

**For discussion  
on 14 December 2015**

## **Legislative Council Panel on Education**

### **Policy and programme on improvement of the teaching and learning environment of public sector schools**

#### **Purpose**

This paper briefs Members on the policy and programme on the improvement of the teaching and learning environment of ordinary public sector schools mainly through redevelopment and reprovisioning.

#### **Background**

2. At present, there are about 850 ordinary public sector primary and secondary school premises built in different periods in accordance with the standards at the time of construction, which cover various facilities and have been changing over the years. Nevertheless, existing school premises in operation are required to comply with prevailing statutory requirements. As at November 2015, over 200 of them were built according to prevailing standards.

3. Among the schools built in different periods, cuboidal shaped school premises were constructed between mid-1960s and 1980 at public housing estates for primary school use. These school premises are often referred to as “matchbox-style school premises” and considered as “sub-standard” school premises as compared with the newly built school premises and prevailing standards. At present, 28 public sector primary schools are operating in such premises and a list of their distribution by region is at Annex A.

#### **Measures to enhance facilities of schools**

4. Over the years, the Education Bureau (EDB) have put in place various measures to enhance the facilities of school premises according to the needs of the schools, so as to improve their teaching and learning

environment. These measures mainly include the School Improvement Programme (SIP), reprovisioning programme, redevelopment programme and minor improvement projects. Details are set out in the ensuing paragraphs.

### *School Improvement Programme*

5. 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 environment of schools so as to provide additional space and facilities for teaching, out-of-class activities and supporting services for both teachers and students. Between 1994 and 2006, about 700 ordinary public sector schools built according to the planning standards when the schools were constructed have their school facilities enhanced through one of the five phases of SIP<sup>1</sup>. The scope of improvement works for individual schools under SIP varied according to the schools' vision and mission, characteristics, the facilities in place and site conditions.

6. Among the 28 public sector primary schools as mentioned in paragraph 3 above, most of them benefitted under SIP. These schools, having taken into consideration their individual school needs and site-specific constraints, have undergone school facilities improvements to different extent under SIP. About half of them had participated in the last two phases of SIP and had their facilities enhanced<sup>2</sup> to the prevailing standard of the Schedule of Accommodation at that time as far as practicable.

### *Reprovisioning*

7. Under the established mechanism, the Planning Department, in consultation with 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

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<sup>1</sup> Phases One to Three of SIP focused on upgrading the schools' facilities for teaching, learning and administrative needs. Phase Four and the Final Phase of SIP aimed to upgrade the schools' facilities to the prevailing standards where technically feasible.

<sup>2</sup> These facilities consist of core items and other items. The core items include Staff Room, Classroom, Computer Assisted Learning Room, Language Room, and Library. The other items include Staff Common Room, Student Activity Centre, Multiple-purpose Room, Guidance Activity Room, Conference Room, Interview Room, etc. The schools were free to choose the rooms they prefer according to their needs, budget constraint, and site constraint specific to the schools concerned.

population movement. We will also 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.

8. For reprovisioning of existing schools to new school premises built on reserved school sites or vacant school premises which are suitable for this purpose, allocation is generally done through open and competitive bidding under the School Allocation Exercises (SAE). Since 2005, we have allocated 24 new school premises built on reserved school sites and nine vacant school premises for reprovisioning or extension of existing schools. A list of the schools and sites/premises involved is at Annex B.

9. As mentioned above, allocation of school sites and school premises for reprovisioning is generally conducted on a competitive basis through SAE. All eligible school sponsoring bodies (SSBs) in the territory can apply for reprovisioning of existing schools under their sponsorship when SAE for reprovisioning purpose are launched from time to time. The applications will be assessed by the School Allocation Committee (the Committee), which comprises both official and non-official members. While quality of education is the prime consideration, the Committee will also take into account factors such as the operation track record of the SSB, the school plan after relocation, the physical condition of the school's existing premises, 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), etc. when assessing the applications. Generally speaking, schools with a site area of less than 3,000 square meters (m<sup>2</sup>) and premises over 30 years of age without having benefited or having only marginally benefited from SIP would warrant serious consideration. Yet, these are not the pre-requisites for submission of applications since they will be assessed on a case-by-case basis. 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 concerned.

10. Among the 28 public sector schools as referred to in paragraph 3 above, two of them have been allocated new premises in 2015. We will keep these schools informed when there are SAE for reprovisioning purpose

in future.

### *Redevelopment*

11. For in-situ redevelopment projects<sup>3</sup>, interested schools would indicate their intention for redevelopment to EDB which would assess whether it is worth supporting based on a set of eligibility criteria as elaborated in paragraph 12 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. We have adopted the planning target of no more than five in-situ redevelopment projects per year since 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.

12. When considering the suitability of projects for in-situ redevelopment, a school site area of at least 3,000 m<sup>2</sup> is the foremost pre-condition from the technical feasibility point of view. Apart from 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 also need to be considered. Given the uniqueness of each school and the need in identifying suitable decanting premises to suit individual school's needs, such proposals are considered on a case by case basis.

13. For the public sector primary schools as referred to in paragraph 3 above, their relatively small school site area has limited their potential and feasibility for in-situ redevelopment. EDB will liaise with the Housing Authority/Department on the redevelopment plan of relevant public housing

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<sup>3</sup> In-situ redevelopment may involve demolition of all existing school premises or partial redevelopment .

estates with a view to exploring the feasibility of earmarking suitable school sites in the redeveloped public housing estates concerned for accommodating new schools and/or reprovisioning purpose. SAE will be launched accordingly.

### *Minor Improvement Projects*

14. EDB applies for block allocations under the Capital Works Reserve Fund every year to implement minor improvement works so as to improve the facilities of schools in need, including addition or conversion of classrooms and special rooms. In 2015, there are 15 minor improvement works projects involving a total funding of about \$290 million and some of them are scheduled for completion this year. Besides, EDB also carries out school premises maintenance works to improve the facilities of public sector schools through the established mechanism of major repairs and emergency repairs.

### **Way forward**

15. EDB will continue to improve the teaching and learning environment of schools, especially those built according to past planning standards, through the various means mentioned above, having regard to various factors, including optimal use of public resources and technical feasibility.

Education Bureau  
December 2015

**Distribution by Region for the Public Sector Primary Schools  
Operated in Cuboidal Shaped School Premises**

| <b>Region</b>          | <b>Number</b> |
|------------------------|---------------|
| Hong Kong Region       | 1             |
| Kowloon Region         | 9             |
| New Territories Region | 18            |

**Annex B****Ordinary Primary and Secondary Schools Allocated with  
Vacant School Premises for Reprovisioning or Extension since 2005**

| <b>No.</b> | <b>District</b> | <b>Year in which the school ceased operation</b> | <b>Name of Vacant School Premises</b>               | <b>Address of Vacant School Premises</b>               | <b>Primary/Secondary School Allocated with the Vacant School Premises</b>     |
|------------|-----------------|--|---|--|---|
| 1          | Sham Shui Po    | 2006/07  | Po On Commercial Association School                 | 13 Tong Yam Street, Tai Hang Tung,                     | Allocated to Alliance Primary School, Tai Hang Tung for whole-day conversion  |
| 2          | Wanchai         | 2006/07  | St. Mary's Church College                           | 3 Eastern Hospital Road                                | Allocated to Hennessy Road Government Primary School for whole-day conversion |
| 3          | Islands         | 2008/09  | Shun Tak Public School Cheung Chau                  | 2 School Road, Cheung Chau                             | Allocated to Cheung Chau Government Secondary School for physical extension   |
| 4          | Sha Tin         | 2008/09  | Tung Wah Group of Hospitals Tam Shiu Primary School | Mei Lam Estate   | Allocated to Free Methodist Mei Lam Primary School for reprovisioning         |
| 5          | Sha Tin         | 2008/09  | Po Leung Kuk Wong Clan Association Primary School   | Estate School No.3, Wo Che Estate                      | Allocated to Wo Che Lutheran School for reprovisioning                        |
| 6          | Kwai Tsing      | 2009/10  | Sheung Kwai Chung Government Secondary School       | 11 Shek Pai Street, Shek Lei Estate, Sheung Kwai Chung | Allocated to Shek Lei Catholic Primary School for reprovisioning              |

| No. | District | Year in which the school ceased operation | Name of Vacant School Premises                       | Address of Vacant School Premises                | Primary/Secondary School Allocated with the Vacant School Premises   |
|-----|----------|---|--|--|--|
| 7   | Sha Tin  | 2009/10                                   | Buddhist Bright Pearl Primary School                 | Estate Primary School, Chun Shek Estate Area 29A | Allocated to Sha Tin Methodist College and Kwok Tak Seng Catholic Secondary School for physical extension on shared-use basis  |
| 8   | Sha Tin  | 2009/10                                   | The Church of Christ in China Kei Kok Primary School | Sha Kok Estate                                   | <p>G/F to 2/F and part of 3/F of the premises allocated to Buddhist Kok Kwong Secondary School for physical extension</p> <p>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</p> |
| 9   | Sha Tin  | 2009/10                                   | Lok Sin Tong Chan Cho Chak Primary School            | Jat Min Chuen                                    | Allocated to Dr Catherine F Woo Memorial School for whole-day conversion   |



**Ordinary Primary and Secondary Schools Allocated  
with New School Premises built on Reserved School Sites  
for Reprovisioning or Extension since 2005**

| <b>No.</b> | <b>District</b> | <b>School Allocation Exercise (“SAE”)</b> | <b>Location</b>                                  | <b>Primary/Secondary School Allocated with the school sites</b>              |
|------------|-----------------|---|--|--|
| 1          | Yuen Long       | SAE 2005                                  | Area 104, Tin Shui Wai, Yuen Long (School 2)     | Allocated to HKFYG Lee Shau Kee College for reprovisioning                   |
| 2          | Kwun Tong       | Third SAE 2005                            | Choi Wan Road and Jordan Valley                  | Allocated to Choi Wan St. Joseph's Primary School for whole-day conversion   |
| 3          | Kowloon City    | -ditto-                                   | Premises at Inverness Road                       | Allocated to Bishop Walsh Primary School for whole-day conversion            |
| 4          | Shamshuipo      | -ditto-                                   | Cheung Sha Wan Flatted Factories                 | Allocated to CCC Heep Woh Primary School for whole-day conversion            |
| 5          | Shatin          | SAE 2006                                  | Tai Wai Maintenance Centre of Ma On Shan Railway | Allocated to Immaculate Heart of Mary School for whole-day conversion        |
| 6          | Yuen Long       | Second SAE 2006                           | Area 104, Tin Shui Wai                           | Allocated to Pak Kau College for reprovisioning                              |
| 7          | Yau Tsim Mong   | Third SAE 2006                            | Wylie Road, Yau Ma Tei                           | Allocated to Methodist School for whole-day conversion                       |
| 8          | Eastern         | -ditto-                                   | Pak Fuk Road, North Point                        | Allocated to Chinese Methodist School (North Point) for whole-day conversion |

| <b>No.</b> | <b>District</b> | <b>School Allocation Exercise (“SAE”)</b> | <b>Location</b>                                  | <b>Primary/Secondary School Allocated with the school sites</b>  |
|------------|-----------------|---|--|--|
| 9          | Shatin          | -ditto-                                   | Tai Wai Maintenance Centre of Ma On Shan Railway | Allocated to Shatin Tsung Tsin Secondary School for reprovisioning   |
| 10         | Southern        | -ditto-                                   | Aberdeen Reservoir Road                          | Allocated to St. Peter's Secondary School for reprovisioning   |
| 11         | Kwun Tong       | -ditto-                                   | Near Choi Wan Road and Jordan Valley             | Allocated to St. Joseph's Anglo-Chinese School for reprovisioning  |
| 12         | Shamshuipo      | -ditto-                                   | Fuk Wing Street                                  | Allocated to S.K.H. St. Thomas' Primary School for reprovisioning  |
| 13         | Shamshuipo      | -ditto-                                   | Shek Kip Mei Redevelopment                       | Allocated to St. Francis of Assisi's Caritas School for reprovisioning   |
| 14         | Kwun Tong       | Second SAE 2008                           | near Choi Wan Road and Jordan Valley             | Allocated to Conservative Baptist Lui Ming Choi Primary School for reprovisioning  |
| 15         | Kwun Tong       | -ditto-                                   | near Choi Wan Road and Jordan Valley             | Allocated to Sing Yin Secondary School for reprovisioning  |
| 16         | Kowloon City    | SAE 2010                                  | Kai Tak Development Site 1A-3                    | Allocated to S.K.H. Yat Sau Primary School and S.K.H. Ching Shan Primary School for reprovisioning and merging into one school at the new premises |
| 17         | Kowloon City    | -ditto-                                   | Kai Tak Development Site 1A-4                    | Allocated to Po Leung Kuk Stanley Ho Sau Nan Primary School for reprovisioning   |

| <b>No.</b> | <b>District</b> | <b>School Allocation Exercise (“SAE”)</b> | <b>Location</b>  | <b>Primary/Secondary School Allocated with the school sites</b>                                 |
|------------|-----------------|---|--|---|
| 18         | Eastern         | Second SAE 2011                           | ex-Tanner Road Police Married Quarters Site at Pak Fuk Road, North Point | Allocated to Pun U Association Wah Yan Primary School for whole-day conversion                  |
| 19         | Eastern         | -ditto-                                   | ex-Tanner Road Police Married Quarters Site at Pak Fuk Road, North Point | Allocated to North Point Methodist Primary School for whole-day conversion                      |
| 20         | Kowloon City    | Second SAE 2012                           | Kai Tak Development, Site 1A-2   | Allocated to Cognitio College (Kowloon) for reprovisioning                                      |
| 21         | North           | SAE 2013                                  | Area 36, Fanling   | Allocated to Tung Wah Group of Hospitals Ma Kam Chan Memorial Primary School for reprovisioning |
| 22         | Kwun Tong       | Fourth SAE 2014                           | Anderson Road, Kwun Tong, Kowloon (Site no. KT 2b)                       | Allocated to S.K.H. St. John's Primary School for reprovisioning                                |
| 23         | Shamshuipo      | -ditto-                                   | Tonkin Street, Cheung Sha Wan  | Allocated to Pak Tin Catholic Primary School for reprovisioning                                 |
| 24         | Kwun Tong       | -ditto-                                   | Anderson Road, Kwun Tong, Kowloon (Site no. KT 2e)                       | Allocated to Maryknoll Secondary School for reprovisioning                                      |