

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 707 – NEW TOWNS AND URBAN AREA DEVELOPMENT

Government Offices – Intra-governmental services

111KA – Government, Institution or Community facilities in the Kwun Tong Town Centre redevelopment – additional medical and health facilities

Members are invited to recommend to Finance Committee the upgrading of **111KA** to Category A at an estimated cost of \$105.0 million in money-of-the-day prices for the provision of additional floor areas for enhancing the existing medical and health facilities reprovisioned in the Kwun Tong Town Centre redevelopment.

PROBLEM

We need to provide additional medical and health facilities at the new Kwun Tong Jockey Club Health Centre (KTJCHC), which will be reprovisioned by the Urban Renewal Authority (URA) under the Kwun Tong Town Centre (KTTC) Redevelopment Project, to meet the growing demand for medical and health services.

/PROPOSAL

PROPOSAL

2. The Director of Civil Engineering and Development, with the support of the Secretary for Development, proposes to upgrade **111KA** to Category A at an estimated cost of \$105.0 million in money-of-the-day (MOD) prices for the provision of additional floor areas for enhancing the medical and health facilities of the KTJCHC after its relocation from Yue Man Square to the reprovisioned sites at Yuet Wah Street and the Kwun Tong Road/Hoi Yuen Road roundabout.

PROJECT SCOPE AND NATURE

3. The total net operational floor area (NOFA) of the existing facilities at KTJCHC is about 2 508 square metres (m²). The proposed scope of **111KA** covers the provision of extra NOFA of about 1 087 m² to provide the following additional facilities upon reprovisioning of KTJCHC –

- (a) Labour Department (LD)'s Occupational Health Clinic and Occupational Safety & Health Centre (OHC and OSHC) (to be reprovisioned at Yuet Wah Street) – additional NOFA of about 258 m² to provide a computer room/library, a health education room/seminar room, an audio-visual corner/reading room, a store room, a publication store and extra exhibition area;
- (b) Hospital Authority (HA)'s General Out-patient Clinic (GOPC) (to be reprovisioned at Yuet Wah Street) – additional NOFA of about 621 m² to provide consultation rooms, treatment rooms, examination rooms, an assessment room, a visual acuity test/fundus photography room, interview rooms, a room for community outreach service, a duty nurse room and expansion of a dispensary, a shroff, a health education room, stores and waiting area;
- (c) Department of Health (DH)'s Maternal & Child Health Centre (MCHC) and Government Dental Clinic (GDC) (to be reprovisioned at Yuet Wah Street) – additional NOFA of about 188 m² to provide a consultation room, a cervical screening room, a physical examination room, a breast feeding room, a vision testing room and a parents resource centre room in respect of MCHC, and four additional dental surgeries in respect of GDC; and

/(d)

- (d) DH's Methadone Clinic (MC) (to be reprovisioned at the Kwun Tong Road/Hoi Yuen Road roundabout) – additional NOFA of about 20 m² to provide a health education room.

_____ A location plan showing the reprovisioned and proposed additional medical and health facilities is at Enclosure 1. The photomontages and the floor plans of the reprovisioned and additional medical and health facilities at Yuet Wah Street and _____ the Kwun Tong Road/Hoi Yuen Road roundabout are at Enclosure 2.

4. The construction works of the concerned medical and health facilities at the reprovisioned sites are expected to be completed by end 2013/early 2014. Subject to funding approval of the Finance Committee, we will reimburse URA for the construction cost of the additional floor areas upon completion and assignment. The existing KTJCHC will continue operation until the commissioning of the facilities at the reprovisioned sites in early 2014.

JUSTIFICATION

5. The URA's KTTC Redevelopment Project which commenced in March 2007 would holistically regenerate the whole town centre of Kwun Tong and improve the living conditions of the residents thereat. The Project comprises redevelopment of the Yuet Wah Street Site and the Main Site. Due to the complexity and scale of the redevelopment project, URA is adopting a phased implementation approach for the redevelopment. The Yuet Wah Street Site is being redeveloped ahead of the Main Site, and the existing medical and health facilities currently accommodated in the KTJCHC at Yue Man Square in the Main Site will be relocated to the reprovisioned sites at Yuet Wah Street Site and the Kwun Tong Road/Hoi Yuen Road roundabout to make way for the redevelopment of the Main Site.

6. During URA's public engagement activities organised for the redevelopment project, there were requests for the provision of additional medical and health facilities in the town centre to serve the increasing population in the Kwun Tong district, which is expected to rise from 622 200 in 2011 by 7.2% to 666 900 in 2019. The percentage of elderly population (aged 65 or above) of the district will continue to increase from 16.3% in 2011 to 17.6% in 2019¹. We envisage that the health care needs of residents in the Kwun Tong district and their

/dependency

¹ The population figures are based on the population forecast of Planning Department and the information provided by Census and Statistics Department.

dependency on public health care services will continue to grow. The redevelopment project offers a good opportunity for expansion of the existing facilities to enable enhancement of medical and health services to meet the local community's aspirations for better quality of life.

7. The justifications for providing additional floor areas for the relevant medical and health facilities are set out below –

- (a) LD's OHC and OSHC – The exhibition area located at the OHC serves as the core area for promoting occupational health and safety to the public. Its current area at KTJCHC is too small for carrying out its function effectively. With increased floor area, more exhibition boards, display cupboards, anatomy models, etc. can be displayed. Sufficient circulation area and more spacious reading area should also be provided within the exhibition area, so that visitors can move along comfortably or sit down to read the health promotion materials. For the OSHC, due to a lack of space, it is currently accommodated within DH's premises at KTJCHC. The proposed additional floor area will provide proper accommodation for OSHC, while the original floor area on loan from DH could be released back to DH to form part of the reprovisioned MCHC and GDC;
- (b) HA's GOPC – the proposed expansion in floor area will relieve the overcrowding in the registration area, the patient waiting area, the consultation area, the treatment area and the dispensary area, thus enhancing operational efficiency and the delivery of quality medical service;
- (c) DH's MCHC and GDC – the proposed additional floor area will support implementation of new initiatives at the MCHC, namely, the Parenting Programme, the Development Surveillance Scheme and the Comprehensive Child Development service. For the GDC, the additional floor area will relieve overcrowding at the clinic and allow the addition of four dental surgeries to better meet the increase in service demand; and

/(d)

- (d) DH's MC – the proposed additional floor area will allow the provision of a new health education room to provide education and counselling service to users of the Methadone Treatment Programme.

FINANCIAL IMPLICATIONS

8. We estimate the cost of the project to be \$105.0 million in MOD prices (please see paragraph 9 below), broken down as follows –

		\$ million	
(a)	Provision of additional floor area at KTJCHC	67.5	
	LD's OHC and OSHC	15.4	
	HA's GOPC	37.4	
	DH's MCHC and GDC	11.2	
	DH's MC	3.5	
(b)	Furniture & equipment (F&E) ²	17.3	
	LD's OHC and OSHC	0.3	
	HA's GOPC	14.3	
	DH's MCHC and GDC	2.6	
	DH's MC	0.1	
(c)	Contingencies	8.5	
	Sub-total	93.3	(in September 2012 prices)
(d)	Provision for price adjustment	11.7	
	Total	105.0	(in MOD prices)

The additional construction floor area (CFA) provided under this project is about 2 369 m². The estimated average construction unit cost is \$28,490 per m² of CFA in September 2012 prices. We consider this unit cost reasonable as compared with other similar projects undertaken by the Government.

/9.

9. Subject to funding approval, we will phase the expenditure as follows –

Year	\$ million (Sept 2012)	Price adjustment factor	\$ million (MOD)
2013 – 2014	8.7	1.06250	9.2
2014 – 2015	79.3	1.12625	89.3
2015 – 2016	3.0	1.19383	3.6
2016 – 2017	2.3	1.26545	2.9
	<hr/> 93.3 <hr/>		<hr/> 105.0 <hr/>

10. We have derived the MOD estimate on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2013 to 2017.

11. The Government will reimburse URA for the actual cost of construction of the additional floor areas to the same standard as that of the reprovisioned facilities, subject to pre-determined financial ceilings where applicable, which are considered reasonable as compared with other similar projects undertaken by the Government. LD, HA and DH will be responsible for the procurement of F&E required for their respective additional floor areas. Upon project completion, the relevant departments will take over the reprovisioned facilities and additional floor areas for subsequent operation, management and maintenance.

12. We estimate the additional annual recurrent expenditure arising from the project to be \$17.0 million. This project would increase the administration cost of the relevant departments, which would be taken into account in future fee review exercise for the relevant services.

PUBLIC CONSULTATION

13. URA had consulted the Kwun Tong District Council (KTDC) on the redevelopment of KTTC on a number of occasions. On 17 May 2007 and 6 July 2010 respectively, KTDC supported, amongst others, the proposed reprovisioning and provision of additional floor areas upon relocation of the existing medical and health facilities of the KTJCHC at Yue Man Square to the reprovisioned sites at Yuet Wah Street and the Kwun Tong Road/Hoi Yuen Road roundabout.

14. The statutory plans for the reprovisioned sites at Yuet Wah Street and the Kwun Tong Road/Hoi Yuen Road roundabout were approved by the Town Planning Board on 5 December 2008 and 23 December 2010 respectively.

15. We consulted the Legislative Council (LegCo) Panel on Development on 27 November 2012. Members generally supported the project and requested the Administration to provide supplementary information on the layout design of the medical and health facilities to be reprovisioned (with the proposed additional floor areas), the estimated average construction unit cost for the additional provision and the related funding responsibility of URA. We submitted the supplementary information to the LegCo Panel on Development on 25 January 2013.

ENVIRONMENTAL IMPLICATIONS

16. The project does not have any environmental implications.

HERITAGE IMPLICATIONS

17. The project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings, sites of archaeological interest and Government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

18. The project does not require any land acquisition.

/BACKGROUND

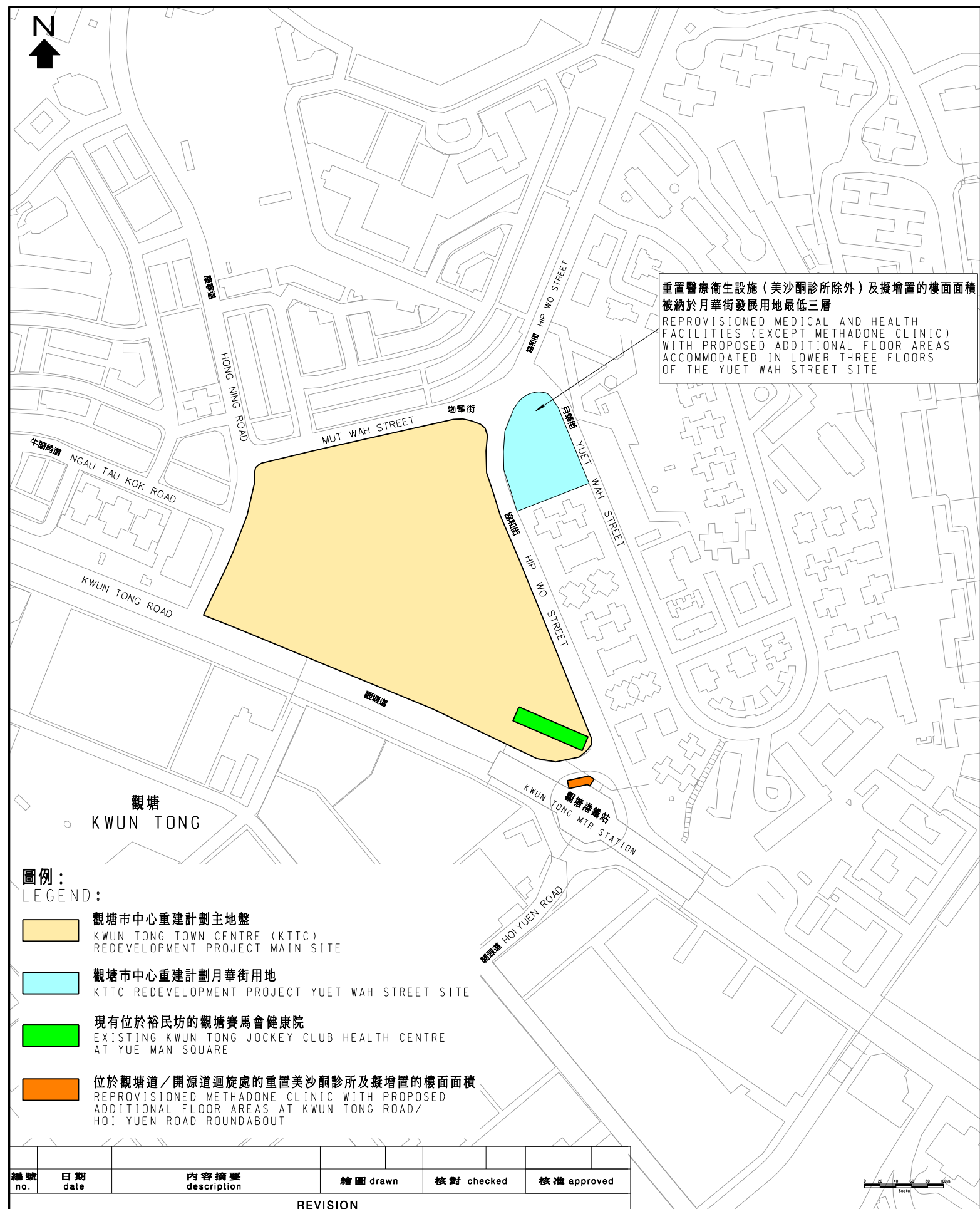
BACKGROUND INFORMATION

19. In October 2009, we included **111KA** in Category B.

20. Under the KTTC redevelopment, URA is responsible for the one-for-one reprovisioning of the existing medical and health facilities of the KTJCHC (as shown in Enclosure 3) upon relocation to the reprovisioned sites at Yuet Wah Street and the Kwun Tong Road/Hoi Yuen Road roundabout. We propose to make use of the opportunity to provide additional floor areas for the KTJCHC to cater for the increasing service demand.

21. The project will not involve any tree removal, planting proposal, or job creation.

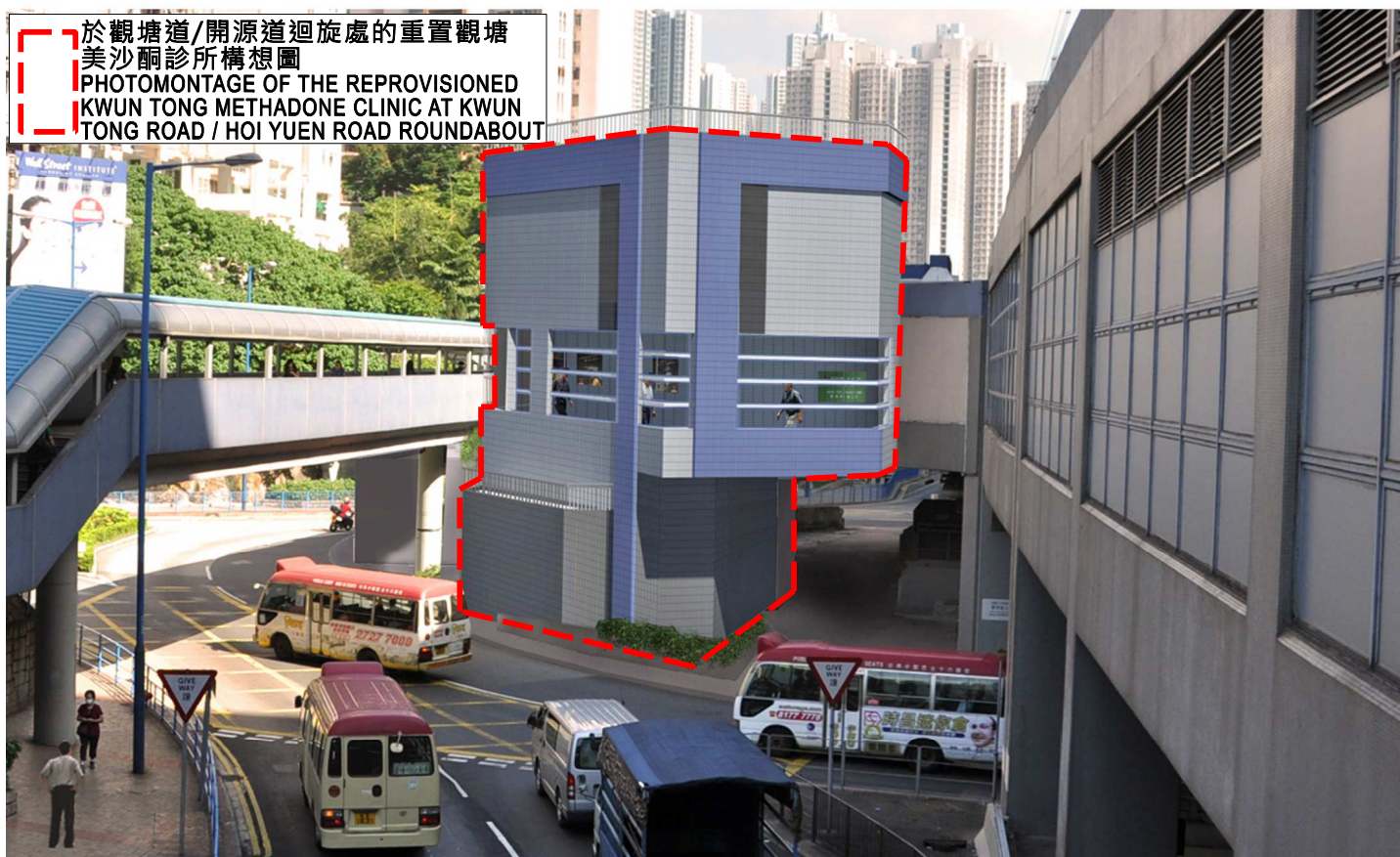
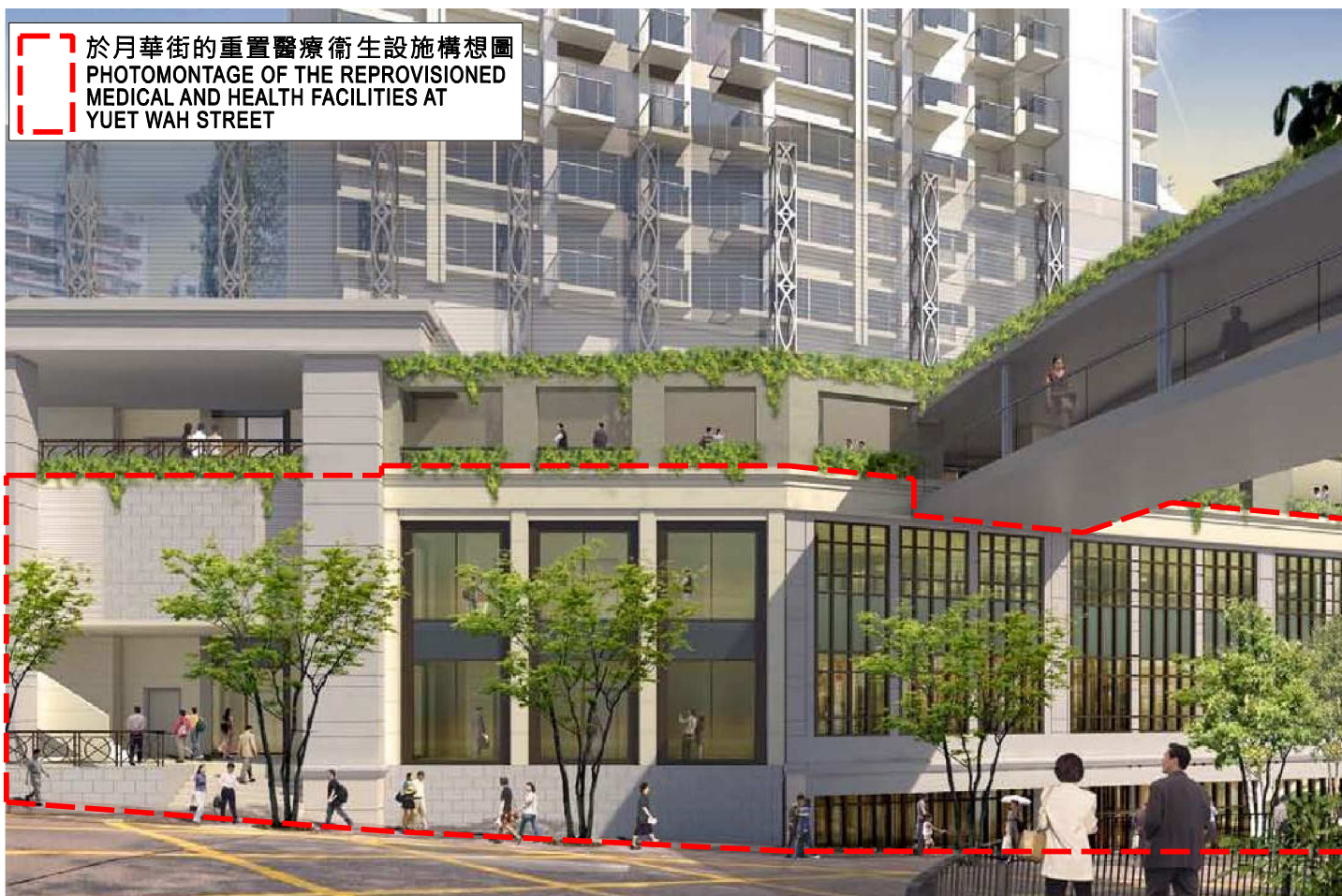
Development Bureau
January 2013



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 Scale

2012年至2013年年度工務小組委員會文件 PWSC Submission 2012 - 2013

圖則名稱 Drawing title 工務計劃項目第7111KA號 觀塘市中心重建計劃的政府、機構/社區設施 - 增置醫療衛生設施 PWP ITEM NO.7111KA GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES IN THE KWUN TONG TOWN CENTRE REDEVELOPMENT - ADDITIONAL MEDICAL AND HEALTH FACILITIES		繪圖 Drawn C.K. WONG	簽署 Initial SIGNED	日期 Date 25.01.13	項目編號 Item no. 111KA	辦事處 Office 九龍拓展處 KOWLOON DEVELOPMENT OFFICE
		核對 Checked K.K. WU	簽署 Initial SIGNED	日期 Date 25.01.13	比例尺 Scale N.T.S.	土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
		核准 Approved H.K. Chan	簽署 Initial SIGNED	日期 Date 25.01.13	圖則編號 Drawing no. KZ 715	



2012 年至 2013 年年度工務小組委員會文件 PWSC Submission 2012 - 2013

圖則名稱 Drawing title
 工務計劃項目第7111KA號
 觀塘市中心重建計劃中重置的政府、機構/社區設施 -
 增置醫療衛生設施
 PWP ITEM NO.7111KA
 GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES IN THE KWUN
 TONG TOWN CENTRE REDEVELOPMENT - ADDITIONAL MEDICAL AND
 HEALTH FACILITIES

繪圖 Drawn

C.K. WONG

校對 Checked

K.K. WU

核准 Approved

H.K. Chan

簽署 Initial

SIGNED

簽署 Initial

SIGNED

簽署 Initial

SIGNED

日期 Date

25.01.13

日期 Date

25.01.13

日期 Date

25.01.13

項目編號 Item no.

111KA

比例尺 Scale

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圖則編號 Drawing no.

KZ 722

辦事處 Office

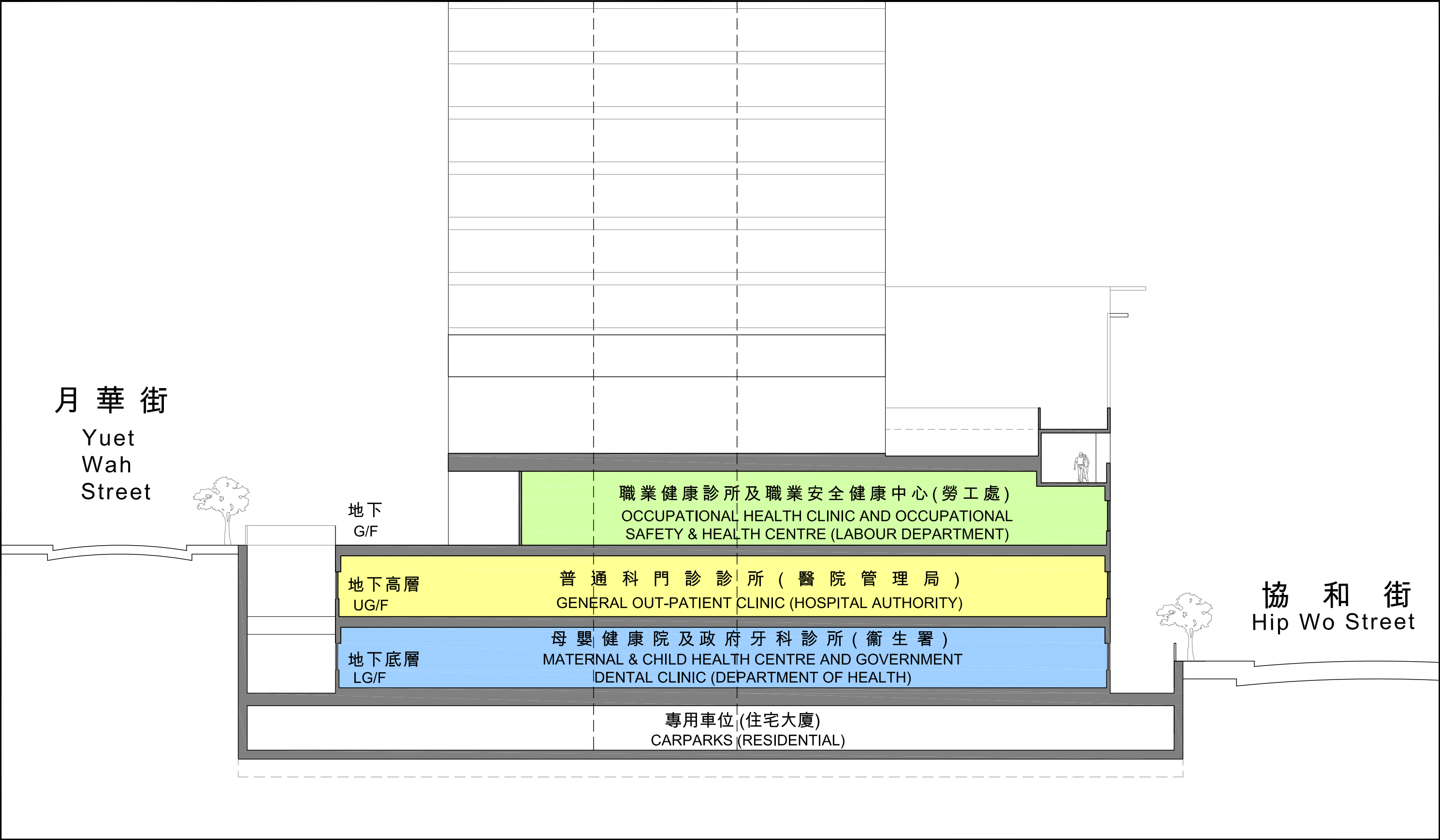
九龍拓展處

KOWLOON DEVELOPMENT OFFICE




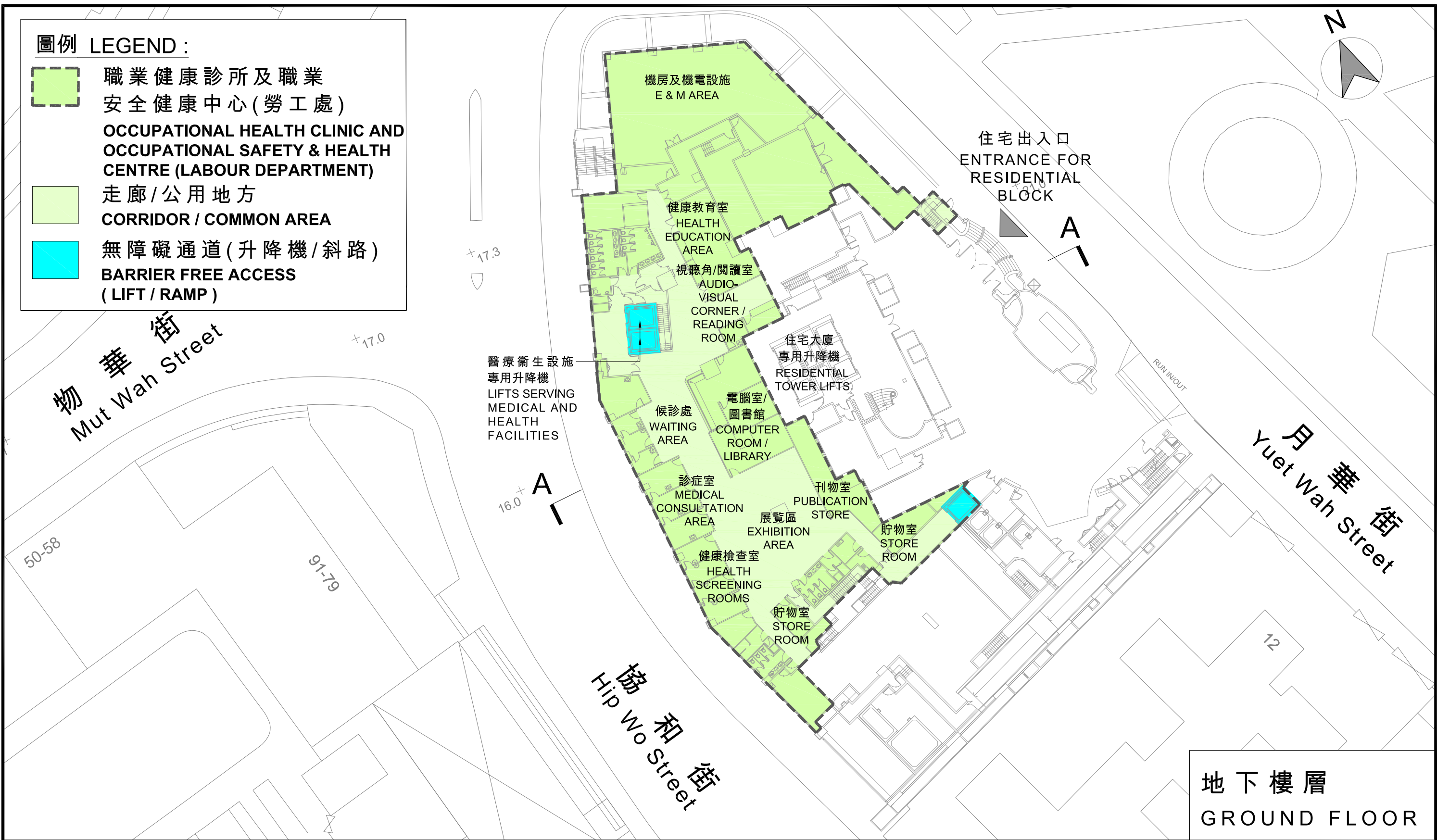
土木工程拓展署

CIVIL ENGINEERING
AND DEVELOPMENT DEPARTMENT



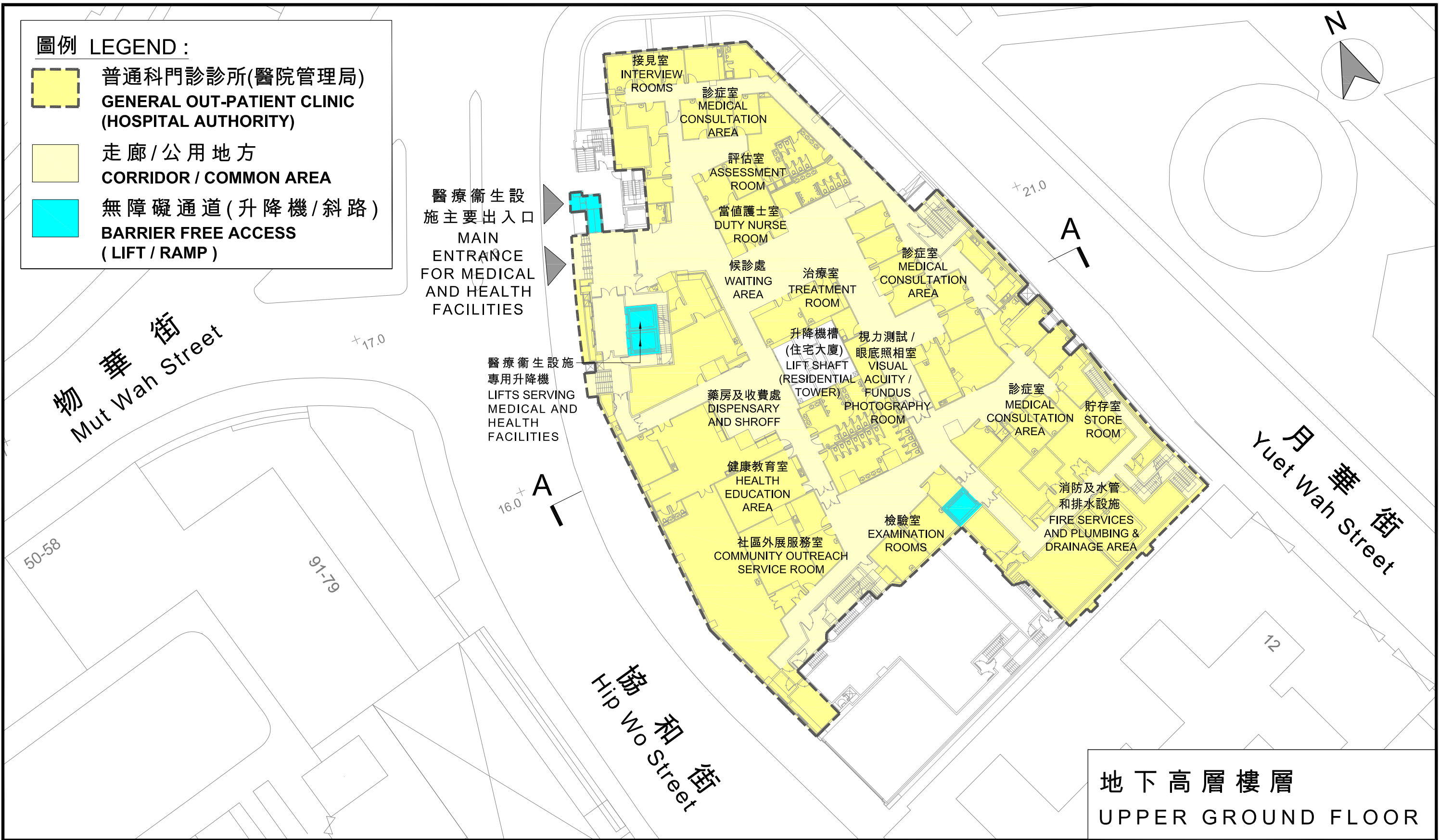
2012年至2013年年度工務小組委員會文件
 PWSC Submission 2012 - 2013

圖則名稱 Drawing Title 工務計劃項目第7111KA號 - 觀塘市中心重建計劃中重置的政府、機構/社區設施 - 增置醫療衛生設施 月華街發展用地剖面圖A-A PWP ITEM NO.7111KA - GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES IN THE KWUN TONG TOWN CENTRE REDEVELOPMENT - ADDITIONAL MEDICAL AND HEALTH FACILITIES Section A-A of Yuet Wah Street Site	繪圖 Drawn	簽署 Initial	日期 Date	項目編號 Item no.	辦事處 Office
	C.K. WONG	SIGNED	24.01.2013	111KA	
	核對 Checked	簽署 Initial	日期 Date	比例 Scale	KOWLOON DEVELOPMENT OFFICE
	K.K. WU	SIGNED	24.01.2013	N.T.S.	
	核准 Approved	簽署 Initial	日期 Date	圖則編號 Drawing no.	 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
	H.K. CHAN	SIGNED	24.01.2013	KZ740	



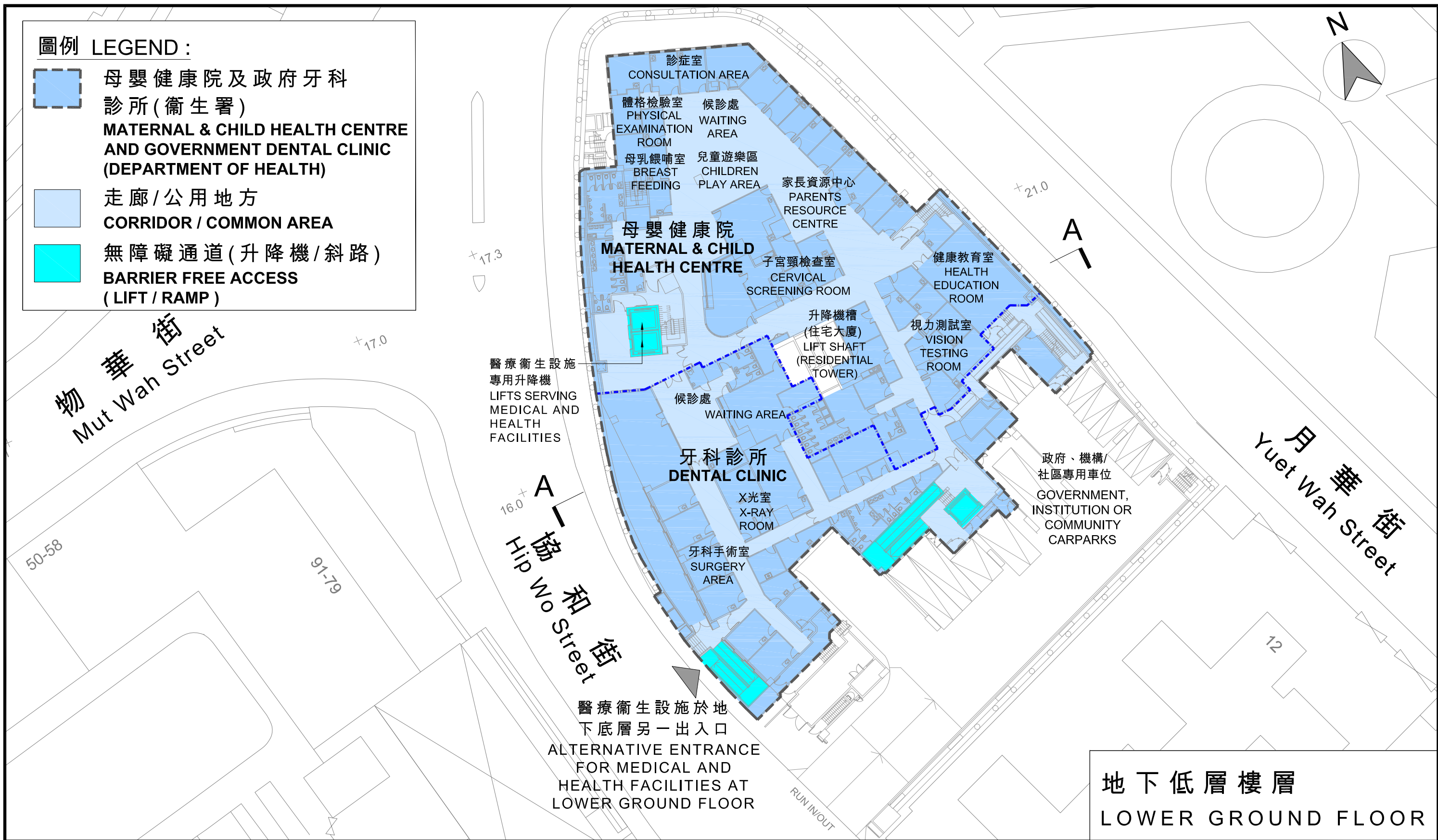
2012年至2013年年度工務小組委員會文件 PWSC Submission 2012 - 2013

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	C.K. WONG	SIGNED	24.01.2013	111KA	
	核對 Checked	簽署 Initial	日期 Date	比例 Scale	土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT
	K.K. WU	SIGNED	24.01.2013	N.T.S.	
	核准 Approved	簽署 Initial	日期 Date	圖則編號 Drawing no.	
	H.K. CHAN	SIGNED	24.01.2013	KZ743	



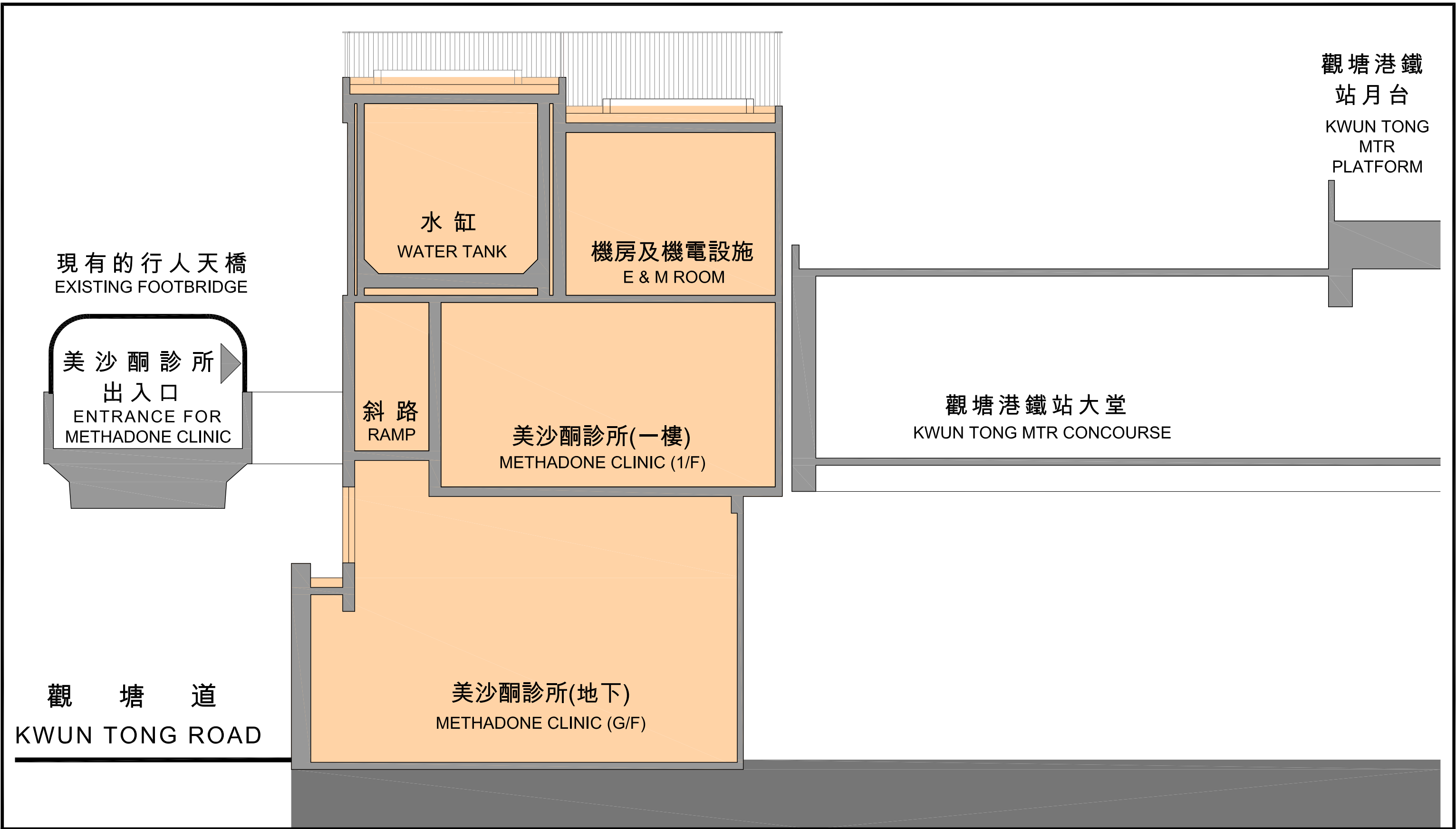
2012年至2013年年度工務小組委員會文件 PWSC Submission 2012 - 2013

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	C.K. WONG	SIGNED	24.01.2013	111KA	
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	K.K. WU	SIGNED	24.01.2013	N.T.S.	
	核准 Approved	簽署 Initial	日期 Date	圖則編號 Drawing no.	
	H.K. CHAN	SIGNED	24.01.2013	KZ742	



2012年至2013年年度工務小組委員會文件 PWSC Submission 2012 - 2013

圖則名稱 Drawing Title 工務計劃項目第7111KA號 - 觀塘市中心重建計劃中重置的政府、機構 / 社區設施 - 增置醫療衛生設施 月華街發展用地地下低層樓層平面圖 PWP ITEM NO.7111KA - GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES IN THE KWUN TONG TOWN CENTRE REDEVELOPMENT - ADDITIONAL MEDICAL AND HEALTH FACILITIES Floor Plan of Yuet Wah Street Site (Lower Ground Floor)	繪圖 Drawn C.K. WONG	簽署 Initial SIGNED	日期 Date 24.01.2013	項目編號 Item no. 111KA	辦事處 Office 九龍拓展處 KOWLOON DEVELOPMENT OFFICE
	核對 Checked K.K. WU	簽署 Initial SIGNED	日期 Date 24.01.2013	比例 Scale N.T.S.	
	核准 Approved H.K. CHAN	簽署 Initial SIGNED	日期 Date 24.01.2013	圖則編號 Drawing no. KZ741	 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT



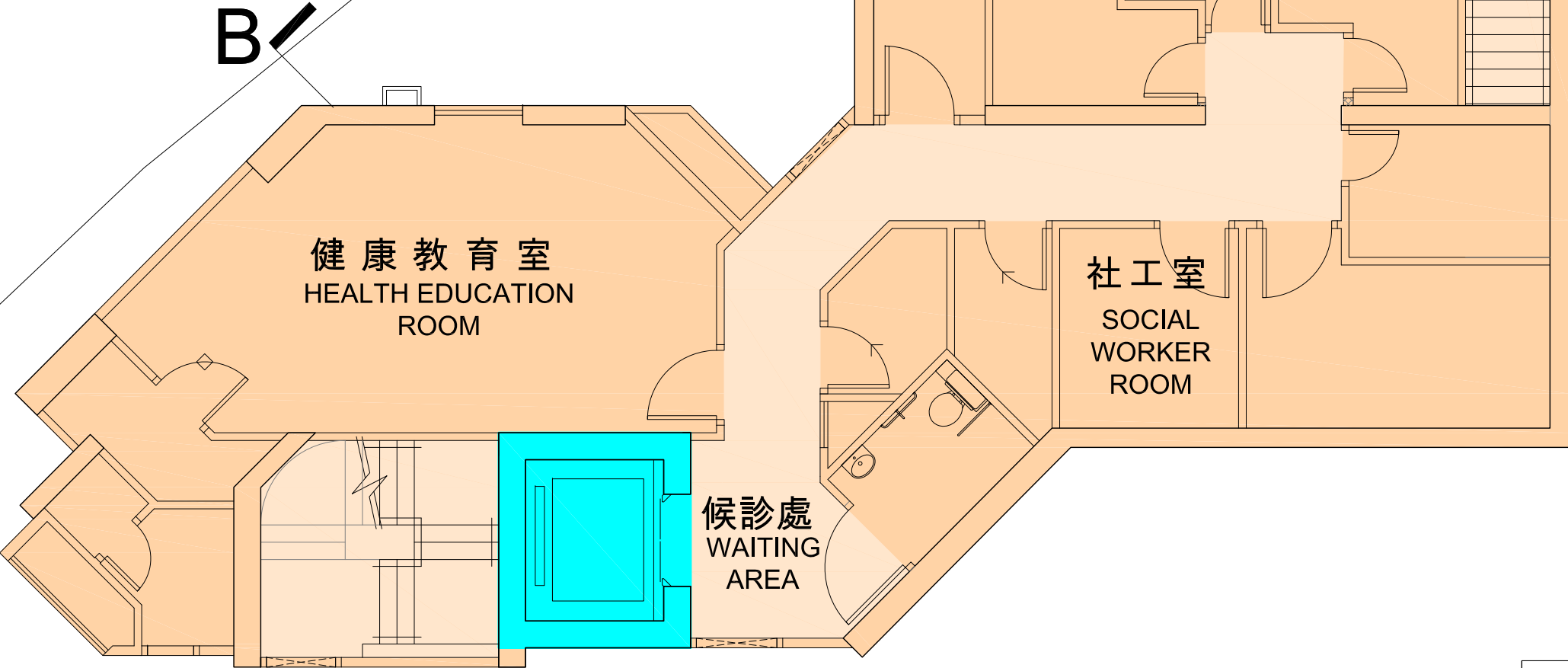
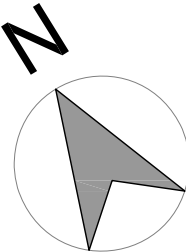
2012年至2013年年度工務小組委員會文件
 PWSC Submission 2012 - 2013

圖則名稱 Drawing Title 工務計劃項目第7111KA號 - 觀塘市中心重建計劃中重置的政府、機構/社區設施 - 增置醫療衛生設施 美沙酮診所剖面圖B-B PWP ITEM NO.7111KA - GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES IN THE KWUN TONG TOWN CENTRE REDEVELOPMENT - ADDITIONAL MEDICAL AND HEALTH FACILITIES Section B-B of Methadone Clinic	繪圖 Drawn	簽署 Initial	日期 Date	項目編號 Item no.	辦事處 Office
	C.K. WONG	SIGNED	24.01.2013	111KA	九龍拓展處 KOWLOON DEVELOPMENT OFFICE
	核對 Checked K.K. WU	簽署 Initial SIGNED	日期 Date 24.01.2013	比例 Scale N.T.S.	
	核准 Approved H.K. CHAN	簽署 Initial SIGNED	日期 Date 24.01.2013	圖則編號 Drawing no. KZ744	 土木工程拓展署 CIVIL ENGINEERING AND DEVELOPMENT DEPARTMENT

圖例
 LEGEND :

- 美沙酮診所 (衛 生 署)
 METHADONE CLINIC (DEPARTMENT OF HEALTH)
- 走廊 / 公用地方
 CORRIDOR / COMMON AREA
- 無障礙通道 (升降機 / 斜路)
 BARRIER FREE ACCESS (LIFT / RAMP)
- 緊急出口
 EMERGENCY EXIT

觀 塘 道
 KWUN TONG ROAD



地下樓層
 GROUND FLOOR

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	C.K. WONG	SIGNED	24.01.2013	111KA	
	核對 Checked	簽署 Initial	日期 Date	比例 Scale	九龍拓展處 KOWLOON DEVELOPMENT OFFICE
	K.K. WU	SIGNED	24.01.2013	N.T.S.	
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	H.K. CHAN	SIGNED	24.01.2013	KZ745	

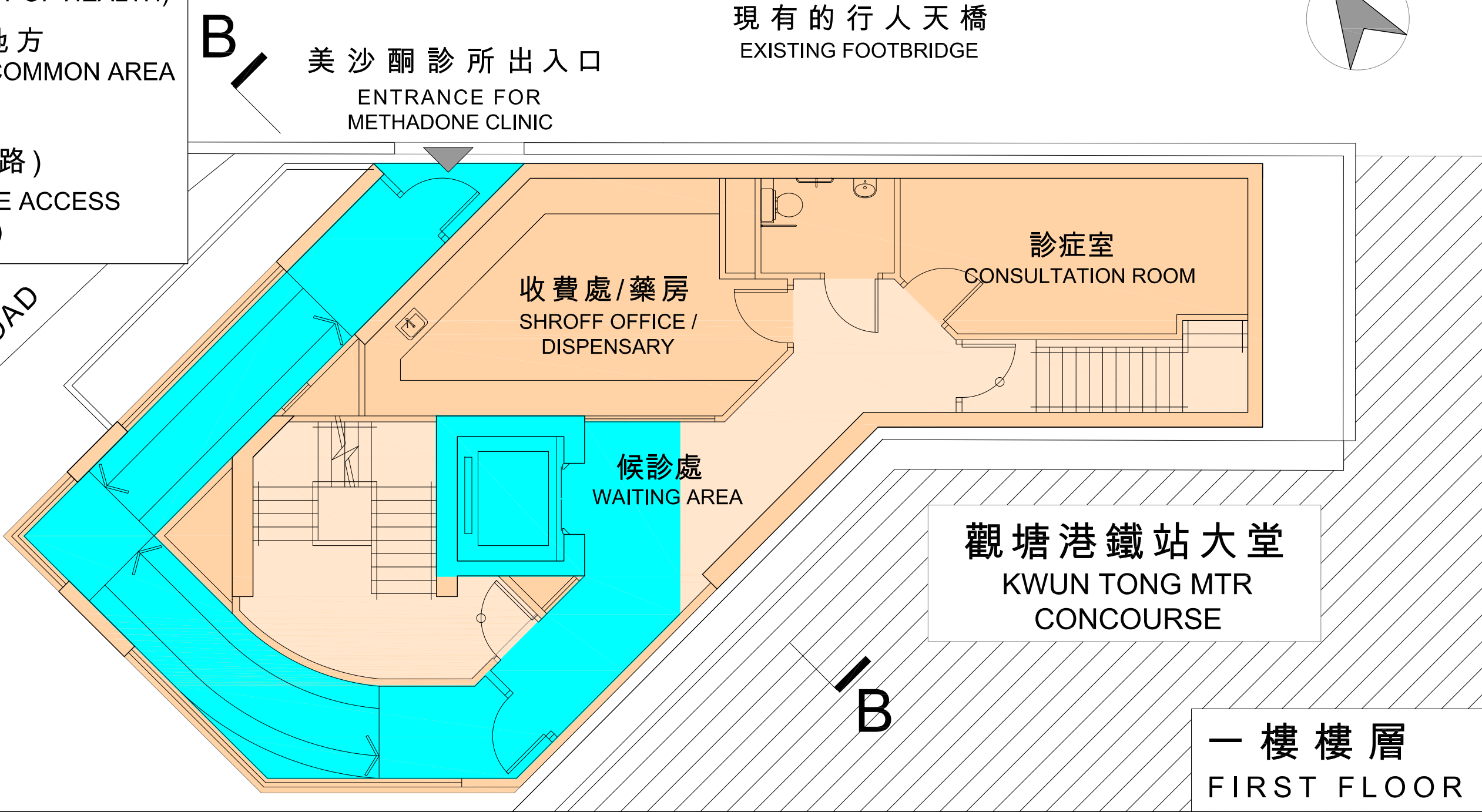
圖例 LEGEND :

美沙酮診所
(衛生署)
METHADONE CLINIC
(DEPARTMENT OF HEALTH)

走廊/公用地方
CORRIDOR / COMMON AREA

無障礙通道
(升降機/斜路)
BARRIER FREE ACCESS
(LIFT / RAMP)

觀塘道
KWUN TONG ROAD



2012年至2013年年度工務小組委員會文件 PWSC Submission 2012 - 2013

<p>圖則名稱 Drawing Title</p> <p>工務計劃項目第7111KA號 - 觀塘市中心重建計劃中重置的政府、機構/社區設施 - 增置醫療衛生設施</p> <p>美沙酮診所一樓樓層平面圖</p> <p>PWP ITEM NO.7111KA - GOVERNMENT, INSTITUTION OR COMMUNITY FACILITIES IN THE KWUN TONG TOWN CENTRE REDEVELOPMENT - ADDITIONAL MEDICAL AND HEALTH FACILITIES</p> <p>Floor Plan of Methadone Clinic (First Floor)</p>	繪圖 Drawn	簽署 Initial	日期 Date	項目編號 Item no.	辦事處 Office
	C.K. WONG	SIGNED	24.01.2013	111KA	
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	H.K. CHAN	SIGNED	24.01.2013	KZ746	

Medical and Health Facilities of the Kwun Tong Jockey Club Health Centre to be Reprovisioned

Existing medical and health facilities	Reprovisioned facilities	Reprovisioned Net Operational Floor Areas (NOFA) (m²)
Labour Department's Occupational Health Clinic (OHC) and Occupational Safety & Health Centre (OSHC)	The OHC and OSHC to be reprovisioned now provides medical consultation rooms, interview rooms, an investigation room, an audiometric room, health screening rooms, a reception and registration counter, a record room, an exhibition area and supporting facilities (e.g. a linen room, a cleaner's room, changing rooms, toilets, a pantry, waiting area, etc.).	about 338
Hospital Authority's General Out-patient Clinic (GOPC)	The GOPC to be reprovisioned now provides consultation rooms, treatment rooms, interview rooms, a dispensary, a shroff, a health education room and supporting facilities (e.g. stores, a pantry, changing rooms, toilets, waiting area, etc.).	about 1 000
Department of Health's Maternal & Child Health Centre (MCHC) and Government Dental Clinic (GDC)	The MCHC to be reprovisioned now provides consultation rooms, a counselling room, a treatment room, a babies bathing & weighting room, family planning interview rooms, child health service cum antenatal examination rooms, a hearing test room, a health education room, sterilisation facilities and other supporting facilities (e.g. toilets, changing rooms, office, computer and storage rooms, waiting area, etc.); the GDC to be reprovisioned now provides dental surgeries, an X-ray room, a dark room, plaster facilities, recovery facilities, sterilisation facilities and supporting facilities (e.g. toilets, changing rooms, office, computer and storage rooms, waiting area, etc.).	about 1 064
Department of Health's Methadone Clinic (MC)	The MC to be reprovisioned now provides a consultation room, a social worker's room, a shroff office, a dispensary and supporting facilities (e.g. toilets, changing rooms, office, computer and storage rooms, waiting area, etc.), of which most are share-used with the GOPC at Kwun Tong Jockey Club Health Centre.	about 106