

**For discussion
on 5 January 2018**

Legislative Council Panel on Education

**8012EE – Redevelopment of Island School
at 20 Borrett Road, Mid-Levels**

PURPOSE

The English Schools Foundation (ESF) needs to redevelop the Island School at 20 Borrett Road, Mid-Levels (the School), in order to improve the existing conditions of the school premises and to further enhance the learning and teaching environment of the school. This paper briefs Members on the proposed capital works project and timeline.

PROJECT SCOPE AND NATURE

2. The scope of the project to be funded by Government subvention includes the demolition of the existing school premises and the construction of a 42-classroom school premises to provide the following facilities¹ –

- (a) 42 classrooms;
- (b) four small group teaching rooms;
- (c) seven laboratories;
- (d) eight special rooms, including a design and technology workshop, a home management room, a music room, a conference room, a needlework room, a visual arts room, a stage and a language room;
- (e) a library;

¹ The amount of Government subvention is calculated based on the reference cost of a standard-design public sector secondary school with 30 classrooms on a pro-rata basis with a student population same as the School. Facilities to be funded by Government subvention include standard facilities for a standard-design public sector secondary school (with a student population same as the School). Non-standard facilities will be funded by ESF.

- (f) a student activity centre;
- (g) an assembly hall, a chair store and dressing room;
- (h) areas for physical education including a covered playground, a multi-purpose area, a physical education store and two changing rooms;
- (i) administration offices including a principal's office, four offices for school management, a staff room, a staff common room, a medical inspection room, a social worker's office, a general office, and a printing room and security store;
- (j) other facilities including five preparation rooms for laboratories, a store, a computer assisted learning room, a computer room, a multi-purpose room, a pantry and two interview rooms; and
- (k) ancillary facilities including a tuck shop, barrack accommodation, lifts, toilets and relevant facilities for the physically disabled.

3. The estimated Government capital subvention required for the project is \$536.3 million in money-of-the-day (MOD) prices. The capital grant is calculated having regard to the reference cost of constructing a standard-design public sector secondary school with 30 classrooms² on a pro-rata basis with a student population same as the School. On this basis, ESF will, on top of Government capital subvention, contribute \$681.4 million in MOD prices to meet the costs of those "above-standard" facilities, furniture and equipment and consultancy fee of the redevelopment project. A comparison of the proposed facilities for the School with those of a standard-design public sector secondary school, as well as a list of other non-standard facilities to be provided, are at Enclosure 1.

4. The redevelopment works will be carried out within the School's

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

existing lot with a site area of about 12 000 square metres (m²). The new school premises after redevelopment 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 2 and 3 respectively. ESF plans to commence the works in the second quarter of 2018 for completion in the first quarter of 2022.

JUSTIFICATION

5. The School is an international school under ESF offering secondary curriculum. The school premises was built in 1974. In the 2016/17 school year, the School operated 42 classes, providing some 1 270 places. To cater for the School's continuous development, ESF has reviewed and assessed the existing school facilities, and considers that there is inadequate teaching space which adversely affects daily school operation and teaching effectiveness.

6. Moreover, there has been concrete spalling from the ceilings and exterior walls from time to time due to ageing of the school premises. Protective netting has therefore been installed at the school building to prevent spalling concrete from accidentally injuring teachers and students. ESF has engaged a consultant to inspect the structural conditions of the school premises. The inspection report revealed that owing to the continuous ageing of the building, some steel bars have started to corrode and spalling of concrete and exposure of steel bars would likely accelerate. Continual maintenance of the existing building would be costly but could not slow down much its ageing process.

7. ESF has attempted to look for suitable sites or vacant school premises on the Hong Kong Island side for reprovisioning the School but failed. In-situ redevelopment is the only feasible alternative. After considering the information provided by ESF, the Education Bureau (EDB) agreed in principle ESF's proposal to redevelop the School in light of the existing conditions of the school premises and its plan to improve the learning and teaching environment.

8. In accordance with the agreement reached between EDB and ESF in 2013 on the phasing-out arrangements of Government's recurrent subvention for ESF, **8012EE** is the last ESF works project which will receive a capital grant from the Government and the capital subvention will be calculated at an amount equivalent to the cost for constructing a standard-design public sector school for the same student population. ESF will bear the costs for all the non-standard facilities, furniture and equipment, as well as the consultancy fee

for the redevelopment project.

9. Having taken into account the information provided by ESF on the latest conditions of the school premises, for the sake of the safety of students and staff of the School, EDB has agreed to an earlier decanting arrangement for the School pending funding approval for the redevelopment project. The School will temporarily be accommodated at two vacant school premises in Sha Tin (i.e. the premises of ex-Hong Kong & Kowloon Chiu Chow Public Association Ma Chung Sum Secondary School and ex-Shatin Tsung Tsin Secondary School) from 10 January 2018 until the completion of the proposed redevelopment project. ESF will bear the renovation and other related costs for the decanting premises. Upon completion of the redevelopment project, ESF has to vacate the decanting premises and return them to the Government.

IMPLEMENTATION PLAN

10. We plan to seek the endorsement of the Public Works Subcommittee and the funding approval of the Finance Committee (FC) of the Legislative Council (LegCo) for the proposed redevelopment project in the first and second quarter of 2018 respectively. Subject to funding approval from the FC, ESF plans to commence the redevelopment works in the second quarter of 2018 the earliest for completion by the first quarter of 2022.

PUBLIC CONSULTATION

11. We consulted the Culture, Leisure & Social Affairs Committee of the Central and Western District Council on 16 November 2017 on the proposed redevelopment project. Members generally shared the redevelopment need of the School and supported the project. Some members have suggested ESF consider developing a more comprehensive and greening plan with educational value and adopt appropriate measures to minimise possible nuisance caused during the works period of the proposed project. ESF will take into consideration members' suggestions when taking forward the redevelopment works as appropriate.

Education Bureau
December 2017

8012EE –Redevelopment of Island School at 20 Borrett Road, Mid-Levels**(A) A comparison of the proposed facilities for Island School with those of a standard-design public sector secondary school**

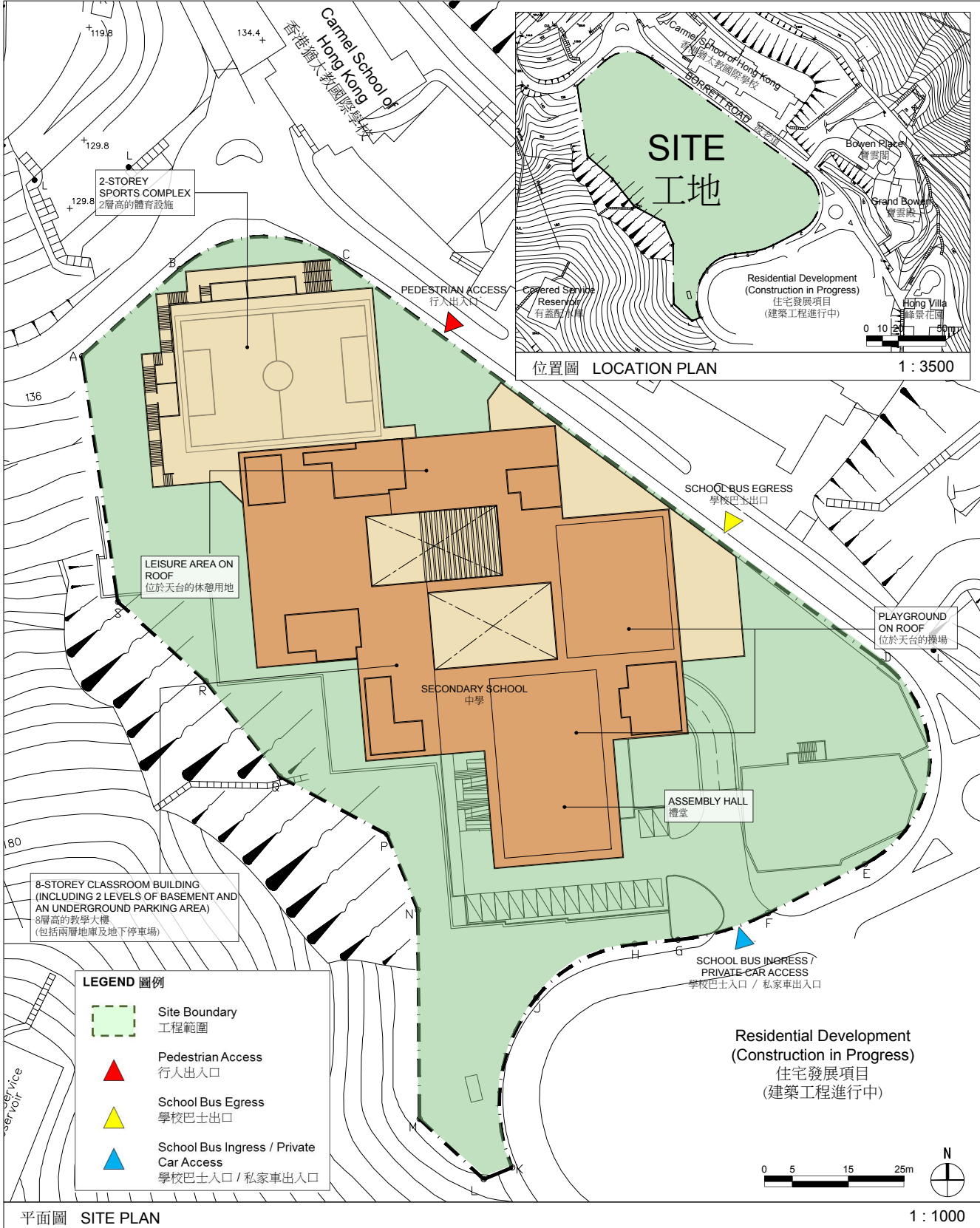
Facilities	8012EE	Standard-design public sector secondary school (with a student population same as the School)¹
(a) Classroom	42	42
(b) Small group teaching room	15	4
(c) Laboratory	13	7
(d) Special room	16	8
<ul style="list-style-type: none"> • <i>Design and Technology (D&T) workshop</i> • <i>Home management room</i> • <i>Music room</i> • <i>Conference room</i> • <i>Needlework room</i> • <i>Visual arts room</i> • <i>Stage</i> • <i>Language room</i> 	4 2 1 1 2 4 1 1	1 1 1 1 1 1 1 1
(e) Library	1	1
(f) Student activity centre	1	1
(g) Assembly hall and related facility		
<ul style="list-style-type: none"> • <i>Assembly hall</i> • <i>Chair store and dressing room</i> 	1 1	1 1
(h) Area for physical education		
<ul style="list-style-type: none"> • <i>Covered playground</i> • <i>Multi-purpose area</i> • <i>Physical education store</i> • <i>Changing room</i> 	1 9 1 4	1 1 1 2

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Facilities	8012EE	Standard-design public sector secondary school (with a student population same as the School) ¹
(i) Administration office		
<ul style="list-style-type: none"> • <i>Principal's office</i> • <i>Office for school management</i> • <i>Staff room</i> • <i>Staff common room</i> • <i>Medical inspection room</i> • <i>Social worker's office</i> • <i>General office</i> • <i>Printing room and security store</i> 	<p style="text-align: center;">1</p> <p style="text-align: center;">8</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p>	<p style="text-align: center;">1</p> <p style="text-align: center;">4</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p>
(j) Other facility		
<ul style="list-style-type: none"> • <i>Preparation room for laboratories</i> • <i>Store</i> • <i>Computer assisted learning room</i> • <i>Computer room</i> • <i>Multi-purpose room</i> • <i>Pantry</i> • <i>Interview room</i> 	<p style="text-align: center;">6</p> <p style="text-align: center;">3</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">4</p>	<p style="text-align: center;">5</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">1</p> <p style="text-align: center;">2</p>
(k) Ancillary accommodation including a tuck shop, barrack accommodation, lifts, toilets and relevant facilities for the physically disabled	Available	Available

(B) Other non-standard facilities for Island School

Facilities	8012EE
Art preparation area	1
Canteen	1
Indoor swimming pool	1
Kitchen	1
Learning Support Centre (LSC) to support students with special education needs:	
• <i>LSC common area</i>	1
• <i>LSC shower room</i>	1
Meeting room	6
Music practice room	6
Physical education room	1
Recording studio	1
Sports training centre	1
Vice principal's office	1



8012EE – REDEVELOPMENT OF ISLAND SCHOOL AT 20 BORRETT ROAD, MID-LEVELS
重建位於中半山波老道20號的港島中學



VIEW OF THE SCHOOL PREMISES FROM NORTHEAST (THE LOWER END OF BORRETT ROAD)
(ARTIST'S IMPRESSION)

從東北面(波老道較低段)望向校舍構思圖

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重建位於中半山波老道 20 號的港島中學