### Home for the Aged or Home for the Disabled

Purpose-built Homes for the Aged or Homes for the Disabled are meant to provide residential accommodation with board and care for the elderly and the disabled respectively.

Homes for the Aged are licensed by the Ministry of Social and Family Development.

Free-standing or independent Homes for the Aged/Disabled are typically zoned “Civic and Community Institution” or “Residential/Institution” in the Master Plan. They may be allowed at the void decks of public housing blocks as facilities ancillary to the residential use.

Conversion of properties to Homes for the Aged or Disabled and the actual allowable building form (ie stand-alone or party-wall) will be assessed taking into account the site location, site context and detailed development guidelines in the prevailing street block plans, if any.

Gross Plot Ratio & Storey Height

The allowable gross plot ratio and number of storeys for Homes for the Aged or Disabled developments shall take into account the character of the surrounding area. The actual number of storeys allowed may vary, depending on the site topography and the context of the surrounding area.

Homes for the Aged or Disabled of 3-storey and above shall be provided with lifts.

For redevelopment of an existing approved Home for the Aged or Disabled to carry out major extensions to it, the proposed increase in GPR or GFA is subject to planning consideration taking into account the location of the home, context of the surrounding area and requirements of other government agencies. Planning approval from URA shall be obtained first before commencement of works.

Communal Open Space

Homes for the Aged or Disabled shall provide a minimum 35% communal open space (COS) (based on nett site area) for use as recreational spaces for enjoyment by the occupants. Spaces which qualify as COS are shown in the table below.

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| **Examples of spaces that qualify as COS** | **Examples of spaces that do not qualify as COS** |
| Recreational facilities that are uncovered and raised no more than 1m above ground level such as:   * Exercise equipment and structures in fitness areas. * Game courts for tennis, basketball etc. * Swimming pool; wading pool. | Buildings and other ancillary structures (eg substations) that are already computed as site coverage |
| Structures that form part of landscaping features such as:   * Art sculptures * Fountains | Driveways and parking lots |
| Fire-engine hard-standing ground/access and other service areas |
| Voids at ground level overlooking basements |

*Last updated on 5 July 2019*