

**For discussion
on 5 November 2018**

Legislative Council Panel on Housing

Public Works Programme Item No. B075MC

**Community health centre cum residential care home for the elderly
at Tuen Mun Area 29 West**

Purpose

This paper consults Members about the Government's proposal to upgrade **B075MC** to Category A.

Project proposal

2. The proposed project site is situated at Tuen Mun Area 29 West. The scope of the proposed works comprises the construction of the following community health centre cum residential care home for the elderly (CHC-cum-RCHE), which occupies around 7 500 square metres, ancillary facilities and ancillary works –

- (a) a fully furnished CHC providing the following facilities –
 - (i) rooms and facilities for medical consultation;
 - (ii) rooms and facilities for multi-disciplinary healthcare services and patient empowerment activities;
 - (iii) a pharmacy; and
 - (iv) other ancillary facilities supporting the service operation;

- (b) a RCHE with 100 places¹;
- (c) ancillary facilities including electrical and mechanical rooms, lifts and lobbies, service rooms, and parking and loading/unloading spaces, etc.; and
- (d) ancillary works including associated drainage works, sewerage works, road works, slope upgrading works, and modification works to the carpark area of the Tuen Mun North West Swimming Pool.

3. The location and site plan of the proposed works is at **Annex 1**, while the artist's impression is at **Annex 2**.

4. The proposed CHC-cum-RCHE will be located under the podium of an integrated structure with a public housing residential block on top. The key development parameters of the proposed works and the public housing development are at **Annex 3**. To tie in with the public housing development programme at Tuen Mun Area 29 West, the construction of the proposed works is expected to commence in the second quarter of 2019, for completion in early 2024. We plan to start the tendering process for the construction works in the first quarter of 2019. However, we will only award the contract upon obtaining funding approval from the Finance Committee of the Legislative Council.

5. The Government plans to entrust the design and construction of the proposed works to the Hong Kong Housing Authority, to facilitate better design coordination and construction interface, and ensure timely commencement and completion of the proposed works. Upon completion of the works, the CHC will be handed over to the Hospital Authority for management and maintenance, whereas the Social Welfare Department will

¹ Bare shell premises will be constructed for the RCHE, of which the construction costs will be sought from the Lotteries Fund (LF) in accordance with the established mechanism. Pursuant to the Government Lotteries Ordinance (Cap. 334), the Financial Secretary may appropriate from the LF moneys to finance and support the development of social welfare services as the Chief Executive, after consultation with the Social Welfare Advisory Committee, may approve. The Director of Social Welfare, as Controlling Officer of the LF, will ensure that the applications fall within the approved ambit of the LF. Grants can be made to meet non-recurrent commitments for construction, fitting-out and purchase of furniture and equipment etc. for premises occupied by non-government organisations providing welfare services. Funding will be sought from the LF separately for the RCHE's internal fitting-out works and purchase of furniture and equipment in accordance with the established mechanism.

select a suitable non-governmental organisation or private operator through tendering to handle the operation, management and maintenance of the proposed RCHE.

Justification

6. The Hospital Authority currently operates three general outpatient clinics (GOPCs) in the Tuen Mun District, namely, Tuen Mun Clinic, Yan Oi GOPC and Tuen Mun Wu Hong Clinic. Having regard to the ageing population, the locations of the existing GOPCs, the demographic profile, and the increasing demand for healthcare services due to population growth in Tuen Mun District, the Government plans to establish a CHC in Tuen Mun Area 29 West, located in the northern part of Tuen Mun District. The CHC, which will provide medical consultation, multi-disciplinary healthcare services and patient empowerment services, will form part of the public housing project to be developed by the Hong Kong Housing Authority in Tuen Mun Area 29 West. This will facilitate the provision of services to the major users in the community, such as residents of public housing in the northern part of Tuen Mun.

7. It is the Government's policy to promote "ageing in place as the core, institutional care as back-up". The Social Welfare Department provides a variety of subsidised community care services to help elderly persons age in place. While most elderly persons would like to age in the community, some frail elderly persons need institutional care for health or family reasons. In view of the ageing population and the high demand for subsidised residential care service places, we propose to provide a RCHE at Tuen Mun Area 29 West to meet the policy initiative.

Project estimate

8. The capital cost of the proposed works is estimated to be \$1,046.4 million in money-of-the-day prices, including the construction cost of the RCHE, which will be reimbursed by the Lotteries Fund (LF) after the completion of the works. We will apply for funding under the LF in accordance with the established mechanism.

Public consultation

9. We have consulted the Tuen Mun District Council (TMDC), its Environment, Hygiene and District Development Committee (EHDDC), and the Tuen Mun North West Area Committee (TMNWAC), about the proposed development in Tuen Mun Area 29 West, which includes the public housing development and the proposed CHC-cum-RCHE². Members have no objection to the construction of the proposed CHC-cum-RCHE.

Way forward

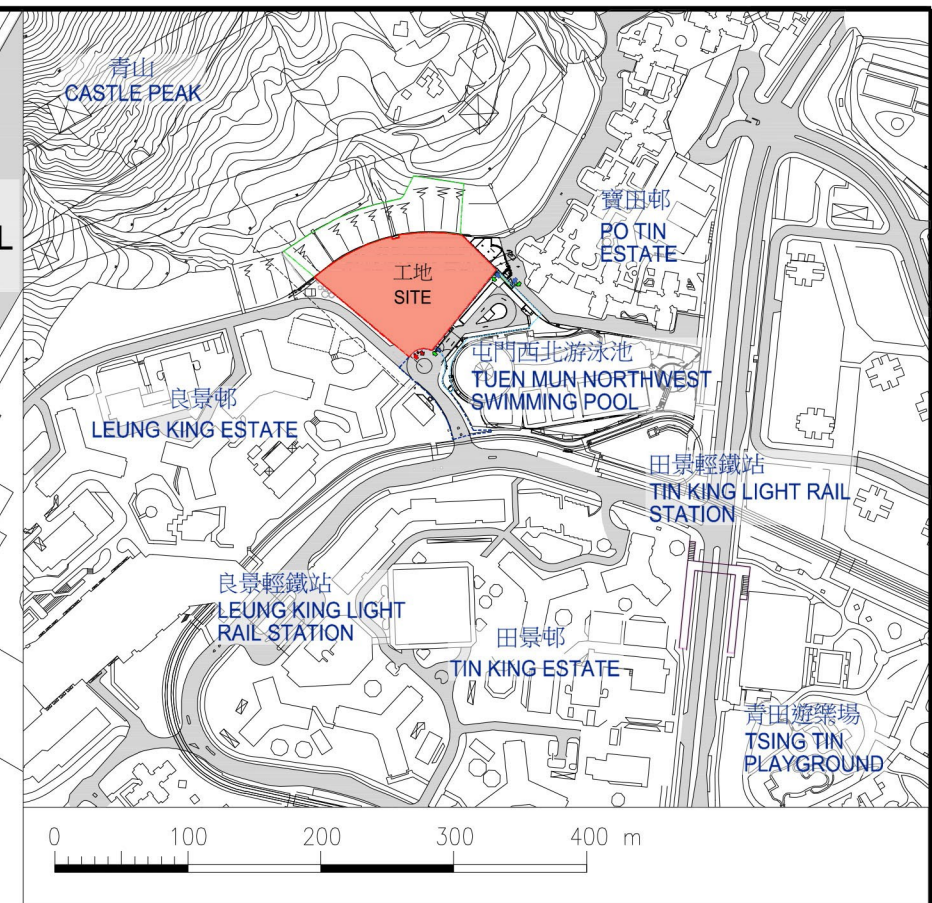
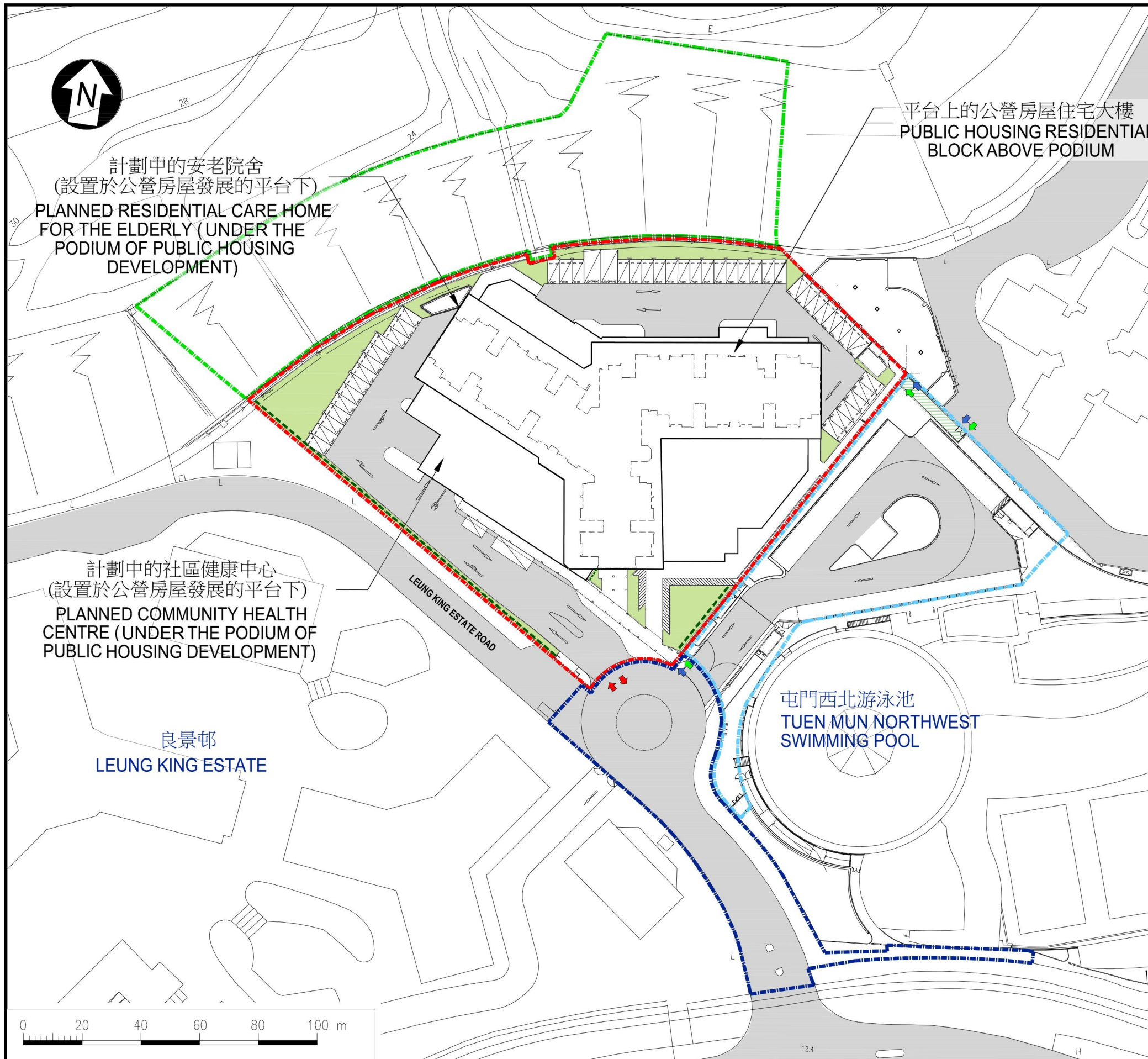
10. We plan to submit the funding proposal of the proposed works to the Public Works Subcommittee for consideration and the Finance Committee for funding approval in the fourth quarter of 2018 and the first quarter of 2019 respectively.

Advice sought

11. Members are invited to note the paper and provide views.

Transport and Housing Bureau October 2018

² We consulted the TMDC in November 2016; the EHDDC in November 2012, May 2017 and July 2018; and the TMNWAC in February 2014, August 2017 and June 2018.



位置圖 LOCATION PLAN

圖例 LEGEND

- - - 工地界線 SITE BOUNDARY
- ↑ 無障礙出入口 BARRIER-FREE ENTRANCE/ EXIT
- ↑ 行人出入口 PEDESTRIAN ENTRANCE/ EXIT
- ↑ 車輛出入口 VEHICULAR INGRESS/ EGRESS
- - - 垂直綠化 VERTICAL GREENING
- 地面綠化 AT-GRADE GREENING
- 工地 SITE
- ▨ 行人通道 PEDESTRIAN PASSAGE
- - - 屯門西北游泳池停車場修改工程 MODIFICATION WORKS TO CARPARK AREA OF TUEN MUN NORTH WEST SWIMMING POOL
- - - 斜坡鞏固工程 SLOPE UPGRADING WORKS
- - - 道路提升工程及排污工程 ROAD UPGRADING WORKS AND SEWERAGE CONNECTION WORKS

工地平面圖
SITE PLAN

B075MC
屯門第29區西社區健康中心暨安老院舍
COMMUNITY HEALTH CENTRE CUM RESIDENTIAL CARE HOME FOR THE ELDERLY AT TUEN MUN AREA 29 WEST



計劃中的安老院舍
PLANNED RESIDENTIAL CARE
HOME FOR THE ELDERLY

計劃中的社區健康中心
PLANNED COMMUNITY HEALTH
CENTRE

從南面望向擬議工程的構思圖

ARTIST'S IMPRESSION OF PROPOSED WORKS FROM SOUTH DIRECTION

B075MC

屯門第29區西社區健康中心暨安老院舍

COMMUNITY HEALTH CENTRE CUM RESIDENTIAL CARE HOME FOR THE ELDERLY AT TUEN MUN AREA 29 WEST

Key development parameters of the public housing development and the community health centre cum residential care home for the elderly at Tuen Mun Area 29 West

	Tuen Mun Area 29 West
Site area	About 0.75 hectares
Gross floor area	Non-Domestic: About 15 000 square metres Domestic: About 45 000 square metres
Allowable building height	140 metres above principal datum
No. of domestic block	1
Flat number	About 990
Anticipated population	About 2 800
Commencement date	Q2 2019
Completion date	Early 2024
Ancillary facilities	Community health centre, residential care home for the elderly, car park, cycle parking area, children's play area, open spaces, etc.

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