



**By Fax (2509 9055)**

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

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12 December 2005

Clerk to the Legislative Council Panel on Education  
Legislative Council Secretariat  
Legislative Council Building  
8 Jackson Road, Central  
Hong Kong  
(Attn : Miss Flora Tai)

Dear Miss Tai,

**Circulation of Papers to the Legislative Council Panel on Education**

**324EP – Primary school at Hiu Kwong Street, Sau Mau Ping, Kwun Tong**  
**688CL – Site formation for primary school at Inverness Road, Kowloon City**  
**377EC – A private independent school (secondary-cum-primary)**  
**in Area N4b, Discovery Bay**

We plan to seek funding approval of the captioned projects at the Legislative Council Public Works Subcommittee meeting scheduled for 11 January 2006. The relevant panel papers are enclosed for circulation to the Legislative Council Panel on Education (Education Panel).

At the Education Panel on 24 October 2005, we reported to Members our latest adjustments to allocated projects under the School Building Programme. Members noted our recommendations to proceed with school projects for converting existing bi-sessional primary schools to whole-day operation and construction of private independent schools. The captioned projects are supported under the School Building Programme review. The first two projects (viz. **324EP** and **688CL**) are projects to facilitate whole-day

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operation of two bi-sessional primary schools while the third project (i.e. 37EC) is to increase diversity in our education system.

In a bid to obtain early funding approval from the Finance Committee for projects caught under the School Building Programme review, we suggested and the Panel Chairman kindly agreed that the Secretariat would arrange for circulation of panel papers to Members as and when they are available. Panel Members would be invited to indicate whether they wish to discuss the projects. If no Member requests so, we will proceed to consult the Public Works Subcommittee on the projects as planned. Nevertheless, if members wish to discuss, the Secretariat would help arrange for discussion at the earliest opportunity. For the three captioned projects, subject to no objection from Members, we will proceed to seek support from the Public Works Subcommittee on 11 January 2006.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Maisie Chan', with a long, sweeping horizontal stroke extending to the right.

( Ms Maisie Chan )  
for Secretary for Education and Manpower

## Legislative Council Panel on Education

### 324EP – Primary School at Hiu Kwong Street, Sau Mau Ping, Kwun Tong

#### PURPOSE

At the Legislative Council Panel on Education on 24 October 2005, we briefed Members on our review of the School Building Programme. Members generally supported our recommendation to proceed with school projects for converting existing bi-sessional primary schools to whole-day operation. This paper informs Members of our plan to seek funding approval for one of those school projects, viz. the construction of a primary school at Hiu Kwong Street, Sau Mau Ping, Kwun Tong at an estimated cost of \$97.3 million in money-of-the-day (MOD) prices. The project will be considered by the Legislative Council Public Works Subcommittee on 11 January 2006.

#### JUSTIFICATIONS

2. It is Government's policy to implement whole-day primary schooling for virtually all primary school students by the 2007/08 school year. In the 2005/06 school year, the provision of whole-day primary school places has reached over 80%. To facilitate implementation of the policy, we have included in our School Building Programme 14 new primary schools, including **324EP**.

3. Since the project is meant to facilitate an existing bi-sessional primary school to switch to whole-day operation, the school development would not materially affect the overall supply of primary school places. Upon its completion in June 2008, **324EP** will provide 30 primary classes, 24 of which are reprovisioned from one bi-session of the existing primary school in the same district. Taking into account this provision, we currently estimate that there would be a shortfall of 69 classes in Kwun Tong district in the 2010/11 school year.

#### FINANCIAL IMPLICATIONS

4. The capital cost of the project is estimated to be \$97.3 million in MOD prices. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices for public sector building and

construction output for the period from 2006 to 2011. The estimated construction unit cost, represented by the building and the building services costs, is \$5,643/m<sup>2</sup> of construction floor area in September 2005 prices. We consider this comparable to similar school projects built by the Government. Facilities of the new school premises are at the Enclosure.

5. The annual recurrent expenditure of one session of the existing primary school was \$23.4 million in the 2004/05 school year. Upon whole-day conversion at the new premises under **324EP**, the additional annual recurrent expenditure is estimated to be \$2.5 million, with the difference attributable to the anticipated increase of six operating classes.

### **IMPLEMENTATION TIMETABLE**

6. Subject to the funding approval of the Finance Committee, we plan to start the construction works in July 2006 for completion in June 2008.

### **PUBLIC CONSULTATION**

7. We consulted the Kwun Tong District Council on **324EP** on 7 December 2004. Members of the Council supported the project.

8. We also consulted the Legislative Council Panel on Education on 24 October 2005 on our review of allocated projects in the School Building Programme. The Panel supported our recommendation to proceed with **324EP**.

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**Facilities of the new school premises proposed under 324EP**

- (a) 30 classrooms;
- (b) six special rooms, including a computer-assisted learning room and a language room;
- (c) four small group teaching rooms;
- (d) a guidance activity room;
- (e) two interview rooms;
- (f) a staff room;
- (g) a staff common room;
- (h) a student activity centre;
- (i) a conference room;
- (j) a library;
- (k) an assembly hall (which can be used for a wide range of physical activities such as badminton, gymnastics and table-tennis);
- (l) a multi-purpose area;
- (m) three basketball courts (two at ground level and one at the rooftop of the assembly hall block);

- (n) a 60-metre running track<sup>1</sup>;
- (o) a green corner<sup>2</sup>; and
- (p) ancillary accommodation, including a lift and relevant facilities for the handicapped.

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<sup>1</sup> Making optimal use of the space of the campus, a 60-metre running track will be provided.

<sup>2</sup> The green corner is a designated area inside the campus to enable students to develop an interest in horticulture and natural environment. The green corner may include a green house, a weather station and planting beds.

## Legislative Council Panel on Education

### 688CL – Site formation for primary school at Inverness Road, Kowloon City

#### PURPOSE

At the Legislative Council Panel on Education on 24 October 2005, we briefed Members on our review of the School Building Programme. Members generally supported our recommendation to proceed with school projects for converting existing bi-sessional primary schools to whole-day operation. This paper informs Members of our plan to seek funding approval for one of those projects, viz. the site formation and associated infrastructure works for the primary school development at Inverness Road, Kowloon City intended for the purpose of the whole-day conversion, at an estimated cost of \$42.2 million in money-of-the-day (MOD) prices. The project will be considered by the Legislative Council Public Works Subcommittee on 11 January 2006.

#### JUSTIFICATIONS

2. It is Government's policy to implement whole-day primary schooling for virtually all primary school students by the 2007/08 school year. The site formation and associated infrastructure works covered by **688CL** are prerequisites for the primary school development at Inverness Road, Kowloon City, intended for the whole-day conversion of an existing bi-sessional primary school (upon completion of the project, one session of the existing primary school in Wong Tai Sin will move into the new school building just opposite the road and located in the same school net). The school sponsor was originally allocated a site in the South-east Kowloon Reclamation Area, the development of which was subsequently put under review.

3. Since the project is meant to facilitate an existing bi-sessional primary school to switch to whole-day operation, the school development would not affect the overall supply of primary school places.

#### FINANCIAL IMPLICATIONS

4. The scope of **688CL** comprises formation of about 4 000 m<sup>2</sup> of school platform and associated slope and drainage works, landscaping works and environmental mitigation measures. The capital cost of the project is estimated to be

\$42.2 million in MOD prices. We have derived the MOD estimates on the basis of the Government's latest forecast of trend rate of change in the prices for public sector building and construction output for the period from 2006 to 2010.

5. We estimate that there is an annual recurrent expenditure of about \$15,000, arising from the site formation and associated infrastructure works. This recurrent expenditure will become part of the overall recurrent expenditure of the school operation upon the completion of primary school construction scheduled for late 2009.

6. In accordance with the standing practice, we will make a separate submission to the Finance Committee to seek capital funding for the construction of the school building around early 2008 when the site formation and associated infrastructure works have been completed.

### **IMPLEMENTATION TIMETABLE**

7. Subject to the funding approval of the Finance Committee, we plan to start the proposed site formation and associated infrastructure works in June 2006 for completion in December 2007 such that the primary school construction can commence in early 2008. We will deploy in-house resources to supervise the proposed works.

### **PUBLIC CONSULTATION**

8. We consulted the Kowloon City District Council on 17 November 2005. Members of the Council supported the site formation and associated infrastructure works to serve the school development at Inverness Road, Kowloon City for the whole-day conversion of an existing bi-sessional primary school.

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Education and Manpower Bureau  
December 2005

**For information**

**Legislative Council Panel on Education**

**Education Subventions for 37EC – A Private Independent School  
(secondary-cum-primary) in Area N4b, Discovery Bay**

**PURPOSE**

At the Legislative Council Panel on Education on 24 October 2005, we briefed Members on our review of the School Building Programme. Members raised no objection to our recommendation to proceed with three allocated projects for the construction of private independent schools (PISs). This paper informs Members of our plan to seek funding approval for one of the three projects in January 2006, viz. the construction of a non-profit-making private independent school (PIS) comprising a 30-classroom secondary section and an 18-classroom primary section in Area N4b, Discovery Bay at an estimated cost of \$137.0 million in money-of-the-day (MOD) prices. The project will be considered by the Legislative Council Public Works Subcommittee on 11 January 2006.

**BACKGROUND**

2. With the provision of nine-year free education since 1978, the majority of schools in Hong Kong have been public sector schools comprising government schools and aided schools. Over time, there is a need to encourage alternatives to public sector schools, to inject more variety into our school system and to meet parents' demand for choices.

3. To facilitate the development of a vibrant private school sector, Government has since 1999 been providing land grants at nominal premium to school sponsors for operating PISs. A capital grant, the amount being no more than the cost for constructing a standard design public sector school accommodating the same number of students, will also be provided to the school sponsors for the sole purpose of building the schools. The financial assistance and the provision of land at nominal premium will help high quality non-profit-making school operators overcome a major hurdle for entry.

In addition, the assistance will give school sponsors incentives to charge affordable school fees. In each school year, the school is required to set aside a sum, which will not be less than 10% of its total school fee income, to provide scholarship and other financial assistance for deserving students. Apart from the capital grant, PISs will not receive any recurrent or further capital financial assistance from Government. They enjoy greater autonomy in resource management and curriculum. While serving primarily the local community (a PIS has to reserve 70% of its places for local students), PISs have capacity to serve non-local students given the flexibility in curriculum design.

## **JUSTIFICATIONS**

4. The proposed through-train school will be part of the community in Discovery Bay, with students assured of continuous progression in their learning through their school years from ages 5 to 18. The proposed school will be a local school with an international dimension. The entire curriculum of the school is based on the International Baccalaureate (IB) programmes of Primary Years Programme, Middle Years Programme and Diploma Programme that are expanding rapidly around the world. Subject to authorization by the International Baccalaureate Organisation, the school will become one of the first schools in Hong Kong to provide all of the three IB programmes at the same time.

5. While using English as the medium for teaching and learning, the school will instill into the curriculum a very strong emphasis on Chinese language and culture. Generally, all students are expected to learn Putonghua and standard Chinese. Capitalising on its rich experience in school operation in Hong Kong, the school sponsor will continue to promote co-curriculum activities and there will be a variety of clubs for music, drama, dance, sports and debates that promote students' excellence.

6. Since the school will be recruiting students from all over the territory and operating on a self-financing basis, its operation will only have a marginal impact on the supply and demand balance of public sector school places in Islands District. Nonetheless, for background information, the Islands District may have a projected shortfall of 70 secondary classes and 35 primary classes by the 2008/09 school year. With its non-local curriculum, the school will offer the expatriate community a choice outside

the international school sector, and increase the capacity of our school sector in catering to the needs of investors and executives from overseas.

## **FINANCIAL IMPLICATIONS**

7. The capital grant for the PIS, calculated on the basis of the reference cost of a standard design 30-classroom public sector secondary school and the reference cost of a standard design 18-classroom public sector primary school, is \$137.0 million in MOD prices. The reference costs are based on an uncomplicated site with no unusual environmental or geotechnical constraints. A comparison of the facilities proposed under **37EC** with those at standard design schools is at Enclosure.

8. As the estimated construction cost of the PIS (\$225.0 million in MOD prices) is higher than the capital grant (\$137.0 million in MOD prices), the difference (\$88.0 million) will be borne by the school sponsor. The capital grant provided by the Government will be capped at \$137.0 million in MOD prices. The school sponsor will be responsible for all additional funding requirements, whether due to higher-than-expected tender outturn or other variations. The Government and the school sponsor will share all savings arising from lower-than-expected tender outturn on a pro-rata basis of their estimated contribution to the project (i.e. 60.9% for the Government and 39.1% for the school sponsor).

9. The cost of furniture and equipment and the recurrent expenditure for the school will be borne by the school sponsor. There will not be any recurrent expenditure for the Government. These arrangements are in line with the existing policy.

## **IMPLEMENTATION TIMETABLE**

10. Subject to approval of the capital grant by Finance Committee, the school sponsor plans to start the construction works in March 2006 for completion in August 2007.

## **PUBLIC CONSULTATION**

11. We consulted the Islands District Council on **37EC** in March 2003. Members of the Council supported the project.

12. The Legislative Council Panel on Education discussed the policy on land and financial assistance for PIS in March 1999. Members supported the policy designed to foster the growth of a quality private school sector. We also consulted the Legislative Council Panel on Education on 24 October 2005 on our recent review of allocated projects in the School Building Programme. The Panel raised no objection to our recommendation to proceed with three PIS projects, including the current proposal, in order to meet the demand from expatriate students as more multinational firms are established in Hong Kong, and to provide choice for local parents who seek non-mainstream curriculum.

**Education and Manpower Bureau  
December 2005**

**A comparison of the facilities proposed under 37EC with those at standard design schools**

Facilities	37EC		Standard design school	
	30-classroom secondary section	18-classroom primary section	30-classroom secondary school	18-classroom primary school
Classroom	30	18	30	18
Special room	21	3	16	6
Staff room	14	1	1	1
Staff common room	1	1	1	1
Assembly hall	1	1	1	1
Small group teaching room		2	3	3
Guidance activity room		2	1	1
Student activity centre		1	1	1
Conference room		1	1	1
Library		1	1	1
Multi-purpose area		1	1	1
Green corner		1	1	1
Swimming pool		1	-	-
Ancillary accommodation, including lifts and relevant facilities for the handicapped		Available	Available	Available