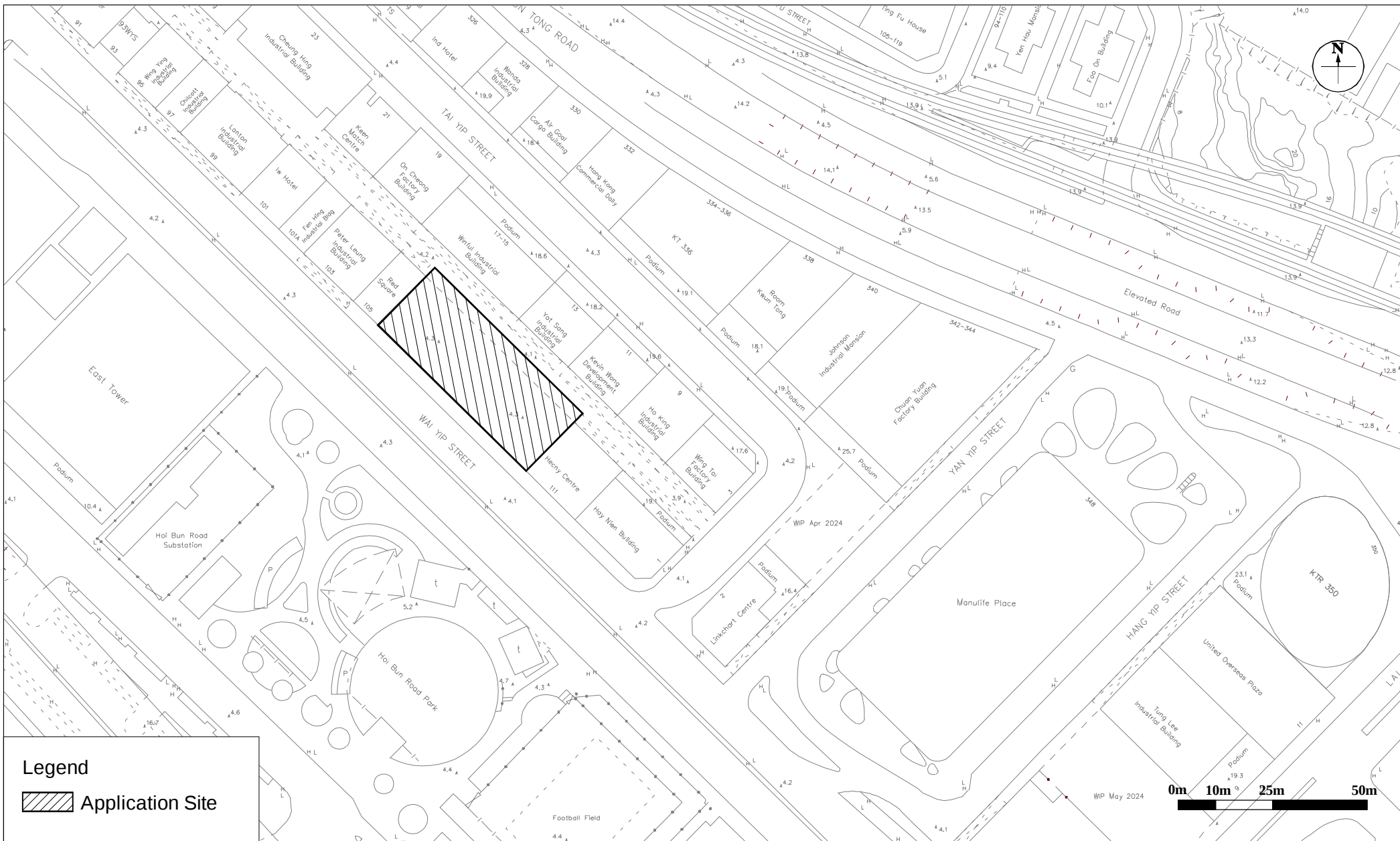
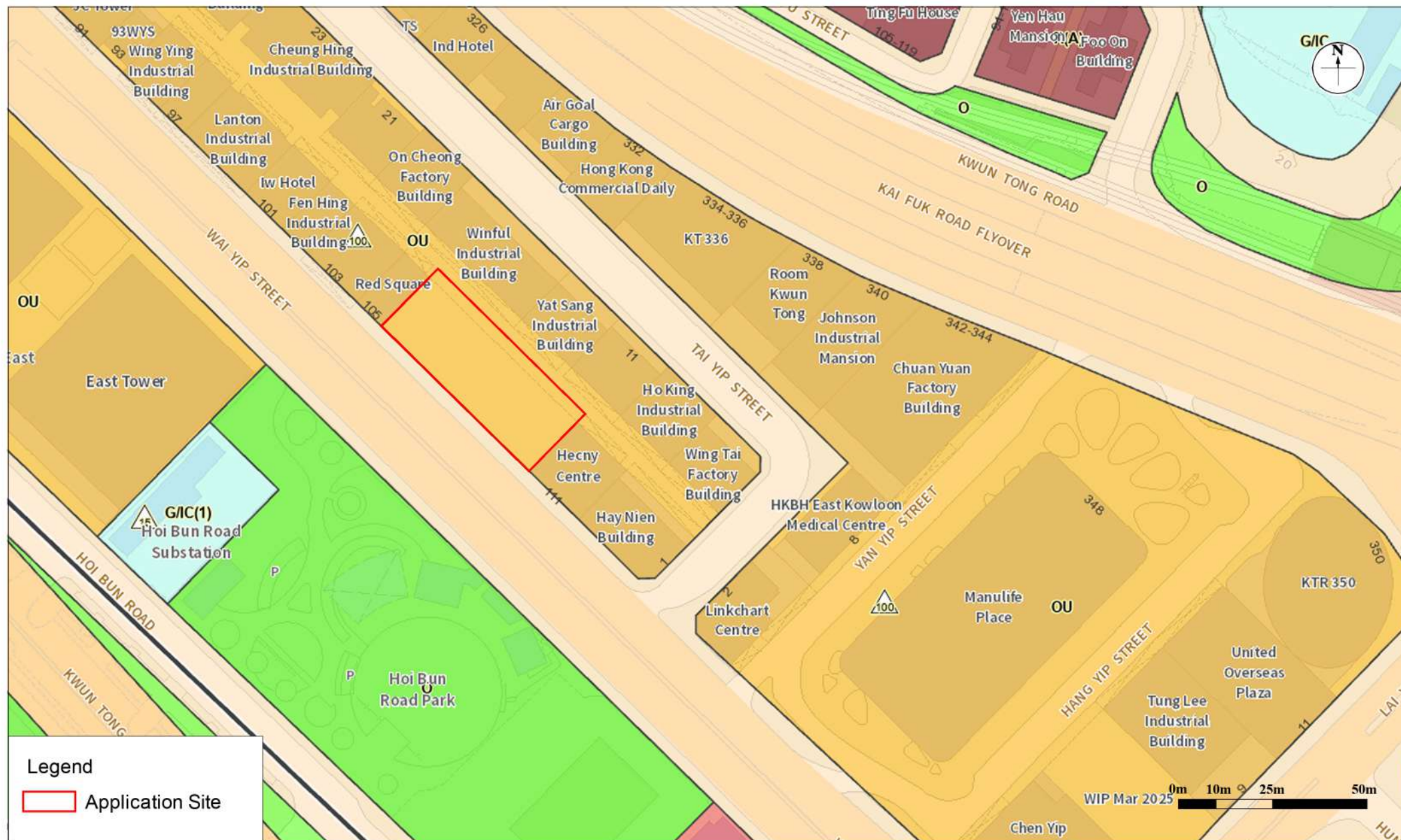


Figures



Rev.: 1.0
Date: June 2025





DRAWING TITLE: Lot Index Plan	LEGEND: Application Boundary	SCALE: N.T.S	PREPARED BY: DeSPACE (International) Limited
DRAWING NUMBER: Figure 3		DATE: August 2025	

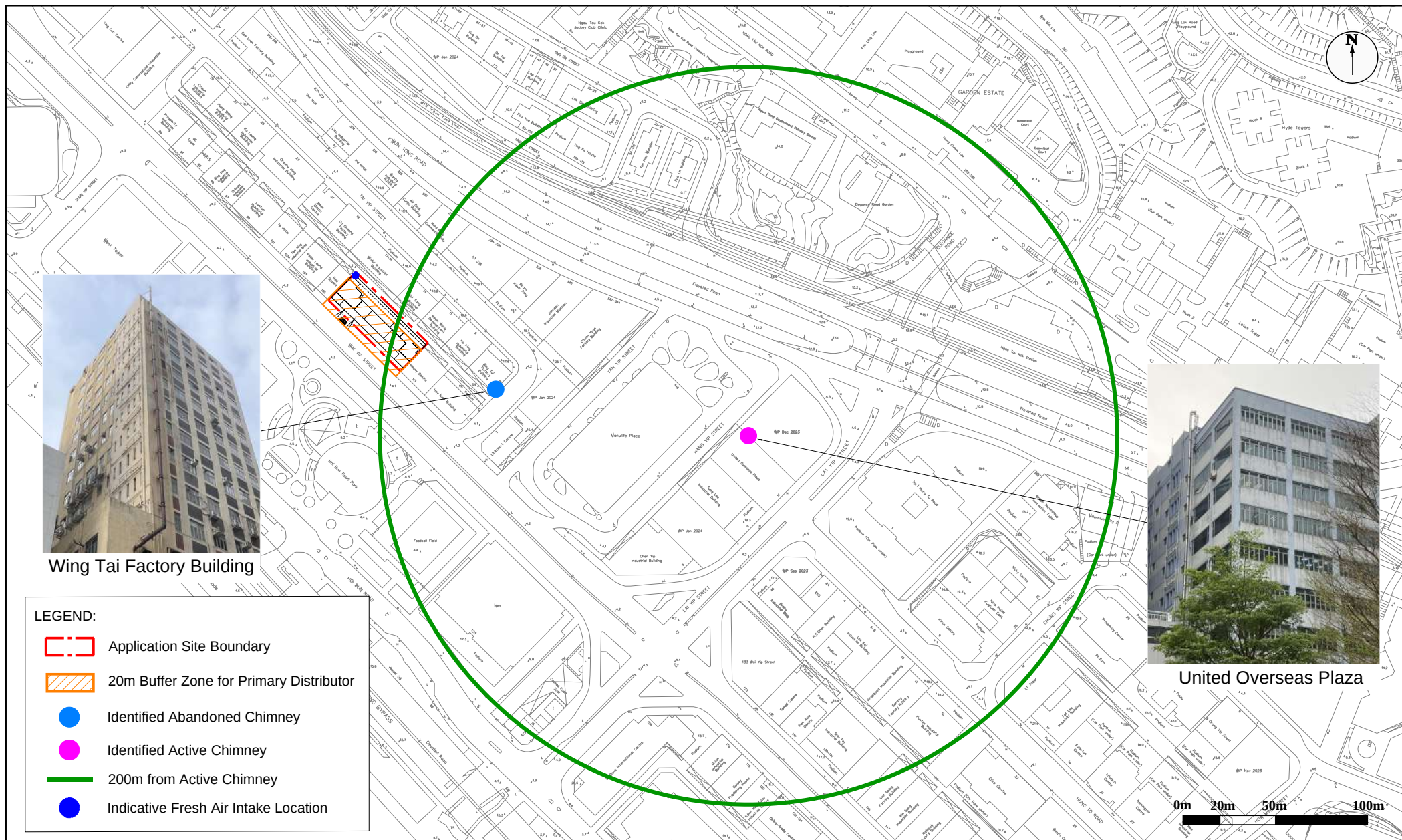


Figure: 4

Title: HKPSG's Recommended Buffer Distance for Road and Chimney

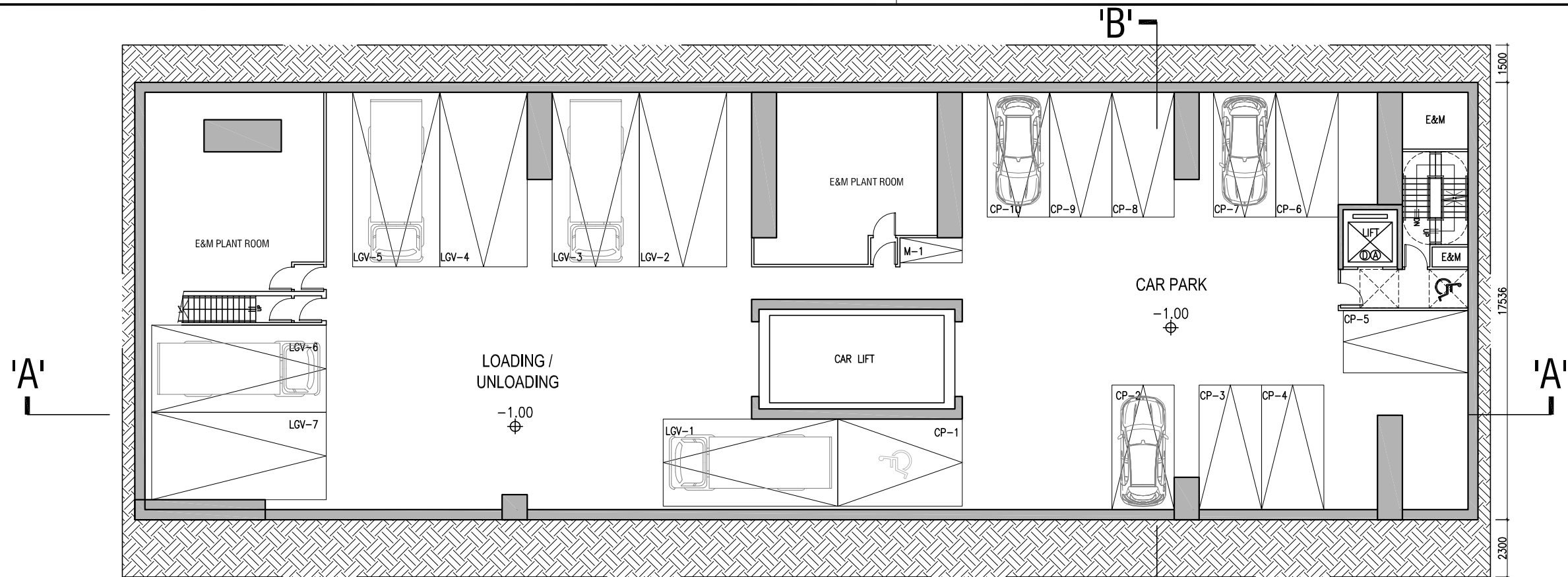
Project: Proposed Hotel at 107 - 109 Wai Yip Street, Kwun Tong, Kowloon

Rev.: 1.0

Date: Mar 2024

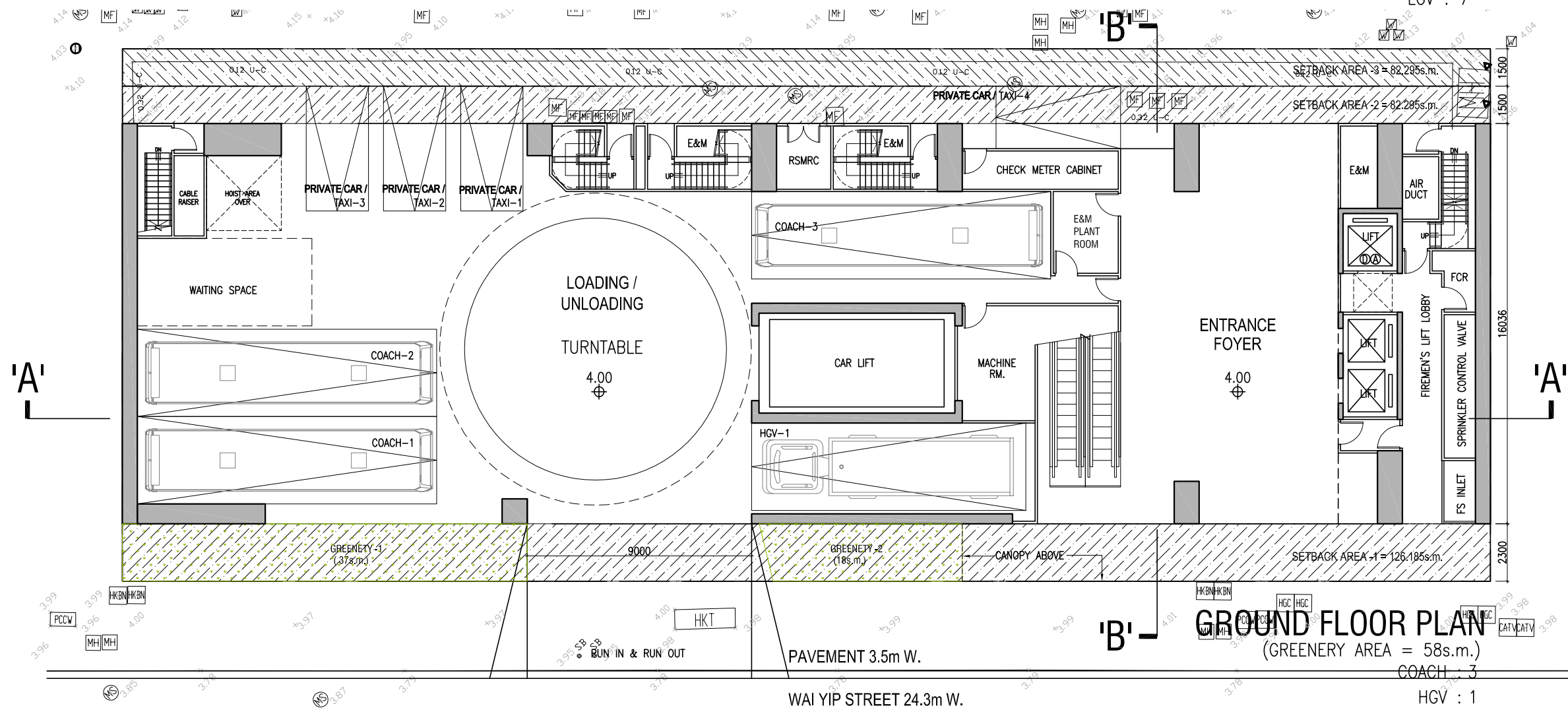
Appendix 1

Proposed Development Scheme



BASEMENT PLAN

CAR PARKING : 10
MOTOR CYCLE : 1
LGV : 7



GROUND FLOOR PLAN

(GREENERY AREA = 58s.m.)

COACH : 3
HGV : 1
TAXI : 4

B.L.D. REF. NO.

F.P.B. NO.

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PROJECT

PROPOSED HOTEL
DEVELOPMENT ON
Nos. 107-109, WAI YIP STREET
KWUN TONG, KOWLOON

PLAN

BASEMENT & GRD. FL. PLAN

SCALE
1 : 200 (A3)
1 : 300 (A4)

CLIENT

STAR PROPERTIES (H.K.) LIMITED

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TEL: 3554-0390 FAX: 3554-0501

PLANNER

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TRAFFIC CONSULTANT

CKM ASIA LIMITED

21/F, Methodist House, 38 Hennessy Road, Wan Chai Hong Kong
TEL: 2524-8896 FAX: 2524-6343

DESIGN CONSULTANT

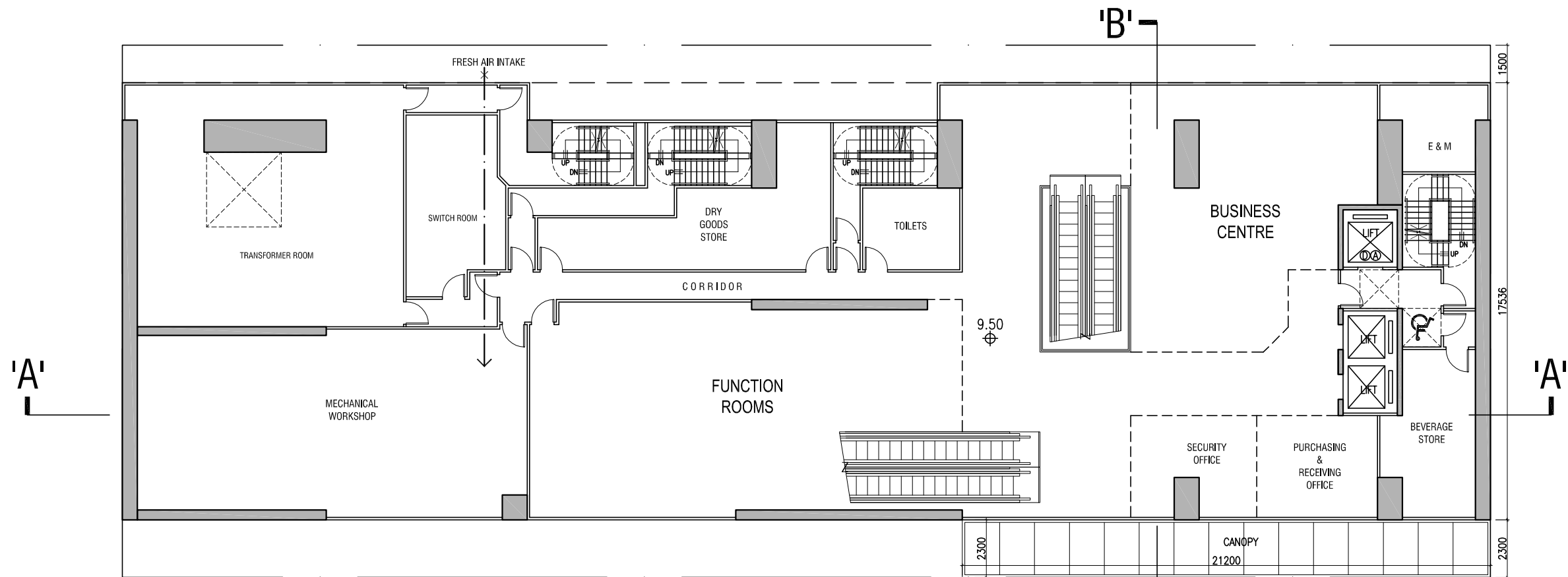
LEO DESIGN LIMITED

15/F HING LING COMMERCIAL BUILDING, 18 SCHWAB STREET, HONG KONG
TEL: 2550-5911 E-MAIL: leo@leodesign.com.hk

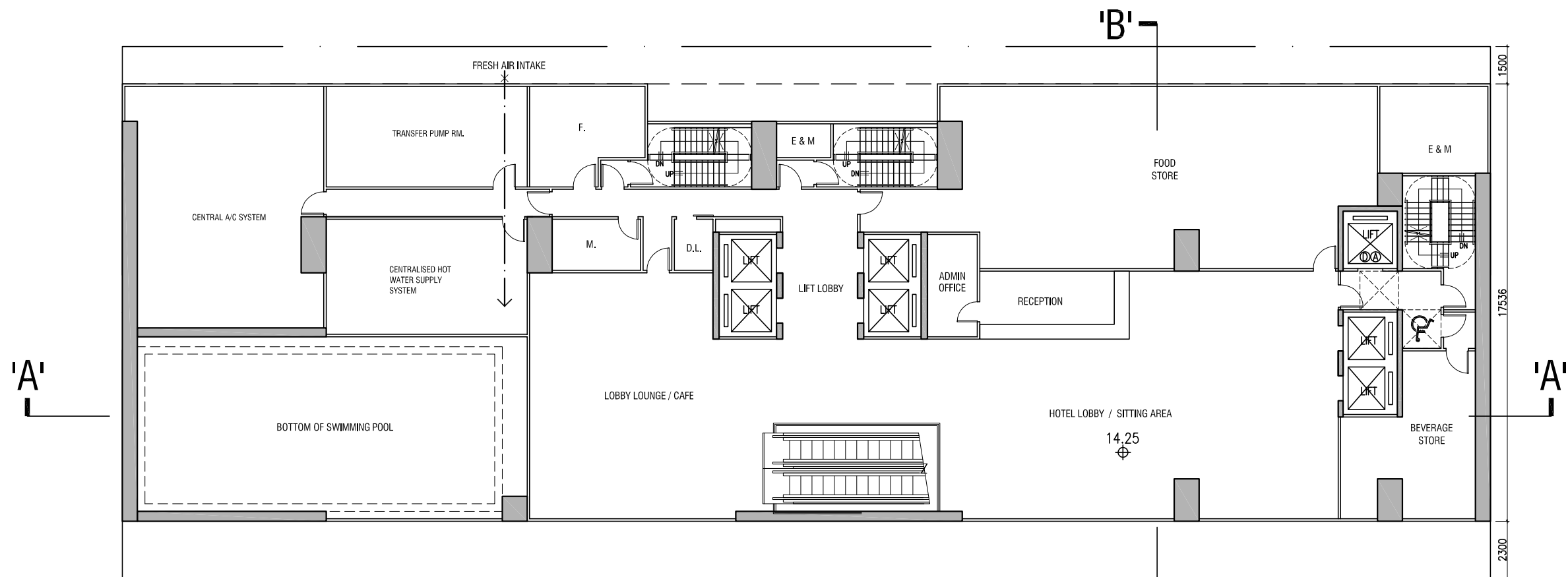
B.D. / F.S.D. APPROVAL

DRAWN CHECKED

DRAWING NO.	DATE		
FIG-01	A	28-05-2025	
	B	25-07-2025	
	C	30-07-2025	
	D	11-08-2025	
		19-08-2025	



1st FLOOR PLAN



2nd FLOOR PLAN

B.L.D. REF. NO.

F.P.B. NO.

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PROJECT

PROPOSED HOTEL
DEVELOPMENT ON
Nos. 107-109, WAI YIP STREET
KWUN TONG, KOWLOON

PLAN

1st - 2nd FL. PLAN

SCALE

1 : 200 (A3)
1 : 300 (A4)

CLIENT

STAR PROPERTIES (H.K.) LIMITED

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TEL: 2550-5911 E-MAIL: leo@leodesign.com.hk

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DRAWN

CHECKED

DRAWING NO.

DATE

28-05-2025

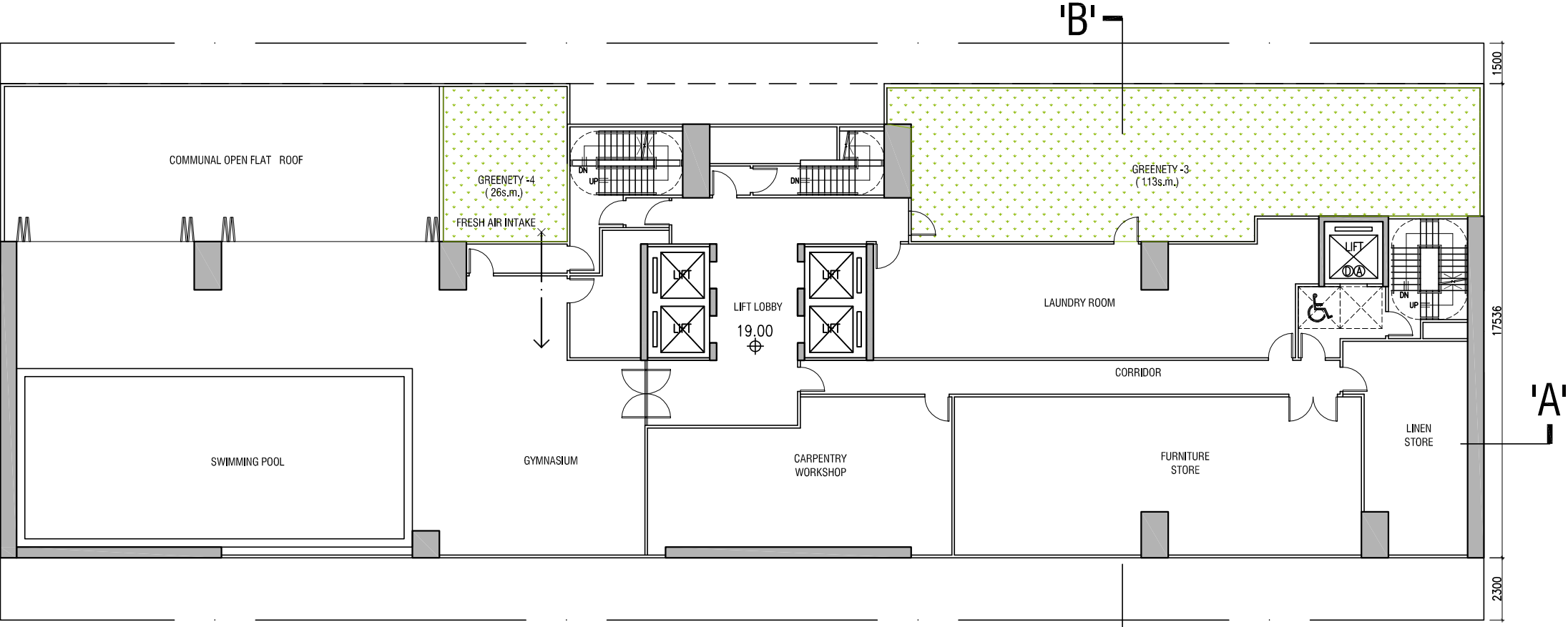
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B 30-07-2025

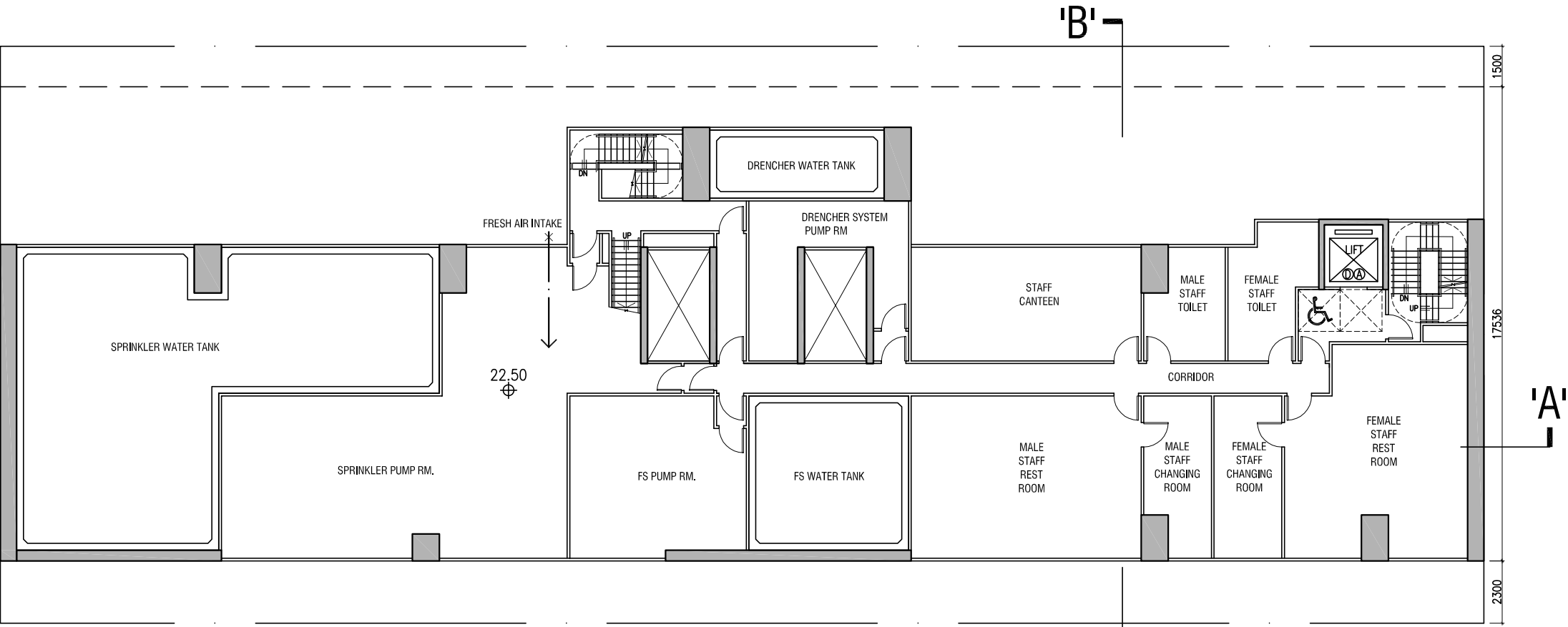
C 11-08-2025

D 19-08-2025

FIG-02



3rd FLOOR PLAN
(GREENERY AREA = 139s.m.)



5th FLOOR PLAN

B.L.D. REF. NO.

F.P.B. NO.

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PROJECT

PROPOSED HOTEL DEVELOPMENT ON
Nos. 107-109, WAI YIP STREET
KWUN TONG, KOWLOON

PLAN

3rd - 31st FL. PLAN

SCALE

1 : 200 (A3)
1 : 300 (A4)

CLIENT

STAR PROPERTIES (H.K.) LIMITED
UNIT 603, 6/F TOWER 1, ADMIRALTY CENTRE, 18 HARBOUR ROAD, ADMIRALTY, HONG KONG
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TEL: 2520-5911 E-MAIL: leo@leodesign.com.hk

B.D. / F.S.D. APPROVAL

DRAWN

CHECKED

DRAWING NO.

DATE

28-05-2025

25-07-2025

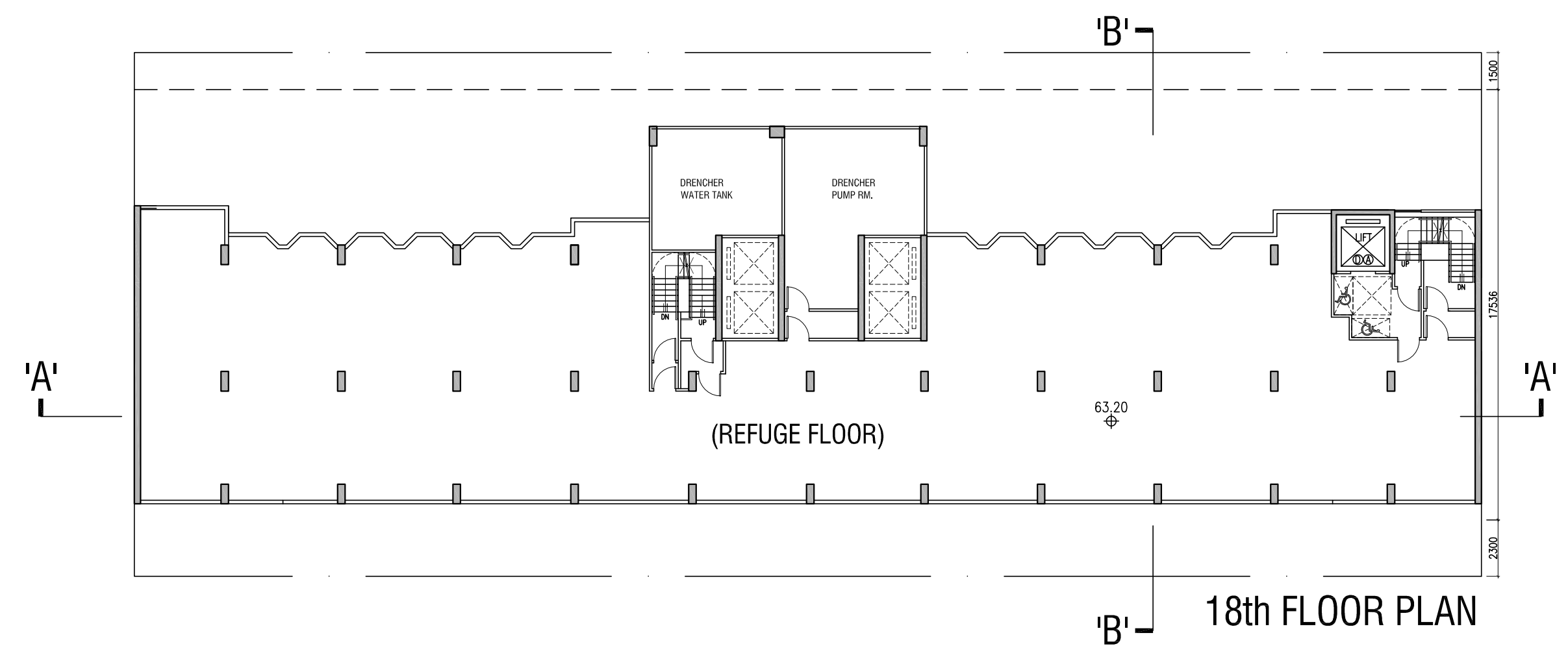
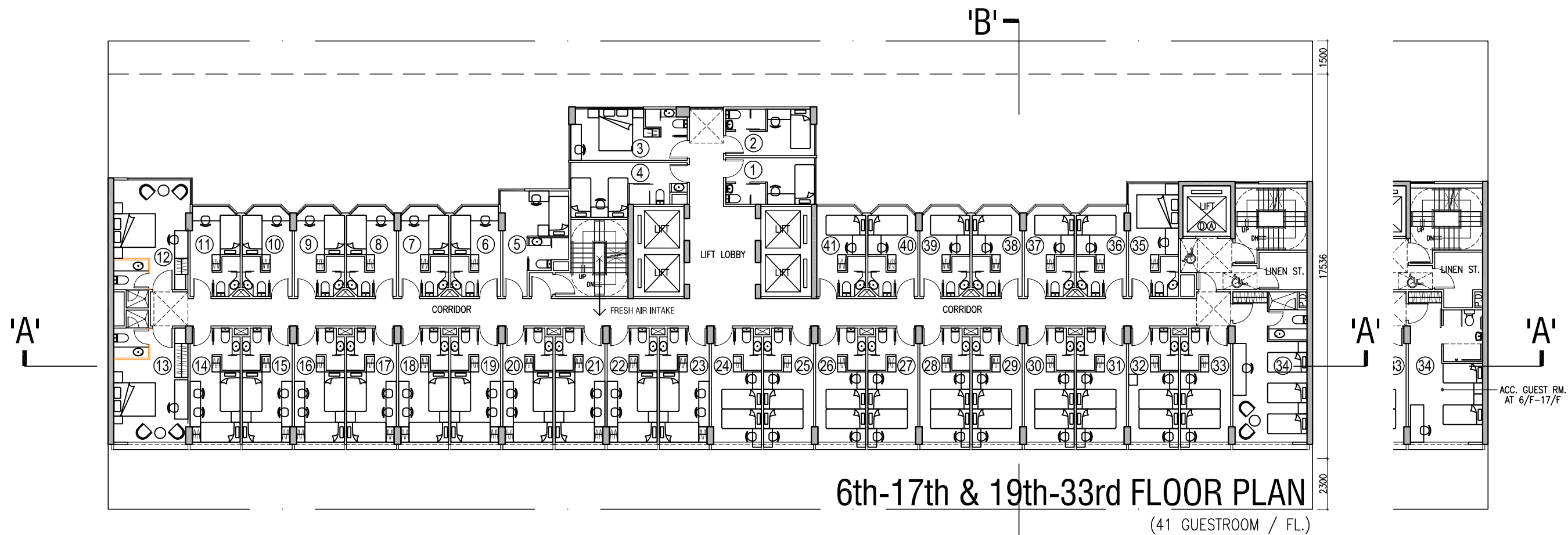
30-07-2025

11-08-2025

19-08-2025

FIG-03

-



B.L.D. REF. NO.

F.P.B. NO.

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PROJECT

PROPOSED HOTEL DEVELOPMENT ON Nos. 107-109, WAI YIP STREET KWUN TONG, KOWLOON

PLAN

17th FL. PLAN & ROOF PLAN

SCALE

1 : 200 (A3)
1 : 300 (A4)

CLIENT

STAR PROPERTIES (H.K.) LIMITED
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TEL: 2520-5911 E-MAIL: leo@leodesign.com.hk

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DRAWN

CHECKED

DRAWING NO.

DATE

28-05-2025

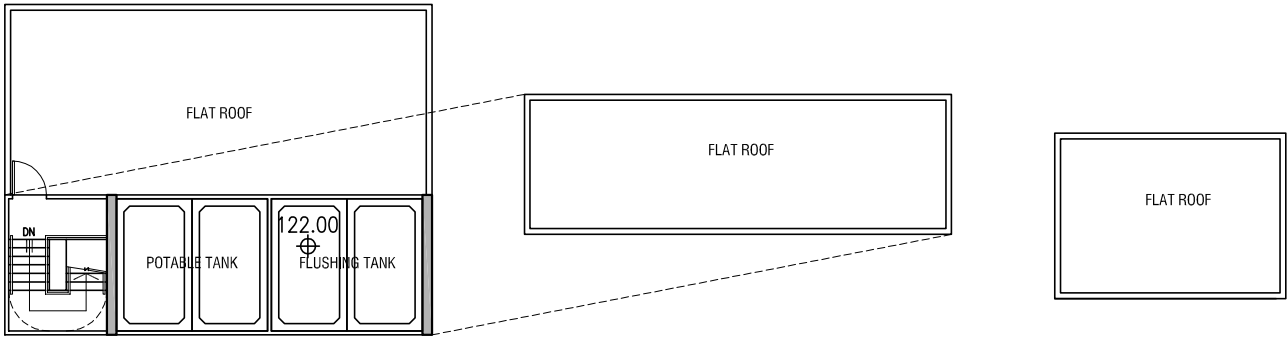
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30-07-2025

11-08-2025

19-08-2025

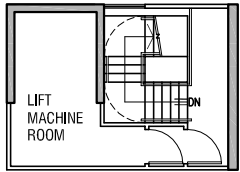
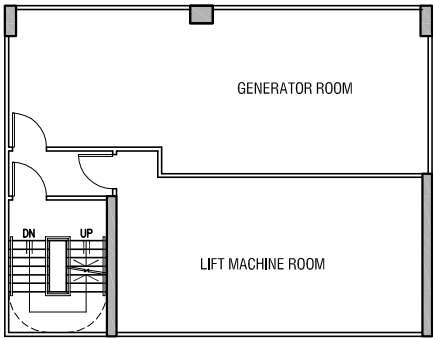
FIG-04



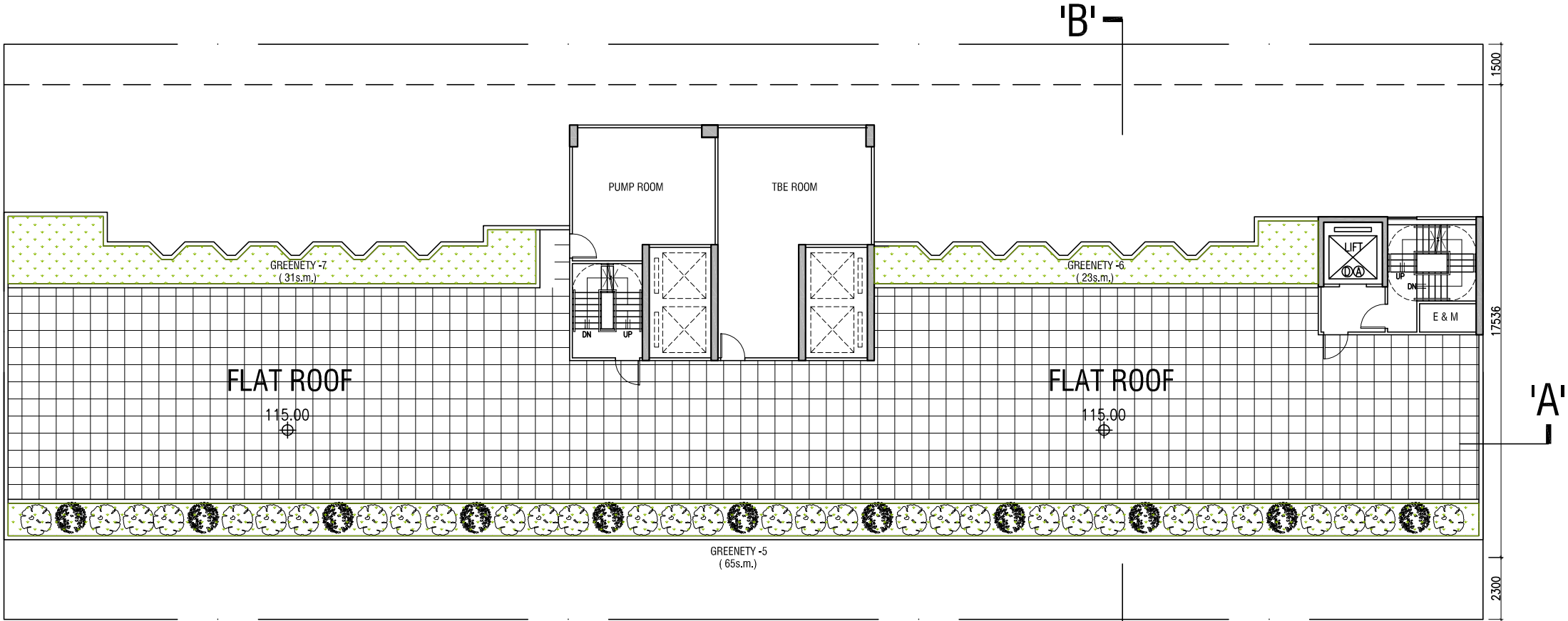
WATER TANK

TOP ROOF

GREENERY	AREA	PRIMARY	OVERALL
G/F	= 55s.m.	✓	✓
3/F	= 139s.m.	✓	✓
ROOF	= 119s.m.		✓
PRIMARY	= 194s.m. / 1,170.578 = 17% > 10%		
OVERALL	= 313s.m. / 1,170.578 = 27% > 20%		



MACHINE RM. PLAN



ROOF PLAN

(GREENERY AREA = 119s.m.)

B.L.D. REF. NO.

F.P.B. NO.

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PROJECT

PROPOSED HOTEL
DEVELOPMENT ON
Nos. 107-109, WAI YIP STREET
KWUN TONG, KOWLOON

PLAN

MACHINE RM. PLAN
& TOP ROOF

SCALE

1 : 200 (A3)
1 : 300 (A4)

CLIENT

STAR PROPERTIES (H.K.) LIMITED

UNIT 603, 6/F TOWER 1, ADMIRALTY CENTRE, 18 HARBOUR ROAD, ADMIRALTY, HONG KONG
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TEL: 2530-5911 E-MAIL: leo@leodesign.com.hk

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DRAWN

CHECKED

DRAWING NO.

DATE

28-05-2025

A

25-07-2025

B

30-07-2025

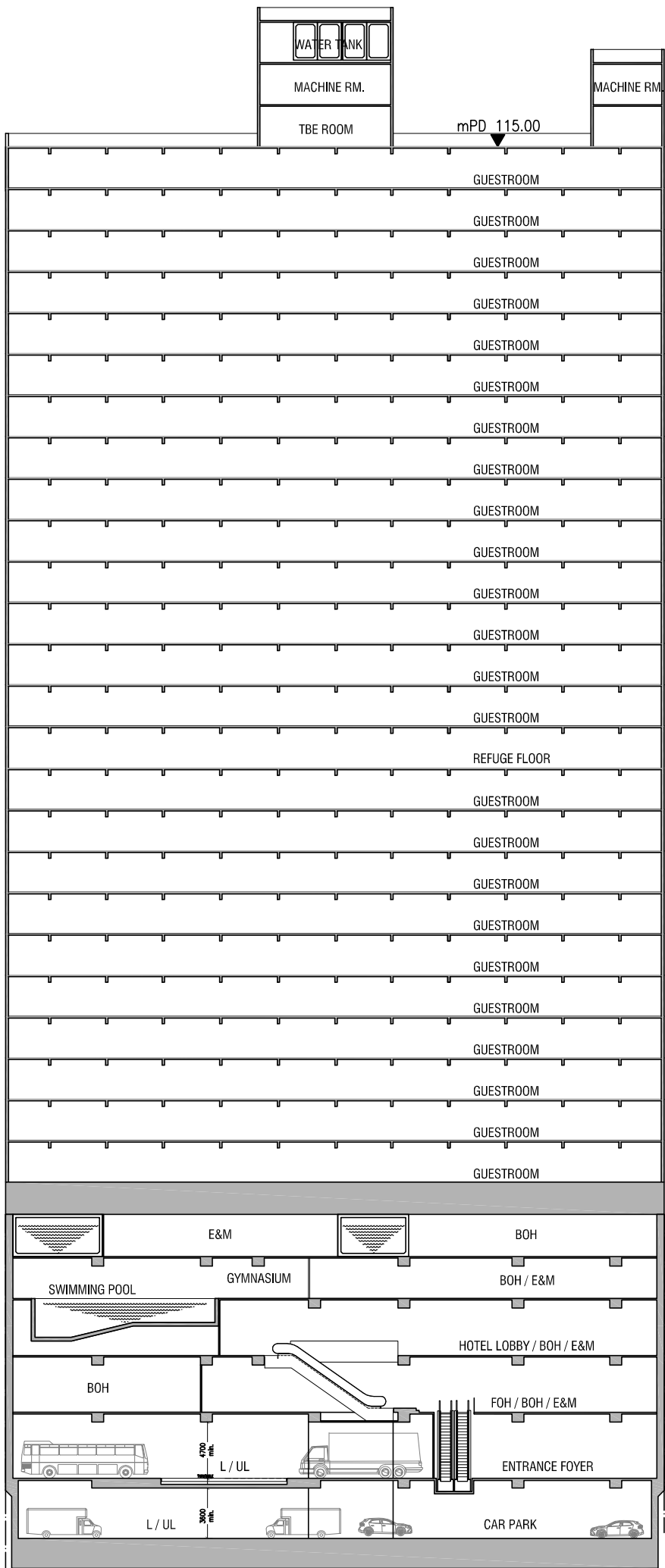
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11-08-2025

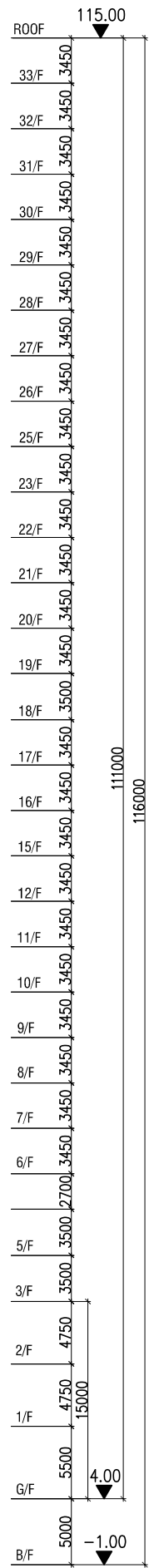
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19-08-2025

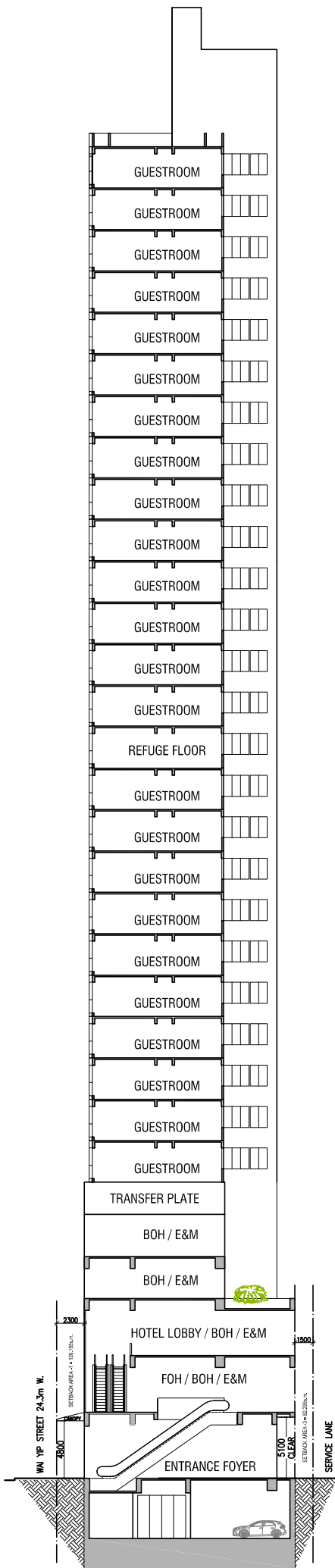
FIG-05



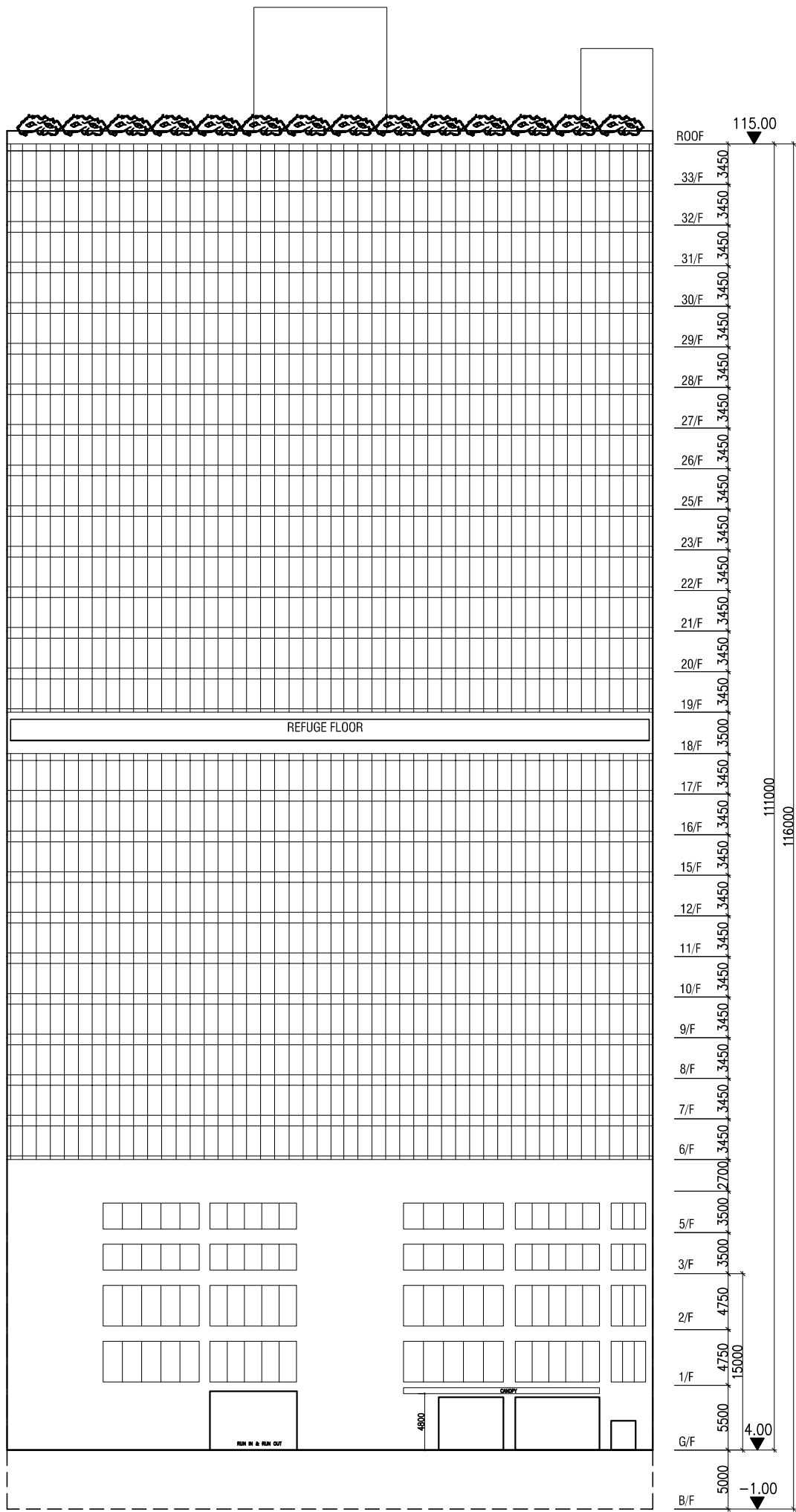
SECTIONAL A-A



SECTIONAL B-B



ELEVATION DIAGRAM



B.L.D. REF. NO.

F.P.B. NO.

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PROJECT

PROPOSED HOTEL DEVELOPMENT ON Nos. 107-109, WAI YIP STREET KWUN TONG, KOWLOON

PLAN

ELEVATION & SECTIONAL DIAGRAM

SCALE

NTS

CLIENT

STAR PROPERTIES (H.K.) LIMITED

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B.D. / F.S.D. APPROVAL

DRAWN

CHECKED

DRAWING NO. FIG-06

DATE	28-05-2025		
A	25-07-2025		
B	30-07-2025		
C	11-08-2025		
D	19-08-2025		

107-109 Wai Yip Street Hotel Development

(Room Mix Table)

room	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	26	27	28	29	30	31	32	33	34	35	36	37	38	39	40	41
6/F	S	S	D	T	S	S	S	S	S	S	S	D	D	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	A	D	S	S	S	S	S	S	
7/F	S	S	D	T	S	S	S	S	S	S	S	D	D	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	A	D	S	S	S	S	S	S	
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9/F	S	S	D	T	S	S	S	S	S	S	S	D	D	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	A	D	S	S	S	S	S	S	
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17/F	S	S	D	T	S	S	S	S	S	S	S	D	D	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	A	D	S	S	S	S	S	S	
18/F	Refuge Floor																																								
19/F	S	S	D	T	S	S	S	S	S	S	S	D	D	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	F	D	S	S	S	S	S	S	
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21/F	S	S	D	T	S	S	S	S	S	S	S	D	D	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	F	D	S	S	S	S	S	
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33/F	S	S	D	T	S	S	S	S	S	S	S	D	D	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	T	F	D	S	S	S	S	S	

Nos.	Type	
10	A	- Accessible Guest room
360	S	- Single Room
96	D	- Double Room
504	T	- Twin Room
14	F	- Family Room
984	Total no. of Guestroom	

Area of Guestroom around 8.5 s.m. to 22.50 s.m.