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PROPOSED AMENDMENT TO THE DRAFT FANLING NORTH OZP NO. S/FLN/5

Dear TPB Members,

Proposed Amendment to the Notes of the Plan

Incorporation of 'School' under Col 1 of the Notes for "Other Specified Use" annotated "Industry" zone.

STRONGEST OBJECTIONS

That a majority of members of the board supported this amendment to the Notes is a shocking example of how far down a slippery slope Hong Kong has fallen with regard to supporting the most basic of human rights. In this instance the right of our children to the best possible education in the most supportive environment that the resources of the community permits.

The original reference to the site was

Item E – Rezoning of a site in Area 3 from "Other Specified Uses" ("OU") annotated "Logistics Facility" and "Agriculture" to "OU" annotated "Industry" with stipulation of BHR.

This Amendment to the Notes was introduced by Ada Fung and Tsui Ho Yin of CBRE. It was obvious from subsequent discussion that they represent one of the developers bidding for the LSLD

tender. In this case they should have been asked to disclose who they represent as they were clearly not merely interested members of the community with no stake in the outcome.

Some background to the issue of Education

UNESCO

The role of education is to develop individual's knowledge, skills, values and attitudes to enable personal growth and active participation in society, while also promoting social cohesion, economic progress, and sustainable development. Education is a fundamental human right and the foundation for peace.

https://www.edb.gov.hk/en/about-edb/policy/primary-secondary/index.html

EDUCATION BUREAU:

The role of education in Hong Kong is to build a skilled workforce, foster a biliterate and trilingual population, promote whole-person development, and integrate local youth with the strategic goals of both Hong Kong and the Chinese mainland

Primary and Secondary Education

The Government's policy objectives are to:

- provide 12 years' free primary and secondary education to all children through public sector schools. In addition, the Government provides full subvention for full-time courses run by the Vocational Training Council for Secondary 3 leavers to offer an alternative free avenue for senior secondary students outside mainstream education;
- provide a balanced and diversified school education that suits the different needs of students to enable them to develop knowledge, positive values and attitudes as well as generic skills and become responsible citizens, and to prepare them for further studies or work to make contributions to Hong Kong and the nation;
- enable students to become proficient in biliterate and trilingual communication;
- enhance teaching quality and effectiveness in learning;
- improve the learning and teaching environment;
- provide students with special educational needs (SEN) with education services to develop their potentials to the full;
- help newly-arrived children (including newly-arrived children from the Mainland, non-Chinese speaking children and returnee children) integrate into the local community and overcome learning difficulties; and
- enhance the quality, flexibility and accountability of school administration.

CHIEF EXECUTIVE POLICY ADDRESS 2026

Chapter VII Enhance Social Well-being

(A) Advance Quality Education and Nurture a Diversified Pool of Talent

269. Quality education is the strategic cornerstone for enhancing competitiveness as well as the core engine propelling Hong Kong's rise as an international education hub and cradle for talent. The

Government will expand the scope of the NMUT's development; raise the quality of school education and student development; strengthen digital and values' education at the kindergarten, primary and secondary levels; elevate the status of vocational and professional education and training; and adopt a systematic approach for strengthening the professional development of teachers.

Promote Digital and STEAM Education

270. To closely align with the National 15th Five-Year Plan on "advancing the digital transformation strategy for education", the EDB will follow its Blueprint for Digital Education Development in Primary and Secondary Schools, promoting digital and STEAM[29] education, including:

(i) Roll out a free digital-education learning resource platform equipped with AI Large Language Models, while progressively extending the "AI Teaching Assistant" to more subjects to provide teaching support.
(ii) Review technology education in primary schools to optimise the interface of Information and Innovation Technology curricula between primary and secondary levels, and revise the senior secondary mathematics and science curricula.
(iii) Earmark funding under the Quality Education Fund to take forward digitalisation in kindergarten education administration, including enhancing digital equipment and AI tools of kindergartens, promoting technological ethics and digital literacy to parents, and providing training for teaching and administrative staff.

Enhance the Operating Standards of Schools

271. We will refine the Code of Practice for Private Schools and update the Private School List, improving the operation standards and transparency of private schools.

272. We will launch the "Confluence and Elevation – School Excellence Project" for publicly-funded schools in the 2026/27 school year. This will encourage and support mergers of suitable publicly-funded primary and secondary schools, consolidating resources and raising the quality of education.

Strengthen Support for Student Development

273. The EDB will develop a one-stop, self-directed learning portal for Chinese Language Education, organise territory-wide, English-speaking activities for students, provide opportunities for junior secondary students to learn other languages and encourage schools to arrange diversified activities for students to use the languages. The EDB will also collaborate with companies and higher education institutions to enhance the financial literacy of students.

Enhance Teachers' Professional Development

274. We will amend the Education Ordinance to require a practising certificate as a prerequisite for teaching, to enhance teacher registration mechanism. We will also improve the teacher training framework, setting specific training requirements to raise the professional standards of teachers.

Advance the Development of Universities of Applied Sciences

275. In collaboration with the Alliance of Universities of Applied Sciences, we will conduct publicity work on vocational and professional education and training early in secondary schools, to promote

diversified pathways for students. We will also deepen collaboration with the GBA to explore, among others, the provision of joint programmes, cross-boundary internship and research collaboration.

Training for Local Technical Experts

276. We will extend the provision of an additional monthly training allowance of $1,000 to registered apprentices for a period of two years in view of the persistent shortage of local technical professionals and to encourage more young people to undergo apprenticeship training.

Continuous Training for Construction Technology Talent

277. The Construction Industry Council (CIC) will continue to provide systematic training courses to upgrade manpower capabilities (especially frontline staff on construction sites) in construction technologies.

Strengthen Skills Training for All and Consolidate Local Training Resources

278. Upskill Hong Kong (upgrade of the Employees Retraining Board) will publish the first phase of a skill-based training framework in the first quarter of 2027. It will focus on sectors related to city operations, guide training bodies in developing corresponding courses and build skills' learning pathways.

279. The Government will begin a review of the Continuing Education Fund with Upskill Hong Kong within the first year after the latter's establishment to consolidate local training resources and increase efficiency.

These statements have one thing in common; they underline the importance of schools in the development of the community and the requirement that the schools be located in an environment with the best possible facilities possible.

There in no mention in the policy statements that SCHOOLS ARE NOW AN INDUSTRY.

At the meeting on 2 October, I was stunned to hear the DPO state that they are.

And then Director of Planning added his support for this statement:

48. Regarding the concern about the inclusion of 'School' use in the "OU(Industry)" zone and the deletion of two planned schools in Item A Site, Mr C.K. Yip, D of Plan, clarified that Item A had originally been reserved for public or subsidised schools planned in accordance with the population projections and school-place requirements of EDB, whereas the proposed school use, if any, in Item E Site under the "OU(Industry)" zoning **was likely to be for private or international schools. Education could itself be an industry**, and international school provision was an important supporting facility for attracting investment and talents to the NM, as prospective talents and their families would consider the availability of suitable school places when deciding whether to move to Hong Kong. In fact, education-related uses were also permitted in other industry or technology-related sites within the NM

Indeed, international school provision for non-locals are essential but educational institutions in other industry or tech sites are not schools, they are commercial enterprises offering further and adult education in various fields.

Why should schools for non-locals be considered for locations not acceptable for the development of local schools?

Education Regulations

(Cap. 279, section 84)

Cap. 279A Education Regulations (Regulation 42 - Recreation for pupils), Every school shall provide adequate, open-air recreation to the satisfaction of the Permanent Secretary for its pupils.

HKPSG

2.3 **Locational Guidelines for Schools**

2.3.1 The environmental guidelines as set out in Chapter 9 of the HKPSG on 'Environment' should be applied in deciding on the location of school buildings. As a general principle, **schools should not be located close to sources of air pollution or potentially hazardous installations** or within the consultation zone of landfills.

2.3.2 Schools should be sited away from areas affected by significant noise. If this is unavoidable, appropriate abatement measures should be considered in consultation with the Director of Environmental Protection and the Secretary for Education.

2.3.3 All schools should be provided with emergency vehicular access to the satisfaction of the Director of Fire Services.

2.3.4 **As a general rule, schools should be free-standing on ground level**. However, the Secretary for Education is prepared to consider, on a case-by-case basis, schools on podium provided that they are free-standing and meet other locational requirements.

2.3.5 As far as circumstances permit, **schools should be located in proximity to public open space and compatible institutions/community facilities such as public libraries, community centres and indoor recreation centres** but excluding open sports grounds/stadium.

2.3.6 Schools should be so located and distributed so that any ingress/egress movements and loading and unloading activities would minimise local traffic congestion.

2.3.7 Kindergartens should preferably be located within 0.4km measured radially from residential areas. On their way to school, kindergarten pupils should not be expected to cross any major roads which are not served by grade-separated or traffic light controlled pedestrian crossings.

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2.3.8 Technical institutes and industrial training centres should preferably be located near industrial areas.

2.3.9 Whenever possible, **the school building should be located in a site which enables the classroom block to have its longest axis orientated east-west so as to minimise the effects of the sun. The open play area and the ball courts of the school shall best be located adjacent to the school building proper**.

Unfortunately, the Education Bureau has for some time being giving approval for 'international' schools in commercial premises that do not meet neither its own requirements nor those of HKPSG.

Many are scams. See attached research

And now TPB is aiding and abetting by approving this amendment instead of ensuring the ALL SCHOOLS are subject to detailed background checks and vetting, which the existing Col 2 Educational use provides.

It is no surprise that couples no longer plan to have children when the government now puts the interests of property developers and revenue generation above the nurturing of the future generations. No wonder the younger generation are protesting in so many jurisdictions to push back against a perceived compromised future and systemic sidelining of their interests.

Moreover, it is essential that schools catering for non-locals be subject to the same stringent conditions applicable to local schools. In fact, the facilities should be better because of the high fees charged.

I must remind you, yet again, that "The Town Planning Board of Hong Kong is a statutory body tasked under section 3 of the Town Planning Ordinance (Cap. 131) with promoting the health, safety, convenience, and general welfare of the community through land-use planning and development control" and not the narrow interests of property developers nor the issues of revenue generation.

Your role is in fact to upheld the interests of the community when developments plans are not in the best interests of the community.

Mary Mulvihill
[redacted]

So many scandals re take credentials and non-residents qualifying for subsidized education.

Now we have the schools operating as fronts for mainland cram providers to get DSE for non locals.

The INNO Secondary School (Kowloon Tong) 10 Tat Chee Avenue

HOW DID IT GET ACCREDITATION IN THE FIRST PLACE?

And how did it get the vacated school premises in Yau Yat Chun? Who owns this large school building?

Opened in 2022 as it was clear that student numbers were nose diving.

And main guy Thomas Qi Wendi was also involved in the HAN ACADEMY, the school that owes $200m in debentures.

https://www.edb.gov.hk/en/student-parents/sch-info/sch-search/schlist-by-district/school-list-ssp.html

3	INNO SECONDARY SCHOOL (KOWLOON TONG) G/F. & 1/F. 10 TAT CHEE AVENUE KOWLOON TONG KOWLOON - 一諾中學 (九龍塘) 九龍九龍塘達之路１０號地下及一樓 School No./Location ID: 622672 / 0001	Tel. 電話: Fax 傳真:	Supervisor 校監: - Head of School 校長: -	* CO-ED 男女
	Website 網址 : https://www.iss.edu.hk/			

Chan Shu. Kui Memorial School

9 Jul 2019 — with the Sham Shui Po campus to the end of the 2024-25 academic year, at which point Chan Shu. Kui Memorial School will permanently close

https://www.thestandard.com.hk/hong-kong-news/article/308777/Education-Bureau-halts-Inno-Secondary-School-registration-following-claims-of-unauthorized-course-for-mainland-students.

4 Sept 2025

And while Sec for Ed is wholly absorbed with infecting every aspect of the education process with NS, scammers are having a field day exploiting what appears to be a complete lack of supervision of quality and integrity.

The use of fake certificates and credentials is rampant. The few well publicized cases are the tip of a big iceberg.

Local schools have been scheming with dodgy cram schools on the mainland to allow non locals to exploit DSE and deprive local kids of university places.

'International' schools are approved without due diligence being carried out with regard to the background of the operators and their fiscal status. Recent examples are INNO Secondary School and the HAN Academy,

A few days ago I spotted an ad for a new 'International' at the same location as the dodgy Mount Kelly that was exposed a few years ago.

The Hong Kong Limai School has no website and its contact is @gmail.com. There I no data available with regard to the operators and their credentials

Coming soon
Limai International School Hong Kong is excited to be launching our new website soon!

We're putting the final touches on a digital experience that will showcase our world-class academic programs, state-of-the-art facilities, and the vibrant community we're building in the heart of Hong Kong.

How did this get approval from the Ed Bureau to recruit pupils?

The Logistics Dept is not the only govt dept that the community should be concerned about.

5th September 2025 – (Hong Kong) INNO Secondary School has been accused of operating without approval after the Education Bureau suspended its registration in July due to violations, including charging parents HK$200,000 in building fees and enrolling students with dual Hong Kong-mainland identities.

Local media HK01 discovered that, following the start of the new school year on 1st September, students were allegedly seen attending classes at a commercial unit in Hung Hom, which the school planned to use as a new campus. Witnesses reported seeing several individuals of student age speaking Putonghua entering the premises. When questioned, one individual responded in Putonghua, "How do you know?" while an adult, presumed to be a staff member, urged students inside.

On 3rd September, local reporters visited the Hung Hom campus, only to find the main entrance closed and all windows covered. However, activity inside was noted, with workers delivering bottled water and items being organised.

A woman entering a unit on the second floor claimed that INNO students had "all transferred out." The commercial unit, which operates as an art trading platform, did not bear any INNO signage. Access was restricted by a password lock, and multiple individuals who appeared to be students entered and exited the building.
When asked if they were INNO students, some young individuals responded with confusion, questioning, "How do you know?" An adult supervising students also did not provide clear answers.

The school's principal, Thomas Qi, has not responded to inquiries regarding the allegations. The Education Bureau has reiterated that it has not received any application for relocation from INNO Secondary School and has declined to comment on whether the school is operating illegally or if inspections have been conducted.

Prior to its suspension, INNO Secondary School had intended to relocate to the Hung Hom commercial centre's basement and upper floors, but the Bureau denied any application for this move. The temporary registration for the Kowloon Tong campus is set to expire at the end of September, and parents have been officially notified that the school will cease operations after the 2024/25 academic year.

This situation escalated after a rental dispute forced the school to vacate its original premises at Chan Shu Kui Memorial School. The principal had previously acknowledged the improper collection of building fees and stated that they would no longer operate a Shenzhen course centre.

5th September 2025 – (Hong Kong) The Education Bureau has officially revoked the registration of Tsung Tsin Middle School in Cheung Sha Wan due to violations related to "shell school" operations. Under Secretary for Education, Jeff Sze, stated during a Legislative Council meeting that the school's board of governors failed to adequately address fundamental issues surrounding its management and the suspension of operations.

Earlier this year, the Bureau had temporarily halted the school's operations after discovering its partnership with a Shenzhen-based tutorial centre, Capture Star, which had promoted a Hong Kong Diploma of Secondary Education (HKDSE) programme for the 2025 academic year with annual fees reaching up to HK$190,000. However, the Bureau noted that it had not received any application from Capture Star to operate within the school's premises.

The Secretary for Education determined that the conduct of the school's management was unsatisfactory, leading to the decision for suspension. The Bureau also acknowledged existing civil lawsuits involving the Tsung Tsin Association and stated that it would monitor developments closely. It emphasised that if any unlawful activities are identified, stringent measures will be implemented to protect the welfare of the students.

Regarding the management issues at Tsung Tsin Middle School, the EDB has been in ongoing communication with the school's management and has closely monitored the situation's development. The EDB believes that the current school management committee has failed to fulfil its governance responsibilities adequately. There are disputes among the school managers, as well as several ongoing lawsuits involving the Tsung Tsin Association, the school's sponsoring body, and/or the school's management. These conflicts have severely impacted the daily operations and governance of the school, leading to an untenable situation. Consequently, the EDB issued a letter on 13th August to inform the school supervisor of its intention to consider cancelling the school's registration under the Education Ordinance. Following this, the EDB received representations from school managers. However, as these representations did not address the fundamental issues regarding the

suspension of operations and school management, and after careful consideration of the school's actual circumstances and other relevant factors, the EDB has decided to revoke the registration of Tsung Tsin Middle School.

A spokesman reiterated, "The EDB will take serious action against any non-compliance or illegal activities by schools. We will implement appropriate measures, including cancelling school registration under Section 22 of the Education Ordinance, to ensure the well-being of students."

6th September 2025 – (Hong Kong) Amid the controversy surrounding shell schools, Tsung Tsin Middle School had its registration revoked by the Education Bureau yesterday (5th). Today (6th), another private school came under scrutiny for allegedly collaborating with mainland Chinese schools.

Guangzhou Mingxian Experimental Senior High School claimed to be partnering with Wah Har College in Hong Kong to offer secondary school diploma courses, charging an annual tuition fee of 128,000 RMB (approximately HK$140,000). Students were purportedly able to obtain Hong Kong student status from Wah Har College without the need to study in Hong Kong. Observers in the education sector believe that this incident exposes exploitation of regulatory loopholes and oversights, urging authorities to address these gaps.

Authorities are tightening the eligibility criteria for local students to receive university funding, requiring dependents to have resided in Hong Kong for two years or attended full-time schools in Hong Kong for two years before being eligible for funding. Teachers at Ming Xian Experimental Senior High School claimed that the school, purchased by the "boss," operates in Hong Kong, with all students holding student status.

The school's online promotion further mentioned that students in the Ming Xian DSE classes follow the Hong Kong secondary education system, allowing Hong Kong students studying in Guangzhou to experience authentic Hong Kong-style education upon returning. Students enrolled in the experimental DSE classes at Ming Xian use student status from Wah Har College in Hong Kong. The promotional material also stated that the courses are endorsed by Wah Har College, featuring several thumbnails claiming to be "qualifications for cooperative education between mainland China and Hong Kong."

As for Wah Har College, the school once claimed on its website that Guangzhou Mingxian Experimental Senior High School was a cooperative institution, although this page has since been removed. The college also previously stated on its website that it is part of the "four major private schools" along with Hong Kong Baptist University, Hong Kong Chu Hai College, and Hong Kong Shue Yan University, established in the 1960s. The college indicated a partnership with schools to offer diploma courses, primarily targeting students who have completed junior high school.

According to Education Bureau records, Wah Har College is a full-time private secondary school located in the Yau Tsim Mong District, registered in 1966, with a single classroom accommodating a maximum of 14 students. As per a fee certificate

issued by the Education Bureau in late May last year, the school offers the "Hong Kong Diploma of Secondary Education – Form 4" course at a cost of HK$151,800.

The evident exploitation of regulatory oversights and negligence in this incident raises questions about whether the Education Bureau thoroughly verifies the student lists provided by private schools and investigates whether students are genuinely enrolled.

In response to the incident, the Education Bureau stated that they have promptly followed up and requested detailed reports from the schools to clarify the issue. They emphasised a zero-tolerance policy towards any claims of "dual student status" and asserted that any institution purporting to provide Hong Kong student status to children residing and studying in mainland China, in compliance with Hong Kong regulations, is making false statements that will not be recognised. If any Hong Kong schools are implicated, strict actions, including referral to law enforcement agencies, will be taken.

14 Oct 2025: Kowloon Tong's Inno Secondary School rebrands as "Axon" after licence revoked, parents still chasing HK$16m

Inno Secondary School (Kowloon Tong), embroiled in a dual-enrolment scandal, was formally stripped of its licence from October, yet appears to have re-emerged as Axon Secondary School Limited, continuing lessons at the same Hung Hom premises. Corporate filings show Axon Secondary School Limited was incorporated on 2nd October 2025 under company registration [redacted] with its registered address at the ground floor of Get Nice Centre in Hung Hom. The Education Bureau has confirmed it is processing a new private school registration for a campus on the building's second floor, while on-site staff declined to clarify the relationship between "Inno" and "Axon".

The principal previously said around 80 students each paid HK$200,000 as a "school building fee", a total exceeding HK$16 million. After the apparent reboot under a new name, refunds have yet to materialise. A European parent said repeated requests for repayment were ignored, forcing his son to leave Hong Kong to secure a place elsewhere, castigating the authorities for failing to protect families and branding the saga an international embarrassment. Teachers also allege months of unpaid wages, and the Mandatory Provident Fund Schemes Authority has lodged a civil claim against the school's operating company for outstanding MPF contributions and surcharges.

Before its licence expired, Inno Secondary had said it was renting the second floor of Get Nice Centre as a campus and, according to parents, planned to apply under the "Axon Secondary School" banner. At the time, the Education Bureau said it had received no such application and had not been notified of any relocation to Hung Hom by Inno. Subsequent checks by local media revealed that Zhao Xi registered Axon Secondary School Limited on 2 October 2025 at the Hung Hom address. Zhao Xi is also a director and shareholder of Innovative International Education Group, a company linked to Inno Secondary, alongside principal Thomas Qi Wendi and shareholder Pan Gaofen.

When a HK01 reporter visited Get Nice Centre on a recent Monday, the ground-floor windows were curtained and "internal renovation" notices were posted on the two second-floor entrances. An employee who answered the door declined to say whether the unit belonged to Inno or Axon and shut the door without comment. The Bureau has since confirmed it is handling a private school registration for the second floor at the same building but declined to disclose the applicant's name or its affiliation, citing application confidentiality. Repeated queries to principal Thomas Qi Wendi went unanswered.

The Education Bureau says it refused to extend Inno Secondary's provisional registration as early as late July, citing concerns over governance and finances, with the licence lapsing on 30th September. Nonetheless, in August the principal told media the school would relocate to the Hung Hom site, a claim the Bureau promptly contradicted the same day by disclosing the licence status. In September, reporters observed young, Putonghua-speaking students being escorted into the second-floor unit at Get Nice Centre. When asked if they attended Inno, one replied in Putonghua, "How do you know?"

The refund controversy predates the rebranding. Inno Secondary had been found to have collected the HK$200,000 building fee per student without Education Bureau approval. In August, the principal said the school had served about 80 students in total, implying unauthorised receipts of roughly HK$16 million. One European parent described paying high agency fees as well as the HK$200,000 to the school after his son moved to Hong Kong in 2024 to pursue Chinese language and culture. Mid-June emails from Inno spoke of a planned move to a Yau Tong campus for the new academic year, claiming "strong support" from the new landlord and promising refunds over the building fee, but made no mention of a Kowloon Tong rental dispute or arrears.

In parallel, Inno had rented the former campus of Chan Shu Kui Memorial School in Kowloon Tong but fell into a dispute with a "secondary landlord", Leadership College Limited, overseen by Peggy Chen, previously linked to Austin School (the precursor to Mount Kelly International Hong Kong). The school was accused of more than HK$10 million in unpaid rent and told to surrender the premises. The Yau Tong relocation never came to fruition. Parents say they were only informed of the licence loss late in the day, with some students discovering the situation from classmates. Despite contacting several local schools, the European family was unable to secure a new place and ultimately returned to Spain. He said the Education Bureau's assistance amounted to links to school vacancy lists, adding that he felt unprotected and unwilling to risk another six-figure payment to a new institution.

The Bureau says it is following established procedures to support both local and non-local students affected, including offering information on vacancies at private schools and contacts for direct applications, and providing tailored assistance to overseas students on visas. It has directed the school to handle fee refunds properly, to return monies swiftly as agreed, and to work actively with parents on acceptable solutions. It added that it remains in contact with the school to monitor progress and will act on any suspected breaches of the law, including inspections, warnings or prosecutions, to safeguard student welfare.

The MPF Authority filed a small-claims action on 22nd September against Innovative Education Group Limited, the company operating Inno, over unpaid MPF contributions and surcharges on behalf of affected staff. A former expatriate teacher said he took the school to court over a wage dispute and won, but only received partial payment and is still owed three months' salary. He has since left Hong Kong, citing the city's living costs and arrears as making it impossible to stay. Other teachers were also reportedly unpaid, with most expatriate staff having departed, although some lessons are said to continue at the Hung Hom site.

3 Mar 2026: **Kowloon Tong villa probed over unlicensed student hostel**

https://www.dimsumdaily.hk/kowloon-tong-villa-probed-over-unlicensed-student-hostel/

Gleam Haven operated by Consilium Education, is renting a villa at 101 Waterloo Road to accommodate newly arrived secondary school pupils from mainland China aged between 12 and 18. The organisation has promoted the premises as an integrated boarding and education centre and held an open day in January. The facility reportedly contains 60 bed spaces, offering twin and four-bed rooms, alongside outdoor areas including a private garden and sports space.

The Education Bureau stated that Gleam Haven is not a registered or provisionally registered school under the Education Ordinance and that no application has been received to operate a school at the address.

Shenzhen-linked firm touts Hong Kong school with Shenzhen dorms, EDB steps in

hk01.com/社會新聞/60335519/深圳機構來港申請設蔚來中學-曾與借殼辦學機構合作-申覆核

https://www.stheadline.com/society/3557551/%E9%A6%99%E6%B8%AF%E8%94%9A%E4%BE%86%E4%B8%AD%E5%AD%B8%E7%96%91%E6%9C%AA%E8%A8%BB%E5%86%8A%E5%85%88%E6%8B%9B%E7%94%9F-%E6%95%99%E8%82%B2%E5%B1%80%E5%B7%B2%E8%A6%81%E6%B1%82%E7%94%B3%E8%AB%8B%E4%BA%BA%E8%A7%A3%E9%87%8B%E5%8F%8A%E7%B3%BE%E6%AD%A3

https://www.dimsumdaily.hk/shenzhen-linked-firm-touts-hong-kong-school-with-shenzhen-dorms-edb-steps-in/

0th March 2026 – (Hong Kong) A mainland Chinese education consultancy has been recruiting for the yet-to-be-registered Hong Kong Wei Lai Secondary School, claiming to offer dormitories in Qianhai, Shenzhen, so pupils can "study in Hong Kong, live in Shenzhen". Hong Kong's Education Bureau (EDB) confirmed it is processing the school's registration application and said the proposed Tsuen Wan premises, 2nd floor of ICC Plaza, 1 Sha Tsui Road, Tsuen Wan, include no boarding facilities. The bureau has asked the applicant to explain and rectify the claims, but did not clarify whether it permits a Hong Kong school to provide accommodation across the border. The address supplied by the EDB is a full floor in a Tsuen Wan commercial building, which differs from the standalone campus images used in the promoter's videos.

The applicant, "Wei Lai Education", previously failed to submit a required school operation permit and was refused permission by the Hong Kong Examinations and Assessment Authority (HKEAA) to enter mainland students for the DSE. It subsequently sought a judicial review. The operator's Shenzhen arm has also partnered with a Mainland outfit accused of "borrowing" the name of Hong Kong's Tsung Tsin Middle School to run classes without EDB approval.

A Xiaohongshu account titled "Hong Kong Wei Lai Secondary School – Shenzhen/HK" recently appeared, asserting that the school is being set up in Hong Kong and posting admissions materials. Although the posts have since been wiped, screenshots seen by local media HK01 show promises of "one-stop full guardianship" including transport, meals, accommodation and tutoring, alongside the "study in Hong Kong, live in Shenzhen" offer via the group's Qianhai dorms. The posts claimed families could save HK$100,000 a year on accommodation by living in Shenzhen—HK$600,000 over six years.

Marketing materials also touted "preserving identity with student registration", saying the school could "help resolve Hong Kong student registration and local-student status issues" so pupils receive the same progression benefits as local students. The pitch openly targeted "new Hong Kong" families, suggesting it would "assist with visa renewals", indicating a focus on children of talent-scheme migrants.

The promoters say they are accepting applications for Secondary 1 to 6 and international-track students, offering A-Level, international arts and Hong Kong DSE pathways, with a projected opening in May 2026. Reporters posing as parents were quoted annual DSE tuition of "over HK$100,000" and asked whether the child held a "temporary" Hong Kong status or permanent residency. The Shenzhen/HK account also offered campus visits by appointment.

Beyond Xiaohongshu, a WeChat video channel "Teacher Shen on Overseas Study" has released multiple clips promoting the project. The presenter, identified as Shen Rong, founding principal of the Shenzhen International Curriculum Centre under "Shenzhen Wei Lai Education", claims the Hong Kong campus near Shenzhen Bay Port has completed construction and passed inspections by the Fire Services Department, Buildings Department and Lands Department. She said the Hong Kong site "replicates" the group's Qianhai campus and showed imagery of a standalone school. Shen further said the Qianhai dormitories offer larger, better conditions than "local Hong Kong boarding" and that shuttle services would ferry students to the Hong Kong campus. She added that while the Shenzhen campus previously met HKEAA requirements for DSE entries, the group chose to establish a Hong Kong school to align with a 2025 HKEAA-linked policy change under which applicants for publicly-funded tertiary places must have lived in Hong Kong for two years to qualify as local students.

The EDB said it is seriously concerned and has contacted the applicant to follow up immediately, including issuing written recommendations for improvements and demanding explanations and corrections. It warned that if any party is suspected of making false statements or advertisements, or of contravening the Education Ordinance, Education Regulations or the Code of Practice for Private Schools, the bureau will take stringent action to safeguard student welfare.