

**For discussion
on 11 March 2013**

Legislative Council Panel on Education

**Issues relating to the existing policy
on the use of land for education purposes**

Purpose

This paper briefs Members on the existing policy on the use of land for education purposes.

Primary and Secondary Schools

2. Planning for the reservation of sites for development of primary and secondary schools are steered by two broad objectives. School sites are reserved, on the one hand, to ensure the provision of sufficient public sector school places for all eligible students. On the other hand, we need school sites to provide appropriate infrastructure to meet various policy initiatives for upgrading the quality of education, such as implementation of whole-day primary schooling and small class teaching in public sector primary schools, and reprovisioning of existing schools housed in sub-standard premises.

3. Under the established mechanism, Planning Department (PlanD) will reserve sites for school development when preparing town plans and planning large-scale residential developments having regard to the planned population intake and on the basis of the needs for community services in accordance with the guidelines set out in the Hong Kong Planning Standards and Guidelines. In the process, Education Bureau (EDB) will be consulted on whether school sites should be reserved. As far as long-term planning in primary and secondary education is concerned, EDB will make reference to the school-age population projections, which are compiled based on the population projections updated regularly by the Census and Statistics Department¹, and take into

¹ The latest set of population projections (i.e. 2011-based Population Projections) was released in July 2012, which had adopted the results of the 2011 Population Census and latest assumptions on fertility of local women, time and rate of return of over 180 000 babies born to Mainland women in Hong Kong whose fathers are non-permanent residents of Hong Kong (i.e. Type II babies) during 2006 to 2012, and children admitted under One-way Permits. It is worth noting that the actual number of Type II

account the actual numbers of existing students at various levels and cross-boundary students² as well as the latest demographic changes, including the number of newly-arrived children from the Mainland, in estimating the future demand for school places and relevant resources. When planning the School Building Programme for reserved school sites, EDB will consider the latest projections, the prevailing educational initiatives, other factors that may affect the demand for school places in certain districts and different options to increase the supply of places (e.g. utilizing vacant classrooms in existing schools) in particular districts.

4. We will consider if there is a long-term need to identify reserved school sites to meet the projected demand³ and relevant educational initiatives, and liaise with PlanD accordingly when such need arises. We will also consider the projected demand for school places in the district in the medium and the longer term, the technical feasibility of developing the site and the likelihood of acquiring alternative school sites in the district, etc., before we decide to retain or release a particular reserved school site so as to facilitate better utilization of valuable land resources. The ex-reserved secondary school site at Choi Hing Road, Kwun Tong has been released to PlanD for alternative use following the earlier review of the School Building Programme in 2011. PlanD would identify a replacement site for school development for meeting educational needs in the future.

5. Following the above parameters, EDB, as at February 2013, has 17 reserved school sites (including primary, secondary and special school use) with planned School Building Programme and technical studies and design work are in progress in accordance with the established procedures.

babies who would settle in Hong Kong and if so, when, is subject to high uncertainty and that should they settle and live in Hong Kong, their demand on school places in individual districts is even more difficult to predict.

² Cross-boundary students are not counted as part of Hong Kong resident population. Their numbers as well as the boundary control points which they use to access Hong Kong are subject to year-on-year changes depending on family factors, distribution of their places of residence, and adjustment of relevant policies, etc. Therefore, it is difficult to make an accurate projection.

³ If it is established that there is a need for more public sector school places in individual districts, we will, as a general rule, first consider providing additional classrooms within the existing school premises, e.g. recycling suitable vacant school premises for school use, etc., to increase the supply of school places. We will implement school building projects to increase the supply when the above measures are unable to meet the expected demand. More flexible measures such as converting other rooms into classrooms or borrowing school places from other school nets will be adopted if the demand is believed to be temporary in nature.

Publicly-funded Post-secondary Sector

6. The Administration and the University Grants Committee (UGC) are committed to supporting the development of publicly-funded teaching facilities and student hostels by UGC-funded institutions in accordance with the established policies and calculation criteria.

7. To ensure optimal use of limited land resources, the Administration and the UGC encourage the UGC-funded institutions to identify suitable sites within campus to develop the needed teaching facilities and student hostels, or consider the conversion or expansion of existing campus structures so as to make the best use of campus land.

8. Where necessary, we will also identify suitable land outside the campus for the UGC-funded institutions to meet their development needs under the prevailing policies and calculation criteria. As a matter of fact, we are now having discussions with some of the UGC-funded institutions facing a shortfall in student hostels and teaching facilities to study the feasibility of developing student hostels or teaching facilities on different sites. Regarding site selection, we take a basket of relevant factors into consideration. These include whether there are any additional requirements for space by the UGC-funded institutions under the prevailing policies, whether the campuses of the UGC-funded institutions are already fully utilised and whether there is potential for redevelopment and expansion, as well as the locations of existing campuses and the supply of land reserved for higher education purposes.

9. Whether it is land within the campus of the UGC-funded institutions or new Government land identified for the UGC-funded institutions, the resources should first and foremost be used to meet the requirements of UGC-funded institutions for publicly-funded facilities under the existing policies and calculation criteria. In principle, the UGC takes interest in all building development projects of funded institutions (including self-financed projects) to ensure that these proposed projects are in line with the master development plan of the respective campus and consistent with the roles and missions of the funded institutions as agreed with the UGC. Furthermore, it is necessary to ensure that the building development projects will not become a burden to the UGC-funded institutions and eventually to the UGC and the Government. Institutions are therefore required to inform the UGC of any wholly privately-funded projects before their commencement.

Former Lee Wai Lee campus of the Hong Kong Institute of Vocational Education in Renfrew Road, Kowloon Tong

10. The former Lee Wai Lee campus of the Hong Kong Institute of Vocational Education in Renfrew Road, Kowloon Tong was built in 1979. The Vocational Training Council obtained the funding approval of the Finance Committee of the Legislative Council in 2007 to re-provision the Lee Wai Lee campus by building a new one in Tiu Keng Leng, Tseung Kwan O. The new campus would replace the run-down facilities in Kowloon Tong and support the modernisation of vocational education and training of the Lee Wai Lee campus. The new campus was ready for operation in September 2010 and relocation was completed in 2011.

11. With the re-provisioning of the Lee Wai Lee campus of the Hong Kong Institute of Vocational Education in Tseung Kwan O, the Education Bureau (EDB) has assessed if the Kowloon Tong site formerly used as the Lee Wai Lee campus should continue to serve higher education purposes. It has been decided that the northern portion of the former Lee Wai Lee campus site should be reserved for the development of the Hong Kong Baptist University (HKBU). The portion reserved can provide a net operational floor area of about 20 000 square metres. Subject to the prevailing policies and calculation criteria, the HKBU may make use of the land to fully meet its requirements for teaching space and student hostels under the existing rules. As a result, HKBU will become one of the only two UGC-funded institutions whose demand under prevailing policy will be fully met.

12. As for the southern portion of the former Lee Wai Lee campus site, it is beyond the HKBU's requirements under the existing policies and we have no policy justifications for reserving this portion for the development of the HKBU. Taking into account all the aforesaid considerations for site selection, we are of the view that it is not necessary to reserve the southern portion for the expansion of other UGC-funded institutions. The EDB agrees that the southern portion need not be reserved for higher education purposes and could be surrendered to the Government for alternative uses, thus ensuring the optimal use of our scarce land resources.

Self-financing Post-secondary Sector

13. The Government has been actively identifying suitable land sites and vacant school premises for the self-financing post-secondary

sector to facilitate the operation of quality self-financing full-time locally accredited post-secondary programmes by non-profit-making institutions. We have granted 10 land sites and five vacant school premises under the Land Grant Scheme, including the recent land grants at Ho Man Tin; Siu Lek Yuen, Sha Tin; Tseung Kwan O and Chai Wan. We have also earmarked the ex-Victoria Road Detention Centre site and a vacant school premises for application by non-profit-making institutions this February. We have also reserved a land site at Tai Wai and the ex-Burma Lines Military site at Queen's Hill for self-financing higher education use.

14. The Financial Secretary announced in the 2010-11 Budget that we reserved the Queen's Hill site for developing self-financing tertiary education. The site is estimated to provide a gross floor area of more than 100 000 m² and is suitable for the development of a self-financing tertiary institution with boarding facilities. The institution is expected to provide around 8 000 self-financing degree places and 4 000 residential hostel places. We received 9 Expressions of Interest (EOI) for the development of self-financing tertiary education at the Queen's Hill site in 2011. As a standing procedure, we are considering the development parameters based on the EOIs received and plan to invite applications later this year.

Education Bureau
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