

(Translation)

	HKBU's Claims*	Government's Responses
1	Campus Development of HKBU	
1.1	<p>“Both the site area of the HKBU campus (about 5.4 hectares) and its per capita site area for students of publicly-funded undergraduate programmes are the smallest among all funded higher education institutions.”¹</p>	<p>Different institutions have varying geographical conditions (such as proportion of usable land within campus, geographical locations, development parameters of the respective lots, topology of campus buildings, etc.), and we should not make a simplistic comparison of “site areas” among different individual institutions. The UGC currently takes into account various parameters such as the total number of students and the space required by their disciplines of study (for instance, courses that involve laboratory teaching may need more space) to assess the net operational floor area required by an institution. This is in line with international practice.</p> <p>Even if measured by “per capita site area for students of UGC-funded programmes”, the HKBU still ranks third among the four institutions located in urban area. This has yet to take account of the 3.6-hectare Joint Sports Centre immediately adjacent to HKBU’s Shaw Campus in Renfrew Road, the day-to-day operation of which is managed by the university.</p>
1.2	<p>“The 0.64 hectare of land in the northern portion of the site mentioned in the Government’s proposal is not sufficient for constructing all the 1 700 student hostel places, not to mention providing extra teaching space required by the HKBU.”²</p>	<p>If the HKBU fully utilises the 0.64 hectare of land in the northern portion of the former campus of the Hong Kong Institute of Vocational Education (Lee Wai Lee) (ex-IVE(LWL) site) for providing student hostels and the necessary teaching facilities, it will be able to fully meet its outstanding requirements for over 2 000 m² of academic floor space and 1 331 (not 1 700) student hostel places under the existing policy.</p>
1.3	<p>“Quality education does not only take place in indoor operating area. Having a larger campus will bring considerable benefits to student learning.”³</p>	<p>In Hong Kong, lots available for development in general, including those for education use, are subject to development parameters (such as maximum site coverage, maximum plot ratio and maximum building height) set out under the Building (Planning) Regulations and the relevant Outline Zoning Plans. The development parameters have already taken into consideration the balance between requirements for indoor and outdoor space.</p>
1.4	<p>“Education is a long-term</p>	<p>The northern portion of the ex-IVE (LWL) site currently reserved will</p>

* Some claims are quoted from documents issued by HKBU in Chinese only and have been translated into English.

¹ Paragraph 4, HKBU’s letter to Kowloon City District Council (KCDC) Members dated 27 February 2013, <http://www.lwlsite.hkbu.edu.hk/pdf/letter_to_DC.pdf>.

² Slide 8, Annex 3 to HKBU’s letter to KCDC Members dated 27 February 2013.

³ Paragraph 4 of page 1, HKBU’s letter to Legislative Council (LegCo) Members dated 18 February 2013, <http://cpro.hkbu.edu.hk/hkbunews/20130218_Letter_to_LegCo.pdf>.

	HKBU's Claims*	Government's Responses
	investment. If land is needed by the university for new projects in future, it may have to resort to sites away from the campus, which is undesirable in terms of environmental protection, sustainable development of society as well as school management.” ⁴	<p>be able to meet all HKBU's requirements up to the 2014/15 academic year under the prevailing policies.</p> <p>In the long term, even if there are any additional requirements for land by the HKBU in the future, there is a well-established mechanism within the Government at present to identify suitable land for the HKBU. Depending on the specific use, the land concerned may not need to be adjacent to the existing campus. In fact, the HKBU has recently submitted a proposal to the Government to use the former Royal Air Force Station at Kwun Tong Road on a long term basis. The proposal emphasised the benefits of having the Academy of Visual Arts operating at the same time on the main campus in Kowloon Tong and the Kwun Tong Road campus.</p>
1.5	“There has long been a shortage of sites for use by local higher education institutions. The total shortfall is 80 000 m ² of operating area.” ⁵	<p>The Government and the UGC have been supporting the UGC-funded institutions to construct publicly-funded academic facilities and student hostels in accordance with established policies and calculation criteria.</p> <p>For institutions which still have campus space for development, we encourage them to select suitable location for constructing the necessary academic facilities and student hostels or to carry out redevelopment or extension of their existing buildings so as to fully utilise and optimise the use of their campuses.</p> <p>On the other hand, for institutions which have additional requirements for space, we are discussing with them the feasibility of constructing student hostels or academic facilities in various locations.</p>
2	HKBU's proposal to construct a self-financed Chinese medicine hospital	
2.1	“The HKBU first put forward ...a proposal to develop a Chinese medicine teaching hospital to EDB in 2009...At a meeting held in October 2012, the HKBU indicated clearly to the concerned FHB official that the Tsim Sha Tsui plan would be suspended and expressed that the ex-IVE (LWL) site was the most suitable site for constructing the Chinese medicine teaching hospital. At that	<p>The HKBU has put forward to the Food and Health Bureau (FHB) various ideas on the development of a Chinese medicine hospital (CMH), including:</p> <p><u>September 2009</u> Letter to propose developing a CMH and other facilities. In the letter, it was mentioned that “in terms of the site, we propose constructing a Chinese medicine hospital in urban areas for the convenience of the public. The ex-IVE(LWL) site in Kowloon Tong is one of the preferable sites... Of course, <u>other conveniently located sites can also be considered</u>”;</p> <p><u>June 2011</u> Letter to advise that the university had found common ground with the Tsim Sha Tsui District Kai Fong Welfare Association (TSTKFWA) in</p>

⁴ Last paragraph of page 2, HKBU's letter to KCDC Members dated 27 February 2013.

⁵ Slide 7, Annex 3 to HKBU's letter to KCDC Members dated 27 February 2013.

	HKBU's Claims*	Government's Responses
	<p>time, the official concerned responded positively and emailed to the HKBU on the same day expressing that he would discuss the feasibility of developing the hospital at the ex-IVE site with the Lands Department and EDB.”⁶</p>	<p>establishing a CMH at the Association's building;</p> <p><u>November 2011 and September 2012</u> Submission of a detailed proposal and supplementary information on the development of a CMH in Tsim Sha Tsui, which included detailed information about the mode of collaboration with the TSTKFWA, the timetable for developing the CMH in Tsim Sha Tsui, feasibility study report, budget, etc;</p> <p><u>September and November 2012</u> It submitted proposals to the UGC in September and November 2012 on developing a student hostel at the ex-IVE (LWL) site. <u>It had not mentioned in these proposals its discussion with the FHB on the development of the CMH;</u></p> <p><u>October 2012</u> At an informal meeting, HKBU mentioned the difficulties encountered in developing the CMH at the site of the TSTKFWA and that it was also interested in developing the hospital on the ex-IVE (LWL) site. It subsequently provided via email a one-page layout plan which only shows the location of the CMH and the number of beds being contemplated. The plan did not contain any other information. With a formal CMH proposal from HKBU still on the table, the Government could not follow-up on an informal aspiration from the university that was not substantiated with details;</p> <p><u>18 February 2013</u> HKBU wrote to the Government to formally withdraw its proposal with the TSTKFWA and submitted a non-site specific CMH proposal. In its letter, HKBU also mentioned that it considered the ex-IVE (LWL) site to be the most suitable site for building the CMH.</p> <p>The Government emphasises that as a private medical facility, the CMH proposed by HKBU is no different from other private hospitals. At present, the FHB does not have a policy to provide government land to individual organisations for the purpose of developing CMHs, and can only consider proposals to construct such hospitals on privately owned land. As such, the Government does not support the development of a CMH on the ex-IVE (LWL) site.</p>
2.2	<p>“At present, Chinese medicine students have to go to the Mainland for their internship. However, due to the different medical</p>	<p>At present three local universities are offering UGC-funded programmes of Chinese medicine, all of which comprise an established element of clinical internship made possible by institutions partnering with local Chinese medicine clinics and Mainland Chinese medicine hospitals. Graduates of these programmes are all recognised by the</p>

⁶ Paragraph 4 of page 2, HKBU's letter to LegCo Members dated 18 February 2013.

	HKBU's Claims*	Government's Responses
	<p>systems adopted in Hong Kong and the Mainland, their learning experience in the Mainland cannot be fully applied in Hong Kong.”⁷</p>	<p>Chinese Medicines Board of the Chinese Medicine Council of Hong Kong and are eligible for the Chinese Medicine Practitioners Licensing Examination to qualify as registered practitioners. None of these three universities operates any CMH.</p> <p>Even if a CMH in Hong Kong provides clinical internship opportunities for students in future, it is not a must for such a CMH to be close to the institution campus. In fact, currently many hospitals offering opportunities for internship are not located in the immediate vicinity of the institutions.</p>
3	HKBU's request to use the southern portion of the ex-IVE (LWL) site	
3.1	<p>“The site is surrounded by the HKBU campus on three sides and has all along been regarded as part of the HKBU campus. Moreover, the site, which is adjacent to HKBU's buildings and student hostels, is also subject to height restriction and hence undesirable for residential use.....”⁸</p>	<p>The ex-IVE (LWL) site has never been included in the HKBU campus area, and part of its boundary on the east is immediately adjacent to the Kowloon Tong Fire Station at present. Government policy should always remain rational, fair and consistent, and the Government should not allocate a site to an individual institution simply because it is next to the institution.</p> <p>It is very common in Hong Kong to have residential developments located close to a teaching block or a student hostel of a university. At the meeting of the Metro Planning Committee of the Town Planning Board on 25 January 2013, this was also discussed and members generally agreed that residential development in the southern portion of the site was considered not incompatible with the surrounding developments.⁹</p>
3.2	<p>“Since 2005, the HKBU has repeatedly taken the initiative to submit proposals to the Government, urging the Government to grant the entire site of the ex-IVE (LWL) to the HKBU for long-term development. However, the Government has not given any official reply.”¹⁰</p>	<p>In recent years, HKBU has made various different proposals on the use of the site at different junctures. Nonetheless, some of these proposals included only brief textual descriptions without sufficient details as normally provided in public works projects. This notwithstanding, the relevant officials have maintained close communication with the HKBU to explain the Government's position and policies on sites for educational use.</p> <p>In fact, the Government has set aside over 6 000 m² of land in the northern portion of the ex-IVE (LWL) site for higher education use as a measure to support the HKBU to fully utilise the site for providing student hostels and the necessary teaching facilities, so that the HKBU will be able to meet all its remaining requirements for some 2 000 m² of academic floor space and 1 331 student hostel spaces under the existing policy.</p>

⁷ Last paragraph of page 2, Annex 2 to HKBU's letter to KCDC Members dated 27 February 2013.

⁸ Paragraph 3 of page 2, HKBU's letter to LegCo Members dated 18 February 2013.

⁹ Paragraph 75, Minutes of meeting, <http://www.info.gov.hk/tpb/en/meetings/MPC/Minutes/m482mpc_e.pdf>.

¹⁰ Paragraph 4 of page 3, HKBU's letter to KCDC Members dated 27 February 2013.

	HKBU's Claims*	Government's Responses
3.3	<p>“We are absolutely against using the site for developing screen-like luxury residential buildings ...”¹¹</p>	<p>The proposed residential site is intended for medium-rise, medium-density residential developments with a maximum plot ratio of 4.5 and a building height restriction of 50m. Assessments indicate that the future residential development will not cause significant adverse impact to the nearby environment in terms of visual impact and air ventilation. Separately, the set of practice notes stipulating the sustainable building design guidelines promulgated by the Buildings Department can also help prevent the presence of screen-like buildings.</p>
3.4	<p>“The Government’s decision to include the site in the Land Sale Programme before the procedure has been completed and despite the strong opposition of the HKBU community appears to bypass the Town Planning Board and the District Council and to make the rezoning a <i>de facto</i> reality.”¹²</p>	<p>It is the Administration’s practice to include all anticipated government sites expected to become available in a certain year into the Land Sale Programme of that year. This could provide clear information about the anticipated land supply to the market so that the market could be prepared. These sites include individual sites which need to undergo various processes (e.g. termination of short-term tenancies, completion of public works, completion of statutory planning process for amendments of Outline Zoning Plans, etc) and thus are not immediately available but are expected to be available for sale within the year. The relevant departments will accord priority and expedite the required processes with a view to ensuring early completion. The Government is fully aware that some of the sites including the southern portion of the ex-IVE(LWL) site would require the completion of the statutory procedures for amending the relevant Outline Zoning Plans before they can be put to the market.</p>

¹¹ Paragraph 3 of page 2, Annex 2 to HKBU’s letter to KCDC Members dated 27 February 2013.

¹² Paragraph 2, HKBU’s email to its staff, students and alumni dated 1 March 2013, <http://www.lwlsite.hkbu.edu.hk/pdf/ACTION_Ucommunity_1mar2013_e.pdf>.