



中華人民共和國香港特別行政區政府總部教育局
Education Bureau
Government Secretariat, The Government of the Hong Kong Special Administrative Region
The People's Republic of China

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30 March 2009

Miss Odelia Leung
Clerk to Panel on Education
Legislative Council Secretariat
3rd floor, Citibank Tower
3 Garden Road
Hong Kong

Dear Miss Leung,

**Capital works projects of
University Grants Committee-funded institutions**

At the meeting on 9 March 2009, the Panel on Education discussed three capital works projects proposed by the Chinese University of Hong Kong (CUHK) and the Hong Kong University of Science and Technology (HKUST). Members requested the Administration/CUHK to provide supplementary information on the zoning and development plan of Area 39 and measures to dispose of research waste generated by scientific and medical research activities. In addition, members requested the Administration to provide the construction unit costs for the projects.

Please find enclosed at Annex CUHK's response on disposal and treatment of research waste and its development plan of Area 39. CUHK's proposed development fall within an area zoned "Government, Institution or Community ("G/IC") uses and annotated "possible tertiary educational institutions" on existing town plans. As mentioned in CUHK's response, land has already been granted to the university for the construction of the centralized general research laboratory complex (block 1) and student hostel developments with a height limit of 46.5 m above the Hong Kong Principal Datum. CUHK will apply for extension to the remaining portion subject to

funding approval of the relevant capital works projects in accordance with the established practice.

As regards construction unit costs, it is our standing practice to include final estimates in submissions to the Public Works Subcommittee ("PWSC"). Construction unit costs are based on the building and building services costs because costs arising from other factors such as site difficulties are site specific and should not be used for comparison.

In general, laboratory buildings and teaching buildings require more sophisticated centralized building services systems such as air-conditioning and mechanical ventilation systems, electrical systems for higher electricity loading, compliance with more stringent fire services installation requirements and higher storey heights for accommodating building services installations and operational needs. In particular, laboratory buildings have to provide for higher loading on chiller plants for fresh air circulation, filtration plants for both incoming and exhaust air as well as more stringent requirements for preventing fire risk.

As such, the construction unit costs of hostels are usually lower than those of teaching buildings, which are in turn slightly lower than those of laboratory buildings. As presented in the relevant PWSC papers issued on even date, the construction unit costs of the centralized general research laboratory complex (block 1) and two integrated teaching buildings of CUHK are \$17,159 and \$16,004 per m² of construction floor area ("CFA") in September 2008 prices respectively. The unit construction cost of the student residences of HKUST is being finalized and will be presented in the relevant PWSC submission in due course.

I should be grateful if you could circulate the above information to Members for their reference.

Yours sincerely,



(Amy Wong)

for Secretary for Education

c.c. SG, UGC (Attn: Miss Joyce Lee)

CUHK's response to queries raised in the Legislative Council Education Panel

CUHK Centralised General Research Laboratory Complex (Block 1) at Area 39

1. CUHK Master Development in Tai Po Area 39 (attachment-CUHK Development Plan in Area 39)

The research strength of the Chinese University of Hong Kong (CUHK) has developed rapidly, thanks in part to supportive government policy that recognizes the need for the higher education sector to be engaged in scholarship to the highest international levels, and in particular through clear recognition of CUHK's role in this regard.

However, the broad outlines of the CUHK campus were designed in the days (1960s) when research did not receive as much attention as today. Therefore, unlike campuses designed in the 1980s and 1990s, the CUHK campus layout suffers from limitations that constrain the effective development of research activities – especially those of a more focused and strategic nature.

Therefore the University has developed a strategy to be implemented over a number of years of developing the northern part of the Campus in Area 39 for a research cluster, including a Centralized General Research Lab Complex comprising 3 lab blocks to be developed in phase; an advanced biomedical research and development (R&D) lab; as well as a cluster of graduate student hostels with daily living supporting facilities. The Block 1 development is the first phase development whilst the subsequent phases are under planning.

Coordination with Civil Engineering and Development Department (CEDD) has been effectively and closely maintained since the start of the planning of the area. Infrastructures and connection with the neighborhood particularly the flyover “Road L7” across the Tolo Highways to the Pak Shek Kok Development Area/ Science Park , new road system connecting the existing as extension to serve nearby villages for more convenient access, are being implemented and will be completed before the completion of the Lab Block 1.

Attached is the CUHK Development Plan in Area 39 showing the layout of laboratories and student hostels development following the above strategy with implementation in phases. In the meantime, the extension of the campus has been granted to cover the Block 1 and student hostels developments whilst granting extension of the remaining parts are subject to funding support.

2. Waste Treatment and Disposal from Lab

Under the chemical and biological (clinical) waste programs administrated by the Safety Office of the University, specialist contractors are engaged to remove and dispose wastes in accordance with the legislation. Research wastes will not cause potential hazard to the residents in the vicinity.

Before collection by specialist contractors, waste producers are required to store the wastes temporarily in waste containers or freezers in their laboratories. Research wastes will be collected regularly and treated properly. The Environmental Protection Department (EPD) has maintained stringent control on chemical and biological (clinical) wastes.

I) Chemical Wastes

a) Chemical waste producers (departments, offices, units etc.) producing chemical wastes from their activities (teaching, research, and works) must apply for a chemical waste licence from the EPD.

The chemical waste licence will contain such information as, the type and quantity of chemical waste produced, the production locations, and the responsible person.

b) Only when the chemical waste licence is issued can the licence holder contact the government's chemical waste contractor M/S Enviropace Ltd. for service. Without the licence, Enviropace will not provide service to remove chemical wastes.

c) With prior arrangement, Enviropace will come into the campus and collect chemical wastes from designated collection points. Trained staff of departments/offices/units has to bring the chemical wastes in designated containers provided by Enviropace to the collection point.

d) A waste trip ticket must be filled and handed over to Enviropace staff together with the chemical wastes. A copy of the trip ticket will be retained by the licence holder. Once the chemical wastes are handed over to Enviropace, the legal responsibilities of the licence holder is deemed as fulfilled. The rest is Enviropace's responsibility.

e) By law, only Enviropace can transport chemical wastes on public roads and public areas.

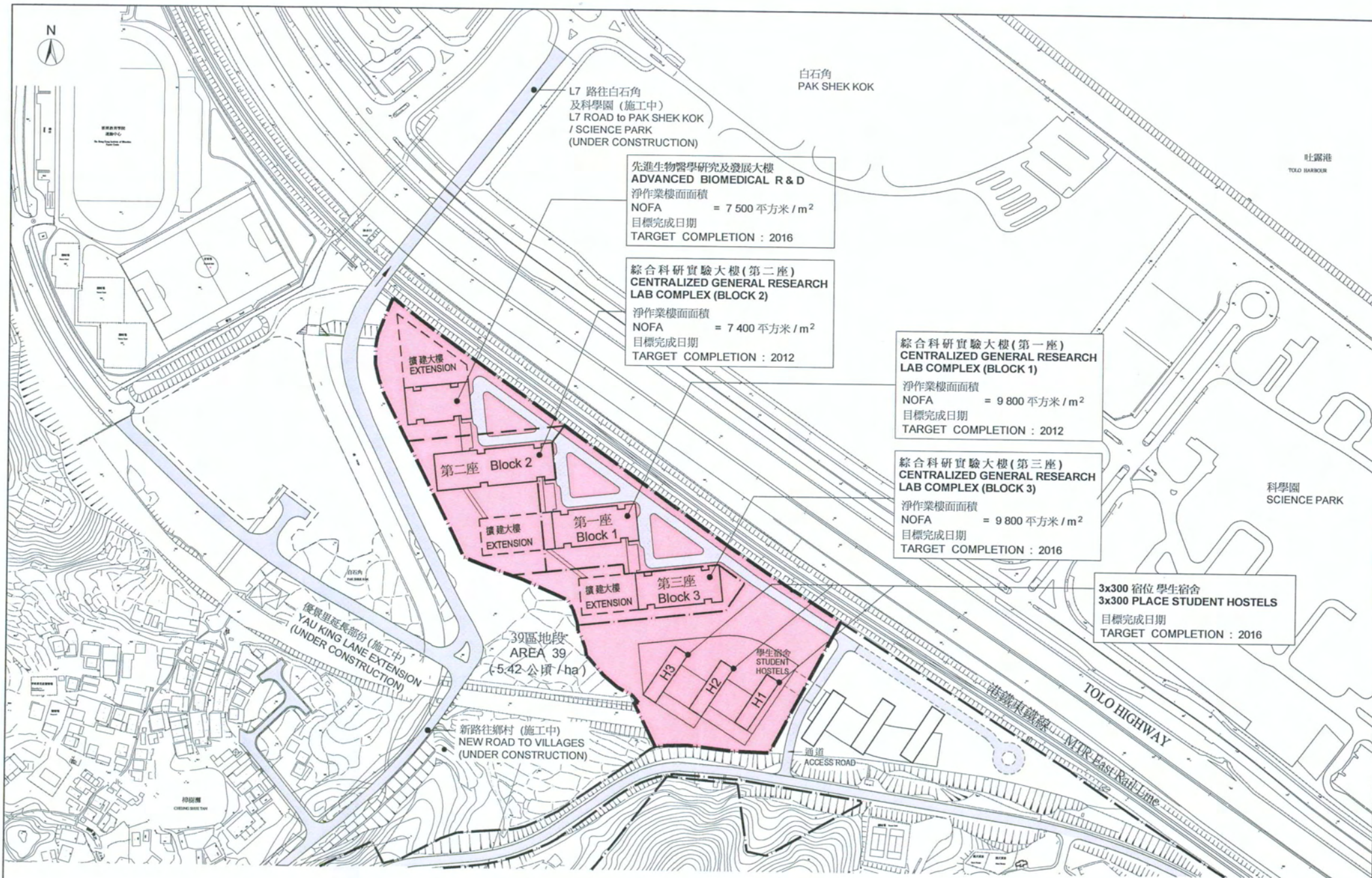
II) Biological (clinical) wastes

For biological wastes, CUHK has abided strictly to the principles and practices recommended by the EPD.

a) The Safety Office is responsible for tendering and selection of contractor for biological wastes collection on campus. The successful contractor is selected from the list of biological (clinical) wastes contractors listed by the EPD.

- b) The selected contractor must provide biological (clinical) waste containers which are in full compliance with EPD's standards. Like chemical wastes, biological (clinical) waste producers are required to apply for a licence from EPD. The licence will contain such information as type and quantity of biological (clinical) wastes produced and the name of the responsible person in the department/office/unit.
- c) Department staff will bring biological (clinical) wastes to designated collection points where the waste contractor will pick them up for disposal.

For both chemical and biological (clinical) wastes, special collection arrangements can be made if the quantity produced has exceeded the normal amount.



L7 路往白石角
及科學園 (施工中)
L7 ROAD to PAK SHEK KOK
/ SCIENCE PARK
(UNDER CONSTRUCTION)

白石角
PAK SHEK KOK

吐露港
TOLO HARBOUR

先進生物醫學研究及發展大樓
ADVANCED BIOMEDICAL R & D
淨作業樓面面積
NOFA = 7 500 平方米 / m²
目標完成日期
TARGET COMPLETION : 2016

綜合科研實驗大樓 (第二座)
CENTRALIZED GENERAL RESEARCH
LAB COMPLEX (BLOCK 2)
淨作業樓面面積
NOFA = 7 400 平方米 / m²
目標完成日期
TARGET COMPLETION : 2012

綜合科研實驗大樓 (第一座)
CENTRALIZED GENERAL RESEARCH
LAB COMPLEX (BLOCK 1)
淨作業樓面面積
NOFA = 9 800 平方米 / m²
目標完成日期
TARGET COMPLETION : 2012

綜合科研實驗大樓 (第三座)
CENTRALIZED GENERAL RESEARCH
LAB COMPLEX (BLOCK 3)
淨作業樓面面積
NOFA = 9 800 平方米 / m²
目標完成日期
TARGET COMPLETION : 2016

3x300 宿位 學生宿舍
3x300 PLACE STUDENT HOSTELS
目標完成日期
TARGET COMPLETION : 2016

科學園
SCIENCE PARK

饒景里延長部份 (施工中)
YAU KING LANE EXTENSION
(UNDER CONSTRUCTION)

39區地段
AREA 39
(5.42公頃 / ha)

新路往鄉村 (施工中)
NEW ROAD TO VILLAGES
(UNDER CONSTRUCTION)

通道
ACCESS ROAD

港鐵東鐵線
MTR East Rail Line

TOLO HIGHWAY

香港中文大學於39區的總綱發展藍圖
CUHK DEVELOPMENT PLAN IN AREA 39