

**For discussion on
12 January 2009**

Legislative Council Panel on Education

**Development of Centennial Campus, phase 1 and phase 2
by the University of Hong Kong**

PURPOSE

This paper briefs Members on two proposed capital works projects for the University of Hong Kong (HKU) to develop the phase 1 and phase 2 of its Centennial Campus at Pokfulam Road adjacent to the western part of the University's main campus.

PROJECT SCOPE AND NATURE

2. The phase 1 project involves the construction of a 16-storey academic building (including podium structure), providing approximately 22 750 square metres (m²) in net operational floor area (NOFA). The phase 2 project comprises the construction of two multi-storey academic buildings (15 and 16 storeys including podium structure), providing approximately 19 380 m² in NOFA.

3. The following facilities will be provided by the two projects for the proposed Centennial Campus:

- (a) classrooms;
- (b) teaching laboratories;
- (c) research laboratories;
- (d) office facilities;
- (e) library facilities;
- (f) study spaces/learning commons;
- (g) amenities areas (such as shops, exhibition areas and recreation facilities); and

- (h) 60 covered parking spaces and three loading and unloading spaces.

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

JUSTIFICATION

5. The new academic structure for senior secondary education and higher education (i.e. the "3+3+4") will be implemented starting from the 2009/10 academic year. The first cohort of senior secondary students will undergo a four-year undergraduate programmes starting from the 2012/ 13 academic year. The University Grants Committee (UGC)-funded institutions, including HKU, will need to expand their campus space and facilities in order to accommodate the additional students under the new four-year undergraduate programmes and to provide a suitable teaching and learning environment in support of the curriculum under the new academic structure.

6. Furthermore, the existing main campus of HKU has been in use for decades. With HKU's academic development over the years, it lacks adequate space to carry out its teaching and research activities. According to the results of the Review on Space and Accommodation Requirements of the UGC-funded institutions carried out by the UGC in 2006, HKU had an estimated space shortfall of more than 28 900m² by the 2007/08 academic year.

7. In order to relieve the existing campus space shortfall and to cater for the need for additional space arising from the implementation of "3+3+4", HKU plans to construct a new Centennial Campus to provide the required additional space and facilities. This will provide the important additional space to support the University's core functions of teaching and research as it moves into its second centenary.¹

8. The proposed Centennial Campus will be located at Pokfulam Road adjacent to the western part of HKU's Main Campus. It will accommodate central classrooms, specialized teaching and research laboratories, modern inter-disciplinary and multi-disciplinary learning commons, amenities as well as associated facilities for the Faculties of Arts,

¹ HKU has adopted four planning principles in the design concept of the Centennial Campus: a learning community to support intellectual curiosity, social well-being and spiritual life of all its residents and visitors; a unique natural environment and heritage to seek a sustainable community; a unified campus to enrich and harmonise with the whole community; and an open and respected process to invite the stakeholders to share their views.

Social Science and Law. The classrooms and laboratories will be equipped with multi-media systems to facilitate teaching, and facilities such as library and learning commons will provide resource centres and open study space for self-learning. These facilities will support various teaching modes to meet the future curriculum upon implementation of “3+3+4”.

9. The Centennial Campus development comprises two phases. Phase 1 will provide additional space of some 22 750m² in NOFA and facilities to support “3+3+4” which include classrooms, study space, teaching and research laboratories, offices, libraries and amenity spaces arising from the increase in number of students. Phase 2 will provide additional space of some 19 380 m² in NOFA to relieve HKU’s existing space shortfall in academic and support facilities and to improve the student learning environment. The two phases would be developed at the same time for better planning and efficiency.

10. As the Faculties of Arts, Social Sciences and Law in the existing campus will be relocated to the new Centennial Campus, HKU will allocate the existing campus space vacated by these three faculties to other faculties to meet their space needs.

FINANCIAL IMPLICATIONS

11. The latest estimated costs of phase 1 and phase 2 are around \$1,232.1 million and \$1,050.4 million respectively in money-of-the-day (MOD) prices. The Government will fund about \$1,169.5 million² and \$997 million in MOD prices for phase 1 and phase 2 respectively. HKU will contribute a total of about \$116 million from its own source of funding, primarily to finance some enhanced facilities, such as additional circulation space, upgrading of external façade for sustainability purposes and space for future expansion of energy conservation measures.

12. Apart from the private funding of \$116 million mentioned in paragraph 11 above, in order to make way for the Centennial Campus, HKU has also used its own source of funding to finance the relocation of water reservoirs of Water Supplies Department originally located at the building site.

² As regards the phase 1 project (which is 334-related), the latest estimated cost expressed in September 2008 prices is \$1,046.8 million, representing an increase of 66.1% over the original estimated cost of \$630 million in September 2004 prices.

13. The project will have no impact on tuition fees. As the additional recurrent costs associated with this project will be absorbed by HKU, the proposal will have no additional recurrent financial implications on the Government.

IMPLEMENTATION TIMETABLE

14. We plan to seek the approval of the Public Works Subcommittee and the Finance Committee of the Legislative Council for the proposal on 11 February 2009 and 24 April 2009 respectively. Subject to funding approval by the Finance Committee, HKU plans to start the construction works in the third quarter of 2009 for completion in the third quarter of 2012.

PUBLIC CONSULTATION

15. Since 2006, HKU has carried out an extensive consultation programme³ for stakeholders. Whilst most residents expressed support to the project, concerns on potential noise and visual impact of the new campus buildings were also raised. During consultations with the Central and Western District Council in February 2007 and May 2008, members expressed their general support for the project and made suggestions on preservation of trees, preservation and reuse of graded historic buildings, building heights, development intensity, visual impact caused by façade material, noise issues during construction and public accessibility to campus facilities.

16. HKU has addressed the concerns collected through these consultations by reducing building heights and development intensity, using non-reflective façades, implementing comprehensive landscape and planting proposal, enhancing greening on rooftops and building façades and preserving the three heritage buildings in-situ. HKU has also held public exhibitions from August to November 2008 at four locations to raise public awareness on the Centennial Campus project. These exhibitions were met with the general support of the community.

³ Including meetings with stakeholders, discussion forums, workshops, exhibitions, newsletters, dedicated website, etc.

HERITAGE IMPLICATIONS

17. The project will affect the following three graded historic buildings:

- (a) Elliot Pumping Station and Filters Senior Staff Quarters (Grade II Building);
- (b) Elliot Pumping Station and Filters Workmen's Quarters (Grade III Building); and
- (c) Elliot Pumping Station and Filters Treatment Works Building (Grade III Building).

The locations of the three buildings are at Enclosure 1.

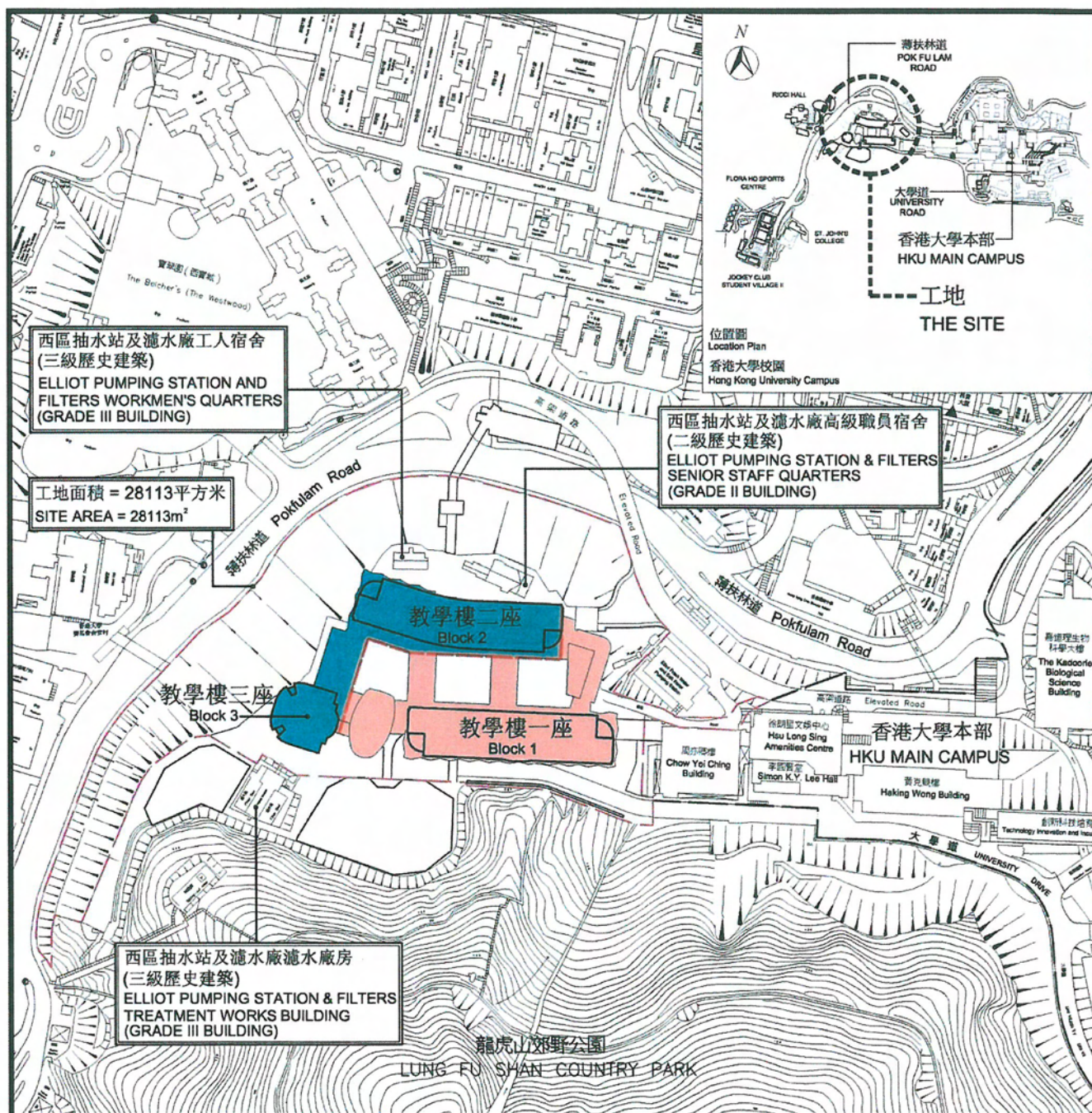
18. HKU has conducted a Heritage Impact Assessment (HIA). Director of Leisure and Cultural Services is satisfied with the HIA report and the proposed mitigation measures.

19. Regarding the preservation and adaptive reuse of the three graded historic buildings, HKU has formed a Working Group on Heritage to conduct consultation and to work out a detailed proposal. The Working Group arranged engagement workshops to consult students, staff and the public in October 2008. Currently, the Working Group is studying and reviewing possible options of adaptive reuse. HKU will carry out the required preservation works for the three graded historic buildings by its own source of private funding.

Education Bureau
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香港大學百周年校園第一期及第二期
The University of Hong Kong
Centennial Campus, phase 1 and phase 2

Site Plan 工地平面圖



Centennial Campus (Phase I)
香港大學百周年校園 (第一期)

Centennial Campus (Phase II)
香港大學百周年校園 (第二期)

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

