

**For discussion on
11 May 2009**

Legislative Council Panel on Education

**Student hostel, phase 3
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 construct its student hostel phase 3 in Homantin.

PROJECT SCOPE AND NATURE

2. The project involves the construction of a 27-storey hostel building including a 3-storey podium, providing about 20 300 square metres (m²) in net operational floor area (NOFA). The following facilities will be provided by the project –

- (a) a total of 1 650 student hostel places and ancillary facilities such as accommodation for wardens, managers and tutors;
- (b) common facilities including communal space with pantry, sitting area, dining hall, multi-purpose area, quiet rooms, activity rooms and covered student activities areas; and
- (c) supporting facilities including management office, laundry, etc.

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

JUSTIFICATION

4. Hostel life is an essential part of higher education - providing students with an environment conducive to learning, and allowing greater social interaction which enriches personal development as well as the learning experience generally. Under existing policy, UGC-funded institutions are provided with publicly-funded student hostels calculated in accordance with the following criteria¹ : all undergraduate students should be given the opportunity to stay in student hostel for at least one year of their courses; all research postgraduates, non-local students as well as undergraduate students whose daily travelling time exceeds four hours, should be provided with student hostel places. The Government will fund up to 75% of the capital cost of the approved level of publicly-funded student hostel provision, with the remainder to be met by the respective institutions using their own sources of private funding.

5. In addition to the above-mentioned standard hostel provision, the Administration decided in February 2006 to provide an additional 1 840 publicly-funded student hostel places to the UGC-funded sector to support institutions' increasing student exchange activities.

6. As at the 2007/08 academic year, and taking into account the additional hostel places for exchange activities, the approved publicly-funded hostel provision for PolyU is about 5 070 places. Against its current provision of 3 004 publicly-funded hostel places, PolyU has a shortfall of about 2 070 hostel places. To address this shortfall, PolyU plans to construct the proposed student hostels in Homantin.

7. The main campus of PolyU is already congested and further development is constrained. Currently, the core academic and teaching facilities of PolyU are concentrated in the main campus while the existing phases 1 and 2 student hostels of PolyU are located off-campus at a nearby

¹ The criteria are applicable to all UGC-funded institutions, except for the Lingnan University (which has been provided with hostel places for 50% of its full-time degree student population having regard to its remote location in Tuen Mun and its aspirations to develop itself into a relatively small, fully residential liberal arts institution) and the Hong Kong Institute of Education (which was provided with hostel places for 50% of its full-time degree student population projected at the time of establishment of the Institute having regard to the potential benefits that hostel life would bring to the quality of pre-service teacher education).

location in Hunghom. The site for this project in Homantin is suitable for PolyU's hostel development, as it is close to PolyU's campus and the University's existing student hostel facilities.

8. The proposed hostel will provide 15 single bedrooms, 534 double bedrooms and 189 triple bedrooms with study space in each room, and shared bathrooms and common space. A typical floor will provide accommodation for some 75 students. The podium floors will accommodate common and support facilities such as dining hall, multi-purpose area, activities rooms, quiet rooms for reading and management office. A landscaped garden is planned at the podium roof.

FINANCIAL IMPLICATIONS

9. The latest estimated cost of the project is \$696.1 million in money-of-the-day prices. The Government will fund up to about \$522.1 million, i.e. 75% of the construction cost. PolyU will contribute about \$174.0 million through its private sources of funding for the remaining 25% of the construction cost.

10. The project will have no impact on tuition fees. In accordance with established practice, PolyU will operate the student hostel on a self-financing basis through charges levied on hostel places. The proposal has no additional recurrent cost implication on the Government.

IMPLEMENTATION TIMETABLE

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

12. 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

13. The Housing and Infrastructure Committee of Kowloon City District Council (KCDC) was consulted in April 2009. Members of the KCDC generally supported the development but raised concerns about possible noise problems arising from student activities. They also invited PolyU to consider sharing some of the hostel's common facilities for community use and adopt more green features in the project. PolyU has addressed the concerns/comments by undertaking to enclose some of the student communal areas to reduce noise, consider making available some of the common facilities for community use on application, and adopt more green features in the project.

14. PolyU organised three open fora in September and October 2008 to consult its staff and students on the design of the proposed development. PolyU has also conducted an open exhibition displaying the project proposal since November 2008. The participants gave positive comments and were generally in support of the project.

Education Bureau
May 2009

The Hong Kong Polytechnic University,
Student hostel, phase 3
香港理工大學學生宿舍第3期

Site Plan 平面圖



THE HONG KONG POLYTECHNIC
UNIVERSITY,
STUDENT HOSTEL PHASE 3

香港理工大學學生宿舍第三期

THE HONG KONG POLYTECHNIC
UNIVERSITY,
CAMPUS

香港理工大學校園

The Hong Kong Polytechnic University,
Student hostel, phase 3
香港理工大學學生宿舍第3期

View of the Building (Artist's Impression) 外觀構思圖

