

**For discussion on
15 May 2017**

Legislative Council Panel on Education

**Academic building at No. 3 Sassoon Road
of The University of Hong Kong**

PURPOSE

This paper briefs Members on the proposed capital works project for The University of Hong Kong (HKU) to construct a new academic building at No. 3 Sassoon Road for its Li Ka Shing (LKS) Faculty of Medicine.

PROJECT SCOPE AND NATURE

2. The scope of works involves mainly the construction of an 8-storey academic building (not including a basement floor) which will provide approximately 10 400 square meters (m²) in net operational floor area¹ (NOFA) of space for offices, classrooms, laboratories and shared facilities. The LKS Faculty of Medicine, in particular the School of Public Health, School of Chinese Medicine and School of Nursing under the Faculty, will use the new building. The building will accommodate the following facilities –

- (a) classrooms and study space of about 2 300 m² in NOFA;
- (b) laboratories of about 2 400 m² in NOFA;
- (c) student and staff amenities of about 1 040 m² in NOFA;
- (d) offices of about 3 550 m² in NOFA; and

¹ “Net operational floor area” comprises a summation of all internal dimensions of rooms/spaces contained within the approved Schedule of Accommodation, and excludes all structures and partitions, circulation areas, staircases, staircase halls, lift landings, area occupied by toilet facilities, mechanical and electrical services.

- (e) supporting facilities of about 1 100 m² in NOFA, including store rooms and meeting rooms.

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

JUSTIFICATION

4. The Government and the University Grants Committee (UGC) are committed to supporting the campus development of the UGC-funded universities in accordance with the established policies and calculation criteria. Based on the established calculation criteria, HKU has an estimated academic space shortfall of around 42 800 m² in NOFA as at the 2016/17 academic year.

5. In an effort to meet the existing space shortfall and as part of its long term development strategy, HKU is proposing to build a new academic building for the LKS Faculty of Medicine at No. 3 Sassoon Road. This will involve the relocation of various teaching and research facilities under the LKS Faculty of Medicine which are currently stationed at some old buildings, including the Patrick Manson Building, Pauline Chan Building, Estates Building and the University Pathology Building. Many of these buildings, which came into existence during different stages of campus development, were originally designed for administrative and ancillary uses such as office and student accommodation, but not for teaching and research. These premises can no longer meet the modern-day service requirements of the LKS Faculty of Medicine. Moreover, the Patrick Manson Building was built in the early 1960s and is approaching the last phase of its designed lifespan. Meanwhile, HKU will need to surrender the University Pathology Building to the Government as a necessary step to enable the redevelopment of Queen Mary Hospital (QMH) (Phase 1, Main Works).

6. With the substantial growth in staff and student populations, as well as the proliferation and advancement of research programmes and activities, the demand for space and infrastructure to support teaching and research has far outgrown the capacity of the above-mentioned low-rise low-density buildings which are equipped with outdated building systems. To

align with the current and future development of the LKS Faculty of Medicine, a new academic building with updated design and facilities is necessary.

7. Furthermore, as part of the current strategy to enhance the connectivity and pedestrian circulation of the HKU campus, the new building will be connected to the existing pedestrian bridge to QMH so as to provide a safe and convenient access for the users of the new building and visitors to HKU's campus at Sassoon Road.

FINANCIAL IMPLICATIONS

8. The latest estimated cost of the project is \$840.1 million in money-of-the-day prices.

9. The project has no impact on tuition fees. In accordance with the established practice, HKU will operate the academic building and the proposal has no additional recurrent cost implication on the Government.

IMPLEMENTATION TIMETABLE

10. We plan to submit the proposal to the Public Works Subcommittee for consideration and the Finance Committee for funding approval in mid-2017.

11. Subject to funding approval by the Financial Committee, HKU plans to commence the construction works in the third quarter of 2017 and for completion in the first quarter of 2021.

PUBLIC CONSULTATION

12. As the project is located within HKU's campus, there are no other residential developments in its immediate vicinity apart from the student residential hostels of HKU. It is unlikely that the project will affect

other public residents in the area, and therefore no consultation in this respect is considered necessary.

13. HKU briefed Members of Southern District Council on the project proposal in March 2015. Members have no objection to the proposed development of the academic building. HKU also briefed and consulted its staff and students on the project in various committee meetings. No adverse comment on the project has been received.

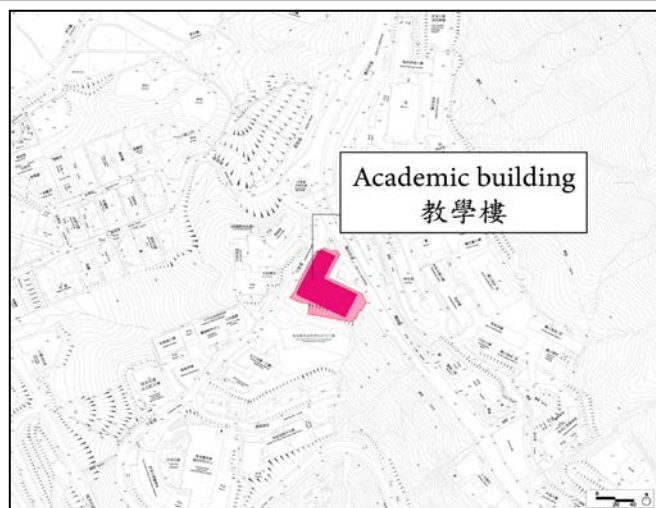
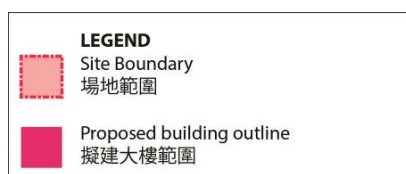
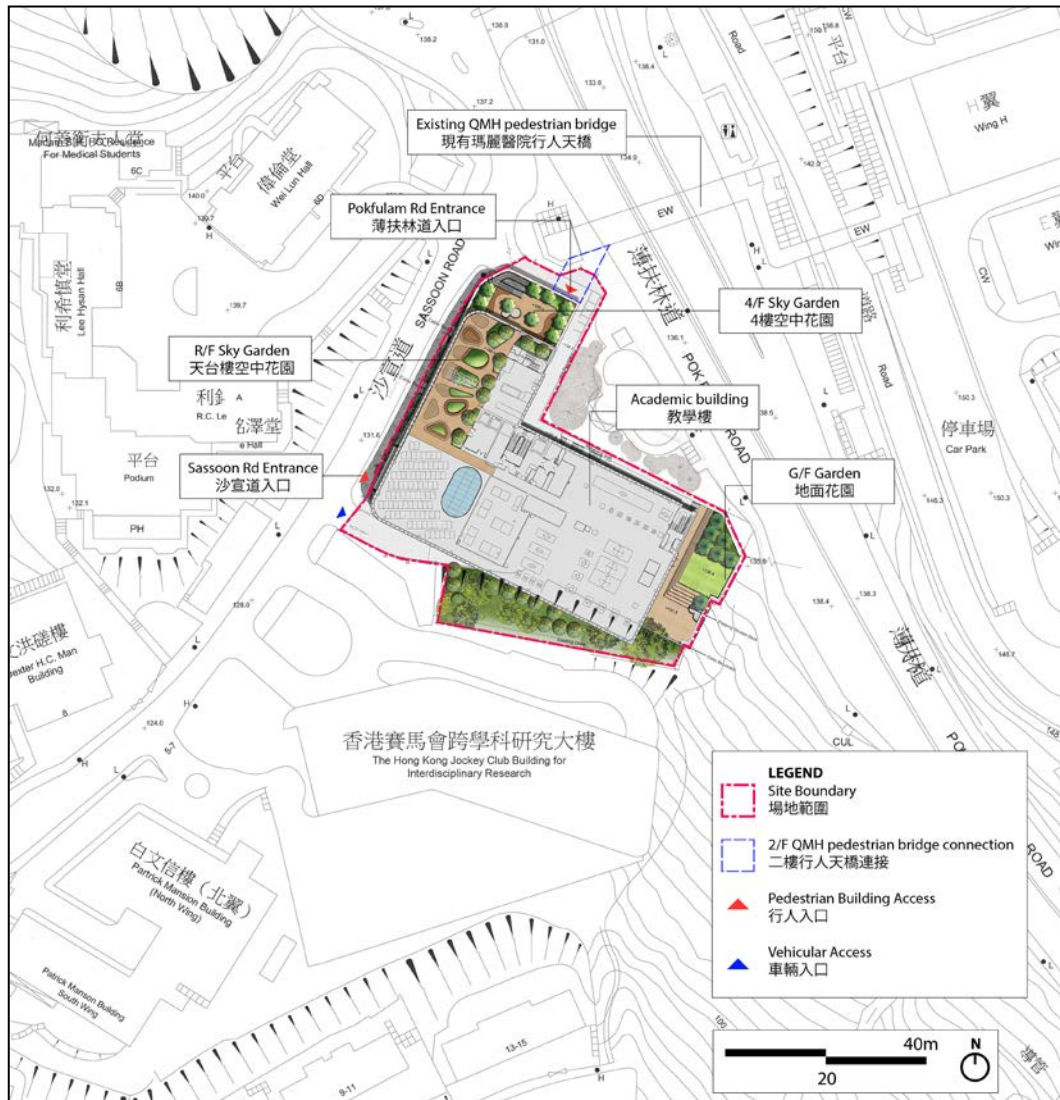
BACKGROUND

14. The land of the site is currently held by the Hospital Authority (HA) under GLA-HK1 (Portion) and is used as a linen store. A land exchange proposal is underway involving the surrender of the HKU's University Pathology Building to the north of the existing Block K of QMH and the re-grant of the HA's site at No. 3 Sassoon Road.

Education Bureau
May 2017

**The University of Hong Kong
63EG – Academic Building at No. 3 Sassoon Road
香港大學 – 沙宣道 3 號教學大樓**

Site plan 工地平面圖



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從東北面望向教學樓的構思圖

View of the academic building from northeast (Artist's impression)



從西南面望向教學樓的構思圖

View of the academic building from southwest (Artist's impression)