

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

**Supplementary information on
201EP - Primary school in area 101, Tin Shui Wai, Yuen Long
169ES - Secondary school in area 101, Tin Shui Wai, Yuen Long**

INTRODUCTION

When Members considered papers PWSC(1999-2000)7 on **201EP** - Primary school in area 101, Tin Shui Wai, Yuen Long and PWSC(1999-2000)8 on **169ES** - Secondary school in area 101, Tin Shui Wai, Yuen Long at the PWSC meeting on 28 April 1999, the Administration undertook to provide the following supplementary information -

- (a) the reasons for the difference in the unit cost of the "building" component of the cost estimates between a standard secondary school and a standard primary school;
- (b) whether the layout of the basketball courts for **201EP** could be re-arranged to allow a more efficient use of open space for the school; and
- (c) whether the layout of **169ES** could be modified by relocating the special room block to the south of the classroom block to allow a more efficient use of open space.

THE ADMINISTRATION'S RESPONSE

2. As regards item (a) above, a comparison of the construction floor areas and the construction unit costs (building elements only) of a standard design 30-classroom primary school and a standard design 30-classroom secondary school is as follows –

/Construction

	30-classroom primary school	30-classroom secondary school
Construction floor area	10 727m ²	12 238m ²
Construction unit cost (building elements only)	\$4 848/m ²	\$5 025/m ²

As can be seen from the table above, the construction unit cost (building elements only) of a standard secondary school is slightly higher than the similar unit cost of a standard primary school. The difference of \$177/m² is mainly due to the provision of a larger number of special rooms in the secondary school such as science laboratories, workshops, home economics rooms etc. There are six special rooms in a standard 30-classroom primary school and 16 special rooms in a standard secondary school. In addition, the costs of specialised fixtures and fittings such as fume cupboards required for science laboratories in a standard secondary school are included in the "building" cost estimate.

3. As regards (b) above, we have considered the feasibility of relocating one of the basketball courts in **201EP** to the east of the assembly hall block. This area is designed as a landscaped sitting-out area with arbours and shaded seating etc. The area is intended to be a green zone in the primary school for use as a rest and social area for students. While the proposed arrangement would result in an increase in the active recreation area at the expense of the passive recreation facility, we consider that the present layout has achieved a proper balance between the provision of the games area, the landscaped area and comfortable rest space for the students within the playground. We believe that the present layout is the most desirable design option for the primary school considering that the existing open play area can double as a mini-football pitch or a volleyball court etc. by using suitable markings on the ground.

4. With regard to (c) above, we have considered the feasibility of relocating the special room block of **169ES** to the south of the classroom block. However, the area south of the classroom block is intended to be used as a bus and car parking area plus a landscaped zone. The original location of the special room block has the effect of separating the open play area from vehicular circulation. Therefore, we consider the relocation of the special room block to the south of the

/classroom

classroom block to be undesirable. Moreover, under the proposed relocation, the fire safety requirement on the permitted maximum distance of travel from the fireman's lift to any part of the building will be exceeded. For these reasons, we consider that the most appropriate design option for **169ES** is to adopt the original layout.

Housing Bureau
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