

**For discussion
on 9 May 2016**

Legislative Council Panel on Education

Head 703 – Buildings

**353EP – A 30-classroom primary school at Site KT2b,
Development at Anderson Road, Kwun Tong**

PURPOSE

We need to construct a primary school at the Development at Anderson Road of Kwun Tong for the reprovisioning of S.K.H. St. John's Primary School (St. John's Primary School), which is currently accommodated in a school premises in Kwun Tong built according to past planning standards. This paper briefs Members on the proposed capital works and timeline.

PROJECT SCOPE AND NATURE

2. The project scope includes the construction of a 30-classroom primary school at an estimated cost of about \$351 million in money-of-the-day (MOD) prices. It was calculated having regard to the reference cost¹ of a standard-design 30-classroom public sector primary school and the cost for site-specific works². The proposed scope of works includes –

- (a) 30 classrooms;
- (b) six special rooms, including a music room, a visual arts room, a general studies room, a multi-purpose room, a computer assisted learning room and a language room;
- (c) four small group teaching rooms;

¹ The reference cost is based on an uncomplicated site with no unusual environmental or geotechnical constraints.

² Site-specific works include site formation, additional energy conservation measures and noise mitigation measures.

- (d) a guidance activity room;
- (e) two interview rooms;
- (f) a staff room and a staff common room;
- (g) a student activity centre;
- (h) a conference room;
- (i) a library;
- (j) an assembly hall;
- (k) a multi-purpose area;
- (l) two basketball courts (on ground level);
- (m) a running track³;
- (n) a green corner⁴; and
- (o) ancillary facilities including a disabled/ fireman's lift, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets, etc.

3. The proposed new school premises located at Site KT2b, Development at Anderson Road with a site area of about 6 400 square metres (m²) will meet the planning target of providing 2 m² of open space per student. A site plan and an artist's impression of the new school premises are at Enclosures 1 and 2 respectively.

JUSTIFICATION

4. It is the Government's plan to, based on the needs of the schools,

³ A 53-metre running track will be provided to make optimal use of the campus space.

⁴ A green corner is a designated area inside the campus to encourage students to develop an interest in horticulture and natural environment. The green corner may include planting beds.

improve the physical conditions and facilities of school premises not built according to the prevailing standards through the School Improvement Programme (SIP)⁵ as well as reprovisioning and redevelopment projects. St. John's Primary School, currently occupying a site area of only about 1 900 m² at 16 Clear Water Bay Road in Kwun Tong, was built in 1969 according to past planning standards. Due to site constraints, the school facilities could not be upgraded in a full scale through SIP. The school currently falls short of certain standard facilities such as visual arts room, general studies room, assembly hall and multi-purpose area, and many of the existing facilities such as small group teaching room, music room, library, student activity centre, covered playground and staff room are undersized according to prevailing standards. The school does not have the additional space required for infrastructure upgrading or in-situ redevelopment. Reprovisioning is considered to be the most effective way to upgrade the facilities of the school and improve the teaching and learning environment for teachers and students.

5. Upon completion of the proposed capital works project, St. John's Primary School, which operates 24 classes in the 2015/16 school year, may operate 30 classes in the new school premises located in the same district. Under the Primary One Admission (POA) System, the 18 districts in the territory are divided into 36 school nets and there are two school nets, viz. Net 46 and Net 48, in Kwun Tong. After relocating to the new school premises, St. John's Primary School will change from School Net 46 to School Net 48 accordingly.

6. St. John's Primary School shall cease to occupy its existing premises at 16 Clear Water Bay Road, Kowloon after reprovisioning. The tenancy agreement in respect of the existing premises signed between the school and the Hong Kong Housing Authority shall be terminated in accordance with the terms and conditions thereof. The Government will handle the to-be-vacated existing premises following the established mechanism. In other words, the Education Bureau (EDB) will consider factors including the size, location, physical conditions etc. of the existing premises to assess the premises' suitability for educational use or whether the premises is needed to be re-allocated for school or other educational use. Once it is confirmed that the premises is no longer required by EDB for school or other educational uses, EDB would refer them to

⁵ School Improvement Programme was carried out in five phases between 1994 and 2006. It was introduced at that time to progressively upgrade the teaching and learning environment of schools so as to provide additional space and facilities for teaching, out-of-class activities and supporting services for both teachers and students.

the Planning Department for consideration of suitable alternative uses in accordance with the central clearing house mechanism.

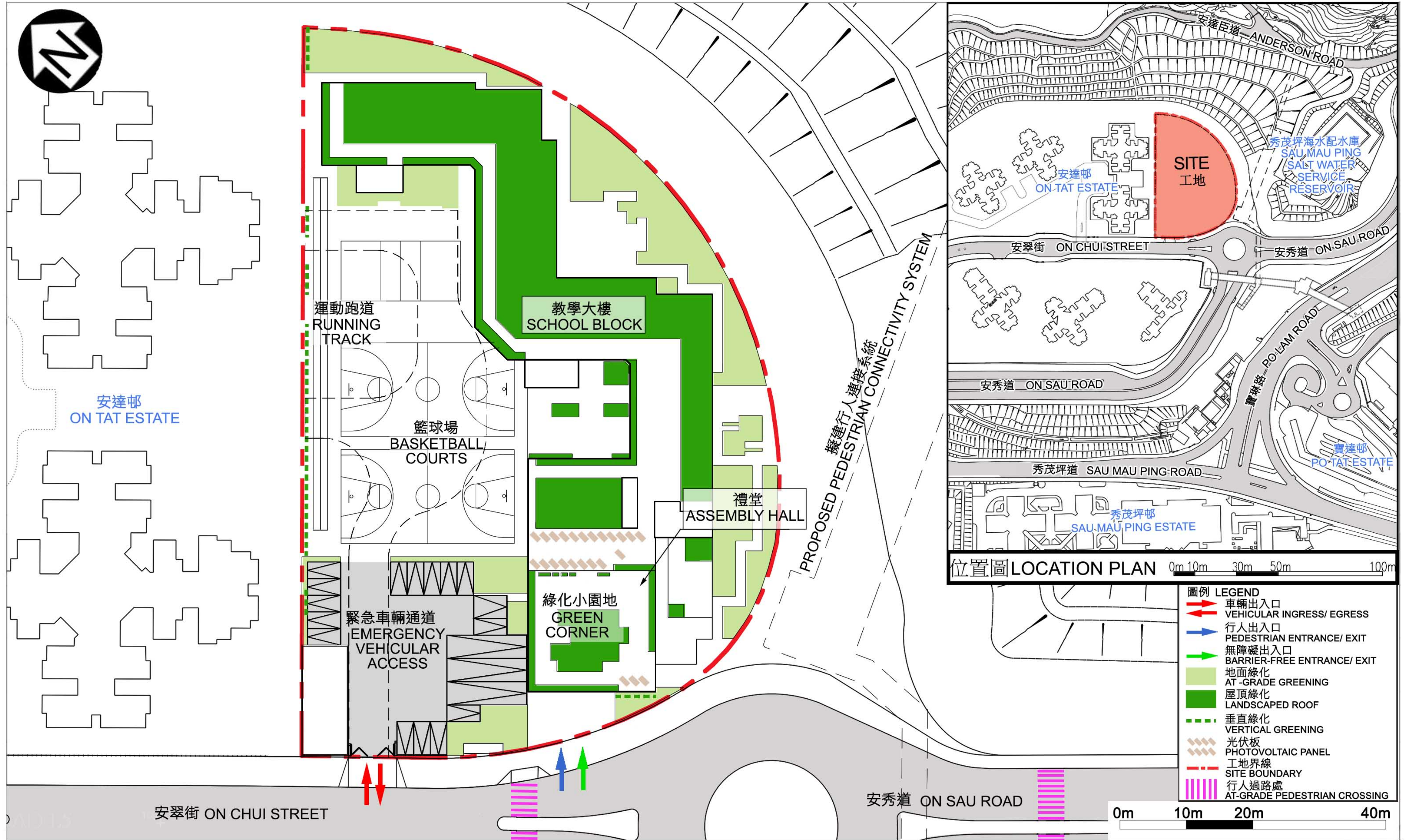
IMPLEMENTATION PLAN

7. We plan to seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee (FC) of the Legislative Council for the proposed reprovisioning project in June 2016. Subject to funding approval from FC, the construction works is expected to commence in the fourth quarter of 2016 for completion in the fourth quarter of 2018.

PUBLIC CONSULTATION

8. We consulted the Social Services Committee of the Kwun Tong District Council on 22 March 2016 on this reprovisioning project. Members of the Committee supported the project.

Education Bureau
May 2016



工地平面圖
SITE PLAN

353EP
觀塘安達臣道發展區(地盤KT2b) 1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT SITE KT2b, DEVELOPMENT AT ANDERSON ROAD, KWUN TONG



從安翠街望向小學的構思圖
PERSPECTIVE VIEW FROM ON CHUI STREET

構思圖
ARTIST'S IMPRESSION

353EP
觀塘安達臣道發展區(地盤KT2b) 1所設有30 間課室的小學
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