

For Discussion  
on 11 December 2006

## **Legislative Council Panel on Health Services**

### **Redevelopment of Yan Chai Hospital**

#### **Purpose**

This paper seeks Members' support for the proposed redevelopment of Yan Chai Hospital (YCH).

#### **Problem**

2. Blocks C, D, E and F at YCH are dilapidated and their capacity is inadequate to meet the increasing demand for healthcare services in the community. These blocks would have to be redeveloped to provide comprehensive and integrated healthcare services.

#### **Background**

3. YCH, founded in 1973, is a community hospital with about 800 in-patient beds providing a comprehensive range of acute, extended care, ambulatory and community medical services mainly to the population in the Kwai Tsing and Tsuen Wan District. Apart from running a 24-hour accident and emergency department, YCH is also providing medicine; surgery; orthopaedics and traumatology; paediatrics; ear, nose and throat; infirmary; and intensive / coronary care services currently. In 2005-06, the total number of attendances at the General Practice Clinic and Specialist Out-patient Clinic of YCH was 71,754 and 162,060 respectively; whereas the total number of admission of inpatient and day-patient to YCH was 42,939.

4. YCH comprises seven blocks. Among them, Blocks C and D have been in use for 33 years and Blocks E and F for 23 years. These four hospital blocks, with a total gross floor area of about 22,210 square meters (m<sup>2</sup>), have become old, dilapidated and outdated over the years. There are problems of spalling concrete, cracked and loose external plaster, de-bonding of external

wall tiles, water penetration through windows and external walls, water leakage from defective and corroded drainage pipes, and localised roofing failure. In addition, due to physical and space constraints of the buildings, YCH has not been able to fully develop and meet the increasing demands of the community to deliver comprehensive and integrated healthcare services.

5. In addition, population in the Kwai Tsing and Tsuen Wan District has increased by about 94,000, from 695,300 in 1991 to 789,100 in 2005. The increasing demand for healthcare services, coupled with its dilapidated conditions, exerts pressure on the need for improvements to the YCH. However, given the inadequate space and outdated design of the four building blocks, it is not possible for YCH to upgrade its services within the existing building framework.

### **The Proposed Project**

6. We therefore propose to redevelop the four hospital blocks to meet the increasing service demand and also to upgrade the hospital to meet prevailing standards. In addition, in line with modern healthcare concepts and to meet demand from the local community, the opportunity is taken to redevelop the four blocks along the concept of a community health and wellness centre, to provide new facilities of standards pertinent to a modern community hospital.

7. The concept of a community health and wellness centre aims to provide community-focused and patient-centred services, which recognize the need of individual patients in providing healthcare, acknowledge the importance of psycho-social elements in patients' health, as well as the continuity of healthcare at different stages of life. In sum, the community-based delivery model of the concept can provide "one-stop" integrated services for patients. The concept can be realized at the redeveloped block in YCH with the proposed establishment of three component centres, namely –

(a) Health Resource Centre

The Health Resource Centre provides health resources and information for integrated rehabilitation services to patients, aiming to build up a district-based "safe and healthy city". Apart from health education provided to patients of chronic illness, the centre also facilitates the conduction of patient group activities and thus promote maintenance rehabilitation.

(b) Primary Care Centre

The Primary Care Centre aims to provide primary life-long healthcare services to individuals at different stages of life. These could possibly include pre-natal assessment and post-natal care services to promote maternity health for mother and children; infant and child services to provide assessment and early intervention of diseases; adolescent services and early intervention centre for young psychotropic drug users; well-women services; and geriatric counseling services for age-related illnesses. The existing General Practice Clinic at YCH and community nursing services will also be reprovisioned at the centre.

(c) Specialist Care Centre

The Specialist Care Centre provides assessment and stabilization services for patients suffering from chronic diseases, such as diabetes, hypertension, and chronic obstructive airway diseases, in an ambulatory setting. The centre will also provide day surgery and endoscopic services to reduce reliance on expensive in-patient services. The existing Specialist Out-patient Clinic at YCH will also be reprovisioned in this centre.

8. As outlined in paragraph 7 above, the services to be provided in the proposed community health and wellness centre include health promotion, illness prevention, curative intervention of illness and rehabilitation of chronic illness, all of which focus on promoting healthy ageing in the young and maintaining active living in the elderly. These services will complement the existing in-patient and day hospital services at YCH (which is mainly provided in Block B and the Multi-Services Complex) by reducing avoidable hospitalization and fostering re-integration of patients with chronic disability into the community. With an ageing population, the major concern in healthcare provision in Hong Kong has been gradually shifting from acute episodic illnesses to illnesses of chronic disabling and relapsing nature. The services to be provided in the newly redeveloped YCH will therefore address the changing service demand.

9. Plans showing the existing layout of YCH and the proposed Centre are at Enclosures I and II respectively.

## **Project Implementation**

10. The proposed project will be implemented in two stages –
- (a) Stage I – preparatory works, covering -
    - (i) site investigation;
    - (ii) building survey; and
    - (iii) consultancy services for outline sketch design, detailed design, as well as tender documentation and assessment for the main works in Stage II.
  - (b) Stage II – main works, covering -
    - (i) phase 1 which involves the demolition of Blocks C and D for construction of a new building to accommodate the community health and wellness centre, and ancillary facilities including a central pharmacy, a registration and business unit, a medical record unit, a maintenance unit and car park; and
    - (ii) phase 2 which involves the demolition of Blocks E and F to provide landscaped area and parking facilities after the existing outpatient and associated ancillary facilities have been decanted to the new community health and wellness centre upon its completion.

11. The estimated cost of the Stage I works mentioned in paragraph 10(a) is about \$21 million in money-of-the-day prices. We plan to seek funding approval from the Finance Committee in February 2007. Subject to funding approval, we plan to invite tenders for site investigation, building survey and consultancy for the project in the second quarter of 2007 for completion in late 2009. We shall proceed to the main works as described in paragraph 10(b) after completion of Stage I of works.

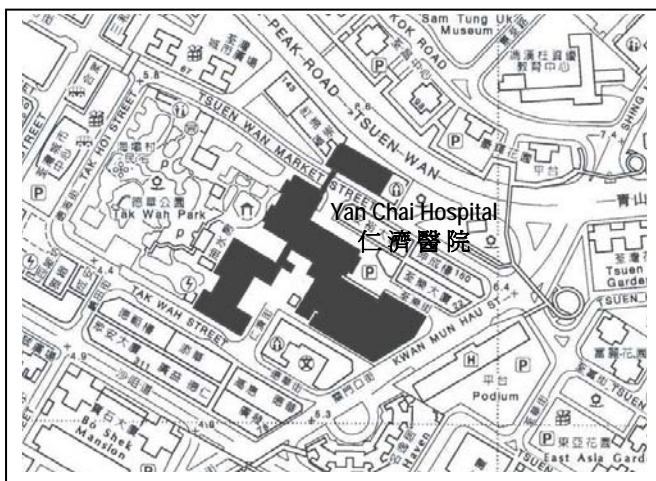
## **Public Consultation**

12. The Hospital Authority consulted the Tsuen Wan District Council (TWDC) on 25 July 2006 on the proposed project. Members of the TWDC supported the proposed project.

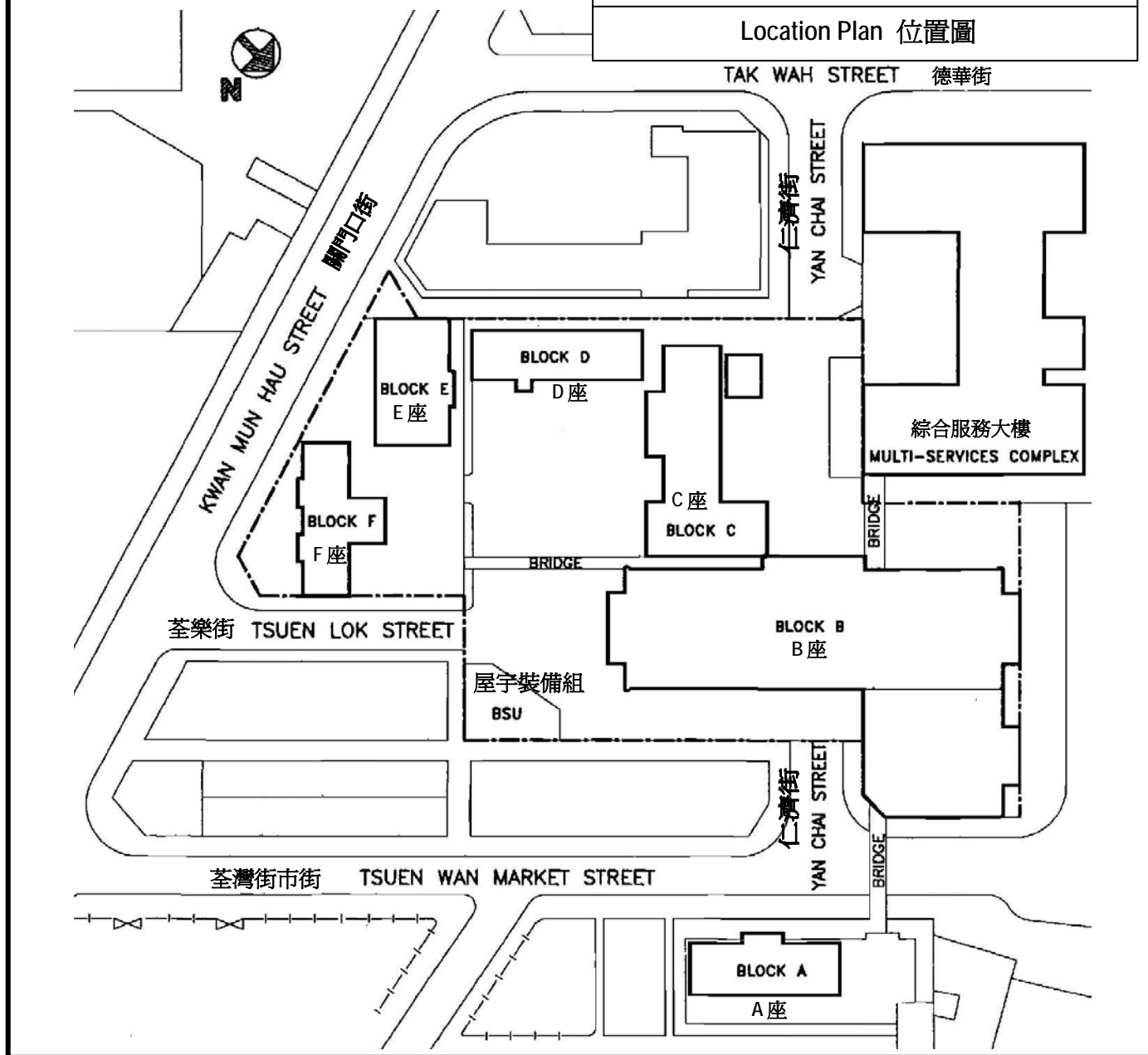
## **Advice Sought**

13. Members are invited to support the proposed project as outlined in this paper.

**Health, Welfare and Food Bureau  
Hospital Authority  
December 2006**

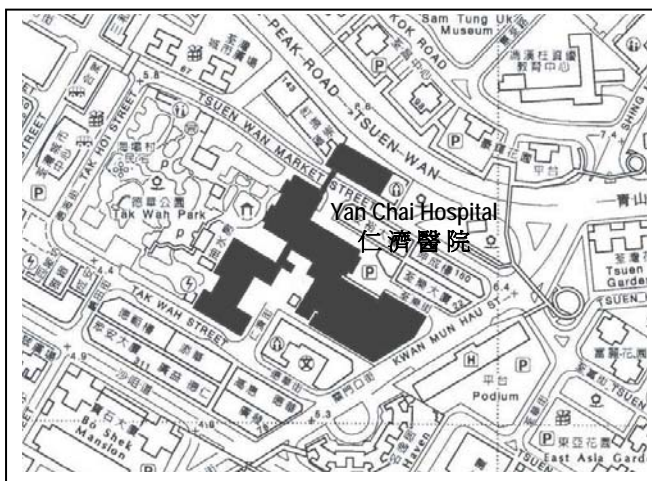


Location Plan 位置圖

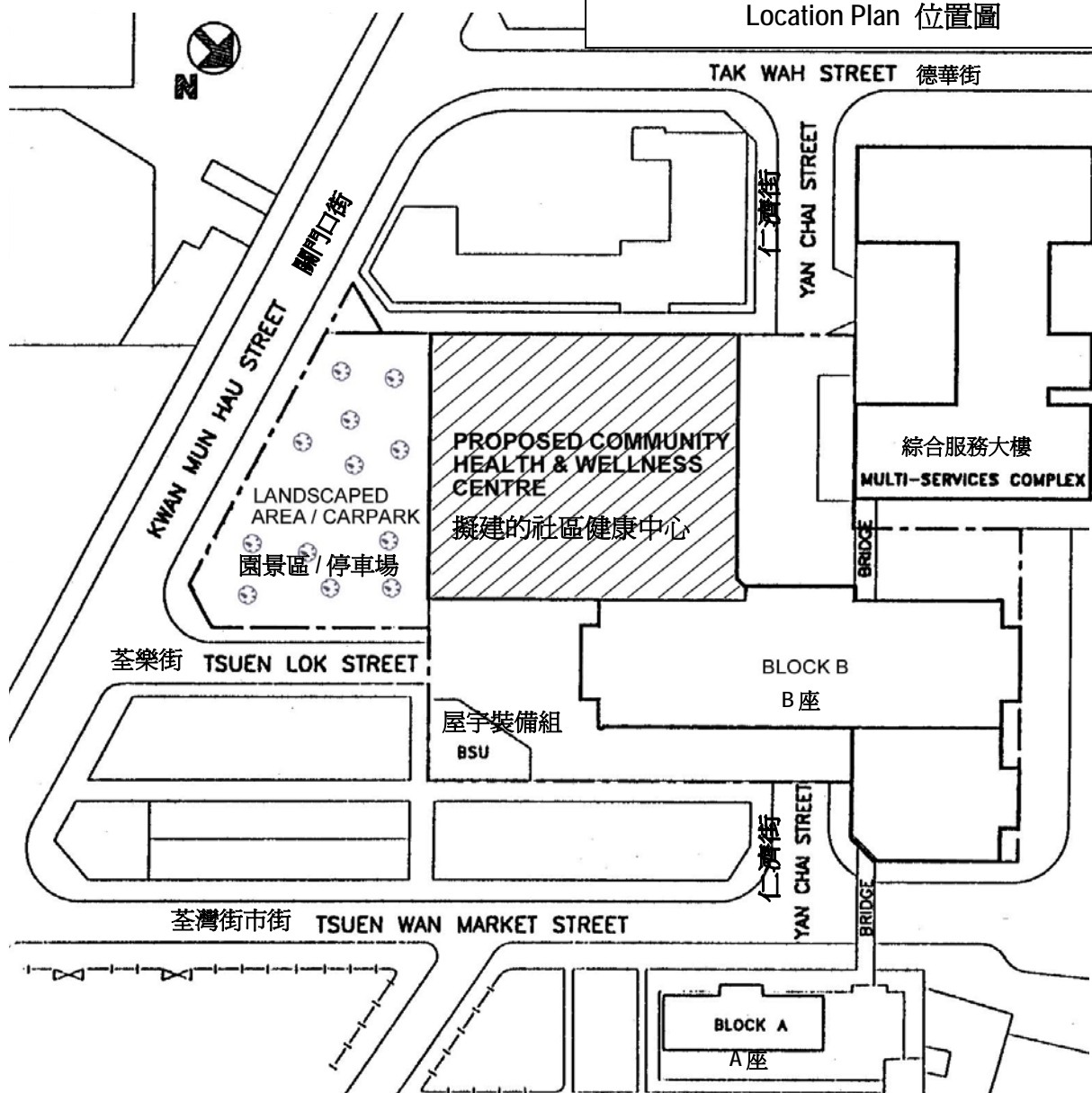


Existing Site Plan of Yan Chai Hospital (N.T.S.) 仁濟醫院現時平面圖 (不按比例)

## Establishment of a community health and wellness centre at Yan Chai Hospital 在仁濟醫院設立社區健康中心



Location Plan 位置圖



Proposed Site Plan of Yan Chai Hospital (N.T.S.) 仁濟醫院擬定平面圖 (不按比例)

## Establishment of a community health and wellness centre at Yan Chai Hospital 在仁濟醫院設立社區健康中心