



中華人民共和國香港特別行政區政府總部教育局
Education Bureau
Government Secretariat, Government of the Hong Kong Special Administrative Region
The People's Republic of China

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30 April 2015

Clerk to Panel on Education
Legislative Council
Legislative Council Complex
1 Legislative Council Road
Central, Hong Kong
(Attn: Miss Polly YEUNG)

Dear Miss YEUNG,

Panel on Education

**Issues related to redevelopment and reprovisioning
of primary schools in public housing estates**

I refer to your letter dated 17 April 2015 to the Secretary for Education enclosing a copy of a letter dated 16 April 2015 from Dr Hon Kenneth CHAN on the captioned subject. I am authorized to reply as follows.

Dr Hon CHAN mentioned in his incoming letter that a vacant school premises located next to ELCHK Faith Love Lutheran School (“Lutheran School”) in Yue Wan Estate, Chai Wan, will be demolished for public rental housing use. Dr Hon CHAN noted that Lutheran School does not fall within the boundary of the public rental housing project. Regarding the issues relating to the premises of Lutheran School, Dr Hon CHAN had already raised a similar question at the meeting of the Legislative Council on 29 April 2015. The written reply from the Secretary for Education is attached at Annex and the content of which is not repeated again in this letter.

Dr Hon CHAN also mentioned in his incoming letter that “at present there are schools whose premises are of similar standards to that of Lutheran School and are managed by the Housing Department (“HD”)”. He requested the Administration to provide a response on the redevelopment and reprovioning of these schools. We presume that he referred to those cuboidal shaped school premises constructed between mid-1960s and 1980 at public housing estates for primary school use. At present, 28 public sector primary schools are operating in such premises. Their distribution by region is listed below.

Region	Number	Date of commissioning	Current use
Hong Kong Region	1	Between mid-1960s and 1980	Public sector primary school use; some of the school premises now have larger operating area after acquiring an annex through the School Improvement Programme (“SIP”) and are no longer of cuboidal shape.
Kowloon Region	9		
New Territories Region	18		

School premises built in different periods follow the standards at the time of construction while existing school premises in operation are required to comply with prevailing statutory requirements. EDB strives to upgrade the facilities of school premises according to their needs, so as to improve the learning environment. Subject to the consideration of various factors (including optimal use of public resources and technical feasibility), schools built according to past planning standards would be upgraded and provided with appropriate facilities through the following means so as to meet the changing needs in teaching and learning –

- (a) SIP – Starting from 1994, EDB has provided 743 public sector schools built according to past planning standards with additional space and facilities through the SIP. Almost all of the above-mentioned 28 schools were provided with additional classrooms, special rooms and/or administrative facilities through SIP.

- (b) Minor Improvement Works – Apart from the SIP, EDB has also improved the facilities of schools in need through minor improvement works, including addition or conversion of classrooms and special rooms.
- (c) Redevelopment and Reprovisioning Programme – We will, premised on optimising the use of land resources and existing school premises and satisfying the relevant policy objectives, reprovise those public sector schools in need to new premises meeting the prevailing standards, or improve the school facilities through in-situ redevelopment. In prioritising redevelopment and reprovisioning programme, parameters considered include the quality of education delivered and the physical condition of the school's existing premises, and whether it has benefited from the SIP, but not limited to the shape and age of the school premises.

According to the established mechanism, once a school site/premises is identified to be suitable for reprovisioning of existing public sector primary schools, EDB will invite eligible school sponsoring bodies (“SSBs”) in the territory to apply for the relevant school sites/premises through the School Allocation Exercises (“SAE”). Allocation of school sites/premises is generally conducted on a competitive basis amongst the SSBs. In assessing the applications for reprovisioning of schools, quality of education is the prime consideration of the School Allocation Committee (“the Committee”) comprising official and non-official members. Other factors to be considered include the operation track record of the SSB, the school plan after reprovisioning and the physical conditions of the school's existing premises, etc.

In general, we consider that schools with a site area of less than 3 000 m² and premises over 30 years of age without having benefited or having only marginally benefited from the SIP warrant serious consideration. In addition, the location of the applicant school (i.e. whether the existing school premises is located in the same district as that of the school premises to be allocated) will also be one of the factors for consideration. Yet, these are not the pre-requisites for submission of applications since each case will be assessed on its own merits. When assessing the applications, the Committee will give due consideration to each case before working out the recommendations for school allocation. If necessary, the Committee will arrange interviews with the SSBs.

For redevelopment which is in-situ in nature, schools would indicate their intention for redevelopment to EDB which would assess whether it is worth supporting based on a set of criteria. In some cases, the opportunities for redevelopment may be identified by the Regional Education Offices of EDB based on their comprehensive information about schools in the territory and subsequent discussion with the schools concerned. Schools in

general need to have a site area of at least 3,000 m² in order to make the redevelopment project technically feasible. In addition to the quality of education provided and sustainability of the school under consideration, factors such as availability of decanting premises, size of existing school sites, schools' agreement for redevelopment, their readiness (e.g. acceptance by parents and teaching staff) as well as their capacity to deliver the redevelopment projects in parallel with the day to day operation of the schools are to be considered. Given the uniqueness of each school and the need in identifying suitable decanting sites to suit individual school's needs, such proposals are generally considered on a case by case basis.

Generally, EDB handles the improvement needs of public sector schools, including those primary schools located in public housing estates, in accordance with the mechanism as mentioned in the above paragraphs, which has been effective all along. We have no plan to establish a separate mechanism specifically for the school improvement needs of primary schools in public housing estates.

Yours sincerely,



(Wendy CHUNG)
for Secretary for Education

Press Releases

LCQ12: Reprovisioning of a school in Yue Wan Estate

Following is a question by Dr Hon Kenneth Chan and a written reply by the Secretary for Education, Mr Eddie Ng Hak-kim, in the Legislative Council today (April 29):

Question:

It has been reported that the authorities have rezoned the site of a vacant school premises in Yue Wan Estate, Chai Wan, for residential use and plan to build a public rental housing (PRH) block there (PRH scheme). I have learnt that the ELCHK Faith Love Lutheran School (Lutheran School) is adjacent to the vacant school premises, and the premises of the school are far below the current standards in terms of area, space and facilities. The Lutheran School has all along been lobbying the Government to improve its school premises for years, and has suggested that the authorities study the reprovisioning of the school at the same time when it plans for the PRH scheme. In this connection, will the Government inform this Council:

(1) whether the authorities will consider conducting a joint planning for the PRH scheme and the reprovisioning of the Lutheran School; if they will, of the details, and whether the authorities will reprovision the Lutheran School on sites in or near Yue Wan Estate; in the course of reprovisioning the Lutheran School, whether the authorities will provide the school with temporary school premises; if they will, of the specific arrangements; if not, the reasons for that; and

(2) regarding the reprovisioning of the Lutheran School, whether the authorities will meet with and gauge the views of different stakeholders, including the teachers, students and parents of the school, as well as the residents in the district and the Eastern District Council; if they will, of the specific arrangements; if not, the reasons for that?

Reply:

President,

Regarding the issues relating to the premises of the ELCHK Faith Love Lutheran School (Lutheran School), our response is as follows:

(1) The vacant school premises of the former TWGHS & LKWFSL Mrs Fung Yiu Hing Memorial Primary School is located in Yue Wan Estate, Chai Wan. Upon request from the Housing Department (HD), the Education Bureau (EDB) had returned that vacant school premises to HD for residential use in 2013. According to the approved Chai Wan Outline Zoning Plan No. S/H20/21, the site on which the vacant school premises is located is zoned "Residential (A)". According to information provided by HD, HD plans to demolish that vacant school premises to construct a public rental housing block. This development project and the redevelopment of Yue Wan Estate are two different projects under HD.

Lutheran School is an operating aided primary school. It is also located in Yue Wan Estate adjacent to that vacant school

premises. Regarding the improvement of the premises of Lutheran School, EDB has all along maintained close contact with the school so as to understand and follow up its development needs, as well as to provide appropriate support for improving its environment and facilities. EDB has received and is following up the proposal from Lutheran School for in-situ redevelopment/extension. Factors to be considered are the operation track record and quality of the school; the area, facilities, conditions and age of the existing premises; as well as the future development of Yue Wan Estate where the school is located, etc.

As regards the suggestion of reprovisioning Lutheran School, the School Sponsoring Body (SSB) of Lutheran School may consider making an application for reprovisioning the school through the School Allocation Exercises (SAE) to improve its teaching and learning environment. Under the established mechanism, when EDB has identified a school site/premises for reprovisioning of all existing public sector primary schools in the territory, the allocation of the relevant school site/premises is generally conducted through SAE for which all eligible SSBs in the territory can apply. School allocation is generally conducted on a competitive basis amongst the SSBs. In assessing the applications for reprovisioning, quality of education is the prime consideration of the School Allocation Committee comprising both official and non-official members. Other factors to be considered include the operation track record of the SSB, the proposed school plan after reprovisioning, and the physical conditions of the school's existing premises, etc.

(2) As mentioned in the paragraphs above, EDB is following up the proposal from Lutheran School for in-situ redevelopment/extension. Before a concrete plan has been made, it is still premature to discuss the specific arrangement of the consultation work at this stage. In accordance with the usual school building procedures, when there is further information on a school building project, EDB and the relevant departments will closely liaise with the relevant stakeholders. Public consultation will be carried out timely to consult the relevant District Council and the local community.

Ends/Wednesday, April 29, 2015
Issued at HKT 13:11

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