

For information

Legislative Council Panel on Education
Follow-up Information on Disposal and Use of Vacant School Premises

Purpose

At the meeting held on 14 May 2007, Members asked the Administration to provide –

- (a) information on number of schools which are potential candidates for reprovisioning; and
- (b) site-specific and hardware information on premises of schools that have ceased/will cease operation under the consolidation policy since the 2003/04 school year.

This paper provides the information requested.

Potential Candidates for Reprovisioning

2. In-situ improvements to physical facilities of schools built to old planning standards and designs have been provided under the now complete School Improvement Programme (SIP) as far as practicable. However, owing to physical or technical constraints such as lack of space, the extent of improvements is limited in some cases, in particular for works carried out under Phases 1 to 3 of the Programme¹.

3. Depending on the availability of suitable reserved school sites and financial resources, we have been reprovisioning schools housed in sub-standard premises. We have generally regarded those schools with site area less than 3 000 square metres and premises over 30 years old, without having benefited or having only marginally benefited from the SIP, as warranting our serious consideration for reprovisioning. However, this is not a prerequisite since, for each site/premises to be made available for

¹ There are altogether five phases under the SIP, namely Phase 1 to 4 and final phase.

reprovisioning, the priority of each application received has to be assessed with reference to a number of considerations which are not limited to physical conditions, such as the location of the existing school premises vis-à-vis the new location and the enrolment situation, operating standards as well as development proposals of the schools concerned. In other words, we do not have a definitive list of schools which are “eligible” for reprovisioning. To give Members a ballpark indication of the number of schools that may warrant serious consideration for reprovisioning just on the ground of physical conditions, among those schools which are either SIP non-feasible or only included in Phases 1 to 3 of the SIP, our record shows that some 39 primary schools and six secondary schools are built more than 30 years ago on school sites with less than 3 000 square metres. The majority of them are located in urban districts.

Details of School Premises Vacated under the Consolidation Arrangements

4. We have reported in LC Paper No. CB(2)1781/06-07(01) that 54 primary schools have ceased/will cease operation under the consolidation policy up to the 2007/08 school year, and some 25 schools currently without Primary One may close beyond the 2007/08 school year under the consolidation arrangements.

5. In response to Members’ request, site-specific and hardware information including the district, site area, age of building, number of classrooms and special rooms, availability of school hall, completion date of SIP works (if any) of these premises is provided at **Annex A**.

School Premises Vacated due to Other Reasons

6. As set out in paragraph 2 of LC Paper No. CB(2)1781/06-07(01), all along individual school premises may become vacant for various reasons, e.g. after reprovisioning of a school to better-facilitated premises, after a school has ceased to operate, after a school has merged with another school and started to operate from another location, etc. Understandably more premises have and would become vacant after the introduction of the

consolidation arrangements for primary schools since the 2003/04 school year and it is in this context that the Education Bureau (EDB) and other relevant departments have to plan ahead and co-ordinate the disposal and re-use of vacant school premises systematically. For premises vacated before and outside the consolidation policy, they have already been dealt with over the years on a case by case basis, and have either been recycled for further educational uses, returned to the Government for disposal (some have been demolished) or kept by the lessees under lease conditions. It will not be too meaningful for EDB to retrieve records of such cases over the years.

7. That said, for good planning, we will certainly include those premises to be vacated outside the consolidation arrangements when we examine the potential of premises to be recycled for education uses. For Members' information, we currently envisage that about 18 primary and secondary school premises would be vacated in or beyond the 2007/08 school year due to reasons other than consolidation (**Annex B**). The majority of these premises have either been allocated or earmarked for educational uses such as extension of neighbouring schools, decanting premises for schools undergoing in-situ redevelopment, expansion of international schools, whole-day conversion of bi-sessional primary schools, etc.

Updating

8. We will continue to work with other bureaux/departments in facilitating the gainful use of re-useable vacant school premises. Some of the premises may no longer be suitable for educational uses. We will, as suggested by Members, share information on the vacant premises with other bureaux/departments which may wish to contemplate other uses for the sites/premises in question.

Education Bureau
July 2007

**Information on Premises of Schools which have ceased/will cease Operation under Consolidation Arrangements
from 2003/04 School Year onwards**

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Current/ Future Use Note 2
Schools which have ceased/will cease operation in or before 2007/08 school year ^{Note 3}								
1.	Hong Kong East	6 500	43	16	5	Yes	2/2004 Phase 4	Note 4
2.	Islands	1 000	49	2	0	No	Not applicable	Note 5
3.	Islands	5 800	42	7	5	No	Not applicable	Note 4
4.	Islands	3 400	54	5	1	No	Not applicable	Note 5
5.	Kowloon City	1 200	47	6	1	No	Not applicable	Note 4
6.	Kowloon City	400	43	6	6	No	7/2004 Final phase	Note 4
7.	Kwai Tsing	Internal floor area 3 900	31	23	4	No	Not applicable	Note 4
8.	Kwai Tsing	Internal floor area 2 500	22	22	3	Yes	Not applicable	Note 4
9.	Kwai Tsing	Internal floor area 2 500	23	23	7	Yes	6/1999 Phase 3	Note 4

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Current/ Future Use Note 2
10.	Kwun Tong	Internal floor area 3 100	38	24	5	No	12/2003 Phase 4	Note 4
11.	North	2 700	35	3	0	No	Not applicable	Note 5
12.	North	2 200	44	4	0	No	Not applicable	Note 5
13.	North	3 100	43	7	1	No	Not applicable	Note 5
14.	North	2 200	47	9	2	No	Not applicable	Note 5
15.	North	900	61	5	0	No	Not applicable	Note 5
16.	North	16 100	47	8	2	No	Not applicable	Note 5
17.	North	2 700	50	6	0	No	Not applicable	Note 5
18.	North	13 600	42	6	0	No	Not applicable	Note 5
19.	North	5 300	61	12	2	No	Not applicable	Note 5
20.	Sai Kung	1 900	45	2	0	No	Not applicable	Note 5
21.	Sai Kung	Internal floor area 4 500	19	21	8	Yes	12/1997 Phase 2	Note 4
22.	Sai Kung	2 000	23	12	6	Yes	8/1996 Phase 1	Note 4
23.	Sham Shui Po	1 200	44	12	4	No	8/2002 Phase 2	Note 4

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Current/ Future Use Note 2
24.	Sham Shui Po	1 300	44	12	2	No	Not applicable	Note 4
25.	Sham Shui Po	1 100	45	12	5	No	12/2006 Final phase	Note 4
26.	Sha Tin	Internal floor area 4 000	27	24	6	Yes	7/2005 Final phase	Note 4
27.	Sha Tin	Internal floor area 3 900	18	24	6	Yes	9/2001 Phase 3	Note 4
28.	Tai Po	1 300	59	6	0	No	Not applicable	Note 5
29.	Tai Po	1 600	58	4	0	No	Not applicable	Note 5
30.	Tai Po	1 300	59	5	0	No	Not applicable	Note 5
31.	Tai Po	Internal floor area 5 200	23	24	4	Yes	8/1996 Phase 1	Note 4
32.	Tai Po	300	29	9	6	No	8/1998 Phase 2	Note 5
33.	Tsuen Wan	7 900	55	8	4	No	Not applicable	Note 4
34.	Tuen Mun	1 800	50	6	0	No	Not applicable	Note 5
35.	Tuen Mun	2 400	41	9	2	No	Not applicable	Note 5
36.	Tuen Mun	3 200	45	5	4	No	Not applicable	Note 5

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Current/ Future Use Note 2
37.	Tuen Mun	4 500	39	8	1	No	Not applicable	Note 5
38.	Wanchai	2 000	38	22	6	Yes	9/2004 Final phase	Note 4
39.	Yau Tsim Mong	1 200	48	12	2	No	Not applicable	Note 4
40.	Yuen Long	1 300	59	3	0	No	Not applicable	Note 5
41.	Yuen Long	1 600	39	3	0	No	Not applicable	Note 5
42.	Yuen Long	1 100	48	6	0	No	Not applicable	Note 5
43.	Yuen Long	1 000	47	5	0	No	Not applicable	Note 5
44.	Yuen Long	1 600	50	6	0	No	Not applicable	Note 5
45.	Yuen Long	3 600	59	10	1	No	Not applicable	Note 5
46.	Yuen Long	6 300	47	7	4	No	Not applicable	Note 5
47.	Yuen Long	400	58	5	1	No	Not applicable	Note 5
48.	Yuen Long	3 100	59	5	3	No	Not applicable	Note 5
49.	Yuen Long	1 800	60	6	2	No	Not applicable	Note 5
50.	Yuen Long	1 700	7	6	1	No	Not applicable	Note 4
51.	Yuen Long	2 000	53	4	3	No	Not applicable	Note 5
52.	Yuen Long	3 800	51	7	5	No	Not applicable	Note 5

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Current/ Future Use Note 2
53.	Yuen Long	2 100	45	7	2	No	Not applicable	Note 5

Schools which will cease operation beyond 2007/08 school year ^{Note 6}

1.	Hong Kong East	Internal floor area 3 300	30	20	7	Yes	10/1997 Phase 2	Note 4
2.	Islands	800	49	4	2	No	Not applicable	Note 4
3.	Islands	1 600	54	7	2	No	Not applicable	Note 5
4.	Kowloon City	1 700	48	18	4	No	Not applicable	Note 4
5.	Kowloon City	1 200	41	8	7	No	6/1999 Phase 2	Note 4
6.	Kowloon City	1 300	49	12	6	No	6/2004 Phase 4	Note 4
7.	Kwai Tsing	Internal floor area 5 000	22	23	6	Yes	9/1999 Phase 3	Note 4
8.	Kwun Tong	Internal floor area 3 200	28	23	7	Yes	11/2004 Phase 4	Note 5

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Current/ Future Use Note 2
9.	Kwun Tong	400	61	6	0	No	Not applicable	Note 5
10.	North	6 900	61	6	1	No	Not applicable	Note 5
11.	Sai Kung	Internal floor area 4 500	19	24	12	Yes	12/1997 Phase 2	Note 4
12.	Sai Kung	3 500	18	24	8	Yes	7/1996 Phase 1	Note 4
13.	Shatin	Internal floor area 3 900	22	24	7	Yes	11/2003 Phase 4	Note 4
14.	Shatin	Internal floor area 5 200	23	23	12	Yes	8/2005 Final phase	Note 4
15.	Shatin	5 500	16	30	10	Yes	8/2003 Phase 4	Note 4
16.	Shatin	Internal floor area 5 300	27	23	13	No	8/2005 Final phase	Note 4
17.	Shatin	Internal floor area 4 000	28	21	2	No	1/2005 Final phase	Note 4

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Current/ Future Use Note 2
18.	Shatin	Internal floor area 3 400	25	24	12	Yes	10/2005 Final phase	Note 4
19.	South	Internal floor area 4 900	6	30	6	Yes	Not applicable	Note 4
20.	South	2 500	37	21	13	No	8/2005 Final phase	Note 4
21.	Wong Tai Sin	2 000	42	11	3	No	Not applicable	Note 5
22.	Yau Tsim Mong	900	43	12	5	No	10/2002 Phase 2	Note 4
23.	Yuen Long	3 600	51	8	5	No	Not applicable	Note 5
24.	Yuen Long	1 500	44	6	1	No	9/2002 Phase 4	Note 5

Note 1: Site areas quoted are approximate figures only (subject to survey).

Note 2: For premises falling within private land, the land would have to be surrendered by the landowner or re-entered by the Government before it can be put to alternative uses.

Note 3: This Bureau has recently approved the proposed merger of one of the schools originally scheduled to close in the 2007/08 school year with another school. As such, the number of primary schools that have ceased/will cease operation under the consolidation policy up to the 2007/08 school year has been adjusted downwards from 54 to 53.

Note 4: Already re-allocated/earmarked for educational uses.

Note 5: Not suitable for educational uses. Returned / will be returned to the Government for disposal.

Note 6: For schools anticipated to close beyond the 2007/08 school year under the consolidation arrangements, it should be noted that whether the schools concerned will cease operation is subject to any future development plan that the schools may have. The precise timing in which the schools will cease operation also depends on the discussion between this Bureau and the school management concerned. Given the high uncertainty of the possible school closure, we have given an approximate number of some 25 in LC Paper No. CB(2)1781/06-07(01).

**Information on Premises of Schools which would be vacated in or beyond the 2007/08 school year
due to Reasons other than Consolidation Arrangements**

Primary school premises

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Future Use Note 2
1.	Central & Western	1 600	83	12	3	Yes	Not applicable	Note 3
2.	Central & Western	1 400	36	12	0	No	Not applicable	Note 3
3.	North	Internal floor area 4 500	22	25	8	Yes	5/1999 Phase 3	Note 3
4.	Sham Shui Po	700	54	18	2	No	Not applicable	Under consideration
5.	Sham Shui Po	2 200	50	24	3	No	Not applicable	Under consideration

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Future Use Note 2
6.	Yuen Long	4 200	16	30	10	Yes	11/2003 Phase 4	Note 3

Secondary school premises

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Future Use Note 2
1.	Islands	7 200	26	23	11	Yes	Not applicable	Note 3
2.	Islands	6 200	32	13	12	Yes	5/2005 Phase 4	Note 3
3.	Kwai Tsing	8300	32	20	14	Yes	3/1996 Phase 2	Note 3
4.	Kwai Tsing	4700	29	22	16	Yes	8/1998 Phase 3	Note 3
5.	Kwun Tong	2 900	39	26	12	Yes	9/2000 Phase 2	Note 3

No.	District	Site Area (square metres) Note 1	Age of Building (years)	Number of Classrooms	Number of Special Rooms	School Hall (Yes/No)	Completion Date and Phase of SIP Works (if any)	Future Use Note 2
6.	Shatin	5 000	26	24	16	No	12/1997 Phase 1	Note 3
7.	Shatin	Internal floor area 7 400	16	23	11	Yes	8/2003 Phase 4	Note 3
8.	Shatin	Internal floor area 4 000	22	27	13	Yes	8/1996 Phase 1	Note 3
9.	South	4 600	24	25	16	Yes	2/2000 Phase 2	Note 3
10.	South	Sloped site with existing building area 2 500	41	20	12	Yes	9/2002 Phase 4	Under consideration
11.	Wanchai	3 000	41	24	15	Yes	8/2002 Phase 3	Note 3
12.	Wanchai	2 700	53	19	9	No	Not applicable	Under consideration

Note 1: Site areas quoted are approximate figures only (subject to survey).

Note 2: For premises falling within private land, the land would have to be surrendered by the landowner or re-entered by the Government before it can be put to alternative uses.

Note 3: Already re-allocated/earmarked for educational uses.