For discussion
on 26 March 2025

PWSC(2024-25)27

ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

HEAD 703 – BUILDING
Education – Primary
372EP – A 30-classroom primary school at Area 89 (Northern Side), Tung Chung

Members are invited to recommend to the Finance Committee the upgrading of **372EP** to Category A at an estimated cost of $594.3 million in money-of-the-day prices.

PROBLEM

We need to construct a primary school at Area 89 (Northern Side) in Tung Chung, to meet the additional demand for public sector primary school places under the Tung Chung New Town Extension project.

PROPOSAL

2. The Director of Architectural Services, with the support of the Secretary for Education, proposes to upgrade **372EP** to Category A at an estimated cost of $594.3 million in money-of-the-day (MOD) prices for the construction of a 30-classroom primary school at Area 89 (Northern Side), Tung Chung.

/PROJECT …..

PROJECT SCOPE AND NATURE

3. The proposed scope of the project includes —

(a) 30 classrooms;

(b) six special rooms, including a music room, a visual arts room, a primary science room, a multi-purpose room, a computer assisted learning room and a language room;

(c) four small group teaching rooms;

(d) a guidance activity room;

(e) two interview rooms;

(f) a staff room and a staff common room;

(g) a student activity centre;

(h) a conference room;

(i) a library;

(j) an assembly hall;

(k) multi-purpose areas;

(l) a covered playground;

(m) two basketball courts;

(n) a running track[1]; and

(o) ancillary facilities including an accessible/fireman's lift, facilities for the disabled, a tuck shop-cum-central portioning area, stores and toilets, etc.

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[1] A 40-metre running track will be provided for the proposed school premises at Area 89 (Northern Side), Tung Chung to make optimal use of the campus space.

4. The proposed primary school, with a site area of about 6 180 square metres (m^2), will meet the planning target of providing 2 m^2 of open space per student. In accordance with the Hong Kong Planning Standards and Guidelines, five private car parking spaces (including an accessible parking space) with electric vehicle charging facilities, and lay-bys for taxis/private cars and school buses will also be provided within the new school premises so that roadside parking is not required. A site and location plan, floor plans, sectional drawings, an artist's impression and a barrier-free access plan for the proposed project are at **Enclosures 1 to 5** respectively.

5. We plan to commence the proposed works upon obtaining funding approval from the Finance Committee (FC) for target completion in around three and a half years. To meet the programme, we have invited tenders in parallel to enable early commencement of the proposed works. The returned tender prices have been reflected in the estimated cost of the proposed project. The contract will only be awarded upon obtaining FC's funding approval.

JUSTIFICATION

Reserved school site at Area 89, Tung Chung

6. Under prevailing mechanism, the Government reserves sites for school development when preparing town plans and planning large-scale residential development areas, having regard to the planned population intake and the needs for community services in accordance with the guidelines set out in the Hong Kong Planning Standards and Guidelines. The school site at Area 89 (Northern Side), Tung Chung was reserved in accordance with the above-mentioned mechanism.

7. The Education Bureau (EDB) has all along been prudent in the planning of public sector primary and secondary school building projects so as to meet the overall and district-specific needs, ensuring steady development of schools while enhancing the schools' learning and teaching environment. EDB will consider various relevant factors, including the latest projections of demand for school places, factors affecting the demand for school places in individual districts, other options to increase the supply of school places, the prevailing education policies, usage of land resources as well as public finance expenditure, before deciding if any school premises should be allocated for operating a new school or reprovisioning an existing school and when to kick-start a school building project.

/8. …..

8. Through a School Allocation Exercise on a fair and open basis in 2002, the Government allocated the school site at Area 89 (Northern Side), Tung Chung, to Shu Yan Educational Organisation for operating a Direct Subsidy Scheme (DSS) school. Since then, EDB has been closely monitoring the supply and demand for public sector primary and secondary school places in all districts as well as the school-age population projections and the actual schooling situation. Over the past 20 years or so, the supply of public sector primary school places in the Islands District (including Tung Chung) has been able to meet the demand of the district. The new population would gradually move into the area from 2025 to 2030, hence there was no urgency to commence the school building project. For better use of land resources, the school site has been deployed for short-term uses by various Government departments.

9. After the first land parcel of Tung Chung New Town Extension (TCNTE) was handed over for public housing development, the Government confirmed the need to construct a primary school at Area 89 (Northern Side), Tung Chung, to meet the additional demand for school places arising from the development of TCNTE. The establishment of an aided school, which mainly admits students based on their place of residence, can better meet the needs of the district than DSS schools, which admit students from all over Hong Kong.

10. In view of the change in the financing mode of the proposed school, Shu Yan Educational Organisation resubmitted the school proposal to EDB. After consulting the School Allocation Committee, EDB amended the terms of school allocation and allowed the school sponsoring body to operate an aided primary school at Area 89 (Northern Side), Tung Chung. The Government kick-started the pre-construction work of the proposed project in 2021.

Necessity and urgency for a new primary school in Tung Chung

11. Currently, there are about 130 000 residents living in Tung Chung. Based on the latest estimates of Civil Engineering and Development Department and Planning Department, the population of the Tung Chung New Development Area (NDA) will gradually grow by about 180 000 from 2025 to 2030.

/12. …..

12. At present, there are seven aided primary schools in Tung Chung. On the basis of an allocation of basically 25 students per class for small class teaching, it is estimated that the aided primary schools in the district can supply at least 5 400 school places (or 216 classes)[2]. The proposed new primary school will provide at least 750 additional school places, bringing the total number of public sector primary school places in the district to about 6 150 (or 246 classes). It is expected to be sufficient to cope with the additional demand under the TCNTE.

13. The reserved school site at Area 89, Tung Chung, is the only site available for educational use in the district for immediate deployment by EDB. The remaining eight reserved school sites in the Tung Chung NDA are currently used by various Government departments and expected to be returned to EDB between 2028 and 2029. With the completion of the first batch of public housing in the Tung Chung NDA in 2025, the Government needs to provide sufficient school places for school-age students in Tung Chung so that they can attend primary schools in the district under the prevailing "principle of vicinity" policy. EDB will continue to keep in view the school-age population projections and the supply and demand of school places in the district[3].

14. In addition, Shu Yan Educational Organisation has committed to opening its new school premises for education, community and other uses so long as the learning of students and school operation will not be affected.

FINANCIAL IMPLICATIONS

15. We estimate the capital cost of the proposed project to be $594.3 million in MOD prices, broken down as follows —

/$ million …..

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2 In the 2024/25 school year, the number of students in public sector primary schools in Tung Chung is about 4 600. The current seven aided primary schools in Tung Chung can still cope with the additional demand in the coming years.

3 The school-age population projections compiled by EDB take into account various factors including the 2021-based population projections published by Census and Statistics Department in August 2023, the Projections of Population Distribution 2023-2031 released by Planning Department in March 2024, the actual number of existing students and the number of school places available at different grade levels (i.e. the Report on Student Enrolment Statistics 2023/24 published by EDB in July 2024), the prevailing education policies, and other circumstances which may affect the demand and supply of school places.

			$ million (in MOD prices)
(a)	Site works		6.1
(b)	Geotechnical works[4]		87.3
(c)	Foundation		30.0
(d)	Building[5]		225.1
(e)	Building services		92.4
(f)	Drainage		26.1
(g)	External works		34.4
(h)	Energy conservation, green and recycled features		6.5
(i)	Consultants' fees for		11.0
	(i) contract administration[6]	10.1	
	(ii) management of resident site staff (RSS)	0.9	
(j)	Remuneration of RSS		21.4
(k)	Contingencies		54.0
	Total		594.3

16. We propose engaging consultants to undertake contract administration and site supervision of the proposed project. A detailed breakdown of the estimate for consultants' fees and RSS costs by man-months is at **Enclosure 6**.

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[4] Geotechnical works cover ground improvement works.

[5] Building works cover construction of substructure and superstructure of the buildings.

[6] The estimated fee covers quantity surveying services, site supervision and project management, etc.

17. We adopt the design principle of "fitness for purpose and no frills" and apply as far as possible the concepts of standardisation, simplification and single integrated element in the design and construction arrangements of the proposed project. For instance, a standardised layout will be used in the highly replicable classrooms. We will also adopt the Modular Integrated Construction method, with a view to enhancing construction efficiency, quality and cost-effectiveness of the proposed project. The design has also taken into consideration the school operational needs in layout optimisation; as well as natural factors such as daylight, ventilation and noise, etc., to minimise substantial mitigation measures. The construction floor area (CFA) of the proposed project is about 11 260 m^2. The estimated construction unit cost, represented by the building and building services costs, is $24,813 per m^2 of CFA in September 2024 prices. The construction unit cost varies with the uniqueness of each project in terms of site constraints, scope and nature of the project, and scale of the project. Government projects of similar nature, for example, Public Works Programme (PWP) Item No. **359EP -** a 30-classroom primary school at Lin Cheung Road, Sham Shui Po, PWP Item No. **362EP -** a 30-classroom primary school at Site 1B-4, Kai Tak Development and PWP Item No. **364EP -** a 30-classroom primary school at Site KT2a, Development at Anderson Road, Kwun Tong, carry construction unit cost of about $25,000 per m^2 in September 2024 prices. In view of the above, we consider the construction unit cost for the proposed project reasonable.

18. Subject to funding approval, we plan to phase the expenditure as follows –

Year	**$ million (in MOD prices)**
2025 – 26	101.3
2026 – 27	115.6
2027 – 28	120.8
2028 – 29	128.6
2029 – 30	90.0
2030 – 31	27.1
2031 – 32	9.4

/Year …

Year	$ million (in MOD prices)
2032 – 33	1.5
	594.3

19. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period 2025 to 2033. We will deliver the construction works using New Engineering Contract (NEC)[7]. We intend to award the contract on a lump-sum basis because we can clearly define the scope of the works in advance. The contract will provide for price adjustment.

20. The cost of furniture and equipment (F&E) for the proposed project, estimated to be about $4.1 million[8] (in MOD prices), will be borne by the school sponsoring body according to the existing policy. We estimate the annual recurrent expenditure arising from this project to be $61.7 million upon full commissioning of the new school premises.

PUBLIC CONSULTATION

21. We consulted the Community Involvement, Culture and Recreation Committee of the Islands District Council on the proposed project on 8 October 2024. Members supported the proposed project.

22. We also consulted the Legislative Council Panel on Education on 7 February 2025. Members of the Panel expressed support for the proposed project at the meeting and the submission of the funding proposal to the Public Works Subcommittee for consideration. We submitted supplementary information to the Members of the Panel on 19 February 2025 (Legislative Council CB(3)252/2025(01)).

/ENVIRONMENTAL …..

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[7] NEC emphasises a spirit of mutual trust, cooperation and collaborative risk management between contracting parties, and helps enhance management efficiency and cost-effectiveness of projects.

[8] The estimated cost is prepared with reference to the F&E reference list provided by EDB for a new 30-classroom primary school adopting the standard schedule of accommodation.

ENVIRONMENTAL IMPLICATIONS

23. The proposed project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). We completed a Preliminary Environmental Review (PER) for the proposed project in December 2024 in accordance with the Class Assessment Document for Standard Schools. The PER recommended provision of air-conditioning for all noise-sensitive receivers including classrooms and offices. With the recommended mitigation measures in place, the school would not be exposed to long-term adverse environmental impacts. We have included in the proposed project estimates the cost to implement these recommended mitigation measures.

24. We will stipulate provisions in the works contract requiring the contractor to implement appropriate mitigation measures in order to control the environmental impacts in compliance with the established standards and guidelines. These measures include the adoption of quieter construction equipment and methods, use of silencers, mufflers and acoustic linings or shields for noise mitigation during noisy construction activities; frequent cleaning and watering of the site, provision of wheel-washing facilities to minimise dust emission; and proper treatment of site run-off.

25. At the planning and design stages, we have considered measures to reduce the generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, we will require the contractor to reuse inert construction waste generated (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities (PFRFs)[9]. We will encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

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[9] PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste in PFRFs requires a licence issued by the Director of Civil Engineering and Development.

26. At the construction stage, we will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation measures to avoid and reduce the generation of inert construction waste and to reuse and recycle such waste. We will ensure that the day-to-day operations on site comply with the approved plan, and require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. We will control the disposal of inert construction waste and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

27. We estimate that the proposed project will generate in total about 18 630 tonnes of construction waste. Of these, we will reuse about 1 150 tonnes (6.2%) of inert construction waste on site and deliver about 14 580 tonnes (78.2%) of inert construction waste to PFRFs for subsequent reuse. We will dispose of the remaining 2 900 tonnes (15.6%) of non-inert construction waste at landfills. The total cost of disposal of construction waste at PFRFs and landfills is estimated to be $1.6 million for the proposed project (based on a unit charge rate of $71 per tonne for disposal at PFRFs and $200 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

HERITAGE IMPLICATIONS

28. The proposed project will not affect any heritage sites, i.e. all declared monuments, proposed monuments, graded historic sites/buildings/structures, sites of archaeological interest, all sites, buildings/structures on the new list of proposed grading items, and government historic sites identified by the Antiquities and Monuments Office.

LAND ACQUISITION

29. The proposed project will be delivered within the Government land to be allocated to EDB and therefore does not require any land acquisition.

ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES

30. The proposed project will adopt various forms of energy efficient features and renewable energy technologies, in particular —

(a) demand control of supply air;

/(b) …..

(b) energy reclaim of exhaust air;

(c) energy efficient lift system; and

(d) photovoltaic system.

31. For greening features, we will provide landscaping on the ground level, podiums on various levels and the rooftop as well as rooftop greening as appropriate for environmental and amenity benefits.

32. For recycled features, we will adopt a rainwater harvesting system for landscape irrigation with a view to conserving water.

33. The total estimated cost for adoption of the above features is around $6.5 million (including $1.4 million for energy efficient features), which has been included in the cost estimate of the proposed project. The energy efficient features will achieve 10% energy savings in the annual energy consumption with a payback period of about nine years.

BACKGROUND INFORMATION

34. We engaged a term contractor to undertake ground investigation works, and consultants to undertake various services at a total cost of about $15.2 million. The works and services provided by the term contractor and consultants are funded under block allocation **Subhead 3100GX** "Project feasibility studies, minor investigations and consultants' fees for items in Category D of the Public Works Programme". The above investigation works and consultancy services have facilitated in finalising the scope and cost estimate of the proposed project for seeking FC's funding approval.

35. The proposed works will not involve any tree removal. We will incorporate planting proposals as part of the proposed project, including estimated quantities of around 10 trees, 6 453 shrubs, 293 climbers, 7 837 groundcovers and 256 m^2 of grassed area.

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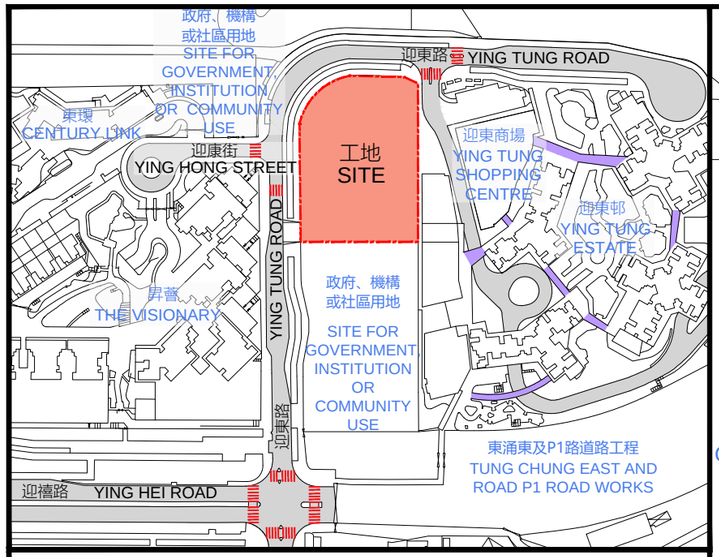
36. We estimate that the proposed works will create about 290 jobs (260 for labourers and 30 for professional or technical staff) providing a total employment of about 3 850 man-months.

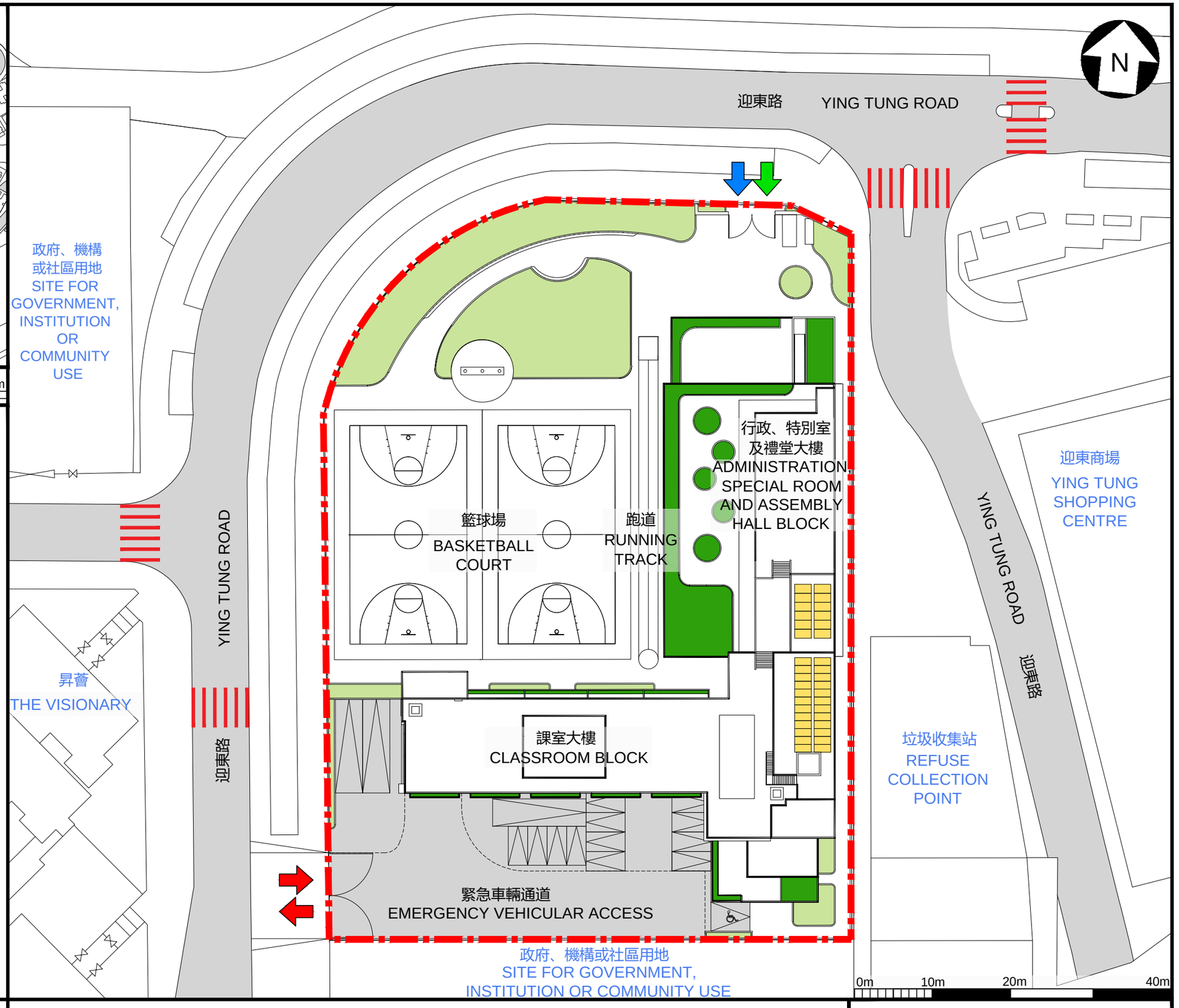
Education Bureau
March 2025



位置圖 LOCATION PLAN 0m 50m 150m

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 現有地面行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- 車輛出入口 VEHICULAR INGRESS / EGRESS
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 現有行人天橋 EXISTING PEDESTRIAN FOOTBRIDGE
- 地面綠化 AT-GRADE GREENING
- 綠化範圍 / 天台綠化 LANDSCAPED AREA / LANDSCAPED ROOF
- 光伏板 PHOTOVOLTAIC PANEL
- 導光管 LIGHT TUBE
- 旗桿 FLAGPOLE



工地平面圖 SITE PLAN

372EP

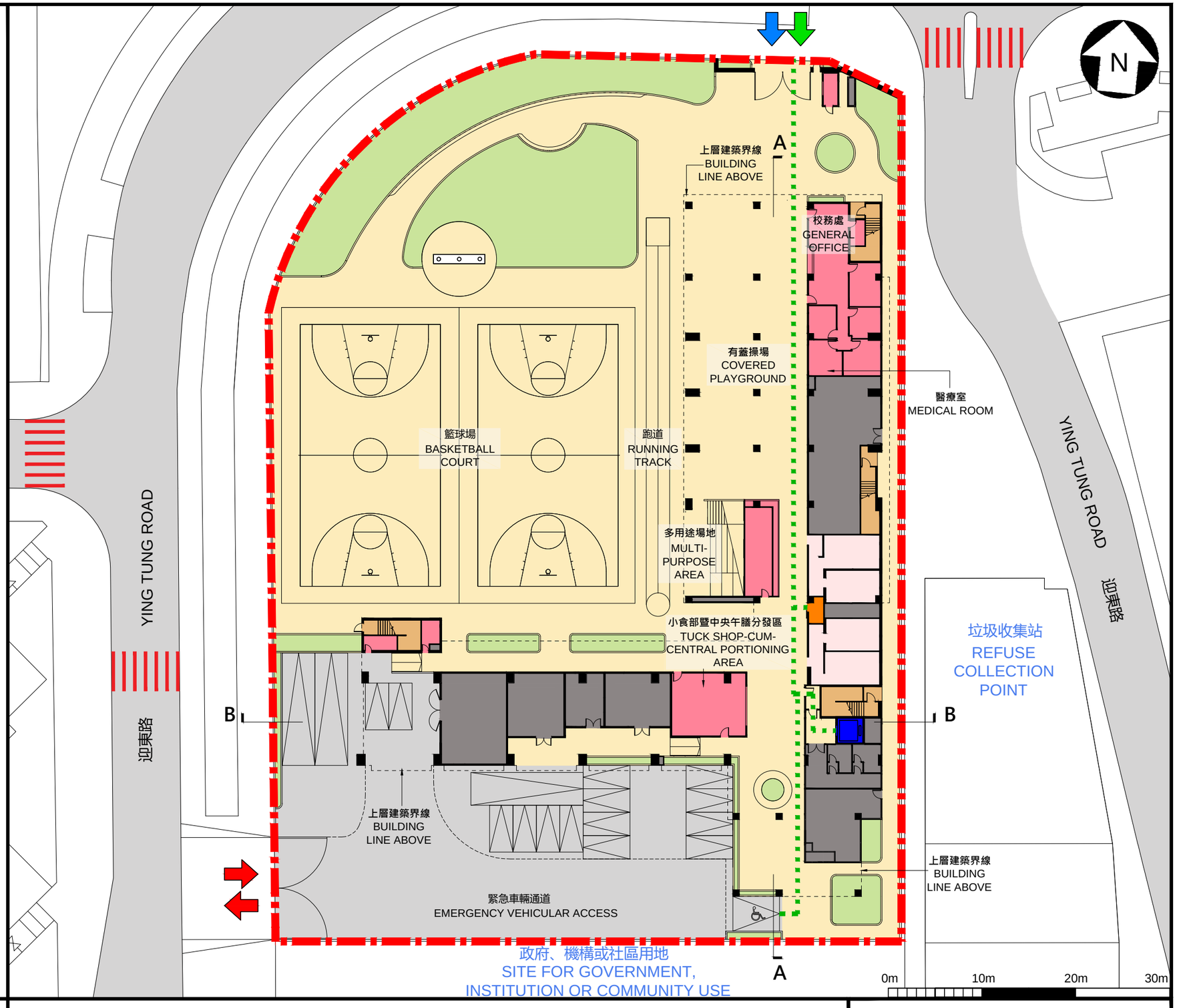
東涌第89區(北側)1所設有30 間課室的小學

A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 現有地面行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 無障礙通道 BARRIER-FREE ACCESS
- 行人出入口 PEDESTRIAN ENTRANCE / EXIT
- 車輛出入口 VEHICULAR INGRESS / EGRESS
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 地面綠化 AT-GRADE GREENING
- 通道 / 露天場地 CIRCULATION / OPEN AREA
- 教職員範圍 STAFF AREA
- 洗手間 / 更衣室 TOILET / CHANGING ROOM
- 暢通易達洗手間 ACCESSIBLE TOILET
- 暢通易達升降機 ACCESSIBLE LIFT
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 機房 PLANT ROOM
- 旗桿 FLAGPOLE



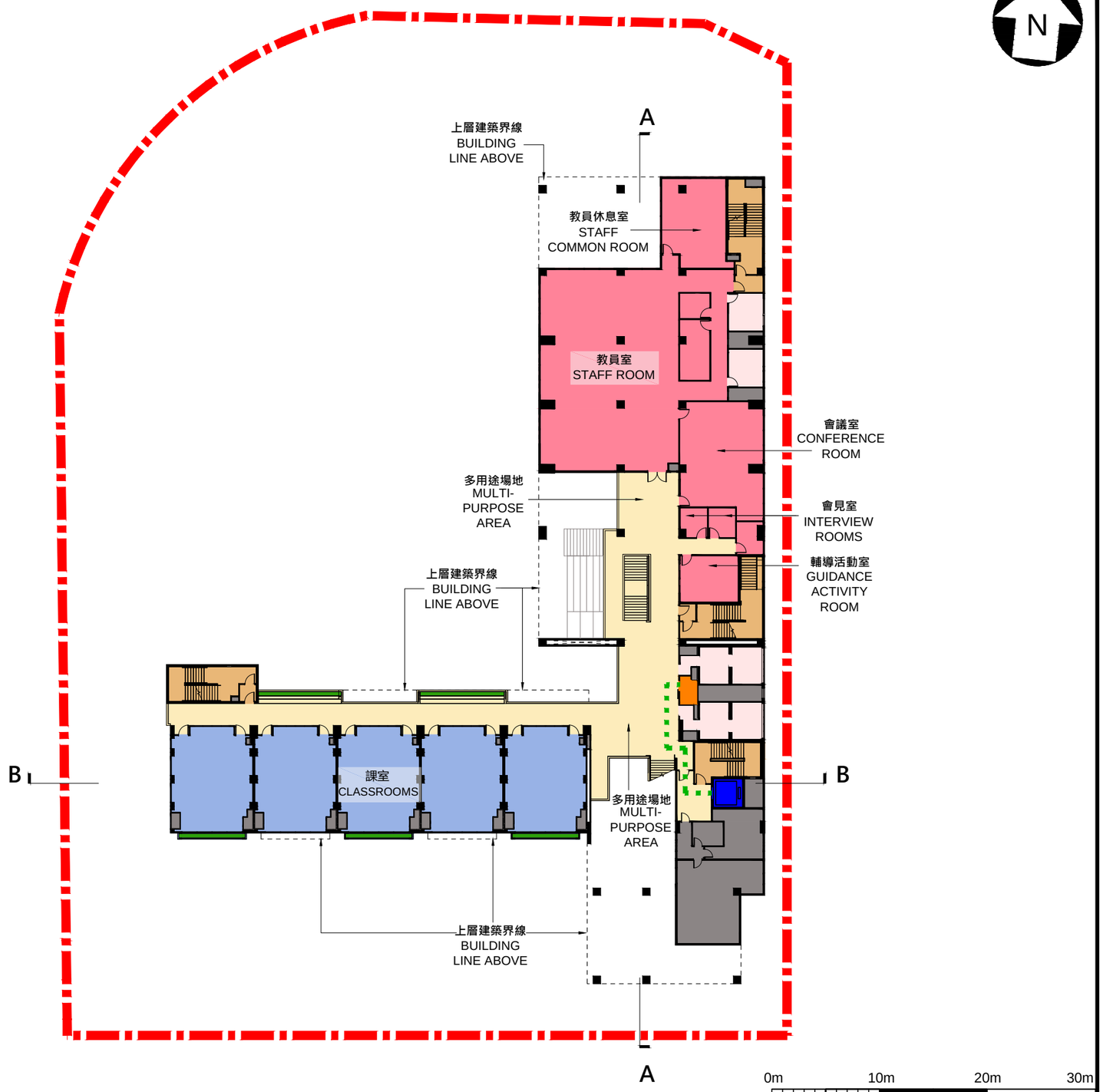
地下平面圖
GROUND FLOOR PLAN

372EP
東涌第89區(北側)1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 綠化範圍 / 天台綠化 LANDSCAPED AREA / LANDSCAPED ROOF
- 通道 / 露天場地 CIRCULATION / OPEN AREA
- 教學室 TEACHING ROOM
- 教職員範圍 STAFF AREA
- 洗手間 / 更衣室 TOILET / CHANGING ROOM
- 暢通易達洗手間 ACCESSIBLE TOILET
- 暢通易達升降機 ACCESSIBLE LIFT
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 機房 PLANT ROOM



一樓平面圖
FIRST FLOOR PLAN

372EP
東涌第89區(北側)1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 綠化範圍 / 天台綠化 LANDSCAPED AREA / LANDSCAPED ROOF
- 通道 / 露天場地 CIRCULATION / OPEN AREA
- 教學室 TEACHING ROOM
- 教職員範圍 STAFF AREA
- 洗手間 / 更衣室 TOILET / CHANGING ROOM
- 暢通易達洗手間 ACCESSIBLE TOILET
- 暢通易達升降機 ACCESSIBLE LIFT
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 機房 PLANT ROOM

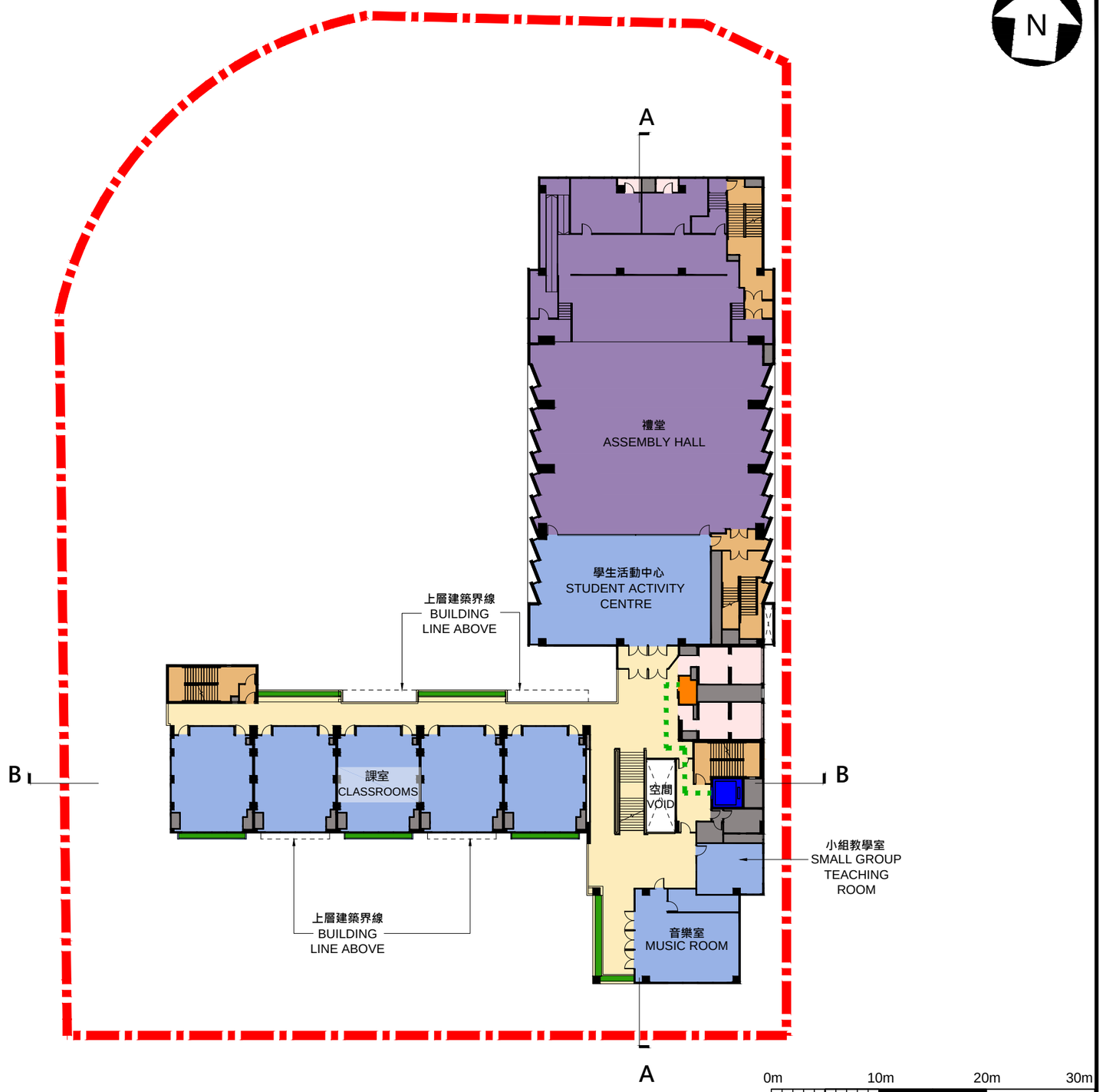
二樓平面圖
SECOND FLOOR PLAN

372EP
東涌第89區(北側)1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 綠化範圍 / 天台綠化 LANDSCAPED AREA / LANDSCAPED ROOF
- 通道 / 露天場地 CIRCULATION / OPEN AREA
- 教學室 TEACHING ROOM
- 禮堂 / 化妝間 ASSEMBLY HALL / DRESSING ROOM
- 洗手間 / 更衣室 TOILET / CHANGING ROOM
- 暢通易達洗手間 ACCESSIBLE TOILET
- 暢通易達升降機 ACCESSIBLE LIFT
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 機房 PLANT ROOM



三樓平面圖
THIRD FLOOR PLAN

372EP
東涌第89區(北側)1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 綠化範圍 / 天台綠化 LANDSCAPED AREA / LANDSCAPED ROOF
- 通道 / 露天場地 CIRCULATION / OPEN AREA
- 教學室 TEACHING ROOM
- 教職員範圍 STAFF AREA
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- 暢通易達洗手間 ACCESSIBLE TOILET
- 暢通易達升降機 ACCESSIBLE LIFT
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 機房 PLANT ROOM

四樓平面圖
FOURTH FLOOR PLAN

372EP
東涌第89區(北側)1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
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- 教職員範圍 STAFF AREA
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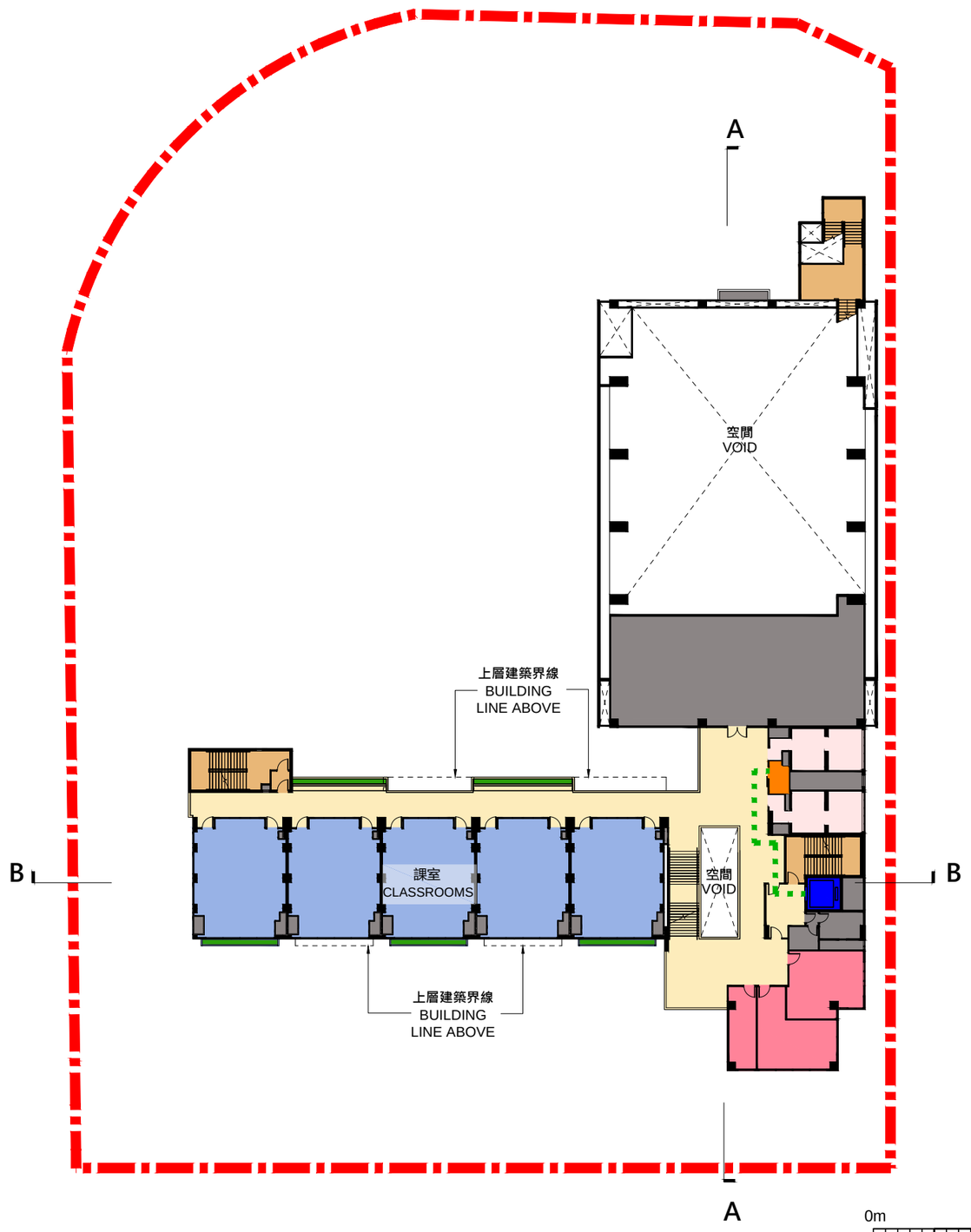

五樓平面圖
FIFTH FLOOR PLAN

372EP
東涌第89區(北側)1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

ARCHITECTURAL SERVICES DEPARTMENT 建築署

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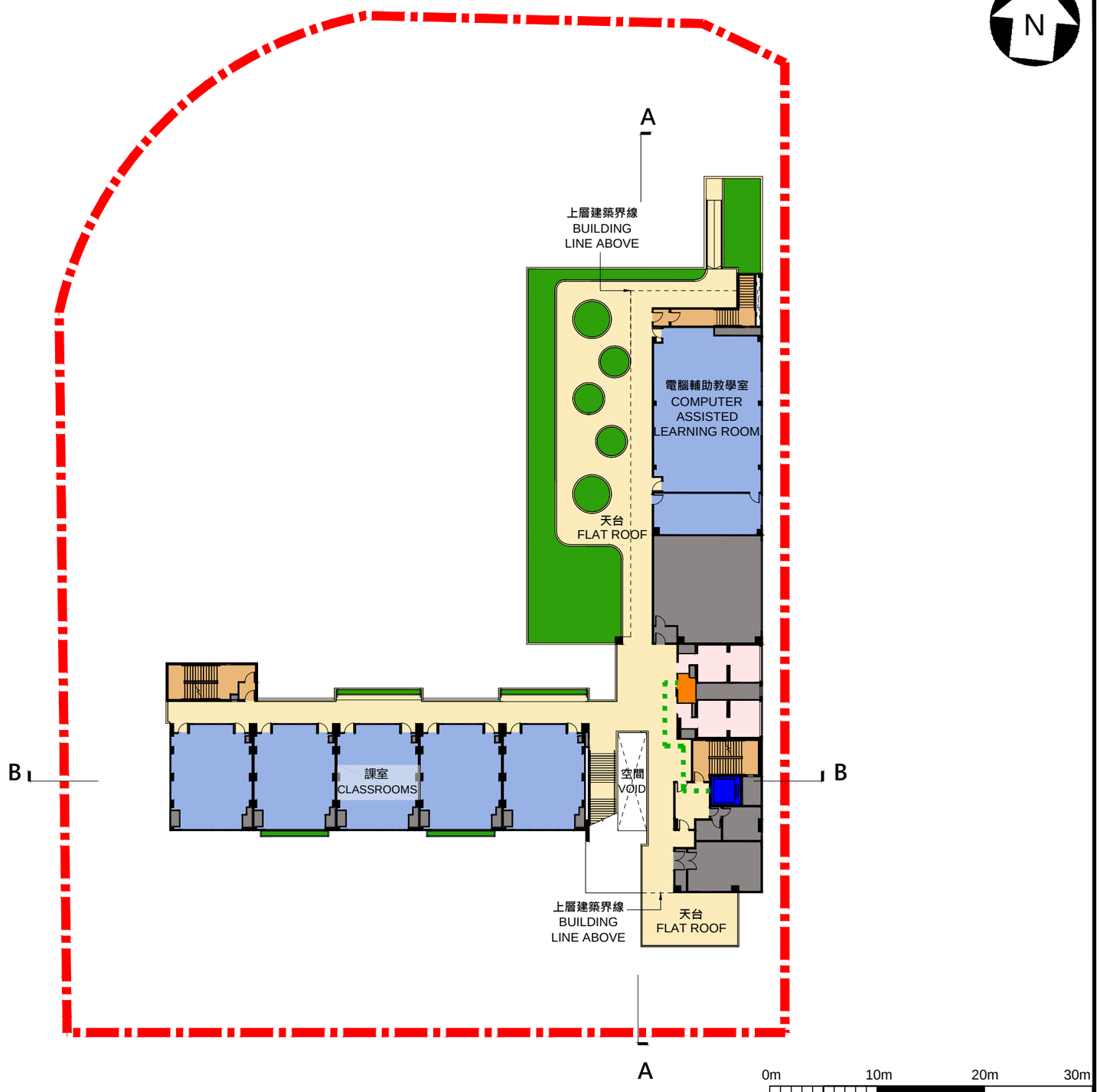


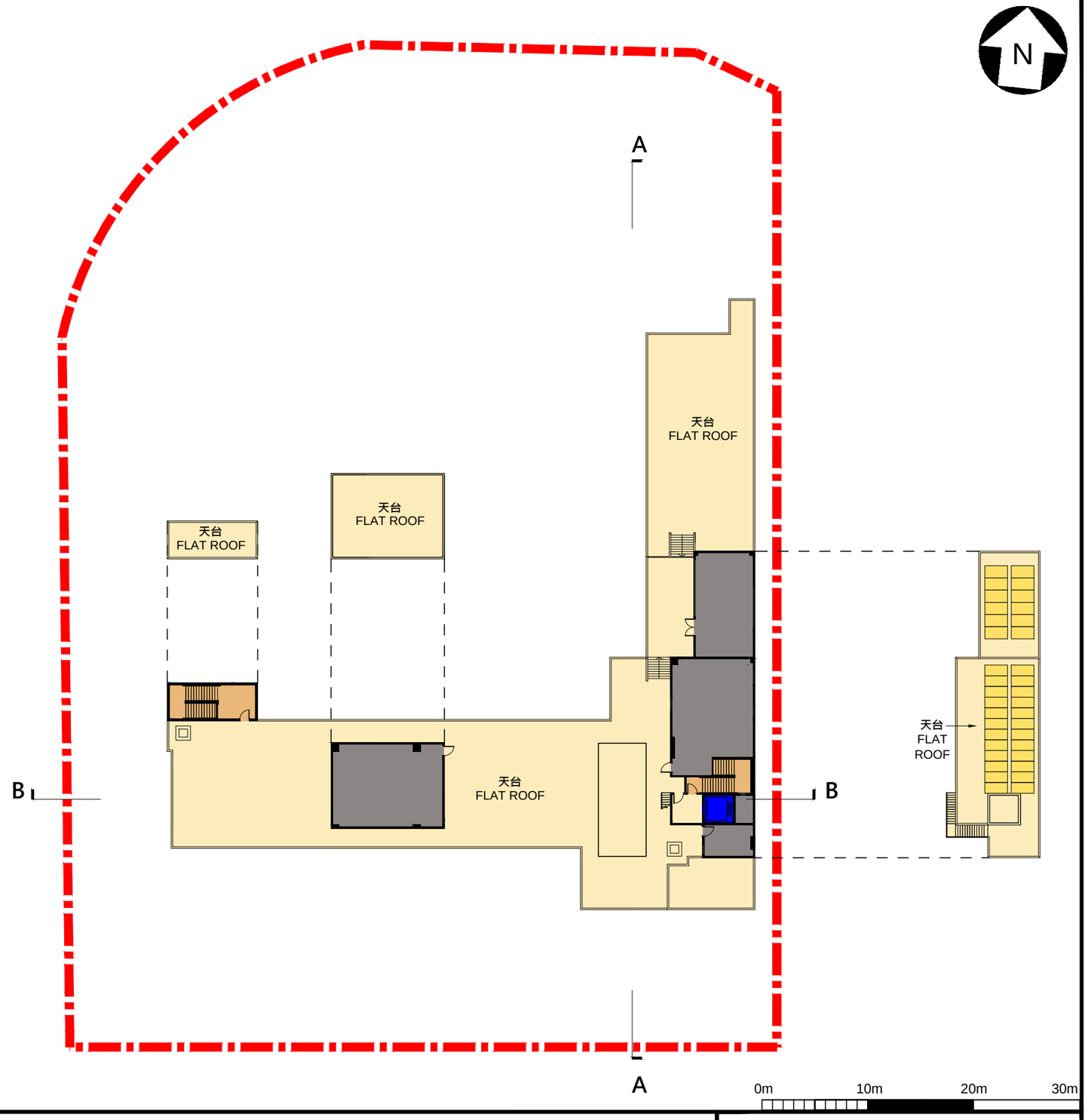
六樓平面圖
SIXTH FLOOR PLAN

372EP
東涌第89區(北側)1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 通道 / 露天場地 CIRCULATION / OPEN AREA
- 暢通易達升降機 ACCESSIBLE LIFT
- 逃生樓梯 MEANS OF ESCAPE STAIRCASE
- 機房 PLANT ROOM
- 光伏板 PHOTOVOLTAIC PANEL
- 導光管 LIGHT TUBE



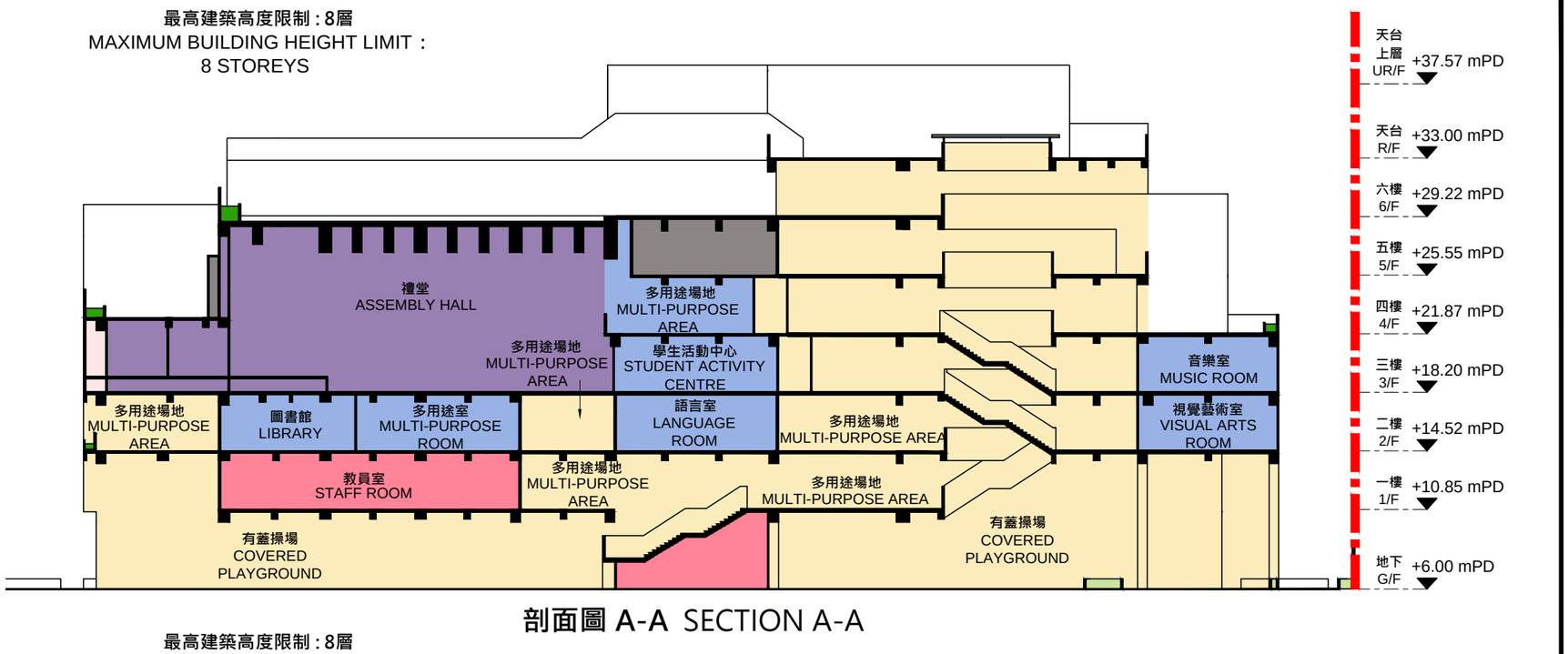
天台及天台上層平面圖
ROOF AND UPPER ROOF FLOOR PLANS

372EP
東涌第89區(北側)1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

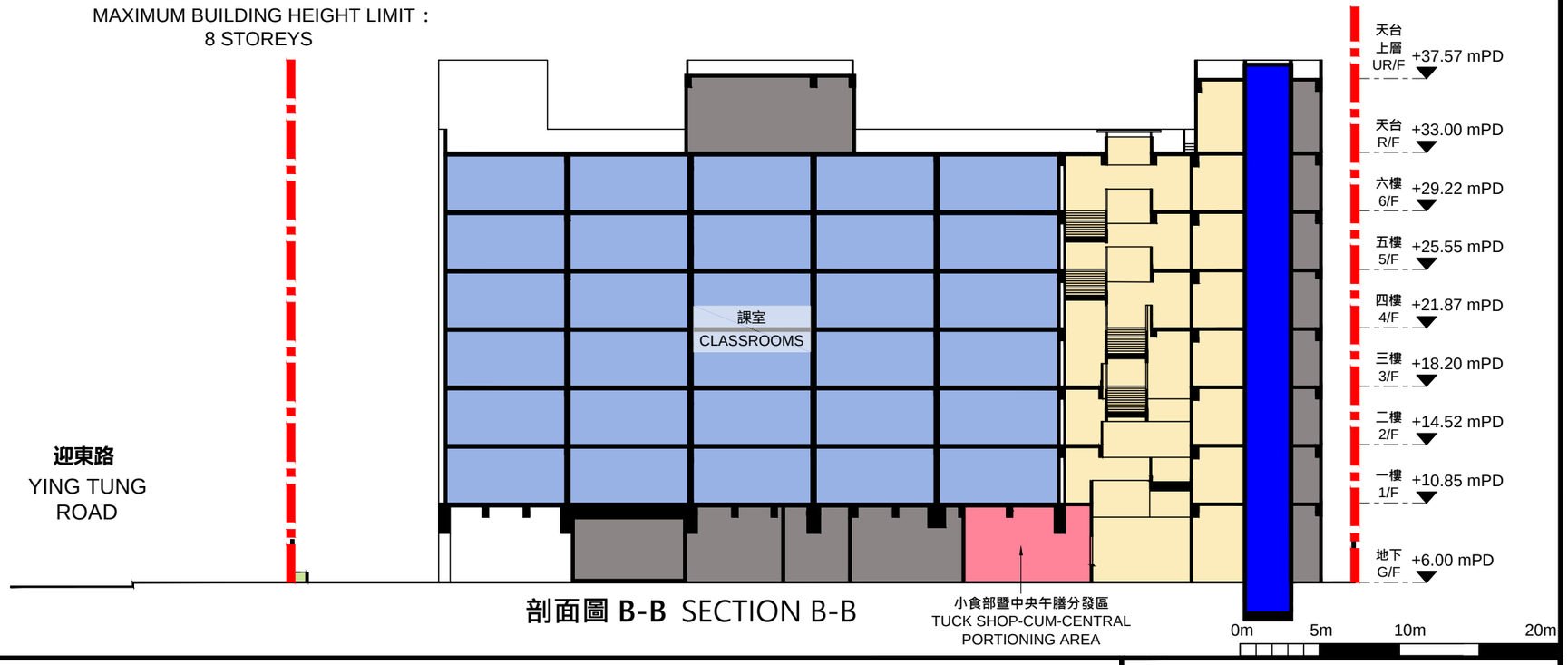
ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 地面綠化 AT-GRADE GREENING
- 綠化範圍 / 天台綠化 LANDSCAPED AREA / LANDSCAPED ROOF
- 通道 / 露天場地 CIRCULATION / OPEN AREA
- 教學室 TEACHING ROOM
- 教職員範圍 STAFF AREA
- 禮堂 / 化妝間 ASSEMBLY HALL / DRESSING ROOM
- 洗手間 / 更衣室 TOILET / CHANGING ROOM
- 暢通易達升降機 ACCESSIBLE LIFT
- 機房 PLANT ROOM



剖面圖 A-A SECTION A-A



剖面圖 B-B SECTION B-B

剖面圖
SECTIONS

372EP
東涌第89區(北側)1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

ARCHITECTURAL SERVICES DEPARTMENT 建築署

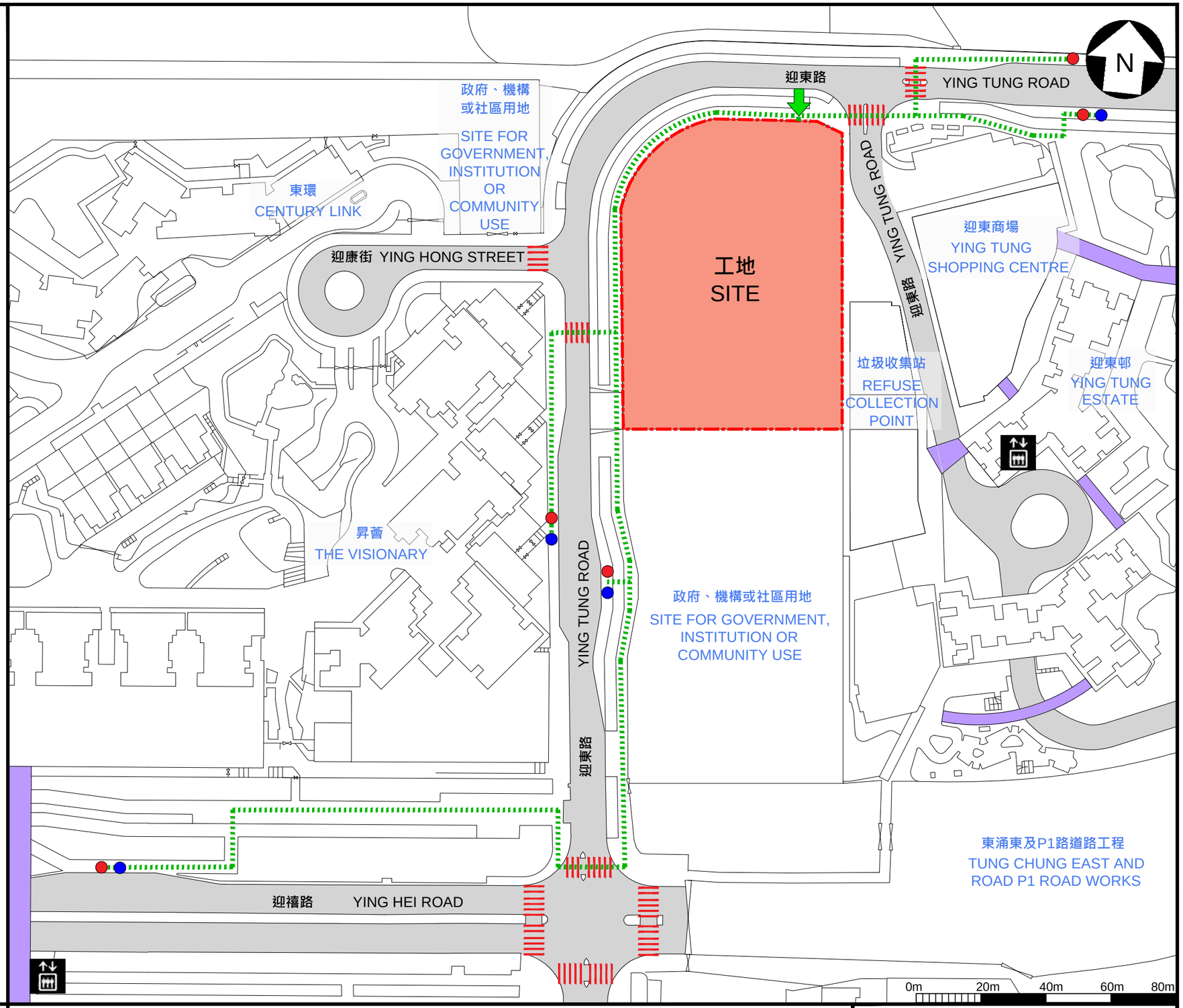
從南面望向小學的構思透視圖

PERSPECTIVE VIEW OF PRIMARY SCHOOL FROM SOUTH DIRECTION

構思圖 ARTIST'S IMPRESSION	372EP 東涌第89區(北側)1所設有30 間課室的小學 A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG	ARCHITECTURAL SERVICES DEPARTMENT 建築署

圖例 LEGEND

- 工地界線 SITE BOUNDARY
- 無障礙通道 BARRIER-FREE ACCESS
- 現有地面行人過路處 EXISTING AT-GRADE PEDESTRIAN CROSSING
- 無障礙出入口 BARRIER-FREE ENTRANCE / EXIT
- 現有行人天橋 EXISTING PEDESTRIAN FOOTBRIDGE
- 暢通易達升降機 ACCESSIBLE LIFT
- 巴士站 BUS STOP
- 小巴站 MINIBUS STOP



無障礙通道平面圖
BARRIER-FREE ACCESS PLAN

372EP
東涌第89區(北側)1所設有30 間課室的小學
A 30-CLASSROOM PRIMARY SCHOOL AT AREA 89 (NORTHERN SIDE),TUNG CHUNG

ARCHITECTURAL SERVICES DEPARTMENT 建築署

372EP – A 30-classroom primary school at Area 89 (Northern Side), Tung Chung

Breakdown of the estimates for consultants' fees and resident site staff costs (in September 2024 prices)

			Estimated man-months	Average MPS* salary point	Multiplier (Note 1)	Estimated fee ($ million)
(a)	Consultants' fees for contract administration (Note 2)	Professional	–	–	–	7.6
		Technical	–	–	–	1.3
					Sub-total	8.9#
(b)	Resident site staff (RSS) costs (Note 3)	Professional	34	38	1.6	5.1
		Technical	271	14	1.6	14.5
					Sub-total	19.6
	Comprising –					
	(i) Consultants' fees for management of RSS				0.8#	
	(ii) Remuneration of RSS				18.8#	
					Total	**28.5**

* MPS = Master Pay Scale

Notes

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS supplied by the consultants (as at now, MPS salary point 38 = $93,255 per month and MPS salary point 14 = $33,405 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreement for the provision of contract administration and site supervision of **372EP**. The assignment will only be executed subject to Finance Committee's funding approval to upgrade **372EP** to Category A.
3. The consultants' fee and staff cost for site supervision are based on the estimate prepared by the Director of Architectural Services. We will only know the actual man-months and actual costs after completion of the construction works.

Remarks

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The cost figures marked with # are shown in money-of-the-day prices in paragraph 15 of the main paper.