



中華人民共和國香港特別行政區政府總部食物及衛生局

Food and Health Bureau, Government Secretariat
The Government of the Hong Kong Special Administrative Region
The People's Republic of China

Our Ref : FHB/H(P)/34/69/3 Pt.2

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16 December 2016

Ms Maisie LAM
Clerk to Panel
Panel on Health Services
Legislative Council Complex
1 Legislative Council Road
Central
(Fax: 2185 7845)

Dear Ms LAM,

Panel on Health Services
Redevelopment of the Prince of Wales Hospital, phase 2 (stage 1)

I refer to your letter dated 8 December 2016 to the Secretary for Food and Health for our follow up in relation to the concerns raised by Dr Hon Fernando CHEUNG Chiu-hung on the placement of residents of the social service units affected by the redevelopment of the Prince of Wales Hospital (PWH). In consultation with the Labour and Welfare Bureau (LWB), Government Property Agency (GPA) and Hospital Authority (HA), a consolidated reply is set out in the ensuing paragraphs.

2. To address the long-term healthcare needs of the New Territories East Cluster, the HA has formulated a redevelopment plan for the PWH. Phase 1 of the redevelopment project had been completed in 2010. HA plans to commence the preparatory works for the redevelopment of the PWH, phase 2 (stage 1) in 2017. The proposed project will involve demolition of Blocks A, C, D and E of 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 residents in the New Territories East.

3. There are currently a total of three social service units at Block E of Staff Quarters, namely (1) Fu Hong Society Concordia Casa Famiglia; (2) Mental Health Association of Hong Kong Clara House; and (3) Shui On Nursing Centre (Shatin) Company Limited (Shui On Nursing Centre).

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

5. Regarding Fu Hong Society Concordia Casa Famiglia and Mental Health Association of Hong Kong Clara House, the concerned tenancies are for a term of 2 years from 27 March 2000 and thereafter quarterly. The tenancies could be terminated by GPA serving not less than 3 months' written notice. For Shui On Nursing Centre, the respective term of the latest two tenancies is for a term of 3 years from 1 April 2013 to 31 March 2016 (the tenancy could be terminated at any time during the 3-year term by serving not less than 3 months' written notice) and subsequently renewed for 1 year up to 31 March 2017.

6. Owing to the redevelopment of the PWH, GPA informed the organisations concerned in writing on 1 December 2014 that the Government planned to recover possession of the above-mentioned premises by end-2015 and the tenancy would be terminated. Subsequently on 17 February 2015, GPA informed the organisations that

the repossession date of the premises had been postponed to the first quarter of 2017. GPA further issued letters to the two NGOs on 5 May 2016, informing that the timing of repossession of the premises remained unchanged, and issued a notice-to-quit to the organisations on 16 November 2016, requiring them to deliver vacant possession of the premises on 31 March 2017. Separately, GPA informed Shui On Nursing Centre in writing on 5 May 2016 that its tenancy would probably not be renewed upon expiry on 31 March 2017.

7. Fu Hong Society Concordia Casa Famiglia and Mental Health Association of Hong Kong Clara House are self-financing hostels operated by the NGOs concerned, whereas Shui On Nursing Centre 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. as long as they meet the relevant statutory requirements.

8. There are currently eight residents at Concordia Casa Famiglia operated by FHS. 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) and Hostel for Severely Mentally Handicapped Persons (HSMH); and the remaining resident submitted an application for priority placement of DAC and 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 and HSMH before the handover of the premises, they would be arranged residential respite service provided by FHS.

9. On the other hand, there are currently 11 residents at the Clara House operated by MHAHK. Among them, eight residents have been offered subsidised residential places or recommended compassionate rehousing, with relevant procedures or arrangements being in progress; two residents are awaiting allocation of subsidised residential care places; and MHAHK is processing the application for compassionate rehousing of the remaining resident. SWD will keep close contact with the NGOs concerned to ensure proper arrangements for the affected residents.

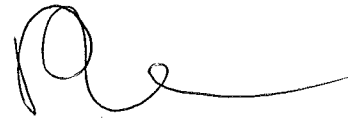
10. Upon being notified that the existing premises of Shui On Nursing Centre would be repossessed, SWD has been maintaining contact with the operator, reminding it as the operator of the private RCHE to assist in arranging the transfer of residents to other appropriate residential services. There are currently about 90

elderly residents at Shui On Nursing Centre. Sufficient vacant places are currently available in private RCHes in Shatin district to meet the need. If any elderly residents require assistance in arranging residential service, SWD will refer them to Integrated Family Services 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.

11. 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.

12. Thank you for the concerns of the Panel on Health Services of the Legislative Council and Members on this matter.

Yours sincerely,



(Ms Pandora Lam)

for Secretary for Food and Health

c.c. Secretary for Labour and Welfare (Attn : Miss Lo Chung Man, Florence)
Government Property Administrator (Attn : Ms Dorothy Lee)
Chief Executive, Hospital Authority (Attn : Ms Dorothy Lam)