



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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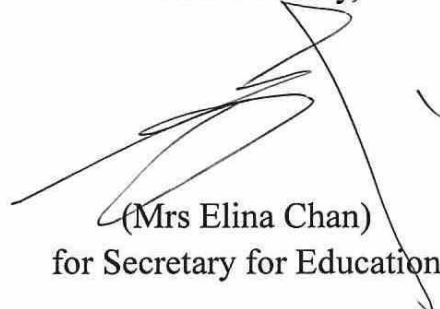
Mr Anthony Chu  
Clerk to Public Accounts Committee  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central  
Hong Kong

Dear Mr Chu,

**Follow-up to Public Accounts Committee Report No. 65**  
**Use and disposal of vacant school premises**

I refer to your letters of 7 and 9 January 2019 on the captioned subject. Please find attached our input to the request information. As explained earlier, the Development Bureau will separately provide their input to you direct. Thank you.

Yours sincerely,



(Mrs Elina Chan)  
for Secretary for Education

c.c. Secretary for Development  
Secretary for Financial Services and the Treasury  
Director of Audit  
Director of Lands

**Follow-up to Public Accounts Committee Report No. 65**  
**Use and disposal of vacant school premises**

**The Education Bureau's Response to**  
**Issues Raised in the letter of 7 January 2019**

- (a) A table showing the latest position of vacant school premises (“VSP”), including the location and area of each site;**
- (b) A table showing VSP which have been put to educational or other uses in the past 12 months, with details on the location and relevant use of each site; and**
- (c) Future plan for the use and disposal of existing VSP.**

***VSP under EDB's purview and future plan for the use and disposal of these premises***

It has all along been the Education Bureau's (“EDB”) policy objective to put VSP into gainful use. 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 VSP's suitability for educational use or whether the premises is needed to be reallocated for school or other educational use. Once EDB confirms that the VSP are no longer required by EDB for reallocation for school uses, 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.

2. As reported in the last Government Minute tabled on 16 May 2018, of the remaining 108 addresses identified from the stocktaking exercise conducted by EDB, EDB had notified PlanD and other relevant departments of all except one VSP for consideration of suitable alternative long-term uses under the aforesaid central clearing house mechanism. In respect of that remaining one, EDB has subsequently confirmed that it is no longer required for reallocation by EDB for school use and informed PlanD for consideration of suitable alternative long-term use in August 2018. As at end-August 2018, there are nine VSP under EDB's purview which are earmarked/retained for school or other educational uses (including those not yet been confirmed

as being no longer required by EDB). Information on these premises is set out in the table below.

<b>No.</b>	<b>Location</b>	<b>Name of former school</b>	<b>Address</b>	<b>Site area of school premises (rounded to the nearest hundred m<sup>2</sup>)</b>
1	Wanchai	Wanchai School	30 Oi Kwan Road, Wanchai, Hong Kong	2 000
2	Eastern	HongKong Japanese School	9 Hau Yuen Path, Braemar Hill Road, North Point, Hong Kong	2 900
3	Southern	St. Peter's Secondary School	220 Aberdeen Main Road, Aberdeen, Hong Kong	6 000
4	Kowloon City	Hung Hom Government Primary School	68 Gillies Avenue, Hung Hom, Kowloon	1 900
5	Wong Tai Sin	S.K.H. Ching Shan Primary School	3 Luk Lau Avenue, Choi Hung Estate, Wong Tai Sin, Kowloon	3 700 (Total)
6	Wong Tai Sin	S.K.H. Yat Sau Primary School	1 Luk Lau Avenue, Choi Hung Estate, Wong Tai Sin, Kowloon	
7	Sham Shui Po	Kowloon Junior School	4 Rose Street, Yau Yat Chuen, Kowloon	3 700
8	Tai Po	Tai Po Government Primary School	22 Wan Tau Kok Lane, Tai Po, New Territories	2 400
9	Islands	Cheung Chau Public School	School Road, Cheung Chau, New Territories	5 800

3. EDB would take into account a basket of factors and periodically assess the possible educational use of VSP under EDB's purview. As explained before, there is a need to earmark/retain some VSP to cater for the anticipated future demand for school places and to allow flexible arrangements required in view of the uncertainty involved. In addition, EDB needs VSP to flexibly address various and changing needs, including reprovisioning of existing schools to improve their learning and teaching environment; decanting use by schools undergoing in-situ redevelopment or extension works; allocating school premises for operation of international schools, etc. It is therefore inappropriate and impracticable to impose any fixed target on the length of the vacancy period of a VSP or the number of VSP to be retained. Nevertheless, with the policy objective of putting VSP into gainful use in mind, EDB strives to facilitate the utilisation of VSP in an expeditious manner as far as practicable. In this regard, we circulate the list of VSP within EDB on a half-yearly basis to invite new and/or updated proposals on educational uses and/or short-term uses (where appropriate). We also circulate, on a half-yearly basis, a list of VSP 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 so that the land resources can be gainfully used.

4. As regards the nine VSP under EDB's purview listed in paragraph 2 above, EDB is going to launch a School Allocation Exercise ("SAE") in 2019 in respect of one of them for existing schools to apply for reprovisioning use. We are also taking forward the preparation works including technical feasibility studies for six of them, with a view to arranging allocation under the established school allocation mechanism once ready. With regard to the remaining two, EDB is reviewing the possible use of one VSP in accordance with the established mechanism and liaising with the school sponsoring body on the surrender of the other VSP.

#### *Allocation of VSP for school uses*

5. In the past 12 months (January to December 2018), EDB has reallocated two VSP in the Kwun Tong and Kwai Tsing Districts respectively for further school uses under the established school allocation mechanism. The VSP in the Kwun Tong District was allocated to an existing primary school for reprovisioning use, whereas the one in the Kwai Tsing District was allocated for the physical extension of an existing primary school. EDB is arranging necessary refurbishment works for the school premises concerned before handing over to the schools concerned.

### *Allocation of VSP for other uses*

6. With regard to the 71 VSP the physical possession of which had not been delivered to the Government after cessation of school operation as at 30 April 2015, we reported in the last Government Minute tabled on 16 May 2018 that no follow-up action is required by the Government in terms of pursuing alternative land use on 30 cases. These included 28 cases where the land leases for the private land concerned do not contain a cessation/diminution of user clause allowing the Government to re-enter the land after cessation of school use (hence future use of the land is at the discretion of the lessees so long as the use is compliant with the lease, zoning and other regulations) and two cases where uses other than school use are allowed.

7. As at end-December 2018, among the 41 VSP warranting further action, 19 were under EDB's purview and 18 of them were being used for educational purpose. For the remaining one VSP, the SSB had completed the site surrender process in April 2018 and EDB is taking follow-up action on the earmarked school use.

**Education Bureau  
February 2019**