

**Invitation to Tender for the Provision of Services for Elders at
Premises of First Street (Service Tender Reference: SWD1/5N/872/2012)
Premises of Tsz Ching Estate (Service Tender Reference: SWD1/5C(2)/872/2012(2))**

**Briefing Session on 13 January 2012
Questions and Answers**

1. How much are the management fees for the Premises of First Street and Tsz Ching Estate?

At present, the management fee for the parking space of the Premises of First Street is around HK\$600 per month. The amount of management fee on the common areas shared by the Premises and the estate is still under vetting by the Government Property Agency. The Operator of the Premises of First Street shall be responsible for maintenance, inspection and repair of devices of the Premises such as the refuse compactor, pumping facilities and electricity facilities. These expenses are already included in the Service Fee. The monthly management fee for the Premises of Tsz Ching Estate is around HK\$122,000 at present.

Management expenses are not included in the Service Fee. The Government shall, on application by the Operator, reimburse the Operator for the management expenses paid by the Operator in respect of the part of Premises for subsidised services.

2. How much are the maintenance fees for the refuse compactor, pumping facilities and electricity facilities at the Premises of First Street?

At present, the monthly maintenance fees for the refuse compactor, pumping facilities and electricity facilities at the Premises of First Street are estimated to be around HK\$1,000, HK\$1,800 and HK\$750 respectively.

3. How much are the rates and rent for two Premises?

As estimated by the Rating and Valuation Department, the monthly amounts of rates for the Premises of First Street and Tsz Ching Estate are presently around HK\$17,000 and HK\$16,000 respectively. The amounts are included in the Service Fees.

Operator will be required to pay to the Financial Secretary Incorporated (FSI) a nominal rent of HK\$1 per annum, if demanded. For the Premises of Tsz Ching Estate, the rental of parking space is around HK\$2,200 per month which is included in the Service Fee.

4. Is assessment using the SCNAMES required for admission to Residential or Day Respite Care?

No assessment using the SCNAMES or medical examination is required for admission to Residential or Day Respite Care. Admission should be on a first-come-first-served basis.

5. Is there any particular standard for professional staff having qualifications in gerontology, geriatric care and dementia care mentioned in the Tender Documents?

Operator should have a human resource management system in place. It should include the recruitment of appropriate staff mix with suitable qualifications to deal with the complexity and frailty of service users.

**Social Welfare Department
February 2012**