

**For discussion on
13 February 2012**

Legislative Council Panel on Education

Tseung Kwan O Joint Student Hostel

PURPOSE

This paper seeks Members' support to the proposed capital works project for the construction of the Tseung Kwan O Joint Student Hostel for the shared use by UGC-funded institutions.

PROJECT SCOPE AND NATURE

2. The project involves the construction of a 10-storey hostel block providing a net operational floor area (NOFA) of about 5 970 square metres (m²). The following facilities will be provided by the project –

- (a) a total of 520 student hostel places and ancillary facilities such as accommodation for a manager, tutors and domestic staff members;
- (b) common facilities including a multi-purpose hall with kitchen, a gymnasium, a kiosk and a study room; and
- (c) supporting facilities including a management office, a laundry and a store room, etc.

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

BACKGROUND

4. Hostel life is an essential part of higher education. It provides students with an environment conducive to learning, and allows more social interaction which enriches students' personal development and learning experience. Provision of student hostel would also be conducive to attracting non-local students and, in turn, broaden the horizon of local students and foster

Hong Kong's international links. Under the existing policy, UGC-funded institutions are provided with publicly-funded student hostels calculated in accordance with the following criteria¹ :

- (a) all undergraduate students should be given the opportunity to stay in student hostel for at least one year of their programme; and
- (b) 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' growing student exchange activities.

6. The Administration has been encouraging institutions to identify suitable sites within campus for hostel developments, or redevelop existing campus buildings / facilities into hostels so as to maximise the development and utilisation of their campus sites. In addition, the Administration has been exploring with UGC-funded institutions the development of off-campus joint hostels for shared use by the institutions in order to address institutions' shortfall of hostel places. Apart from being a more efficient use of land resource, which is extremely scarce in Hong Kong, we also believe that joint hostels will help promote social interaction among students from different institutions and background, which will enrich their personal development and improve their communication and social skills.

Proposed Joint Hostel Project

7. The Administration proposes to use a site in Tseung Kwan O, which is about 5 minutes' walk from the railway station and nearby bus stops, for the development of a new publicly-funded hostel block for the shared use by

¹ The criteria are applicable to all UGC-funded institutions, except for 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).

UGC-funded institutions. Having regard to the site location and the needs of institutions, our current plan is that the hostel block will be used by The Hong Kong University of Science and Technology (HKUST) and Hong Kong Baptist University (HKBU)².

8. As at the 2011/12 academic year, the approved publicly-funded hostel provision for HKUST and HKBU are about 4 570 and 2 690 places respectively. Against their current provision of some 3 580 and 1 710 publicly-funded hostel places, HKUST and HKBU have a shortfall of about 990 and 980 hostel places respectively. The proposed joint hostel project at Tseung Kwan O will provide a total of 520 hostel places. The current plan is to provide 370 places for HKUST and 150 places for HKBU².

9. The proposed hostel block will provide 260 double bedrooms with study space in each room, and shared bathrooms and common spaces. A typical floor will provide accommodation for some 64 students. The ground floor will accommodate common and supporting facilities such as a multi-purpose hall with kitchen, a management office, a gymnasium and a laundry. HKUST has agreed to act as the lead institution in this joint project and will coordinate project implementation.

FINANCIAL IMPLICATIONS

10. The latest estimated cost of the project is \$264.4 million in money-of-the-day prices. The Government will fund up to about \$198.3 million, i.e. 75% of the construction cost pursuant to established policy. HKUST and HKBU will contribute about \$66.1 million through their private sources of funding for the remaining 25% of the construction cost. The respective construction costs to be borne by HKBU and HKUST are calculated on a pro-rata basis, in accordance with the number of hostel places to be allocated to the two institutions.

11. The project will have no impact on tuition fees. In accordance with established practice, HKUST and HKBU 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.

² The Administration will keep in view the respective demand for hostel places of individual UGC-funded institutions, and will liaise with institutions on possible adjustments in the allocation of hostel places within the Tseung Kwan O Joint Student Hostel in future, with a view to better addressing institutions' shortfalls of hostel places.

IMPLEMENTATION TIMETABLE

12. We plan to seek the approval of the Public Works Sub-committee and the Finance Committee of the Legislative Council on 18 April 2012 and 11 May 2012 respectively.

13. Subject to funding approval by the Finance Committee, HKUST plans to start the construction works in the third quarter of 2012 for completion in the third quarter of 2014.

PUBLIC CONSULTATION

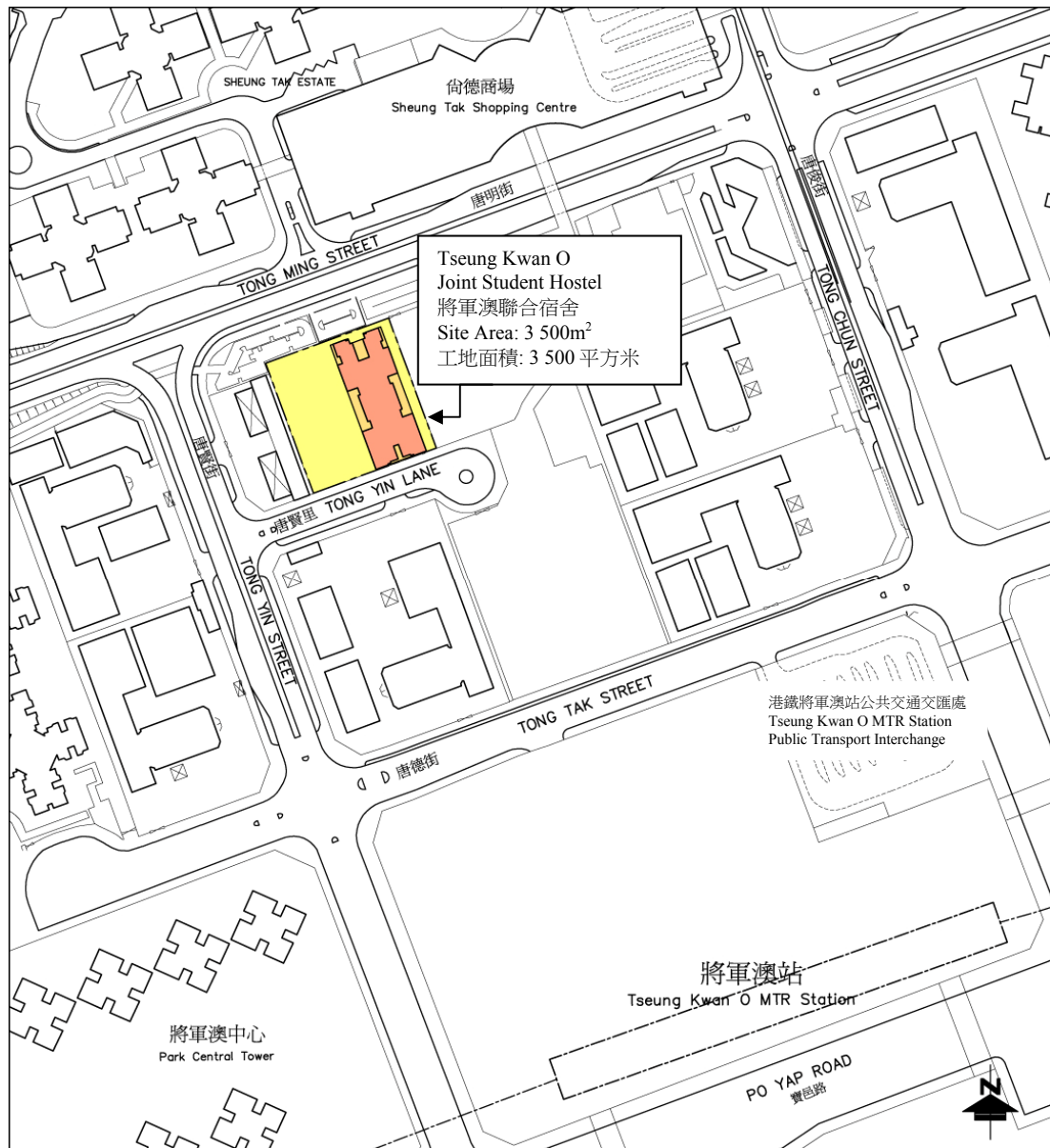
14. The Sai Kung District Council (SKDC) was consulted in May 2009. Members of the SKDC supported the project and invited HKUST to continue to liaise with local organizations and nearby schools to collect their views on the proposal. HKUST conducted liaison meetings in June 2009 and November 2010 with representatives of nearby schools and residential developments, and presented the design of the project. Nearby residents raised concerns about the possible glare and noise problems arising from the use of reflective building materials and student activities. HKUST has addressed the concerns by undertaking to use only low-reflective building materials and to monitor closely the student activities to minimize possible noise disturbance to the nearby residents.

15. As for consultation with staff and students, HKUST organised a presentation and exhibition of the proposed hostel development on campus in February 2008. HKBU held consultation meetings with staff and student focus groups in 2008, 2010 and 2011. Staff and students generally had no adverse comment on the project. The implementation plan of the project has been posted on HKUST's and HKBU's websites for staff's and students' information.

Education Bureau
February 2012

Tseung Kwan O Joint Student Hostel
將軍澳聯合學生宿舍

Site Plan 平面圖



Tseung Kwan O Joint Student Hostel
將軍澳聯合學生宿舍

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

