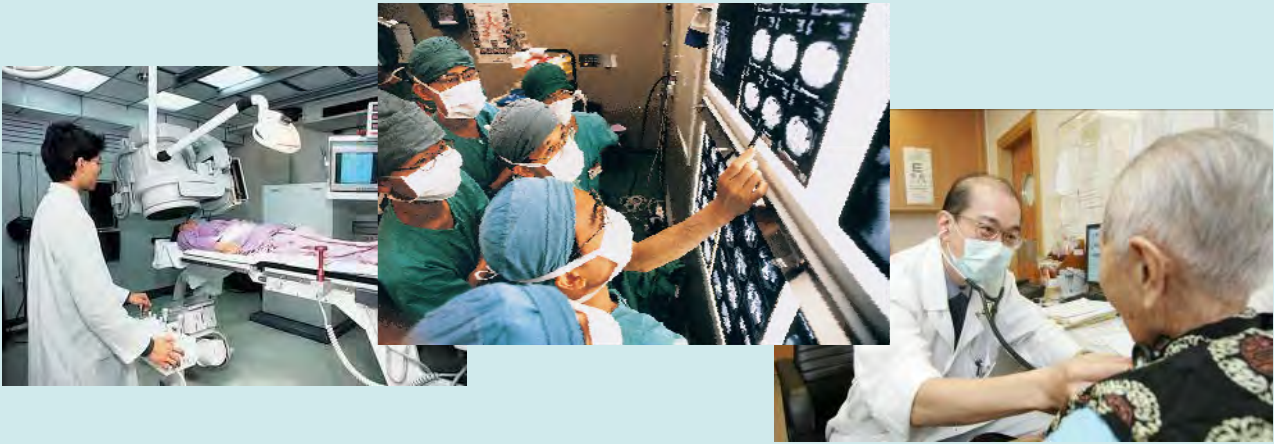


Expression of Interest exercise on Private Hospital Development 私營醫院發展 – 提交發展意向書







Legislative Council Panel on Health Services
14 December 2009
立法會衛生事務委員會
二零零九年十二月十四日




Food and Health Bureau
食物及衛生局


Imbalance between Public and Private sector 公私營醫療服務失衡

-  39 Public vs. 13 Private Hospitals
39 所公營 相對 13 所私營醫院
-  Over reliant on public service
過分依賴公營服務
-  Limited competition and
collaboration and choice for
patients
競爭和協作有限令病人選擇減少
-  Threat to long-term sustainability
of healthcare system
威脅醫療制度長遠的可持續發展



Healthcare reform – sustainable healthcare system 醫療改革 – 可持續發展的醫療系統

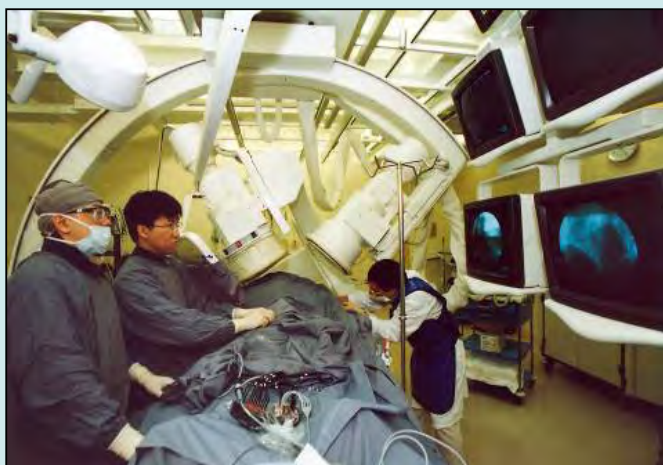
-  Promoting private hospital development
 - increase overall capacity of the healthcare system
 - address imbalance


-  推動私營醫療發展
 - 增加醫療系統整體服務量
 - 改善公私營失衡




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Development of medical industry (1) 發展醫療產業 (一)



-  Hong Kong is renowned for professional healthcare personnel and advanced technology and equipment
香港具備專業醫療人員及先進醫療技術及設備


-  Development of private healthcare services as a crucial industry
發展私營醫療服務為一項優勢產業

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Development of medical industry (2)

發展醫療產業 (二)



 **Hardware:** Reserve suitable sites for private hospital development
硬件配合: 預留合適土地發展私營醫院

- **Software :** Continue to enhance training and development of healthcare professionals; attract overseas talents to enhance sharing of expertise and raise service standards

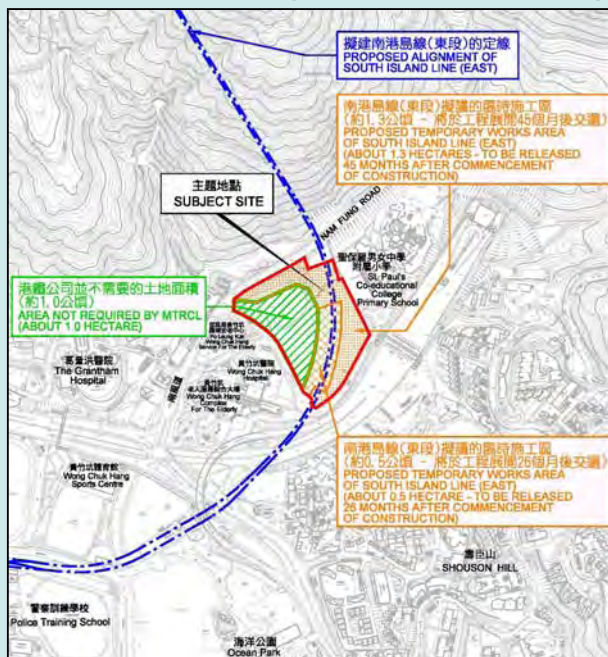
軟件配合: 繼續加強培訓專業醫療人員，吸引海外專才以加強交流專業知識及提升服務水準

Reserved sites for private hospital development

預留發展私營醫院之土地

(1) Nam Fung Path, Wong Chuk Hang


黃竹坑南風徑




Reserved sites for private hospital development


預留發展私營醫院之土地


(1) Nam Fung Path, Wong Chuk Hang 黃竹坑南風徑

 Near Wong Chuk Hang Hospital and Aberdeen Tunnel

鄰近黃竹坑醫院及香港仔隧道

 Net site area about 2.5 ha
地盤淨面積約2.5公頃

 Co-location with South Island Line (East) of MTRCL
與港鐵南港島線共用

 Available by phases from now to 2014
由現在至2014年間分期提供

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Reserved sites for private hospital development

預留發展私營醫院之土地





(2) Tseung Kwan O (Area 78) 將軍澳第78區



Reserved sites for private hospital development

預留作發展私營醫院之土地

(2) Tseung Kwan O Area 78 將軍澳第78區

-  Near Pak Shing Kok and the proposed Fire Services Training School
鄰近百勝角及擬議的消防訓練學校
-  Net site area about 2.2 ha
地盤淨面積約2.2公頃
-  Land rezoning and site formation works in progress
現正進行更改土地用途程序及地盤平整工程
-  Available around 2013-14
預計在2013-14年間提供

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Reserved sites for private hospital development

預留作發展私營醫院之土地

(3) Tai Po Area 9 大埔第9區





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Reserved sites for private hospital development

預留作發展私營醫院之土地

(3) Tai Po Area 9 大埔第9區

-  Near Alice Ho Miu Ling Nethersole Hospital and Tai Po Hospital 鄰近雅麗氏何妙齡那打素醫院及大埔醫院
-  Comprised of two platforms at about 32.6mPD and 51.9mPD respectively 由兩塊分別位於主水平基準上32.6米及51.9米的土地組成
-  Net site area about 2.6 ha 地盤淨面積約2.6公頃
-  Available now 現時可作發展

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Reserved sites for private hospital development

預留作發展私營醫院之土地

(4) Lantau Tung Chung Area 13 (part) and 22 大嶼山東涌第13區(部分) 及22區




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Reserved sites for private hospital development

預留作發展私營醫院之土地


(4) Lantau Tung Chung Area 13 (part) and 22
大嶼山東涌第13區(部分)及22區

 Adjoining the site reserved for North Lantau Hospital (NLH) Phase 2


毗鄰預留發展北大嶼山醫院第二期的土地

 Net site area about 1.6 ha

地盤淨面積約1.6公頃

 Could be developed under Public-private partnership

可考慮以公私營協作模式發展

 Most part of the site available now

大部分土地現時可作發展

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Public-private partnership – Site at Lantau 公私營協作模式 – 大嶼山用地


Possible Public-private partnership models

公私營協作模式可行方案

- Vertical co-location – public and private service in the same building that takes up the whole piece of land available (net area 2.4 ha)
於整塊土地(淨面積2.4公頃)興建大樓提供公營及私營服務
- Horizontal co-location – public and private service to take up 0.8ha and 1.6ha of land available
公營及私營服務分別佔地0.8 及1.6公頃


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Expression of Interest (EOI) exercise 邀請提交發展意向書

-  To solicit market interest in developing private hospitals at the sites from 14 Dec 2009 to 31 Mar 2010

邀請市場從2009年12月14日至2010年3月31日就在四塊土地發展私營醫院提交發展意向書




-  Non-committal basis, open to both local and overseas interested parties


邀請提交發展意向書不構成任何具法律約束力的義務或承諾，本地及海外團體均可參加




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Land disposal method and land premium 批地方式及地價

-  Land disposal method and land premium payable should be fair and transparent to all interested parties
批地方式及地價應對所有人士公平及具透明度

-  Same land disposal arrangement will be applied to all interested parties (including both profit-making and non-profit making operators)

同一批地方式適用於所有有興趣人士 (包括牟利及非牟利營運者)

-  Land premium of each reserved site will differ but will be applicable to all bidders, including registered charitable organizations


預留土地地價各有不同，但該地價適用於所有競投者，包括註冊慈善團體

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Proposed special requirements for private hospital development (1)

建議私營醫院發展需符合的特別要求(一)



 To ensure that the services of the new hospitals are of good quality, cater for the needs of the general public and help develop the medical industry

確保新私營醫院的服務達良好水平，惠及市民大眾及提升本港醫療服務

 To invite market feedback on these proposed special requirements through the EOI exercise

透過邀請發展意向，了解市場對有關特別條件的意見

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Proposed special requirements for private hospital development (2)

建議私營醫院發展需符合的特別要求(二)

(1) land use – primarily be used for hospital service and supporting facilities. Certain related uses for non-clinical activities could be allowed under certain restrictions.

土地用途 – 主要用作醫院及支援設施。在有條件情況下容許作相關的非臨床服務



(2) date of commencement of operation - commencement of operation within a specified number of years

醫院營運日期 – 醫院需於指定時間前開始營運

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Proposed special requirements for private hospital development (3)

建議私營醫院發展需符合的特別要求(三)

(3) bed capacity – provision of not less than a specified number of beds
病床數目 – 須提供一定數目的病床

(4) service scope – provision of beds of a mix of specialties without slanting towards any particular types of service. In particular, the obstetric service should be capped at not more than 20% of the total number of hospital beds
服務範疇 – 須提供多種專科服務，而並非集中某些服務，例如產科只限於總病床數目的20%

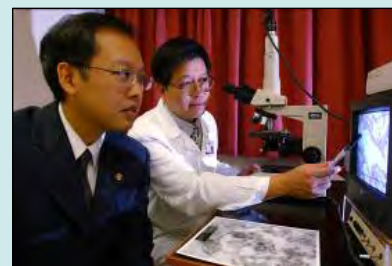


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Proposed special requirements for private hospital development (4)

建議私營醫院發展需符合的特別要求(四)

(5) price transparency - comprehensive charging information for public reference and certain percentage of bed days (say 30%) for services provided at packaged charge
收費的透明度 – 向公眾提供詳盡的收費資料，並以套餐服務形式提供特定比例(例如30%)的住院日數



(6) service standard - undertaking of hospital accreditation on a continuous basis
服務水平 – 持續參與醫院評審並符合資格

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Proposed special requirements for private hospital development (5)

建議私營醫院發展需符合的特別要求(五)

- (7) remedy for non-compliance -
government may take action in case of failure of the hospital to comply with special requirements and to rectify the non-compliance
對未能符合特別要求的跟進 –
當局會對未能符合特別要求而沒有採取修正措施的醫院，作出跟進



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Proposed special requirements for private hospital development (6)






建議私營醫院發展需符合的特別要求(六)

The foregoing proposed special requirements will be implemented through an appropriate instrument to be entered into between the Government and the purchaser/grantee.

政府會透過與土地買家或承批人簽訂合適的協議文件，以執行上述的特別要求。

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Announcement of the EOI exercise 邀請提交發展意向書之公布

-  Media briefing
新聞發布會
-  Advertisement in local and overseas newspapers
本地及海外報章廣告
-  EOI document and relevant information available at
提交發展意向書文件及相關資料上載至網頁
www.fhb.gov.hk/eoi
-  Email for enquiry
查詢可電郵至 EOIenquiry@fhb.gov.hk
-  Briefing session for interested parties
為有興趣團體舉行的簡介會

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END

完



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