

**For discussion  
on 13 November 2020**

## **Legislative Council Panel on Health Services**

### **Development of a District Health Centre at Caroline Hill Road Site**

#### **Purpose**

This paper briefs Members on the proposed development of a District Health Centre (DHC) to be located within a commercial development planned for a site at Caroline Hill Road (the Site).

#### **Background**

2. In a bid to shift the emphasis of the present healthcare system and people's mindset from treatment-oriented to prevention-focused, the Government is committed to enhancing district-based primary healthcare services by setting up DHCs in 18 districts progressively. A DHC would be a hub for providing primary healthcare services in a coordinated, comprehensive, continuing and person-centred manner. Through stepping up efforts in promoting individual and community involvement, enhancing co-ordination among various medical and social sectors, and strengthening district-level primary healthcare services, the Government aims to encourage the public to maintain a healthy lifestyle and enhance their capability in self-care and home care, thereby reducing the demand for specialist services and hospitalisation which are largely avoidable.

3. DHCs adopt a brand new service model by providing district-based primary healthcare services through public-private partnership and medical-social collaboration, and are a key component of the public healthcare system. Services provided in DHCs focus on primary, secondary and tertiary prevention of diseases, covering health promotion, health

assessment, chronic disease management and community rehabilitation. DHCs will be operated by non-governmental organisations.

4. Further to the planned establishment of DHCs in three districts (namely Kwai Tsing, Sham Shui Po and Wong Tai Sin), we plan to set up DHCs in four other districts, including Tsuen Wan, Yuen Long, Tuen Mun and Southern District, within the current term of the Government. As for the other 11 districts, we are also inviting proposals for the operation of smaller interim “DHC Expresses” with a view to commencing service provision within 2021.

### **Wan Chai DHC**

5. We propose to have the DHC in Wan Chai (WCDHC) included in the commercial development planned for the Site<sup>1</sup>. The Site is located at the junction of Leighton Road and Caroline Hill Road in Causeway Bay, with a site area of about 1.6 hectares on which a commercial development with a maximum non-domestic gross floor area of 100,000 m<sup>2</sup> would be pursued. The Site has been included in the Land Sale Programme for the financial year of 2020/21 and its timing of disposal is subject to the completion of the statutory rezoning procedure and authorisation of the relevant road improvement works under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). The location and site plan of the proposed project is at **Enclosure**.

6. The Government will require the successful developer-tenderer of the Site to provide the WCDHC at lower floor of the planned commercial development in accordance with the Land Sale Conditions and the Technical Schedule to be appended to the land lease. The future developer will design and construct, as well as provide the fitting-out and finishing works for the facilities. Upon completion of the works, the WCDHC will be handed over to the Government as a government property.

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<sup>1</sup> Apart from the proposed WCDHC, there would also be welfare facilities including a child care centre and a day care centre for the elderly to be provided in the Site.

7. The proposed WCDHC will comprise of the following facilities –

- (a) a core centre for the WCDHC with a Net Operating Floor Area (NOFA) of about 1,000 m<sup>2</sup>, inclusive of the below facilities for provision of healthcare services:
  - (i) reception and registration;
  - (ii) physiotherapy / exercise room;
  - (iii) multi-purpose room and activity area;
  - (iv) interview rooms, assessment rooms and counselling rooms; and
  - (v) general office and staff room;
- (b) ancillary facilities; and
- (c) ancillary parking spaces.

8. It is our plan that the WCDHC located at the Site will act as the core centre as a service hub and be complemented by satellite centres to be set up in each of the sub-districts of Wan Chai. The WCDHC will also form a multi-disciplinary healthcare network of medical and healthcare practitioners in the district with multiple service points. WCDHC will strive to better co-ordinate with other district-based primary healthcare services and facilities, making it more convenient to meet individual healthcare needs of the community.

9. As regards the services to be provided in WCDHC, we will, taking Kwai Tsing DHC as a blueprint, closely liaise with relevant stakeholders in the district in the course of taking forward the setting up of the DHC in a proactive manner. On the other hand, to lay a foundation for the establishment of a prevention-focused primary healthcare system, we will provide funding for non-governmental organisations to set up interim “DHC Expresses” in 11 districts, including Wan Chai, where DHCs would yet to be set up.

### **Project estimate and programme**

10. The development cost is estimated to be \$175.0 million in

money-of-the-day prices. The construction programme of WCDHC will tie in with the completion of the development of the Site.

### **Public consultation**

11. Wan Chai District Council (WCDC) was consulted on the proposed WCDHC on 8 January 2019. WCDC noted the proposal.

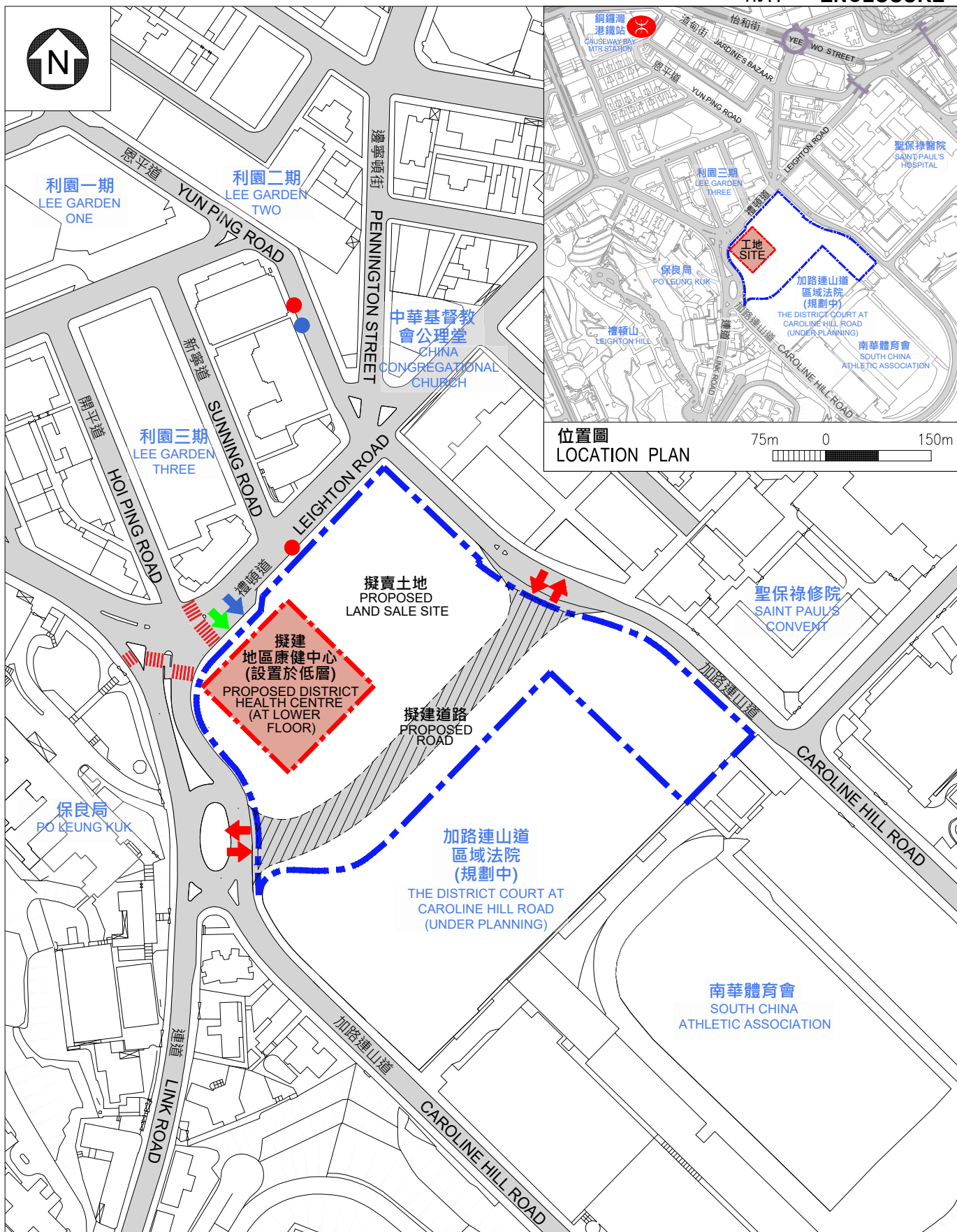
### **Way forward**

12. We will finalise the technical specifications of the proposed WCDHC and the cost estimates with a view to facilitating early construction of the facility.

### **Advice sought**

13. Members are invited to provide views on the proposed project.

**Food and Health Bureau**  
**November 2020**



位置圖 LOCATION PLAN  
75m 0 150m

圖例 LEGEND

- |   |  |   |                                    |   |
|---|--|---|------------------------------------|---|
| 擬賣土地界線<br>BOUNDARY OF PROPOSED<br>LAND SALE SITE                                  | 擬建道路<br>PROPOSED ROAD                  | 行人出入口<br>PEDESTRIAN ENTRANCE /<br>EXIT    | 現有巴士站<br>EXISTING BUS STOP         | 現有行人過路處<br>EXISTING AT-GRADE<br>PEDESTRIAN CROSSING |
| 擬建地區康健中心<br>(參考範圍)<br>PROPOSED DISTRICT<br>HEALTH CENTRE<br>(INDICATIVE BOUNDARY) | 車輛出入口<br>VEHICULAR INGRESS /<br>EGRESS | 無障礙出入口<br>BARRIER-FREE ENTRANCE /<br>EXIT | 現有巴士站<br>EXISTING MINI-BUS<br>STOP |   |



工地平面圖  
SITE PLAN

76MC  
加路連山道用地的地區康健中心發展項目  
DEVELOPMENT OF A DISTRICT HEALTH CENTRE AT  
CAROLINE HILL ROAD SITE



ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署