



中華人民共和國香港特別行政區政府總部教育局  
Education Bureau  
Government Secretariat, the Government of the Hong Kong Special Administrative Region  
The People's Republic of China

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29 January 2019

Public Works Subcommittee  
Legislative Council Complex  
1 Legislative Council Road, Central  
Hong Kong  
(Attn: Ms. Doris LO)

Dear Ms. LO,

**Enquiry from the Hon AU Nok-hin on  
Individual Items under the Block Allocations of the  
Capital Works Reserve Fund (“CWRF”) in 2019-20:  
(Head 708 Subhead 8100QX)  
“Renovation of ex-premises of Shi Hui Wen  
Secondary School in Tuen Mun District” [Item No. 574] and  
“Special project 2018-19 to Ex-Premises Of Shi Hui Wen Secondary  
School” [Item No. 751]**

The Hon AU Nok-hin wrote to the Chairman of Public Works Subcommittee on 19 December 2018, requesting for supplementary information on the two captioned projects under the Education Bureau

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(“EDB”). The enquiry was referred to this Bureau on 21 January 2019 for follow up. The information requested is provided in the following paragraphs.

EDB handles vacant school premises (“VSP”) according to the established mechanism. When there is a vacant or to-be-vacant school premises, EDB will consider factors including the size, location, physical conditions etc. of the relevant premises, and the educational needs and relevant policy initiatives with a view to assessing the premises’ suitability for educational use or whether the premises is needed to be reallocated for school or other educational use. Once EDB confirms that a VSP is no longer required by EDB for reallocation for school use, EDB would inform the Planning Department (“PlanD”) and other relevant departments (such as the Lands Department (“LandsD”) and the Housing Department) for PlanD’s consideration of suitable alternative long-term uses in accordance with the central clearing house mechanism. EDB does not have information on the existing condition and long term use of such VSP, including their utilisation by other organisations.

According to the above-mentioned mechanism, as at end-August 2018, there are nine VSP under EDB’s purview (including those with yet to be confirmed use). According to the prevailing school allocation mechanism, once a VSP / to-be-vacant premises is confirmed to be required for reallocation for school uses, EDB will normally invite applications from all eligible applicant bodies in the territory through the School Allocation Exercise (“SAE”) on a fair and competitive basis and make relevant announcement through press release and on its website. Schools may take into account their school-based considerations and consider if they would like to submit an application.

In the past five years, EDB had carried out a total of four SAEs for allocation of school premises for reprovisioning or physical extension of existing public sector and Direct Subsidy Scheme (“DSS”) school, including five new school premises built on reserved school sites and four VSP, with two of the VSP being former secondary schools premises for reprovisioning of existing primary schools (i.e. ex-Shi Hui Wen Secondary School and ex-St. Joseph Anglo-Chinese School).

To put land resources into gainful use, we circulate, on a half-yearly basis, a list of VSP under EDB earmarked for educational use but suitable for short-term use to relevant bureaux/departments (including the Home Affairs Bureau, Home Affairs Department, LandsD, PlanD and Social Welfare Department) with a view to identifying short-term use pending the deployment of such premises for the earmarked use.

The Shi Hui Wen Secondary School in Tuen Mun District ceased to operate in September 2017. Before its closure, EDB has already considered the suitability and needs of reallocating the then to-be-vacant school premises (“the Shi Hui Wen premises”) for school or other educational uses in accordance with the aforesaid mechanism. Having assessed relevant factors, EDB considered that, as compared to in-situ redevelopment of the Shi Hui Wen premises, with minor alteration and refurbishment works (i.e. a minor works project of less than \$30 million under CWRP Block Allocations), the Shi Hui Wen premises could be deployed for reprovisioning use by an existing primary school to improve the latter’s learning and teaching environment and the time required would be relatively shorter. EDB then launched the First SAE 2017 in March 2017 to allocate the Shi Hui Wen premises, together with another VSP in the Wong Tai Sin District, to existing public sector or DSS schools for reprovisioning.

Three applications were received for reprovisioning to the Shi Hui Wen premises under the said SAE. According to the established mechanism, proposals of the concerned applications were assessed by the School Allocation Committee (“SAC”) comprising official and non-official members, with its recommendations submitted to the Permanent Secretary for Education (“PS(Ed)”) for consideration. Quality of education was the most important factor considered by SAC when making recommendations on school allocation. Other factors, including the school plan submitted by the applicant body, operation track record of the school sponsoring body and conditions of the existing premises, etc. were also taken into account. Having considered the aforementioned basket of factors, assessed each application thoroughly and invited applicant bodies to interview, SAC recommended to allocate the Shi Hui Wen premises to Po Leung Kuk Vicwood K.T. Chong No. 2 Primary School (“the School”) which has generally demonstrated more meritorious performance in all assessment aspects. With PS(Ed)’s endorsement of SAC’s recommendations, we announced the SAE results in mid-August 2017.

In line with our past arrangements, EDB liaised closely with the School and the School Sponsoring Body concerned regarding the alteration and refurbishment works immediately after the announcement of the SAE result, with a view to meeting the operational requirement of the School. In order that the School can be reprovisioned to the Shi Hui Wen premises as soon as possible with a view to improving and enhancing its teaching and learning facilities and environment, we have reserved relevant provision in Subhead 8100QX under Head 708 of CWRP Block Allocations since 2018-19 for the works, i.e. the project on “Renovation of School ex-premises of Shi Hui Wen Secondary School in Tuen Mun District” [Item No. 574]. The scope of works

includes refurbishment and painting of internal and external walls and metalwork of the whole school premises, replacement of all steel windows with aluminumones, resurfacing of the basketball court, reroofing, refurbishment of all classrooms, special rooms and lavatories, installation of flag poles and basketball stands, replacement of lighting facilities and complete electrical rewiring, replacement and repair of fresh water supply system and addition of fire service installations, etc.. The project estimate is about \$29.9 million, with breakdown as detailed below: –

<b>Project Expenditure Breakdown</b>	<b>Estimate (\$ million)</b>
Building Works	11.628
Electrical and Mechanical Works	7.147
Consultancy Fees	3.680
Furniture and Equipment	2.435
Contingencies	2.765
Price Adjustment Provision	2.245
<b>Total (Project Estimate)</b>	<b>29.900</b>

The refurbishment works are expected to complete in the third quarter of 2019.


Separately, the Financial Secretary had reserved \$2 billion in the 2018-19 Budget to take forward a lift installation programme to speed up the processing of lift installation applications submitted previously and to expedite the installation works for schools without such device. And, a dedicated team is being set up under EDB to take forward the programme. Project costs under this lift installation programme are funded by Subhead 8100QX under Head 708 of CWRP Block Allocations. The “Special project 2018-19 to Ex-Premises of Shi Hui Wen Secondary School” [Item No. 751] is one of the projects under this lift installation programme. The purpose is to carry out pre-construction works for the lift installation at the Shi Hui Wen premises, including ground investigation work and topographical survey, feasibility study as well as preparation of design proposals for approval by relevant departments. The estimate of the relevant pre-construction works is about \$2.978 million, with breakdown as follows: –

<b>Project Expenditure Breakdown</b>	<b>Estimate (\$ million)</b>
Ground investigation and topographical survey	1.000
Consultancy fees	1.978
<b>Total (Project Estimate)</b>	<b>2.978</b>

It is expected that the pre-construction works will be completed in the third quarter of 2019. Subject to the results of ground investigation and feasibility

study, the whole lift installation project could be completed in the first quarter of 2022 the earliest.

Yours sincerely,



( Mrs Elina CHAN )  
for Secretary for Education

c.c. Secretary for Financial Services and the Treasury  
(Attn : Ms Margaret HSIA)