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**Panel on Education**

**Background brief prepared by the Legislative Council Secretariat  
for the meeting on 12 January 2009**

**Capital works projects for the implementation  
of four-year undergraduate programmes in the  
University Grants Committee-funded institutions**

**Purpose**

This paper sets out the concerns of members regarding the capital works projects for the University Grants Committee (UGC)-funded institutions to implement the new four-year undergraduate programmes under the new academic structure for higher education.

**Background**

2. Under the new academic structure for senior secondary and higher education to be implemented in the 2009-2010 school year, there will be three-year senior secondary education and four-year undergraduate programmes (the 334 structure). As the overall undergraduate enrolment will increase, the UGC-funded institutions will need to expand their campus facilities correspondingly. In the first consultation document entitled "*Reforming the Academic Structure for Senior Secondary Education and Higher Education*" published on 20 October 2004, the Administration estimated that about \$3.4 billion would be required for the construction of additional complexes and facilities to accommodate undergraduate students pursuing an extra year of undergraduate programmes. In the Report entitled "*The New Academic Structure for Senior Secondary Education and Higher Education - Action Plan for Investing in the Future of Hong Kong*" published in May 2005, the Administration indicated that the original estimate of \$3.4 billion for carrying out the necessary capital works projects for the UGC-funded institutions was on the low side having regard to site constraints in some institutions and complexities of large-scale campus developments. Taking into account the modification works required for some schools and some training centres of vocational training institutions, the

Administration revised the estimated capital works expenditure for the 334 structure from \$3.4 billion to \$3.5 billion.

3. In the context of the 2008-2009 Policy Briefing, the Administration advised that 12 capital works projects related to the 334 structure were needed for the UGC-funded institutions with earmarked funding of about \$6 billion. A list of the 12 projects is in **Appendix I**.

### **Members' concerns**

4. The Panel on Education had not discussed the capital works projects for the UGC-funded institutions for the implementation of the 334 structure as a whole. The Administration had provided to the Panel information papers on four of the 12 projects before submission to the Public Works Subcommittee (PWSC) and the Finance Committee (FC) for funding approval. They are the projects for the extension to the Academic Building of the Hong Kong University of Science and Technology, the Student Amenity Centre of the Chinese University of Hong Kong, and the Academic Block and Student Hostel for the Lingnan University. The Panel discussed the proposal for the Baptist University Road campus development for the Hong Kong Baptist University at its meeting on 10 November 2008. In the course of discussions, members had raised concern about the 334-related capital works projects for the UGC-funded institutions. The major concerns of members are summarized in the following paragraphs.

#### Funding for the capital works projects

5. Noting the earmarked funding of about \$6 billion for the 12 projects, members were concerned whether an estimated budget had been set for each of the UGC-funded institutions for carrying out capital works projects for the implementation of the new four-year undergraduate programmes. They sought information on the original and latest estimates of the 12 projects.

6. The Administration advised that based on the latest forecast, the total estimated cost of the 12 projects would increase from the original estimate of about \$3.4 billion in 2004-2005 prices to around \$4.9 billion in 2008 prices. The original estimated costs were made in 2004 and 2005 by the UGC-funded institutions based on the prevailing market price at the time for planning purpose. The projected costs were updated from time to time during the detailed design process of the projects, as and when updated information was available. When compared with the original estimated costs, the latest projected costs/estimates of the 12 projects had increased by about 70%. The original and latest estimated costs of the projects are in **Appendix II**.

7. Members sought information on the reasons for the increased estimated costs and the parties concerned for shouldering the additional costs. The Administration

explained that the adjustments were mainly attributed to the significant increases in construction material prices and changes in market sentiments from the date of the original estimated costs in 2004 and 2005. Following steady increases in construction material prices since 2004, there had been an accelerated increase from mid-2007 onwards. For example, the Architectural Services Tender Prices Index for the third quarter of 2008 had increased by almost 100% compared to the third quarter of 2004. In some cases, the project costs might need to be adjusted after site investigation data was available and with the completion of detailed design. For instance, additional site formation works including slope upgrading works, or deep foundation requiring longer piles might be required to meet the site constraints. The UGC-funded institutions would in such cases give careful consideration at the detailed design stage to ensure that the increase in projected costs was genuinely necessary and reasonable.

#### Land sites for the projects

8. Members also expressed concern about the availability of suitable land sites for the construction of additional campus buildings and facilities to support the implementation of the 334 structure and the policy commitment to develop Hong Kong into a regional education hub. As a number of the UGC-funded institutions were located in the urban areas, members urged the Administration to consider providing land sites outside the campuses of the institutions for the construction of additional buildings and student hostels.

9. The Administration assured members that it would continue to search and identify appropriate sites for the construction of buildings and hostels for use by the higher education sector. One of the potential sites was the Lok Ma Chau Loop. At the request of the Panel, the Administration provided information on the locations of the land sites for the 12 capital works projects in **Appendix III**. Members noted that seven projects were within campus and five were located at sites outside campus.

#### Environmental measures for the projects

10. In considering the funding application for the project for the extension to the Academic Building of the Hong Kong University of Science and Technology at the PWSC meeting on 21 December 2007, members sought information on the environmental friendly and energy conservation measures adopted. Members in general considered that energy conservation design was worth-pursuing even at a higher capital cost given the potential benefits to the environment and the savings in energy consumption in the longer run. Members were of the view that information on the financial implications of implementing environmental friendly and energy conservation measures in capital works projects should be provided by the Administration when seeking funding approval.

### Schedule for implementing the projects

11. As at the end of 2008, funding approval for the project for the extension to the Academic Building of the Hong Kong University of Science and Technology had been approved by FC. PWSC supported the funding applications for the Student Amenity Centre of the Chinese University of Hong Kong and the Baptist University Road campus development for the Hong Kong Baptist University. These two projects will be considered by FC at its meeting on 9 January 2009. According to the Administration, the funding applications for the remaining projects will be submitted to PWSC and FC for consideration in the 2008-2009 and 2009-2010 legislative sessions.

### Matching grants for private donations for campus developments

12. In discussing the Second Matching Grant Scheme for the UGC-funded institutions at the Panel meeting on 20 June 2005, members noted that donations for the construction of buildings on campus could be matched provided that the matching grants were used on activities within the ambit of UGC recurrent grants or scholarships. Members were concerned whether the relaxation was intended to supplement the need for additional buildings and facilities for the implementation of four-year undergraduate programmes.

13. According to the Administration, the relaxation aimed to facilitate campus development of the institutions, having regard to their long-term plans which might go beyond the basic requirements in support of the new academic structure for higher education.

### **Relevant papers**

14. A list of the relevant papers on the Legislative Council website is in **Appendix IV**.

## List of the 334-related capital works projects for the UGC-funded institutions

Institution	Project name
CityU	Academic and Administration Building
HKBU	Baptist University Road Campus Development, Phase I
LU	New Academic Block
	New Student Hostel
PolyU	Phase 8 Development
CUHK	An Integrated Teaching Building
	Centralized General Research Lab Complex (Block 1) at Area 39
	Extension to the existing University Library
	Student Amenity Centre
HKUST	New Academic Building
	Extension to the existing Academic Building
HKU	Centennial Campus Phase I

Abbreviation

- CityU - City University of Hong Kong  
 HKBU - The Hong Kong Baptist University  
 LU - Lingnan University  
 PolyU - The Hong Kong Polytechnic University  
 CUHK - The Chinese University of Hong Kong  
 HKUST - The Hong Kong University of Science and Technology  
 HKU - The University of Hong Kong

Source : Extracted from LC Paper No. CB(2)434/08-09(01) provided by the Education Bureau on 5 December 2008.

## Original and latest estimated costs of the 334-related capital works projects for the UGC-funded institutions

(\$ million)

Institution	Project name	Original Estimated Cost	Projected Cost <sup>a</sup>	Latest Project Estimate <sup>b</sup>	
		(in Sept. 2004 or 2005 prices <sup>c</sup> )	(in Sept. 2008 prices)	(in Sept.2008 prices)	(in MOD prices) <sup>b</sup>
CityU	Academic and Administration Building	571.0 <sup>d</sup>	978.9	-	-
HKBU	Baptist University Road Campus Development, Phase I	239.7	-	380.9 <sup>e</sup>	425.5 <sup>e</sup>
LU	New Academic Block	72.7	-	132.5	142.6
	New Student Hostel	49.3 <sup>d</sup>	-	91.4	98.4
PolyU	Phase 8 Development	760.4 <sup>d</sup>	1,303.6	-	-
CUHK	An Integrated Teaching Building	114.5	199.4	-	-
	Centralized General Research Lab Complex (Block 1) at Area 39	255.6	445.2	-	-
	Extension to the existing University Library	161.6	281.5	-	-
	Student Amenity Centre	107.7	-	188.9	206.5
HKUST	New Academic Building	384.2	669.2	-	-
	Extension to the existing Academic Building	80.4	-	110.7	116.1
HKU	Centennial Campus Phase I	630.0	1,097.4	-	-
Total <sup>f</sup>		3,427.0	4,975.2	904.4	989.1

<sup>a</sup> Seven of the projects (at a total cost of \$4,975.2 million) are still at detailed design stage. Estimation of the projected costs has taken into account the changes in market prices and sentiments from the date of the original cost estimates in 2004 and 2005, as well as new development from the detailed design process. The estimated costs are presented in September 2008 prices such that the projects costs can be readily compared at the same price level. The cost estimates of these projects will be reviewed and updated to reflect the latest market rates before the funding submissions to the Legislative Council are finalised.

<sup>b</sup> These five projects have been submitted to the Panel on Education or Public Works Subcommittee (PWSC), and the latest project estimates have taken into account the current economic situation and prevailing construction prices. The funding submissions to the PWSC will be converted to the money-of-the-day (MOD) prices using Government's latest forecast of trend rate of change in the prices of public sector building and construction output, which are expected to increase by 4% per annum over the period from 2008 to 2018.

<sup>c</sup> The projects of CityU, HKBU and PolyU are shown in September 2005 prices level according to the revised proposals submitted by the institutions.

<sup>d</sup> Apart from meeting the additional needs arising from "3+3+4" in 2012/13, the projects of CityU, LU (hostel) and PolyU also include provision for meeting their immediate shortfall and hence the project estimates are shown according to the proposals of the expanded scope.

<sup>e</sup> The project was combined with Baptist University Road Campus Development Phase II project, which is for meeting immediate space shortfall, in October 2008. The total amount sought from Finance Committee is \$945.1 million in MOD prices.

<sup>f</sup> The total amount also includes the funding required for meeting the immediate shortfall of CityU, LU (hostel) and PolyU. If for "3+3+4" purpose only, the original and latest projected cost is around \$2.9 billion (in 2004/2005 prices) and \$4.9 billion (in 2008 prices) respectively.

## Land sites of the capital works projects

<b>Institution</b>	<b>Project name</b>	<b>Location</b>
CityU	Academic and Administration Building	Within campus
HKBU	Baptist University Road Campus Development, Phase I	Within campus
LU	New Academic Block	Outside campus ^
	New Student Hostel	Outside campus ^
PolyU	Phase 8 Development	Outside campus #
CUHK	An Integrated Teaching Building	Within campus
	Centralized General Research Lab Complex (Block 1) at Area 39	Outside campus *
	Extension to the existing University Library	Within campus
	Student Amenity Centre	Within campus
HKUST	New Academic Building	Within campus
	Extension to the existing Academic Building	Within campus
HKU	Centennial Campus Phase I	Outside campus @

^ The site is at Tuen Kwai Road adjacent to the University campus.

# The site is at the junction of Chatham Road South and Princess Margaret Road.

\* The site is at Area 39, Pak Shek Kok.

@ The site is at the western side of the campus.

Source : Extracted from LC Paper No. CB(2)434/08-09(01) provided by the Education Bureau on 5 December 2008.

**Relevant papers on capital works projects for the implementation  
of four-year undergraduate programmes in the  
University Grants Committee-funded institutions**

Meeting	Date of meeting	Paper
Panel on Education	20.6.2005 (Item I)	<a href="#">Minutes</a> <a href="#">Agenda</a>
Public Works Subcommittee	21.12.2007	<a href="#">Minutes</a> <a href="#">Agenda</a>  [LC Paper No. PWSC44/07-08] <a href="#">Supplementary information on 11EL - Extension to the existing Academic Building, The Hong Kong University of Science and Technology</a>
Finance Committee	11.1.2008	<a href="#">Minutes</a> <a href="#">Agenda</a>
Panel on Education	23.10.2008	<a href="#">Minutes</a> <a href="#">Agenda</a>
Panel on Education	10.11.2008 (Item VI)	<a href="#">Minutes</a> <a href="#">Agenda</a>  [LC Paper No. CB(2)434/08-09(01)] <a href="#">Administration's paper on capital works projects for the University Grants Committee-funded institutions dated 5 December 2008</a>
Public Works Subcommittee	15.12.2008	<a href="#">Agenda</a> <a href="#">PWSC(2008-09)53</a>