

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary information on Chinese University of Hong Kong 43EF – A purpose-designed building for centralised science laboratories

INTRODUCTION

In considering paper referenced PWSC(2001-02)107 on project 43EF “A purpose-designed building for centralised science laboratories” of the Chinese University of Hong Kong (CUHK) at the Public Works Subcommittee meeting on 27 February 2002, Members requested additional information on the ratio of net operational floor area (NOFA) to construction floor area (CFA) and the construction unit cost for similar laboratory buildings of other institutions funded by the University Grants Committee (UGC).

THE ADMINISTRATION’S RESPONSE

2. A comparison of 43EF with comparable projects for other UGC-funded institutions is set out below -

Project	UGC-funded institutions	(a) NOFA (m ²)	(b) CFA (m ²)	Ratio (a)/(b)	Estimated construction unit cost ¹ per m ² of CFA (\$)
43EF – A purpose-designed building for centralised science laboratories	CUHK	6 443	13 572	47%	12,781

/45EG

¹ The cost is calculated by dividing the sum of building and building services costs in September 2001 prices by the CFA of the project.

Project	UGC-funded institutions	(a) NOFA (m ²)	(b) CFA (m ²)	Ratio (a)/(b)	Estimated construction unit cost ¹ per m ² of CFA (\$)
45EG – Development of Faculty of Medicine at the existing site of Northcote Campus of the Hong Kong Institute of Education (upgraded to Category A in February 1997)	HKU*	28 056 ²	51 090	55%	12,756
38EF – Engineering Building Complex, phase 2 (upgraded to Category A in May 2001)	CUHK	5 000	11 007	45%	12,134
37EF – Extension facilities for the clinical departments of the Faculty of Medicine at Prince of Wales Hospital (pending resubmission for upgrading to Category A on 3 April 2002)	CUHK	6 550	14 931	44%	11,720

* HKU = University of Hong Kong

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² The total net area of this project funded under **45EG** was about 18 437 square metres as mentioned in PWSC(96-97)97. The NOFA of the building is revised to 28 056 square metres after including the portion funded by private donation.