

**For discussion
on 11 May 2018**

Legislative Council Panel on Education

**8096EB – Construction of an assembly hall at Munsang College
at 8 Dumbarton Road, Kowloon City**

PURPOSE

Munsang College (SSB) Limited (“the School Sponsoring Body”) plans to construct an assembly hall block for Munsang College (“the School”) to improve its learning and teaching environment. This paper briefs Members on the proposed capital works project.

PROJECT SCOPE AND NATURE

2. The scope of the project to be funded by government subvention includes the construction of a new assembly hall block to provide the following facilities –

- (a) an assembly hall including a stage, chair stores and dressing rooms;
- (b) a covered playground;
- (c) multi-purpose areas;
- (d) a student activity centre;
- (e) physical education stores; and
- (f) ancillary facilities including changing rooms and toilets.

3. The estimated government capital subvention required for the project is \$81.4 million in money-of-the-day (MOD) prices. The capital grant from the

Government is to cover the standard provision by making reference to that of a standard-design 30-classroom public sector secondary school. For those above-standard facilities (such as extra floor areas above the standard provision listed in paragraph 2 above) and the gymnasium which is a non-standard facility, they will be funded by the School Sponsoring Body. On this basis, the School Sponsoring Body will, on top of government capital subvention, contribute \$139.5 million in MOD prices to meet the cost of those facilities, and the related consultancy fee.

4. The proposed works will be carried out within the School's existing campus with a site area of about 15 500 square metres (m²). A location and site plan and an artist's impression of the proposed assembly hall block are at Enclosures 1 and 2 respectively.

JUSTIFICATION

5. It is the Government's plan to, based on the needs of the schools, improve the physical conditions and facilities of school premises not built according to the prevailing standards through re-provisioning and redevelopment. The School, operating 30 classes in the 2017/18 school year, first operated as a private school. The School has been sharing the hall facility with the Munsang College Primary School and the Munsang College Kindergarten on the same campus until 1978, when the School turned into an aided school. Since then, the School has been operating without its own assembly hall and has to rent the hall facility from the two private sections (i.e. Munsang College Primary School and Munsang College Kindergarten) from time to time. The high utilisation of the hall however has posed difficulties to the School in arranging large scale teaching and learning activities.

6. The School also falls short of physical education stores and ancillary facilities. Some of the existing facilities such as covered playground, multi-purpose area and student activity centre are undersized as compared to prevailing standards. Construction of a new assembly hall block to house the aforementioned facilities is necessary to improve the teaching and learning environment of the School.

7. Construction of the proposed new assembly hall block would not require additional land resources from the Government. During construction, the School will continue to operate within the existing school premises and the construction site will be separated from the school operation area to ensure safety of the school users. As the assembly hall block does not comprise classrooms, upon completion of the project, the overall supply of school places will not be affected.

IMPLEMENTATION PLAN

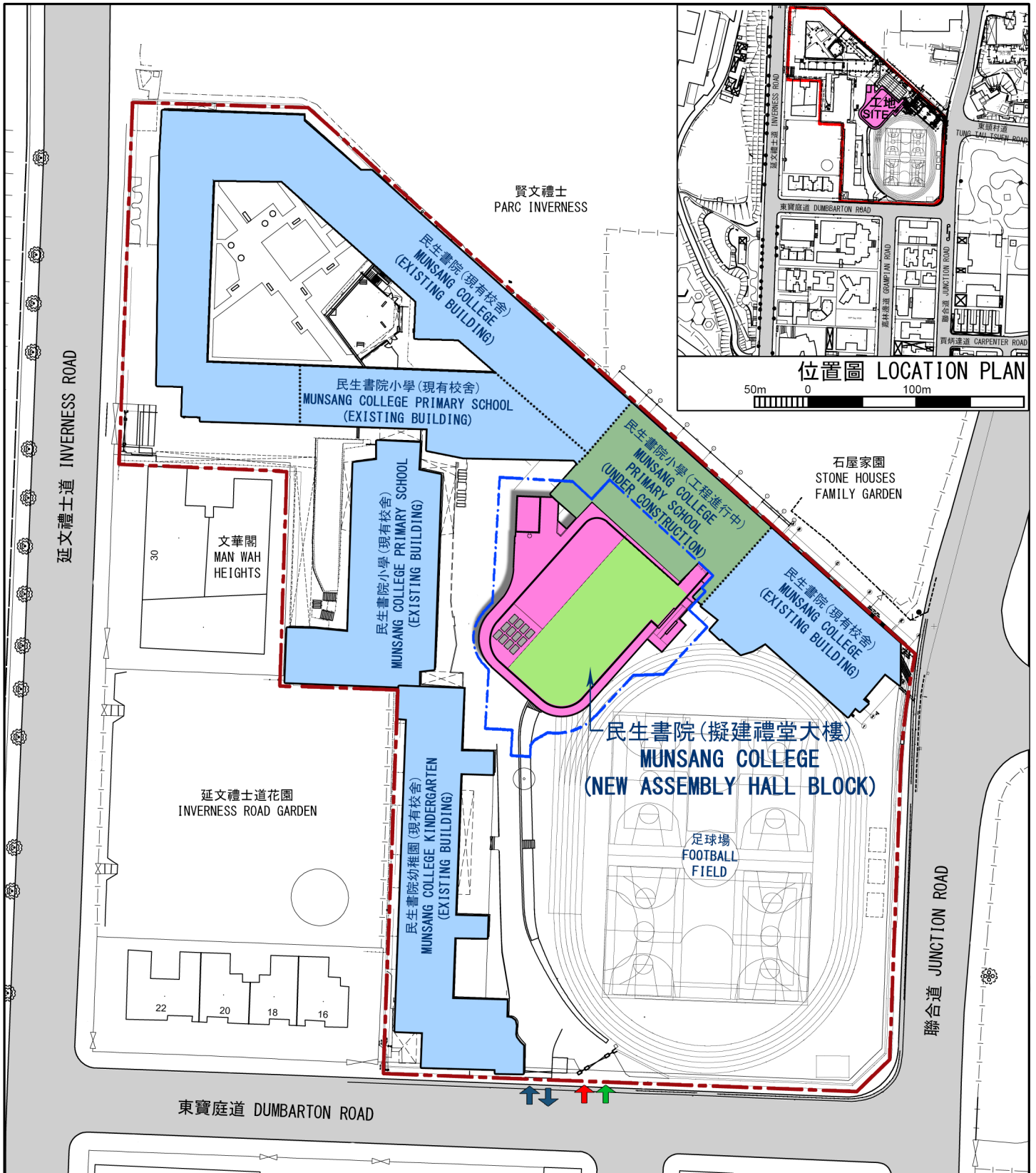
8. We will follow the established mechanism to seek the support of the Public Works Subcommittee and the funding approval of the Finance Committee as soon as possible. The construction work is expected to take about 26 months.

PUBLIC CONSULTATION

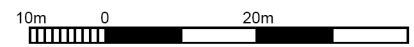
9. We consulted the Housing and Infrastructure Committee of the Kowloon City District Council on 15 March 2018 on this project. Members of the Committee supported the project.

Education Bureau

May 2018



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| | 無障礙出入口
BARRIER-FREE ENTRANCE/EXIT | | 民生書院 / 民生書院小學 / 民生書院幼稚園
MUNSANG COLLEGE / MUNSANG COLLEGE PRIMARY SCHOOL / MUNSANG COLLEGE KINDERGARTEN |
| | 車輛出入口
VEHICULAR INGRESS/EGRESS | | 民生書院(擬建禮堂大樓)
MUNSANG COLLEGE (NEW ASSEMBLY HALL BLOCK) |
| | 行人出入口
PEDESTRIAN ENTRANCE/EXIT | | 民生書院小學(工程進行中)
MUNSANG COLLEGE PRIMARY SCHOOL (UNDER CONSTRUCTION) |
| | 太陽能光伏板
PHOTOVOLTAIC PANEL | | 屋頂綠化
LANDSCAPED ROOF |
| | | | 地段界線
LOT BOUNDARY |
| | | | 工地界線
SITE BOUNDARY |



工地平面圖 SITE PLAN	8096EB - 九龍城東寶庭道8號民生書院興建1座禮堂 8096EB - Construction of an assembly hall at Munsang College at 8 Dumbarton Road, Kowloon City
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從足球場望向新禮堂大樓的構思透視圖
PERSPECTIVE VIEW FROM FOOTBALL FIELD

構思圖
ARTIST'S IMPRESSION

8096EB - 九龍城東寶庭道8號民生書院興建1座禮堂
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