

**For discussion
on 9 February 2009**

Legislative Council Panel on Education

**Academic and administration building
by City University of Hong Kong**

PURPOSE

This paper briefs Members on a proposed capital works project for City University of Hong Kong (CityU) to develop an academic and administration building within the University campus in Kowloon Tong.

PROJECT SCOPE AND NATURE

2. The proposed academic and administration building comprises two interlinked blocks, i.e. a 20-storey high block and a five-storey low block, providing approximately 20 500 square metres (m²) in net operational floor area (NOFA).

3. The following facilities will be provided:

- (a) classrooms and lecture theatres;
- (b) teaching and research laboratories;
- (c) open laboratories;
- (d) study space;
- (e) office facilities;
- (f) student / staff amenities and support facilities (e.g. canteen, student lounge);
- (g) 65 car parking spaces; and

(h) pedestrian linkages¹.

4. The site plan and the view of the building (artist's impression) are at Enclosures 1 and 2 respectively.

JUSTIFICATION

5. The new academic structure for senior secondary education and higher education (i.e. the "3+3+4") will be implemented starting from the 2009/10 academic year. The first cohort of senior secondary students will undergo a four-year undergraduate programme starting from the 2012/13 academic year. The University Grants Committee (UGC)-funded institutions, including CityU, will need to expand their campus space and facilities in order to accommodate the additional students under the new four-year undergraduate programmes, and to provide a suitable teaching and learning environment in support of the curriculum under the new academic structure. In addition, extra space and facilities are also required to cater for the additional senior year undergraduate places² allocated to the University.

6. Furthermore, the existing campus of CityU has been in use for some 20 years. With CityU's academic development over the years, it lacks adequate space to carry out its teaching and research activities. According to the results of the Review on Space and Accommodation Requirements of the UGC-funded institutions carried out by the UGC in 2006, CityU had an estimated space shortfall of around 4 300m² by the 2007/08 academic year.

7. CityU plans to carry out the proposed academic and administration building development within its campus to provide some 20 500 m² in NOFA to support the implementation of "3+3+4", to relieve the existing space shortfall, and to meet the space requirement of additional senior year undergraduate places. The development comprises a high-rise block located at an existing open carpark and a connecting low-rise block on an existing elevated service road over a nullah which runs beneath the site. The project will provide classrooms, lecture theatres, teaching and research laboratories, study space, offices and amenities facilities. These facilities

¹ Including a pedestrian passage and a footbridge as mentioned in paragraph 8 below.

² To provide more articulation opportunities for sub-degree graduates, the Administration has been creating additional publicly-funded senior year undergraduate places (i.e. Year 2 and Year 3) by phases in the UGC-funded sector. The total number of these places will reach 3 974 by the 2011/12 academic year.

will support the future curriculum upon implementation of the “3+3+4”. The facilities will also support the University’s mission to nurture students in creative industries and to contribute to cutting-edge applied research to promote knowledge innovation and human well-being. In addition, study and amenities space will be provided to support informal and personal development of students through social, cultural and intellectual interaction among students and teachers.

8. The location of the proposed building is conducive to providing a convenient linkage between the main campus and a cluster of student hostel blocks across Cornwall Street. The project will hence include a pedestrian passage linking up the northern end of the low-rise block and the existing Cornwall Street footbridge, which in turn connects to the student hostel area in the northern part of the campus. In addition, a footbridge will be built to connect the low-rise block to the adjacent Community College of CityU (CCCU), which is under construction. Both the pedestrian passage and the footbridge will be funded by CityU by its own source of funding.

9. The project will provide a total of 65 covered parking spaces, of which 36 are to compensate for the existing open parking spaces to be resumed for the construction of the high-rise block. CityU will fund the other 29 parking spaces to meet the general needs of the university community.

FINANCIAL IMPLICATIONS

10. The latest estimated cost of the Academic and Administration Building is around \$1,000.1 million in money-of-the-day (MOD) prices. The Government will fund about \$905.1 million³. CityU will contribute about \$95.0 million from its own source of funding primarily to support the site development costs and to finance the pedestrian passage and the footbridge as mentioned in paragraph 8 above and the provision of 29 parking spaces.

11. The project will have no impact on tuition fees. As the additional recurrent costs associated with this project will be absorbed by

³ The latest estimated cost of the project expressed in September 2008 prices is \$832.1 million, representing an increase of 45.7% over the original estimated cost of \$571.0 million in September 2005 prices.

CityU, the proposal will have no additional recurrent financial implications on the Government.

IMPLEMENTATION TIMETABLE

12. We plan to seek the approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for this project on 8 April 2009 and 24 April 2009 respectively. Subject to funding approval by the Finance Committee, CityU plans to start the construction works in mid-2009 for completion in the third quarter of 2012.

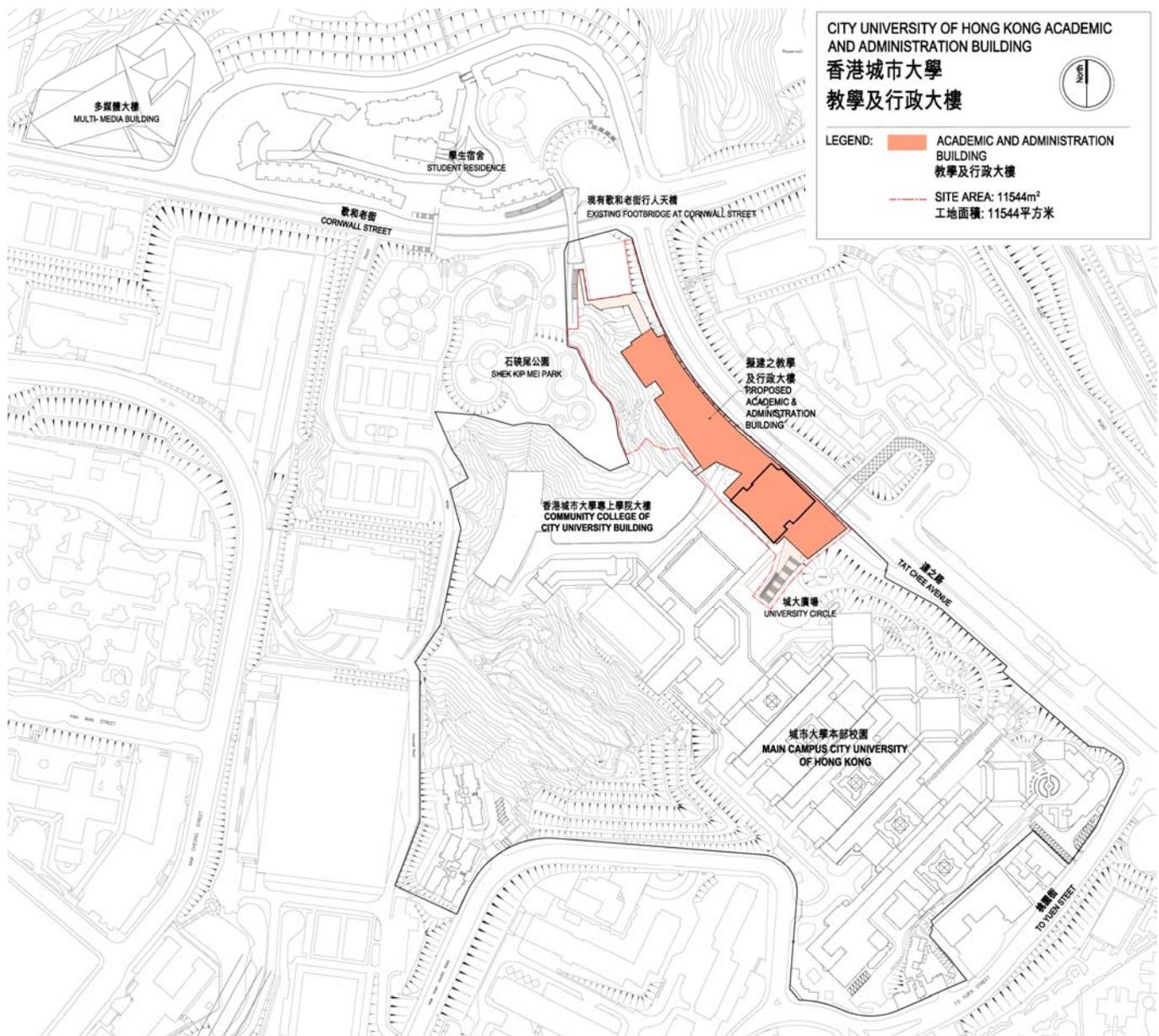
PUBLIC CONSULTATION

13. The project is located within CityU's campus. The Sham Shui Po District Council (SSPDC) was consulted on 17 September 2008. Members of the SSPDC supported the development, and made some suggestions on building design in order to match the surrounding environment, as well as provision of greenery, *etc.* They also requested CityU to mitigate possible noise nuisance during the construction period. CityU has taken into account SSPDC's suggestions on the building design, and has undertaken to adopt appropriate noise mitigation measures in accordance with the relevant standards and guidelines.

Education Bureau
February 2009

City University of Hong Kong
Academic and Administration Building
香港城市大學
教學及行政大樓

Site Plan
工地平面圖



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View of the building (artist's impression) 外觀構思圖

