

For discussion

on 15 February 2016

**Legislative Council Panel on Health Services
Redevelopment of Kwong Wah Hospital**

Purpose

This paper briefs Members on the proposed main works for the redevelopment of Kwong Wah Hospital (KWH).

Background

2. At present, the Hospital Authority (HA) provides public hospital services for Sham Shui Po, Mongkok, Wong Tai Sin, Kwai Tsing, Tsuen Wan and Lantau Island districts through its Kowloon West cluster (KWC), which comprises KWH, Caritas Medical Centre, Our Lady of Maryknoll Hospital, Wong Tai Sin Hospital, Kwai Chung Hospital, Princess Margaret Hospital, Yan Chai Hospital and North Lantau Hospital. According to the latest projection of the Planning Department, the total population of the districts covered by KWC was 1 941 700 in 2014 and is projected to reach 2 012 900 in 2024. The percentage of population aged 65 or above is anticipated to increase from 16% in 2014 to 23% in 2024.

3. KWH was established in 1911 and is a major acute hospital with 114 000 square metres (m²) in construction floor area offering a comprehensive range of acute care services. However, the majority of the infrastructure of KWH is over 50 years old, with outdated building services installations, deteriorating structural conditions and inadequate space provision for meeting services demand. Located in a densely populated area, KWH is one of the busiest hospitals in HA

and the extremely heavy utilization has accelerated deterioration of its facilities. HA proposes to conduct a comprehensive redevelopment of KWH in view of the need to cope with the anticipated growth in demand for medical services as well as to ensure modern and safe services can be provided to meet future healthcare needs of the community. The redevelopment proposal will modernize KWH to meet the standard of a modern acute hospital, enhance its operational efficiency and efficacy, as well as to provide a patient-oriented environment with adequate capacity and capability for the delivery of holistic and seamless healthcare services. The KWH redevelopment project is one of the projects covered by the ten year hospital development plan on which we briefed this Panel at its meeting on 18 January 2016 (Paper Ref: LC Paper No. CB(2)652/15-16(04)).

The Proposed Redevelopment of KWH

4. A comprehensive redevelopment of KWH can augment the role of KWH as a major acute hospital providing a full range of in-patient and ambulatory care services. Apart from an expanded Accident and Emergency (A&E) department, the redeveloped KWH will have its in-patient services considerably strengthened with ample provision of isolation facilities, appropriate alignment of critical care services, as well as improved access to diagnostic and treatment facilities.

5. The KWH redevelopment project is planned to embrace the philosophy of ambulatory care as a new model of service delivery. Ambulatory care services will be delivered among different clinical specialities in a patient-oriented setting with a view to reducing the need for hospitalisation. New medical oncology services including front-line management, consultation services and chemotherapy programmes will be provided in the ambulatory care centre. Other services including clinical pathology, allied health, business support and staff facilities will also be enhanced and expanded. The redeveloped KWH will also

accommodate the reprovisioned facilities of Chinese Medicine services and preventive care services currently run by the Tung Wah Group of Hospitals (TWGHs), including its integrated Chinese and western medicine in-patient accommodation with over 50 self-financed beds.

6. The proposed redevelopment project involves the demolition of existing hospital buildings and the construction of a new complex. All existing hospital buildings of KWH will be demolished except the TWGHs Tsui Tsin Tong Out-patient Building (TTT OPB) and the Tung Wah Museum which is a declared monument built in 1911. The project is to be implemented in two stages, namely preparatory works and main works. On 8 February 2013, the Finance Committee (FC) approved the upgrading of the preparatory works for the redevelopment of KWH to Category A at an estimated cost of \$552.7 million in money-of-the-day (MOD) prices, covering site surveys and investigations, decanting works and consultancy services for outline sketch design, detailed design, as well as tender documentation and assessment for the main works.

7. Following FC's funding approval, HA appointed its professional consultants and commenced the preparatory works in March 2013. Particular efforts were made to review and enhance the preliminary design from the technical feasibility stage to incorporate detailed user requirements for meeting clinical needs and to maximize site utilization in order to ensure that there would be sufficient service capacity to meet the medical needs of the community. The total construction floor area of the developed design for the new hospital complex after review is around 270 000 m², representing an increase of 35% from the 200 000 m² of the preliminary design at the technical feasibility stage. The new hospital complex is around 240% of the existing construction floor area of 114,000 m². Clinical areas which have notably been further expanded for enhanced patient services include –

- (a) in-patient accommodation, which was originally planned to be expanded from around 27 000 m² to 32 000 m², has been further expanded to around 34 000 m² with additional space provision for patient bed cubicles to ensure a safe and comfortable ward environment particularly for bed-side clinical care activities and infection control;
- (b) ambulatory care centre, which was originally planned to be expanded from around 4 700 m² to around 24 000 m², has been further expanded to around 33 000 m² to provide additional facilities including a total of 350 additional day beds;
- (c) specialist out-patient department, which was originally planned to be expanded from around 3 600 m² to around 6 700 m², has been further expanded to around 7 700 m² to increase patient throughput with a total of 255 600 additional annual attendance;
- (d) area for diagnostic and radiology services, which was originally planned to be expanded from around 3 000 m² to around 4 500 m², has been further expanded to around 6 400 m² for the provision of additional facilities including eight X-ray rooms, one magnetic resonance imaging suite and one cardiac catheterization procedure room; and
- (e) operating theatres and associated supporting facilities, which were originally planned to be expanded from around 3 200 m² to around 6 000 m², have been further expanded to around 7 100 m² to meet operational needs by providing a total of 10 additional operating theatres.

8. The Tung Wah Museum is a Declared Monument (DM) which is near to the project site boundary. Pursuant to the Development Bureau Technical Circular (Works) No. 6/2009, this project is subject to a Heritage Impact Assessment (HIA). HA has carried out a HIA to assess the effect of the redevelopment project on the DM and devised measures to mitigate the impacts concerned. The HIA report was considered by the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department which raised no objection to the report. We then consulted the Antiquities Advisory Board (AAB) on the HIA report at its meeting on 4 June 2015 and members were generally supportive of the findings of the HIA. We will ensure that the construction works and further maintenance will comply with the mitigation measures, recommendations and requirements stipulated in the HIA report. In case of any amendments to the scheme or the detailed design, we will further consult the AMO and the AAB as necessary to formulate additional mitigation measures to ensure that any possible impact on the heritage site is acceptable from the conservation perspective.

Project Implementation

9. HA has substantially completed the site surveys and investigations as well as decanting works in 2015 as scheduled. The detailed design and tender preparation for demolition and substructure works for phase 1 of the new hospital complex have been finalised while the detailed design for the remaining parts of the redevelopment project is underway. Due to the expanded scope of construction works as described in paragraphs 7 and 8, the redevelopment project would require a construction period of 107 months instead of 80 months as originally estimated at the technical feasibility stage. In consideration of the long construction period for the main works of the project and the complex nature of this large-scale redevelopment project, HA proposes to adopt phased implementation of the main

works with a view to minimizing the risk of higher-than-expected tender prices due to additional premium allowed for long contract periods, as well as reducing both programme and cost risks.

10. In this connection, we plan to seek funding approval from FC to upgrade part of the main works, namely demolition and substructure works for phase 1, covering -

- (a) demolition of the existing South Wing of Main Hospital Building, Nurses Quarters, Administration Building as well as Chinese Medicine Clinical Research and Services Centre;
- (b) foundation works;
- (c) excavation and lateral support works;
- (d) other associated site works; and
- (e) consultancy services for contract administration and site supervision of the demolition and substructure works.

11. Funding approval for the remaining part of the redevelopment project will be sought to dovetail with the implementation programme afterwards. The scope of the remaining main works will comprise –

- (a) construction of phase 1 of the new hospital complex;
- (b) demolition of the East and North Wings of the existing Main Hospital Building, TWGHs Yu Chun Keung Memorial Medical Centre and Staff Barracks;
- (c) foundation, excavation and lateral support works for the construction of phase 2 of the new hospital complex;
- (d) construction of phase 2 of the new hospital complex;
- (e) alteration and addition works to TWGHs TTT OPB; and
- (f) landscaping and road works.

12. The estimated cost of the proposed works as described in paragraph 10 is in the order of \$1,020 million in MOD prices, and we plan to seek funding approval from FC in the second quarter of 2016. Subject to FC's funding approval, we plan to commence the demolition and substructure works for phase 1 immediately after funding is approved for completion of the concerned works in late 2018. Subject to subsequent funding approval of FC for the remainder of the main works, we aim to complete the whole redevelopment project in 2025 tentatively. KWH will remain functional at all times during the works and any disruption of services, if unavoidable, will be kept to a minimum.

13. Site location plans showing the existing layout of KWH and the proposed demolition and substructure works for phase 1 are at **Enclosures I and II** respectively.

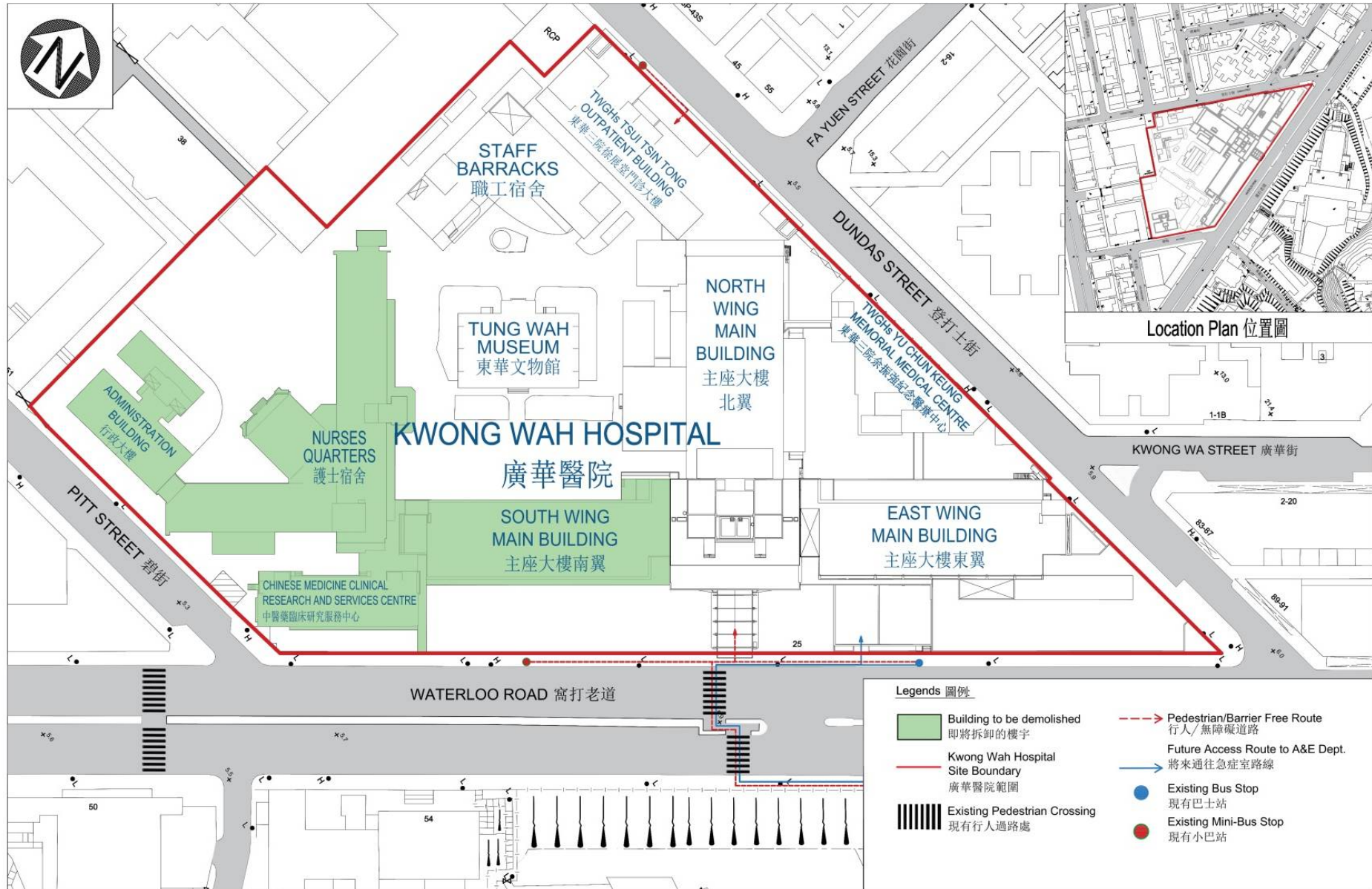
Public Consultation

14. HA consulted the Yau Tsim Mong District Council (YTMDC) on the proposed project on 12 January 2012 and updated YTMDC on the current status of the project on 25 June 2015. Members of the YTMDC supported the proposed project.

Advice Sought

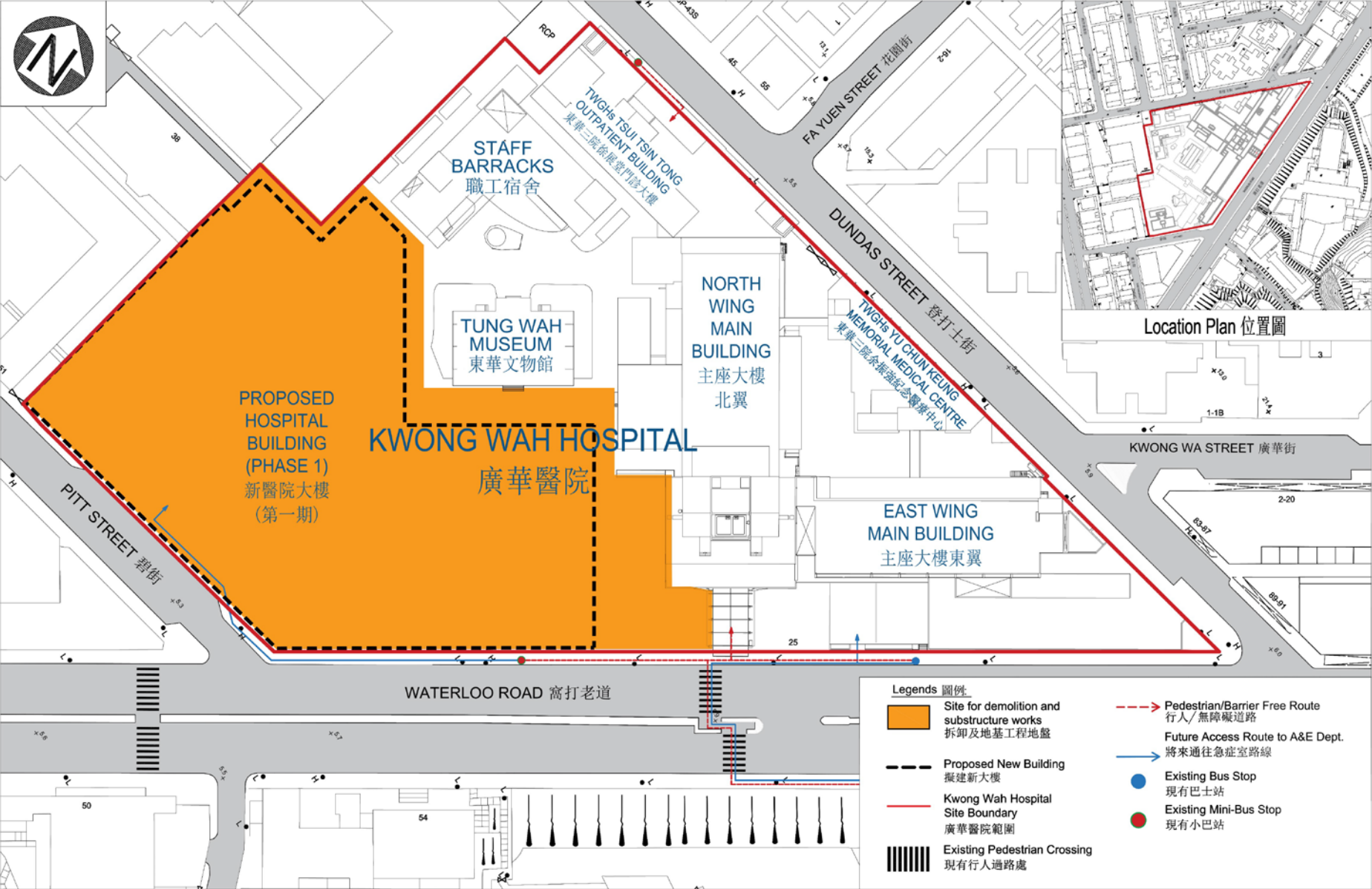
15. Members are invited to comment on the proposed project as outlined in this paper.

**Food and Health Bureau
Hospital Authority
February 2016**



Project Title 項目名稱
8013MD - Redevelopment of Kwong Wah Hospital
廣華醫院重建計劃

Existing Site Location Plan (Not to scale)
現時工地平面圖 (不按比例)



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8013MD - Redevelopment of Kwong Wah Hospital
廣華醫院重建計劃

Site Location Plan (Not to scale)
工地平面圖 (不按比例)