

**For discussion on
9 March 2009**

Legislative Council Panel on Education

**Centralized general research laboratory complex (block 1) in Area 39
by The Chinese University of Hong Kong**

PURPOSE

This paper briefs Members on the proposed capital works project for The Chinese University of Hong Kong (CUHK) to construct a general research laboratory complex (block 1) in Area 39, Pak Shek Kok, Tai Po.¹

PROJECT SCOPE AND NATURE

2. The project involves the construction of a 10-storey building providing approximately 9 860 square metres (m²) in net operational floor area (NOFA). The following facilities will be provided by the project –

- (a) research laboratories;
- (b) office facilities;
- (c) support facilities such as store rooms and waste treatment rooms;
- (d) 31 open parking spaces, 2 loading and unloading spaces; and
- (e) associated access road works.

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

JUSTIFICATION

4. 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

¹ CUHK plans to build three general research laboratory blocks in Area 39.

institutions, including CUHK, will need to expand their campus space and facilities in order to accommodate the additional students under the new four-year undergraduate programme and to provide a suitable teaching and learning environment in support of the curriculum under the new academic structure.

5. CUHK plans to carry out four capital works projects² to provide additional space and facilities of some 24 500 m² (NOFA) in total to support the implementation of “3+3+4”, one of which is the construction of a general research laboratory complex (block 1).

6. The new building will be built on a site in Area 39, Pak Shek Kok which is located to the north of the existing campus. The site is reserved for educational purposes and adjacent to the University’s campus boundary. It is ideal for the development of research facilities in view of its proximity to the Science Park. Since the site is largely undeveloped, CUHK will need to construct access roads to link up the new building and the existing campus.

7. Upon completion of the proposed building, the existing research laboratories of Faculties of Science and Medicine at the central campus will be relocated to the new building in Area 39. The vacated space will be converted into other teaching facilities to meet the space requirements arising from the implementation of “3+3+4”.

FINANCIAL IMPLICATIONS

8. The latest estimated cost of the project is around \$468.5 million in money-of-the-day prices.³ The project will have no impact on tuition fees. As the additional recurrent costs associated with this project will be absorbed by CUHK, the proposal will have no additional recurrent financial implications on the Government.

² The other “3+3+4” capital works projects of CUHK include “An integrated teaching building”, “Extension to the existing University Library at Central Campus” and “Student amenity centre”. The “Student amenity centre” was approved by the Finance Committee in January 2009. CUHK is working on the project details of the other two projects and intends to submit them to the Legislative Council within 2009.

³ The latest estimated cost of the project expressed in September 2008 prices is \$441.8 million, representing an increase of 72.9% over the original estimated cost of \$255.6 million in September 2004 prices.

IMPLEMENTATION TIMETABLE

9. We plan to seek the approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for the proposed project on 8 April 2009 and 24 April 2009 respectively.

10. Subject to funding approval by the Finance Committee, CUHK plans to start the construction works in the third quarter of 2009 and complete such works in the first quarter of 2012.

PUBLIC CONSULTATION

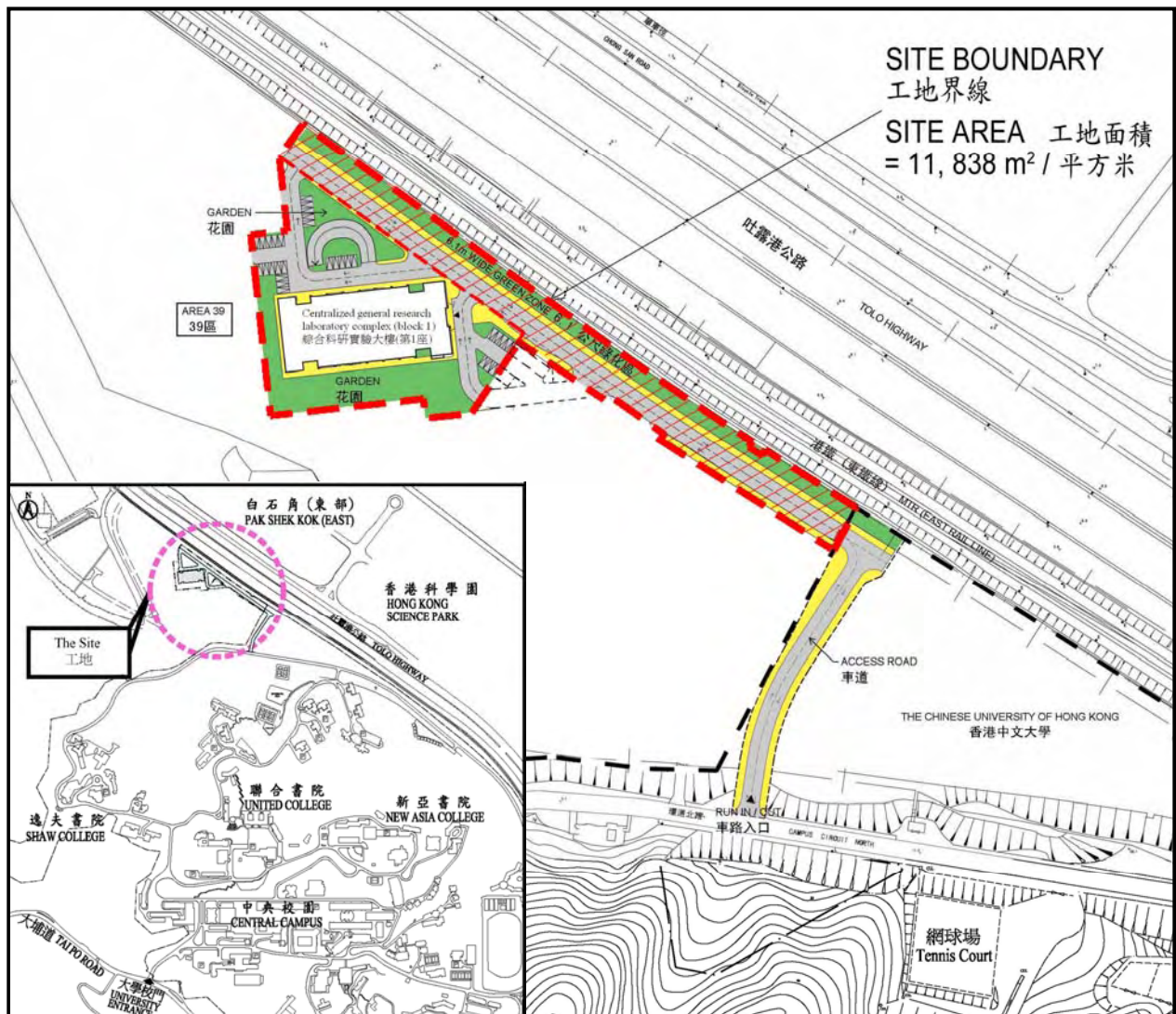
11. The Chairman of Tai Po Rural Committee and the village representatives of Cheung Shue Tan and Tai Po Mei villages were briefed on the proposed development by the CUHK in March 2008. Representatives from Owners' Corporation and management of the housing estates in the neighbourhood, accompanied by the Chairman of Environment, Housing and Works Committee of Tai Po District Council were also briefed on the proposed development by CUHK in April 2008. No objection to the project has been raised, and residents' concerns about the environment such as landscaping and building height have been addressed in the design by providing more green areas around the building and keeping the building height the same as that of the Science Park.

12. CUHK has briefed and consulted its staff and students on various occasions, including student assemblies and Campus Master Plan engagement meetings and fora. Their concerns on existing environment and facilities such as landscaping, supporting facilities, layout and flexibility have been addressed in the building design and there is no objection to the project.

Education Bureau
March 2009

The Chinese University of Hong Kong
Centralized general research laboratory complex (block 1) in Area 39
香港中文大學
第 39 區綜合科研實驗大樓(第 1 座)

Site Plan 工地平面圖



**The Chinese University of Hong Kong
Centralized general research laboratory complex (block 1) in Area 39
香港中文大學
第 39 區綜合科研實驗大樓(第 1 座)**



**View of the building from southern direction (Artist's impression)
從南面望向大樓的構思圖**



**View of the building from northern direction (Artist's impression)
從北面望向大樓的構思圖**