

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary information on 260ES – A direct subsidy scheme secondary school in Area 50, Tseung Kwan O

INTRODUCTION

In considering the paper referenced PWSC(2004-05)8 at the Public Works Subcommittee meeting on 5 May 2004, Members requested the Administration to –

- (a) confirm whether the responsibility for the repair and maintenance of Pung Loi Road and Pung Loi Avenue (the access road) should continue to be borne by the owners of Oscar By The Sea upon the commissioning of the proposed new school; and
- (b) review (in consultation with the school sponsor) the design of the school premises with regard to the outlook, in particular the façade of the assembly hall block and to provide the relevant drawing showing the improvement made.

THE ADMINISTRATION'S RESPONSE

Maintenance of the access road

2. The access road in question is marked in brown in Enclosure 1. A non-exclusive right-of-way over it has been granted to the Grantee of TKOTL No. 51 (Oscar By The Sea). According to the lease conditions, the Grantee shall throughout the lease term “at his own expense uphold, maintain and repair the access road ... to the satisfaction of the Director [of Lands] and the Grantee shall be

/responsible

responsible for the whole as if he were the absolute owner thereof". The lease conditions also stipulate that the Government reserves the right "to grant rights-of-way over the access road to the owners of other lots in the vicinity now or in the future ..." and "or to take over the whole or any portion of the access road for the purposes of a public street without payment of any compensation ...". It is on the basis of the whole package of lease conditions that the Grantee and the Government negotiated and agreed on the land premium. The access road is now open to all members of the public.

3. Notwithstanding the above arrangement as stipulated in the lease conditions which have been in force following the grant of the land in 1997, owners of Oscar By The Sea have recently expressed the view that the Administration should take over the management and maintenance responsibility of the access road particularly following the future allocation of the site of **260ES** to a school which requires the use of the access road. The Administration is now examining the matter in detail, taking into account all relevant considerations, including the owners' concerns, considerations behind the formulation of the relevant lease conditions, and other relevant government policies.

4. It should be noted that the maintenance responsibility of the access road and the school project are two separate issues. Decision on the former should not affect the programme of the latter.

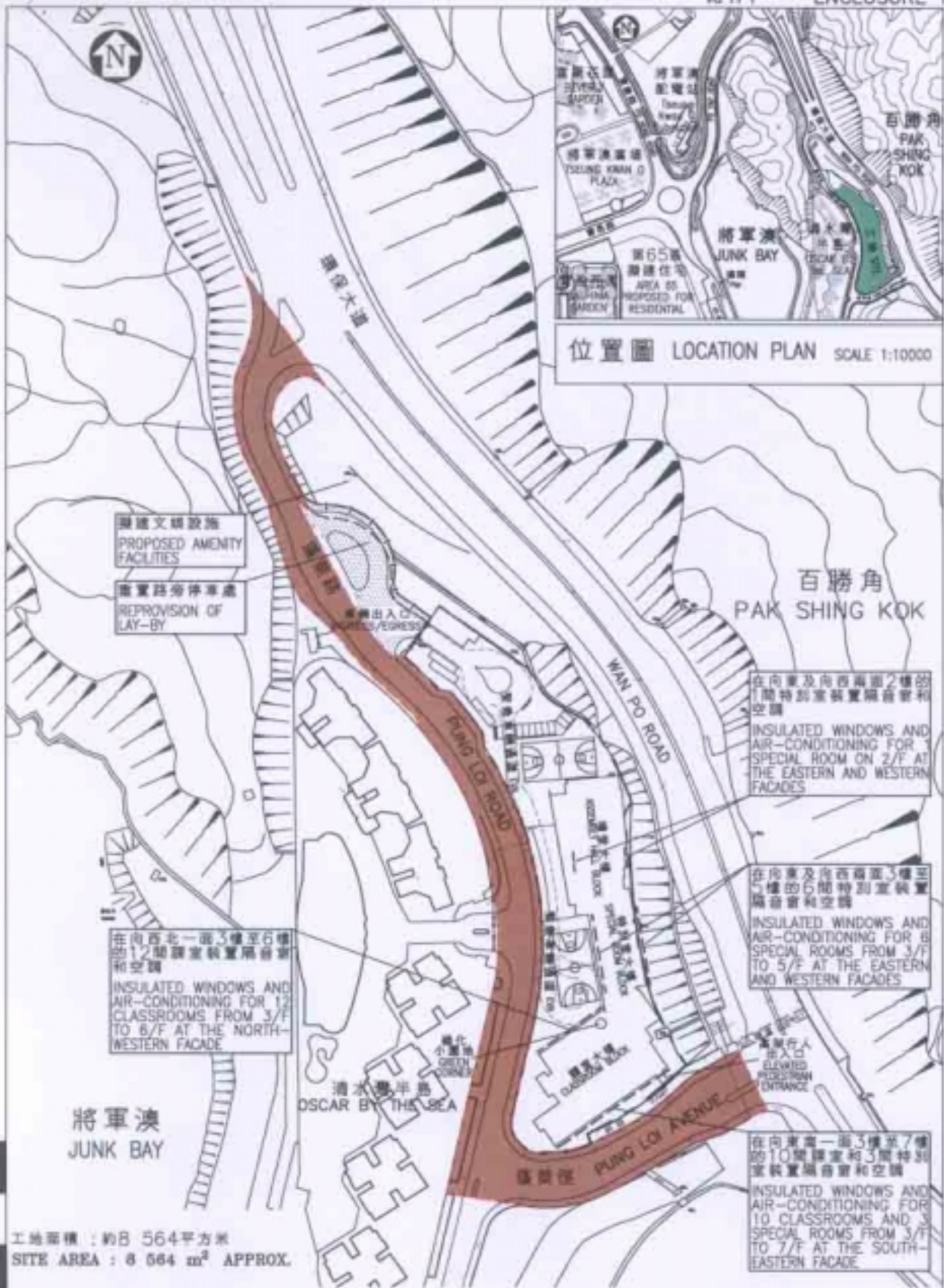
Revised façade design

5. Pursuant to Members' advice, we have reviewed the design of the school premises with regard to the façade of the assembly hall block –

- (a) The cantilevered wall at 1/F level has been highlighted in a colour to match other architectural elements of the school. Windows have also been added to provide daylighting to the ramp access to the stage of the assembly hall.
- (b) The staircase colour on the end façade has been highlighted and windows provided for additional daylighting.
- (c) Landscaping has been enhanced particularly with a view to shielding the school from the existing elevated road.

6. A revised view of the school premises (artist's impression) is at
Enclosure 2.

Education and Manpower Bureau
June 2004



位置圖 LOCATION PLAN SCALE 1:10000

擬議文娛設施
PROPOSED AMENITY FACILITIES

電單車旁停車處
REPROVISION OF LAY-BY

在向西北一面3樓至6樓的12間課室裝置隔音窗和空調
INSULATED WINDOWS AND AIR-CONDITIONING FOR 12 CLASSROOMS FROM 3/F TO 6/F AT THE NORTH-WESTERN FACADE

在向東及向西兩面2樓的1間特別室裝置隔音窗和空調
INSULATED WINDOWS AND AIR-CONDITIONING FOR 1 SPECIAL ROOM ON 2/F AT THE EASTERN AND WESTERN FACADES

在向東及向西兩面3樓至5樓的6間特別室裝置隔音窗和空調
INSULATED WINDOWS AND AIR-CONDITIONING FOR 6 SPECIAL ROOMS FROM 3/F TO 5/F AT THE EASTERN AND WESTERN FACADES

在向東一面3樓至7樓的10間課室和3間特別室裝置隔音窗和空調
INSULATED WINDOWS AND AIR-CONDITIONING FOR 10 CLASSROOMS AND 3 SPECIAL ROOMS FROM 3/F TO 7/F AT THE SOUTH-EASTERN FACADE

工地面積：約8 564平方米
SITE AREA : 8 564 m² APPROX.

title 260ES
將軍澳第50區的1所直接資助計劃中學
A DIRECT SUBSIDY SCHEME SECONDARY SCHOOL IN AREA 50, TSEUNG KWAN O


drawn by	W. H. LAW	date
approved	KEVIN LI	date
office	ARCHITECTURAL BRANCH	

drawing no.	scale
AB/6418/XE201a	1:2000





從北面望向中學校舍的構思圖
 VIEW OF THE SECONDARY SCHOOL PREMISES FROM NORTHERN DIRECTION (ARTIST'S IMPRESSION)

title 260ES 將軍澳第50區的1所 直接資助計劃中學 A DIRECT SUBSIDY SCHEME SECONDARY SCHOOL IN AREA 50, TSEUNG KWAN O	drawn by W. H. LAW	date	drawing no. AB/6418/XE202a	scale N.T.S.
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