

NOTE FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE

Supplementary information on
15EJ - Student hostels, phase 2 (1 401 places),
City University of Hong Kong
41EF - Conversion of Residences Nos. 5 to 9 into
590 student hostel places,
Chinese University of Hong Kong
42EF - Conversion of Residence No. 1 into
academic support facilities,
Chinese University of Hong Kong
1EN - Development of the campus of the
Hong Kong Institute of Education

INTRODUCTION

When Members considered papers PWSC(2000-01)37 on **15EJ**; PWSC(2000-01)38 on **41EF** and **42EF**; and PWSC(2000-01)48 on **1EN** at the Public Works Subcommittee meeting on 7 June 2000, the Administration undertook to provide further information on –

- (a) the approved provision of student hostel places under the existing policy;
- (b) the number of students enrolled in the University Grants Committee (UGC)-funded institutions;
- (c) if available, the number of applications for student hostels, and the number (percentage) accepted;
- (d) the schedule of accommodation for student hostels;
- (e) a table setting out the planning guidelines on space provisions for student hostels and the actual provisions under **15EJ**, **41EF** and **1EN**;

/f)

- (f) a comparison of the conversion cost for the existing buildings and the cost of constructing new hostel buildings;
- (g) detailed drawings showing the layout of the staff quarters of **41EF**, **42EF** and **1EN** before and after the conversion (to be provided to interested Members);
- (h) the options or plans for meeting the remaining shortfall of 167 hostel places for Chinese University of Hong Kong (CUHK);
- (i) the status of the Hong Kong Institute of Education (HKIEd)'s staff quarters project at the time of the introduction of the Home Financing Scheme for eligible staff of the University Grants Committee-funded institutions (UGC HFS) on 1 October 1998; and
- (j) the estimated proceeds that could be generated if the 66 staff quarters of HKIEd were rented out.

THE ADMINISTRATION'S RESPONSE

Student Hostel Policy and Student Enrolment

2. In December 1996, the Government promulgated a new policy on the provision of student hostels in the UGC-funded institutions. Under this policy, all undergraduates will have the opportunity to stay in hostels for at least one year and all research postgraduates, non-local students and all undergraduate students whose daily travelling time exceeds four hours will be provided with hostel places. The Government will fund up to 75% of the capital cost of the approved student hostel provision, with the remainder to be met by the respective institutions using private funds.

3. On the basis of the above policy, and taking into account the student profile of the UGC-funded institutions in 1996, the Administration worked out the approved provision of student hostels for the institutions. The provision, when compared with the student enrolment in 1999-2000, is as follows -

(a)

		CityU	HKBU	LU (Note 1)	CUHK	HKIEd (Note 1)	PolyU	HKUST	HKU
(a)	No. of full-time students enrolled in degree or above level programmes in 1999-2000 (Note 2)	7 010	4 099	2 149	10 276	3 252	7 590	6 940	10 807
(b)	Approved student hostel provision (Note 3)	2 730	1 629	1 000	4 254	2 000	3 004	2 875	4 560
(c)	Approved student hostel provision plus privately-funded hostel places	2 924	1 963	1 500	5 941	2 000	3 004	3 685	5 091
(d)	Ratio of approved hostel provision to student enrolment [(b)/(a)]	39%	40%	47%	41%	62%	40%	41%	42%
(e)	Ratio of total hostel provision to student enrolment [(c)/(a)]	42%	48%	70%	58%	62%	40%	53%	47%

Notes -

- (1) The new hostel policy does not apply to Lingnan University (LU) and HKIEd. In respect of LU, the approved provision of 1 000 is higher than what would otherwise be provided under the policy. This was approved in recognition of LU's mission to develop itself into a small, fully residential liberal arts university. Similarly, the approved provision for the HKIEd is higher than what would otherwise be approved under the hostel policy because of the potential benefits hostel life would bring to the quality of pre-service teacher education. The Master Plan for the Campus Development Project of HKIEd (**1EN**) approved by the Finance Committee in 1994 provided for 2 000 student hostel places.
- (2) The figures exclude sub-degree level students, except for HKIEd.
- (3) 11 184 places are under construction/planning.

4. The total number of applications for student hostels and the number of applications which were successful in 1999-2000 are as follows -

	CityU	HKBU	LU	CUHK	HKIEd (Note 2)	PolyU	HKUST	HKU
No. of applications	83 (Note 1)	NA (Note 1)	1 780	5 345	2 982	NA (Note 1)	3 646	3 871

/No.

	CityU	HKBU	LU	CUHK	HKIEd (Note 2)	PolyU	HKUST	HKU
No. of successful applications	58	NA	1 500	4 284	1 390	NA	2 382	2 180
Success rate	70%	NA	84%	80%	47%	NA	65%	56%

Notes -

- (1) At present, CityU, HKBU and PolyU do not have publicly-funded student hostels. The figures for CityU are in relation to privately-funded hostel for post-graduate students.
- (2) HKIEd's hostels were in their first year of operation in 1999-2000.

Schedule of Accommodation

5. Prior to 1998, there was no standard schedule of accommodation (S of A) for UGC-funded institutions' student hostels. The projects were examined on an individual basis. In October 1997, the UGC Secretariat, in consultation with the institutions and the Director of Architectural Services, the UGC's Technical Adviser, re-examined the facilities and space provision for student hostels in the UGC-funded institutions with a view to drawing up an S of A which would meet current standards. A standard S of A for a 300-place student hostel was endorsed by the UGC and agreed with the Administration in January 1998. The details are set out at the Enclosure. This has formed the basis of planning for all new hostel projects under the student hostels policy, including **15EJ** for CityU's Phase 2 student hostel development project. As regards proposals to convert existing premises into student hostels, we would allow some flexibility in applying the agreed S of A having regard to the physical constraints and the need to ensure cost-effectiveness of the projects.

6. The following table sets out the comparison between the agreed S of A and the proposed provision under **15EJ**, **41EF** and **1EN** in terms of the room size and construction floor area.

	Room Size			Construction Floor Area (CFA) (Note 2)		Remarks	
	Beds per room			Undergraduate (Ug) Postgraduate (Pg)			
	1 (m²)	2 (m²)	3 (m²)	Ug (m²)	Pg (m²)		
Agreed schedule of accommodation	8.0	15.0	-	17.95	22.25	Based on a standard 300-student hostel	

	Room Size			Construction Floor Area (CFA) (Note 2)		Remarks	
	Beds per room			Undergraduate (Ug) Postgraduate (Pg)			
	1 (m ²)	2 (m ²)	3 (m ²)	Ug (m ²)	Pg (m ²)		
15EJ (1 401 student hostel places in CityU)	8.0	15.0	-	17.01	22.25	New building comprising three blocks of undergraduate hostels and one block of postgraduate hostels.	
41EF (590 student hostel places in CUHK)	-	17.1 – 23.0 (Note 1)	32.0	-	31.72 [26.3] (Note 3)	Conversion of existing staff quarters	
1EN (500 student hostel places in HKIEd)	8.0	14.5 – 16.0	18.0 – 22.0	24.02	-	Conversion of existing staff quarters	

Notes -

- (1) Average room sizes for a 2-person bedroom and a married couple bedroom are 17.1 square metres and 23.0 square metres respectively.
- (2) Construction floor area (CFA) is a technical term describing the amount of building works completed. It is the sum of all areas at all floor levels, (including basements, mezzanine floors, balconies and enclosed rooftop structures), measured to the outer face of the external walls including external cladding, (i.e. the main building line, and measured over all partitions, columns, internal or external structures and load-bearing walls, party walls, stair wells, lift wells, escalator openings, pipe and drain ducts, cable riser shafts and the like). The areas of bay windows are also included.

Generally, decorative features which project beyond the outer face of external walls such as fins, architraves, solar shading devices and the like are excluded from the calculation of CFA. Also excluded are uncovered trafficable roof areas such as external playgrounds and landscaped areas.

- (3) This figure includes kitchen/utility areas which are non-standard provisions for a standard 300-place student hostel. However, these are essential features in self-contained hostel units where home-style cooking is allowed. If these areas are excluded, the average CFA would be 26.3 square metres.

Conversion Projects

7. The proposed conversion of surplus staff quarters into student hostels will not only optimise the use of such quarters rendered surplus arising from UGC HFS but also speed up the implementation of the student hostel policy in a cost-effective manner. The following table compares the cost of converting existing buildings and the cost of constructing new hostels (in December 1999 prices) -

	Average cost of New Hostel Projects (Note 1)			Proposed Project Cost			Difference	
	Gross cost per student place (Note 2)	Net cost per student place (Note 3)	Total project cost (a)	Gross cost per student (Note 2)	Net cost per student (Note 3)	Total project cost (b)	Savings (a)-(b)	<u>(b)</u> (a)
41EF (590 student hostel places in CUHK)	\$259,000	\$163,000	\$152.81m	\$56,000	\$34,000	\$33.05m	\$119.76m	22%
1EN (500 student hostel places in HKIEd)	\$259,000	\$163,000	\$129.5m	\$70,000	\$58,240	\$35m	\$94.5m	27%

Notes -

- (1) The average cost of new hostel buildings is based on four recent projects at CityU, PolyU, HKBU and HKU.
- (2) Gross cost per student place is based on the total cost for the building, site development and furniture and equipment, and consultant's fees.
- (3) Net cost per student place is based on the building cost only.

8. A set of detailed drawings showing the layout of the staff quarters of **41EF**, **42EF** and **1EN** before and after the conversion were sent to interested Members on 16 June 2000.

CUHK's Remaining Shortfall of Hostel Places

9. We understand from CUHK that they have no immediate plans for meeting the remaining shortfall of 167 hostels places. Possible options include conversion of other surplus staff quarters or building a 300-place modular hostel with a proportionate amount of private funding.

HKIEd's Staff Quarter Project (1EN)

10. HKIEd's staff quarter project is an integral part of the campus development project (**1EN**) approved by the Finance Committee in 1994. As at 1 October 1998 when the UGC HFS was introduced, the project was basically completed except some minor painting and external works costing about \$1 million. Having examined the cost-effectiveness of various options, HKIEd decided to proceed with the remaining works, which would still be usable after conversion. Furthermore, in anticipation of the possibility of converting some quarters into alternative uses, the HKIEd has adjusted its procurement of furniture and equipment in the light of the lower demand in order to save related expenditure. As illustrated in PWSC(2000-01)48, the HKIEd will meet the full cost of the conversion project using private funds.

Estimated Rental Proceeds of HKIEd's Staff Quarters

11. According to the assessment of a private surveyor, the estimated monthly rental proceeds that could be generated by a quarter unit at HKIEd is \$23,787. It should, however, be noted that these staff quarters are very much an integral part of the campus and will cause inconvenience in terms of management and security if they are to be rented to outsiders.

Education and Manpower Bureau
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(W0079/WIN3)

Standard Schedule of Accommodation for a 300-place Student Hostel

Room	Net floor area (N.F.A.) for 300-place hostel with canteen
Students Living Accommodation	
Single Bedroom (Note 1)	8m ² each
Double Bedroom (Note 1)	15m ² each
Sub-total	2 250m ²
Staff Living Accommodation	
Tutor's Room	80m ² (5 nos. @ 16m ² each)
Senior Tutor/Manager's Flat	1 x 65m ²
Warden's Flat	1 x 150m ²
Attendant/Domestic Staffs Flat	75m ² (3 nos. @ 25m ² each)
Sub-total	370m ²
Common Areas	
Lounge (with or without Pantry)	200m ²
Study/Quiet/Music Room	40m ²
Reception/Guest Waiting/ Student Association Office/ Function/Common/Recreation Room	340m ²
Canteen (Note 2)	100m ² (max)
Sub-total	680m ²
Support Areas	
Laundry	27m ²
General Store	9m ²
Kitchen (40% of Canteen Area)	
Kitchen Store (20% of Kitchen Area)	
Management Office	20m ²
Attendant's Room	10m ²
Sub-total	66m ²
Total NFA (m ²)	3 414m ²
Total GFA (m ²)	5 462.40m ²

Notes

- (1) Each resident will have a single bed with mattress, a wardrobe, drawers shelves, a desk and a chair. The room will also be equipped with an air-conditioner, a wash basin with mirror box, desk lights, bed lights, ceiling light, power sockets and appropriate connections for television, personal computer and telephone.
- (2) The net floor area (NFA) for a 300-place hostel without a canteen is 3 366 square metres, i.e. the area of kitchen and kitchen store (48 square metres) would be deducted. The corresponding gross floor area (GFA) is 5 385.60 square metres.