

**For discussion
on 17 January 2017**

LC Paper No. CB(2)556/16-17(03)

**Legislative Council Panel on Health Services
Placement of Residents of the Social Service Units Affected
by the Phase 2 Redevelopment of the Prince of Wales Hospital**

Purpose

This paper informs Members on the placement of residents of the social service units affected by the phase 2 redevelopment of the Prince of Wales Hospital (PWH).

Background

2. To address the long-term healthcare needs of the New Territories East Cluster, the Hospital Authority (HA) has formulated a redevelopment plan for the PWH. Phase 1 of the redevelopment project was completed in 2010. HA plans to commence the preparatory work for the redevelopment of the PWH, phase 2 (stage 1) in 2017.
3. The proposed project will involve demolition of Blocks A, C, D and E of the PWH Staff Quarters and Nursing School Lecture Theatre for construction of a new In-patient Extension Block. Upon completion of the redevelopment of the PWH, phase 2 (stage 1), additional 450 beds and 16 operating theatres will be provided to cope with the increase in the demand for medical services of the New Territories East Cluster.
4. To dovetail with the commencement of the project, HA plans to consult the Panel on Health Services in mid-2017 and then seek funding approval

from the Finance Committee of the Legislative Council for the preparatory work of the redevelopment project.

Social Service Units Affected by the Redevelopment Project

5. There are currently a total of three social service units at Block E of the PWH Staff Quarters, namely (a) Fu Hong Society Concordia Casa Famiglia; (b) The Mental Health Association of Hong Kong Clara House; and (c) Refine Home Company Limited (Refine Home) (formerly known as Shui On Nursing Centre (Shatin) Company Limited)¹.

Tenancies of the Affected Social Service Units

6. Refine Home has since 1999 been renting from the Government certain units of Block E of the PWH Staff Quarters to operate a private residential care home for the elderly (RCHE). On the other hand, two non-governmental organisations (NGOs), namely Fu Hong Society (FHS) and The Mental Health Association of Hong Kong, have since 2000 been renting other units of Block E to operate self-financing supported hostels named Fu Hong Society Concordia Casa Famiglia and The Mental Health Association of Hong Kong Clara House, providing residential care services for mentally handicapped persons and ex-mentally ill persons respectively.

7. The tenancy of Fu Hong Society Concordia Casa Famiglia and that of The Mental Health Association of Hong Kong Clara House are for a term of two years from 27 March 2000 and thereafter quarterly. The tenancies could be terminated by the Government serving not less than three months' written notice. For Refine Home, the term of the latest two tenancies is for a term of three years

¹ Shui On Nursing Centre (Shatin) Company Limited applied to the Social Welfare Department and was approved for changing the name of the home to Refine Home Company Limited with effect from 1 January 2017.

from 1 April 2013 to 31 March 2016 with a provision for early termination of tenancy by the Government at any time during the term by serving not less than three months' written notice, and the term was subsequently renewed for one year up to 31 March 2017.

8. Owing to the phase 2 redevelopment of the PWH and based on the redevelopment programme, the Government Property Agency (GPA), acting as the Government's leasing agent, had notified the organisations concerned several times since December 2014. GPA's letters of 1 December 2014 informed the organisations concerned that the Government planned to recover possession of the above-mentioned premises by end-2015 and the tenancies concerned would be terminated. GPA's letters of 17 February 2015 informed the organisations that the repossession date of the premises had been postponed to the first quarter of 2017. GPA's letters of 5 May 2016 to the two NGOs informed them that the timing of repossession of the premises remained unchanged, and GPA's notice-to-quit to the two NGOs on 16 November 2016 required them to deliver vacant possession of the premises on 31 March 2017. Separately, GPA informed Refine Home in writing on 5 May 2016 that its tenancy would probably not be renewed upon expiry on 31 March 2017.

Placement of Residents of the Affected Social Service Units

9. Fu Hong Society Concordia Casa Famiglia and The Mental Health Association of Hong Kong Clara House are self-financing hostels operated by the NGOs concerned, whereas Refine Home is a private residential care home. The organisations and operator concerned operate independently in terms of site identification, management, service targets and fee-charging, etc. subject to meeting the relevant statutory requirements.

10. There are currently eight residents at Fu Hong Society Concordia Casa Famiglia. FHS has confirmed that six residents would be admitted to the other two

self-financing residential care homes for persons with disabilities operated by FHS; one resident has been approved for priority waitlisting for placement of Day Activity Centre (DAC) cum Hostel for Severely Mentally Handicapped Persons (HSMH); and the remaining resident submitted an application for priority placement of DAC cum HSMH in November 2016, and the Social Welfare Department (SWD) is awaiting supplementary information from FHS for vetting the application. FHS has undertaken that if the two residents have yet to be offered placements of DAC cum HSMH before the handover of the premises, they would be arranged residential respite service provided by FHS.

11. On the other hand, there are currently nine residents at The Mental Health Association of Hong Kong Clara House. Among them, seven residents have been offered subsidised residential places or recommended for compassionate rehousing, with relevant procedures or arrangements being in progress; and the remaining two residents are awaiting allocation of subsidised residential care places. SWD will keep close contact with the NGOs concerned to ensure proper arrangements for the affected residents.

12. Upon being notified that the existing premises of Refine Home would be repossessed, SWD has been maintaining contact with the operator, reminding it as the operator of the private RCHE should assist in arranging the transfer of residents to other appropriate residential services having regard to the preferences of the residents and their guarantors or family members. There are currently about 90 residents at Refine Home. Sufficient vacant places are currently available in private RCHEs in Sha Tin district to meet the need. If any residents require assistance in arranging residential service, SWD will refer them to Integrated Family Service Centres or relevant social service units for follow-up by social workers on the welfare needs of individual residents, thereby ensuring that residents would receive proper care.

Advice Sought

13. Members are invited to note the content of the paper.

Food and Health Bureau

Labour and Welfare Bureau

Social Welfare Department

Hospital Authority

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