為預製件生產線
- 以個別建屋項目為基礎輸入建築技術工人

居家安老 Vs 院舍住宿

- 促進跨代共融
- 支援家庭護老者
- 提供支援，讓長者繼續居家安老或留在社區安老
- 建立與時並進的長期護理系統，改善長者健康
- 建立一系列社區支援服務，促進長者精神健康
- 推廣睦鄰支援，消除長者被社會排斥感覺及避免家居自殺的情況
- 組織聯誼活動 / 家訪

體弱長者無奈地送往安老院

關愛長者房屋政策 Age-friendly Housing Policies

住房的活用性 (Adaptability)

公共及私人的房屋規劃中也引入「通用設計」
(Universal Design) 概念

在規劃新的私人或公共房屋時，引入彈性房屋
(Flexible Housing) 設計元素

除了市區重建局、房協及其他自願性的專業組織外，鼓勵及促進更多團體提供改善長者家居維修及保養的服務

發揮長者潛能

- 鼓勵更多 60歲以上的人士繼續工作或為社會服務
- 提供長者稅務寬減，消除年齡歧視，改革社會保障制度

解決護理、輔助醫療和保健行業的人力資源問題

- 檢討護理專業、輔助醫療人員、護理員和保健員的工作量，改善工作條件和薪酬，提供事業發展及晉升階梯
- 通過改善工作條件和薪酬挽留任職的護理、輔助醫療和保健人員，提供培訓以提升技能，職業安全，確保服務質素的一致性

推動研發 / 推廣應用 於

- ✓ 輔助長者家居生活和社交
- ✓ 監護照顧長者

之 智能科技、技術 / 產品、設備和裝置

要配合、落實關愛長者政策和行動方案

- 政府和公共服務提供組織
- 社區
- 非政府機構
- 私營企業
- 家庭
- 個人

必須負責任、有承擔地 各司其職

關愛長者房屋政策 Age-friendly Housing Policies

上述建議是綜合從不同層面、從多角度探索考慮的方案及行動計劃，以實現三個主要目標

讓長者 原居安老

讓長者 健康樂頤年

讓長者 積極樂頤年

祝願

普天下之長者和未來長者 能
原居安老 積極 健康 有尊嚴地 樂頤年

Wish

***ALL Our Seniors and Soon-to-be Seniors
could Age Gracefully !***

關愛長者房屋政策
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THANK YOU & GOOD BYE

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