

**Memorandum for the Hong Kong Housing Authority**  
**Temporary Use of Public Rental Housing Estates as**  
**Government Quarantine Facilities**

**PURPOSE**

This paper informs Members of the issues relating to the temporary use of public rental housing (PRH) estates by the Government as quarantine centres (QCs) and our follow-up actions.

**BACKGROUND**

2. In view of the rapid and severe spread of the novel coronavirus infection, including the recent successive occurrence of local infection cases, coupled with an increasing number of close contact persons per confirmed case, there is a need on the part of the Government to substantially increase its quarantine facilities for putting close contact persons without symptoms under quarantine, so as to control and reduce the risk of local infection in the community. Currently, the usage rate of the four QCs (namely the MacLehose Holiday Village, the Lei Yue Mun Park and Holiday Village, the Po Leung Kuk Jockey Club Pak Tam Chung Holiday Camp and the Heritage Lodge of the Jao Tsung-I Academy) is already over 80%. While the Government has been sparing no efforts in identifying other suitable sites and pressing ahead in full steam the construction of additional units, the number of additional units available in the short term is limited. Over the past month or so, the Government has been making preparation by actively looking for more suitable and ready-to-use large-scale facilities as QCs, so that close contact persons without symptoms can be, where necessary, admitted to such QCs for quarantine and observation to better safeguard the health of the general public.

3. The Housing Department (HD) has been collaborating with various policy bureaux and departments to support the anti-epidemic work, including inspections to PRH estates ready for intake upon Government's request. In the light of the rapid spread of the infection and its latest development, the Government has, after careful examination and having considered all relevant

factors, announced on 25 January this year that Fai Ming Estate in Fanling would be used as a QC and for healthcare staff in need. Fai Ming Estate was then maliciously vandalised on 26 January and seriously damaged. The Government, following detailed consideration, decided to abandon the use of Fai Ming Estate as a QC. However, as mentioned in the previous paragraph, owing to the further aggravation of the infection situation recently and the acute upsurge of the number of close contact persons without symptoms, the above four QCs can no longer meet the Government's quarantine demand. The Government considers that there is a need to provide additional QCs as quickly as possible. After rigorous examination and having considered all relevant factors, the Government decided in the latter half of the first week of February that Chun Yeung Estate in Fo Tan was currently a site that is very suitable to be designated as a QC. In view of the rapid development of the situation, and, having taken account of various factors (including the urgency of setting up QCs, the strong views of the public in general against the provision of QCs near their place of residence, the need for confidentiality, etc.), the Government was unable to furnish the proposal to the Hong Kong Housing Authority (HA) and its sub-committees for discussion prior to decision-making and public announcement. We appeal to the understanding of all Members in this regard.

## **CHUN YEUNG ESTATE**

4. As mentioned above, the Government decided in the latter half of the first week of February that Chun Yeung Estate in Fo Tan was currently a site very suitable to be designated as a QC. The Food and Health Bureau immediately provided a paper (at **Annex 1**) to the Sha Tin District Council (STDC) on 8 February 2020. Dr CHUI Tak-yi, the Under Secretary for Food and Health, led Government officials to meet with the residents of nearby villages on 8 February, and members of the STDC on 9 February and attended a special meeting of the STDC on 10 February to explain the relevant arrangements and justifications. HD has also sent representatives to attend the above meeting.

5. Chun Yeung Estate consists of five blocks, providing a total of 4 846 PRH units. As indicated by the Government, the final number of units to be used as quarantine facilities depends on the development of the infection. Nevertheless, as a prudent arrangement and to facilitate the management of the QC, the Government considers that Chun Yeung Estate should not be used as a QC and a PRH estate at the same time. To tie in with the Government's arrangements, we have handed over the entire estate to the Government for quarantine purpose and management early last week. All operation costs

including the expenses for cleansing and security services and electricity/water/Towngas charges during the operation period of the QC will be borne by the Government.

6. HD conducted advance allocation of the units in the uncompleted Chun Yeung Estate in late 2019. About 4 000 applicants have accepted the offer. As in other offer letters, we have stated clearly in the Offer Letter for Chun Yeung Estate that the intake date of the applicant's unit could not be confirmed yet. We have specifically reminded them not to make premature arrangements for moving into the district of allocation (e.g. switching jobs or schools) while waiting for the intake. HA/HD have not yet signed any tenancy agreements with the applicants who have accepted the advance housing offer of the units in Chun Yeung Estate.

7. We understand that using Chun Yeung Estate as a temporary QC will cause inconvenience to all applicants who have accepted the advance housing offer. We are actively considering the introduction of special arrangements for them. For instance, for those who have special needs to be allocated with a unit in another estate and do not want to wait for the intake of Chun Yeung Estate, we will endeavour to meet their needs as far as practicable, provided that there are suitable vacant units available in other PRH estates. We have taken the initiative to contact the applicants concerned on 11 February, giving them prior notice that we will be informing them of the relevant details as soon as possible.

8. There is a pressing need to increase the number of quarantine facilities under the prevailing circumstances. The Government has made a pledge that clearance and thorough disinfection will proceed without delay once the infection is over. HD will complete the related maintenance works as soon as possible, so that we can, at the earliest possible time, revert Chun Yeung Estate as a PRH estate for residents' intake.

## **FAI MING ESTATE**

9. Fai Ming Estate in Fanling consists of two blocks, providing a total of 952 flats. HD conducted an advance allocation of the units in the uncompleted Fai Ming Estate in late 2019. About 670 PRH applicants have accepted the offer. The Government announced on 25 January this year that it had been co-ordinating with HD to convert Fai Ming Estate into temporary flats for quarantine and observation of close contact persons without symptoms where necessary, and that it would also consider accommodating healthcare staff in need in the estate. However, Fai Ming Estate was seriously vandalised and

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damaged in the evening of 26 January. The fire alarm system, security facilities, lifts, etc., of the residential blocks were severely burnt down; the electrical and mechanical facilities of the ground floor lobbies, and common areas like the water meter room, refuse storage and material recovery chambers, etc., were also damaged; while some manholes were blocked by cement and the close-circuit television cameras at the external area were sprayed with red paint (photos at **Annex 2**). Our initial estimation is that it would take at least six to eight months for the reinstatement works to be fully completed for subsequent statutory acceptance inspections. For those affected applicants who have accepted the advance housing offer, we are going to make special arrangements for them, which will be similar to those for the affected applicants of Chun Yeung Estate.

### **EX-GRATIA PAYMENT FOR APPLICANTS WHO HAVE ACCEPTED ADVANCE HOUSING OFFER**

10. Furthermore, the Government announced on 14 February this year that it will seek funding approval from the Finance Committee (FC) of the Legislative Council for setting up an “anti-epidemic fund” (the Fund) to put in place various relief measures for those affected by the infection, including the grant of a one-off ex-gratia allowance of \$6,000 (per household) to about 4 700 eligible PRH applicants who have accepted advance allocation of domestic units in Chun Yeung Estate and Fai Ming Estate. HD will effect the payment as soon as possible after the setting up of the Fund. We plan to advise the affected prospective tenants of Chun Yeung Estate and Fai Ming Estate of the details of the special arrangements later this week.

### **THE GOVERNMENT’S REIMBURSEMENT ARRANGEMENTS**

11. We will discuss with the Government about the reimbursement arrangements with respect to the costs incurred by HA for the reinstatement, restoration and other related works of Chun Yeung Estate and Fai Ming Estate. We will brief the relevant sub-committees and seek their approvals in due course (if applicable).

## INFORMATION

12. This paper is issued for Members' information.

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(Strategy Division)  
Date of Issue : 17 February 2020

c.c. Members of HA Committees/Sub-Committees

二零二零年二月八日  
資料文件

## 沙田區議會 駿洋邨用作檢疫中心的安排

### 目的

本文件旨在向議員介紹把駿洋邨用作檢疫中心的安排。

### 檢疫安排背景

2. 根據現行措施，懷疑感染新型冠狀病毒的患者會安排於醫院接受隔離診治。衛生署衛生防護中心會要求曾經與確診患者有密切接觸但沒有出現病徵的人士或於 14 天內曾到湖北省的人士接受強制檢疫。
3. 不論是獲安排入住檢疫中心或接受家居強制檢疫的人士，他們都不是確診或懷疑感染病人，而是沒有任何病徵的密切接觸者或於 14 天內曾到湖北省的人士。
4. 安排入住檢疫中心及進行家居檢疫的目的是有效地監察被檢疫人士的健康狀況。若有受檢疫人士出現病徵，也可盡早安排迅速送院隔離治理，有助防止傳染病擴散。

## 檢疫中心的選址及使用情況

5. 過去一個多月，政府一直積極尋找合適選址作檢疫中心。因應疫情的迅速發展，包括陸續出現本地感染個案，而確診個案的緊密接觸者比例亦呈上升趨勢，我們有需要於短期內大量增加檢疫設施。

6. 政府在尋覓選址時，會詳細考慮設施及選址是否符合檢疫中心的要求，包括設施能否在極短時間內投入使用、選址位置、整體設施及基建、環境及對附近居民可能造成的影響等。符合上述要求的合適地點有限，要覓得合適設施用作檢疫中心亦十分困難。

7. 現時三個檢疫中心—麥理浩夫人度假村、鯉魚門公園度假村和保良局賽馬會北潭涌度假營—共提供約 100 個單位並已經接近飽和。另外，作為第四個檢疫中心的饒宗頤文化館將短期內投入使用，可提供約 50 個單位。我們正努力尋找合適選址和馬不停蹄地加建單位，包括在現有檢疫中心，以及西貢戶外康樂中心和八鄉舊消防學校（現稱八鄉少訊中心），增建約 600 個單位的檢疫設施。不過，第一批約 100 個單位最快亦只能於三月中才投入使用。有見及此，我們目前有急切需要將未入伙的公共屋邨用作檢疫中心。

## 駿洋邨

8. 駿洋邨是少數符合上述要求、亦具規模經濟效益的合適選址，可於短期內提供數以百計的單位。駿洋邨附近一帶主要為工貿區，較遠離住宅區；我們亦會盡量使用座向與現有民居較遠的單位。

9. 鑑於早前有選址遭刻意破壞，政府會於駿洋邨及附近一帶加強保安，以確保居民的安全及檢疫中心運作暢順。

## 檢疫中心的運作

10. 整個檢疫中心將配有完善的檢疫安排，運作亦會按照感染控制的指引，以有效保障公共衛生，其中包括：

- 採取獨立住宿的運作模式；
- 執法人員及醫護 24 小時當值；
- 恆常進行消毒；
- 適當處理廢物；
- 由專人負責受檢疫人士的日常起居；
- 工作人員須嚴格遵守個人感染控制措施；
- 未有衛生人員書面許可，受檢疫人士不能進出檢疫中心；
- 受檢疫人士進出中心時將以專車接送，不會在社區活動；及
- 按需要在中心內分開受檢疫人士及工作人員的活動範圍及進出路線等。

## 結語

11. 我們希望再次強調，入住檢疫中心的人士全部不是確診或懷疑感染病人，亦沒有任何病徵。出現病徵者，必須入院接受隔離及治療，並不會入住檢疫中心。

12. 政府會確保所有檢疫中心的運作符合嚴格的規定。我們懇切希望議員理解政府使用駿洋邨作為檢疫中心的原因，以及向區內居民傳遞有關信息。

食物及衛生局

衛生署

二零二零年二月

二零二零年二月八日  
資料文件

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食物及衛生局

衛生署

二零二零年二月



圖一：第一座入口被破壞的情況



圖二：第二座大堂被破壞的情況



圖三：第二座大堂的保安櫃台及消防控制箱及警報系統被破壞的情況



圖四：第一座地下的商鋪玻璃被破壞



圖五：消防通道上污水沙井被英坭淤塞及渠蓋被破壞



圖六：第2座地下大堂走火樓梯的防火門被嚴重燒毀



圖七：第2座大堂被嚴重燒毀



圖八：第二座大堂客運升降機被嚴重燒毀