

## **Expression of Interest for vacant school premises/school sites for international school development**

### Information on the vacant school premises/school sites

#### *Points to note*


- (1) All photos and map(s) shown are for reference only. Information including the site area, age of building, number of rooms and site boundary of the vacant school premises/school sites, as appropriate, are for indicative purpose only.
- (2) According to the successful applicant's development preference and subject to the Government's discretion, the premises/school sites may be granted to the successful applicant by way of either allocation options below –
  - (I) Tenancy: the entire site, including all existing buildings, structures, etc., may be let to the successful applicant by way of direct grant and executing a tenancy agreement with the Government; whilst the successful applicant may renovate but not demolish all or any part of the premises; or
  - (II) Private Treaty Grant: the entire site, including all existing buildings, structures, etc., may be granted to the successful applicant by way of private treaty and executing a Conditions of Grant with the Government, if the successful applicant proposes to demolish existing structures and re-construct a new school building on the site.

Each successful applicant will only be allocated one of the premises/sites.

- (3) Respondents are encouraged to seek professional advice on matters relating to building renovation and/or site development at an early stage to ensure full understanding of the prevailing statutory and/or administrative requirements and their implications. Building plans/sketches of the vacant school premises, where available, will be provided at the stage when detailed proposals are invited from the eligible applicants who have expressed interest in this exercise. The successful applicant shall appoint an Authorised Person to prepare and submit building plans on the refurbishment and/or renovation of the premises, or the redevelopment of the site.

- (4) The successful applicant will be responsible for all the costs and expenses in carrying out the renovation, alteration and/or construction works and in conducting any related studies including, but not limited to, traffic impact assessment and environmental impact assessment/review as appropriate. The successful applicant shall maintain, repair and upgrade slopes and retaining walls within the site boundary, if any. The successful applicant shall also allow access by parties concerned for maintenance, repair and/or upgrading of the features lying within or in the close proximity of the site boundary.
- (5) The successful applicant should minimise the impact on the living environment of the neighbourhood when carrying out works on the premises/site. The successful applicant being allocated with the premises/site by way of Option (I) above is expected to renovate and not to demolish any part of the existing building(s). Minor alteration works may be allowed subject to compliance with relevant statutory and/or administrative requirements and/or approval by relevant authorities.
- (6) The premises and the site will together be handed over to the successful applicant on an as-is basis upon completion of the necessary formalities, which are in turn subject to applicable procedures and the successful and timely surrender of the premises/site by the current occupant(s), if any.
- (7) Further infrastructural information in relation to the premises/sites, if any, may be provided when detailed proposals are invited from eligible respondents who have expressed interest in this exercise. Visits to the premises / sites may also be arranged at that stage.
- (8) Enquiries may be directed to Mr. Brian MOK at (852) 3509 8391 or [iissd@edb.gov.hk](mailto:iissd@edb.gov.hk).

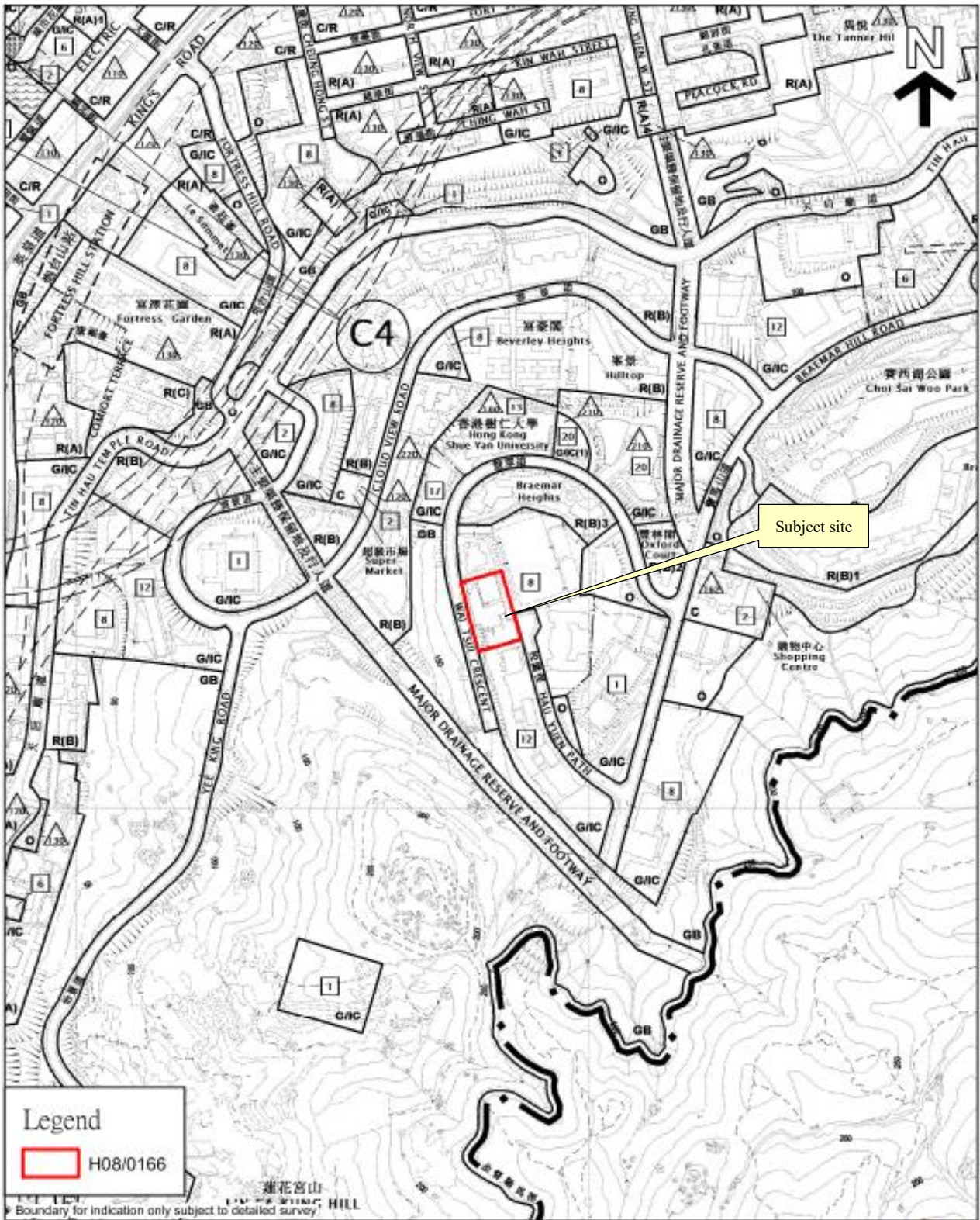
**Expression of Interest for vacant school premises/school sites  
for international school development  
Detailed infrastructural requirements**

<b>Premises A/Site 1</b>		
<b>Location</b>	9 Hau Yuen Path, Braemar Hill, North Point, Hong Kong	
<b>Site Area</b>	Around 2 900 m <sup>2</sup> (exact site boundary and area subject to review/survey)	
<b>Age of building</b>	About 40 years	
<b>Rooms</b>	14 classrooms and 7 special rooms	
<b>Status</b>	Available, subject to expiry or termination of short-term tenancy in place, if any	
<b>Previous use</b>	Junior secondary section of an international school	
<b>Estimated number of school places</b>	No less than 340	
<b>Remarks</b>		
<p>(1) According to the successful applicant's development preference and subject to the Government's discretion, the site may be granted to the successful applicant by way of either allocation options below –</p> <p style="padding-left: 40px;">(I) <u>Tenancy</u>: the entire site, including all existing buildings, structures, etc., may be let to the successful applicant by way of direct grant and execution of a tenancy agreement with the Government; whilst the successful applicant may renovate but not demolish all or any part of the premises; or</p> <p style="padding-left: 40px;">(II) <u>Private Treaty Grant</u>: the entire site, including all existing buildings, structures, etc., may be granted to the successful applicant by way of private treaty and executing a Conditions of Grant with the Government, if the successful applicant proposes to demolish existing structures and re-construct a new school building on the site,</p> <p style="padding-left: 40px;">in compliance with all relevant legislations, contractual and administrative requirements.</p> <p>(2) The school is expected to commence operation in around the 2027/28 school year if the site is allocated by way of tenancy (i.e. (1)(I) above). In the circumstances of allocation through Private Treaty Grant (i.e. (1)(II) above), the school is expected to commence operation in around the 2028/29 school year, or on a date to be mutually agreed between the Government and the successful applicant.</p> <p>(3) The site is subject to a building height restriction of 8 storeys. On the basis of an old land lease for this site, there is also a height restriction of 213 mPD, as well as a non-building area restriction of 4.5 meters along the eastern and western boundaries and 3 meters along the southern boundary. The Government reserves all rights to lift, retain or amend the said restrictions upon allocation of this site.</p> <p>(4) Should demolition and re-construction of new school building is involved, the successful applicant is required to conduct sewerage impact assessment and noise impact assessment.</p>		

- (5) Geotechnical investigations and studies should be performed in respect of the geotechnical features within and in the vicinity of the site. The successful applicant shall maintain, repair and upgrade slopes and retaining walls within the site boundary.
- (6) (A) Vehicles shall access to the site only at Wai Tsui Crescent. The picking-up and dropping-off of students should take place within the site.
- (B) Mandatory school bus or public transport policy shall be implemented for the whole school. All students shall commute to and from the school by school buses or public transport (excluding taxi) only. Administrative measures shall be implemented by the school to effectively prevent students from commuting by private cars.
- (C) Start time and dismissal time of the school should be staggered from that of the nearby schools.
- (D) Traffic Impact Assessment, covering but not limited to the following aspects, should be conducted by the successful applicant:-
- (a) provision of sufficient internal traffic facilities, such as pick-up/drop-off areas and car parking spaces inside the site, to prevent queuing of vehicles onto public roads; smooth manoeuvring of school buses on Wai Tsui Crescent to/from the site shall be demonstrated;
  - (b) assessment on the traffic and transport implications of the school on the adjacent road network and pedestrian and transport facilities during the construction/renovation stage and during operation of the school, including but not limited to:
    - additional vehicle trips to be generated from the school;
    - capacity and queue length of the nearby public roads, including but not limited to Wai Tsui Crescent, Hau Yuen Path, Braemar Hill Road and Cloud View Road, in particular during the school peak hours;
    - pedestrian facilities along Wai Tsui Crescent and Hau Yuen Path;
  - (c) formulation and recommendation of appropriate and feasible road improvements, and traffic and transport improvement measures to mitigate any adverse impacts identified; and
  - (d) additional passenger demand to be generated on the existing public transport services and recommendation on service enhancement
- (E) Implementation of the recommended mitigation or improvement measures under the school's purview identified in the Traffic Impact Assessment.
- (7) There is no existing public drainage system within the site. The successful applicant should ensure that any proposed works will not induce adverse impacts to the adjoining public drainage system.

- (8) There are existing fresh water mains and associated installations within/in the vicinity of the development site.
- (9) In the case of option (II), the building design should follow the Sustainable Building Design (SBD) Guidelines promulgated by the Building Authority. If the applicant intends to apply for Gross Floor Area exemptions for the green/amenity features and non-mandatory/non-essential plant rooms, compliance with the pre-requisites and the SBD guidelines as stipulated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and 152 are required. Before carrying out any building works/change in use (including demolition works, where applicable) on the site, the successful applicant should obtain prior approval and consent of the Building Authority and detailed checking under the Buildings Ordinance will be carried out at the building plan submissions stage. When conducting construction works, including minor works, the successful applicant is required to comply with the current building, fire safety and related legislations and administration requirements (including but not limited to Buildings Ordinance, Building (Planning) Regulations, Building (Construction) Regulation, Code of Practice for Fire Safety in Buildings 2011, PNAP, etc.), including the provision of barrier free access in compliance with Design Manual: Barrier Free Access 2008 in particular.
- (10) The successful applicant shall ensure that the buildings and facilities of the school/new campus when required shall be made available to the Government and any other organisations as may be approved by the Government for conducting public examinations, operating other schools on a temporary basis, setting up polling stations, or organising educational, community or other activities, and shall open up school facilities for educational, community and other uses as prescribed by the Education Bureau.
- (11) The successful applicant is required to operate and manage the school/new campus in accordance with the Education Ordinance, the Education Regulations, all relevant circulars issued and to be issued by the Government, and such other requirements as specified from time to time by the Government.
- (12) The successful applicant is required to work with relevant government departments to address concerns, including traffic concerns, to their satisfaction.

# Location Map of Premises A/Site 1



Extracted from  
 OZP No.: S/H8/27  
 Exhibition Date: 24 March 2023

Date: 28 August 2023

HONG KONG JAPANESE SCHOOL  
 JUNIOR SECONDARY SECTION  
 OZP no. S/H8/27  
 Zoning: G/IC  
 Area: 2,900m<sup>2</sup> (about)  
 Scale 1:5,000

METRES 50 0 50 100 150 200 METRES

  
**PLANNING DEPARTMENT**

Reference No. -      PLAN -



<b>Premises B/Site 2</b>	
<b>Location</b>	4 Rose Street, Kowloon Tong, Kowloon
<b>Site Area</b>	Around 3 700 m <sup>2</sup> (exact site boundary and area subject to review/survey)
<b>Age of building</b>	About 65 years
<b>Rooms</b>	20 classrooms and 3 special rooms
<b>Status</b>	Available, subject to expiry or termination of short-term tenancy in place, if any.
<b>Previous use</b>	An international primary school
<b>Estimated number of school places</b>	No less than 480
<b>Remarks</b>	
<p>(1) According to the successful applicant's development preference and subject to the Government's discretion, the site may be granted to the successful applicant by way of either allocation options below –</p> <p>(I) <u>Tenancy</u>: the entire site, including all existing buildings, structures, etc., may be let to the successful applicant by way of direct grant and execution of a tenancy agreement with the Government; whilst the successful applicant may renovate but not demolish all or any part of the premises; or</p> <p>(II) <u>Private Treaty Grant</u>: the entire site, including all existing buildings, structures, etc., may be granted to the successful applicant by way of private treaty and executing a Conditions of Grant with the Government, if the successful applicant proposes to demolish existing structures and re-construct a new school building on the site,</p> <p>in compliance with all relevant legislations, contractual and administrative requirements.</p> <p>(2) The school is expected to commence operation in around the 2027/28 school year if the site is allocated by way of a tenancy agreement (i.e. (1)(I) above). In the circumstances of allocation through Private Treaty Grant (i.e. (1)(II) above), the school is expected to commence operation in around the 2028/29 school year, or on a date to be mutually agreed between the Government and the successful applicant.</p> <p>(3) The site is subject to a maximum building height of 51mPD, or the height of the existing building, whichever is the greater.</p> <p>(4) Should demolition and re-construction of new school building is involved, the successful applicant is required to conduct noise impact assessment.</p> <p>(5) Geotechnical investigations and studies should be performed in respect of the geotechnical features within and in the vicinity of the site. The successful applicant shall maintain, repair and upgrade slopes and retaining walls within the site boundary.</p> <p>(6) Vehicular access to the site is available. The successful applicant shall at his own expense and to the satisfaction of the Commissioner for Transport and/or Director of Highways design, construct and form (where applicable) a proper run-in for vehicular ingress and a proper run-in for vehicular egress from and onto the existing public roads or footpaths adjoining the site.</p>	



Traffic review during renovation/reconstruction, and the future operation stages covering the following aspects should be conducted on –

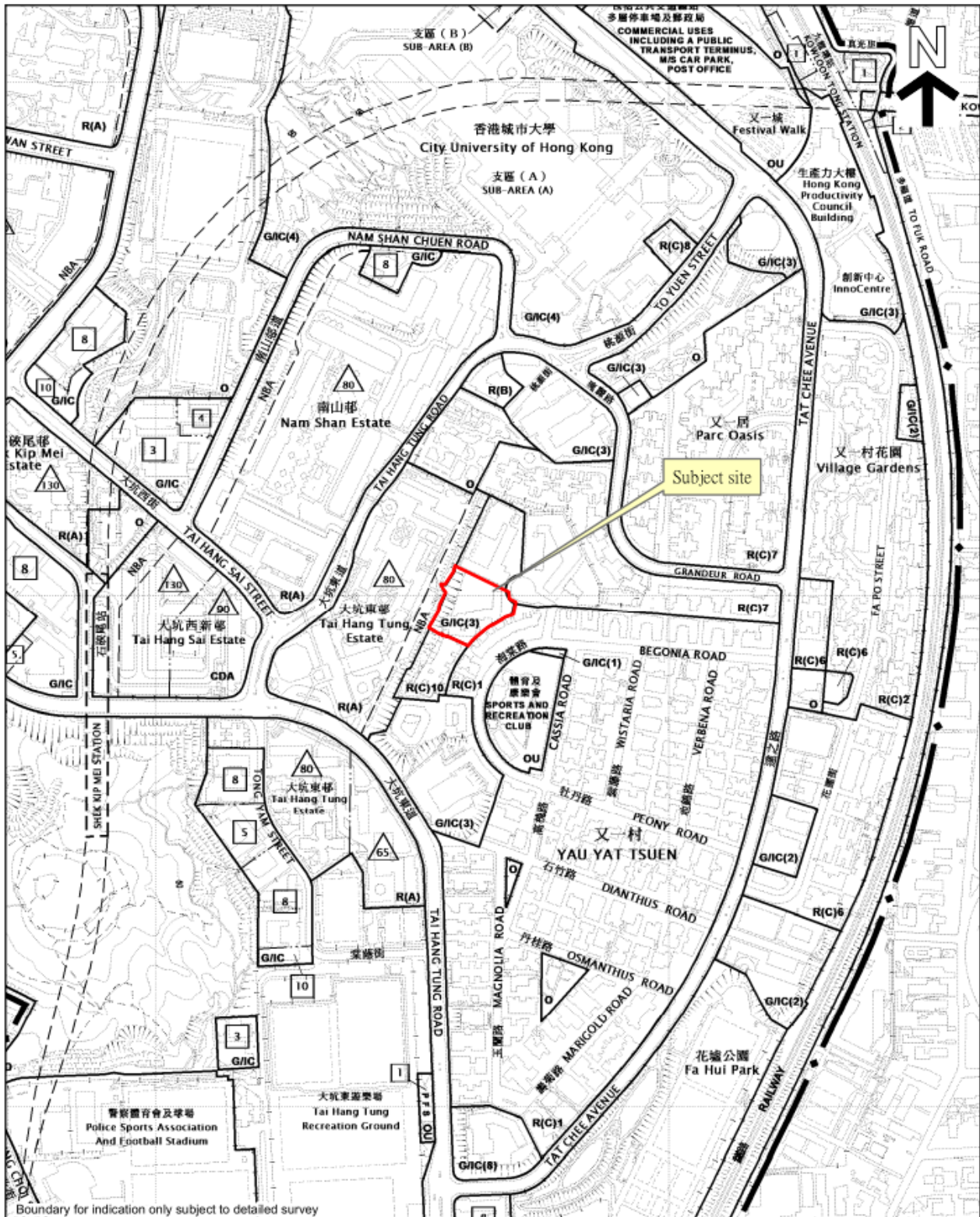
- (a) provision of sufficient internal traffic facilities such as pick-up/drop-off areas and car parking spaces inside the site to prevent queuing of vehicles onto public roads. Any queuing of vehicles would cause significant impact on the future traffic conditions;
  - (b) manoeuvring of school buses/coaches at the adjoining Rose Street to/from the site and related recommendation; and
  - (c) traffic impact to the road network and junctions etc. in the vicinity of the site should be assessed and upgrading work should be conducted, if appropriate.
- (7) The implementation of mandatory school bus or public transport policy (i.e. all students shall commute to and from the school by school buses or public transportation (excluding taxi)) and staggered start and dismissal times of the school from that of nearby school(s) are recommended, subject to the outcome of the traffic review.
- (8) There is no drainage reserve area within the subject site. Stormwater drainage connection is available and adjacent to the site. Basic sewerage system is available at Rose Street and the nearest foul sewer manhole is located at about 40 m away from the site. Furthermore, the successful applicant is required to conduct Drainage Impact Assessment and Sewerage Impact Assessment during renovation/reconstruction to ascertain whether the existing drainage and sewerage systems are capable of catering for the additional runoff and sewage generated by the proposed development.
- (9) Fresh water and salt water supplies are available for the premises. There are existing water mains and associated installations within/in the vicinity of the development site.
- (10) In the case of option (II), the building design should follow the Sustainable Building Design (SBD) Guidelines promulgated by the Building Authority. If the applicant intends to apply for Gross Floor Area exemptions for the green/amenity features and non-mandatory/non-essential plant rooms, compliance with the pre-requisites and the SBD guidelines as stipulated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-151 and 152 are required. Before carrying out any building works/change in use (including demolition works, where applicable) on the site, the successful applicant should obtain prior approval and consent of the Building Authority and detailed checking under the Buildings Ordinance will be carried out at the building plan submissions stage. When conducting construction works, including minor works, the successful applicant is required to comply with the current building, fire safety and related legislations and administration requirements (including but not limited to Buildings Ordinance, Building (Planning) Regulations, Building (Construction) Regulation, Code of Practice for Fire Safety in Buildings 2011, PNAP, etc.), including the provision of barrier free access in compliance with Design Manual: Barrier Free Access 2008 in particular.
- (11) The vacant school premises is neither a declared monument nor a graded historical building for the time being. The successful applicant has to make a full record of the school premises, both the interiors and exteriors, through photographic and video recording before any works,



such as demolition or major alteration works are to be carried out. A copy of such records should be provided to the Antiquities and Monuments Office for record purpose and future use such as research, exhibition and educational programmes.

- (12) The successful applicant shall ensure that the buildings and facilities of the school/new campus when required shall be made available to the Government and any other organisations as may be approved by the Government for conducting public examinations, operating other schools on a temporary basis, setting up polling stations, or organising educational, community or other activities, and shall open up school facilities for educational, community and other uses as prescribed by the Education Bureau.
- (13) The successful applicant is required to operate and manage the school/new campus in accordance with the Education Ordinance, the Education Regulations, all relevant circulars issued and to be issued by the Government, and such other requirements as specified from time to time by the Government.
- (14) The successful applicant is required to work with relevant government departments to address concerns, including traffic concerns, to their satisfaction.

# Location Map of Premises B/Site 2



Boundary for indication only subject to detailed survey

Extracted from  
OZP No.: S/K4/31  
Exhibition Date: 23 September 2022

Former English Foundation Kowloon  
Junior School

Area: 3,682 m<sup>2</sup> (about)

Scale 1:5,000



Date: 26 October 2023



**PLANNING DEPARTMENT**

Reference No.

PLAN