

**For discussion
on 8 November 2010**

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. A number of blocks in YCH (Blocks C, D, E and F) are old and facing various building-related problems. It is necessary to redevelop these facilities in order to overcome the physical and space constraints to meet the increasing demand for comprehensive and integrated healthcare services in the community.

Background

3. YCH, founded in 1973, is a community hospital with about 800 beds to provide a comprehensive range of acute, extended care, ambulatory and community medical services. It mainly serves the population in the Kwai Tsing and Tsuen Wan districts. It is running a 24-hour accident and emergency department and is providing services in a number of specialties including medicine; surgery; orthopaedics and traumatology; paediatrics; ear, nose and throat; infirmary; and intensive / coronary care services. In 2009-10, the total number of attendances for the primary care and specialist out-patient services at YCH were 60 517 and 189 898 respectively; and the total number of in-patient and day discharges and deaths was 48 967.

4. YCH currently comprises seven blocks. Among them, Blocks C and D have been in use for 37 years and are accommodating the patient resources centre, dietetic department, dental clinic, and the hospital engineering

services department. Blocks E and F have been in use for 27 years and are accommodating the general and specialist out-patient clinics, pharmacy, staff changing room, overnight rooms, on call rooms and temporary store rooms. These four hospital blocks have become old and dilapidated over the years and are now facing various building-related problems, which could not be fixed by regular repair and maintenance and minor improvement works. There are also physical and space constraints of the buildings, which make it very difficult for YCH to meet the increasing demands of the community and to deliver comprehensive and integrated healthcare services.

5. The population in the Kwai Tsing and Tsuen Wan districts has grown from 712 300 in 1991 to 814 000 in 2009, an increase by 14%. According to the latest population projection of the Planning Department, the elderly population in the two districts will rise from 107 400 in 2009 to about 125 700 in 2016, an increase by 17%. The increasing demand for healthcare services from the ageing community will further exert pressure on YCH. It is not possible for YCH to upgrade its services and facilities within the existing building structure due to inadequate space and outdated design of Blocks C, D, E and F.

The Proposed Project

6. We propose to redevelop the four hospital blocks in order to upgrade the facilities to meet the standards of a modern community hospital and to meet the increasing service demand. The redevelopment will be along the concept of a community health and wellness centre, which recognises the needs of individual patients and acknowledges the importance of psycho-social elements in patients' health. The service delivery model of community health and wellness centre seeks to provide community-based and patient-centre services, and to promote continuity of healthcare at different stages of life through "one-stop" integrated services. The services of the centre will promote healthy aging and address the changing service needs, in keeping with the change in focus from acute episodic illnesses to diseases of chronic disabling and relapsing nature due to an aging population.

7. The proposed community health and wellness centre will have the following three components:

(a) Health Resource Centre

The Health Resource Centre primarily provides health education resources and information for integrated rehabilitation services to

patients, aiming to build up a district-based “safe and healthy city”. Apart from providing health education to patients with chronic illnesses, the centre also facilitates group activities for patient empowerment and peer support, thereby promoting maintenance rehabilitation.

(b) Primary Care Centre

The Primary Care Centre aims to provide primary healthcare services to individuals at different stages of life. These will 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 including early intervention for young psychotropic drug users; well-women services; as well as geriatric counselling services. The existing general out-patient clinic and community nursing services in YCH will also be reprovisioned in the Primary Care Centre.

(c) Specialist Care Centre

The Specialist Care Centre provides assessment and stabilisation services in an ambulatory setting for patients suffering from chronic diseases, such as diabetes, hypertension and chronic obstructive airway disease. The centre will also provide day surgery and endoscopic services to reduce reliance on in-patient services. The existing specialist out-patient clinic in YCH will also be reprovisioned in the Specialist Care Centre.

8. In sum, the services to be provided in the proposed community health and wellness centre include health education, illness prevention, curative intervention and patient rehabilitation. The capacity of the general out-patient clinic and specialist out-patient clinic will be increased from the current 36 consultation rooms to 54 consultation rooms after the redevelopment. The services of the centre will complement the existing in-patient and day hospital services at YCH (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.

9. Before the demolition of Blocks C and D, the existing services to patients in these two buildings will be decanted to Blocks A, B and E and subsequently reprovisioned in the community health and wellness centre upon construction of the centre. As for the existing services in Blocks E and F, the

out-patient clinics and pharmacy will be reprovisioned in the centre whereas the staff changing room, overnight rooms and on call rooms will be decanted and reprovisioned in Block A. The plans showing the existing layout of YCH and the proposed centre are at Enclosures 1 and 2 respectively.

Project Implementation

10. The proposed redevelopment comprises two stages of work as follows:

- (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 works in Stage II.

- (b) Stage II : main works, covering –
 - (i) decanting works;
 - (ii) demolition of Blocks C and D;
 - (iii) excavation and lateral support, services diversion and foundation works;
 - (iv) construction of a new building at the sites of Blocks C and D 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 a basement car park;
 - (v) demolition of Blocks E and F; and
 - (vi) provision of landscaped areas with car parking facilities at the sites of Blocks E and F.

11. On 11 May 2007, Finance Committee approved the preparatory works of the redevelopment of YCH at an estimated cost of \$20.7 million in money-of-the-day prices. All the preparatory works including site investigation, building surveying and consultancy services have been completed.

12. The main works under Stage II of the redevelopment project as set out in paragraph 10(b) above is currently estimated at \$715 million in money-of-the-day prices. We will update the project estimate based on the return of tender price when we seek funding approval from the Finance Committee in 2011. The YCH Board has undertaken to contribute \$90 million for the project. Subject to funding approval, we plan to start the works in July 2011, which will take about 55 months to complete.

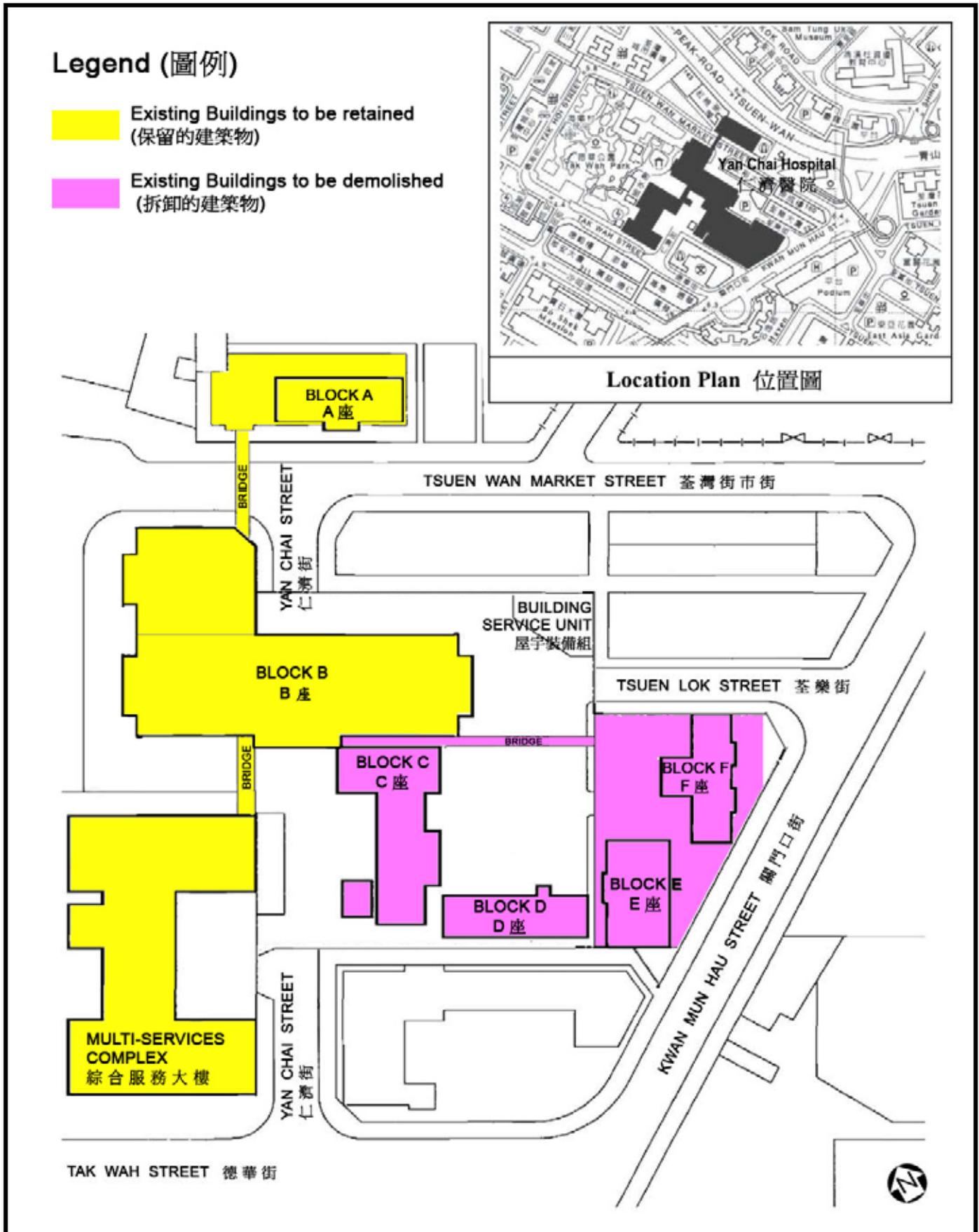
Public consultation

13. The Hospital Authority consulted the Tsuen Wan District Council (TWDC) on 28 July 2009 and 27 July 2010, and the Kwai Tsing District Council Community Affairs Committee (KTDCAC) on 11 August 2009. Members of both TWDC and KTDCAC supported the proposed project.

Advice sought

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

**Food and Health Bureau
Hospital Authority
November 2010**

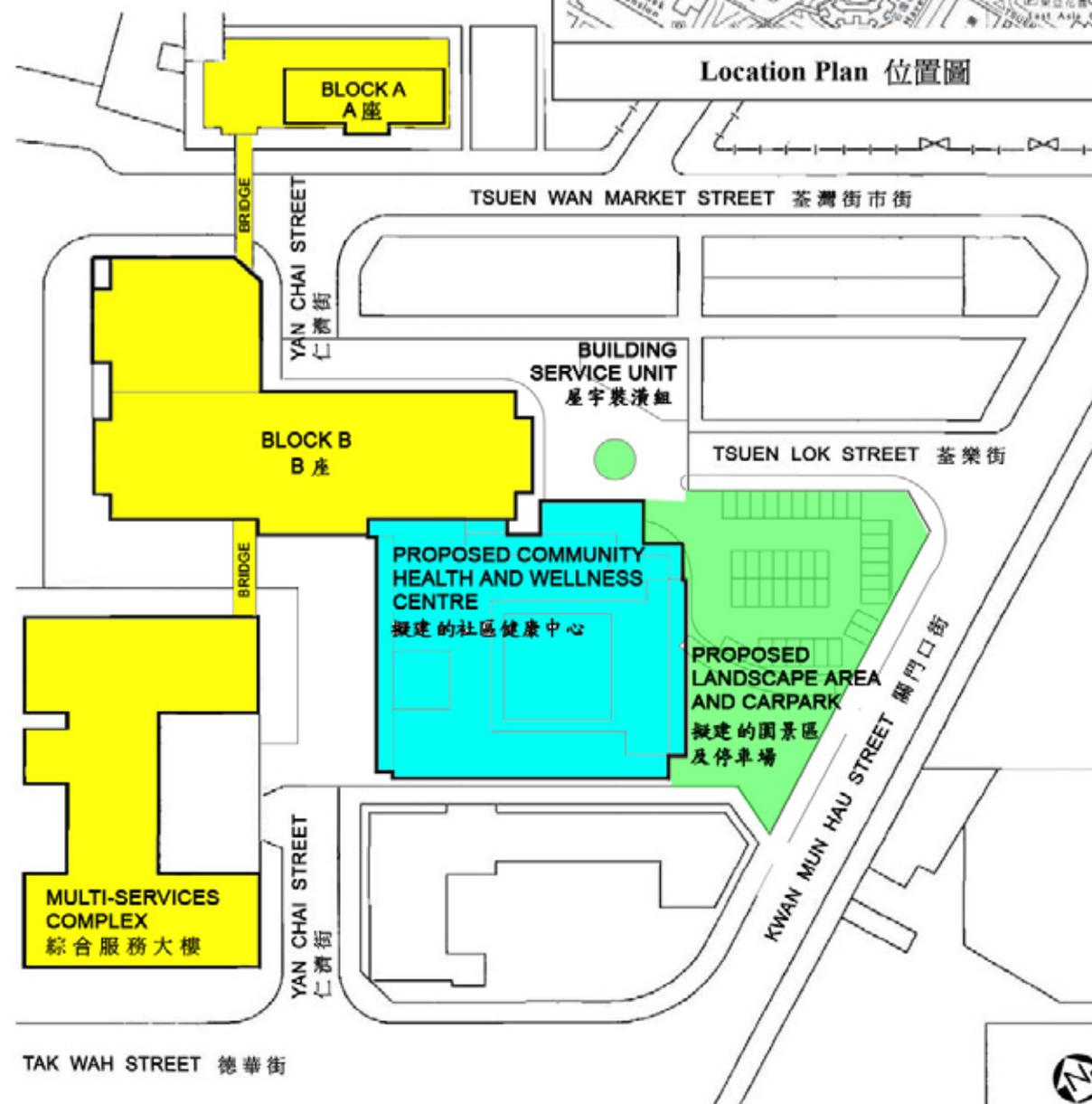


Site Plan of Existing Yan Chai Hospital (N.T.S.)
仁濟醫院現時平面圖 (不按比例)

Redevelopment of Yan Chai Hospital 仁濟醫院重建工程

Legend (圖例)

-  Existing Buildings to be retained (保留的建築物)
-  New Building (新建築物)
-  New landscape area / carpark (新園景區 / 停車場)



Site Plan of Yan Chai Hospital after Redevelopment (N.T.S.)
仁濟醫院重建後平面圖 (不按比例)

Redevelopment of Yan Chai Hospital 仁濟醫院重建工程