

**For discussion on  
11 May 2009**

**Legislative Council Panel on Education**

**Innovation Tower  
of the Hong Kong Polytechnic University**

**PURPOSE**

This paper briefs Members on the proposed capital works project for the Hong Kong Polytechnic University (PolyU) to develop the Innovation Tower within its campus in Hung Hom.

**PROJECT SCOPE AND NATURE**

2. The project involves the construction of a 12-storey building providing about 12 180 square metres (m<sup>2</sup>) in net operational floor area (NOFA). The following facilities will be provided by the project-

- (a) classrooms and lecture theatres;
- (b) teaching and research laboratories;
- (c) offices;
- (d) student and staff amenities facilities, including a design gallery/exhibition hall and student communal space;
- (e) re-provision of sports facilities; and
- (f) consequential works.

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

## **JUSTIFICATION**

4. The existing campus of PolyU has been in use for decades and with the development over time, PolyU lacks adequate space to carry out teaching and research activities. According to the results of the Review on Space and Accommodation Requirements of the University Grants Committee (UGC)-funded institutions carried out by the UGC in 2006, PolyU had an estimated space shortfall of around 17 600 m<sup>2</sup> in NOFA in the 2007/08 academic year.

5. PolyU plans to construct the proposed Innovation Tower to provide space and facilities of some 12 000 m<sup>2</sup> in NOFA to meet part of the existing space shortfall. The project will mainly provide specialized teaching and research facilities for the School of Design (the School). The School currently occupies a total of about 8 200m<sup>2</sup> in NOFA at several locations scattered across the campus. The inadequacy of teaching and research space, coupled with the scattering of the School in different locations, is not conducive to effective teaching and learning and has restricted further development of the School. A purpose-built building with adequate provision of space and facilities for the School is required to support the up-to-date teaching and learning need, facilitate interdisciplinary research and education in the field of design, and help the School achieve its aspiration to establish a niche area in Asia. The proposed Innovation Tower will also accommodate general teaching facilities, offices, and space for student communal activities.

6. The new building will be built on a site within the campus which is currently partly occupied by some sports facilities (e.g. a sports field and changing rooms) and some offices. Upon completion of the new building, PolyU will reprovision the changing room facilities, reinstate the existing soccer pitch and tennis courts, and convert the existing space to be vacated by the School into general teaching and learning facilities, study space etc.

## **FINANCIAL IMPLICATIONS**

7. The latest estimated cost of the project is around \$707.6 million in money-of-the-day prices. The Government will fund about \$628.3 million. PolyU will contribute about \$79.3 million from its own sources of funding to enhance some building features such as curtain wall,

architectural fins as well as extra piling and substructure to facilitate future expansion<sup>1</sup>.

8. The project will have no impact on tuition fees. The additional recurrent costs associated with this project will be absorbed by PolyU. The proposal has no additional recurrent cost implications on the Government.

## **IMPLEMENTATION TIMETABLE**

9. We plan to seek the approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for the project on 3 June and 19 June 2009 respectively.

10. Subject to funding approval by the Finance Committee, PolyU plans to start the construction works in the third quarter of 2009 for completion in the second quarter of 2012.

## **PUBLIC CONSULTATION**

11. The proposed building is located within the PolyU campus and there are no residential developments in its immediate vicinity. In August 2008, PolyU submitted a planning application to the Town Planning Board (TPB) for relaxation of building height restriction for the proposed development. Views of the public on the application were invited. While the overwhelming majority of the comments received were in support of the application, there was one comment that the proposed building height was not consistent with the general height restrictions in the area. The application was considered and approved by the TPB in October 2008. Furthermore, PolyU presented the project to Members of the Yau Tsim Mong District Council at a meeting in April 2009. Members raised various concerns, including the possible glare problem to nearby residents, the accessibility of the subject area to the public, the possibility of greening works in relation to the project, etc. PolyU explained that the building materials used in the external façade would be of a low-reflective nature

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<sup>1</sup> To support the University's future development, PolyU has also planned for expansion on top of this building (about 3 additional storeys) by its own sources of private funding as second phase development for its self-financing teaching and research activities. PolyU is planning to develop both phases in tandem in order to take advantage of economies of scale and maximize land development potential.

and the project has adopted appropriate greening works. Members attending the meeting supported the project.

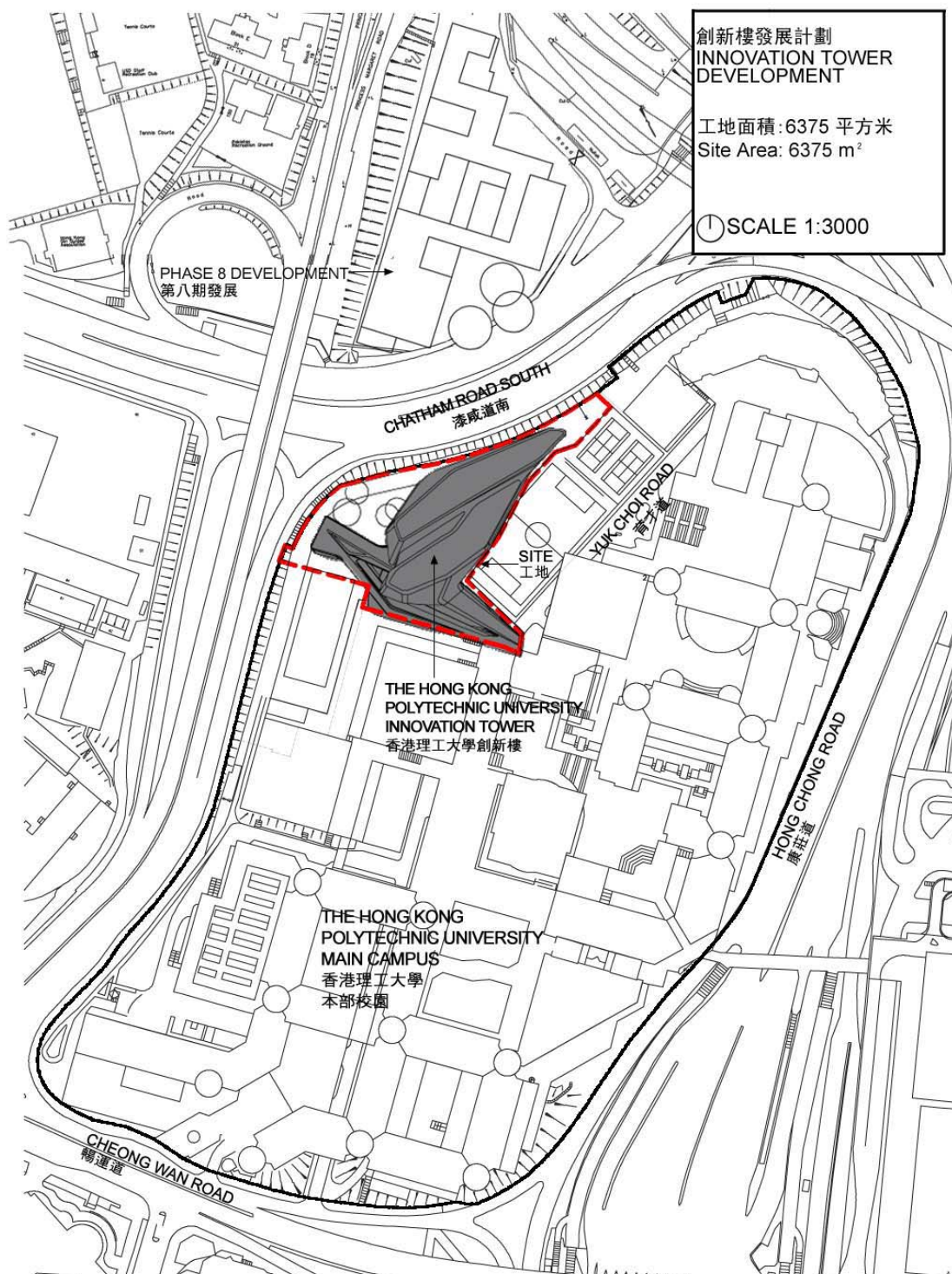
12. PolyU has also conducted several rounds of exhibition and organized an open forum in June 2008 to consult its staff and students on the design of the proposed development. The participants gave positive comments and were generally in support of the project.

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Education Bureau  
May 2009

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Innovation Tower  
香港理工大學  
創新樓

Site Plan 工地平面圖



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

