

**For discussion  
on 14 April 2014**

**Legislative Council Panel on Education**

**108ET – Two special schools at site 5C-5,  
Kai Tak development, Kowloon**

**PURPOSE**

We need to construct two special school premises at site 5C-5, Kai Tak development at Sung On Street in Kowloon City to re-provision Po Leung Kuk Anita L.L. Chan (Centenary) School (Centenary School) and Chi Yun School which are accommodated in sub-standard premises in Wong Tai Sin and Sham Shui Po respectively. This paper briefs Members on the proposed capital works projects and timeline.

**PROJECT SCOPE AND NATURE**

2. The project scope includes the construction of two special schools, that is, Centenary School with 12 classrooms for 120 children with moderate intellectual disability (MoID) and Chi Yun School with 12 classrooms for 96 school places and 60 boarding places for children with severe intellectual disability (SID), with a site area of 8 000 square metres (m<sup>2</sup>) in total. The estimated cost of the project is \$463.2 million in money-of-the-day (MOD) prices. The proposed scope of works for the two proposed special schools includes –

Centenary School for children with MoID

- (a) 12 classrooms;
- (b) two small group teaching rooms;
- (c) six special rooms, comprising a music room, a visual arts room, a multi-purpose room, a computer room, a design and technology room and a home economics room;

- (d) two interview rooms;
- (e) an optional subject room<sup>1</sup>;
- (f) a computer-assisted-learning room;
- (g) four speech therapy rooms;
- (h) a staff room;
- (i) a staff common room;
- (j) a conference room;
- (k) two social worker's rooms;
- (l) a student activity centre;
- (m) a library;
- (n) a multi-purpose area;
- (o) a basketball court;
- (p) an assembly hall;
- (q) a green corner<sup>2</sup>; and
- (r) other ancillary facilities including a disabled/ fireman's lift, facilities for the disabled, stores and toilets.

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<sup>1</sup> Optional subject room is for training on the practical and independent living skills to prepare the senior secondary students for taking courses under the Vocational Training Council and Skills Training Centre after they finish secondary education.

<sup>2</sup> 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.

## Chi Yun School for children with SID

### *School Section*

- (a) 12 classrooms;
- (b) two small group teaching rooms;
- (c) four special rooms, comprising a music room, a visual arts room, a multi-purpose room and a computer room;
- (d) two interview rooms;
- (e) a special room for practical subject<sup>3</sup>;
- (f) a multi-media activity room;
- (g) a physiotherapy room;
- (h) an occupational therapy room;
- (i) three speech therapy rooms;
- (j) a staff room;
- (k) a staff common room;
- (l) a social worker's room;
- (m) a conference room;
- (n) a student activity centre;
- (o) a library;
- (p) a multi-purpose area;

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<sup>3</sup> Practical subjects refer to subjects such as life skills training, e.g. preparation of meal setting, independent living training, home decoration etc.

- (q) a basketball court;
- (r) an assembly hall;
- (s) a green corner; and
- (t) other ancillary facilities including a disabled/ fireman's lift, facilities for the disabled, stores and toilets.

*Boarding Section*

- (a) bedrooms to accommodate 60 boarders and study area;
- (b) a TV/Common Room;
- (c) a dining/multi-purpose room;
- (d) a kitchen and a kitchen store;
- (e) a laundry room;
- (f) a drying area;
- (g) a warden's office;
- (h) a houseparents' and programme workers' office;
- (i) a nurse duty room / a sick bay;
- (j) two sleep-in rooms for staff on night shift; and
- (k) other ancillary facilities including stores, toilets, bathrooms and relevant facilities for the disabled.

Upon completion, Centenary School will occupy the western half of the site 5C-5, Kai Tak development (the site) and Chi Yun School will be located at the eastern half. The assembly hall block in the middle of the site will adopt an interlocking

design with the assembly hall of Chi Yun School on the first and second floors in light of the limited mobility of the SID children and that of Centenary School on the third and fourth floors. The two schools will have independent facilities, individual entrances and barrier-free accesses. A site plan is at **Enclosure 1** and  
— — — — view of the two new school premises (artist's impression) is at **Enclosure 2**.

## JUSTIFICATION

3. It is the Government's plan to improve the physical conditions of sub-standard school premises through the School Improvement Programme as well as reprovisioning and redevelopment. Constructed respectively almost 40 years and over 50 years ago and with in-situ improvement inhibited by physical constraints, Centenary School and Chi Yun School are both critically in need of reprovisioning. They, currently occupying site areas of only about 1 740 m<sup>2</sup> and 1 450 m<sup>2</sup>, were built in 1978 and 1962 respectively, with an extension block added to each school in 2000 under the School Improvement Programme. In the 2013/14 school year, Centenary School operates 9 classes. Chi Yun School operates 10 classes and provides 51 boarding places. Both schools operate beyond their design capacity to meet the demand and do not have any additional space for infrastructure upgrading or in-situ redevelopment. Centenary School is sharing the same school premises with a local primary school under the same school sponsoring body without its own open playground and lacks essential facilities such as assembly hall, student activity centre, conference room, etc. The premises of Chi Yun School, originally designed for a mainstream primary day school, cannot meet the requirements of barrier-free access. There are no ramps linking to various floors within the building and it lacks essential facilities such as parking spaces, assembly hall, music room, printing room in the school section, and dining area and common area in the boarding section. Many of the facilities such as classrooms, art room, library, multi-purpose room, occupation therapy room, physiotherapy room, resource room, speech therapy rooms, conference room, general office, medical inspection room, staff room, etc., are undersized. Over the years, the two schools have met their operational needs and safety standard through major and emergency repairs. Due to site constraints, reprovisioning of these two schools to new school premises is the most cost-effective way to improve their teaching and learning environment.

4. The new school premises, comprising only low-rise buildings, will not block the view or cause any ventilation problem to residents nearby. Furthermore, most of the students will take school buses or use Rehabus services. They will use the parking lots inside the school premises for getting on and off the buses. The operation of these two schools will not cause any traffic congestion to Sung On Street and the future L19 road.

5. The projected demand and supply of school places of MoID schools and school places and boarding places of SID schools in Kowloon and Tseung Kwan O Region<sup>4</sup>, as at March 2014, are as follows –

MoID school places

	School Year					
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Demand	730	740	750	770	800	840
Supply	570	570	570	570	570	570
Shortfall	160	170	180	200	230	270

SID school places

	School Year					
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Demand	230	240	250	250	250	260
Supply	232	232	232	232	232	232
Shortfall	(2)	8	18	18	18	28

SID boarding places

	School Year					
	2013/14	2014/15	2015/16	2016/17	2017/18	2018/19
Demand	140	150	150	150	150	160
Supply	145	145	145	145	145	145
Shortfall	(5)	5	5	5	5	15

6. The completion of the reprovisioning project of the two special schools at Kai Tak development in 2017 will increase the supply of about 70 and 65 school places in MoID and SID schools and 35 boarding places of SID schools

<sup>4</sup> At present, analysis of provision of school places and boarding places in special schools is based on seven regions, viz. Hong Kong Island, Kowloon & Tseung Kwan O, Shatin & Sai Kung (excluding Tseung Kwan O), Tai Po & North, Kwai Tsing & Tsuen Wan, Tuen Mun & Yuen Long, and Outlying Islands.

in the Region, and will help ease the projected shortage of MoID places and ensure the adequate supply of SID school and boarding places as shown in the tables above.

## **IMPLEMENTATION PLAN**

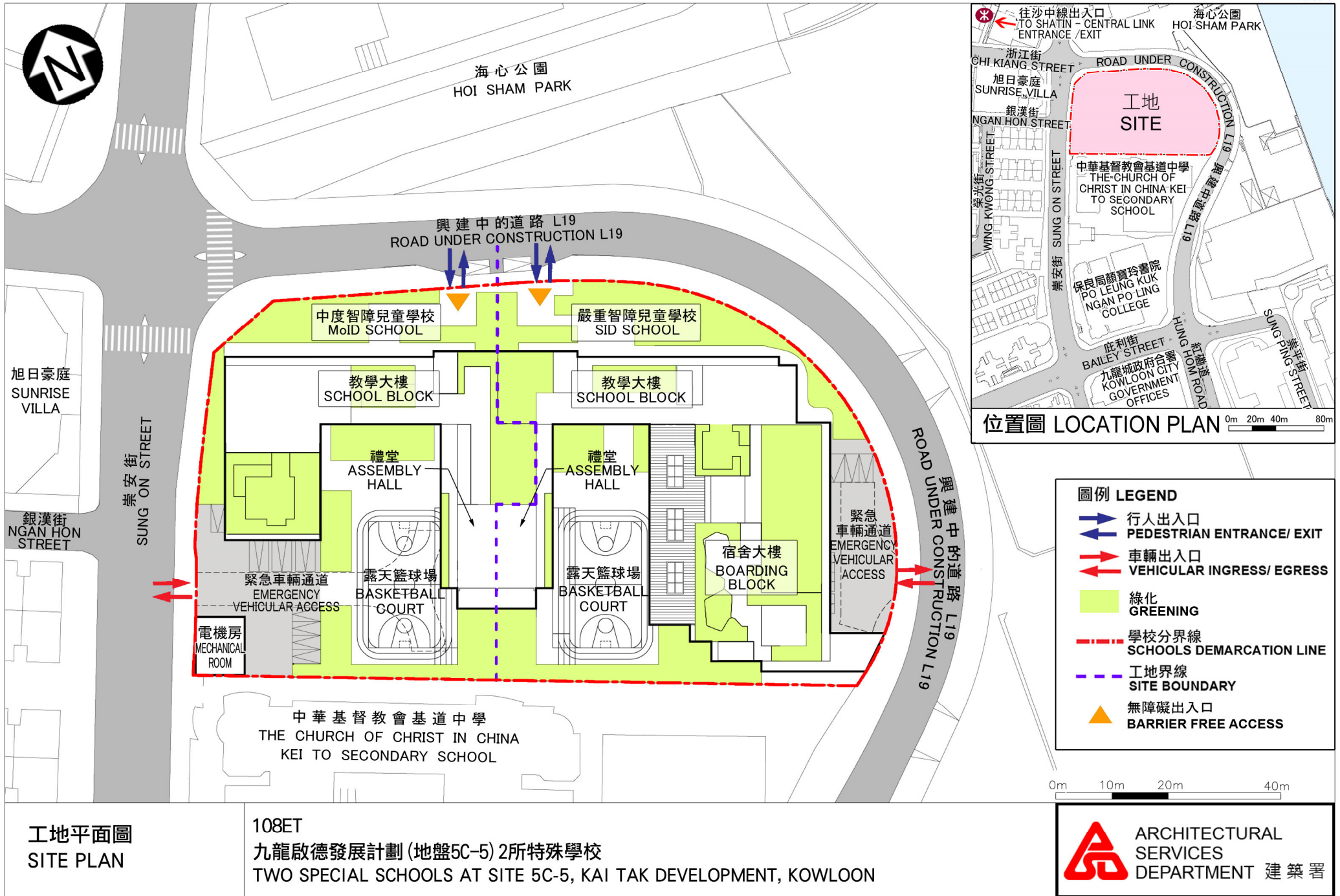
7. We plan to seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for the proposed reprovisioning project in June 2014 respectively. Subject to funding approval from the Finance Committee, the construction works are expected to commence in December 2014 for completion in March 2017.

## **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. **108ET** is a project to reprovision two existing special schools operating in sub-standard premises.

9. The two schools have consulted the parents concerned on the reprovisioning project and the design of the new school premises through seminars and meeting with the school representatives. We consulted the Housing and Infrastructure Committee of Kowloon City District Council on 9 January 2014 regarding the reprovisioning project. While members did not have any objection to the proposal, they were concerned about the traffic arising from the two special schools and requested the Government to conduct a local consultation. A survey form was circulated to the local residents and stakeholders to collect their views in February 2014. While majority of the respondents have no comment or no objection to the proposal, some raised concerns on possible pollution resulting from the construction work, the building height of the school halls, as well as the greening aspect of the buildings. Their concerns have already been addressed and mitigated in the construction plan and design of the school premises.

**Education Bureau**  
**April 2014**





中度智障兒童學校  
MoID SCHOOL

嚴重智障兒童學校  
SID SCHOOL

從西南面望向學校的構思鳥瞰圖  
AERIAL VIEW FROM SOUTH WESTERN DIRECTION (ARTIST'S IMPRESSION)

構思圖  
ARTIST'S IMPRESSION

108ET  
九龍啟德發展計劃 (地盤5C-5) 2所特殊學校  
TWO SPECIAL SCHOOLS AT SITE 5C-5, KAI TAK DEVELOPMENT, KOWLOON

 ARCHITECTURAL  
SERVICES  
DEPARTMENT 建築署