

**For discussion
on 12 May 2014**

Legislative Council Panel on Education

**8093EB – Construction of an Annex to
Baptist Lui Ming Choi Secondary School, Shatin, New Territories**

PURPOSE

This paper seeks Members' support for constructing an annex to provide additional classrooms and essential facilities to Baptist Lui Ming Choi Secondary School (the School), in Lek Yuen Estate, Shatin, for the implementation of the New Senior Secondary (NSS) academic structure.

PROJECT SCOPE AND NATURE

2. The proposed scope of works under **8093EB** includes -
 - (a) demolition of a store room and a caretaker's quarter situated at the end of the existing open car park within the school boundary;
 - (b) construction of a five-and-a-half storey new annex at the existing open car park to provide the following facilities¹ -
 - (I) new facilities -
 - (i) five additional classrooms;
 - (ii) a language room;

¹ These facilities include standard facilities to be funded under the proposed capital works project and the above-standard facilities requested by the school sponsor including the provision of double storey height to part of the multi-purpose area and some above-standard building services items such as extra lighting fitting or lamps elements for the double volume of the multi-purpose area, extra electrical provision for fire service system, additional socket outlets, trunking and conduit, etc. The school sponsor will be responsible for the funding of these above-standard facilities.

- (iii) a conference room;
- (iv) a multi-purpose area;
- (v) a roof playground;
- (vi) a staff room;
- (vii) a green roof; and
- (viii) ancillary facilities including facilities for the disabled, store rooms and toilets;

(II) reprovisioned facilities -

- (i) a store room
- (ii) a guard booth;
- (iii) a caretaker's quarter;
- (iv) three classrooms; and
- (v) a staff room; and

- (c) provision of three small group teaching rooms and a guidance activity room through conversion works at the interface where the existing three classrooms and a staff room are located and which would be reprovisioned to the new annex as mentioned at paragraph 2(b)(II) above.

3. The total estimated cost of the project is \$146.9 million in money-of-the-day (MOD) prices including contribution of \$ 1.8 million (in MOD prices) by the school sponsor.

4. The School will maintain the planning target of providing two square metres of open space per student after the construction of the new annex. A site plan and artist's view of the new annex are at Enclosures 1 and 2.

JUSTIFICATION

5. The School is currently operating 30 classes but the existing school premises built in the 70s have only 25 classrooms. Hence, the School needs to operate five floating classes and use special rooms such as Music Room, Art and Design Room, hall and laboratories as classrooms. Other than classrooms, the School also lacks certain standard facilities such as a language room, a guidance activity room, a multi-purpose area and small group teaching rooms. Staff rooms are also seriously undersized. With changes in curriculum and pedagogy in recent years, including the implementation of the NSS curriculum since 2009/10 school year, there is a drastic increase in grouping and split classes for senior secondary students and greater demand for classrooms and special rooms. Upon completion of the new annex and the conversion works in the existing school building, operating the same number of 30 classes, the School will have sufficient number of classrooms and facilities to meet the requirements for implementation of the NSS curriculum and to enhance the teaching and learning environments for teachers and students.

6. The design of the new annex has taken into account a number of considerations, including the surrounding environment, site constraints and learning and teaching needs of the School. The proposed scope of this project makes reference to the prevailing standard design of a 30-classroom public sector secondary school except for the double-storey height multi-purpose area and related building services items, which are above-standard items to be funded by the school sponsor. The School intends to make use of these facilities for holding various functions to meet the teaching and learning needs that are in line with the pedagogical approaches of the School.

7. In order to enhance circulation and connection between the new annex and the existing school building, some conversion works have to be carried out at the interface of the annex and the existing school building on the

first, second, third and fourth floors. Three classrooms and a staff room now situated at the interface will be relocated to the new annex to provide space for the construction of new circulation areas, three small group teaching rooms and a guidance activity room. The existing guard booth on the ground floor will also be relocated to somewhere near the School entrance.

IMPLEMENTATION PLAN

8. We plan to seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council (LegCo) for the proposed project in June 2014. Subject to funding approval, the project will be carried out in two phases. Phase One involves the construction of the new annex which is expected to commence in December 2014 for completion in March 2017. After handover of the new annex to the School, phase two involving the conversion works at the interface mentioned in paragraph 7 above will commence in April 2017 for completion in September 2017.

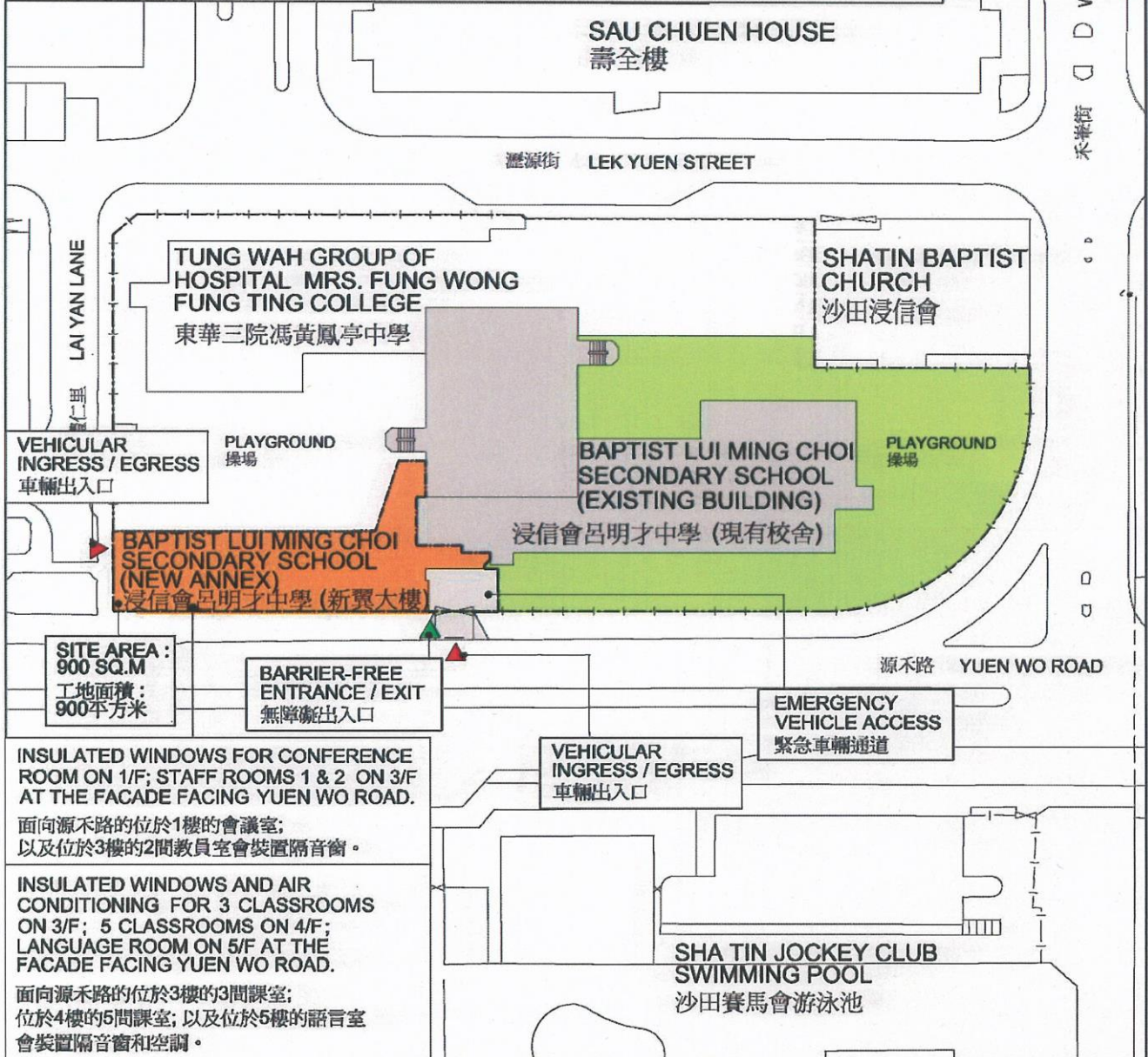
PUBLIC CONSULTATION

9. We consulted the LegCo Panel on Education on 24 October 2005 on our review of the School Building Programme. Members noted our plan to proceed with reprovisioning and redevelopment projects to upgrade sub-standard facilities in existing schools. **8093EB** is an extension project to upgrade the facilities of an existing school to meet the prevailing standard and requirements.

10. We consulted the Education and Welfare Committee of Shatin District Council on the proposed project on 3 January 2014. Members generally expressed their support for the project.

Education Bureau

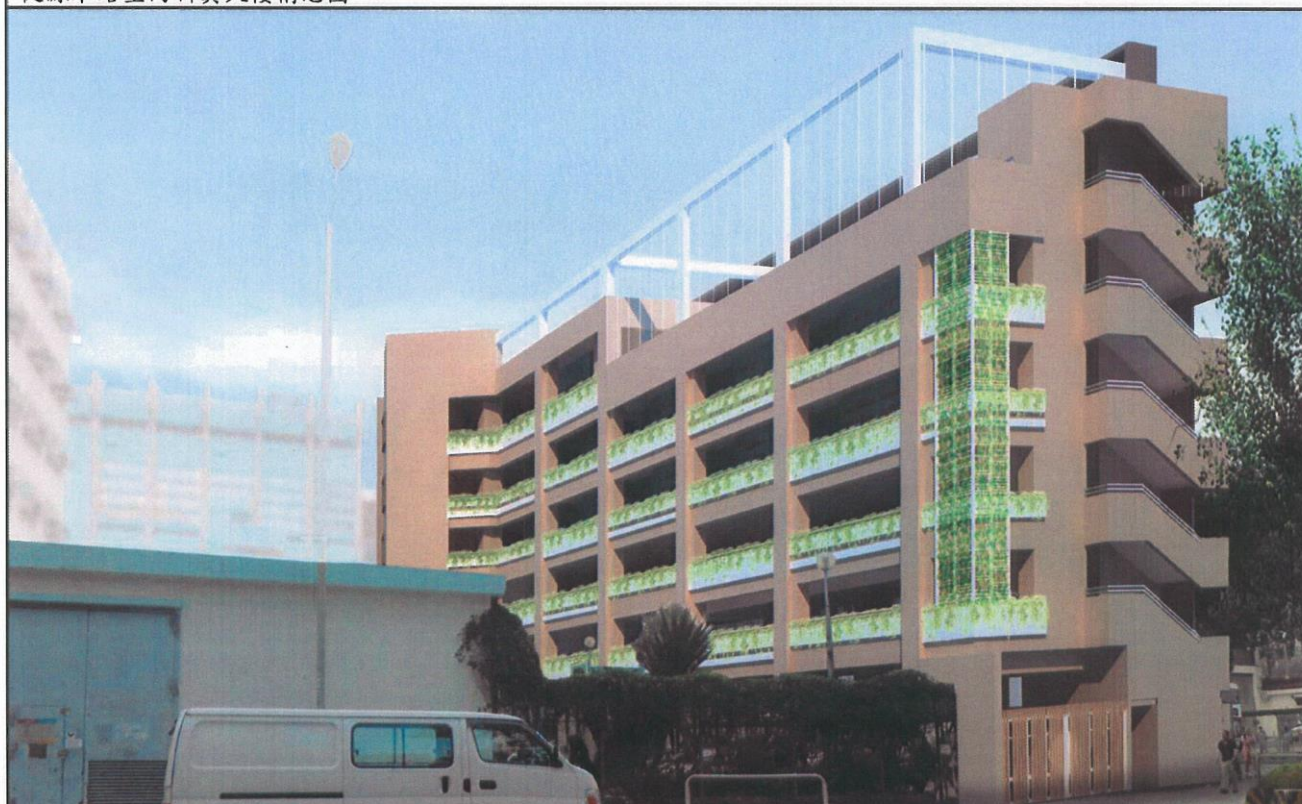
May 2014



8093EB – Construction of an Annex to Baptist Lui Ming Choi Secondary School, Shatin, New Territories
8093EB – 新界沙田浸信會呂明才中學興建新翼大樓



VIEW OF THE NEW ANNEX FROM YUEN WO ROAD (ARTIST'S IMPRESSION)
從源禾路望向新翼大樓構思圖



VIEW OF THE NEW ANNEX FROM LAI YAN LANE (ARTIST'S IMPRESSION)
從禮仁里望向新翼大樓構思圖

8093EB – Construction of an Annex to Baptist Lui Ming Choi
Secondary School, Shatin, New Territories
8093EB – 新界沙田浸信會呂明才中學興建新翼大樓