

**For discussion
on 11 April 2016**

Legislative Council Panel on Education

**8027EA – Extension and conversion to St. Paul’s Primary Catholic School
at Wong Nai Chung Road, Happy Valley**

PURPOSE

We need to upgrade the facilities of a bi-sessional primary school, namely St. Paul’s Primary Catholic School (the School) at Wong Nai Chung Road, Happy Valley, for converting into whole-day schooling by constructing an extension and carrying out conversion works to the School’s existing premises. This paper briefs Members on the proposed capital works project and timeline.

PROJECT SCOPE AND NATURE

2. The project scope includes the construction of a 24-classroom extension and carrying out conversion works at the existing premises of the School at the total estimated cost of about \$467.9 million in money-of-the-day (MOD) prices. It is calculated having regard to the reference cost¹ of a 24-classroom public sector primary school of standard design and the cost for site-specific works². The proposed scope of works includes -

- (a) 24 classrooms;
- (b) six special rooms including a music room, a visual arts room, a general studies room, a multi-purpose room, a computer assisted learning room 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;

¹ The reference cost is based on an uncomplicated site with no unusual environmental or geotechnical constraints.

² Site-specific works include heritage works, additional energy conservation measures and noise mitigation measures.

- (g) two student activity centres;
- (h) a conference room;
- (i) a library;
- (j) an assembly hall;
- (k) multi-purpose areas;
- (l) a basketball court (on ground level);
- (m) a covered playground; and
- (n) ancillary facilities including disabled/fireman's lifts, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets.

3. The proposed extension and conversion works will be carried out within the School's existing lot with a site area of about 3 800 square metres (m²). The improved school premises after extension and conversion will meet the planning target of providing 2 m² of open space per student. A site plan and an artist's impression of the new school premises are at Enclosures 1 and 2 respectively.

JUSTIFICATION

4. It is the Government's policy to implement whole-day schooling for all primary school students studying at public sector primary schools. The School, located at Wong Nai Chung Road in Happy Valley with a site area of 3,800 m², currently operates bi-sessional a.m. and p.m. classes at a 12-classroom premises. The School's existing premises was constructed over 100 years ago and has been accorded with a Grade 2 historic building status. The School's existing premises also lacks certain standard facilities including general studies room, language room and student activity centre, etc. The School had not benefitted from the School Improvement Programme³ in the past due to technical constraints. There is insufficient space at the School's existing premises to accommodate all students after combining the existing bi-sessional a.m. and p.m. classes. Hence, there is a need to construct a new

³ School Improvement Programme was carried out in five phases between 1994 and 2006. It was introduced at that time 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.

extension and carry out conversion works at the existing premises to facilitate the School's conversion to whole-day operation. The School also would take the opportunity to improve its facilities, which do not meet the prevailing standards, so as to provide the students and teachers with a quality learning and teaching environment.

5. Upon completion of **8027EA**, the a.m. and p.m. sessions of the School will be combined and convert to whole-day operation. The overall supply of primary school places will not be affected. During construction, the School will be temporarily accommodated at the vacant school premises of former Chai Wan Star of The Sea Catholic Primary School in Hing Wah Estate (II) in Chai Wan to continue operation.

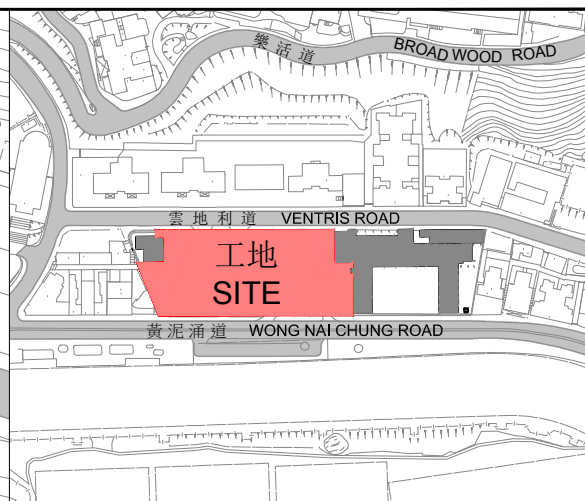
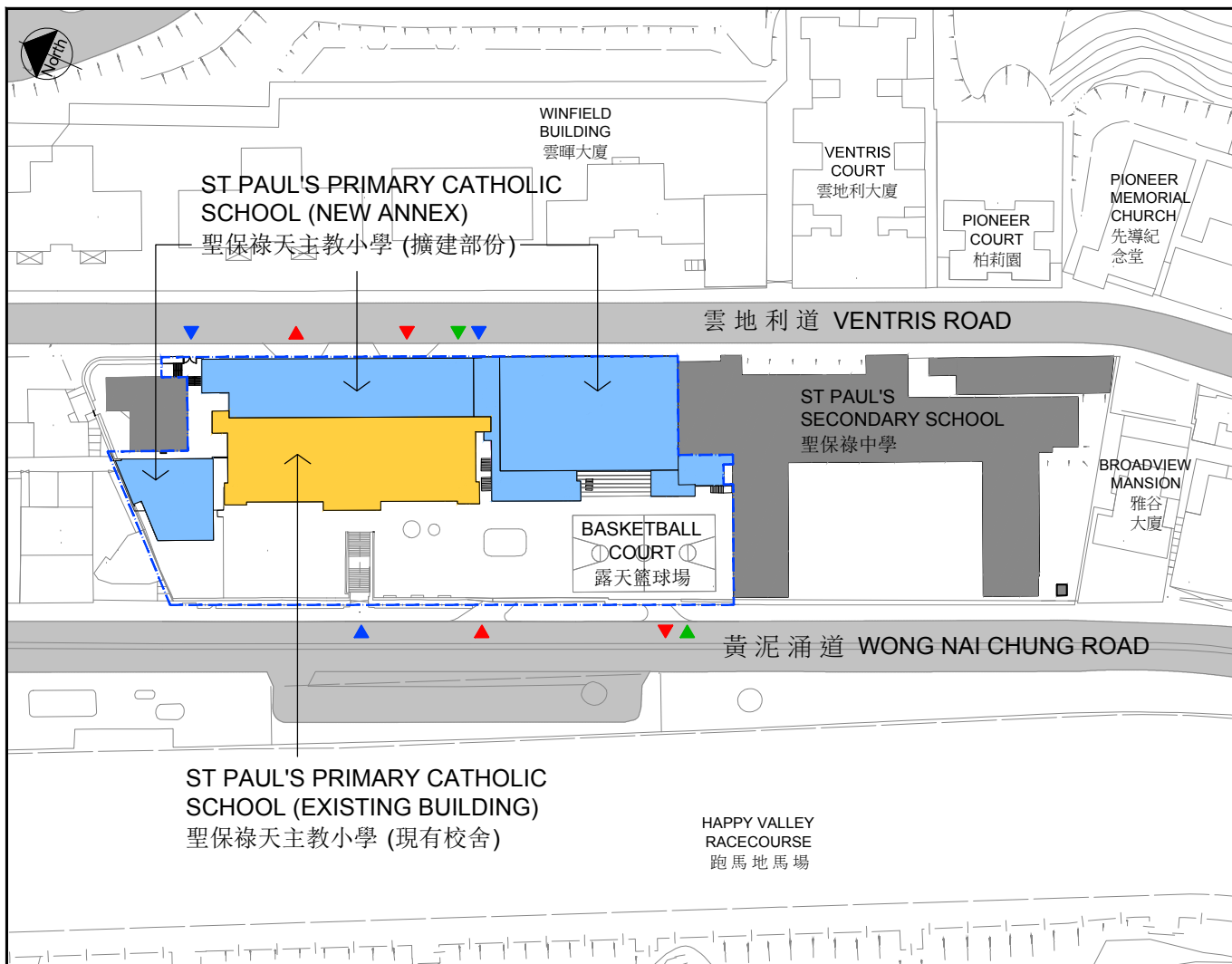
IMPLEMENTATION PLAN

6. 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 school building project in May 2016. Subject to funding approval of FC, the School plans to commence the construction works in the fourth quarter of 2016 for completion in the second quarter of 2019.

PUBLIC CONSULTATION

7. We consulted the Development, Planning and Transport Committee of the Wan Chai District Council on 23 February 2016 on this project. Members indicated support for the project.

Education Bureau
April 2016



SITE LOCATION PLAN 位置圖 1:4000

LEGEND 圖例

- WORKS BOUNDARY
工地界線
- PEDESTRIAN ENTRANCE/ EXIT
行人出入口
- BARRIER-FREE ACCESS
無障礙出入口
- VEHICULAR INGRESS/ EGRESS
車輛出入口
- ST PAUL'S PRIMARY CATHOLIC SCHOOL (EXISTING BUILDING)
聖保祿天主教小學 (現有校舍)
- ST PAUL'S PRIMARY CATHOLIC SCHOOL (NEW ADDITION)
聖保祿天主教小學 (擴建部份)

SITE PLAN 工地平面圖 1:1250

ì €7EA - EXTENSION AND CONVERSION TO ST. PAUL'S PRIMARY CATHOLIC SCHOOL AT WONG NAI CHUNG ROAD, HAPPY VALLEY
 ì €27EA - 擴建及改建跑馬地黃泥涌道聖保祿天主教小學



VIEW OF THE NEW ANNEX FROM WONG NAI CHUNG ROAD (ARTIST IMPRESSION)

從黃泥涌道望向學校的構思圖

ì €27EA - EXTENSION AND CONVERSION TO ST. PAUL'S PRIMARY
CATHOLIC SCHOOL AT WONG NAI CHUNG ROAD, HAPPY VALLEY

ì €27EA - 擴建及改建跑馬地黃泥涌道聖保祿天主教小學