

**For discussion
on 9 June 2014**

Legislative Council Panel on Education

Policy and programme on redevelopment and reprovisioning of primary and secondary schools and special schools

Purpose

This paper briefs Members on the policy and programme on redevelopment and reprovisioning (R&R) of existing mainstream primary and secondary schools as well as special schools.

Background

2. Standards of public-sector school premises in Hong Kong have been changing in response to, among others, developments in classroom learning, extra-curricular activities as well as guidance and counselling work. At present, there are about 1,000 public sector primary and secondary schools. They were built in different periods in accordance with the standards at the time of construction but all existing school premises in operation are required to comply with prevailing statutory requirements. As at May 2014, over 200 of them were built according to prevailing standards. Over 700 schools have upgraded their teaching and learning environment under the School Improvement Programme (SIP)¹. One of the policy objectives when planning for the School Building Programme is to redevelop and reprovision schools accommodated in premises not fully meeting prevailing standards². From May 2004 to May 2014, we have completed R&R of 63 mainstream primary/secondary schools and four special schools with a capital funding of

¹ The School Improvement Programme (SIP), one of the recommendations of the Education Commission in its Report No. 5, was introduced in 1994 to progressively upgrade the teaching and learning environments of schools so as to provide additional space and facilities for teaching, out-of-class activities and supporting services for both teachers and students. 692 mainstream schools and 51 special schools have benefited from the SIP. Implemented in five phases, the Final Phase of SIP was completed in 2006.

² School premises built in different periods follow the standards at the time of construction. Standards are set for various facilities of school premises and they may have been updated for many times over the years.

\$8.5 billion. A list of these school building projects is set out at Annex A. Other than in-situ redevelopment or reprovisioning of schools to newly built school premises under the School Building Programme, we also improve the teaching and learning environment of schools through reprovisioning or extension to vacant school premises. For the same period, we have allocated 11 vacant school premises³ to 12 mainstream primary/secondary schools for reprovisioning or extension purpose. A list of the schools and premises involved is given at Annex B.

R&R for Mainstream Primary and Secondary Schools

Policy and Mechanism

3. Under the established mechanism, the Planning Department, in consultation with the Education Bureau (EDB), will reserve sites for school development when preparing town plans and planning large scale residential development to cope with the changing population profile in each district resulting from population movement. We will also earmark vacant school premises for meeting projected demand for school places on a district basis or implementation of education policy such as whole-day primary schooling or reprovisioning of schools not fully meeting prevailing standards. The need and intention for R&R varies among schools. Neither the age nor the size of the school buildings can be the only factor for consideration. All along, R&R are initiated by schools or their school sponsoring bodies (SSBs) with support of EDB.

4. For redevelopment which is in-situ in nature, schools would indicate their intention for redevelopment to EDB which would assess whether it is worth supporting based on a set of eligibility criteria mentioned in paragraph 8 below. In some cases, the opportunities for redevelopment may be identified by the Regional Education Offices of EDB based on their comprehensive information about schools in the territory and subsequent discussion with the schools concerned. For planning purpose, no more than five in-situ redevelopment projects would be carried out per year with effect

³ These include schools that ceased operation in the school years from 2003/04 to 2013/14 for not meeting the minimum threshold number of Primary One students under the policy on “Consolidation of Under-utilized Primary Schools” and secondary schools closed in the same period.

from 2006, taking into account the available manpower and foreseeable school building commitments within EDB, as well as the likely capacity constraints of the construction sector as gauged from past experience. We are now reviewing the mechanism having regard to the progress of the school projects in hand as well as the redevelopment projects committed so far, funding availability under the Public Works Programme in recent years and the demand from schools for redevelopment.

5. For reprovisioning of existing schools to a site or a vacant school premises, selection is generally done through open and competitive bidding under the School Allocation Mechanism. According to the established practice, all eligible schools in the territory can apply for reprovisioning whenever a school site or vacant school premises is offered for the purpose. Most school sites reserved for meeting planned population intake in a specific district/area in accordance with the guidelines set out in the Hong Kong Planning Standards and Guidelines were offered for reprovisioning or whole day conversion in recent years. Generally, the School Allocation Mechanism for a reserved school site will be triggered when there is a confirmed construction programme for the residential development in the vicinity of the site and there is expected population movement to the area. Likewise, EDB will earmark vacant school premises for school use after considering the suitability of its size, location and physical conditions as well as the demand for public sector school places, reprovisioning needs of schools in the district, etc.

Considerations and Limitations

6. Generally speaking, quality of education and sustainability of the schools/SSBs under consideration, as well as the adequacy of existing school facilities in terms of the deficiency in the number of classrooms and special rooms as compared to prevailing standards are the two criteria carrying the heaviest weight for schools that wish to pursue R&R. Age of school premises will also be considered though it is not a determining factor as school premises are under regular maintenance funded by the Administration under the annual maintenance repair and emergency repair mechanism.

7. As mentioned in paragraph 5 above, allocation of school premises and school sites for reprovisioning is generally conducted on a competitive basis amongst SSBs through the School Allocation Mechanism. EDB will conduct School Allocation Exercises for this purpose. In assessing the applications for reprovisioning of schools, quality of education is the prime consideration of the School Allocation Committee (the Committee) which comprises both official and non-official members. Other factors to be considered include the operation track record of the SSB, the school plan after relocation, the physical condition of the school's existing premises, etc. In general, we consider that schools with a site area of less than 3,000 square meters (m²) and premises over 30 years of age without having benefited or having only marginally benefited from the SIP warrant serious consideration. Yet, these are not the pre-requisites for submission of applications since each case will be assessed on its own merits. In addition, the location of the applicant school (i.e. whether the existing school premises is located in the same district as that of the school premises to be allocated) will also be one of the factors for consideration. When assessing the applications, the Committee will give due consideration to each case before working out the recommendations for school allocation. If necessary, the Committee will arrange interviews with the SSBs.

8. As for in-situ redevelopment projects, schools in general need to have a site area of at least 3,000 m² in order to make the redevelopment project technically feasible. In addition to the quality of education provided and sustainability of the school under consideration, factors such as availability of decanting premises, size of existing school sites, schools' agreement for redevelopment, their readiness (e.g. acceptance by parents and teaching staff) as well as their capacity to deliver the redevelopment projects in parallel with the day to day operation of the schools are to be considered. Given the uniqueness of each school and the need in identifying suitable decanting sites to suit individual school's needs, such proposals are generally considered on a case by case basis.

9. R&R of schools are therefore driven by a host of factors, including schools' or SSBs' plan, support from parents, students and teaching staff affected, support from the respective District Councils, etc. Reprovisioning programme, in particular, hinges largely on the availability of school sites and the progress of new housing developments in its vicinity after factoring

in the demand and supply of school places in the long term. Suitable school sites are not evenly distributed throughout the territory as some fully developed districts lack available school sites due to geographical constraints. For in-situ redevelopment projects, one of the common hurdles is identification of suitable decanting premises.

R&R Programme

10. Other than the 63 R&R school building projects completed and 12 schools allocated with 11 vacant school premises for reprovisioning or extension since May 2004 as mentioned in paragraph 2 above, the school building works of five R&R projects are underway whereas 11 others have concrete school building plan, as at May 2014. Among them, we will start the School Allocation Exercise for three (i.e. one primary and one secondary school sites at the development at Anderson Road and one primary school in Sham Shui Po) within 2014. The timeframe of the development would be subject to, among others, views of the District Councils, progress of technical works, the schedule of population intake in individual districts and funding availability under the Public Works Programme. Project planning and preparation work for these 11 school building projects, such as technical feasibility study and school design, are being carried out in accordance with the prevailing procedures. EDB will seek funding approval from Legislative Council for these school building projects in the years to come. Details of their different stages of development are given in Annex C.

R&R Policy and Programme for Special Schools

11. Under the existing practice, EDB conducts regular review on the reprovisioning and redevelopment needs of special schools. In deciding whether a special school would be shortlisted for reprovisioning or redevelopment, a number of factors similar to those taken into account for reprovisioning of mainstream primary and secondary schools would be considered. These include the physical conditions of the special school (including age of the school premises, site area, floor area, etc.), supply and demand of special school places⁴, its quality of education, school location,

⁴ Provision of special school places (except for schools for social development, school for children with visual impairment and schools for children with hearing impairment, which are planned on territory-wide

whether there are other means to improve its physical conditions, etc.

12. Based on the above criteria, EDB will compile a shortlist of special schools for the advice of the Committee before proceeding to identify/reserve suitable sites/premises for reprovisioning of the individual schools on the shortlist. Subject to availability of suitable sites/premises, recommendation for direct allocation of the sites/premises to the SSBs concerned will be submitted to the Committee for consideration.

13. Between 2000 and 2013, EDB has completed reprovisioning or redevelopment of 11 special schools, and reprovisioning projects for five special schools are in the pipeline. Details are given in Annex D. These are about 25% of all special schools in the territory. Besides, we have already completed the improvement works for 5 special schools and are now delivering similar works for another 37 special schools to provide additional classrooms and special rooms for their implementation of the New Senior Secondary Academic Structure and the extension of years of study in special schools.

Education Bureau
May 2014

basis) is planned on regional basis, namely, Hong Kong Island, Kowloon and Tseung Kwan O, Sha Tin and Sai Kung (excluding Tseung Kwan O), Tai Po and North, Kwai Tsing and Tsuen Wan, Tuen Mun and Yuen Long, and Outlying Islands. Both regional demand and territory-wide demand will be considered in planning of boarding places in special schools as the boarding provision allows flexibility for parents to choose a school outside the region in which they reside.

**Reprovisioning and Redevelopment Projects
Completed since May 2004**

	District	Name of school	Approved Project Estimates (\$ million)
1.	Kowloon City	Diocesan Boys' School	129.1
2.	Sai Kung	SKH Tseung Kwan O Kei Tak Primary School	83.8
3.	Sai Kung	Tseung Kwan O Methodist Primary School	101.8
4.	Hong Kong East	SKH Chai Wan St Michael's Primary School	80.1
5.	Tuen Mun	Hing Tak School	94.8
6.	Yuen Long	Chung Sing School	89.9
7.	Kwun Tong	Society of Boys' Centres Shing Tak Centre School	76.5
8.	Southern	Aberdeen St. Peter's Catholic Primary School	107.9
9.	Southern	Caritas Wu Cheng-chung Secondary School	128.7
10.	Kwun Tong	CCC Kei Faat Primary School (Yau Tong); and SKH Yautong Kei Hin Primary School	222.7
11.	Yuen Long	Cumberland Presbyterian Church Yao Dao Secondary School	109.4
12.	Sham Shui Po	SKH Kei Fook Primary School	113.5
13.	Yuen Long	Chiu Yang Por Yen Primary School	93.1
14.	Kwai Tsing	Salesian Yip Hon Millennium Primary School	90.0
15.	Hong Kong East	Meng Tak Catholic School (Extension)	89.7
16.	Hong Kong East	Shaukiwan Tsung Tsin School	85.6

	District	Name of school	Approved Project Estimates (\$ million)
17.	Yuen Long	Kwong Ming Ying Loi School	107.7
18.	Yuen Long	Ho Ming Primary School (Sponsored by Sik Sik Yuen)	84.8
19.	Sham Shui Po	SKH St. Mary's Church Mok Hing Yiu College	119.1
20.	Wan Chai	Marymount Primary School; and Marymount Secondary School	123.8
21.	Sham Shui Po	SKH St. Andrew's Primary School	104.3
22.	Kowloon City	Chan Sui Ki (La Salle) Primary School	91.8
23.	Wong Tai Sin	CCC Kei Tsz Primary School	92.7
24.	Yuen Long	Caritas Lok Kan School	73.9
25.	Kwun Tong	Kwun Tong Government Primary School (Sau Ming Road)	101.4
26.	North	Wai Chow Public School (Sheung Shui)	106.1
27.	Southern	St. Paul's Co-educational Primary School	105.6
28.	Sham Shui Po	Maryknoll Fathers' School	113.9
29.	Yuen Long	South Yuen Long Government Primary School	110.2
30.	Yuen Long	Buddhist Chan Wing Kan Memorial School	100.2
31.	North	Fung Kai Innovative School	90.7
32.	Tsuen Wan	Kwai-ming Wu Memorial School of The Precious Blood	105.3
33.	Kowloon City	Pooi To Middle School	138.5
34.	Yuen Long	Yuen Long Merchants Association Primary School (Extension)	81.8
35.	Central and Western	St. Stephen's Girls' Primary School	88.8
36.	Tsuen Wan	Sham Tseng Catholic Primary School	111.2
37.	Kwai Tsing	Shek Lei St John Catholic Primary School	91.1
38.	Kwun Tong	Jordan Valley St. Joseph's Catholic Primary	102.5

	District	Name of school	Approved Project Estimates (\$ million)
		School	
39.	Sham Shui Po	Mental Health Association of Hong Kong - Cornwall school	99.7
40.	Yuen Long	Pak Kau College	197.8
41.	Wan Chai	St. Francis' Canossian School	98.5
42.	Hong Kong East	Chinese Methodist School, Tanner Hill	131.6
43.	Tuen Mun	SKH Mung Yan Primary School (Extension)	75.3
44.	North	Fanling Lutheran Secondary School	81.2
45.	Yau Tsim Mong	Methodist School	220.0
46.	Sham Shui Po	SKH St. Thomas' Primary School	103.6
47.	Yau Tsim Mong	CCC Heep Woh Primary School	132.6
48.	Kwun Tong	Conservative Baptist Lui Ming Choi Primary School	189.9
49.	Kwun Tong	Sing Yin Secondary School	248.0
50.	Kowloon City	St. Rose of Lima's School	241.9
51.	Tuen Mun	PLK Women's Welfare Club (WD) Fung Lee Pui Yiu Primary School	163.5
52.	Tuen Mun	STFA Lee Kam Primary School	219.8
53.	Yau Tsim Mong	Diocesan Girls' Junior School	163.0
54.	Yau Tsim Mong	Diocesan Girls' School	208.6
55.	Shatin	Shatin Tsung Tsin Secondary School	N/A ⁵
56.	Kowloon City	Kowloon Tong Bishop Walsh Catholic School	121.5
57.	Sham Shui Po	St. Francis of Assisi's Caritas School	192.0

⁵ The project cost was borne by MTR Corporation Limited.

	District	Name of school	Approved Project Estimates (\$ million)
58.	Kwun Tong	St. Joseph's Anglo-Chinese School	172.4
59.	Yau Tsim Mong	Lai Chack Middle School	100.0
60.	Sham Shui Po	Concordia Lutheran School	179.1
61.	Southern	St. Peter's Secondary School	209.3
62.	Shatin	Immaculate Heart of Mary School	N/A ⁵
63.	Southern	St. Paul's College Primary School	255.6
64.	Tuen Mun	Hong Kong Christian Service Pui Oi School	260.4
65.	Wan Chai	SKH St. James' Primary School	200.8
66.	Kowloon City	Kowloon Junior School	187.4
67.	Central and Western	St. Paul's Co-educational College	150.6
		Total:	8,546.1

Annex B

Mainstream Primary and Secondary Schools Allocated with Vacant School Premises for Reprovisioning or Extension since May 2004

No.	District	Year in which the school ceased operation	Name of Vacant School Premises (Secondary schools are denoted with *)	Address of Vacant School Premises	Primary/Secondary School Allocated with the Vacant School Premises
1	Kowloon City	2004/05	The Church of Christ in China Nim Tsi School *	170 Kau Pui Lung Road, Ma Tau Wai, Kowloon	Allocated to CCC Wanchai Church Kei To Primary School (Kowloon City) for whole-day conversion
2	Kwai Tsing	2004/05	Po Leung Kuk Tsing Yi Secondary School (Skills Opportunity) *	8 Tsing Chin Street, Tsing Yi, New Territories	Allocated to TWGHs Chow Yin Sum Primary School for whole-day conversion
3	North	2004/05	Yan Chai Hospital No.5 Secondary School (Skill Opportunity) *	2 Wo Muk Road, Luen Wo Hui, Fanling, New Territories	Allocated to Alliance Primary School, Sheung Shui for whole-day conversion
4	Sham Shui Po	2006/07	Po On Commercial Association School	13 Tong Yam Street, Tai Hang Tung, Kowloon	Allocated to Alliance Primary School, Tai Hang Tung for whole-day conversion
5	Islands	2008/09	Shun Tak Public School Cheung Chau	2 School Road, Cheung Chau, New Territories	Allocated to Cheung Chau Government Secondary School for physical extension

No.	District	Year in which the school ceased operation	Name of Vacant School Premises (Secondary schools are denoted with *)	Address of Vacant School Premises	Primary/Secondary School Allocated with the Vacant School Premises
6	Sha Tin	2008/09	Tung Wah Group of Hospitals Tam Shiu Primary School	Mei Lam Estate, Shatin, New Territories	Allocated to Free Methodist Mei Lam Primary School for reprovisioning
7	Sha Tin	2008/09	Po Leung Kuk Wong Clan Association Primary School	Estate School No.3, Wo Che Estate, Shatin, New Territories	Allocated to Wo Che Lutheran School for reprovisioning
8	Kwai Tsing	2009/10	Sheung Kwai Chung Government Secondary School *	11 Shek Pai Street, Shek Lei Estate, Sheung Kwai Chung, New Territories	Allocated to Shek Lei Catholic Primary School for reprovisioning
9	Sha Tin	2009/10	Buddhist Bright Pearl Primary School	Estate Primary School, Chun Shek Estate Area 29A, Shatin, New Territories	Allocated to Sha Tin Methodist College and Kwok Tak Seng Catholic Secondary School for physical extension on shared-use basis

No.	District	Year in which the school ceased operation	Name of Vacant School Premises (Secondary schools are denoted with *)	Address of Vacant School Premises	Primary/Secondary School Allocated with the Vacant School Premises
10	Sha Tin	2009/10	The Church of Christ in China Kei Kok Primary School	Sha Kok Estate, Shatin, New Territories	G/F to 2/F and part of 3/F of the premises allocated to Buddhist Kok Kwong Secondary School for physical extension Remaining parts of the premises for office use by the Hong Kong Schools Sports Federation, the Hong Kong Schools Dance Association and the Hong Kong Schools Music and Speech Association
11	Sha Tin	2009/10	Lok Sin Tong Chan Cho Chak Primary School	Jat Min Chuen, Shatin, New Territories	Allocated to Dr Catherine F Woo Memorial School for whole-day conversion

R&R Projects for Mainstreams Schools in the Pipeline

(I) Under Construction

	Name of school	Approved Project Estimates (\$ million)
1.	SKH Yat Sau Primary School and SKH Ching Shan Primary School	312.4
2.	PLK Stanley Ho Sau Nan Primary School	317.5
3.	TWGHs Wong Fut Nam College	323.7
4.	St Francis' Canossian College	315.1
5.	Ying Wa Girls' School	653.4
	Total:	1,922.1

(II) Under Planning

	Project	Result of School Allocation Exercise (if any)
1. *	A Primary School in Fanling	TWGHs Ma Kam Chan Memorial Primary School
2.	A Secondary School at Kai Tak development	Cognitio College (Kowloon)
3.	A Secondary School at Kai Tak development	Yet to be allocated
4.	A Secondary School at development at Anderson Road	Yet to be allocated
5.	A Primary School at development at Anderson Road	Yet to be allocated
6.	Two Primary Schools in North Point	Pun U Association Wah Yan Primary School; and North Point Methodist Primary School

	Project	Result of School Allocation Exercise (if any)
7.	A Primary School in Sham Shui Po	Yet to be allocated
8. *	Construction of an Annex to Baptist Lui Ming Choi Secondary School	NA
9.	Extension and Conversion to St. Paul's Primary Catholic School	NA
10.	Construction of an assembly hall at Munsang College	NA
11.	Partial redevelopment of Hong Kong Chinese Women's Club College	NA

* Funding approval would be sought from the Finance Committee of the Legislative Council in the 2013-14 Legislative Council Session for the school building project.

R&R Projects for Special Schools in the Pipeline

Under Planning

	Project	Name of School (if any)
1. *	Two Special Schools at Kai Tak development	PLK Anita L.L. Chan (Centenary) School; and Chi Yun School
2.	A Special School in Sham Shui Po	CCC Mongkok Church Kai Oi School
3.	A Special School in Tuen Mun	Yet to be allocated
4.	A Special School in Tung Chung	Rotary Club of Hong Kong Island West Hong Chi Morninghope School

* Funding approval would be sought from the Finance Committee of the Legislative Council in the 2013-14 Legislative Council Session for the school building project.