

Enquiries received on 18 December 2009

- Entity need to have relevant experience (i.e.: should need to run a hospital or to be own a hospital only can submit a EOI)?
- We would like to understand about the land of Wong Chuk Hang, should we/client have to tender the Wong Chuk Hang land from GPA, Land department or is a contact basic years rental (How many years)?
- What require for the bid? (i.e., Experience of Hospital)
- Do want a proposed new hospital with all sub specialties? (i.e., heart center, eye care center etc..)
- Do we have to tender for the land?
- Are there any conditions to fulfill in the proposal?

Food and Health Bureau's response on 24 December 2009

(a) Requirement for submission of EOI

The purpose of the EOI exercise is to solicit market interest in development of private hospitals at the reserved sites in Wong Chuk Hang, Tseung Kwan O, Tai Po and Lantau. To solicit the widest market interest, we welcome all interest parties to submit EOI. This EOI exercise is conducted on a non-committal basis and is not a pre-qualification exercise to shortlist or pre-qualify the respondents for any future exercise(s) to dispose of the four hospital sites.

Interested parties are invited to respond by submitting EOI using the reply form attached at Annex A of the EOI document and provide information in the EOI submission in accordance with the requirements set out in Annex B of the EOI document.

(b) Proposed special requirement for developing the sites

In promoting the development of private hospital, we also seek to ensure that the services of the new hospitals are of good quality, will cater for the needs of the general public and help develop the medical industry. We therefore propose to include a set of special requirements for the private hospital development, covering the aspects of land use, date of commencement of operation, bed capacity, service scope, price transparency, service standard

and remedy for non-compliance. Please refer to Section 2 of the EOI document for details. Regarding the special requirement on service scope, we propose that the new hospitals should provide beds of a mix of specialties without slanting towards any particular types of service, particularly the obstetric service, which is proposed to be capped at not more than 20% of the total number of hospitals beds in the hospital.

(c) Land disposal arrangement for the sites

The Government has not yet decided on the disposal arrangement for the four reserved sites at this moment. We would consider the responses and feedback received in the EOI exercise and formulate the land disposal arrangements including the means and timing for land disposal, the detailed special requirements and the land premium for the four reserved hospital sites.

Enquiries received on 7 January 2010

- What size buildings are planned?
- Is the Government of the Hong Kong Special Administrative Region providing the property to built on?
- Are you looking for part private financing?

Food and Health Bureau's response on 20 January 2010

The Government of the Hong Kong Special Administrative Region (HKSARG) aims to increase the overall capacity of the healthcare system of Hong Kong and facilitate the development of the medical industry through the promotion of private hospital development. The purpose of the EOI exercise is to solicit market interest in development of private hospitals at the four reserved sites in Hong Kong (at Wong Chuk Hang, Tseung Kwan O, Tai Po and Lantau).

The hospitals to be developed at the four sites are private development which will be designed, constructed, financed and operated by the

purchaser/grantee of the sites. The Government will not be involved in the financing or construction of the private hospitals at these sites. That said, in respect of the private hospital site in Lantau, which adjoins a site reserved for a public hospital project, we also take the opportunity to invite expressions of interest from the market in the option of public-private-partnership for developing the private hospital site together with the public hospital site. The details are set out in Annex D of the EOI document.

Through the EOI exercise, we hope to solicit the widest possible market interest in developing the four reserved hospital sites. We have set out in the EOI document the major features of each site as well as the proposed special requirements for development of the sites. To encourage feedback and provide the potential respondents with greater flexibility in drawing up their EOI submission, we have not prescribed in the EOI document the proposed scale of the hospital development such as the number of beds, the types of specialties or services to be covered, etc except that the number of obstetric beds should be capped at not more than 20% of the total number of hospital beds in the hospital. We would consider all the responses and feedback received in the EOI exercise and formulate the land disposal arrangements including the means and timing for land disposal, the scale of development, detailed special requirements for development and the land premium for the four reserved hospital sites.

Enquiries received on 14 January 2010

- (a) Developers of the proposed private hospitals will not be able to compete with existing private hospitals if the former have to pay a very high premium for the land in addition to the heavy investments they make in developing the hospital and meeting the obligation of providing a prescribed percentage of bed days at packaged charges for all types of services/procedures. It is difficult to meet private investors' requirement of financial return and to provide quality services at affordable prices to clients at the same time.
- (b) A party interested in private hospital development may not wish to submit an expression of interest (EOI) as the submission of EOI does

not give him any advantage or pre-qualification in the acquisition of the reserved sites.

- (c) Would Government provide the reserved sites with basic infrastructural facilities such as power supply, water, sewerage, access roads etc?
- (d) Can the universities in Hong Kong bid for the reserved sites?
- (e) The EOI document has neither stipulated the plot ratio, nor the gross floor area (GFA), nor the provision of areas for specified use such as open space etc.

Food and Health Bureau's response on 14 January 2010

- (a) Government's intention is not to maximize revenue from the disposal of the four reserved sites. Interested parties would need to provide strong and clear justifications for land premium concessions, if they so wish, in their EOIs.
- (b) The invitation for EOIs aims to solicit market interest and offers an opportunity for individual interested parties to ensure that the Administration is aware of its specific interests, concerns and suggestions which may (or may not) then be incorporated into the set of requirements to be met by the successful bidders for the sites concerned. It is in their own interest that prospective bidders should submit EOIs.
- (c) The sites would have been formed at the time of disposal, but the supply of utilities would be the responsibility of the successful bidders of the sites. This is in line with general Government policy in respect of newly formed "greenfield" sites.
- (d) We do not debar the universities from participating in the EOI exercise and subsequent acquisition of the sites. Whether the universities participate in the EOI exercise and whether they enter into partnership with interested parties in making EOIs and subsequent bidding for the reserved sites are matters for them to decide.
- (e) The EOI document has already provided a number of development parameters for each of the four reserved sites including gross site area,

net site area, site elevation and building height restrictions. The intention is to offer interested parties flexibility in the optimum design of the hospital development based on the interested parties' proposed mix of services and facilities to be provided. The Government will take into account the views and suggestions in the EOIs in determining the development intensity of the reserved sites to be prescribed when the sites are to be disposed of.

Enquiries received on 22 February 2010

Whether you are seeking responses from teams that will bring the funding to develop the construction solutions themselves, or whether you the Hong Kong Government will be funding the construction for an operator only contract?

Food and Health Bureau's response on 27 February 2010

The Government of the Hong Kong Special Administrative Region (HKSARG) aims to increase the overall capacity of the healthcare system of Hong Kong and facilitate the development of the medical industry through the promotion of private hospital development. The purpose of the EOI exercise is to solicit market interest in development of private hospitals at the four reserved sites in Hong Kong (at Wong Chuk Hang, Tseung Kwan O, Tai Po and Lantau)

The hospitals to be developed at the four sites are private development which will be designed, constructed, financed, operated and owned by the purchaser/grantee of the sites. The Government will not be involved in the financing or construction of the private hospitals at these sites. That said, in respect of the private hospital site in Lantau, which adjoins a site reserved for a public hospital project, we also take the opportunity to invite expressions of interest from the market in the option of public-private-partnership for developing the private hospital site together with the public hospital site. The details are set out in Annex D of the EOI document.

Enquiries received on 1 March 2010

Are you seeking project developer(s) including general planner and general contractor or general planner/contractor for the four sites?

Food and Health Bureau's response on 9 March 2010

The Government of the Hong Kong Special Administrative Region (HKSARG) aims to increase the overall capacity of the healthcare system of Hong Kong and facilitate the development of the medical industry through the promotion of private hospital development. The purpose of the EOI exercise is to solicit market interest in development of private hospitals at the four reserved sites in Hong Kong (at Wong Chuk Hang, Tseung Kwan O, Tai Po and Lantau).

The hospitals to be developed at the four sites are private development which will be designed, constructed, financed and operated by the purchaser/grantee of the sites. The Government will not be involved in the financing or construction of the private hospitals at these sites. That said, in respect of the private hospital site in Lantau, which adjoins a site reserved for a public hospital project, the Government also takes the opportunity to invite expressions of interest from the market in the option of public-private-partnership for developing the private hospital site together with the public hospital site. The details are set out in Annex D of the EOI document.

Any local and overseas interested parties are welcome to submit their EOI submission on or before 31 March 2010 according to the requirements set out in the EOI document.

Enquiries received on 18 March 2010

- We would like to know if bidder can submit the EOI in person to your Bureau, which will send your staff to receive it as formality?
- We would like to see if there is possibility to meet the representative(s) from your Bureau so that we can explain, present and submit our EOI.

Food and Health Bureau's response on 22 March 2010

Submission of Expression of Interest (EOI) should be addressed to Miss Gloria LO, Principal Assistant Secretary (Health) 2, Food and Health Bureau, 19/F, Murray Building, Garden Road, Central, Hong Kong. Submission could be made in person at the reception counter of Food and Health Bureau at 19/F, Murray Building, Garden Road, Hong Kong. Please refer to paragraphs 4.5 and 4.6 of the EOI document for details.

Thank you also for your offer of a presentation but at this stage we do not intend to hold meetings with respondents to the EOI Exercise individually to discuss their submissions. We might seek clarification and/or further information on your EOI submission if necessary.

Enquiries received on 26 March 2010

- (1) What type of licence will the HKSAR Government be issuing for the hospital project?
- (2) What is the cost of the land (sale or lease?) for the hospital development in Wong Chak Hang?
- (3) Will the HKSAR Government be helping with all the work visas to get qualified traditional Chinese medicine (TCM) practitioners from China and overseas professors to be able to work in Hong Kong?
- (4) The proposed hospital involves both TCM and Western medicine practices such as herbal preparation, X-ray, Chemotherapy, laboratory testing, etc. What type of equipment or medicine license will be issuing for these practices? And whether the foreign operations will be allowed?
- (5) Is the electricity and water supply sewage problems already installed for the Wang Chuk Hang site?
- (6) Is there any other construction restriction in the project in addition to the height restriction?

Food and Health Bureau's response on 29 March 2010

Response to (1)

The Department of Health registers private hospitals in accordance with the Hospitals, Nursing Homes and Maternity Homes Registration Ordinance (Cap.165) and subject to conditions relating to the accommodation, staffing and equipment as the Director of Health thinks fit. Private hospitals should also fully comply with other ordinances where appropriate. For example, in relation to the possession, storage and handling of medicine, certain antibiotics and dangerous drugs, private hospitals should comply with the requirements of the Pharmacy and Poisons Ordinance (Cap.138), the Antibiotics Ordinance (Cap.137) and the Dangerous Drugs Ordinance (Cap.134). For hospitals which install irradiating apparatus, the Radiation Ordinance (Cap.303) should be adhered to. Private hospital operators are also requested to observe the standards and adopt the good practices set out in the non-legally binding “Code of Practice for Private Hospitals, Nursing Homes and Maternity Homes” issued by the Department of Health. The relevant Code of Practice can be downloaded from our website of the Expression of Interest exercise (http://www.fhb.gov.hk/eoi/en/related_information.html).

Response to (2)

The Government has not yet decided on the disposal arrangement for the four reserved sites. We would consider the responses and feedback received in the EOI exercise and formulate the land disposal arrangements including the means and timing for land disposal, the detailed special requirements and the land premium for the four reserved hospital sites.

Response to (3)

The Chinese Medicine Ordinance (CMO) (Cap.549) stipulates a registration system for Chinese medicine practitioners (CMPs). According to the CMO, any person who intends to practise Chinese medicine in Hong Kong must apply for registration with the Chinese Medicine Practitioners Board (CMPB) of the Chinese Medicine Council of Hong Kong.

To apply to become a registered CMP, a person must have satisfactorily completed such undergraduate degree course of training in Chinese medicine

practice, or its equivalent, as may be approved by the CMPB, and must have passed the licensing examination conducted by the CMPB. A registered CMP must apply for a valid Practising Certificate before being allowed to practise in Hong Kong. The usual validity period of a practising certificate is three years, subject to renewal and fulfillment of the continuing education requirements as determined by the CMPB.

Besides, the CMO provides a system of "Limited Registration of CMPs" to facilitate the engagement of Chinese medicine experts in performing clinical teaching and research in Chinese medicine in the specified institution. Successful applicants must be experienced educational and research personnel, possessing such academic qualifications and experience as may be approved by the CMPBs. CMPs with limited registration may only engage in clinical teaching and/or research in Chinese medicine in an employing institution approved by the CMPB. They are not permitted to engage in private practice with patients.

Non Hong Kong residents who fulfill the above registration requirements and would like to practise Chinese medicine in Hong Kong, be they under the limited registration system or as a registered CMP in private practice, shall seek for permission to stay and work in Hong Kong in accordance with the relevant ordinances with the Immigration Department.

Response to (4)

As we have mentioned in our response to (2) above, a private hospital in Hong Kong requires registration with the Director of Health under the Hospitals, Nursing Homes and Maternity Homes Registration Ordinance (Cap.165) and is subject to conditions relating to the accommodation, staffing and equipment as the Director of Health thinks fit. Private hospitals should also fully comply with other ordinances where appropriate. Where appropriate, the requirements under the Chinese Medicine Ordinance should be complied with in so far as Chinese herbal medicines and proprietary Chinese medicines are concerned.

Response to (5) and (6)

For the four sites in Wong Chuk Hang, Tseung Kwan O, Tai Po and Lantau that are reserved for private hospital development, the purchaser/grantee is required to undertake the utility works as necessary within the subject site

which include electricity, water supply and sewerage system. In developing the subject sites, the purchaser/grantee should ensure compliance with all applicable statutory requirements and relevant procedures as required by Government departments.

Apart from the height restriction of the four sites, section 3 of the Expression of Interest (EOI) document has also set out a number of other development parameters for each of the four reserved sites including gross site area, net site area and site elevation, etc. The intention is to offer interested parties flexibility in the optimum design of the hospital development based on the interested parties' proposed mix of services and facilities to be provided. The Government will take into account the views and suggestions in the EOIs in determining the development intensity of the reserved sites to be prescribed when the sites are to be disposed of.

Please note that, in accordance with the arrangements set out in section 4.13 of the Expression of Interest document, your questions and our responses will be posted on this Bureau's website at <http://www.fhb.gov.hk/eoi> for general information. Please rest assured that your identity will be protected and will not be disclosed to third parties.

Enquiries received on 26 March 2010

We are able to submit as part of a consortium but could you confirm whether there are any exclusivity issues with this, i.e. would it be possible for our company to provide engineering design support to more than one bidding consortium?

Food and Health Bureau's response on 30 March 2010

We would like to advise that we do not have the restriction you mentioned in the context of the current Expression of Interest exercise