

For discussion on 13 December 2010

Legislative Council Panel on Education

11EE – Redevelopment of Kowloon Junior School at 20 Perth Street, Homantin, Kowloon

PURPOSE

We need to redevelop Kowloon Junior School (the School) of the English Schools Foundation (ESF), which is housed in sub-standard premises, to improve its learning and teaching environment. This paper briefs Members on the proposed capital works project and timeline for implementation.

PROJECT SCOPE AND NATURE

2. The project involves the demolition of the existing sub-standard school premises at the Perth Street and the construction of new school premises at an estimated Government subvention of \$169.3 million in September 2010 prices to provide the following facilities¹ –

- (a) 30 classrooms;
- (b) four small group teaching rooms;
- (c) 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;

¹ These facilities include standard facilities for a standard-design public sector primary school of the same student population that are to be funded by Government subvention. They do not include facilities that are to be funded by the ESF, including a Learning Support Centre to support students with special educational needs, three music practice rooms and a dance/drama studio.

- (d) a library;
- (e) a guidance activity room;
- (f) two interview rooms;
- (g) a staff room;
- (h) a medical inspection room;
- (i) a conference room;
- (j) an assembly hall;
- (k) covered playground;
- (l) multi-purpose area;
- (m) a student activity centre;
- (n) a green corner²; and
- (o) ancillary accommodation including a lift and relevant facilities for the physically disabled.

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

JUSTIFICATION

4. The School provides English-medium education services for students from Year 1 to Year 6. It follows the International Baccalaureate Primary Years Programme. The School has been operating 30 classes which are currently accommodated in two premises at Perth Street and Rose Street, Kowloon. It is the only school under the ESF which operates at two separate locations.

² The green corner is a designated area inside the campus to enable students to develop an interest in horticulture and natural environment. The green corner may include a greenhouse, a weather station and planting beds.

5. In addition to the split campus arrangement that has created management difficulties for the School, the school premises at the two sites are constrained by the lack of sufficient up-to-date facilities like small group teaching rooms, general studies room, guidance activity room, interview rooms, multi-purpose area etc. to enable the School to continue the delivery of quality education to its students. Built in the 1950s, the school premises at Perth Street was the oldest premises among the schools under the ESF. The School has undergone frequent repairs due to water leakage problems in different areas including classrooms and library for years. With deterioration of the condition of the school buildings, the learning and teaching environment has been affected, giving rise to a pressing need for redevelopment. To facilitate the long-term development of the School, it is necessary for the School to consolidate the two separate campuses at Perth Street and Rose Street through redevelopment of the existing school premises at Perth Street. The redevelopment and consolidation of the two premises will enable students to share educational facilities more effectively, enhance the communication among students and teachers and improve the study environment of the students. The new school premises will provide 30 classrooms for accommodating the same number of classes the School presently operates. The ESF will also expand the existing Learning Support Centre in the School to support students with special education needs.

6. In accordance with the prevailing policy on capital grant to ESF schools, the ESF is entitled to a capital grant which equals to 100% of the cost for constructing a standard-design public sector school of the same student population. The ESF will bear the professional fee and related cost for this redevelopment project. The ESF has agreed to pay a total amount of \$220.5 million in September 2010 prices on top of government subvention for non-standard facilities of the project by utilizing its own existing funding resources as well as proceeds from the Refundable Capital Levy Scheme³.

³ The ESF will introduce the Refundable Capital Levy Scheme in the 2011/12 school year to generate

7. During redevelopment, students currently studying in Perth Street premises will be temporarily accommodated at the ex-premises of Hung Hom Government Primary School. The ESF will bear the renovation and other related costs for the decanting premises. Upon completion of the redevelopment, the school premises at Rose Street will be vacated and the ESF has undertaken to return the to-be-vacated premises cum the site to the Government for disposal. We will consider the future use of the premises in consultation with relevant departments.

IMPLEMENTATION PLAN

8. We plan to seek the approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for the proposed redevelopment project in January 2011 and February 2011 respectively. Subject to funding approval from the Finance Committee, the ESF plans to commence demolition works in May 2011. The construction works are expected to be completed in July 2013.

PUBLIC CONSULTATION

9. We provided an information paper on **11EE** to the Kowloon City District Council on 10 November 2010. Members of the Council did not raise the need for discussion nor express any concern about the project.

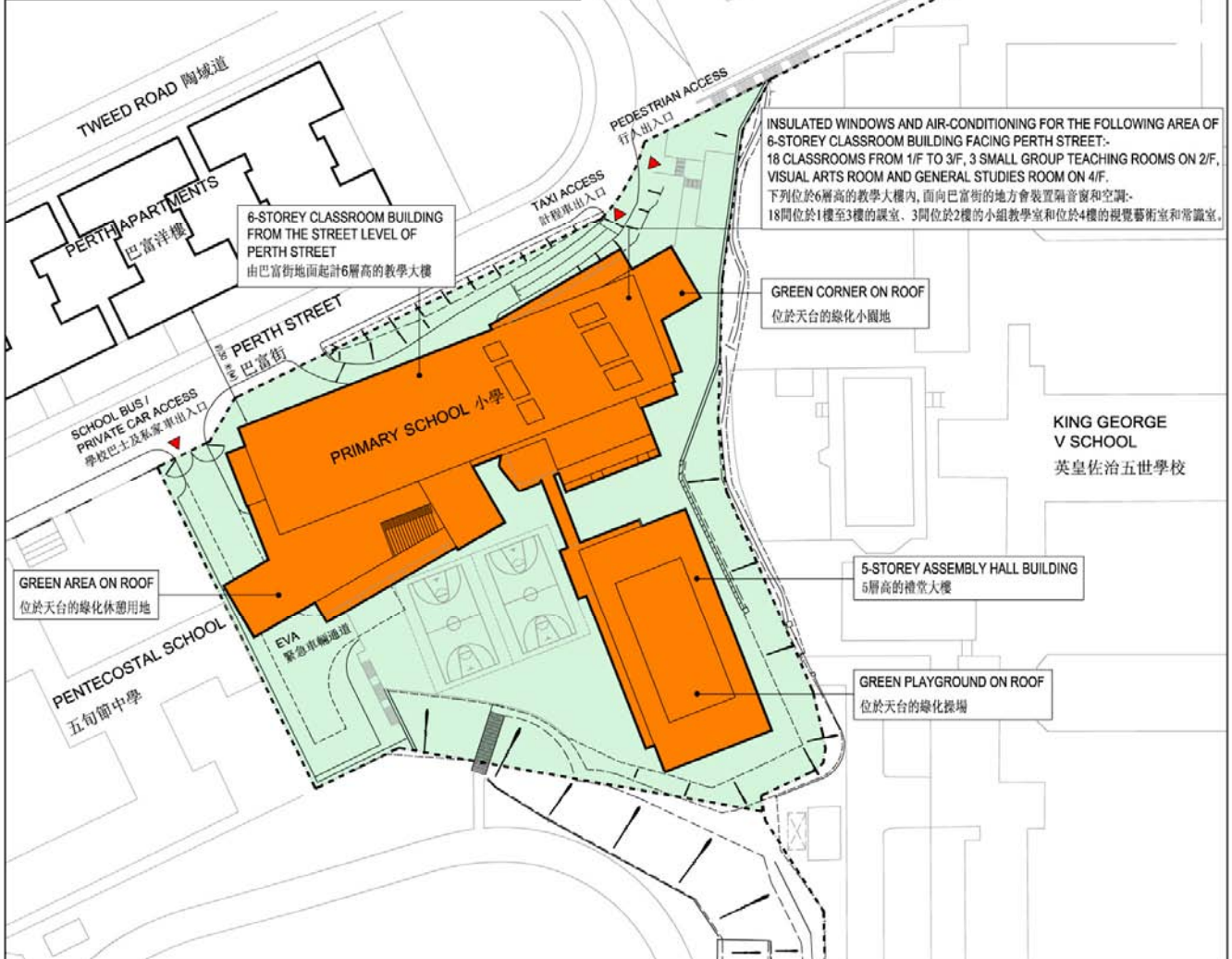
SUBVENTION ARRANGEMENTS

10. We are conducting a review on the subvention arrangements for the ESF. The review will cover a number of areas including the ESF's role and positioning, its service targets, financial management and fee-related arrangements. We will take into account the series of governance and financial reform measures undertaken by the ESF since late 2008, and will review the education services currently provided by the ESF in examining whether the Government should continue with the existing mode of subvention and other related matters.

Education Bureau
December 2010



位置圖 LOCATION PLAN 1 : 3500



平面圖 SITE PLAN 1 : 1000

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九龍何文田巴富街 20 號九龍小學重建計劃



AERIAL VIEW OF THE NEW SCHOOL PREMISES FROM PERTH STREET SPORTS GROUND
從巴富街運動場望向校舍鳥瞰構思圖



VIEW OF THE NEW SCHOOL PREMISES FROM PERTH STREET
從巴富街望向校舍構思圖

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