

立法會

Legislative Council

LC Paper No. CB(4)765/13-14(06)

Ref : CB4/PL/ED

Panel on Education

Meeting on 9 June 2014

Background brief on issues related to the redevelopment and reprovisioning of schools

Purpose

This paper summarizes the major concerns expressed by members of the Panel on Education ("the Panel") regarding the redevelopment and reprovisioning of primary and secondary schools and special schools.

Consideration by the Panel

2. From time to time, the Panel has been consulted on the Administration's proposals to improve the conditions of existing school premises. A list of the capital works projects related to schools, including redevelopment and reprovisioning projects, considered by the Panel since the commencement of the Fifth Legislative Council ("LegCo") is in **Appendix I**.

3. The Panel notes that projects to upgrade sub-standard facilities in existing schools have been taken forward according to the School Building Programme¹. All along, the Panel has given support for these projects with a view to bringing about a better learning and teaching environment and providing barrier-free access. In the course of deliberation, members have raised a number of issues as set out in the ensuing paragraphs.

School Building Programme

4. The Panel noted that under the School Building Programme, the Administration would proceed with reprovisioning and redevelopment projects

¹ The Panel was consulted on the Administration's review of the School Building Programme at its meeting on 24 October 2005. See LC Paper No. CB(2)109/05-06(03).

to upgrade sub-standard facilities in existing schools to meet prevailing standards and requirements.

5. With a view to enabling the Panel to understand the progress in bringing school facilities up-to-date to meet current educational needs, members considered that the Administration should provide information on the number of schools which required redevelopment or reprovisioning, their redevelopment/reprovisioning needs as well as the timetable for carrying out improvements or reprovisioning.

Project cost

6. While school redevelopment and reprovisioning projects generally received the support of the Panel, issues related to project cost, in particular the increase in approved project estimate ("APE") and the Administration's monitoring role, were of concern to members.

7. For instance, when considering the proposed increase in APE for the redevelopment of Ying Wa Girls' School at the meeting on 9 December 2013, many members expressed grave concern about the huge increase of about 55% in APE from some \$430 million in 2012 to over \$650 million in 2013 in money-of-the-day prices. Some members questioned the justifications for the increase and whether the Administration had under-estimated the project cost at the very outset.

8. According to the Administration, the increase in APE was mainly due to perceived site difficulty, volatile market situation and the tenderers' risk assessment of the works which could not be reasonably quantified when the original APE was made. Since the revised APE was based on the returned tender prices, it should be sufficient to cover the project cost.

Special schools

9. The Panel noted with grave concern that a number of special schools were currently accommodated in sub-standard premises which were built decades ago. Some special schools had to share premises while some were operating beyond their design capacity to meet the demand. Due to site constraints, many of them did not have any additional space for infrastructure upgrading or in-situ redevelopment. Members were also concerned that some of these schools could not meet the requirements of barrier-free access.

10. Given that some special schools had been operating in sub-standard premises for many years, members sought explanation on the existing policy on the reprovisioning of such schools, and urged the Administration to take forward

redevelopment/reprovisioning projects expeditiously.

11. Appreciating members' concerns, the Administration advised that in planning for the reprovisioning of special schools, it would take into consideration relevant factors such as the conditions of individual schools, the feasibility of other improvement options and the availability of vacant premises. At the meeting held on 14 April 2014, the Administration indicated that it would submit reprovisioning proposals on more special schools shortly.

Latest developments

12. At the Council meeting of 9 April 2014, Dr Hon Kenneth CHAN raised a written question relating to schools operating in sub-standard premises.

13. In its reply, the Education Bureau advised that school premises built in different periods followed the standards at the time of construction while existing schools are required to comply with the prevailing standards and requirements. Where appropriate, schools built according to past standards would be upgraded through the School Improvement Programme, the carrying out of minor improvement works and the Redevelopment and Reprovisioning Programme.

14. The Administration will brief the Panel on the policy and programme on redevelopment of primary and secondary schools and special schools at the meeting to be held on 9 June 2014.

Relevant papers

15. A list of relevant papers is in **Appendix II**.

Appendix I

**List of capital works projects related to schools
considered by the Panel on Education
since the commencement of the Fifth Legislative Council
(up to 31 May 2014)**

| Consideration by the Panel on Education | Project | Endorsement by Public Works Subcommittee | Approval by Finance Committee |
|--|--|---|--|
| 14 January 2013 | Redevelopment of Tung Wah Group of Hospitals Wong Fut Nam College at Oxford Road, Kowloon at an estimated cost of \$323.7 million in money-of-the-day ("MOD") prices | 5 February 2013 | 15 March 2013 |
| 17 April 2013 | Construction of a 30-classroom primary school at Site 1A-3, Kai Tak Development, Kowloon for the reprovisioning of two schools, namely SKH Yat Sau Primary School and SKH Ching Shan Primary School, at an estimated cost of \$312.4 million in MOD prices | 5 June 2013 | 5 July 2013 |
| 17 April 2013 | Construction of a 30-classroom primary school at Site 1A-4, Kai Tak Development, Kowloon for the reprovisioning of Po Leung Kuk Stanley Ho Sau Nan Primary School at an estimated cost of \$317.5 million in MOD prices | 5 June 2013 | 5 July 2013 |
| 9 December 2013 | Increasing the approved project estimate for the redevelopment of Ying Wa Girls' School at Robin School, Hong Kong from \$432.7 million to \$653.4 million in MOD prices | 29 January 2014 | 21 February 2014 |

| Consideration by the Panel on Education | Project | Endorsement by Public Works Subcommittee | Approval by Finance Committee |
|--|---|---|--|
| 14 April 2014 | Construction of two special school premises at site 5C-5, Kai Tak Development, Kowloon for the reprovisioning of Po Leung Kuk Anita L.L.Chan (Centenary) School and Chi Yun School respectively at an estimated cost of \$463.2 million in MOD prices | June 2014 | June 2014 |
| 14 April 2014 | Construction of a 18-classroom school for social development ("SSD") and a 202-place residential home for girls at Choi Hing Road, Kwun Tong, at an estimated cost of \$358.1 million in MOD prices | June 2014 | June 2014 |
| 12 May 2014 | Construction of an annex to Baptist Lui Ming Choi Secondary School in Shatin, at an estimated cost of \$146.9 million in MOD prices | June 2014 | June 2014 |
| 12 May 2014 | 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 at an estimated cost of \$398.4 million in MOD prices | June 2014 | June 2014 |

Appendix II

List of relevant papers

| Meeting | Date of meeting | Paper |
|---------------------|-------------------------------|--|
| Panel on Education | 24.10.2005 (Item II) | Agenda Minutes |
| Panel on Education | 14.1.2013 (Item VII) | Agenda Minutes |
| Panel on Education | 17.4.2013 (Items V and VI) | Agenda Minutes |
| Panel on Education | 9.12.2013 (Item IV) | Agenda Minutes |
| Legislative Council | 9.4.2014 | Official Record of Proceedings Pages 52 – 55 (Question 14) |
| Panel on Education | 14.4.2014 (Item VIII) | Agenda CB(4)545/13-14(05) |
| Panel on Education | 12.5.2014 (Items V and VI) | Agenda CB(4)645/13-14(02) CB(4)645/13-14(03) |

Council Business Division 4
Legislative Council Secretariat
3 June 2014