

**For discussion  
on 9 May 2016**

**Legislative Council Panel on Education**

**Head 703 - Buildings**

**109ET – A school for social development for boys in  
Area 2B, Tuen Mun**

**PURPOSE**

We need to construct a school for social development (SSD) for boys-cum-residential home in Area 2B, Tuen Mun for the reprovisioning of Tung Wan Mok Law Shui Wah School-cum-Island Hostel (“the School”), which is currently accommodated in a school premises on Lantau Island built in 1960. This paper briefs Members on the proposed capital works and timeline.

**PROJECT SCOPE AND NATURE**

2. The project scope includes the construction of a 16-classroom SSD for boys and a 144-place residential home at Area 2B, Tuen Mun, with a site area of around 7 220 square metres (m<sup>2</sup>) in total. The estimated cost of the project is \$408.5 million in money-of-the-day (MOD) prices. The proposed scope of works includes –

*School Portion*

- (a) 16 classrooms;
- (b) two small group teaching rooms;
- (c) ten special rooms, including a home economics room, a design and technology room, two elective subject rooms, a computer room, a visual arts room, a music/general purpose room, an integrated science laboratory, a computer assisted learning room and a multi-purpose room;

- (d) two interview rooms;
- (e) a staff room and a staff common room;
- (f) a conference room;
- (g) a student activity centre;
- (h) three social workers' rooms;
- (i) a library;
- (j) an assembly hall;
- (k) a multi-purpose area;
- (l) ancillary facilities, including disabled/fireman's lifts, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets, etc.

#### *Residential Portion*

- (a) bedrooms to accommodate 144 boarders;
- (b) eight study rooms;
- (c) eight sitting rooms;
- (d) a dining/multi-purpose hall;
- (e) a kitchen;
- (f) a central laundry and linen store;
- (g) two interview rooms; and
- (h) ancillary facilities, including toilets, pantry, sick bays, staff duty and

sleep-in rooms, superintendent's office, staff office and storerooms, etc.

3. A site plan and an artist's impression of the new school premises and residential home are at **Enclosures 1 and 2 respectively**.

## **JUSTIFICATION**

4. It is the Government's plan to, based on the needs of individual schools, improve the physical conditions and facilities of school premises not built according to the prevailing standards through the School Improvement Programme (SIP)<sup>1</sup> as well as reprovisioning and redevelopment projects. The School was built in 1960 to provide counselling and educational guidance for students with behavior and emotional difficulties with a view to helping them tide over their transient development difficulties and strengthening their life skills so that they may resume mainstream education as soon as possible. It currently occupies a site area of about 12 390 m<sup>2</sup> on Lantau Island. However, usable construction site area is only 2 478 m<sup>2</sup>. Owing to the building height restrictions under the land lease conditions and the large number of slopes within the current school site, both school facilities enhancement through SIP and in-situ redevelopment of the School are infeasible.

5. On the existing school premises, facilities such as visual arts room, small group teaching room, music room, library and student activity centre are lacking. Other facilities such as covered playground, staff room, general office, assembly hall, multi-purpose area, etc., are smaller than the prevailing standards. In the 2015/16 school year, the School operates six primary classes and provides 63 residential home places.

6. In consideration of the site constraints set out in paragraph 4 above, reprovisioning of the School to a new school premises is the most cost-effective way to improve their teaching and learning environment. Furthermore, the School is currently operating beyond their capacity to meet the excess demand as far as the existing infrastructure permits. The

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<sup>1</sup> 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.

reprovisioning project will also enable the School to extend its service to secondary school students in need of SSD services as well.

7. The demand for SSD places is on the rise. There are seven existing SSDs (five are for boys) in Hong Kong, of which six are located in Kowloon and on Hong Kong Island, and the remaining one (i.e. the School) is on Lantau Island. The reprovisioning of the School at Area 2B, Tuen Mun will increase the current provision by 120 primary and secondary school places and 81 residential home places. It will help to meet the projected shortage of SSD places in the territory, especially that in the New Territories region.

## **IMPLEMENTATION PLAN**

8. 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 project in June 2016. Subject to the funding approval from FC, the construction works is expected to commence in the fourth quarter of 2016 and for completion in the first quarter of 2019.

## **PUBLIC CONSULTATION**

9. We consulted the Social Services Committee of Tuen Mun District Council (TMDC) on 8 March 2016. While members did not object to the proposal and considered it beneficial to the community as a whole, some were concerned about the potential impact on the neighbourhood and requested the Government to conduct further local consultation. A consultation meeting with the Tai Hing and Shan King Area Committee was subsequently held on 10 March 2016. The majority of the members had no objection to the proposal, but a few had concerns about the traffic generated by the School and the environmental issues arising from the reprovisioning project during the construction period. The latter concerns will be addressed by the proposed mitigating measures in the construction plan. The new school premises are also designed to minimise the impact on the view and ventilation of buildings nearby.

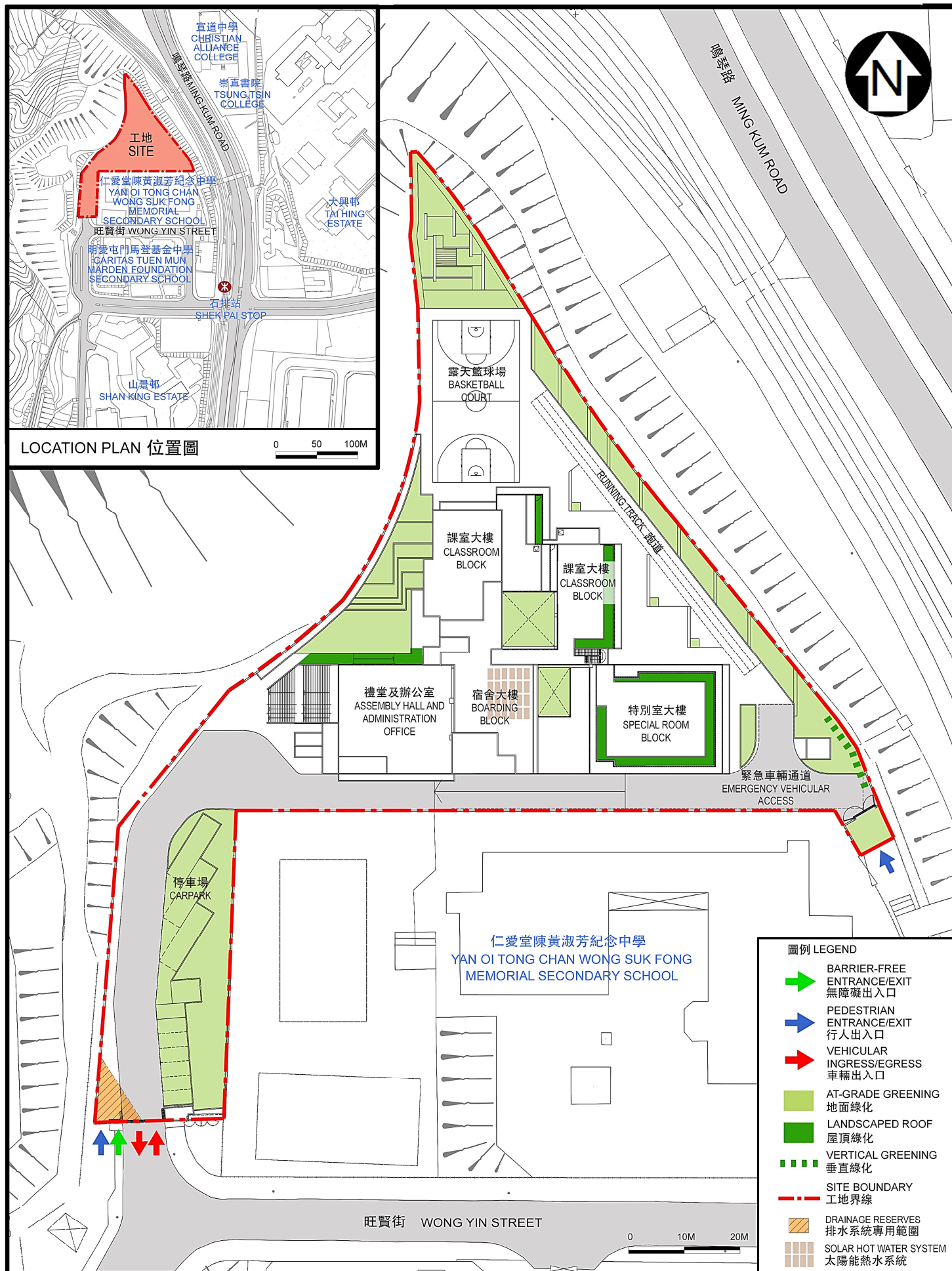
10. As for the concern over the possible impact of the School on traffic and the neighbourhood, with reference to most of the other SSDs for boys with residential portion, it is estimated that about 75% of the students will stay at the



hostel. The rest will take school buses or public transport for daily commuting between the school and their homes. Lay-bys and parking lots will be provided inside the school premises. Given the School has a relatively small student population (around 190 at most), the operation of the School should have little impact on the traffic nearby. In addition, based on the experience of the other six existing SSD which are located in urban areas, operation of the School will not cause any disturbance to the neighbourhood.

**Education Bureau**

**May 2016**



工地平面圖  
SITE PLAN

109ET  
1所位於屯門第2B區的男童羣育學校  
A SCHOOL FOR SOCIAL DEVELOPMENT FOR BOYS IN  
AREA 2B, TUEN MUN



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PERSPECTIVE VIEW FROM SOUTH WESTERN DIRECTION  
從西南面望向學校的構思透視圖

構思圖  
ARTIST'S  
IMPRESSION

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