

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary Information on The Hong Kong University of Science and Technology 8EL – Student hostel (527 places)

INTRODUCTION

When Members considered paper PWSC(2001-02)14 on project **8EL – Student Hostel (527 places)** of the Hong Kong University of Science and Technology (HKUST) at the Public Works Subcommittee meeting on 3 May 2001, the Administration undertook to provide -

- (a) a breakdown of the approved provision of the 2 875 hostel places for HKUST;
- (b) a breakdown of the estimated cost for furniture and equipment; and
- (c) a comparison of the construction unit cost with other comparable projects.

THE ADMINISTRATION'S RESPONSE

Breakdown of the approved provision of hostel places for HKUST

2. In December 1996, the Government promulgated a policy on the provision of student hostels in the University Grants Committee (UGC)-funded institutions. Under this policy, all undergraduates have the opportunity to stay in hostels for at least one year. All research postgraduates, non-local students and all undergraduates with daily travelling time exceeding four hours are provided with hostel places.

3. On the basis of this policy and taking into account the student profile of individual UGC-funded institution in 1996, the approved provision of hostel places for HKUST is 2 875. Details are set out below -

/(a)

	No. of Places
(a) Break-down of hostel provision by categories	
(i) Local undergraduates (to stay in hostels for at least one year)	1 882
(ii) Local undergraduates with daily travelling time exceeding four hours	75
(iii) Research postgraduates	666
(iv) Non-local students	252
	Total 2 875
(b) Ratio of approved hostel provision to total student enrolment	
(i) 1996/1997	42%
(ii) 1999/2000	41%

Furniture & equipment costs

4. In line with UGC's standard practice, the estimated furniture and non-teaching equipment (F&E) cost of a capital works project will not exceed 12.5% of the building and building services costs of the same project. Accordingly, the F&E cost of **SEL** is capped at \$12.60 million, in September 2000 prices. Procurement of the F&E items will be made, in accordance with prevailing tendering procedures, when the construction works are nearly completed. A rough estimate of the F&E costs under this project is provided below -

	\$ million	% of total F&E cost
(a) living accommodation (for 527 student hostel places and quarter management staff)	9.20	73
(b) common & recreation area, and support area	3.40	27
	Total 12.60	100

/Lists

Lists of the major F&E items to be provided in this project for twin bedroom, the common & recreation area, and support area respectively are at the Enclosure.

Construction unit costs

5. The Administration has provided Members information on average cost of new hostel projects vide Information Note PWSCI(2000-01)17. Similar comparison is therefore not repeated here. Instead, a comparison of construction unit cost, in September 2000 prices, of **8EL** with those of other comparable government works (**43JA** - Construction of married quarters for the disciplined services at Chai Wan (560 places) and Ngau Chi Wan (744 places) which was upgraded to Category A in February 1995), is provided below -

Project No.	Building Cost per square metre (a)	Building Services Cost per square metre (b)	Construction Unit Cost per square metre (a) +(b)
8EL	\$7,629	\$2,243	\$9,872
43JA Ngau Chi Wan	\$8,657	\$879	\$9,536
Chai Wan	\$8,096	\$1,012	\$9,108

6. **8EL** has a slightly higher construction unit cost than **43JA** having regard to the following reasons -

- (a) statutory requirements on the provision of sprinkler and fire detection systems in student hostels (these requirements do not apply to domestic buildings such as staff quarters);
- (b) installations for intranet/internet connection facilities in the student bedrooms;
- (c) installation of individual room air-conditioners and smart card systems to facilitate individual charging of electricity tariff;
- (d) installation of central air-conditioning system for the student dining and amenities areas; and
- (e) provision of associated kitchen facilities for canteen, etc.

7. Taking into consideration the reasons in paragraph 6 above, the Director of Architectural Services considers that the estimated construction unit cost of **8EL** to be reasonable and comparable with other similar projects.

Education and Manpower Bureau
May 2001

**The Hong Kong University of Science and Technology
8EL – Student hostel (527 places)**

Major Furniture and Equipment Items

Living accommodation

Provision for each student (all twin bedrooms) -

- (a) a single bed with mattress and drawers under the bed;
- (b) a hanging bookshelf;
- (c) a writing desk and a chair;
- (d) a built-in wardrobe;
- (e) a mirror box/light/shaver point (shared-use);
- (f) a desk lamp and a bed light;
- (g) an air conditioner for each room;
- (h) a cabinet; and
- (i) curtain.

Common & recreation area (including sitting area, common rooms, pantries, quiet room, dining area, meeting room, exhibition & display area, recreation space, etc. for use by residing students)

- (a) electrical appliances including televisions, refrigerators, microwave ovens, water boilers, air conditioners;
- (b) sofas;
- (c) dining tables, coffee tables and stackable chairs;
- (d) cupboards, shelves and storage cabinets;
- (e) exhibition and display equipment including boards, audio & video system; and
- (f) recreation equipment such as chess table, table tennis table, Hi-Fi and audio equipment.

Support area (including management office, attendant's room, laundry room, kitchen, etc.)

- (a) office equipment including fax machines, photocopiers, computers;
- (b) washing and drying machines;
- (c) heavy duty high pressure cleaners;
- (d) wet and dry vacuum cleaners;
- (e) floor cleaning machine;
- (f) high speed polishers; and
- (g) kitchen/food preparing equipment and appliances including cooking stoves/ovens, exhaust fans, refrigerators, water heaters, microwave ovens.