

**For discussion
on 17 April 2013**

Legislative Council Panel on Education

**350EP – A 30-classroom primary school at Site 1A-4,
Kai Tak Development, Kowloon**

PURPOSE

We need to construct a primary school premises in Kai Tak Development of Kowloon City District for the reprovisioning of Po Leung Kuk Stanley Ho Sau Nan Primary School currently accommodated in sub-standard premises in Wong Tai Sin District according to prevailing standards. This paper briefs Members on the proposed capital works and timeline for implementation.

PROJECT SCOPE AND NATURE

2. The project scope includes the construction of a 30-classroom primary school at Site 1A-4, Kai Tak Development with a site area of 6 600 square metres (m²). The proposed primary school will have the following facilities –

- (a) 30 classrooms;
- (b) four small group teaching room;
- (c) six special rooms, comprising a music room, a visual arts room, a general studies room, a multi-purpose room, a computer assisted learning room and a language room;
- (d) two interview rooms;

- (e) a guidance activity room;
- (f) a staff room;
- (g) a staff common room;
- (h) a conference room;
- (i) a student activity centre;
- (j) a library;
- (k) a multi-purpose area;
- (l) two basketball courts;
- (m) an assembly hall;
- (n) a green corner¹; and
- (o) ancillary facilities including a disabled/ fireman's lift, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets.

3. The estimated cost of the project is \$317.5 million in money-of-the-day (MOD) prices. It is calculated having regard to the reference cost² of a standard-design 30-classroom public sector primary school and the cost for site-specific works³.

¹ A green corner is a designated area inside the campus to encourage students to develop an interest in horticulture and natural environment. The green corner may include planting beds.

² The reference cost is based on an uncomplicated site with no unusual environmental or geotechnical constraints.

³ Site-specific works include 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. Subject to the funding approval by the Finance Committee, we plan to commence the construction works in the fourth quarter of 2013 for completion in the third quarter of 2015.

JUSTIFICATION

5. It is Government's plan to improve the physical conditions of sub-standard school premises to prevailing standards through the School Improvement Programme as well as re-provisioning and redevelopment. Po Leung Kuk Stanley Ho Sau Nan Primary School is currently located in a school building which is more than 50 years old with an extension block (including a library, a computer room, an English room, an interview room, a dance studio and two small group teaching rooms) built in 2001. It occupies a site area of only 2 200 m². The existing sub-standard campus provides for 24 classrooms only. Facilities of the school are seriously under-sized and fail to meet the prevailing requirements. It does not have the additional space required for infrastructure upgrading or in-situ redevelopment. The school has to apply for major and emergency repairs from time to time in order to meet its operational needs and safety standard over the years. Due to site constraints, re-provisioning of this school to a new school premises at Site 1A-4, Kai Tak Development is the most cost-effective way to improve the teaching and learning environment for teachers and students of the school.

6. Upon completion, Po Leung Kuk Stanley Ho Sau Nan Primary School which currently operates 24 classes in Wong Tai Sin District will provide 30 primary school classes and other facilities in the new school premises.

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 reprovisioning project in May 2013 and June 2013 respectively. Subject to funding approval from the Finance Committee, the construction works are expected to commence in the fourth quarter of 2013 for completion in the third quarter of 2015.

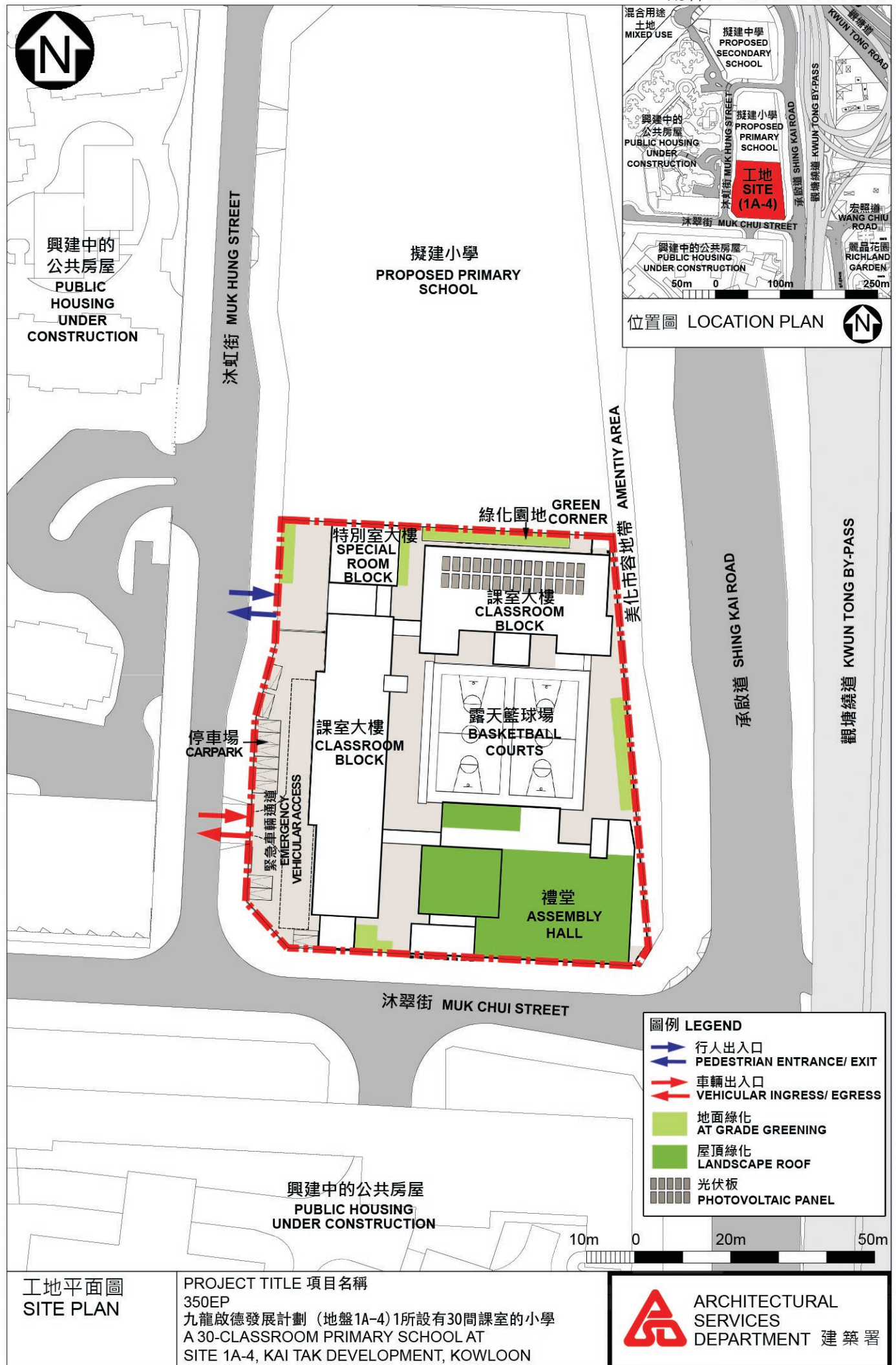
PUBLIC CONSULTATION

8. We consulted the Legislative Council Panel on Education on 24 October 2005 on our review of the School Building Programme. Members noted our plan to proceed with reprovisioning and redevelopment projects to upgrade sub-standard facilities in existing schools. The proposed project seeks to reprovision an existing school operating in sub-standard premises.

9. We consulted the Kowloon City District Council by circulation of an information paper in early February 2013. Members of the Council did not raise any concern about the project

Education Bureau

April 2013



工地平面圖
SITE PLAN

PROJECT TITLE 項目名稱
350EP
九龍啟德發展計劃 (地盤1A-4) 1所設有30間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT
SITE 1A-4, KAI TAK DEVELOPMENT, KOWLOON

圖例 LEGEND

- 行人出入口 PEDESTRIAN ENTRANCE/ EXIT
- 車輛出入口 VEHICULAR INGRESS/ EGRESS
- 地面綠化 AT GRADE GREENING
- 屋頂綠化 LANDSCAPE ROOF
- 光伏板 PHOTOVOLTAIC PANEL

10m 0 20m 50m

ARCHITECTURAL SERVICES DEPARTMENT 建築署