

**For discussion
on 6 December 2019**

Legislative Council Panel on Education

**8095EB – Partial Redevelopment and Conversion of the
Hong Kong Chinese Women’s Club College
at 2B, Tai Cheong Street, Sai Wan Ho**

PURPOSE

The Hong Kong Chinese Women’s Club College (HKCWCC) at 2B, Tai Cheong Street, Sai Wan Ho needs to undergo partial redevelopment and conversion to improve its existing learning environment. This paper briefs Members on the proposed capital works project and timeline for the implementation.

PROJECT SCOPE AND NATURE

2. The scope of works under the project includes demolition of HKCWCC’s existing two-storey assembly hall block for in-situ redevelopment into a new seven-storey annex, and reconfiguration of existing facilities and provision of additional ones according to the current standards through conversion of the existing teaching block. The estimated cost is about \$285.39 million in money-of-the-day prices.

3. Apart from reprovisioning the assembly hall, stage, chair store and dressing room as well as covered playground which are currently located at the existing assembly hall block, the proposed new annex will also provide the following facilities –

(a) school facilities that are under-provisioned –

- (i) two special rooms, including a multi-purpose room, and a language room;
- (ii) a staff common room; and
- (iii) a multi-purpose area.

(b) improved facilities to be relocated from the existing teaching block to the proposed new annex –

- (i) a library;
- (ii) a student activity centre;
- (iii) four special rooms, including a design and technology room, a visual arts room with store room, a geography room and a needlework room;
- (iv) two administration offices, including a staff room, and a printing room and security store; and
- (v) a pantry.

(c) other ancillary facilities including accessible/fireman lift, relevant facilities and toilets for the physically disabled.

4. Upon the commissioning of the proposed new annex, the vacated space in the existing teaching block will undergo conversion to provide the following facilities –

(a) school facilities that are under-provisioned –

- (i) two classrooms;
- (ii) three small group teaching rooms;
- (iii) five special rooms, including an integrated science laboratory, a dark room for physics, a preparation room for physics laboratory, a preparation room for chemistry laboratory and an interview room; and
- (iv) two deputy principal's offices.

(b) existing facilities to be improved –

- (i) five special rooms, including a music room with store room, a computer-assisted learning room with preparation room, a home management room, a computer room and a guidance activity room;
- (ii) seven administration offices, including a principal's office,

a general office, a career master's office, a discipline master's office, a medical inspection room, a school social worker's office and a conference room;

- (iii) a physical education store; and
- (iv) other ancillary facilities including an accessible/fireman lift, a tuck shop and multiple stores.

5. Upon completion of the proposed project, the new annex together with the existing campus 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

6. The existing school premises of HKCWCC were built in 1978, occupying an area of about 5 900m². In the 2019/20 school year, the school is operating 27 classes with only 25 classrooms and 12 special rooms. Although the school has benefited from the School Improvement Programme (SIP)¹ previously, it still falls short of classrooms and some standard teaching-related facilities. Also, some of its existing facilities are undersized according to prevailing standards.

7. There is a need for the school to construct a new annex block and convert the existing teaching block in order to provide its teachers and students with a better teaching and learning environment. Facilities to be provided under the proposed project will be designed in accordance with the prevailing schedules of accommodation for standard schools. The project will not include any non-standard facilities.

8. The proposed project will be carried out in two phases. The contractor will first demolish the existing assembly hall block for redevelopment into the new annex, and only when the new annex is available for use will it commence and progressively carry out the conversion works at the existing

¹ The SIP was carried out in five phases between 1994 and 2006. HKCWCC participated in Phase 4 of the SIP. Completed in April 2004, the improvement works under SIP has added two classrooms, one staff room, one interview room/guidance activity room, one student activity centre and one computer-assisted learning room, etc. to the school.

teaching block. Throughout the construction of the new annex, the school will utilise the existing classrooms and the student activity centre for teaching activities. It will also use the assembly hall of a school nearby where necessary. During the project period, the contractor will completely enclose the construction site to segregate it from the school operation area, with a view to ensuring the safety of the school's teachers, students and staff and minimising the impact of noise and dust from construction works on teachers and students on campus.

IMPLEMENTATION PLAN

9. We will follow the established mechanism to seek the support of the Public Works Subcommittee and the funding approval of the Finance Committee for the proposed project. It is expected that the construction works will take about 39 months to complete.

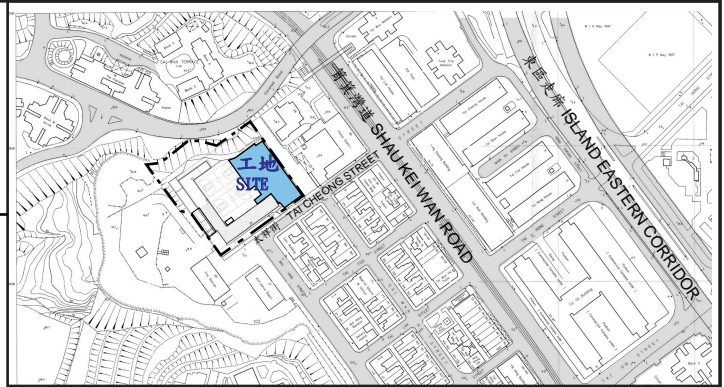
PUBLIC CONSULTATION

10. We consulted the Planning, Works and Housing Committee of the Eastern District Council on the proposed project on 18 June 2019. Members of the Committee supported the project.

Education Bureau
November 2019

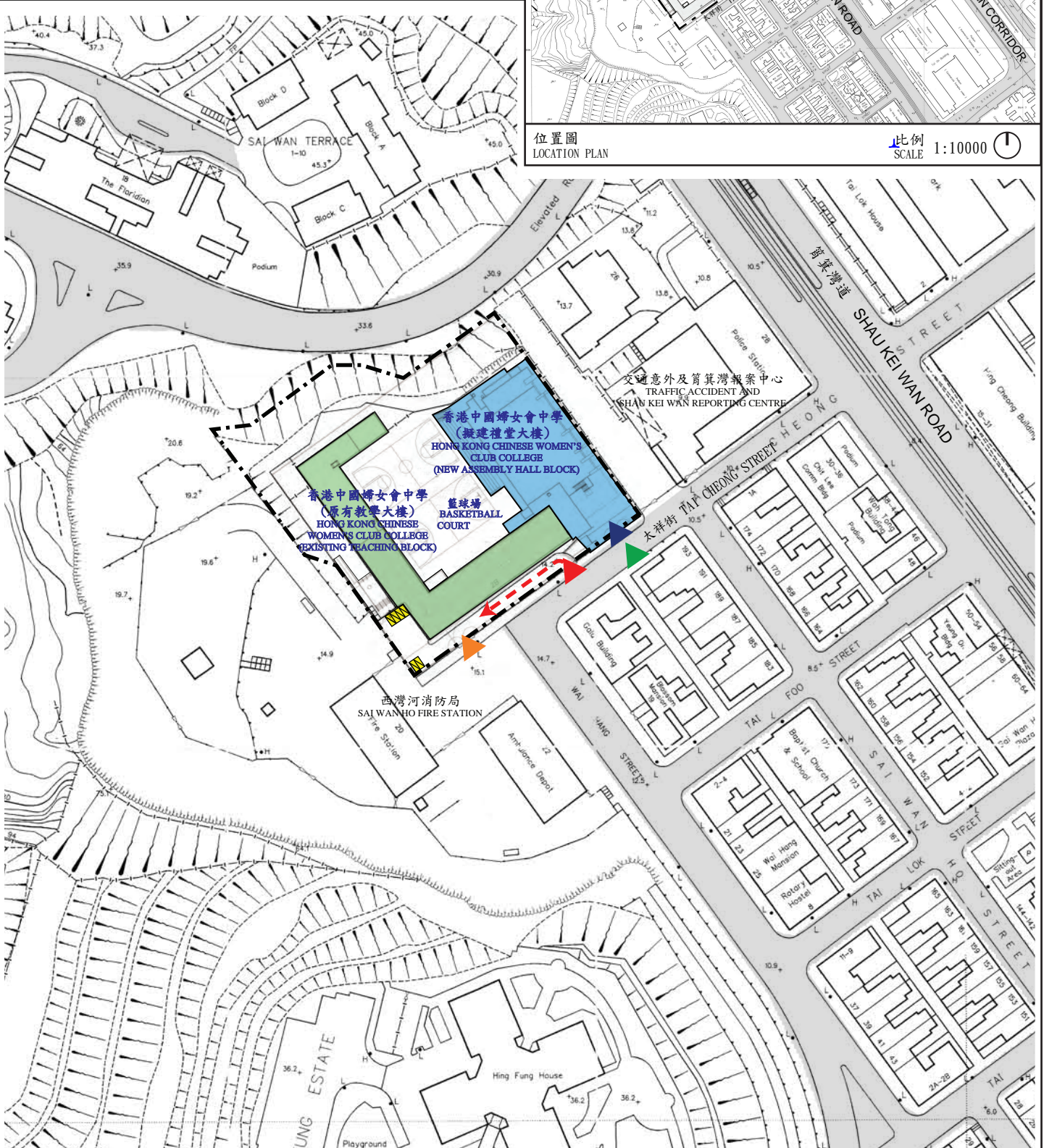
香港中國婦女會中學 部分重建及改建工程

PARTIAL REDEVELOPMENT AND CONVERSION OF
THE HONG KONG CHINESE WOMEN'S CLUB COLEGE
AT 2B, TAI CHEONG STREET, SAI WAN HO



位置圖
LOCATION PLAN

比例 1:10000



現時學校交通安排 EXISTING CIRCULATION	工程期間交通安排 CIRCULATION DURING CONSTRUCTION
▲ 師生主出入口 PEDESTRIAN ENTRANCE/EXIT	▲ 工程車輛及工作人員出入口 SITE ENTRANCE/EXIT
▲ 學校車輛出入口 SCHOOL VEHICULAR INGRESS/EGRESS	▲ 學校車輛出入口 SCHOOL VEHICULAR INGRESS/EGRESS
▲ 學校側門 (關閉不常用) SCHOOL SIDE DOOR (NOT IN USE)	▲ 臨時師生出入口 PEDESTRIAN TEMPORARY ENTRANCE/EXIT

- 地段界線
SITE BOUNDARY
- 停車位
CAR PARK
- 現有教學大樓
EXISTING TEACHING BLOCK
- 擬建禮堂大樓
NEW ASSEMBLY HALL BLOCK

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圖例
LEGEND
比例
SCALE 1:2000

香港中國婦女會中學新校舍構思圖
PERSPECTIVE VIEW OF HONG KONG CHINESE WOMEN'S CLUB COLLEGE

