

For information

Legislative Council Panel on Education

94EB - Redevelopment of Ying Wa Girls' School at Robinson Road, Hong Kong

PURPOSE

We need to improve the teaching and learning environment of Ying Wa Girls' School (the School) of the Hong Kong Council of the Church of Christ in China (the School Sponsor), at 76 Robinson Road, Hong Kong, which is housed in sub-standard premises. This paper briefs Members on the proposed capital works project and timeline for implementation.

PROJECT SCOPE AND NATURE

2. The project scope includes demolition of the existing buildings of Ying Wa Girls' School at 76 Robinson Road (Site A) and the buildings currently let to the Hong Kong Institute of Technology (HKIT) by the Government at 2 Breezy Path (Site B), and construction of a 30-classroom secondary school premises on the cleared sites to provide the following facilities –

- (a) 30 classrooms;
- (b) 26 special rooms, comprising a music room, a visual arts room, a computer assisted learning room, a preparation room for computer assisted learning, two integrated science laboratories, a preparation room for integrated science laboratory, a multi-purpose room and 18 equipment-based multipurpose rooms;
- (c) a library cum language room;
- (d) a guidance activity room;

- (e) two interview rooms;
- (f) three small group teaching rooms;
- (g) rooms for administration comprising a principal's office, two deputy principal's offices, a discipline master's office, a career master's office, a general store, a pantry, a printing room and a security store, a medical inspection room, a general office, a staff room, a staff common room, a conference room and a school social worker's office;
- (h) an assembly hall, a stage, a chair store and a dressing room;
- (i) areas for physical education including covered playgrounds, multi-purpose areas, a student activity centre, a physical education store and two changing rooms;
- (j) a green corner¹; and
- (k) ancillary facilities including disabled/fireman's lifts, facilities for the physically disabled, a tuck shop-cum-central food portioning area, a guard booth, a refuse store, caretakers' quarters and toilets.

3. Estimated Government capital subvention required for the project is \$361.8 million in September 2011 prices. The capital grant for **94EB** is calculated having regard to the reference cost of a standard design 30-classroom public sector secondary school. The reference costs are based on an uncomplicated site with no unusual environmental or geotechnical constraints. To cater for site-specific constraints faced by the school, we will also provide the School Sponsor with additional grants for site-specific works². The school sponsor will, on top of Government subvention, bear the costs for above-standard facilities of the project. In this regard, the School Sponsor will contribute \$3.3 million in September 2011 prices for above-standard facilities and the relevant additional piling out of its own funds. Adding the School Sponsor's contribution to the capital grant of \$361.8 million of

¹ Green corner is a designated area inside the campus to enable students to development an interest in natural environment. The green corner may include a weather station and planting beds.

² Site-specific works for **94EB** include demolition, site formation, additional energy conservation measures, noise mitigation measures, and heritage works.

September 2011 prices results in the total project cost of \$365.1 million in September 2011 prices. The capital grant to be provided by the Government will be capped at \$361.8 million in September 2011 prices.

4. The proposed new school premises will meet the planning target of providing two square metres of open space per student. A site plan is at Enclosure 1 and views of the school premises (artist's impression) are at Enclosure 2. The school sponsor plans to commence works in the fourth quarter of 2012 for completion by end of 2016.

JUSTIFICATION

5. The School is currently operating 33 classes³ and will operate 30 classes after the completion of redevelopment by 2016. The existing premises in the School were mainly built in 1953 and 1967, with a former kindergarten block built in 1926 (1926 building) and a covered playground and a rooftop ball court built under the School Improvement Programme (SIP) in 2004. The sub-standard and dilapidated facilities of the existing campus require frequent repairs and fall short of the current facility and space requirements. With changes in curriculum and pedagogy in recent years, including the implementation of the New Senior Secondary (NSS) Curriculum since 2009/10 school year, the shortfall in teaching and learning space, as well as the dilapidated facilities of the existing campus, has imposed significant challenges to the School. As a matter of fact, the existing school site area of about 4,921 m² is far below the standard site area of 6,950 m² for a 30-classroom secondary school. The existing facilities are seriously under-sized. The School also lacks certain essential facilities such as small group teaching rooms, conference room, multi-purpose room and computer assisted learning rooms. The redevelopment project will upgrade the facilities of the School to meet the prevailing standards and requirements for effective teaching and learning.

³ During the double-cohort year in 2011/12 school year, the School has a class structure of 5-5-5-5-5-5-3 for Secondary 1 to Secondary 7. Upon completion of the project, the class structure will be 5-5-5-5-5-5 for Secondary 1 to Secondary 6 following the New Senior Secondary academic structure.

6. The usable area of Site A is only about 3103 m² after deducting the area of the existing slopes, the area required for preserving the 1926 building, part of the existing access road shared with Hop Yat Church as well as the area of the existing single storey annex built under the SIP in 2004 (SIP Structure). The remaining usable area is far below the standard site area for a standard 30-classroom secondary school. In order to overcome the space shortage of the School and accommodate the required facilities of a 30-classroom secondary school, Site B with an area⁴ of 2,850 m² would be included in the redevelopment project for the School. EDB would acquire Site B through Permanent Government Land Allocation upon expiry of the tenancy currently let to HKIT by the Government. The School would demolish the SIP Structure, which comprises a covered multi-purpose playground with a rooftop open air ball court, in order to free up some 535 m² for better utilization of the limited site area.

7. The School will preserve the 1926 building, which is a proposed Grade 3 historical building which housed the first kindergarten in Hong Kong and hence has a significant historical value to the history of education in Hong Kong. Through the redevelopment, opportunity is taken to revive the 1926 building. The demolition of the SIP Structure would also help in improving the visibility of the preserved building in the congested site environment.

8. With the implementation of the NSS academic structure, the School will have an ultimate class structure of five classes at each level from Secondary 1 to Secondary 6 after the completion of redevelopment by 2016. Upon completion, **94EB** will provide 30 classrooms and other facilities to support the implementation of the NSS curriculum.

9. During redevelopment, the School will be temporarily accommodated at the vacant school premises of the ex-Tack Ching Girls' Middle School at 101 Castle Peak Road, Shamshuipo, Kowloon.

IMPLEMENTATION PLAN

⁴ This includes the existing slopes which occupy an area of 955 m².

10. 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 May 2012 and June 2012 respectively. Subject to funding approval from the Finance Committee, the School Sponsor plans to commence demolition works in the fourth quarter of 2012 for completion in 2013. The construction works are expected to commence in the second quarter 2013 and scheduled for completion by end of 2016.

PUBLIC CONSULTATION

11. We consulted the Legislative Council Panel on Education on 24 October 2005 on our review of the School Building Programme. Members noted without objection our plan to proceed with reprovisioning and redevelopment projects to upgrade sub-standard facilities in existing schools. **94EB** is a project to reprovision and redevelop an existing school operating in sub-standard premises.

12. At its meeting on 23 February 2012, the Culture, Leisure and Social Affairs Committee of Central and Western District Council (C&W DC) was consulted on **94EB**. The Committee acknowledged the redevelopment need of the School and its contribution to the education service for the community over century. The majority of Committee members who had spoken indicated support for the redevelopment project. During the discussion, some views and suggestions were floated by Members for the School's consideration, including minimizing the number of trees to be felled, preserving the low fence wall in rubble masonry at Robinson Road near Site B, exploring the possibility to allow certain space at Site B for other community use, conducting Environmental Assessment and Traffic Assessment, and adopting appropriate measures to minimize possible nuisance caused during the works period of the school project.

13. As a follow-up to the views expressed by C&W DC, the school sponsor will conduct a detailed tree survey at both Site A and Site B before commencement of works. According to the findings of preliminary assessment, there are no important trees in the areas affected by the

construction works. The school sponsor will retain the existing trees as far as practicable and incorporate planting proposals as part of the project. Regarding the low fence wall in rubble masonry at Robinson Road near Site B, the school sponsor will salvage the old stones and re-use them for constructing the entrance to Site B. Further, the School has carried out an Environmental Assessment and Traffic Assessment and the relevant cost will be charged under block allocation Subhead 8100QX “Alterations, additions, repairs and improvements to education subvented buildings”.

Education Bureau

April 2012