

For Information

**Legislative Council
Panel on Home Affairs
Panel on Health Services
Panel on Public Service**

Joint-user Complex at Bailey Street, To Kwa Wan Reclamation

Purpose

This paper informs Members of a proposed capital works project (the Project) co-ordinated by the Home Affairs Bureau, namely a joint-user complex at Bailey Street, To Kwa Wan Reclamation, that we plan to submit to the Public Works Subcommittee (PWSC) for consideration at its meeting on 20 January 2010. If Members of the Panel on Home Affairs, the Panel on Health Services or the Panel on Public Service would like to discuss the Project, we would make arrangement with the Secretariat for it to be discussed at the relevant Panel meeting before it is submitted to PWSC.

Proposal

2. We propose to develop a joint-user complex at Bailey Street, To Kwa Wan Reclamation. The site area of the project is about 2 200 square metres (m²). The site plan is at the **Enclosure**.

3. The proposed scope of the Project includes –

Under the Home Affairs Department

(a) Community Hall

- (i) a multi-purpose hall (with a seating capacity of 450) with stage;
- (ii) a stage store room;
- (iii) a stage meeting room;
- (iv) male and female dressing rooms;
- (v) three multi-purpose rooms;
- (vi) a conference room; and

- (vii) ancillary facilities including a management office, a store room for office, a baby care room, toilets, etc.
- (b) Office accommodation of Kowloon City District Office (KCDO), including its Main Office and four sub-offices.

Under the Department of Health (DH)

- (c) Hung Hom Maternal and Child Health Centre
 - (i) three consultation rooms;
 - (ii) two family planning interview rooms;
 - (iii) a community paediatrician room, a parent resource corner cum child play area, a counselling room, a cervical screening room, a treatment room, a babies bathing & weighing room, a breast feeding room, a health education room, a vision test room, a hearing test room; and
 - (iv) others including a registration office, 11 nurse interview rooms, three physical examination rooms, a records storage office, a waiting area, etc.
- (d) Kowloon Families Clinic
 - (i) ten consultation rooms;
 - (ii) a dietitian office;
 - (iii) two treatment rooms and two interview rooms;
 - (iv) a central dispensary for the DH medical facilities in the complex; and
 - (v) others including a registration office, a record storage office and a waiting area.
- (e) Government Dental Clinic
 - (i) 14 dental surgeries;
 - (ii) ancillary facilities including two X-ray rooms, two dark rooms, a central sterilization room, a recovery room and a plaster room; and
 - (iii) others including a registration office, a record storage office, a waiting area, a supplies store and multi-purpose room, etc.

Justifications

Community Hall

4. Kowloon City district does not have any government-run community centre (CCs) / community halls (CHs). The proposed CH will serve the population of around 356 600 comprising residents in Lung Tong, To Kwa Wan, Ho Man Tin and Hung Hom. There is a pressing need for the construction of a CH in the district. The proposed CH will provide the much-needed facilities and venue for organising various community activities. It is expected that about 291 Mutual Aid Committees established by residents of public housing estates and private residential buildings together with 952 Owners' Committees / Corporations of private residential buildings as well as 138 local organisations and 57 non-governmental organizations in the district can make use of the proposed CH. Apart from providing a venue for community building activities, the proposed CH will also serve as a temporary / cold / heat shelter when the need arises. At present, we rely on the goodwill of a Kaifong Welfare Association for setting up typhoon / heat / cold / emergency shelters to meet the need of the community during natural disasters or other untoward circumstances.

Office Accommodation of KCDO

5. Currently, the KCDO Main Office and its four sub-offices are scattered in different locations. We propose to merge these offices and co-locate them with other related facilities, including the CH. The proposed merging will help enhance operational efficiency and facilitate the provision of better services to the public. It will also help achieve savings in operation costs.

Hung Hom Maternal and Child Health Centre

6. The proposal will re-provision and expand the existing Maternal and Child Health Centre (MCHC) located in Hung Hom Clinic. The existing MCHC provides a comprehensive range of health promotion and disease prevention services for babies and young children under the age of six. Antenatal and postnatal services, family planning services and cervical cancer screenings for women are also provided. It is the only MCHC in the Kowloon City District. The limited space of the existing clinic with only two consultation rooms can no longer cope with the current demand for increasingly diversified services, which include, among others, the Integrated Child Health and Development Programme and Comprehensive Child Development Service. Besides, the existing clinic set-up (locating on two separate floors with no lift facilities) is not convenient for the public, in particular for pregnant women. Due to the limited space and other physical constraints of the existing clinic building which was built in 1959, re-provisioning the clinic to the proposed complex at Bailey Street will facilitate service expansion and improvement to the clinic environment.

Kowloon Families Clinic

7. The proposal is to re-provision (six existing consultation rooms) and expand (by adding four consultation rooms) the Kowloon Families Clinic, which is currently located in the Yau Ma Tei Jockey Club Polyclinic. The existing Kowloon Families Clinic provides primary healthcare services to civil service eligible persons (i.e. persons eligible for civil service medical and dental benefits). Additional space is required for planned service improvements, including provision of dietitian services, implementation of more preventive healthcare programmes and the installation of new electronic hardware which will enable the clinic to network with other healthcare provider partners. Due to space limitation in the existing premises, re-provisioning of the Clinic to the complex at Bailey Street is proposed.

Government Dental Clinic

8. The proposal aims to re-provision, merge and expand the services currently provided in three existing dental clinics, namely the Argyle Street Government Dental Clinic and Lee Kee Government Dental Clinic located in Kowloon City, and the Li Po Chun Dental Clinic located in Tai Kok Tsui. The existing clinics are small and housed in very old buildings. We propose to merge them for better management and efficiency. We also propose to provide two additional dental surgeries in the new combined clinic to meet additional demand. The proposed re-provisioning of the clinics to new premises would also provide sufficient space for record-keeping, storage and ancillary facilities such as barrier-free facilities for the disabled.

Project Estimate and Implementation Plan

9. The estimated cost of the Project is about \$448.1 million in September 2009 prices.

10. Subject to funding approval of the Finance Committee, construction is expected to commence in July 2010 for completion in February 2013.

Public Consultation

11. We consulted the Leisure and District Facilities Management Committee of the Kowloon City District Council (DC) on the scope and the preliminary design of the Project on 15 January 2009 and 2 April 2009 respectively. Members supported the Project and urged for its early implementation.

12. Further public consultation was conducted in November 2009 with the community in the vicinity of the Project site, covering DC members of the relevant constituencies, Area Committees, Incorporated Owners and Mutual Aid Committees and the adjacent secondary schools, commercial buildings and shops. The feedback drawn from the consultation was positive.

Way Forward

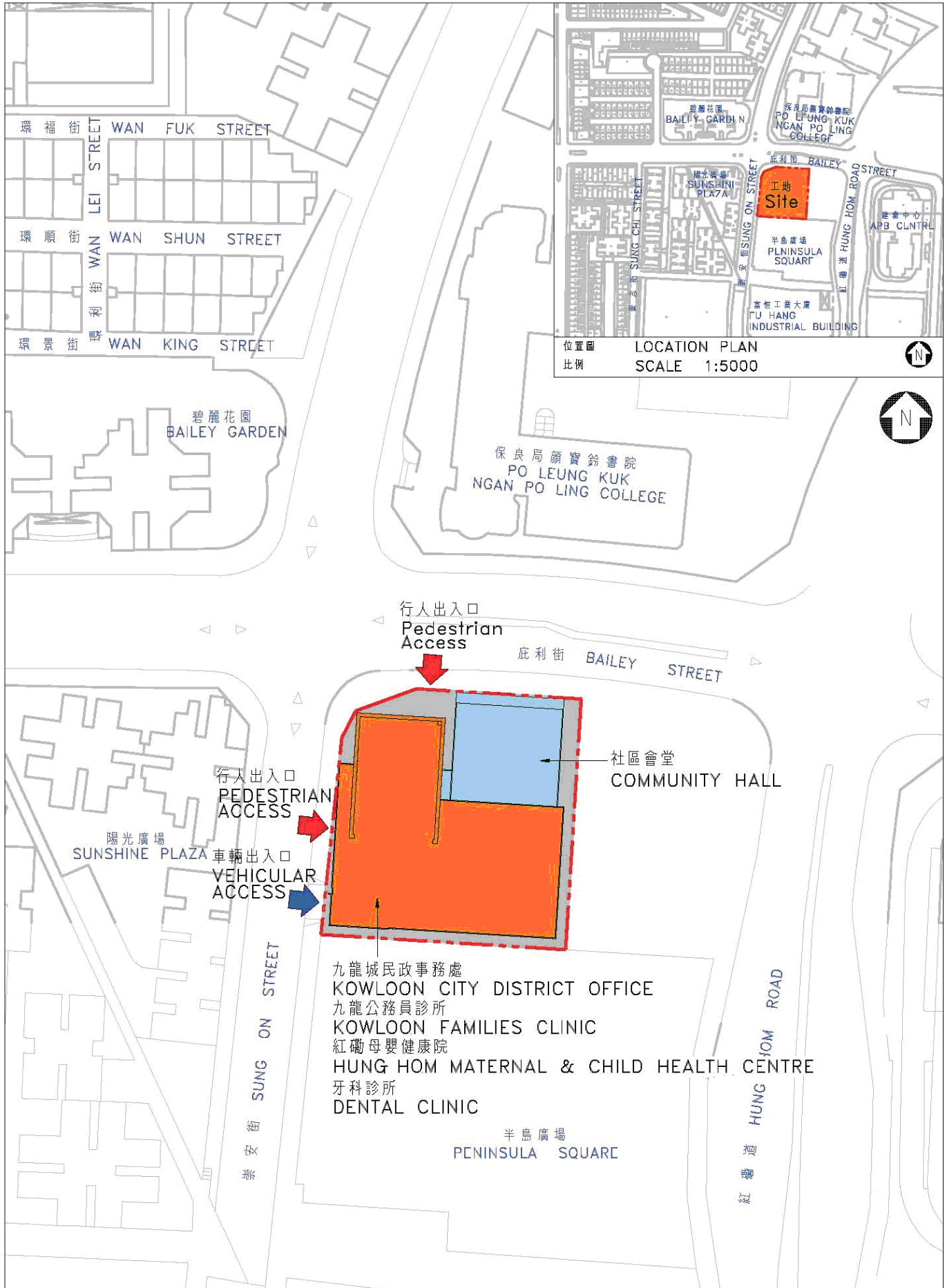
13. We intend to submit the Project to the PWSC of the Finance Committee for consideration at its meeting on 20 January 2010.

Advice Sought

14. Members are invited to note the proposed Project.

Home Affairs Bureau
Food and Health Bureau
Civil Service Bureau

December 2009



title 176SC 土瓜灣填海區庇利街 聯用綜合大樓 JOINT-USER COMPLEX AT BAILEY STREET, TO KWA WAN RECLAMATION	drawn by W.Y.WONG	date SEPT.,2009	drawing no. AB/2942/XA001	scale 1:1000
	approved C.S.LO	date SEPT.,2009	 ARCHITECTURAL SERVICES DEPARTMENT	
	office ARCHITECTURAL BRANCH			