

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDINGS

Support – Others

201GK – Development of a Joint User Complex at Sheung Shui Areas 4 and 30

Members are invited to recommend to the Finance Committee the upgrading of **201GK** to Category A at an estimated cost of \$534.0 million in money-of-the-day prices for the development of a joint user complex (including the provision of a district health centre under the Health Bureau) in the public housing development at Sheung Shui Areas 4 and 30 Site 1.

PROBLEM

We need to develop a joint user complex (JUC) in the public housing development (PHD) at Sheung Shui Areas 4 and 30 Site 1 (Site 1) for the provision of a district health centre (DHC), a hostel for severely mentally handicapped persons (HSMH), a day activity centre (DAC) and a community hall (CH) to cater for the needs of local residents for healthcare, social welfare and community facilities.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Health, proposes to upgrade **201GK** to Category A at an estimated cost of \$534.0 million in money-of-the-day (MOD) prices.

/PROJECT

PROJECT SCOPE AND NATURE

3. The proposed project site is located on the podium of the domestic block under the Phase 2 PHD at Site 1¹ undertaken by the Hong Kong Housing Authority (HKHA). The site coverage of the JUC is approximately 1800 square metres. The proposed scope of **201GK** comprises –

- (a) development of a JUC to provide –
 - (i) a DHC to provide primary healthcare services;
 - (ii) social welfare facilities, including a HSMH with 50 residential care places and a DAC with 50 service places;
 - (iii) a CH, including a multi-purpose hall with a seating capacity of about 450 and a stage, a multi-purpose stage meeting room, a stage store room, male and female dressing rooms, a multi-purpose conference room, a management office with a store room, a baby care room and toilets, etc; and
 - (iv) other ancillary facilities, including accessible parking spaces, loading and unloading area, ancillary parking spaces and public light bus parking spaces; and
- (b) implementation of ancillary works, including drainage, sewerage, water supply, mechanical and electrical works, lift and lobby, and building services engineering works.

4. A location and site plan, floor plans, a sectional drawing and an artist's impression of the proposed project are at **Enclosures 1 to 4** respectively.

5. The proposed JUC is located on the podium of the PHD of the HKHA, forming part of the Phase 2 PHD at Site 1. The proposed works have to be carried out along with the PHD. We plan to entrust the HKHA with the design and construction of the proposed JUC to facilitate better overall design, coordination and construction interface between the proposed works and the PHD, which will in

/turn

¹

The Phase 2 PHD at Site 1 comprises a domestic block, providing about 625 public housing units for an estimated residential population of around 1 400. The Government and the HKHA have made reference to the Hong Kong Planning Standards and Guidelines in planning the PHD and consulted various stakeholders (including departments and organisations concerned, the relevant district council and the local community) to formulate appropriate ancillary facilities. Apart from car parking spaces, open space and recreational facilities, part of the site will be reserved for healthcare facilities, social welfare facilities, a CH, etc.

turn ensure timely commencement and completion of the construction works. To align with the proposed works programme, we have in parallel invited tenders for part of the works to enable its early commencement. The returned tender price has been reflected in the estimated cost of the proposed project. Subject to the FC's funding approval, we will award the contract and commence the proposed works, which are expected to be completed in about five years. The completed JUC will be handed over to relevant departments for management and maintenance.

JUSTIFICATIONS

6. The PHD at Site 1 and Sheung Shui Areas 4 and 30 Site 2, together with the adjacent PHD at Po Shek Wu Road North Site, will provide a total of about 5 400 units (housing about 14 000 people). Taking into account the additional population intake arising from the proposed PHD and adjacent projects, and to meet the long-term demand for primary healthcare services and social welfare facilities in the district, we consider it necessary to develop the proposed JUC. The site is about 700 metres away from the Sheung Shui MTR station (about a 10-minute walk), facilitating residents' access to the complex. The proposed 6-storey JUC will provide the following facilities and services.

North District Health Centre

7. DHCs are key components of the primary healthcare system, aiming at shifting our healthcare system from treatment-oriented, institution-centric healthcare to prevention-oriented, family-centric primary healthcare. In 2022, the Government set up 7 DHCs and 11 smaller interim DHC Expresses² (DHCEs) in various districts in Hong Kong, achieving the goal of "coverage in all 18 districts".

8. DHCs provide primary healthcare services, which include preventive care, health promotion, health risk factor assessment, disease screening, chronic disease management, community rehabilitation, etc. They also serve as primary healthcare hubs for coordinating primary healthcare services provided to the public and collaborating with various healthcare professions.

9. In accordance with the Primary Healthcare Blueprint (the Blueprint), the Government will further develop district-based and family-centric community healthcare based on the DHC model, with emphasis on horizontal integration and /coordination

² Like DHCs, DHCEs are district-based, providing primary healthcare services of different levels for people residing and working in respective districts. In addition to establishing core centres of DHCEs, we have set up service points in collaboration with local organisations for the public's convenience.

coordination of district-based primary healthcare through service coordination, strategic purchasing and medical-social collaboration, as well as vertical integration and interfacing with specialist and hospital medical services through protocol-driven care pathways for specified chronic diseases and well-trained Family Doctors providing primary healthcare services. The Government will progressively strengthen the respective roles of DHCs, which include coordinators of community primary healthcare services, case managers to support primary healthcare doctors, and district service hubs to connect public and private healthcare professionals with different sectors in society.

10. The evolvement of the community healthcare system will be district-based and family-centric. The Government will progressively strengthen the roles of DHCs as coordinators of community primary healthcare services and case managers to support primary healthcare doctors on the one hand, and as district healthcare resource hubs to connect public and private healthcare services provided by different sectors in the community on the other, so as to redefine the relationship between public and private healthcare services, and that between providers of primary healthcare services and social services. In November 2023, the Government launched the Chronic Disease Co-Care Pilot Scheme, with DHCs and DHCEs across 18 districts serving as the first contact point, to engage the public and assist enrolment of Hong Kong residents aged 45 or above with no known medical history of diabetes mellitus or hypertension. In addition, as recommended by the Blueprint, the Government will also prioritise service consolidation of Woman Health Centres and Elderly Health Centres, with a view to repositioning these healthcare services together with DHCs progressively, as well as integrating them with other private healthcare service providers through strategic purchasing or public-private partnership as appropriate.

11. The Government will set up a DHC in the proposed JUC, which will be the core centre of the North DHC, offering services as mentioned in paragraphs 8 to 10 above, including primary healthcare services, Family Doctors pairing, chronic disease management services, and including functional areas for connecting community resources, enabling community engagement, etc. With its core centre complemented by satellite centres at different locations in the district, mobile vehicles and outreach services, the North DHC will build a network of healthcare service providers for continuous provision of more accessible services to the public. Staff members of the centre will also collaborate with different community organisations and reach out to various population groups, thereby fully leveraging the centre's role in district-based community primary healthcare. In terms of planning and development of primary healthcare services, we will consider a series of factors, including the service delivery model and the population structure and distribution in various districts, and reserve appropriate sites to set up primary healthcare facilities (including satellite centres) in the North District, with a view to providing district-based primary healthcare services for the public.

/12.

12. Prior to the completion and opening of the North DHC, the Health Bureau have set up an interim DHCE at Spot on Lung Sum Avenue in Sheung Shui, North District. DHCE services will be migrated as appropriate to the North DHC upon its commissioning.

Hostel for Severely Mentally Handicapped Persons

13. HSMHs provide home living for persons aged 15 or above with severe mental handicap who lack basic self-care skills and require assistance in personal and nursing care. As at January 2024, there were a total of 2 295 applicants waiting for the hostel service across the city. The average waiting time for a service place in 2022-23 was 171.1 months. Given the current acute demand for such service and that there is only one HSMH operated by a non-governmental organisation (NGO) in the North District, the Social Welfare Department (SWD) proposes to set up an HSMH under the proposed project to provide 50 residential care places for severely mentally handicapped persons.

Day Activity Centre

14. DACs provide day care and training in daily living skills and simple work skills for persons with severe intellectual disability aged 15 or above who are unable to benefit from vocational training or engage in sheltered employment. As at January 2024, there were a total of 1 139 applicants waiting for the DAC service across the city. The average waiting time for a service place in 2022-23 was 55.6 months. Given the current acute demand for such service and that there are only two DACs operated by NGOs in the North District, the SWD proposes to set up a DAC under the proposed project to provide 50 service places.

Community Hall

15. The Government attaches great importance to promoting social cohesion through greater participation in community building activities. Having regard to the Hong Kong Planning Standards and Guidelines, CHs are developed in the 18 districts to provide venues and focal points for a range of community activities such as meetings of local organisations, civic education activities, training courses, celebrations as well as recreational and cultural activities at the district level. They also provide temporary shelter for people in need during natural disasters, emergency situations and inclement weather.

16. At present, the North District has a population of around 330 000, primarily residing in towns of Sheung Shui and Fanling. The district is served by a total of six CHs situated in Fanling, Ta Kwu Ling, Sha Tau Kok and Queen's Hill, as well as one community centre located at the North District Town Hall in Sheung Shui, all of which are managed by the Home Affairs Department (HAD). As the North District Community Centre in Sheung Shui has only one conference room available for hire by organisations, the rising demand from local residents and organisations for venues for holding meetings and events cannot be sufficiently met. Given the additional population intake of the district upon commissioning of the proposed PHD project at Sheung Shui Areas 4 and 30, the HAD proposes to provide a standard CH in the proposed JUC to cater for the demand from Sheung Shui residents for such facility.

FINANCIAL IMPLICATIONS

17. We estimate the capital cost of the proposed project to be \$534.0 million in MOD prices, broken down as follows –

	\$ million (in MOD prices)
(a) Site works	1.2
(b) Foundation	42.5
(c) Building ³	235.4
(d) Building services ⁴	139.0
(e) External works	2.5
(f) Energy conservation and recycled features	5.4
(g) On-cost payable to the HKHA ⁵	53.3

/(h)

³ Building works comprise construction of substructure and superstructure of the building.

⁴ Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift and escalator installation and other miscellaneous installations.

⁵ The estimated cost (12.5% of the construction cost) payable to the HKHA for the design, administration and supervision of the proposed project.

		\$ million (in MOD prices)
(h)	Furniture and equipment (F&E)	6.3
(i)	Contingencies	48.4
	Total	534.0

18. Out of the total capital cost estimated at \$534.0 million, about \$98.3 million is the apportioned construction cost for the provision of social welfare facilities which would first be funded by the Capital Works Reserve Fund under **201GK** and then be reimbursed from the Lotteries Fund (LF) after project completion. Funding from the LF will be separately sought by the SWD under the established mechanism⁶.

19. During the design process of the proposed project, different options have been considered and refinement has been made to enhance cost-effectiveness. The project design is based on the existing topography as far as possible, with a view to reducing the works required for site formation and excavation. The construction floor area (CFA) of the proposed project is about 8 900 m². The estimated construction unit cost, represented by the building and building services costs, is \$33,933 per m² of CFA in September 2023 prices⁷.

20. Subject to funding approval, we plan to phase the project expenditure as follows –

/Year

⁶ The construction cost of the premises will be sought by SWD from the LF in accordance with the established mechanism. Funding for the internal fitting-out works and purchase of F&E will also be sought by SWD separately under 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. Grants can be made to meet non-recurrent commitments for construction, fitting-out and purchase of F&E, etc. for premises occupied by NGOs providing welfare services.

⁷ The construction unit cost of the proposed project is within the range of the construction unit cost of similar government projects at approximately \$29,000 per m² to \$39,000 per m² in the prices of September 2023.

Year	\$ million (in MOD prices)
2024 – 25	15.6
2025 – 26	45.5
2026 – 27	66.8
2027 – 28	85.2
2028 – 29	94.0
2029 – 30	106.0
2030 – 31	67.6
2031 – 32	35.3
2032 – 33	18.0
	<hr/>
	534.0
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21. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2024 to 2033. The HKHA will deliver the construction works through the conventional form of contract and award the contract on a lump-sum basis as the scope of works can be clearly defined in advance. The contract will provide for price adjustment.

22. We estimate the annual recurrent expenditure arising from the proposed project to be \$165.03 million.

PUBLIC CONSULTATION

23. The Planning Department and the Housing Department consulted the North District Council on 21 January 2019 regarding the PHD at Site 1 (including the proposed DHC, HSMH, DAC and CH), and obtained its support for the proposed project.

/24.

24. We also consulted the LegCo Panel on Health Services on 20 February 2024. Members of the Panel supported the proposed project and the submission of the funding proposal to the Public Works Subcommittee for consideration.

ENVIRONMENTAL IMPLICATIONS

25. The proposed project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). The HKHA has conducted a preliminary environmental impact assessment study, which concluded that the proposed project would not cause long-term adverse environmental impacts. The Director of Environmental Protection has concurred with the conclusion. The HKHA have included in the project estimates the cost to implement necessary environmental mitigation measures.

26. The HKHA will incorporate provisions into the works contract requiring the contractor to implement appropriate mitigation measures to control the environmental impacts during construction to ensure compliance with the established standards and guidelines. These measures include the use of silencers or mufflers, erection of acoustic lining or noise barriers to abate construction noise, frequent cleaning and watering of the site, provision of hoardings and wheel washing facilities to reduce fugitive dust emission, and treatment of site run-off to avoid illegal effluent discharge.

27. At the planning and design stages, the HKHA has considered measures to reduce generation of construction waste where possible (e.g. the use of metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, the HKHA will require the contractor to reuse inert construction waste (e.g. the use of excavated materials for filling purpose within the site) on site or in other suitable construction sites as far as possible in order to minimise disposal of inert construction waste at public fill reception facilities (PFRFs)⁸. The HKHA will encourage the contractor to maximise the use of recycled or recyclable inert construction waste and the use of non-timber formwork to further reduce the generation of construction waste.

28. At the construction stage, the HKHA will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert /construction

⁸ PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at PFRFs requires a licence issued by the Director of Civil Engineering and Development.

construction waste. The HKHA will ensure that the day-to-day operations on site comply with the approved plan, and will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. The HKHA will control disposal of inert and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

29. The HKHA estimates that the proposed project will generate in total about 12 725 tonnes of construction waste, of which about 15 tonnes (0.1%) of inert construction waste will be reused on site, while about 10 843 tonnes (85.2%) of inert construction waste will be delivered to PFRFs for subsequent reuse. We will dispose of the remaining 1 867 tonnes (14.7%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfill sites is estimated to be about \$1.14 million for the proposed project (based on a unit charge rate of \$71 per tonne for disposal at PFRFs and \$200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N).

HERITAGE IMPLICATIONS

30. The proposed project will not affect any heritage site, i.e. all declared monuments, proposed monuments, graded historic sites/buildings/structures, sites of archaeological interest, all sites/buildings/structures in the new list of proposed grading items, and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

31. The proposed project does not require any acquisition of private land.

ENERGY CONSERVATION AND RECYCLED FEATURES

32. The proposed project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

- (a) demand control of supply air;
- (b) high efficiency motor drives for lifts and escalators; and
- (c) photovoltaic system.

33. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation with a view to conserving water.

34. The total estimated cost for adopting the above energy efficient measures and features is around \$5.4 million (including around \$2.3 million for energy efficient features), which has been included in the project estimate. Such features will achieve 10% energy savings in the annual energy consumption with a payback period of about 8 years.

BACKGROUND INFORMATION

35. The HKHA has engaged a term contractor to carry out ground investigation of the project at a total cost of about \$1.35 million. The ground investigation carried out by the term contractor was funded under the block allocation **Subhead 3100GX** “Minor housing development related works, studies, and investigations for items in Category D of the Public Works Programme”. The above mentioned ground investigation helps finalise the project scope and estimated cost, based on which funding approval will be sought from the FC.

36. The proposed project will involve felling of 17 trees. All trees to be felled are of common species and are not trees of particular interest⁹. The HKHA will incorporate planting proposals as part of the project, including planting 45 trees, 28 000 shrubs, 14 000 groundcovers and 150 square metre of turf as compensatory planting.

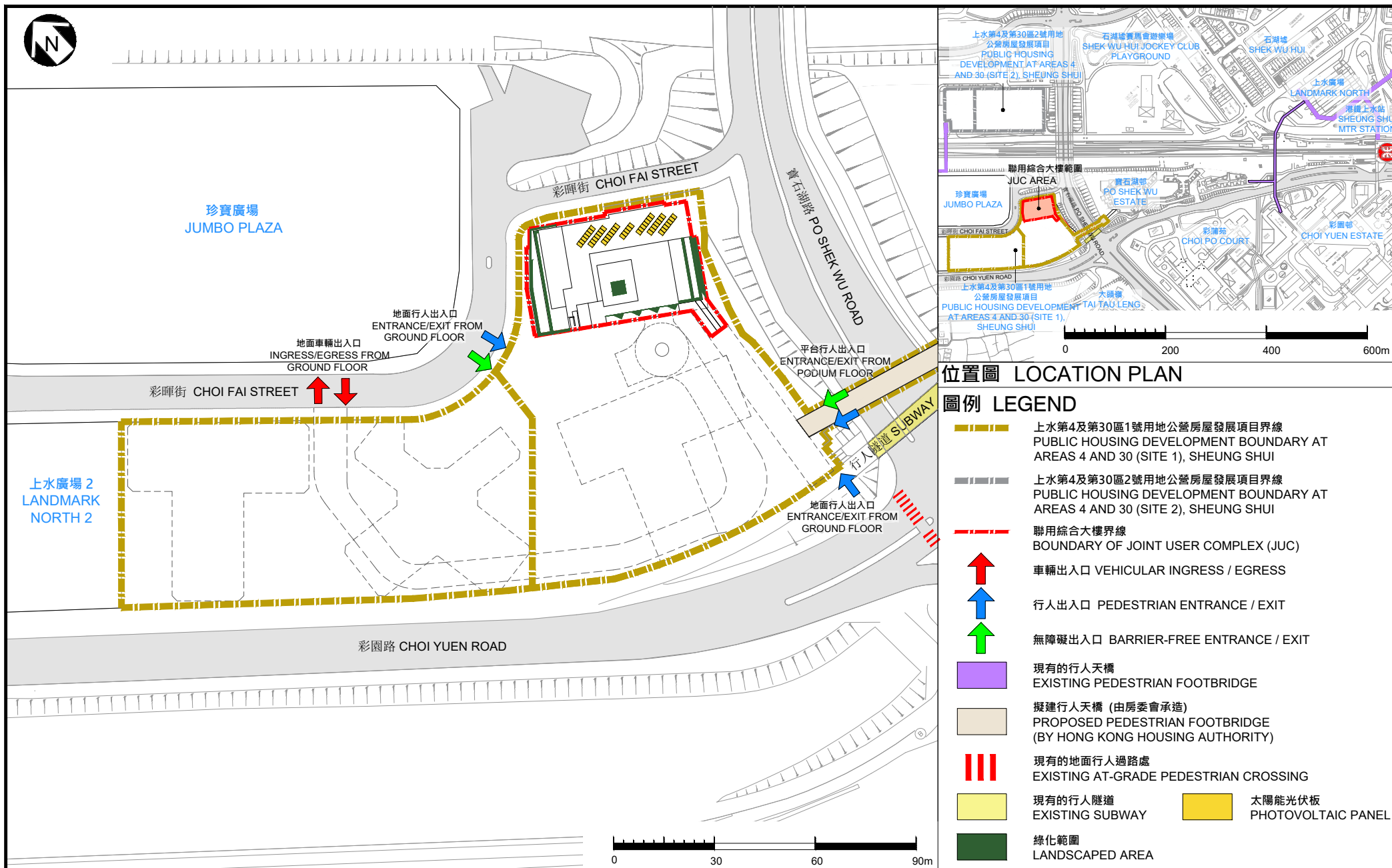
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⁹ “Trees of particular interest” are defined in paragraph 3.3 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by the Development Bureau. Examples of “trees of particular interest” are listed as follows:

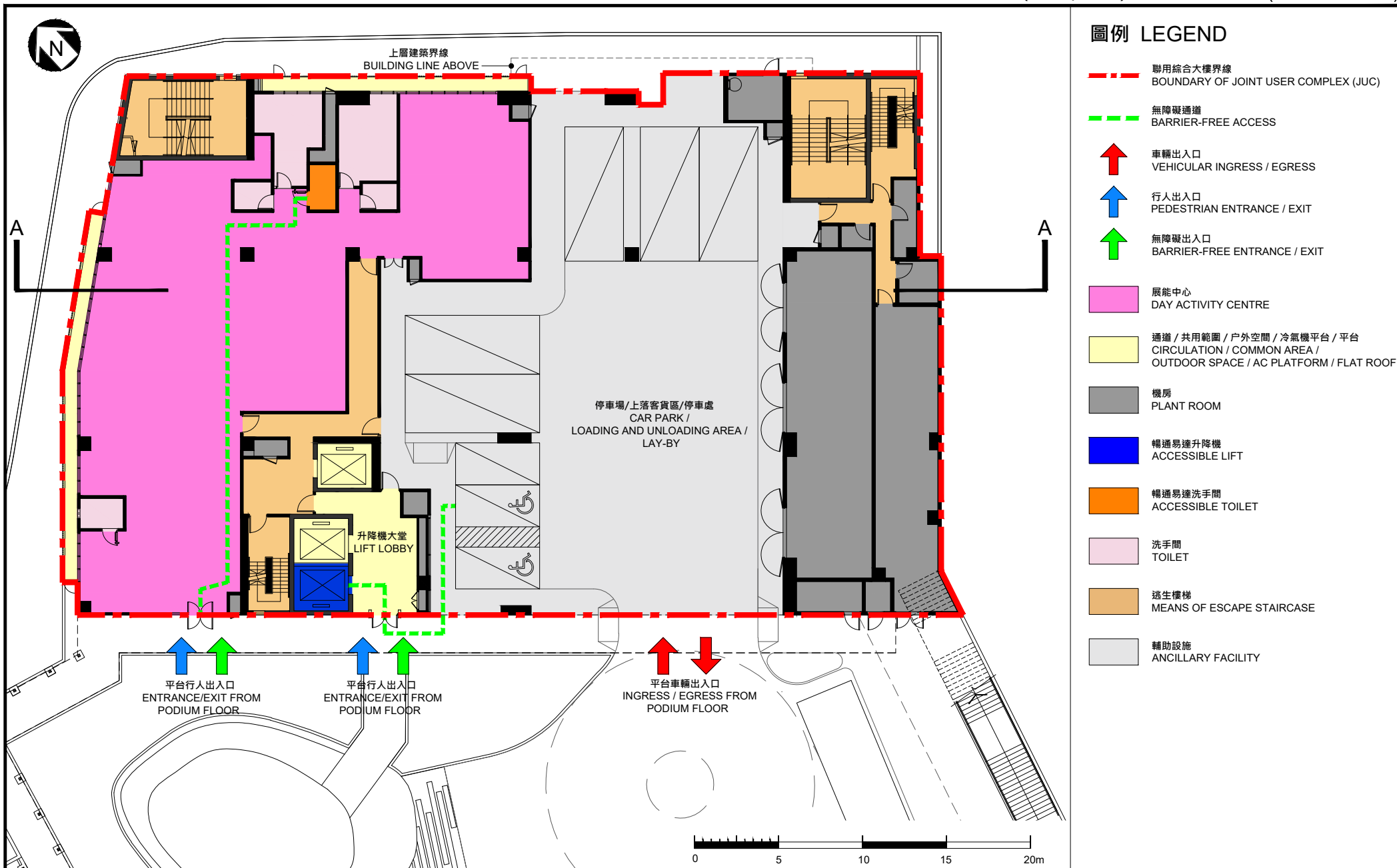
- Old and Valuable Trees (OVTs) and trees that are potentially registerable in the Register of OVTs;
- Trees of 100 years old or above;
- Trees with trunk diameter equal to or exceeding 1 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal to or exceeding 25 metres;
- Stonewall trees or trees of outstanding form (taking account of overall tree size, shape and any special features);
- Rare tree species listed in Rare and Precious Plants of Hong Kong (<https://www.herbarium.gov.hk/en/publications/books/book2/index.html>) published by the Agriculture, Fisheries and Conservation Department;
- Endangered plant species protected under the Protection of Endangered Species of Animals and Plants Ordinance (Cap. 586);
- Tree species listed in the Forestry Regulations (Cap. 96A) under the Forests and Countryside Ordinance (Cap.96);
- Well-known Fung Shui trees;
- Landmark trees with evidential records to support the historical or cultural significance of the trees;
- Trees which may arouse widespread public concerns; and
- Trees which may be subject to strong local objections on removal.

37. We estimate that the proposed works will create about 100 jobs (80 for labourers and another 20 for professional or technical staff) providing a total employment of 3 000 man-months.

Health Bureau
Housing Department
Social Welfare Department
Home Affairs Department
Architectural Services Department
June 2024



ARCHITECTURAL
 SERVICES
 DEPARTMENT 建築署

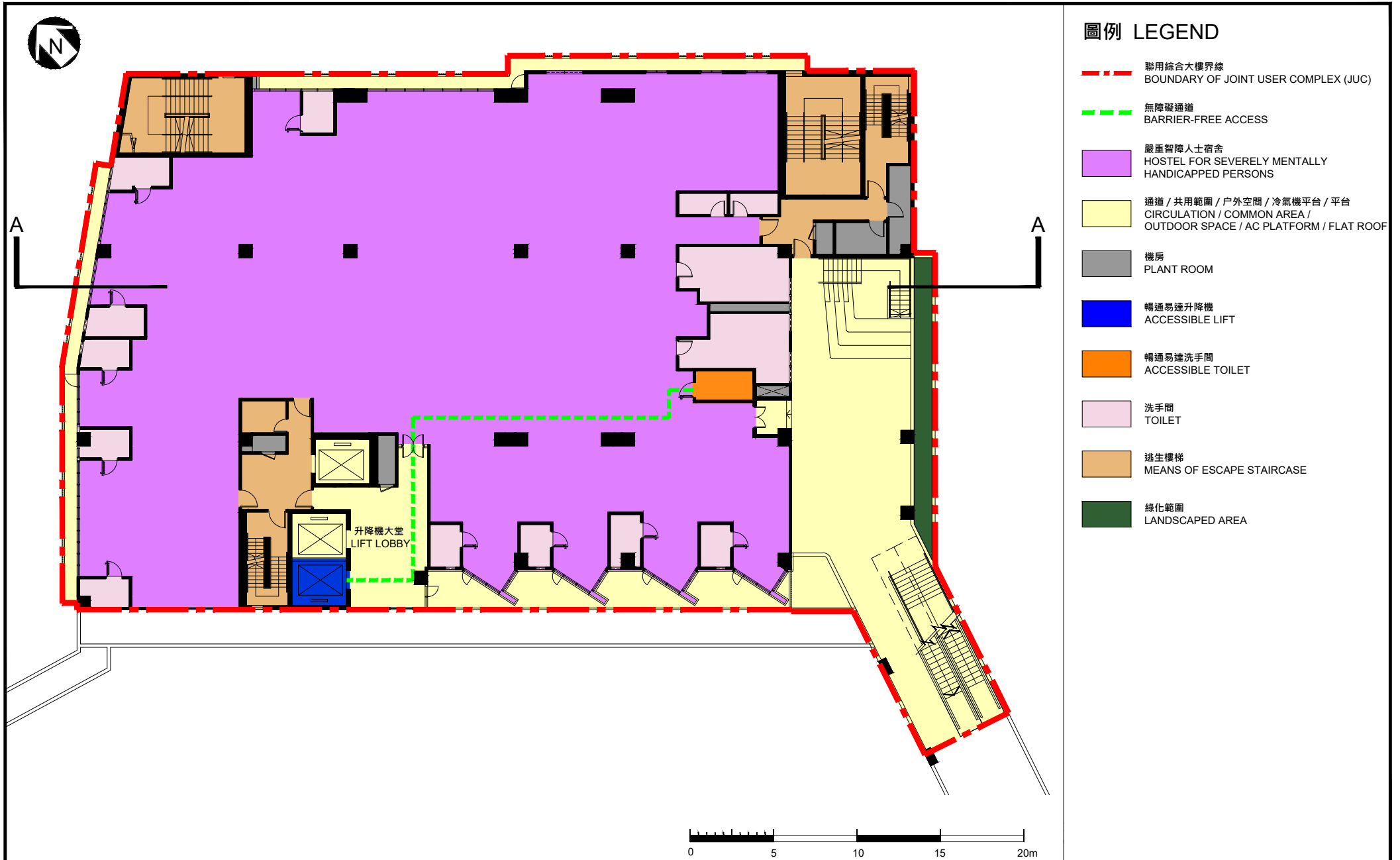


平台平面圖
PODIUM FLOOR PLAN

201GK
在上水第4及第30區興建聯用綜合大樓
DEVELOPMENT OF A JOINT USER COMPLEX AT SHEUNG SHUI AREAS 4 AND 30



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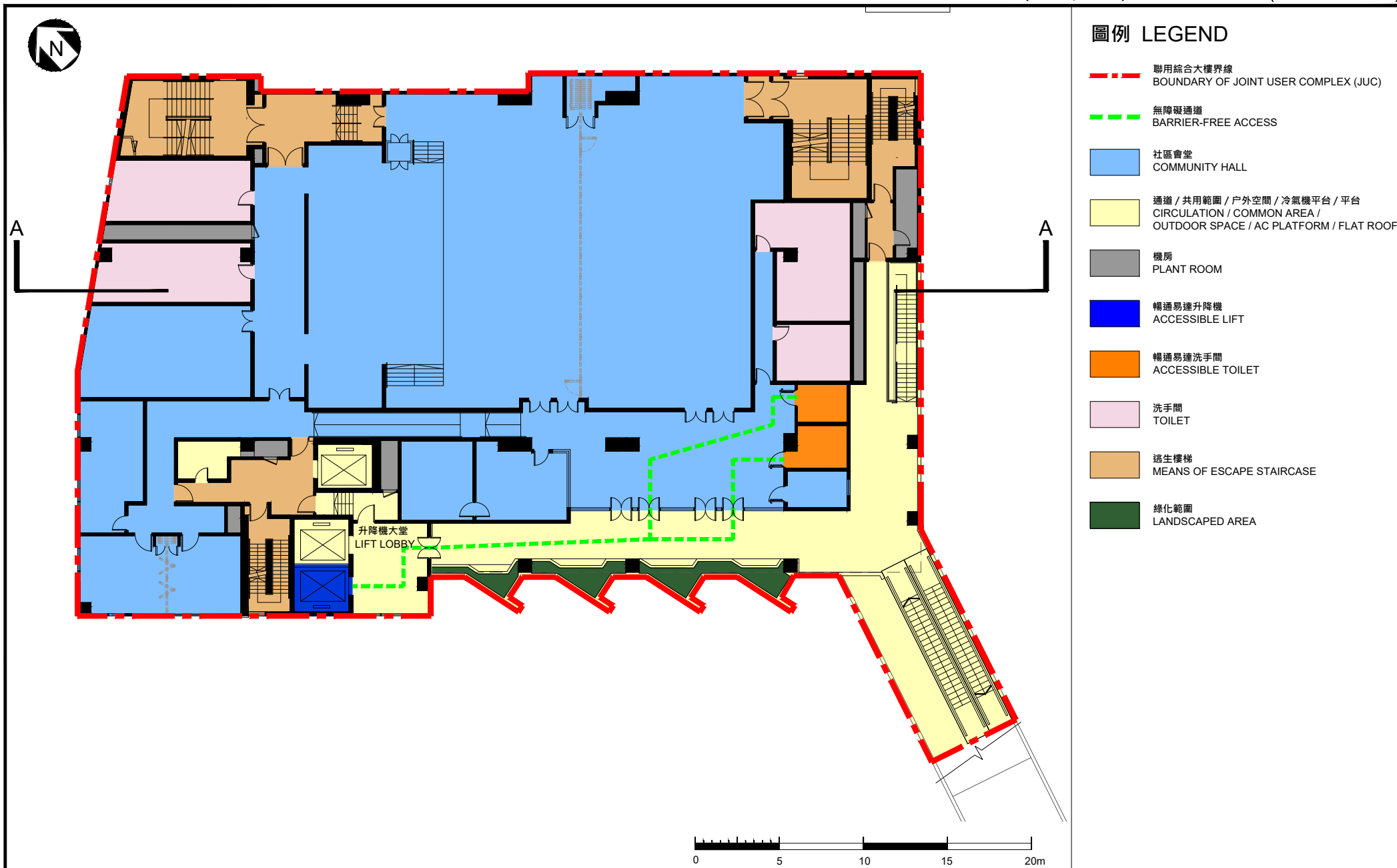


一樓平面圖
FIRST FLOOR PLAN

201GK
在上水第4及第30區興建聯用綜合大樓
DEVELOPMENT OF A JOINT USER COMPLEX AT SHEUNG SHUI AREAS 4 AND 30



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DEPARTMENT 建築署

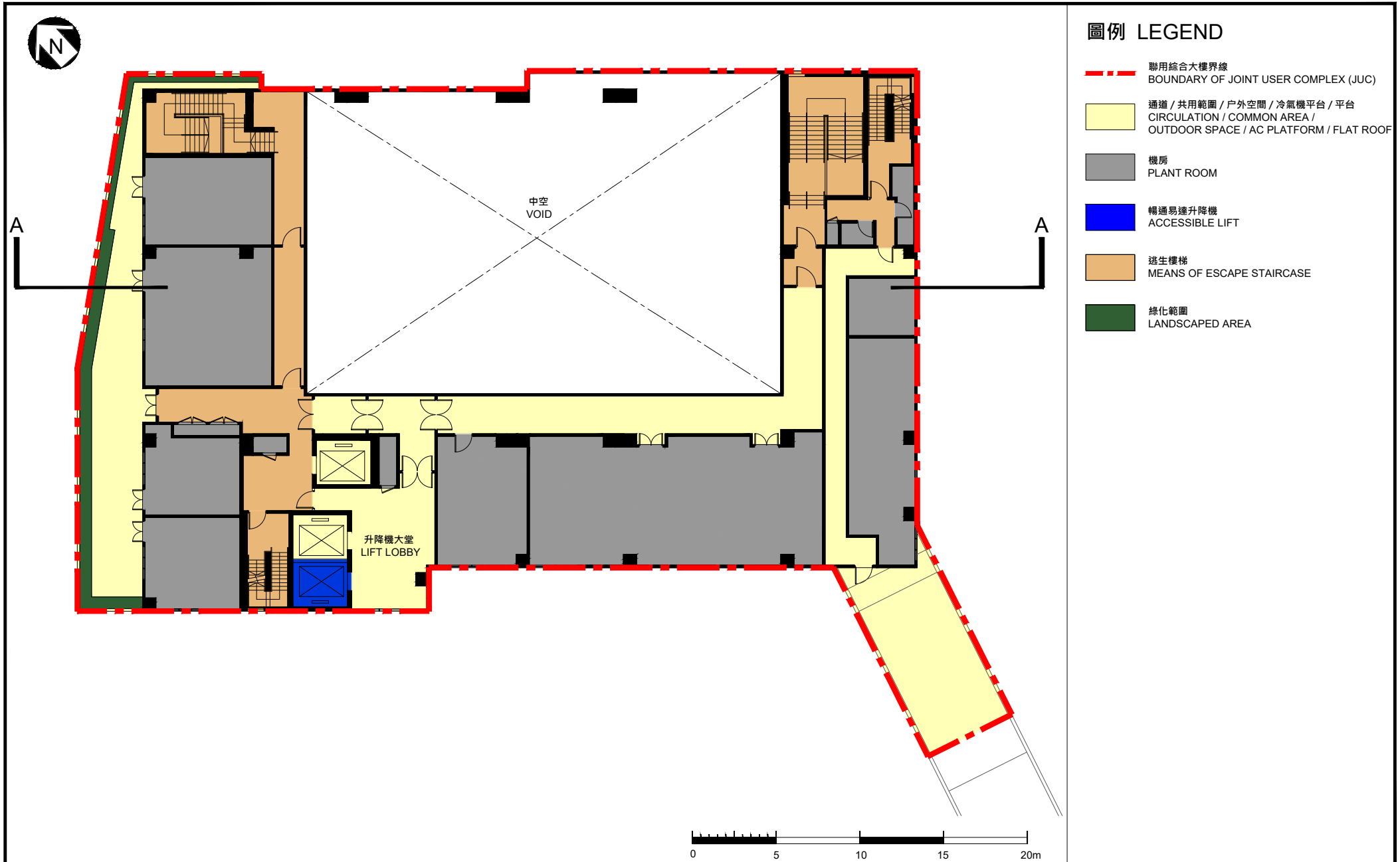


二樓平面圖
SECOND FLOOR PLAN

201GK
在上水第4及第30區興建聯用綜合大樓
DEVELOPMENT OF A JOINT USER COMPLEX AT SHEUNG SHUI AREAS 4 AND 30



ARCHITECTURAL
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DEPARTMENT 建築署

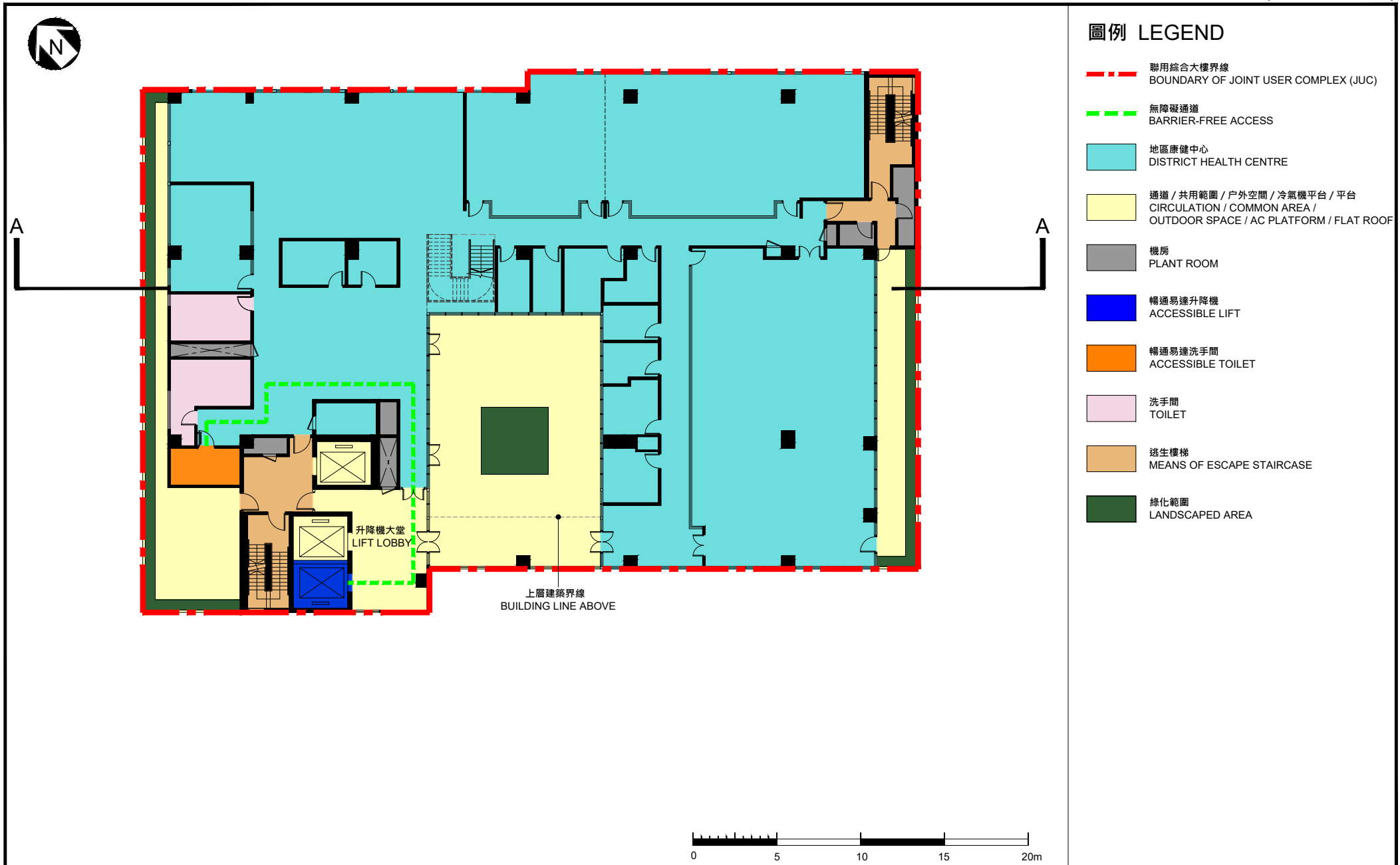


三樓平面圖
THIRD FLOOR PLAN

201GK
在上水第4及第30區興建聯用綜合大樓
DEVELOPMENT OF A JOINT USER COMPLEX AT SHEUNG SHUI AREAS 4 AND 30



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DEPARTMENT 建築署

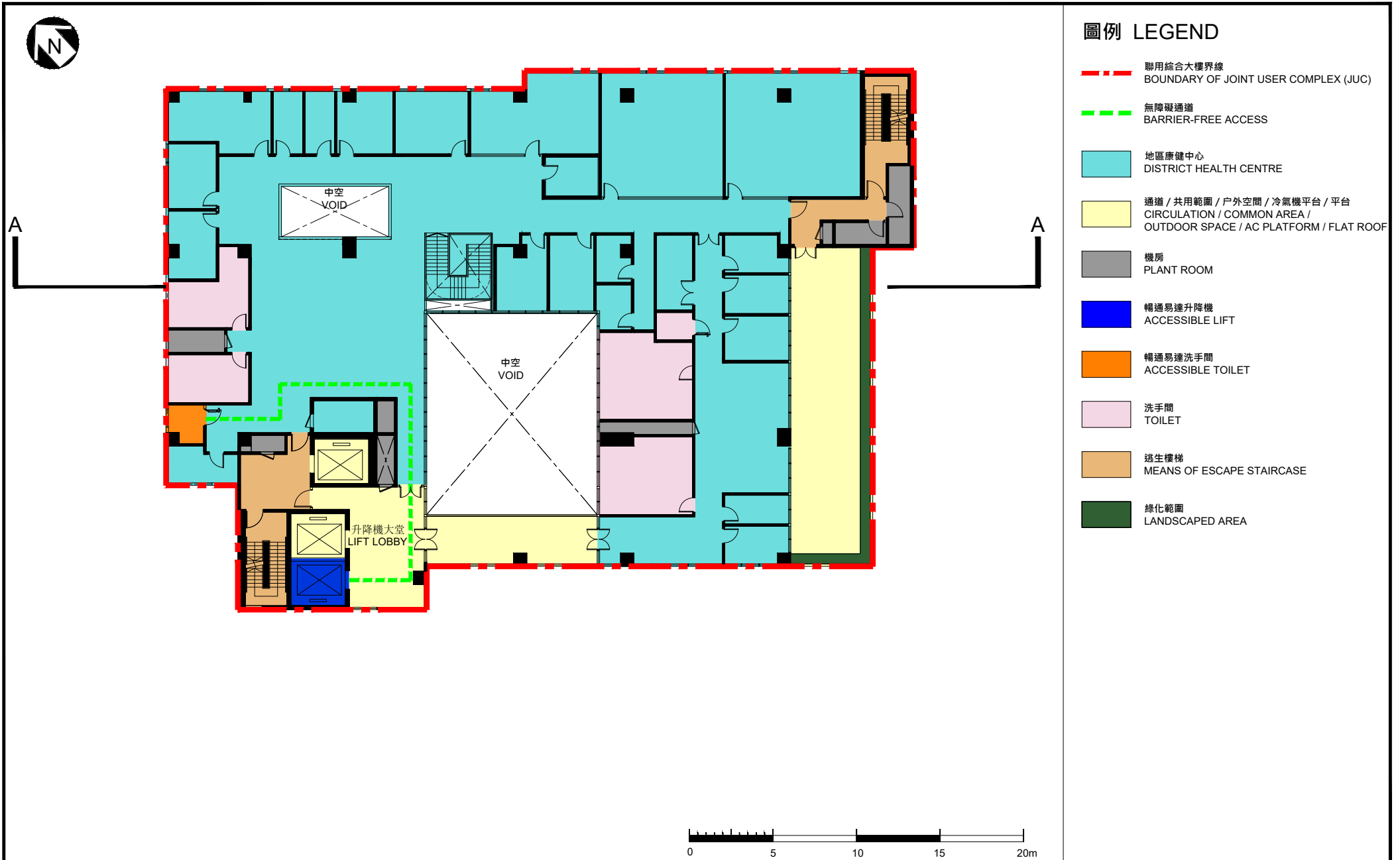


四樓平面圖
FOURTH FLOOR PLAN

201GK
在上水第4及第30區興建聯用綜合大樓
DEVELOPMENT OF A JOINT USER COMPLEX AT SHEUNG SHUI AREAS 4 AND 30



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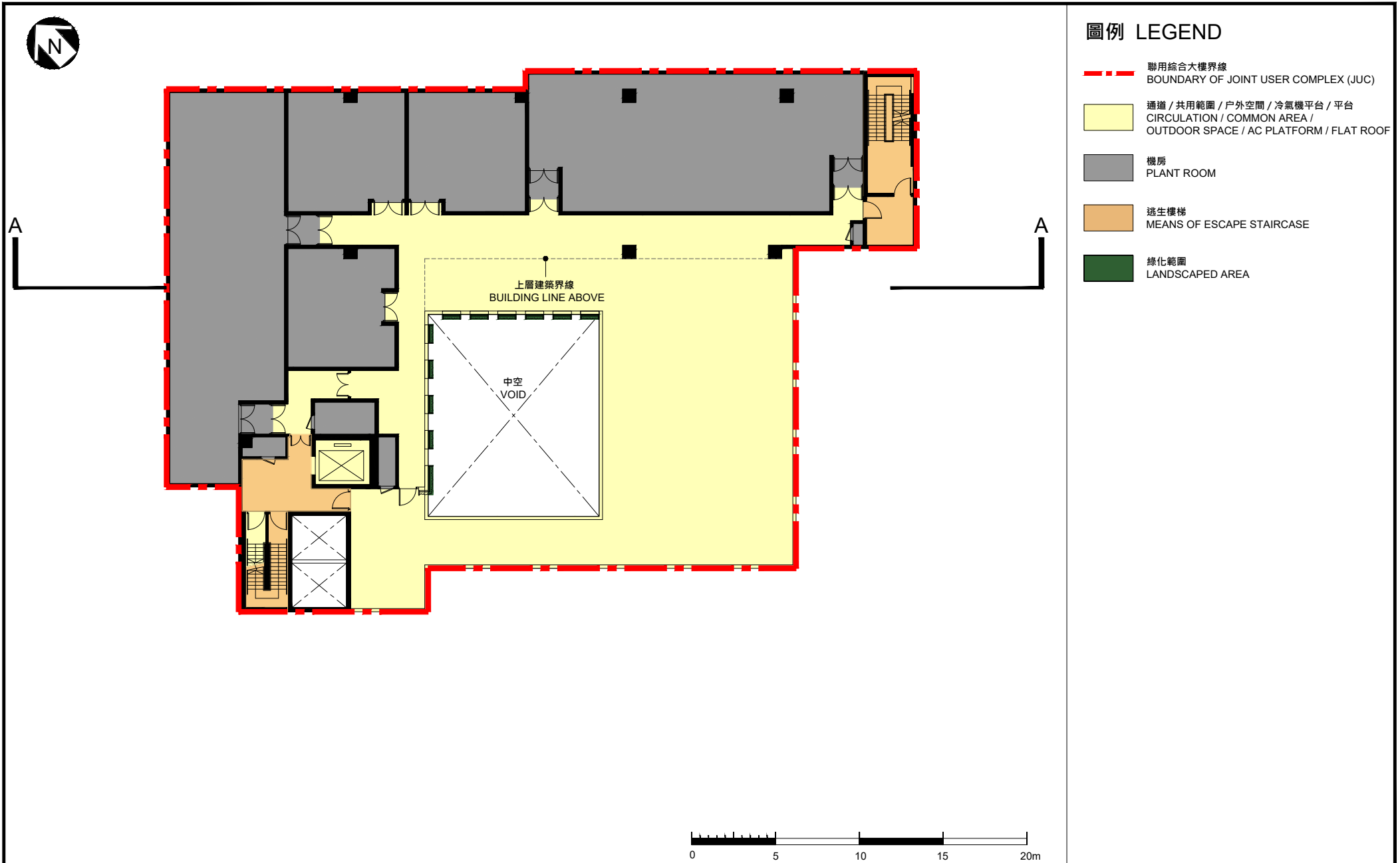


五樓平面圖
FIFTH FLOOR PLAN

201GK
在上水第4及第30區興建聯用綜合大樓
DEVELOPMENT OF A JOINT USER COMPLEX AT SHEUNG SHUI AREAS 4 AND 30



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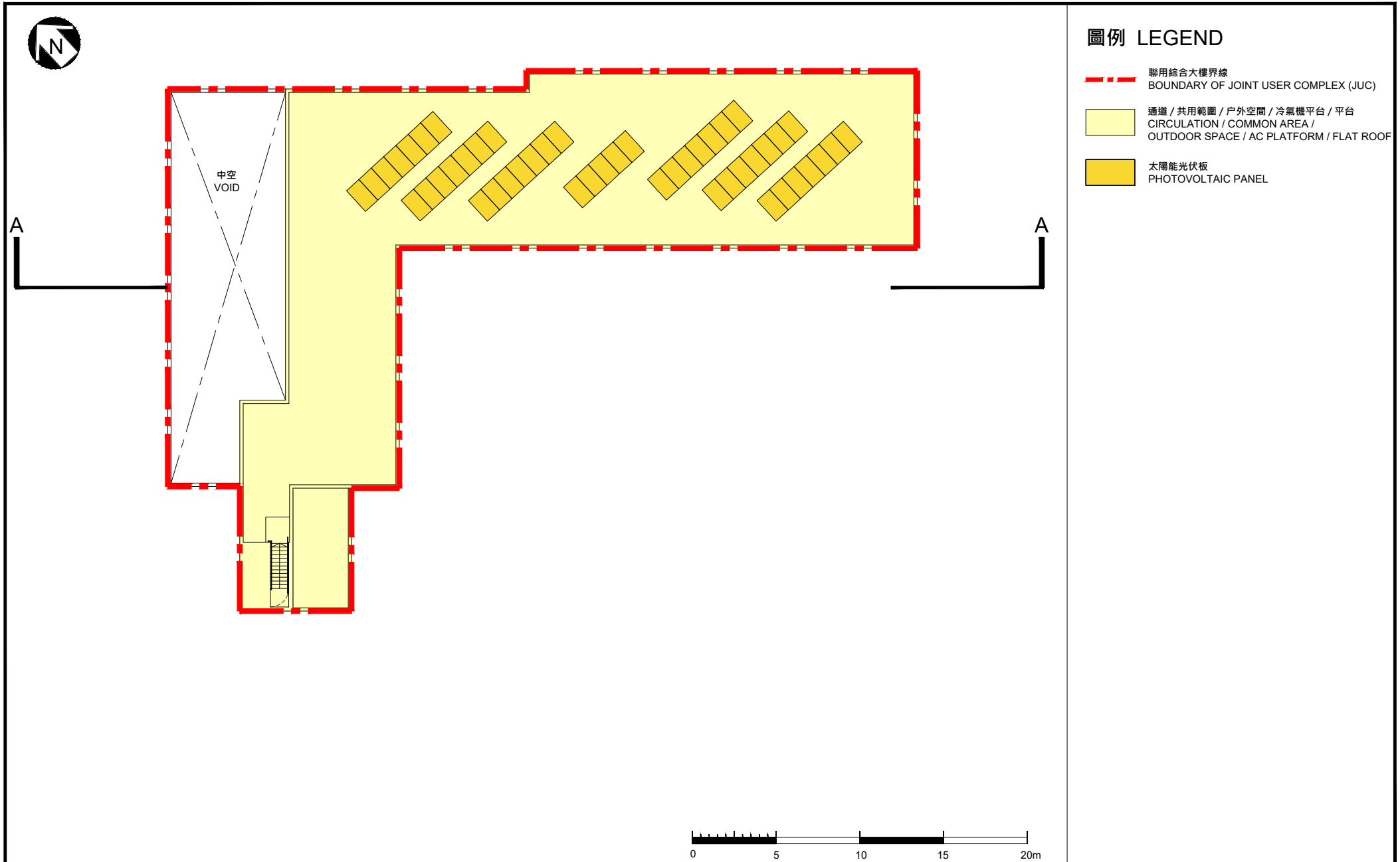


天台平面圖
ROOF PLAN

201GK
在上水第4及第30區興建聯用綜合大樓
DEVELOPMENT OF A JOINT USER COMPLEX AT SHEUNG SHUI AREAS 4 AND 30



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天台上層平面圖
UPPER ROOF
FLOOR PLAN

201GK
在上水第4及第30區興建聯用綜合大樓
DEVELOPMENT OF A JOINT USER COMPLEX AT SHEUNG SHUI AREAS 4 AND 30



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圖例 LEGEND

- 聯用綜合大樓界線
BOUNDARY OF JOINT USER COMPLEX (JUC)
- 展能中心
DAY ACTIVITY CENTRE
- 通道 / 共用範圍 / 戶外空間 / 冷氣機平台 / 平台
CIRCULATION / COMMON AREA / OUTDOOR SPACE / AC PLATFORM / FLAT ROOF
- 嚴重智障人士宿舍
HOSTEL FOR SEVERELY MENTALLY HANDICAPPED PERSONS
- 社區會堂
COMMUNITY HALL
- 地區康健中心
DISTRICT HEALTH CENTRE
- 機房
PLANT ROOM
- 輔助設施
ANCILLARY FACILITY
- 非聯用綜合大樓範圍
NON-JUC AREA

- 上層天台
TR/F
+56.00
▽

天台
R/F
+52.00
▽

五樓
5/F
+47.50
▽

四樓
4/F
+43.00
▽

三樓
3/F
+36.65
▽

二樓
2/F
+31.90
▽

一樓
1/F
+27.80
▽

平台
P/F
+21.50
▽

地下
G/F
7.85
▽

擬建在四樓和五樓的地區康健中心
PROPOSED DISTRICT HEALTH CENTRE AT 4/F AND 5/F

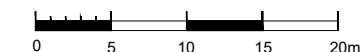
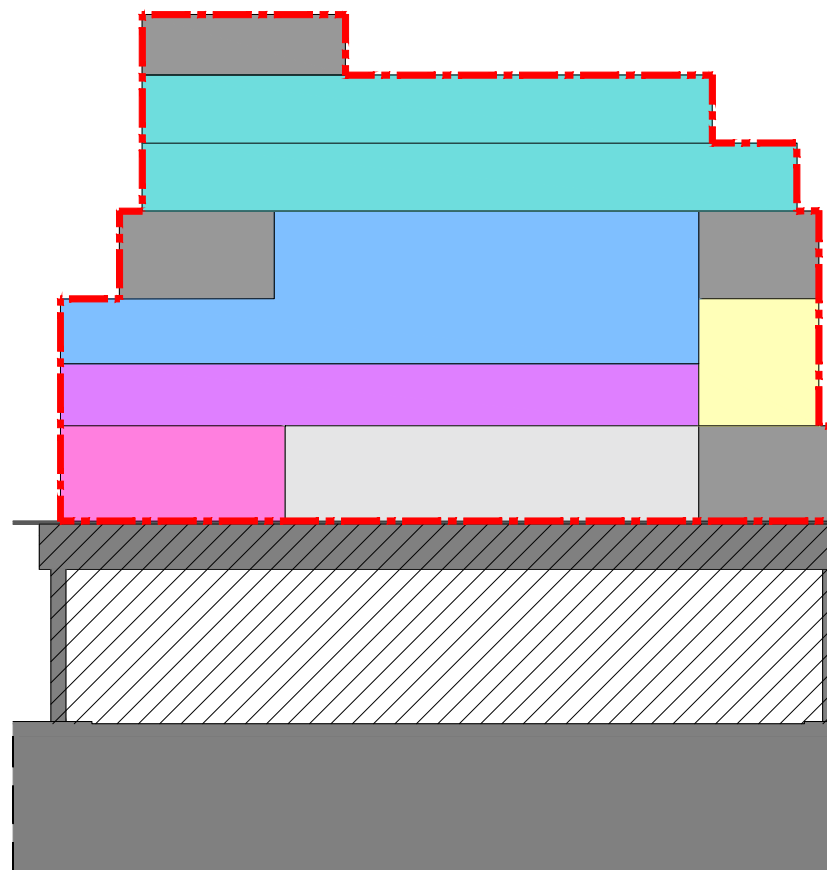
擬建在二樓和三樓的社區會堂
PROPOSED COMMUNITY HALL AT 2/F AND 3/F

擬建在一樓的嚴重智障人士宿舍
PROPOSED HOSTEL FOR SEVERELY MENTALLY HANDICAPPED PERSONS AT 1/F

擬建在平台層的展能中心和泊車位
PROPOSED DAY ACTIVITY CENTRE AND PARKING SPACE AT PODIUM FLOOR

規劃中的公共運輸交匯處
(委託工程由房委會為運輸署承造)
PUBLIC TRANSPORT INTERCHANGE UNDER PLANNING
(ENTRUSTMENT WORKS BY HONG KONG HOUSING AUTHORITY FOR TRANSPORT DEPARTMENT)

地基工程
(由房委會承造)
FOUNDATION WORKS
(BY HONG KONG HOUSING AUTHORITY)



剖面圖 A-A
SECTION A-A

201GK
在上水第4及第30區興建聯用綜合大樓
DEVELOPMENT OF A JOINT USER COMPLEX AT SHEUNG SHUI AREAS 4 AND 30



從南面望向聯用綜合大樓的構思透視圖

PERSPECTIVE VIEW OF JOINT USER COMPLEX FROM SOUTH DIRECTION

構思圖
ARTIST'S
IMPRESSION

201GK
在上水第4及第30區興建聯用綜合大樓
DEVELOPMENT OF A JOINT USER COMPLEX AT SHEUNG SHUI AREAS 4 AND 30



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