

**For discussion  
on 12 May 2014**

**Legislative Council Panel on Education**

**3354EP – A 36-classroom primary school in Area 36, Fanling**

**PURPOSE**

This paper seeks Members' support for construction of a primary school premises in Area 36, Fanling for the reprovisioning of Tung Wah Group of Hospitals Ma Kam Chan Memorial Primary School (Ma Kam Chan School), which is currently accommodated in sub-standard premises in Choi Yuen Estate, Sheung Shui.

**PROJECT SCOPE AND NATURE**

2. The proposed project site is located between Ching Shing Road and Ping Kong Road in Area 36, Fanling with a site area of 8,300 square meters (m<sup>2</sup>)<sup>1</sup>. The project scope includes the construction of a 36-classroom primary school and road widening works at a portion of Ping Kong Road adjacent to the school site at the total estimated cost of \$398.4 million in money-of-the-day (MOD) prices. It is calculated having regard to the reference cost<sup>2</sup> of a 36-classroom public sector primary school of standard design and the cost for site-specific works<sup>3</sup>. The proposed scope of works includes-

- (a) 36 classrooms;
- (b) nine special rooms including a music room, a visual arts room, a

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<sup>1</sup> The project site area of around 8,300 m<sup>2</sup> includes 7,100 m<sup>2</sup> for the school and 1,200m<sup>2</sup> for the related road widening works.

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

<sup>3</sup> Site-specific works include additional energy conservation measures and noise mitigation measures.

general studies room, three multi-purpose rooms, two computer assisted learning rooms and a language room;

- (c) four small group teaching rooms;
- (d) a guidance activity room;
- (e) two interview rooms;
- (f) two staff rooms and a staff common room;
- (g) a student activity centre;
- (h) a conference room;
- (i) a library;
- (j) an assembly hall;
- (k) multi-purpose areas;
- (l) two basketball courts (on ground level);
- (m) a roof playground (on the roof of the assembly hall);
- (n) a 60-meter (m) running track<sup>4</sup>;
- (o) a green corner<sup>5</sup>; and
- (p) ancillary facilities including a disabled/ fireman's lift, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets.

3. To facilitate the smooth ingress/egress of school buses to the project

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<sup>4</sup> A 60- m running track will be provided to make optimal use of campus space.

<sup>5</sup> 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 planting beds.

site, the portion of Ping Kong Road immediate adjacent to the project site will be widened.

4. The proposed new school premises will meet the planning target of providing two m<sup>2</sup> of open space per student. A site plan and an artist's impressions of the new school premises are at Enclosure 1 and Enclosure 2.

## **JUSTIFICATION**

5. Ma Kam Chan School is currently operating at sub-standard premises with a site area of about 2,000 m<sup>2</sup> which was designed for a 24-classroom primary school and was built in 1984. They are inadequate to meet the prevailing teaching and learning needs of the School currently operating 27 classes. According to the prevailing standard, the site area of a 24-classroom primary school is about 4,700 m<sup>2</sup>.

6. Due to the site constraint, the existing school premises could only be marginally upgraded through the School Improvement Programme in 1999 and still falls short of certain standard facilities such as a general studies room, a music room, a language room, a multi-purpose room and a visual arts room. Reprovisioning is considered to be the most effective way to improve the teaching and learning environment for teachers and students of the School.

7. Upon completion of the capital works project, Ma Kam Chan School, which is now operating 27 classes in North District, will move to the new premises with 36 classrooms in Area 36, Fanling. The reprovisioning project will upgrade the facilities of the School to meet the prevailing standards and increase the supply of primary school places in North District. The School has also indicated its willingness to operate on the basis of "one school, two premises" at the new and existing premises during the transitional period to help meet the projected transient increase in demand for public sector primary school places in the coming years, if necessary.

## **IMPLEMENTATION PLAN**

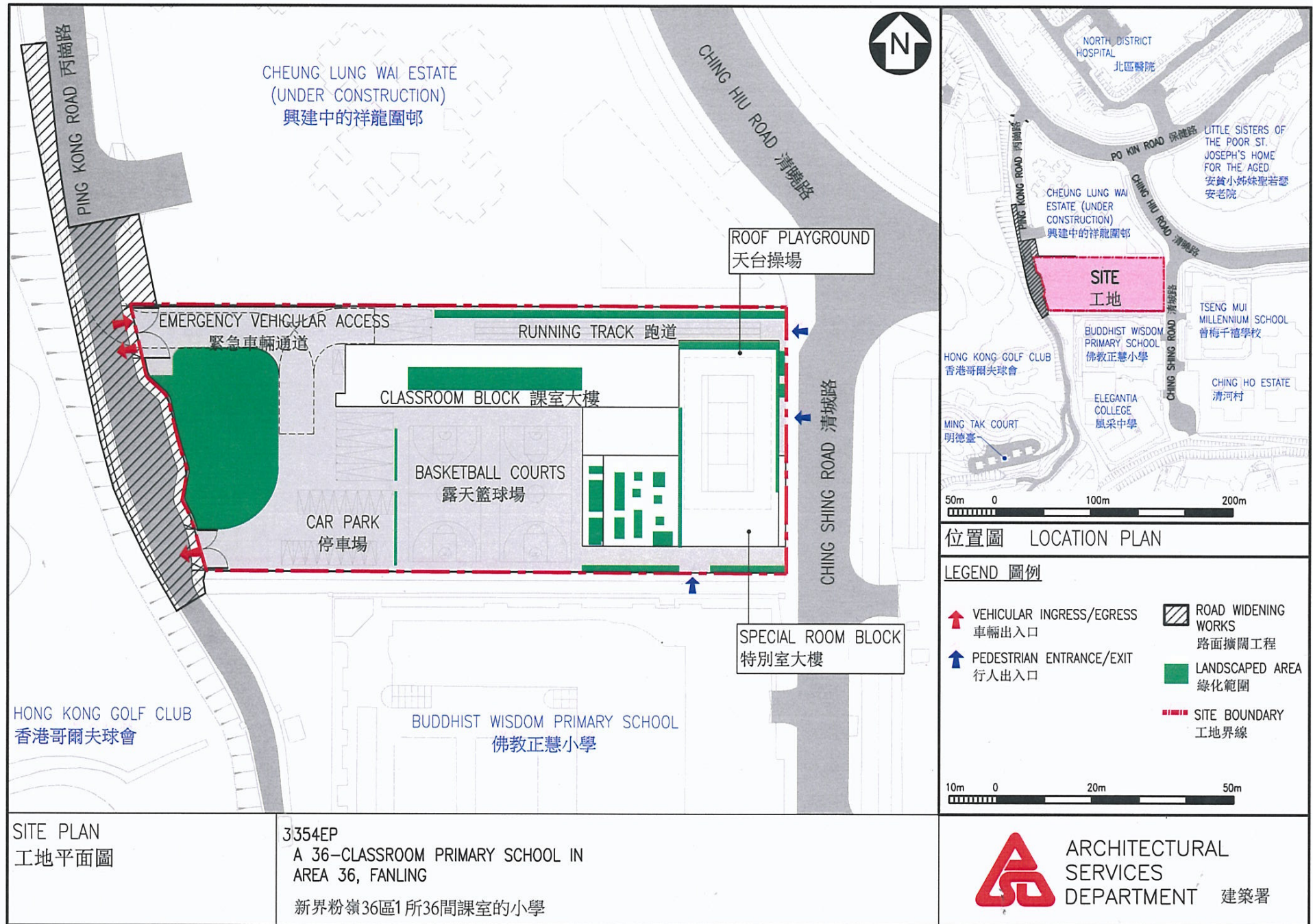
8. We plan to seek the endorsement and funding approval of the Public Works Subcommittee and the Finance Committee (FC) of the Legislative Council (LegCo) for the proposed reprovisioning project in June 2014. Subject to funding approval of the FC, we plan to commence the construction works in December 2014 for completion in October 2016.

## **PUBLIC CONSULTATION**

9. We consulted the LegCo 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. **3354EP** is a project to reprovision an existing school operating in sub-standard premises.

10. We consulted the Social Services, Labour and Economic Affairs Committee of the North District Council on 4 March 2014 on this reprovisioning project. Members of the Committee supported the project.

**Education Bureau**  
**May 2014**





PERSPECTIVE VIEW FROM EASTERN ENTRANCE AT CHING SHING ROAD (ARTIST'S IMPRESSION)  
從東面清城路望向小學的構思透視圖



AERIAL VIEW FROM SOUTH WESTERN DIRECTION (ARTIST'S IMPRESSION)  
從西南面望向小學的鳥瞰構思圖

ARTIST'S IMPRESSION  
構思圖

3354EP  
A 36-CLASSROOM PRIMARY SCHOOL IN  
AREA 36, FANLING  
新界粉嶺36區1所36間課室的小學

 ARCHITECTURAL  
SERVICES  
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