

## **ITEM FOR PUBLIC WORKS SUBCOMMITTEE OF FINANCE COMMITTEE**

### **HEAD 708 – CAPITAL SUBVENTIONS AND MAJOR SYSTEMS AND EQUIPMENT**

#### **Universities**

#### **The Chinese University of Hong Kong**

#### **61EF – Construction of a teaching-research complex in Tai Po Area 39**

Members are invited to recommend to the Finance Committee the upgrading of the remaining part of **61EF** to Category A at an estimated cost of \$3,332.5 million in money-of-the-day prices for the construction of a teaching-research complex in Tai Po Area 39.

### **PROBLEM**

The Chinese University of Hong Kong (CUHK) needs additional teaching and research facilities on campus to meet the increasing enrolments of medical and nursing students.

### **PROPOSAL**

2. The Secretary-General, University Grants Committee (UGC), on the advice of the Director of Architectural Services (D Arch S) as UGC's technical adviser, and with the support of the Secretary for Health and the Secretary for Education, proposes to upgrade the remaining part of **61EF** to Category A at an estimated cost of \$3,332.5 million in money-of-the-day (MOD) prices for the construction of a teaching-research complex (TRC) in Tai Po Area 39.

**/PROJECT .....**

## PROJECT SCOPE AND NATURE

3. The scope of works involves mainly the construction of a ten-storey TRC at the northern side of CUHK's campus, providing around 29 340 square metres (m<sup>2</sup>) in net operational floor area (NOFA)<sup>1</sup>. The Faculty of Medicine (Faculty) of CUHK will be the major user of the building. Upon completion of the proposed project, the TRC will provide the following new facilities –

- (a) research laboratories of around 12 200 m<sup>2</sup> in NOFA, including main laboratories, specialised laboratories, common support laboratories and common laboratory facilities;
- (b) teaching laboratories of around 7 410 m<sup>2</sup> in NOFA, including main laboratories, common laboratory facilities, student education and study areas and multi-purpose room;
- (c) classrooms of around 2 020 m<sup>2</sup> in NOFA, including student education and study areas and lecture theatres;
- (d) offices of around 6 100 m<sup>2</sup> in NOFA, including administration offices, meeting rooms, laboratory write-up offices and associated supporting facilities;
- (e) amenity facilities of around 990 m<sup>2</sup> in NOFA, including a canteen and common areas for staff and students; and
- (f) supporting facilities of around 620 m<sup>2</sup> in NOFA, including general storage, an estate management/maintenance workshop, dangerous goods and waste treatment stores, etc.

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<sup>1</sup> NOFA is the floor area allocated to the users of a building for carrying out the intended activities. Unlike the construction floor area (CFA) which takes into account all areas within the building structure envelop, NOFA does not include areas for basic facilities (if any) such as toilets, lift lobbies, stair halls, public or shared corridors, stairwells, escalators and lift shafts, pipe or services ducts, barriers-free access facilities, gender mainstreaming facilities, refuse rooms, flat roofs, car parking spaces, loading and unloading areas and mechanical plant rooms, etc.



4. The proposed project will also include external works such as landscaping, plumbing and drainage etc. There will be a total of 100 car parking spaces (two of which being accessible ones) located at basement floor and external area of ground floor. All car parking spaces will be equipped with electric vehicle charging provision.

5. A site plan and location plan, floor plans, sectional drawings and artist's impressions of the project are at **Enclosures 1 to 4** respectively. CUHK plans to commence the proposed works upon obtaining funding approval from the Finance Committee (FC) for completion in around four years. To enable early commencement of the proposed works, CUHK invited tenders in parallel for the proposed works in March 2023, and the returned tender prices have been reflected in the estimated cost of the project. The works contract will only be awarded after obtaining FC's funding approval.

## JUSTIFICATION

6. In order to increase the manpower of healthcare professions, the Government has substantially increased the number of student places for UGC-funded undergraduate programmes in medicine and nursing over the years. In the 2022/23 academic year, the Government has allocated 295 intake places for CUHK's medicine programme and 277 intake places (including 60 for senior year intake places) for its nursing programme, up from 210 intake places and 257 intake places respectively ten years ago.

7. To meet the increase in student enrolment in CUHK's medicine and nursing programmes and to tackle with academic space insufficiency of the Faculty on the campus, this project, as part of the Faculty's redevelopment, is to provide the Faculty with additional academic space by utilising the available land in Tai Po Area 39 to build a TRC with a total NOFA of around 29 340 m<sup>2</sup>.

8. In addition, the construction of the TRC will allow staff members of the Faculty to be geographically close to each other, to share space, facilities and equipment efficiently, and to enjoy the strong connectivity with the CUHK's Medical Centre and the CUHK's Laboratory Animal Service Centre that are located along the railway that runs parallel with the northern boundary of the campus.

9. Since the TRC is to be built in Tai Po Area 39, it will also be in close proximity to the Hong Kong Science Park. This proximity will help generate a synergistic effect in this region and support the Government's strategic plan in developing areas of strength, especially on biotechnology, and establishing a research cluster in healthcare technologies.

## FINANCIAL IMPLICATIONS

10. We estimate the capital cost of the project to be \$3,332.5 million in MOD prices, broken down as follows –

		<b>\$ million (in MOD prices)</b>
(a)	Site works	65.0
(b)	Foundation <sup>2</sup>	299.6
(c)	Basement	59.1
(d)	Building <sup>3</sup>	957.1
(e)	Building services <sup>4</sup>	953.4
(f)	Drainage	32.3
(g)	External works	39.1
(h)	Energy conservation, green and recycled features	42.4
(i)	Furniture and equipment (F&E) <sup>5</sup>	524.4

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<sup>2</sup> Foundation works cover construction of piles and all related tests and monitoring.

<sup>3</sup> Building works cover construction of superstructure of the building.

<sup>4</sup> Building services works cover electrical installation, ventilation and air-conditioning installation, fire services installation, lift installation and other miscellaneous installations.

<sup>5</sup> The estimated cost is based on an indicative list of F&E required and covers general and special F&E.

		\$ million (in MOD prices)
(j)	Consultants' fees for	29.6
	(i) contract administration <sup>6</sup>	28.3
	(ii) management of resident site staff (RSS)	1.3
(k)	Remuneration of RSS	27.6
(l)	Contingencies	302.9
Total		3,332.5

11. CUHK proposes engaging consultants to undertake contract administration and site supervision of the project. A detailed breakdown of the estimates for consultants' fees and RSS costs by man-months is at **Enclosure 5**.

12. To enhance cost effectiveness, CUHK has adopted the "fitness for purpose" principle in the design and construction of the project in order to reduce the construction cost. CUHK has also explored different design alternatives to achieve cost saving. The CFA of this project is around 56 667 m<sup>2</sup>. The estimated construction unit cost, represented by the building and building services costs, is \$33,715 per m<sup>2</sup> of CFA in MOD prices. The D Arch S considers that the overall project cost is reasonable as compared with those of similar projects for UGC-funded universities, for example, Public Works Programme item No. **8056EF** – Centralised General Research Laboratory Complex (Block 2).

13. Subject to funding approval, CUHK plans to phase the expenditure as follows –

/Year .....

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<sup>6</sup> The estimated fee covers quantity surveying services, site supervision and project management, etc.

<b>Year</b>	<b>\$ million (in MOD prices)</b>
2023 – 24	63.0
2024 – 25	157.7
2025 – 26	416.3
2026 – 27	714.9
2027 – 28	1,185.1
2028 – 29	492.4
2029 – 30	193.9
2030 – 31	109.2
	<hr/>
	3,332.5
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14. We have derived the MOD estimates on the basis of the Government's latest set of assumptions on the trend rate of change in the prices of public sector building and construction output for the period from 2023 to 2031. CUHK intends to award the contract on a lump-sum basis as it can clearly define the scope of the works in advance. The contract will provide for price adjustment.

15. The project has no impact on tuition fees. CUHK will absorb the additional recurrent costs associated with this project. The proposal has no additional recurrent financial implication to the Government.

## **PUBLIC CONSULTATION**

16. As there are no residential developments in its immediate vicinity, it is unlikely that the project will affect any public residents in the area. CUHK briefed the Chairman and Members of the Sha Tin District Council and neighbouring village representatives of the Cheung Shue Tan Village on the proposed development in June 2019. Further engagements were held with the village representatives on 10 September 2021 and 17 October 2022 respectively. No adverse comment was received.

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17. Furthermore, CUHK briefed and consulted its staff and students on the project on various occasions, including student assemblies, engagement meetings and forum on campus development sharing session. Staff and students indicated their support to the project.

18. We consulted the Panel on Health Services of the Legislative Council on 19 April 2023<sup>7</sup>. Members supported the project and did not raise any objection to the submission of the funding proposal to the Public Works Subcommittee for consideration.

## ENVIRONMENTAL IMPLICATIONS

19. The project is not a designated project under the Environmental Impact Assessment Ordinance (Cap. 499). It will not cause any long-term adverse environmental impact. CUHK has included in the project estimate the cost to implement suitable mitigation measures to control short term environmental impacts.

20. During construction, CUHK will control noise, dust and site run-off nuisances to within established standards and guidelines through the implementation of appropriate mitigation measures in the relevant contract. These include the use of silencers, mufflers, acoustic linings or shields for noisy construction activities; frequent cleaning and watering of the site, and provision of wheel-washing facilities to minimise dust emission; and proper treatment of site run-off to avoid illegal effluent discharge.

21. At the planning and design stages, CUHK has considered measures to reduce generation of construction waste where possible (e.g. using metal site hoardings and signboards so that these materials can be recycled or reused in other projects). In addition, CUHK will require the contractor to reuse inert construction waste (e.g. use of excavated materials for filling within the site) on site or in other suitable construction sites as far as possible, in order to minimise the disposal of inert construction waste at public fill reception facilities (PFRFs)<sup>8</sup>. CUHK will

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<sup>7</sup> Members of the Panel on Education and all other Hon Members of the Legislative Council were invited to join the discussion of the item concerning this funding proposal.

<sup>8</sup> PFRFs are specified in Schedule 4 of the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N). Disposal of inert construction waste at public fill reception facilities requires a licence issued by the Director of Civil Engineering and Development.

encourage the contractor to maximise the use of recycled or recyclable inert construction waste, and the use of non-timber formwork to further reduce the generation of construction waste.

22. At the construction stage, CUHK will require the contractor to submit for approval a plan setting out the waste management measures, which will include appropriate mitigation means to avoid, reduce, reuse and recycle inert construction waste. CUHK will ensure that the day-to-day operations on site comply with the approved plan and will require the contractor to separate the inert portion from non-inert construction waste on site for disposal at appropriate facilities. CUHK will control the disposal of inert construction waste and non-inert construction waste at PFRFs and landfills respectively through a trip-ticket system.

23. CUHK estimates that the project will generate in total about 92 029 tonnes of construction waste. Of these, CUHK will reuse about 29 251 tonnes (31.8%) of inert construction waste on site and deliver 54 250 tonnes (58.9%) of inert construction waste to PFRFs for subsequent reuse. CUHK will dispose of the remaining 8 528 tonnes (9.3%) of non-inert construction waste at landfills. The total cost for disposal of construction waste at PFRFs and landfills is estimated to be \$7.8 million for this project (based on a unit charge rate of \$87 per tonne for disposal at PFRFs and \$365 per tonne at landfills as stipulated in the Waste Disposal (Charges for Disposal of Construction Waste) Regulation (Cap. 354N)).

## **HERITAGE IMPLICATIONS**

24. The project is partly located within the Cheung Shue Tan Archaeological Site. The Antiquities and Monuments Office (AMO) confirmed at Technical Feasibility Stage that a Heritage Impact Assessment is not required for the project. Instead, CUHK is required to inform AMO two weeks before the commencement of site excavation works for AMO's inspection.

## **LAND ACQUISITION**

25. This project does not require any land acquisition.

## **ENERGY CONSERVATION, GREEN AND RECYCLED FEATURES**

26. This project will adopt various forms of energy efficient features and renewable energy technologies, in particular –

/(a) .....

- (a) high efficiency chillers;
- (b) heat pump;
- (c) demand control of supply air;
- (d) building energy management system; and
- (e) photovoltaic system.

27. For greening features, this project will provide landscaping and greening provisions and vertical greening at appropriate areas for environmental and amenity benefits.

28. For recycled features, this project will adopt a rainwater harvesting system for irrigation purpose.

29. The total estimated cost for adoption of the above features is around \$42.4 million (including \$23.1 million for energy efficient features), which has been included in the cost estimate of the project. The energy efficient features will achieve 10% energy savings in the annual energy consumption with a payback period of about seven years.

## **BACKGROUND**

30. To enable the UGC-funded universities which offer healthcare training programmes (i.e. CUHK, The Hong Kong Polytechnic University and The University of Hong Kong) to upgrade and increase their teaching facilities following the increase in the UGC-funded healthcare training places as specified by the Government since the 2019/20 academic year, the Government has earmarked \$20 billion for short, medium and long-term works projects in relation to the above-mentioned purpose as announced in the 2018 Policy Address. As announced in the 2022-23 Budget, another \$10 billion has been set aside to ensure sufficient funding for completing all the planned projects.

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31. On 26 June 2020, FC approved the upgrading of part of **61EF**<sup>9</sup> to Category A at estimated costs of \$59.7 million in MOD prices for carrying out a technical services consultancy, site investigation works and minor studies as well as a quantity surveying consultancy for the construction of TRC in Tai Po Area 39. CUHK engaged consultants and commenced the site investigation works and minor studies in October 2020. The above pre-construction activities have facilitated in finalising the project scope and the cost estimate of the project for seeking FC's funding approval.

32. Of the remaining 39 trees within the project boundary, two trees will be preserved. The proposed works will involve the felling of 37 trees. All trees to be felled are common trees that are not trees of particular interest<sup>10</sup>. CUHK will incorporate planting proposal as part of the project, including the estimated quantities of about 76 trees, 26 199 shrubs, 4 654 climbers, 52 464 groundcovers, and 1 426 m<sup>2</sup> of grassed area.

33. CUHK estimates that the proposed works will create about 380 jobs (330 for labourers and 50 for professional/technical staff) providing a total employment of 16 100 man-months.

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<sup>9</sup> This refers to Public Works Programme item No. **8062EF** "Construction of a teaching-research complex in Tai Po Area 39 (Phase 1 - Consultancy Study)".

<sup>10</sup> "Trees of particular interest" are defined in paragraph 3.3 of the Guidelines for Tree Risk Assessment and Management Arrangement promulgated by the Development Bureau. Examples of trees of particular interest are listed as follows :

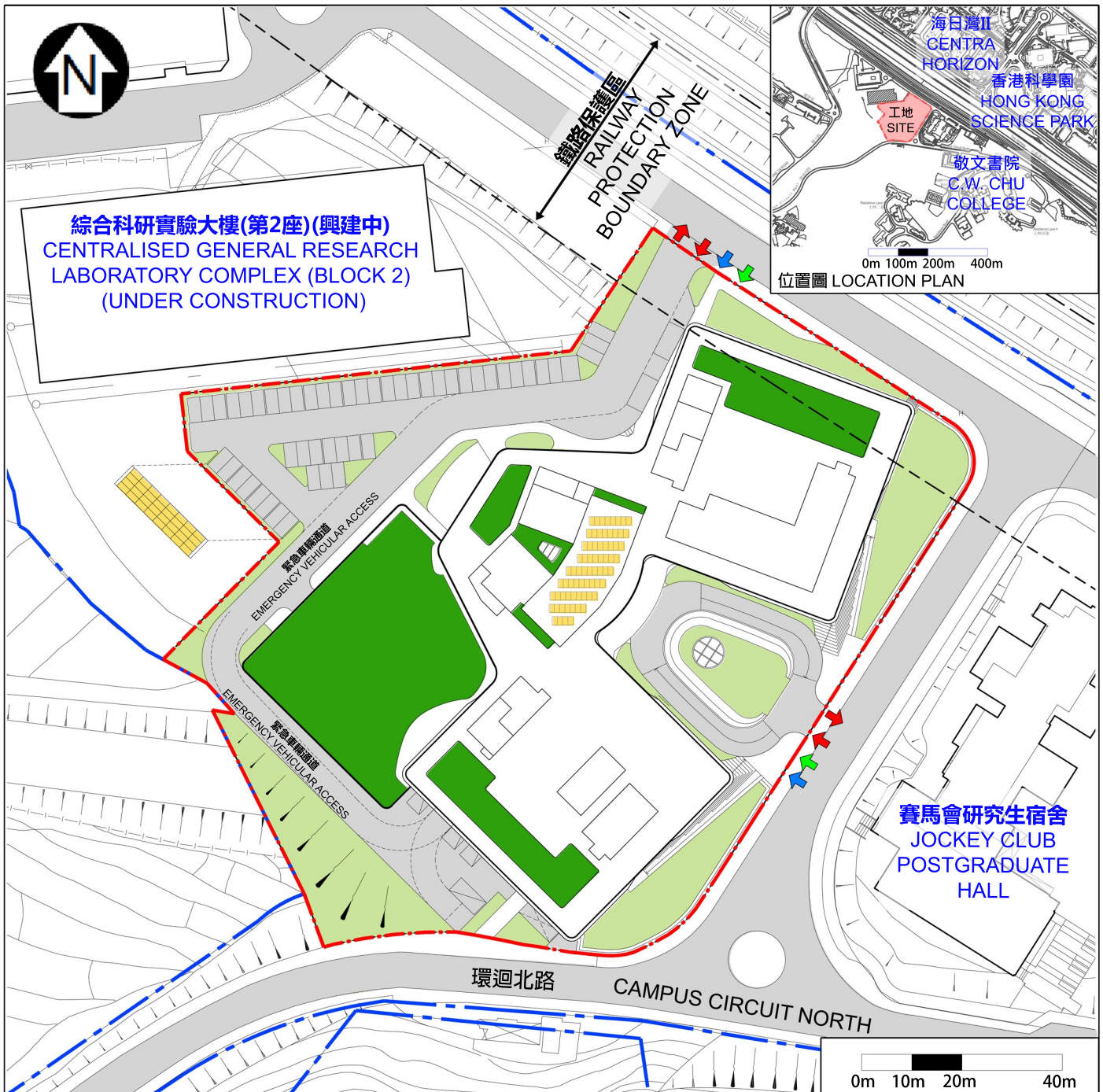
- Old and Valuable Trees (OVTs) and trees that are potentially registerable in the Register of OVTs;
- Trees of 100 years old or above;
- Trees with trunk diameter equal to or exceeding 1.0 metre (measured at 1.3 metres above ground level), or with height/canopy spread equal to or exceeding 25 metres;
- Stonewall trees or trees of outstanding form (taking account of overall tree sizes, shape and any special features);
- Rare tree species listed in "Rare and Precious Plants of Hong Kong" (<https://www.herbarium.gov.hk/en/publications/books/book2/index.html>) published by the Agriculture, Fisheries and Conservation Department;
- Endangered plant species protected under the Protection of Endangered Species of the Animals and Plants Ordinance (Cap. 586);
- Tree species listed in the Forestry Regulations (Cap. 96A) under the Forests and the Countryside Ordinance (Cap. 96);
- Well-known Fung Shui trees;
- Landmark trees with evidential records to support the historical or cultural significance of the trees;
- Trees which may arouse widespread public concerns; and
- Trees which may be subject to strong local objections on removal.



34. As mentioned in paragraph 5 above, CUHK invited tenders in parallel for the proposed works. Based on the returned tender prices, we have updated the project estimate to \$3,332.5 million in MOD prices, which is lower than our earlier estimate of \$3,712.1 million in MOD prices when we consulted the Panel on Health Services on 19 April 2023 by around 10%. We consider that the latest estimate has reflected the prevailing market situation and should be adequate to deliver the proposed works with the project scope remains unchanged.

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Health Bureau  
Education Bureau  
November 2023



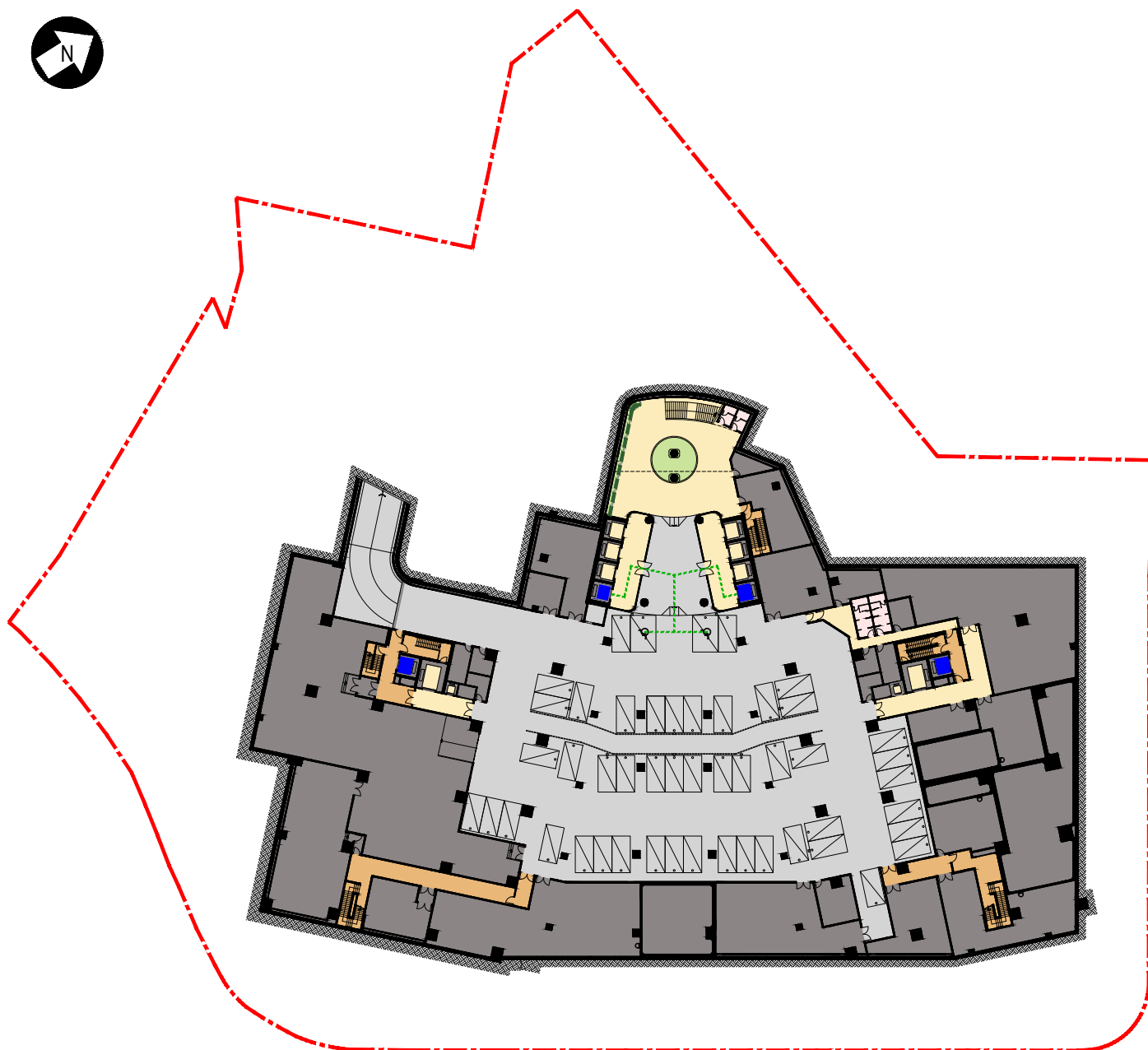
圖例 LEGEND

	校園界線	BOUNDARY OF SCHOOL CAMPUS
	工地界線	SITE BOUNDARY
	行人出入口	PEDESTRIAN ENTRANCE / EXIT
	無障礙出入口	BARRIER-FREE ENTRANCE / EXIT
	車輛出入口	VEHICULAR INGRESS / EGRESS
	地面綠化	AT-GRADE GREENING
	綠化範圍 / 天台綠化	LANDSCAPED AREA / LANDSCAPED ROOF
	太陽能光伏板	PHOTOVOLTAIC PANEL

工地平面圖  
SITE PLAN

61EF

香港中文大學 - 在大埔第39區興建一座教學科研綜合大樓  
THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39



# 圖例 LEGEND

--- 工地界線	SITE BOUNDARY
--- 無障礙通道	BARRIER-FREE ACCESS
--- 垂直綠化	VERTICAL GREENING
--- 地面綠化	AT-GRADE GREENING
--- 通道	CIRCULATION
--- 停車場 / 行車道路	CARPARK / VEHICULAR ROAD
--- 逃生樓梯	MEANS OF ESCAPE STAIRCASE

機房	PLANT ROOM
暢通易達升降機	ACCESSIBLE LIFT
洗手間 / 更衣室	TOILET / CHANGING ROOM

## 地庫平面圖 BASEMENT PLAN

61EF

香港中文大學 - 在大埔第39區興建一座教學科研綜合大樓

THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39



# 圖例 LEGEND

- 工地界線
- 無障礙通道
- 垂直綠化
- ↑ 無障礙出入口
- ↑ 車輛出入口
- ↑ 行人出入口
- 地面綠化
- 太陽能光伏板
- 通道

- SITE BOUNDARY
- BARRIER-FREE ACCESS
- VERTICAL GREENING
- BARRIER-FREE ENTRANCE / EXIT
- VEHICULAR INGRESS / EGRESS
- PEDESTRIAN ENTRANCE / EXIT
- AT-GRADE GREENING
- PHOTOVOLTAIC PANEL
- CIRCULATION

- 停車場 / 行車道路
- 逃生樓梯
- 教學用實驗室 / 課室
- 研究用實驗室
- 適意設施
- 機房
- 暢通易達升降機
- 暢通易達洗手間
- 洗手間 / 更衣室
- CARPARK / VEHICULAR ROAD
- MEANS OF ESCAPE STAIRCASE
- TEACHING LABORATORY / CLASSROOM
- RESEARCH LABORATORY
- AMENITY FACILITY
- PLANT ROOM
- ACCESSIBLE LIFT
- ACCESSIBLE TOILET
- TOILET / CHANGING ROOM

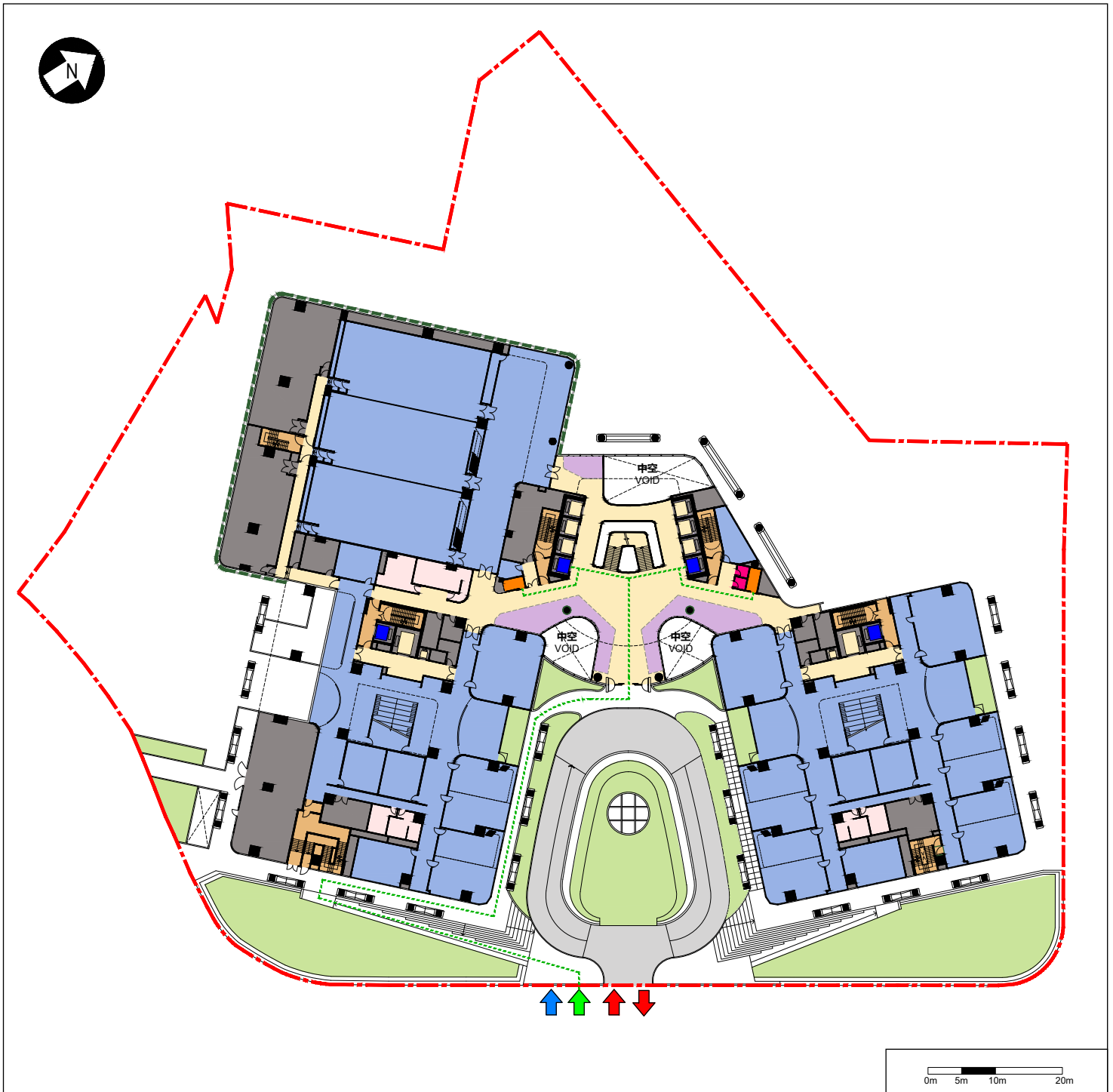
地下平面圖  
GROUND FLOOR  
PLAN

61EF

香港中文大學 - 在大埔第39區興建一座教學科研綜合大樓

THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39



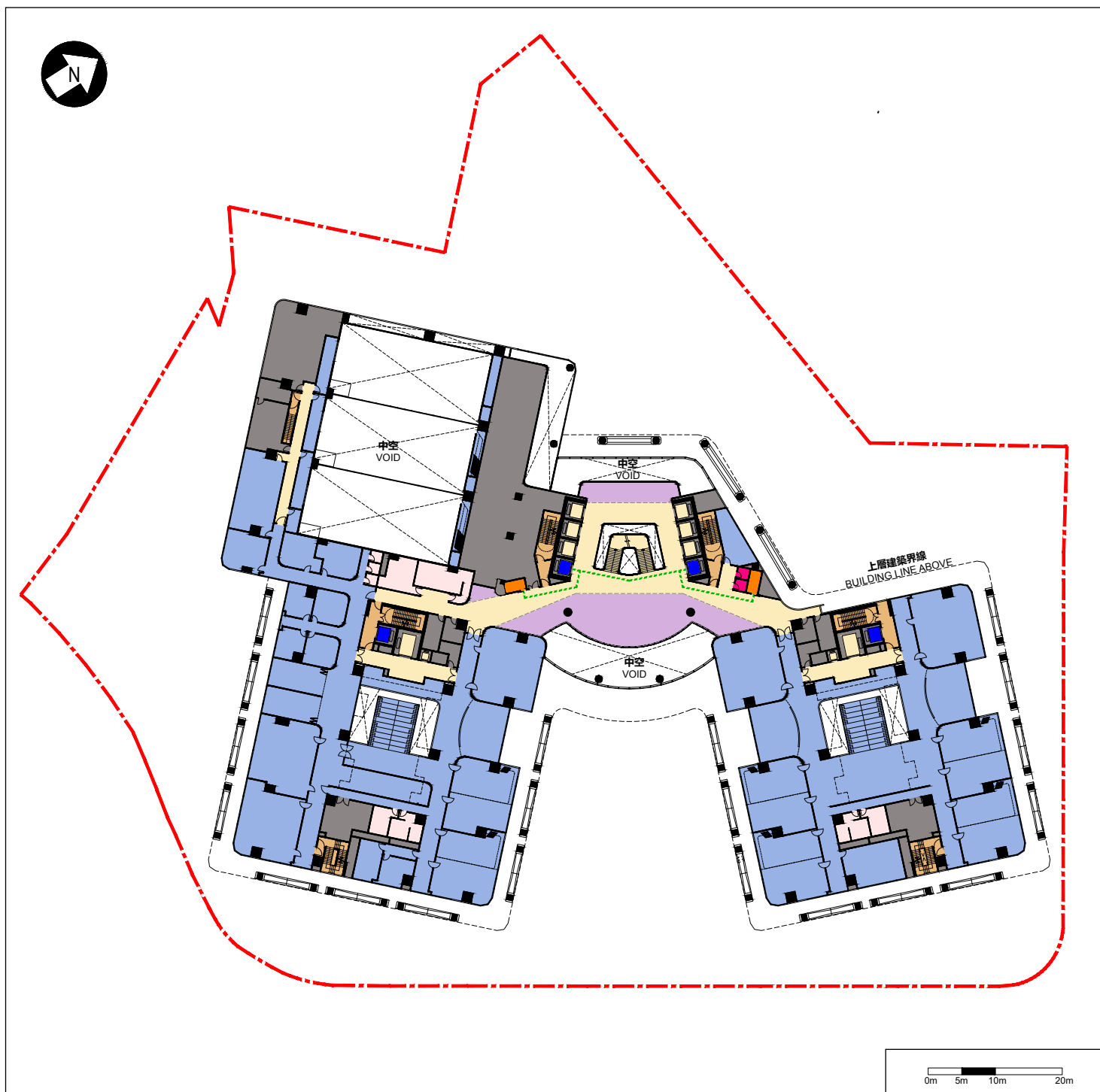


圖例 LEGEND

--- 工地界線	SITE BOUNDARY	逃生樓梯	MEANS OF ESCAPE STAIRCASE
--- 無障礙通道	BARRIER-FREE ACCESS	教學用實驗室 / 課室	TEACHING LABORATORY / CLASSROOM
--- 垂直綠化	VERTICAL GREENING	適意設施	AMENITY FACILITY
↑ 無障礙出入口	BARRIER-FREE ENTRANCE / EXIT	機房	PLANT ROOM
↑ 車輛出入口	VEHICULAR INGRESS / EGRESS	暢通易達升降機	ACCESSIBLE LIFT
↑ 行人出入口	PEDESTRIAN ENTRANCE / EXIT	通用洗手間	UNIVERSAL TOILET
地面綠化	AT-GRADE GREENING	暢通易達洗手間	ACCESSIBLE TOILET
通道	CIRCULATION	洗手間 / 更衣室	TOILET / CHANGING ROOM
行車道路	VEHICULAR ROAD		

地下高層平面圖  
UPPER GROUND  
FLOOR PLAN

61EF  
香港中文大學 - 在大埔第39區興建一座教學科研綜合大樓  
THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39

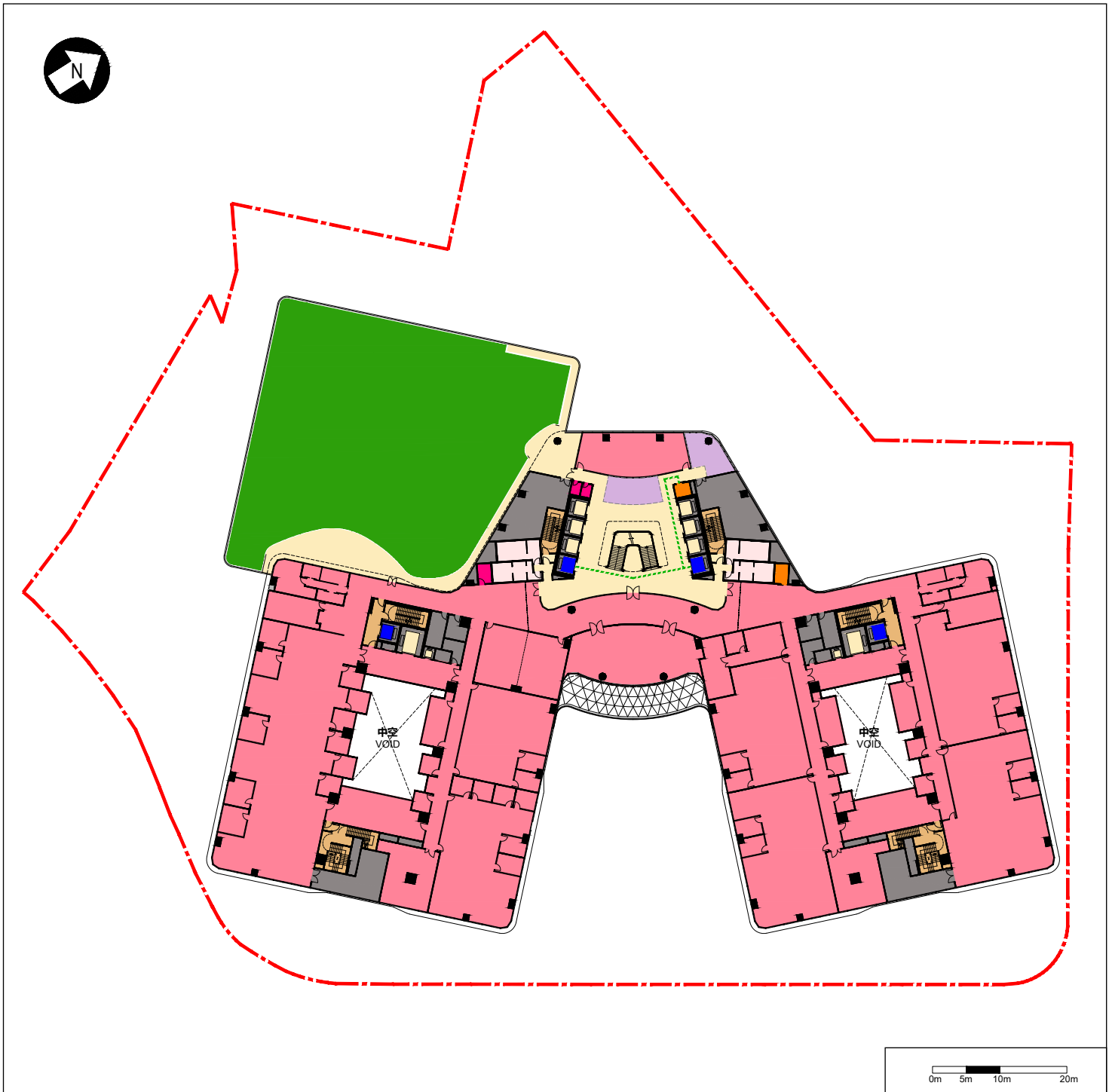


# 圖例 LEGEND

--- 工地界線	SITE BOUNDARY	通用洗手間	UNIVERSAL TOILET
--- 無障礙通道	BARRIER-FREE ACCESS	暢通易達洗手間	ACCESSIBLE TOILET
通道	CIRCULATION	洗手間 / 更衣室	TOILET / CHANGING ROOM
逃生樓梯	MEANS OF ESCAPE STAIRCASE		
教學用實驗室 / 課室	TEACHING LABORATORY / CLASSROOM		
適意設施	AMENITY FACILITY		
機房	PLANT ROOM		
暢通易達升降機	ACCESSIBLE LIFT		

一樓平面圖  
FIRST FLOOR  
PLAN

61EF  
香港中文大學 - 在大埔第39區興建一座教學科研綜合大樓  
THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39

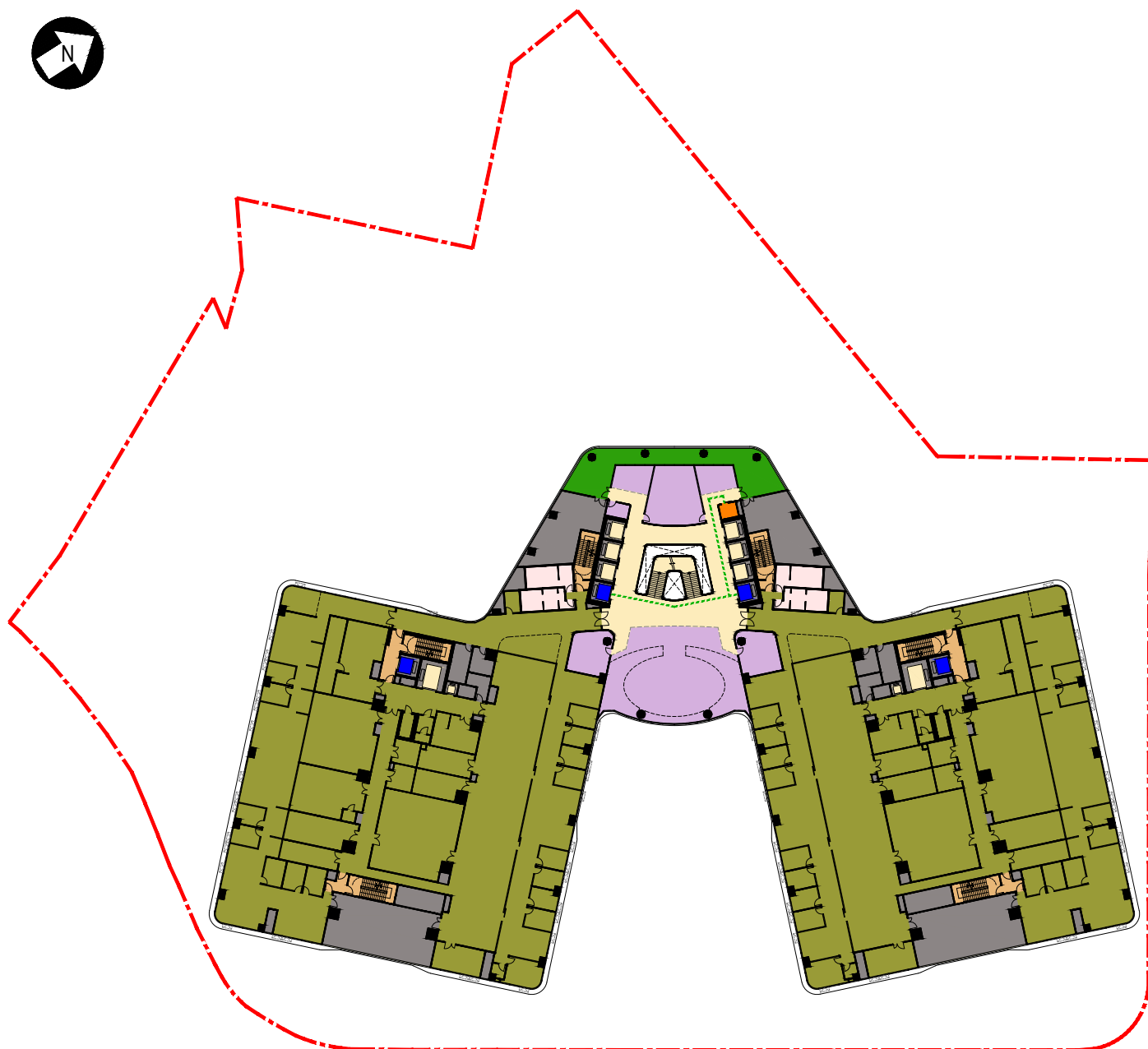


圖例 LEGEND

--- 工地界線	SITE BOUNDARY	暢通易達升降機	ACCESSIBLE LIFT
--- 無障礙通道	BARRIER-FREE ACCESS	通用洗手間	UNIVERSAL TOILET
綠化範圍 / 天台綠化	LANDSCAPED AREA / LANDSCAPED ROOF	暢通易達洗手間	ACCESSIBLE TOILET
通道	CIRCULATION	洗手間 / 更衣室	TOILET / CHANGING ROOM
逃生樓梯	MEANS OF ESCAPE STAIRCASE		
辦公室	OFFICE		
適意設施	AMENITY FACILITY		
機房	PLANT ROOM		

二樓平面圖  
SECOND FLOOR  
PLAN

61EF  
香港中文大學 - 在大埔第39區興建一座教學科研綜合大樓  
THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39



# 圖例 LEGEND

- 工地界線
- 無障礙通道
- 綠化範圍 / 天台綠化
- 通道
- 逃生樓梯
- 研究用實驗室
- 適意設施
- 機房

- SITE BOUNDARY
- BARRIER-FREE ACCESS
- LANDSCAPED AREA / LANDSCAPED ROOF
- CIRCULATION
- MEANS OF ESCAPE STAIRCASE
- RESEARCH LABORATORY
- AMENITY FACILITY
- PLANT ROOM

- 暢通易達升降機
- 暢通易達洗手間
- 洗手間 / 更衣室

- ACCESSIBLE LIFT
- ACCESSIBLE TOILET
- TOILET / CHANGING ROOM

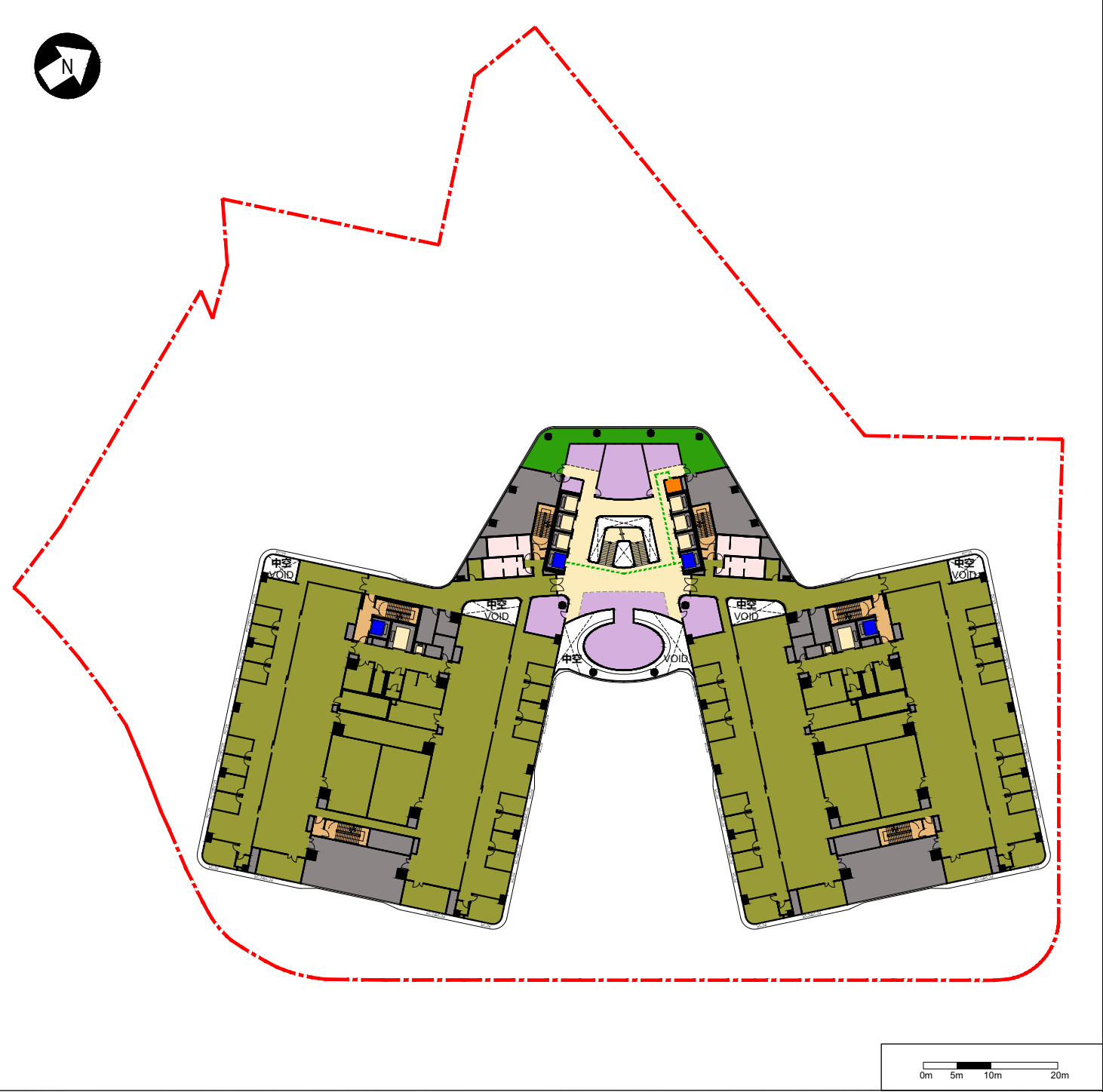
## 三樓平面圖 THIRD FLOOR PLAN

61EF

香港中文大學 - 在大埔第39區興建一座教學科研綜合大樓

THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39



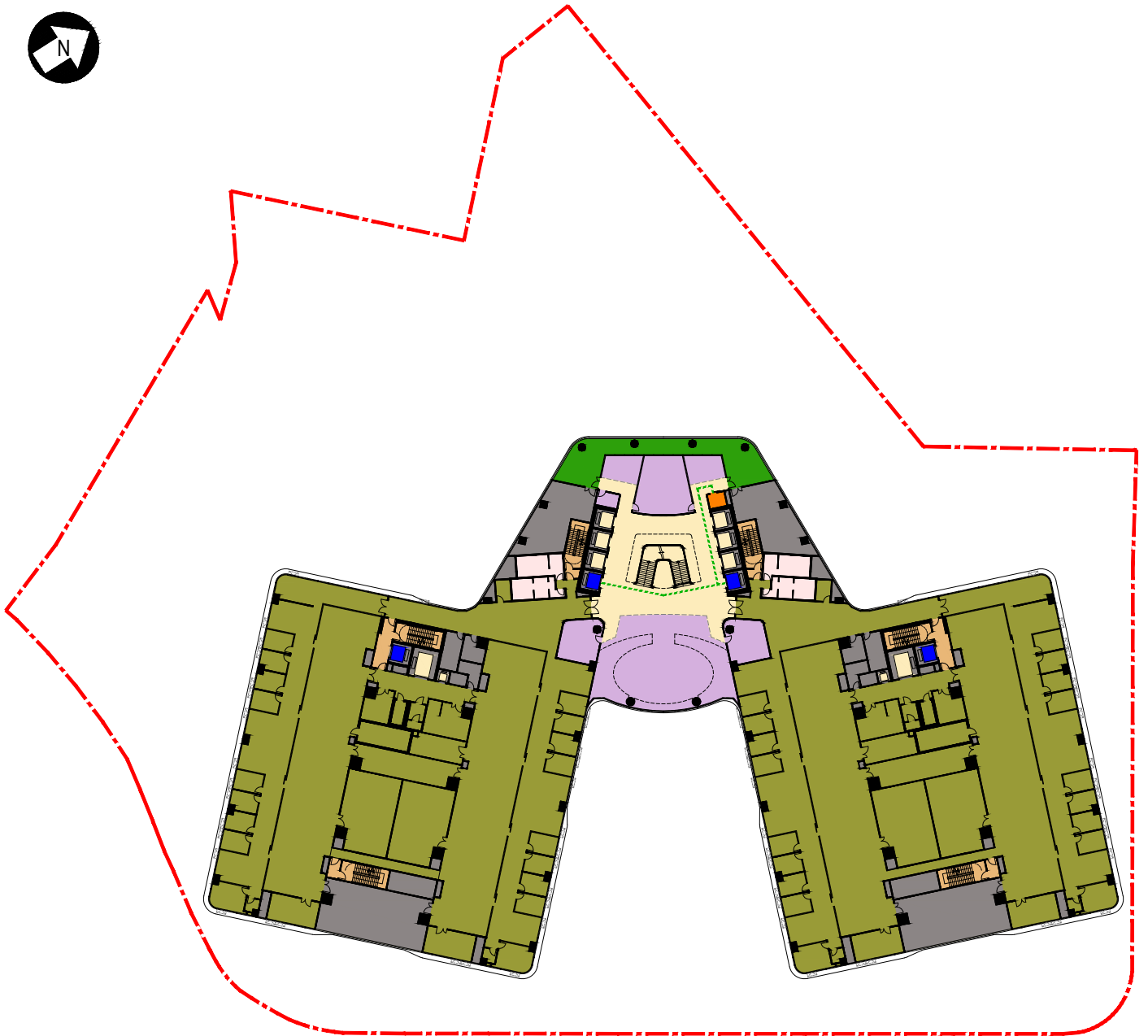


圖例 LEGEND

--- 工地界線	SITE BOUNDARY	暢通易達升降機	ACCESSIBLE LIFT
--- 無障礙通道	BARRIER-FREE ACCESS	暢通易達洗手間	ACCESSIBLE TOILET
綠化範圍 / 天台綠化	LANDSCAPED AREA / LANDSCAPED ROOF	洗手間 / 更衣室	TOILET / CHANGING ROOM
通道	CIRCULATION		
逃生樓梯	MEANS OF ESCAPE STAIRCASE		
研究用實驗室	RESEARCH LABORATORY		
適意設施	AMENITY FACILITY		
機房	PLANT ROOM		

四樓平面圖  
FOURTH FLOOR  
PLAN

61EF  
香港中文大學 - 在大埔第39區興建一座教學科研綜合大樓  
THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39



**圖例 LEGEND**

- - - 工地界線
- - - 無障礙通道
- 綠化範圍 / 天台綠化
- 通道
- 逃生樓梯
- 研究用實驗室
- 適意設施
- 機房

- SITE BOUNDARY
- BARRIER-FREE ACCESS
- LANDSCAPED AREA / LANDSCAPED ROOF
- CIRCULATION
- MEANS OF ESCAPE STAIRCASE
- RESEARCH LABORATORY
- AMENITY FACILITY
- PLANT ROOM

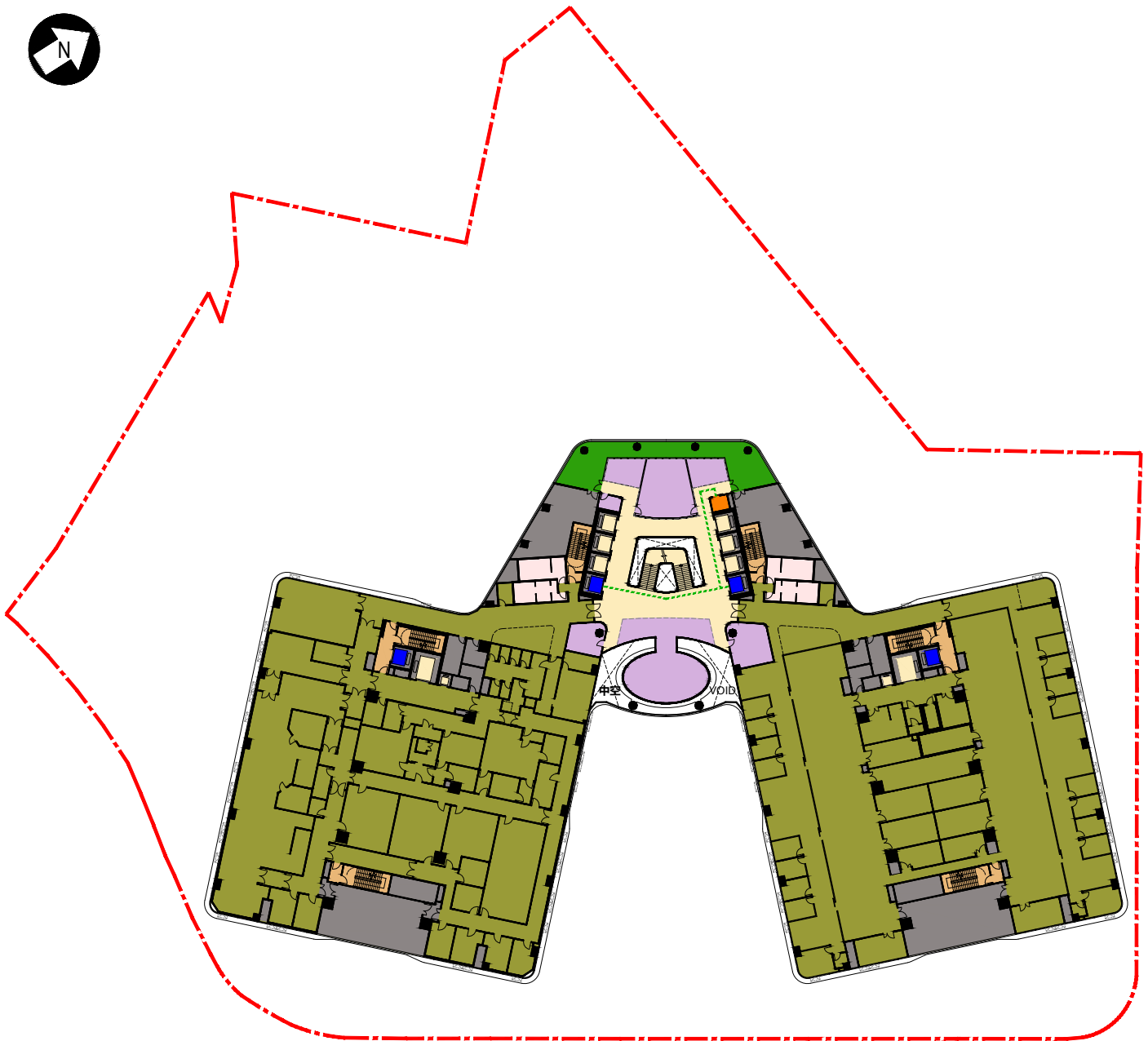
- 暢通易達升降機
- 暢通易達洗手間
- 洗手間 / 更衣室

- ACCESSIBLE LIFT
- ACCESSIBLE TOILET
- TOILET / CHANGING ROOM

**五樓平面圖**  
FIFTH FLOOR  
PLAN

61EF

**香港中文大學 - 在大埔第39區興建一座教學科研綜合大樓**  
THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39



0m 5m 10m 20m

# 圖例 LEGEND

- - - 工地界線  
 - - - 無障礙通道  
 綠化範圍 / 天台綠化  
 通道  
 逃生樓梯  
 研究用實驗室  
 適意設施  
 機房

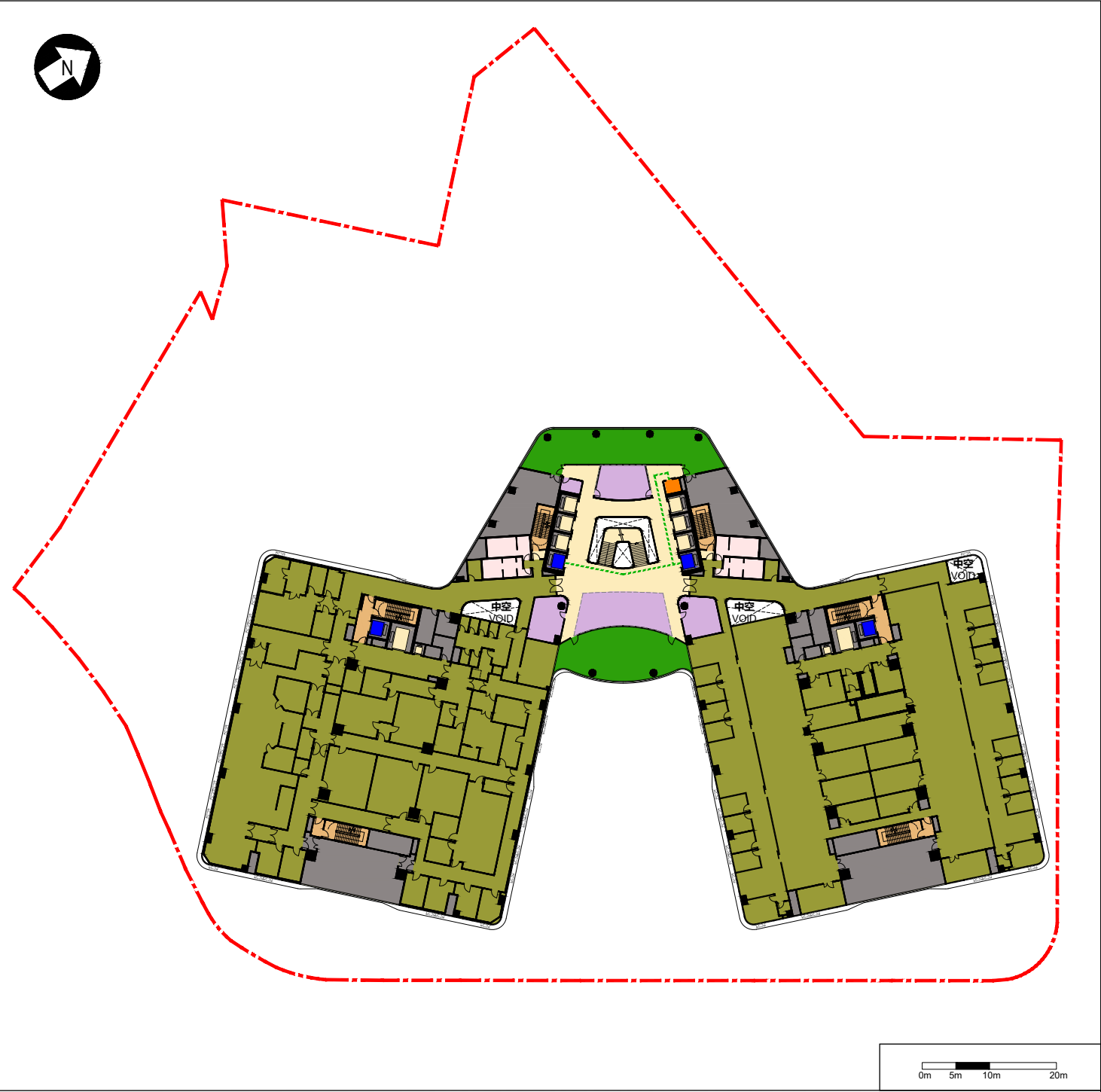
SITE BOUNDARY  
 BARRIER-FREE ACCESS  
 LANDSCAPED AREA / LANDSCAPED ROOF  
 CIRCULATION  
 MEANS OF ESCAPE STAIRCASE  
 RESEARCH LABORATORY  
 AMENITY FACILITY  
 PLANT ROOM

暢通易達升降機  
 暢通易達洗手間  
 洗手間 / 更衣室

ACCESSIBLE LIFT  
 ACCESSIBLE TOILET  
 TOILET / CHANGING ROOM

六樓平面圖  
 SIXTH FLOOR  
 PLAN

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 THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
 OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39

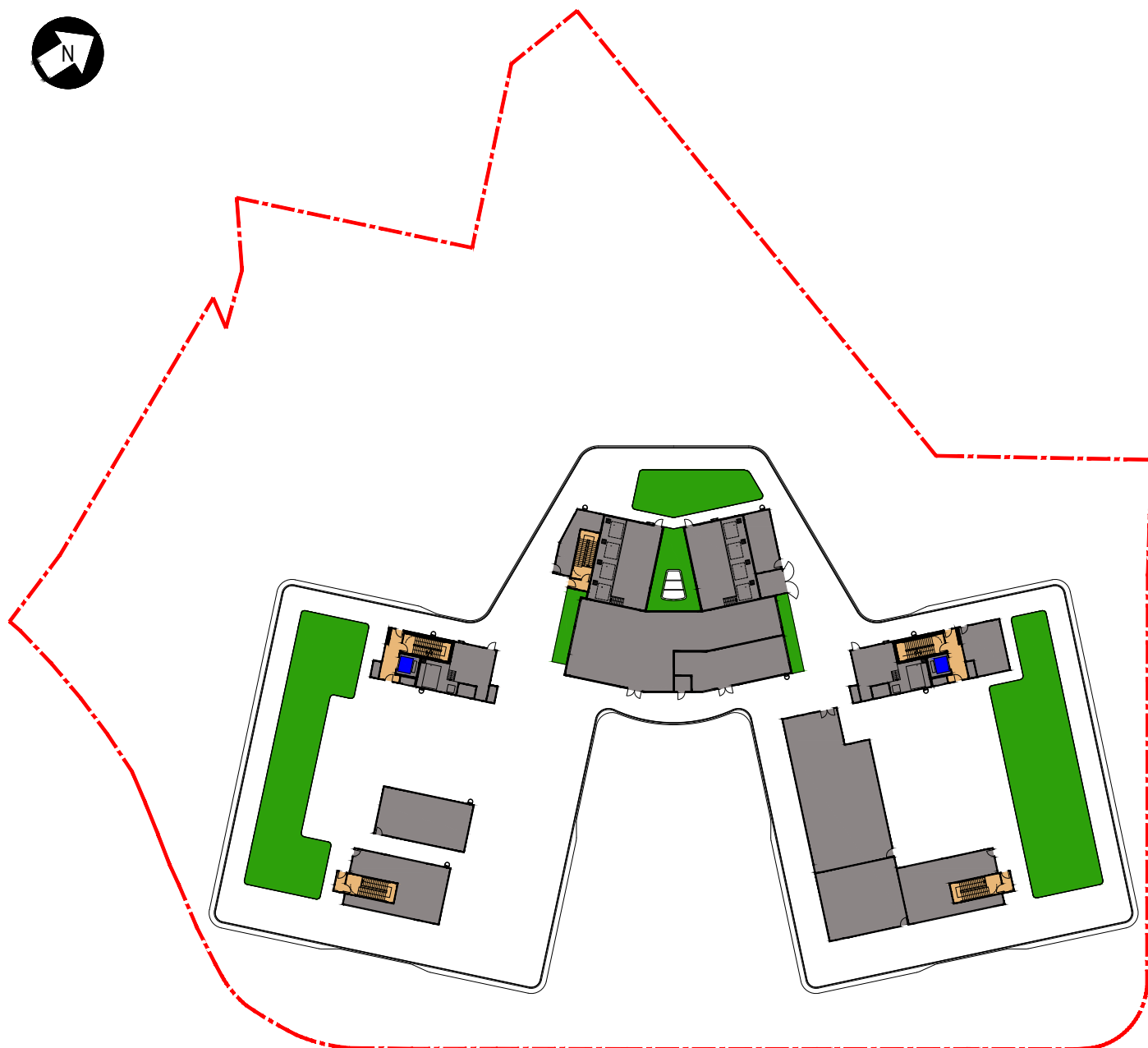


圖例 LEGEND

--- 工地界線	SITE BOUNDARY	暢通易達升降機	ACCESSIBLE LIFT
--- 無障礙通道	BARRIER-FREE ACCESS	暢通易達洗手間	ACCESSIBLE TOILET
綠化範圍 / 天台綠化	LANDSCAPED AREA / LANDSCAPED ROOF	洗手間 / 更衣室	TOILET / CHANGING ROOM
通道	CIRCULATION		
逃生樓梯	MEANS OF ESCAPE STAIRCASE		
研究用實驗室	RESEARCH LABORATORY		
適意設施	AMENITY FACILITY		
機房	PLANT ROOM		

七樓平面圖  
SEVENTH FLOOR  
PLAN

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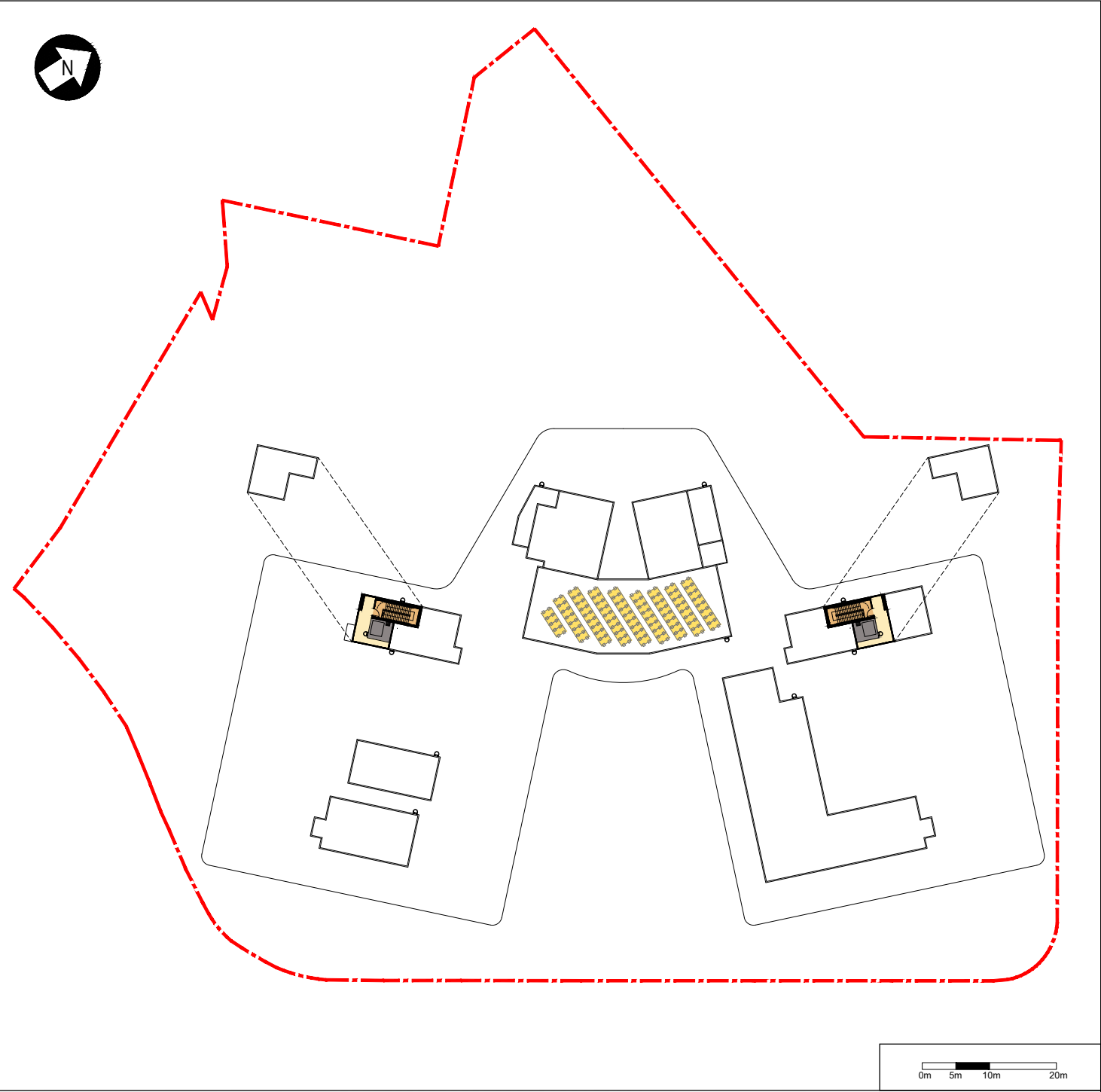
0m 5m 10m 20m

# 圖例 LEGEND

--- 工地界線	SITE BOUNDARY
綠化範圍 / 天台綠化	LANDSCAPED AREA / LANDSCAPED ROOF
逃生樓梯	MEANS OF ESCAPE STAIRCASE
機房	PLANT ROOM
暢通易達升降機	ACCESSIBLE LIFT

天台平面圖  
ROOF FLOOR  
PLAN

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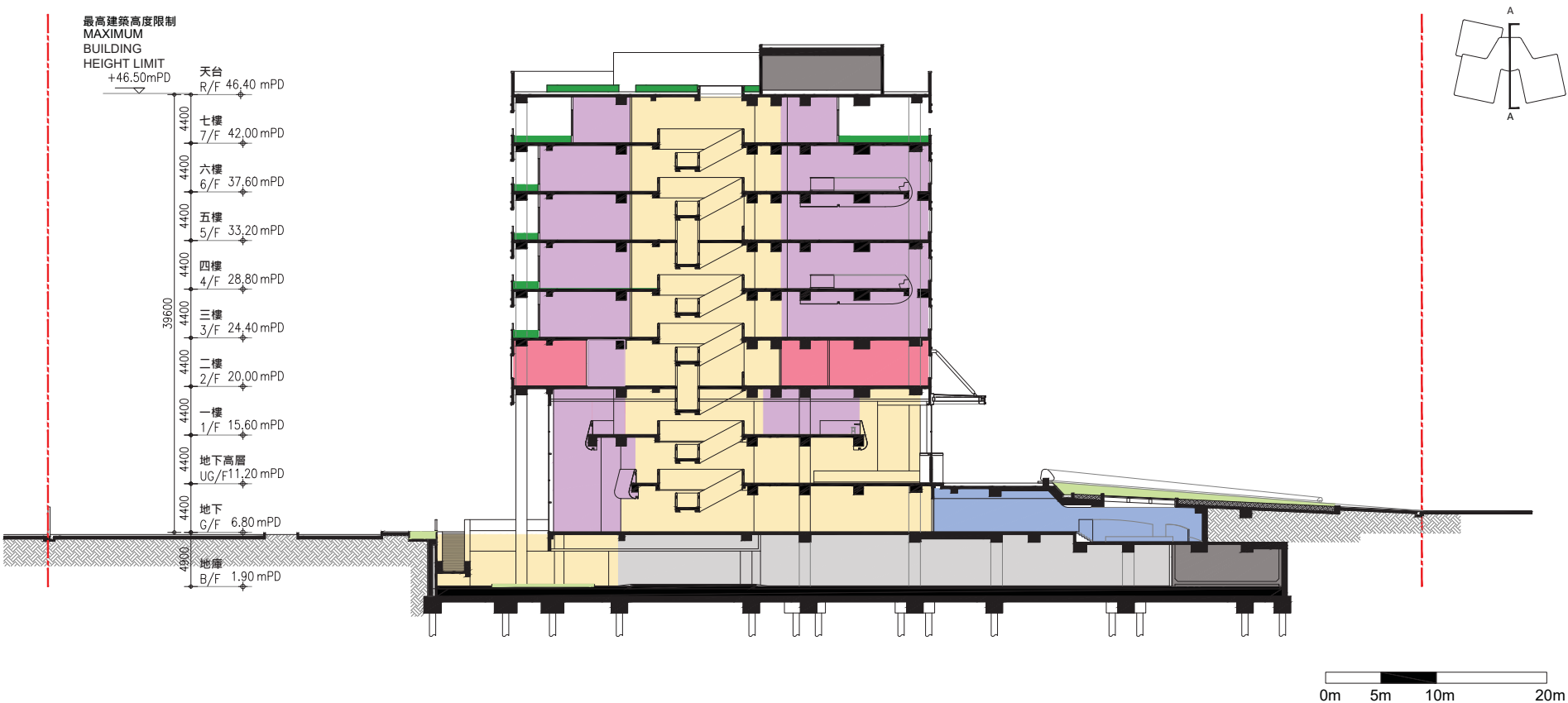


圖例 LEGEND

- |          |                           |
|----------|---------------------------|
| --- 工地界線 | SITE BOUNDARY             |
| 通道       | CIRCULATION               |
| 太陽能光伏板   | PHOTOVOLTAIC PANEL        |
| 逃生樓梯     | MEANS OF ESCAPE STAIRCASE |
| 機房       | PLANT ROOM                |

天台上層平面圖  
UPPER ROOF  
FLOOR PLAN

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THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
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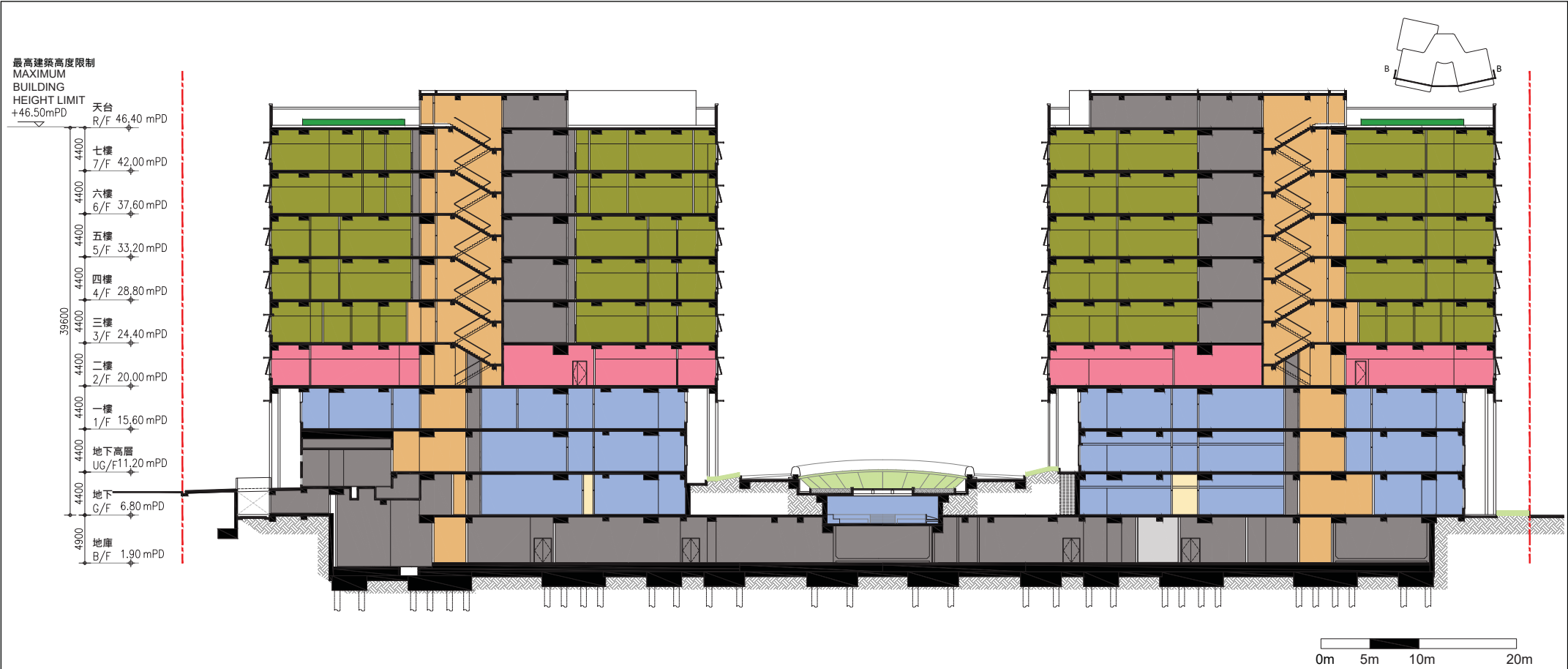


圖例 LEGEND

--- 工地界線	SITE BOUNDARY	教學用實驗室 / 課室	TEACHING LABORATORY / CLASSROOM
地面綠化	AT-GRADE GREENING	辦公室	OFFICE
綠化範圍 / 天台綠化	LANDSCAPED AREA / LANDSCAPED ROOF	適意設施	AMENITY FACILITY
停車場 / 行車道路	CARPAK / VEHICULAR ROAD	機房	PLANT ROOM
通道	CIRCULATION		

截面圖 A-A  
SECTION A-A

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圖例 LEGEND

- 工地界線
- 地面綠化
- 綠化範圍 / 天台綠化
- 停車場 / 行車道路
- 通道

SITE BOUNDARY  
AT-GRADE GREENING  
LANDSCAPED AREA / LANDSCAPED ROOF  
CARPARK / VEHICULAR ROAD  
CIRCULATION

- 逃生樓梯
- 教學用實驗室 / 課室
- 辦公室
- 研究用實驗室
- 機房

MEANS OF ESCAPE STAIRCASE  
TEACHING LABORATORY / CLASSROOM  
OFFICE  
RESEARCH LABORATORY  
PLANT ROOM

截面圖 B-B  
SECTION B-B

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THE CHINESE UNIVERSITY OF HONG KONG - CONSTRUCTION  
OF A TEACHING-RESEARCH COMPLEX IN TAI PO AREA 39





從東面望向大樓的構思透視圖  
PERSPECTIVE VIEW OF THE COMPLEX FROM EAST DIRECTION



從西面望向大樓的構思透視圖  
PERSPECTIVE VIEW OF THE COMPLEX FROM WEST DIRECTION

構思圖  
ARTIST'S  
IMPRESSION

61EF  
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**61EF – Construction of a teaching-research complex in Tai Po Area 39**

**Breakdown of estimates for consultants' fees and resident site staff costs  
(in September 2023 prices)**

		<b>Estimated man- months</b>	<b>Average MPS* salary point</b>	<b>Multiplier (Note 1)</b>	<b>Estimated fee (\$ million)</b>
(a)	Consultants' fees for contract administration (Note 2)	Professional	-	-	24.3
		Technical	-	-	-
				Sub-total	24.3#
(b)	Resident site staff (RSS) costs (Note 3)	Professional	33	1.6	4.8
		Technical	385	1.6	20.0
				Sub-total	24.8
	Comprising -				
	(i) Consultants' fees for management of RSS			1.1#	
	(ii) Remuneration of RSS			23.7#	
				<b>Total</b>	<b>49.1</b>

\*MPS = Master Pay Scale

**Notes**

1. A multiplier of 1.6 is applied to the average MPS salary point to estimate the cost of RSS employed by consultants (as at now, MPS salary point 38 = \$90,540 per month, MPS salary point 14 = \$32,430 per month).
2. The consultants' fees for contract administration are calculated in accordance with the existing consultancy agreements for provision of contract administration and site supervision of **61EF**. The assignment will only be executed subject to the Finance Committee's approval to upgrade **61EF** to Category A.
3. The consultants' fees and staff cost for site supervision are based on the estimates prepared by The Chinese University of Hong Kong. We will only know the actual man-months and actual costs after completion of the construction works.

**Remarks**

The cost figures in this Enclosure are shown in constant prices to correlate with the MPS salary point of the same year. The cost figures marked with # are shown in money-of-the-day prices in paragraph 10 of the main paper.