

**For discussion
on 8 December 2023**

Legislative Council Panel on Health Services

**District Health Centre at the Redevelopment of Kwai On Factory Estate
for Public Housing Development**

Purpose

This paper aims to seek Members' views on the provision of a District Health Centre (DHC) under Health Bureau (HHB) at the redevelopment of the Kwai On Factory Estate for public housing development (PHD).

Proposed Project Scope

2. The proposed scope of the project includes –
 - (a) provision of a DHC, for relocation of the current core centre of the Kwai Tsing DHC operating in rental premises;
 - (b) ancillary facilities including parking spaces for private cars and light buses; and
 - (c) ancillary works including road works, slope works, drainage, sewerage, water supply and landscaping works.
3. A location and site plan of the proposed works and an artist's impression are at **Enclosures 1 and 2** respectively.
4. The proposed DHC will be located at G/F and 1/F of the non-domestic podium of a PHD on Tai Lin Pai Road, which is within the Redevelopment of Kwai On Factory Estate being undertaken by the Hong Kong Housing Authority (HKHA).

Justifications

5. DHC is a key component of the primary healthcare system in a bid to shift the centre of gravity of our healthcare system from treatment-oriented, institution-centric secondary/tertiary healthcare to prevention-oriented, family-centric primary healthcare. The Government has set up DHCs and smaller interim DHC Expresses across the territory in 2022 and achieved “coverage in all 18 districts”. In the longer run, we have identified suitable government premises or sites for the development of DHCs in 18 districts.

6. DHCs provides primary healthcare services, which include preventive care, health promotion, health risk factors assessment, disease screening, chronic disease management and community rehabilitation, etc. DHCs also serve as the primary healthcare hub for co-ordinating the provision of primary healthcare services for the public and collaborating with various healthcare professions.

7. In accordance with the Primary Healthcare Blueprint (the Blueprint), the Government will further develop the district-based family-centric community health system based on the DHC model, with an emphasis on horizontal integration and co-ordination of district-based primary healthcare services through service co-ordination, strategic purchasing and medical-social collaboration, and vertical integration and interfacing with secondary and tertiary care services through protocol-driven care pathway for specified chronic diseases and well-trained primary care family doctors. Accordingly, the Government will progressively strengthen the role of DHCs as coordinators of community primary healthcare services, case managers to support primary healthcare doctors, as well as district services hubs that connect healthcare professionals in both public and private sector as well as different sectors in the community.

8. Along with the development of the district-based family-centric community health system, DHC will progressively strengthen its role as coordinators of community primary healthcare services and case managers, on the one hand to support primary healthcare doctors and on the other to act as district healthcare resource hubs that connect public and private services from different sectors in the community, so as to redefine the relationship between public and private healthcare services, and between primary healthcare services

providers and social service providers. The Government officially launched the Chronic Disease Co-Care Pilot Scheme in mid-November, the DHCs and DHC Expresses across 18 districts are the first contact points for citizens to join the scheme by assisting Hong Kong residents aged 45 or above with no known medical history of diabetes mellitus or hypertension to enrol in the scheme. In addition, we are discussing with the Department of Health as recommended in the Blueprint to prioritize reorganization of services in Woman Health Centres and Elderly Health Centres to gradually integrate services into DHCs, or to integrate into other private healthcare service providers through strategic purchasing or public-private collaboration.

Site of Kwai Tsing DHC

9. The existing Kwai Tsing DHC located on Kwai Cheong Road, Kwai Chung, which commenced operation in September 2019, is currently operating in rental premises. The DHC currently provides primary healthcare services for 35 000 members.

10. The DHC core centre is planned to be relocated to G/F and 1/F of the non-domestic podium of the PHD on Tai Lin Pai Road. Approximately 800 units with a population of 2000 are estimated to be accommodated in the PHD. The relocated core centre is adjacent to the current DHC on Kwai Cheong Road, Kwai Chung (about 120 meters away, a 2-minute walk). It is located between Kwai Hing and Kwai Fong MTR Stations, approximately 400 meters away from Kwai Hing MTR Station (about a 5-minute walk), and about 1 km (about a 14-minute walk) from the Kwai Fong MTR Station. The area of the relocated core centre is 1 583 square metres, which is similar to the current core centre on Kwai Cheong Road, Kwai Chung. The DHC will provide primary healthcare services as mentioned in paragraph 6 to 8, conduct family doctors matching, and include functional areas such as community engagement and resource areas. Together with satellite centres located in different areas of Kwai Tsing District, mobile vehicles, and outreach services, the DHC core centre will build a network of healthcare service providers to continue to provide accessible services to citizens. The DHC will actively collaborate with different organisations in the community as well as reach out to different population groups, thereby giving full play to the “district-based” community primary healthcare system. In terms of planning and development of primary healthcare services, we will

consider a series of factors, including the primary healthcare service model and the population structure and distribution in districts, and reserve sites as appropriate to set up primary health care facilities, including satellite sites, in the Kwai Tsing district, to provide district-based primary healthcare services.

Ancillary Facilities

11. The project provides parking spaces to cater for operational needs of the DHC. With reference to the ratio as stated in the Hong Kong Planning Standards and Guidelines, and based on the requirements in the approved planning brief, the relevant facilities provides² private car spaces and 1 light bus space. The private car spaces will be reserved for healthcare professionals providing services, and the light bus space will be reserved for rehabilitation bus.

Project Implementation

12. Since the proposed DHC is located in the podium of the HKHA's PHD and forms part of the Kwai On Factory Estate Redevelopment, there is a need for the proposed works to be carried out as an integral part of the PHD. HKHA will be entrusted with the design and construction of the proposed works in order to facilitate better overall design, coordination and construction interface between the proposed works and the PHD, which will in turn ensure timely commencement and completion of the proposed works. Upon completion of the works, the DHC will be handed over to relevant departments for management and maintenance.

Project Estimate and Timeline

13. The capital cost of the proposed works is estimated to be \$156.4 million in money-of-the-day prices. Tender has been invited in parallel for the proposed works to enable early commencement of the works. The PHD within the redevelopment project is expected to be completed in 2029, and the proposed DHC will also be completed simultaneously. The core centre will be relocated while ensuring service continuity. The relevant contract will only be awarded after obtaining Financial Committee's (FC) funding approval.

Public Consultation

14. The Housing Department consulted the Kwai Tsing District Council on 13 September 2022 on the PHD at Kwai On Factory Estate Redevelopment including the proposed DHC. Members supported the proposal.

Way Forward

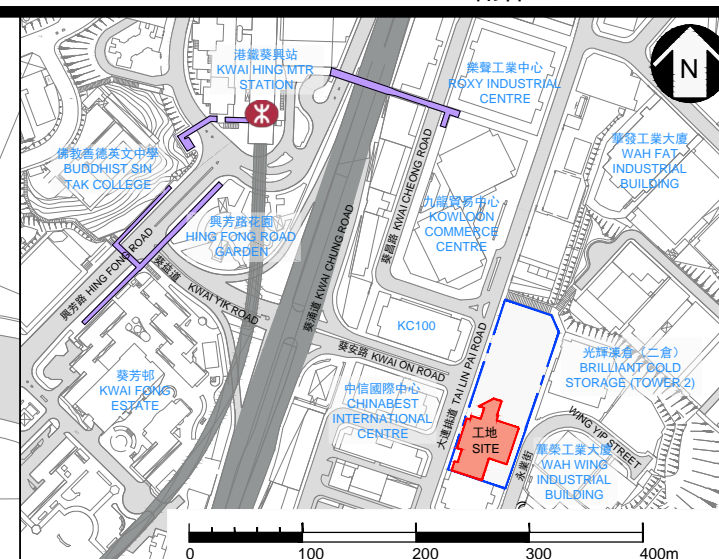
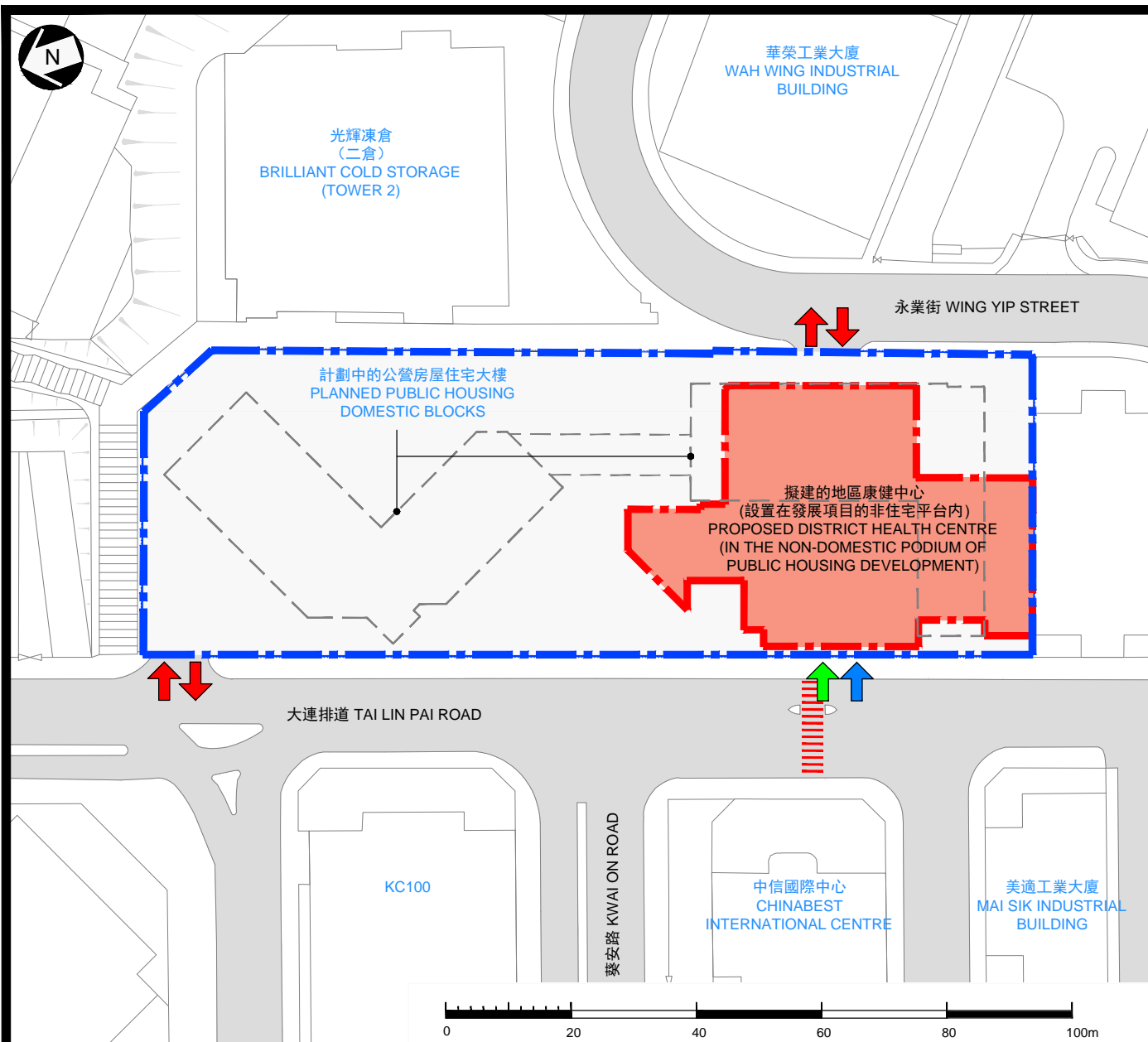
15. Members are invited to note the paper and provide views. We plan to seek support for the proposed works from the Public Works Subcommittee of the LegCo followed by funding approval from the FC.

Health Bureau

Architectural Services Department

Housing Department

December 2023



位置圖 LOCATION PLAN

圖例 LEGEND

- BOUNDARY OF THE REDEVELOPMENT OF KWAI ON FACTORY ESTATE FOR PUBLIC HOUSING DEVELOPMENT
重建葵安工廠大廈作公營房屋發展計劃的界線
- 參考地盤界線
INDICATIVE SITE BOUNDARY
- ↑ 車輛出入口 VEHICULAR INGRESS / EGRESS
- ↑ 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- ↑ 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 行人天橋 PEDESTRIAN FOOTBRIDGE
- ||| 行人過路處 AT-GRADE PEDESTRIAN CROSSING

工地平面圖
SITE PLAN

79MC

在葵安工廠大廈公營房屋發展項目內興建地區康健中心

DEVELOPMENT OF A DISTRICT HEALTH CENTRE AT KWAI ON FACTORY ESTATE PUBLIC HOUSING DEVELOPMENT



擬建在地下和一樓的
地區康健中心
PROPOSED DISTRICT
HEALTH CENTRE AT
G/F and 1/F

從西北面望向大樓的構思透視圖
PERSPECTIVE VIEW FROM NORTHWEST DIRECTION

構思圖
ARTIST'S
IMPRESSION

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在葵安工廠大廈公營房屋發展項目內興建地區康健中心
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DEVELOPMENT