

**For discussion on 14 January 2013**

**Legislative Council Panel on Education**

**92EB - Redevelopment of Tung Wah Group of Hospitals  
Wong Fut Nam College at Oxford Road, Kowloon**

**PURPOSE**

We need to improve the learning and teaching environment of Tung Wah Group of Hospitals Wong Fut Nam College (the School) of Tung Wah Group of Hospitals (the School Sponsor) at 1C Oxford Road, Kowloon, which is housed in sub-standard premises. This paper briefs Members on the proposed capital works project and the timeline for implementation.

**PROJECT SCOPE AND NATURE**

2. The project scope includes demolition of the existing buildings of the School at 1C Oxford Road and construction of a 30-classroom secondary school premises on the cleared site to provide the following facilities –

- (a) 30 classrooms;
- (b) 19 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, a multi-purpose room and 11 equipment-based multi-purpose rooms;
- (c) a library-cum-language room;
- (d) a guidance activity room;
- (e) two interview rooms;
- (f) three small group teaching rooms;

- (g) administration offices comprising a principal's office, two deputy principal's offices, a discipline master's office, a career master's office, a pantry, a printing room and 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 with a stage, chair stores and a dressing room;
- (i) areas for physical education including covered playgrounds, multi-purpose areas, two student activity centres, three physical education stores and two changing rooms;
- (j) a running track<sup>1</sup>;
- (k) a green corner<sup>2</sup>; and
- (l) ancillary facilities including a disabled/fireman's lift, facilities for the physically disabled, a tuck shop-cum-central portioning area, store rooms and toilets.

3. The estimated Government capital subvention towards the project is \$323.7 million in money-of-the-day (MOD) prices. The capital grant for **92EB** is calculated having regard to the reference cost<sup>3</sup> of a standard-design 30-classroom public sector secondary school and the cost for site-specific works<sup>4</sup>.

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- 1 A running track surrounding the basketball court on the roof will be provided to make optimal use of campus space.
  - 2 A 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 weather station and planting beds.
  - 3 The reference cost is based on an uncomplicated site with no unusual environmental or geotechnical constraints.
  - 4 Site-specific works for 92EB include demolition, site formation, additional energy conservation measures and noise mitigation measures.

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 new school premises (artist's impression) are at Enclosure 2. The School Sponsor plans to commence works in the third quarter of 2013 for completion by end of 2015.

## **JUSTIFICATION**

5. The main school building, including the main teaching block and assembly hall, was built in 1962 while the extension teaching block (providing a computer room, a computer assisted learning room, a preparation room for computer assisted learning, a library, a language room and a staff common room) was built in 1992. Since September 2012, the School has been operating 30 classes and is expected to operate the same number of classes after the completion of the proposed redevelopment by 2015. The existing sub-standard campus provides for 25 classrooms only and lacks certain standard facilities such as small group teaching rooms, multi-purpose room, multi-purpose area, student activity centre and disabled/fireman's lift. In addition, the existing facilities are seriously under-sized and fail to meet the prevailing requirements. With the implementation of the New Senior Secondary Curriculum since the 2009/10 school year and corresponding changes in curriculum and pedagogy, the shortfall in teaching and learning space has posed more acute challenge to the School. The proposed redevelopment project will upgrade the facilities of the School to meet the prevailing standards, providing an improved learning environment to the students.

6. During redevelopment, the School will be temporarily accommodated at the vacant school premises of the ex-Shatin Tsung Tsin Secondary School at Sun Chui Estate, Shatin, New Territories.

## **IMPLEMENTATION PLAN**

7. We plan to seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council

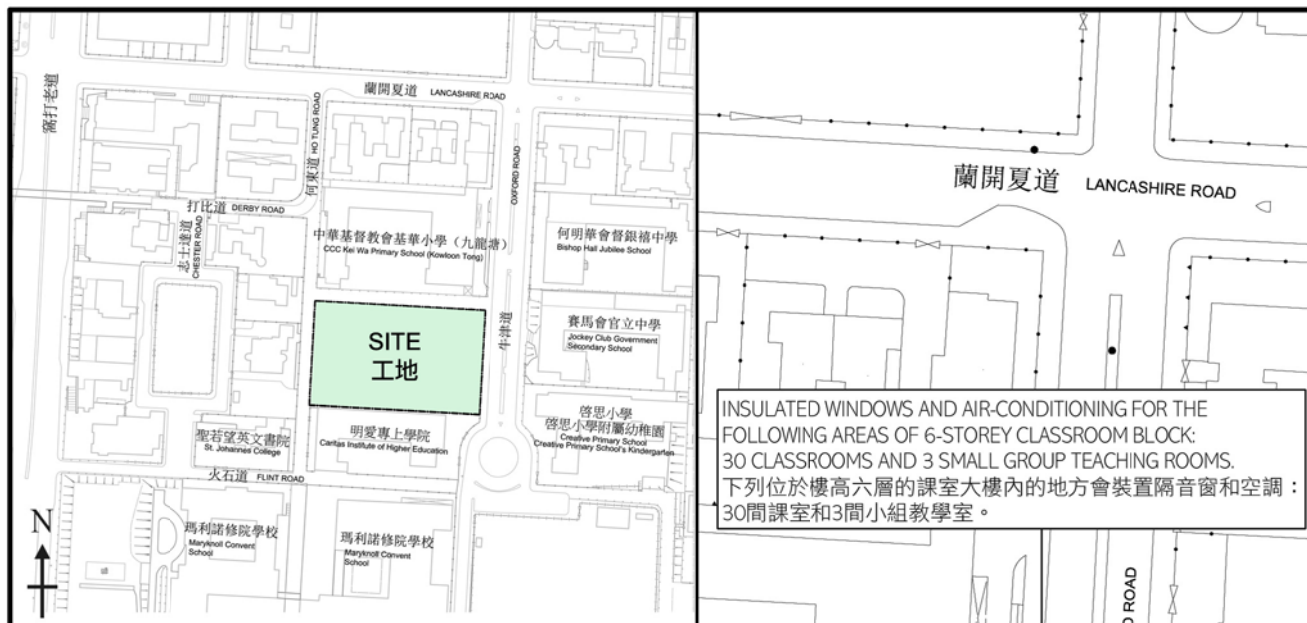
for the proposed redevelopment project in February 2013 and March 2013 respectively. Subject to funding approval from the Finance Committee, the School Sponsor plans to commence demolition works in the third quarter of 2013 for completion in fourth quarter of 2013. The construction works are expected to commence in the first quarter of 2014 and scheduled for completion by the end of 2015.

## **PUBLIC CONSULTATION**

8. 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. **92EB** is a project to reprovision and redevelop an existing school operating in sub-standard premises.

9. We circulated an information paper on **92EB** to the Kowloon City District Council (KCDC) on 26 October 2012. Members of KCDC did not raise any concern about the project.

**Education Bureau**  
**January 2013**



INSULATED WINDOWS AND AIR-CONDITIONING FOR THE FOLLOWING AREAS OF 6-STOREY CLASSROOM BLOCK:  
30 CLASSROOMS AND 3 SMALL GROUP TEACHING ROOMS.  
下列位於樓高六層的課室大樓內的地方會裝置隔音窗和空調：  
30間課室和3間小組教學室。

位置圖 LOCATION PLAN 1:3500



INSULATED WINDOWS AND AIR-CONDITIONING FOR THE FOLLOWING AREAS OF 6-STOREY SPECIAL ROOM BLOCK:  
DESIGN AND TECHNOLOGY WORKSHOP AND HOME MANAGEMENT ROOM ON G/F, NEEDLEWORK ROOM ON 1/F,  
GEOGRAPHY ROOM, MUSIC ROOM AND VISUAL ARTS ROOM ON 2/F, 2 INTEGRATED SCIENCE LABS ON 4/F,  
PHYSICS LAB, CHEMISTRY LAB, BIOLOGY LAB AND MULTI-PURPOSE ROOM ON 5/F.  
下列位於樓高六層的特別室大樓內的地方會裝置隔音窗和空調：  
位於地下的設計與科技工場和家政室；位於1樓的針織/縫紉室；位於2樓的地理室、音樂室和視覺藝術室；  
位於4樓的2間綜合科學實驗室；以及位於5樓的物理實驗室、化學實驗室、生物實驗室和多用途教學室。

平面圖 SITE PLAN 1:1000

92EB - REDEVELOPMENT OF TUNG WAH GROUP OF HOSPITALS  
WONG FUT NAM COLLEGE AT OXFORD ROAD, KOWLOON

92EB - 九龍牛津道東華三院黃笏南中學重建計劃





AERIAL VIEW OF THE NEW SCHOOL PREMISES FROM NORTHEAST  
從東北面望向校舍鳥瞰構思圖



AERIAL VIEW OF THE NEW SCHOOL PREMISES FROM NORTHWEST  
從西北面望向校舍鳥瞰構思圖

92EB - REDEVELOPMENT OF TUNG WAH GROUP OF HOSPITALS  
WONG FUT NAM COLLEGE AT OXFORD ROAD, KOWLOON

92EB - 九龍牛津道東華三院黃笏南中學重建計劃