

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary information on

85ET - Improvement works to existing government schools based on the recommendations of the Education Commission Report No. 5, phase 4

19EC - Improvement works to existing aided secondary schools based on the recommendations of the Education Commission Report No. 5, phase 4

20EC - Improvement works to existing aided primary schools based on the recommendations of the Education Commission Report No. 5, phase 4

INTRODUCTION

At the PWSC meeting on 24 May 2000, Members approved a total commitment of \$1,357.4 million to enable improvement works to be carried out for 12 government and 30 aided schools under Phases 2A and 4 of the School Improvement Programme (SIP). Members were informed that of the remaining 109 schools under these two phases, improvement works were technically feasible at 81 schools and not technically feasible at 28 schools. The Administration undertook to provide Members with information on the approach to be adopted for the 81 schools, taking into account the results of the consultancy review on the SIP. The Administration also undertook to report on the progress of discussions with the 28 residual schools regarding possible improvement options.

CONSULTANCY REVIEW ON THE SIP

2. The consultant has developed a model for determining the cost threshold of improvement works for individual schools. The model adopts two criteria. One criterion is the cost of improvement works as a percentage of the average cost of building a new school. Based on the model, the consultant considers it optimal to set the cost threshold at 42% of the average construction

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cost of a new school. The other criterion is the average construction cost per square metre (m²) for the additional net floor area (NFA) to be provided through the SIP. The average cost per NFA should be inversely proportional to the net usable floor area. For example, for providing every 1 400 m² additional NFA, the average construction cost is about \$30,000/m²; for every 1 000 m², about \$42,000/m²; and for every 600 m², about \$52,000/m². If the project estimate of SIP for a school exceeds the 42% threshold or if the average cost per NFA is way above the “trend line” as illustrated, it would be necessary to bring down the project cost by adjusting the scope of works.

WAY FORWARD FOR REMAINING 109 SCHOOLS IN PHASES 2A AND 4

3. Of the 81 schools mentioned in paragraph 1 above, two schools will be re-provisioned in September 2000. Applying the 42% cost threshold to the remaining 79 schools, our assessment is that 45 schools may undergo SIP at full scope and 25 schools at reduced scope. The latter 25 schools would still be provided with 80% of the additional area to be made available under the original scope of works on average. There are nine schools for which the project cost or the cost per additional NFA is very high. As these schools will still need some improvement, we will liaise with them on the possibility of carrying out works to provide certain core items such as a computer room, a language room, etc. The Enclosure sets out the list of schools under each of the above categories. The Education Department (the Department) has written to all 79 schools to inform them of the position. The Department will liaise further with individual schools on the detailed arrangements, including the scope of works and timing for detailed design works to proceed. The aim is to seek funding support from this Committee to carry out improvement works in early 2001.

4. As for the 28 schools at which improvement works are technically non-feasible because of site constraints or the poor physical state of the school premises, two will be re-provisioned. The Department has been in consultation with the remaining 26 schools concerned to explore other improvement options, including in-situ redevelopment or re-provisioning. If individual schools require urgent and small-scale improvement items, we will redeploy existing resources to carry out the necessary works for schools on a phased basis starting from this summer. The latest position in respect of these schools is also detailed in the Enclosure.

5. To enhance coordination throughout the entire process of SIP and to facilitate communication with schools to achieve optimum value out of the programme, the Education Department will use existing resources to set up a special task force on the SIP.

Education and Manpower Bureau
June 2000

(W0080/WIN4)

School Improvement Programme – Phases 2A and 4

(A) To Proceed at Full Scope (45 schools)

Name of School	Remarks
Primary Schools (29)	
Canton Road Government Primary School	Subject to discussion with school on possibility of redevelopment.
Hoi Pa Street Government Primary School	
Hung Hom Government Primary School	Subject to results of structural investigation.
Jordan Road Government Primary School	
Tin Shui Wai Government Primary School	
Tseung Kwan O Government Primary School	
Bui O Public School	Subject to discussion with school on project scope.
Emmanuel Primary School, Kowloon	Subject to discussion with school on possibility of reprovisioning.
FDBWA Mrs Fung Ping Shan Primary School	
HK & M Lutheran Church Primary School	
Lam Tin Methodist Primary School	
Leung Lee Sau Yu Memorial Primary School	
Ling To Primary School	Subject to resolution of site boundary issue.
Lok Sin Tong Leung Kau Kui Primary School	
Ma On Shan Ling Liang Primary School	
Mary of Providence Primary School	Subject to results of structural investigation.
Mary Rose School	Pending consideration of new design option and cost.

Name of School	Remarks
Mong Wong Far Yuk Memorial Primary School	Pending consideration of revised scope and design.
North Point Methodist Primary School	Subject to discussion with school on possibility of redevelopment.
Po On Commercial Association School	
Precious Blood Primary PM School	
SKH Ho Chak Wan Primary School	
SKH St. Peter's Primary School	
SKH Yan Laap Primary School	
Tai Po Methodist School	
Tsuen Wan Lutheran Primary School	
TWGHs Sin Chu Wan Primary School	
TWGHs Tam Shiu Primary School	
YCH Choi Hin To Primary School	
Secondary Schools (16)	
NT Heung Yee Kuk Tai Po District Secondary School	
Practical Education Centre	May be reprovisioned.
Tin Shui Wai Government Secondary School	
Yuen Long Public Secondary School	
Buddhist Fat Ho Memorial College	
Cognitio College - Kowloon	
FDBWA Szeto Ho Secondary School	
Ju Ching Chu Secondary School (Tuen Mun)	
Kwai Chung Methodist College	
Kwok Tak Seng Catholic Secondary School	
Kwun Tong Maryknoll College	
Man Kiu College	
NLSI Lui Kwok Pat Fong College	

Name of School	Remarks
St. Francis Xavier's College	
St. Francis Xavier's School, Tsuen Wan	Subject to results of structural investigation.
Ying Wa College	Pending reconsideration of project scope to cater for planned conversion to whole-day primary school upon relocation of secondary school.

(B) To Proceed at Reduced Scope (25 schools)

Name of School	Remarks
Primary Schools (13)	
Fanling Government Primary School	
Island Road Government Primary School	Pending review of long-term arrangement for school.
Yuen Long Government Primary School	Subject to results of structural investigation.
Buddhist Ching Kok Lin Association School	
Canossa Primary School	
GCEPSA Kwun Tong Primary School	
Good Shepherd Primary School	
Kam Tin Mung Yeung Public School	Subject to results of structural investigation and resolution of land issue.
Po Kok Branch School	
Pun U Association Wah Yan Primary School	Subject to resolution of land issue.
TWGHs Kwan Fong Kai Chi School	
Wong Chan Sook Ying Memorial School	School's application for extension will be considered in parallel.
Yuk Yin School	Subject to discussion with school on possibility of redevelopment.

Name of School	Remarks
Secondary Schools (12)	
Homantin Government Secondary School	Subject to results of structural investigation.
Queen Elizabeth School	Subject to results of structural investigation.
Sheung Shui Government Secondary School	
Tai Po Government Secondary School	
De La Salle Secondary School	
HKMA KS Lo College	
Holy Carpenter Prevocational School	
Kei Chi Secondary School	
Ning Po College	
Notre Dame College	Pending reconsideration of project scope to cater for planned conversion to whole-day primary school upon relocation of secondary school.
Our Lady of the Rosary College	
St. Paul's School (Lam Tin)	

(C) To be provided with certain core items (9 schools)

Name of School	Remarks
Primary Schools (4)	
North Point Government Primary School	Subject to results of structural investigation.
Princess Alexander Red Cross Res School	
SKH Lui Ming Choi Memorial Primary School	
St. Patrick's School	
Secondary Schools (5)	
FMO Aberdeen Secondary Technical School	

Name of School	Remarks
Lai Chack Middle School	Subject to discussion with school on possibility of redevelopment.
Maryknoll Secondary School	
St. Mary's Church College	
St. Stephen's Church College	

(D) To be reprovisioned (4 schools)

Name of School	Remarks
Primary Schools (2)	
Kei Chun Primary School	To be reprovisioned to new premises in Lai Chi Kok Public Housing Estate in September 2002.
Pokfulam Government Primary School	To be reprovisioned to Southern District in September 2000.
Secondary Schools (2)	
Chinese YMCA Secondary School	To be reprovisioned to Yuen Long in September 2000.
St. Mark's School	To be reprovisioned to Aldrich Bay in December 2000.

(E) Technically Non-feasible (26 schools)

Name of School	Remarks
Primary Schools (17)	
Bishop Walsh Primary School	To consider in-situ redevelopment.
Caritas Lok Kan School	To consult School Sponsoring Body (SSB) on long-term development proposals.
CCC Mongkok Church Kai Oi School	To proceed with minor conversion works. To consult SSB on long-term solution.
Five District Business Welfare Association School	To explore possibility of redevelopment.

Name of School	Remarks
Kwai Ming Wu Memorial School of Precious Blood	To discuss minor conversion works with school. To consult SSB on long-term solution.
PLK Pershing Tsang Primary School	To consult SSB on long-term arrangement for school.
Poo Ai Primary School	To proceed with minor conversion works. To consult SSB on long-term solution.
Saviour Lutheran School	To proceed with SIP pending acquisition of adjacent site.
Shun Tak Public School, Cheung Chau	To combine with other schools for reprovisioning to a centre school.
SKH Kei Yan Primary School	To proceed with minor conversion works. To consult SSB on long-term solution
SKH St. Thomas' Primary School	To consult SSB on long-term solution.
SSP Kai Fong Welfare Adv. Assn Primary School	To proceed with minor conversion works. To consult SSB on long-term solution.
St. Paul's Co-ed (Kennedy Road) Primary School	SSB has submitted relocation application.
St. Paul's Co-ed (MacDonnell Road) Primary School	SSB has submitted relocation application.
St. Paul's Primary Catholic School	To consider in-situ redevelopment.
St. Stephen's Girls' Primary School	To consider proposal from school for in-situ redevelopment.
Tung Koon District Society School	To re-examine possibility of undergoing SIP subject to results of structural investigations.
Secondary Schools (9)	
Buddhist Tai Kwong Middle School	To re-examine possibility of undergoing SIP subject to geotechnical and structural investigations.
CCC Kwei Wah Shan College	To consider proposal from SSB for reprovisioning.

Name of School	Remarks
Concordia Lutheran School	To consider in-situ redevelopment.
Kung Lee College	To consider minor conversion works. To consult SSB on long-term solution.
Liu Po Shan Memorial College	To consider conversion works. To consult SSB on long-term solution.
Pooi To Middle School	To consider in-situ redevelopment.
SKH St. Benedict's School	To proceed with minor conversion works. To consult SSB on long-term solution.
St. Peter's Secondary School	To consider proposal from school for reprovisioning within the same district and conversion of existing premises into whole-day primary school.
TWGHs Wong Fut Nam College	To consider conversion works.