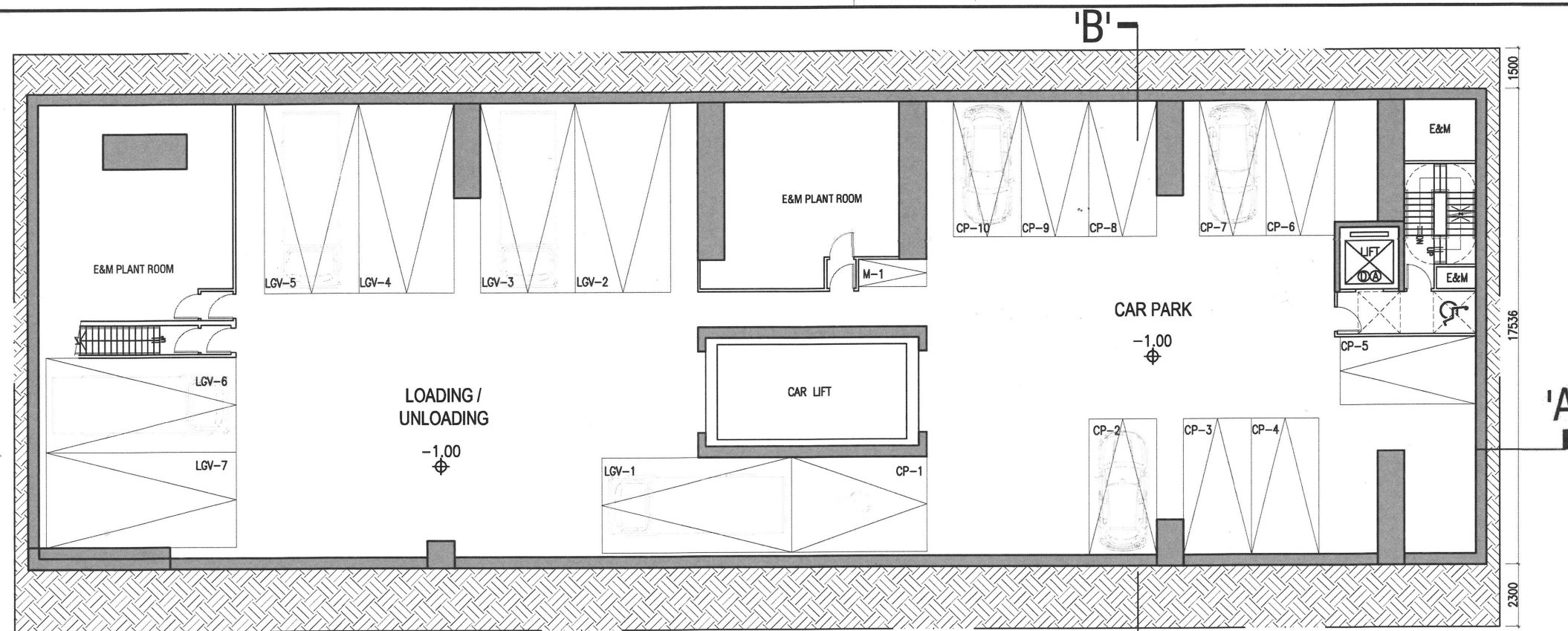


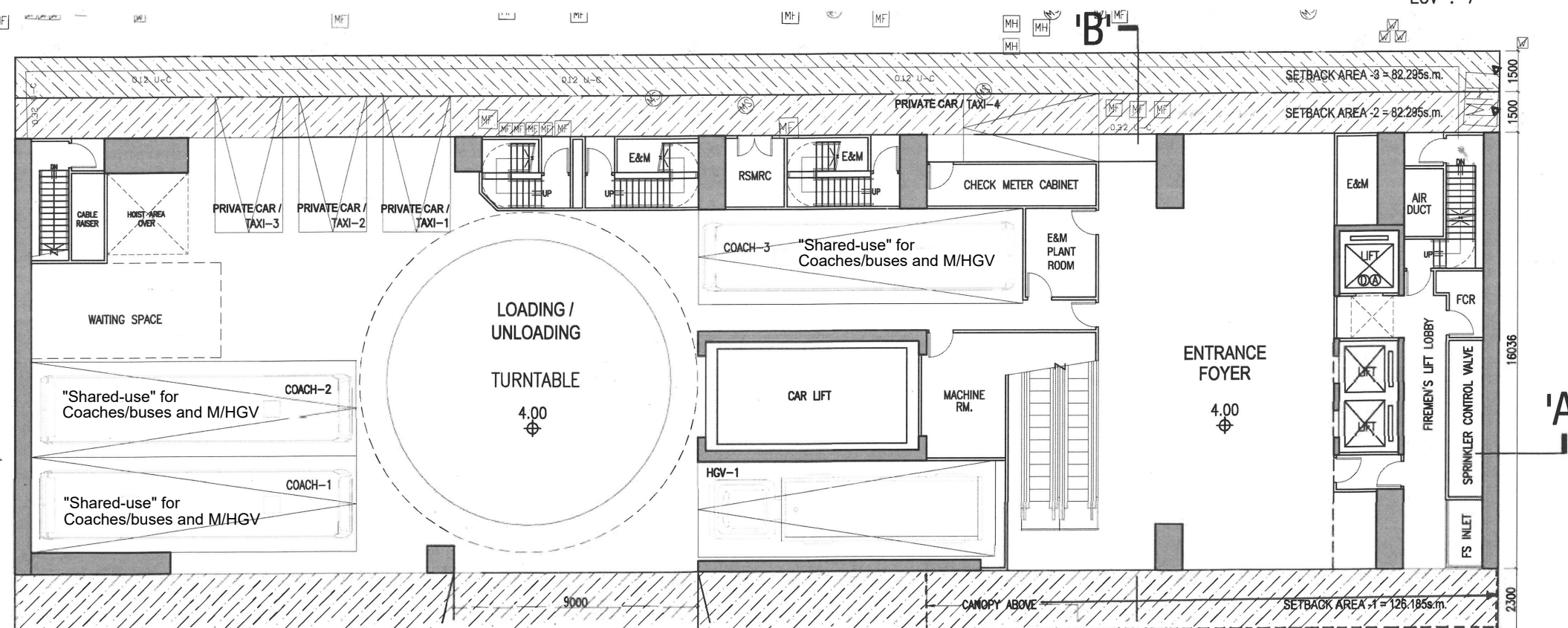
# **Appendix 1**

## **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.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED ONES IN ALL CASES.

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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

UNIT 801, 8/F, TOWER 1, ADMIRALTY CENTRE, 18 HARCOURT ROAD, ADMIRALTY, HONG KONG  
TEL: 3903-0285 FAX: 3903-0233

PLANNER

DeSPACE (International) Limited

Suite 1601, 16/F, Tower 2, Lippo Centre, 89 Queen's Road Central, Hong Kong  
TEL: 3500-8811 FAX: 3500-4213

TRAFFIC CONSULTANT

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TEL: 2520-0991 FAX: 2520-4543

DESIGN CONSULTANT

LEO DESIGN LIMITED

40/F, HING LUNG COMMERCIAL BUILDING, 38 SCENIC AVENUE, HONG KONG  
TEL: 2500-8811 E-MAIL: leo@leodesign.com.hk

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

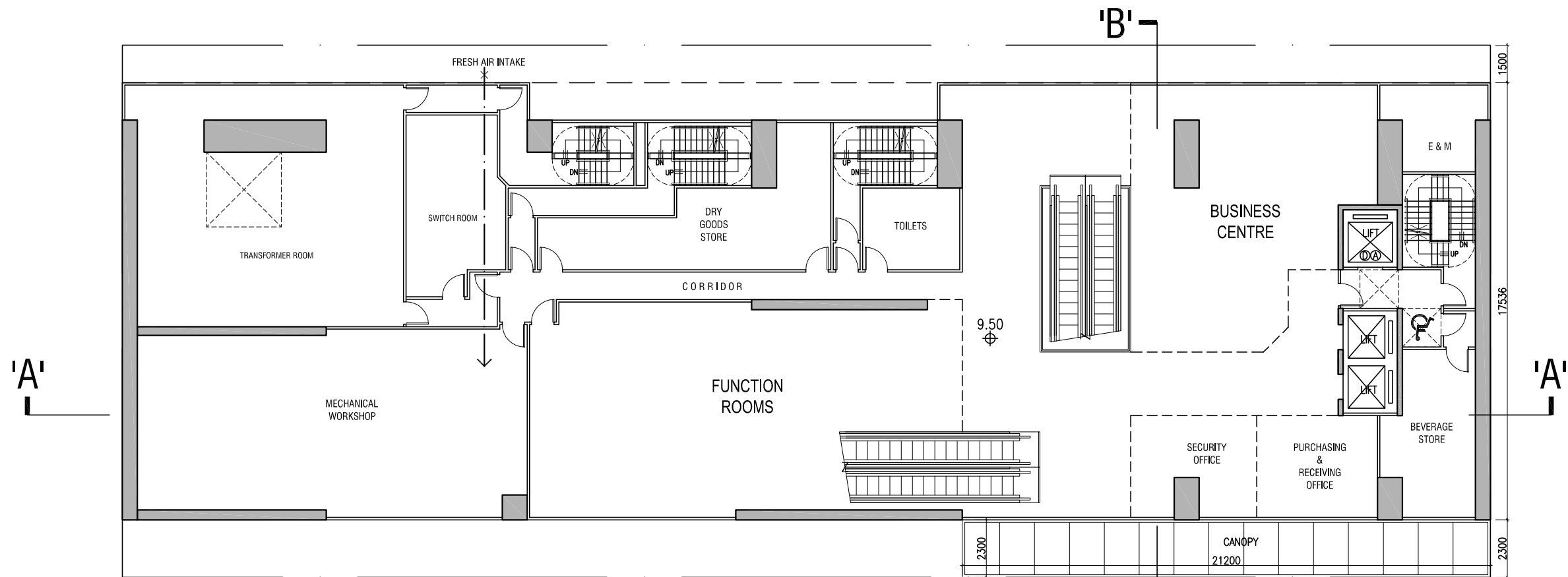
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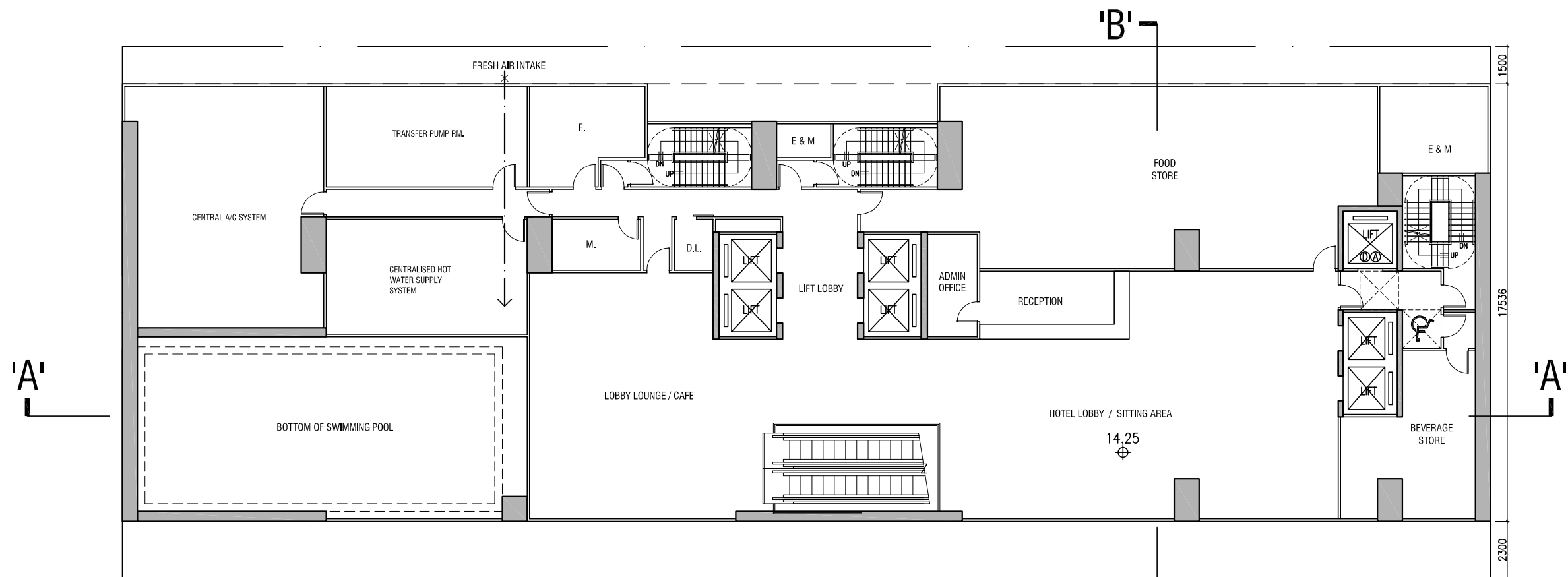
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DATE	28-05-2025		
A	28-07-2025	E	12-09-2025
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D	19-08-2025		

FIG-01



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

UNIT 603, 6/F TOWER 1, ADMIRALTY CENTRE, 18 HARCOURT ROAD, ADMIRALTY, HONG KONG  
TEL: 3953-4399 FAX: 3953-4391

PLANNER

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TEL: 3990-4333 FAX: 3990-4233

TRAFFIC CONSULTANT

CKM ASIA LIMITED

21/F, Methodist House, 38 Hennessy Road, Wan Chai, Hong Kong  
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DESIGN CONSULTANT

LEO DESIGN LIMITED

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

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DATE

28-05-2025

A 25-07-2025

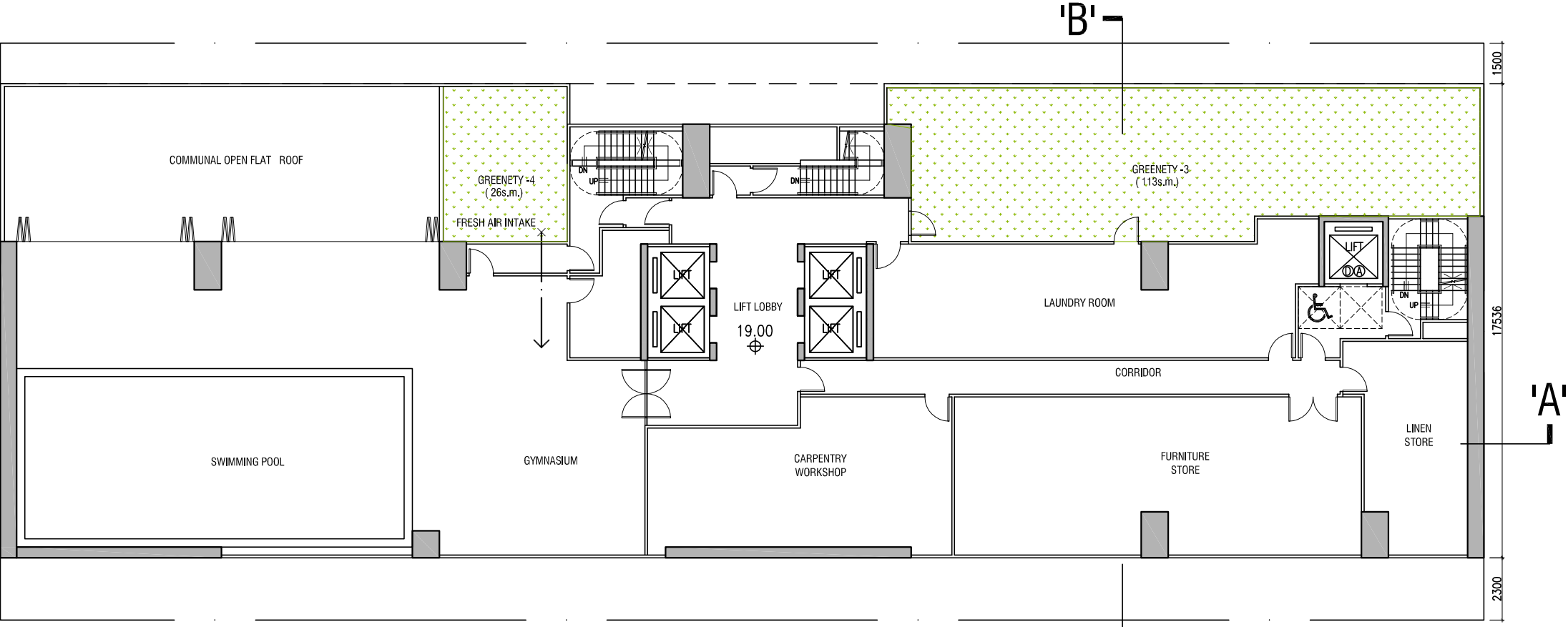
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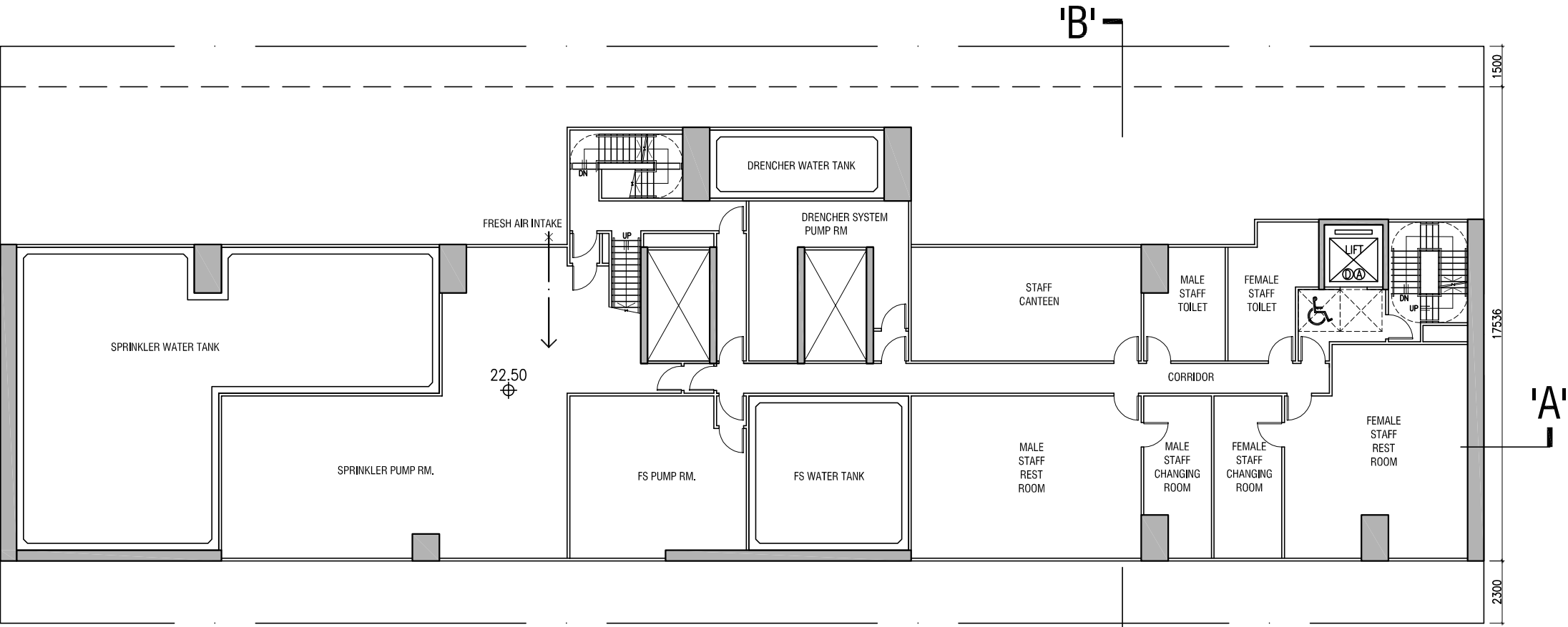
D 19-08-2025

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  
TEL: 2554-4399 FAX: 2554-6501

PLANNER

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

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30-07-2025

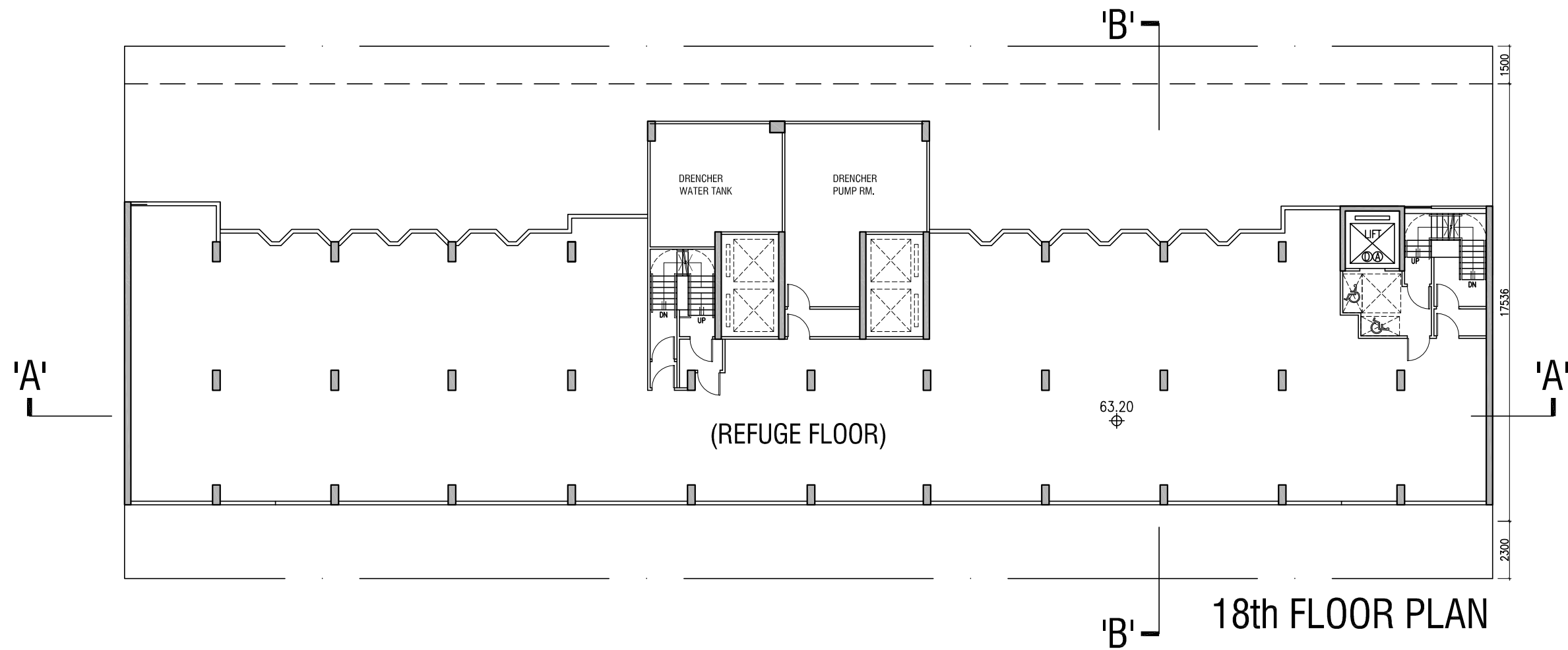
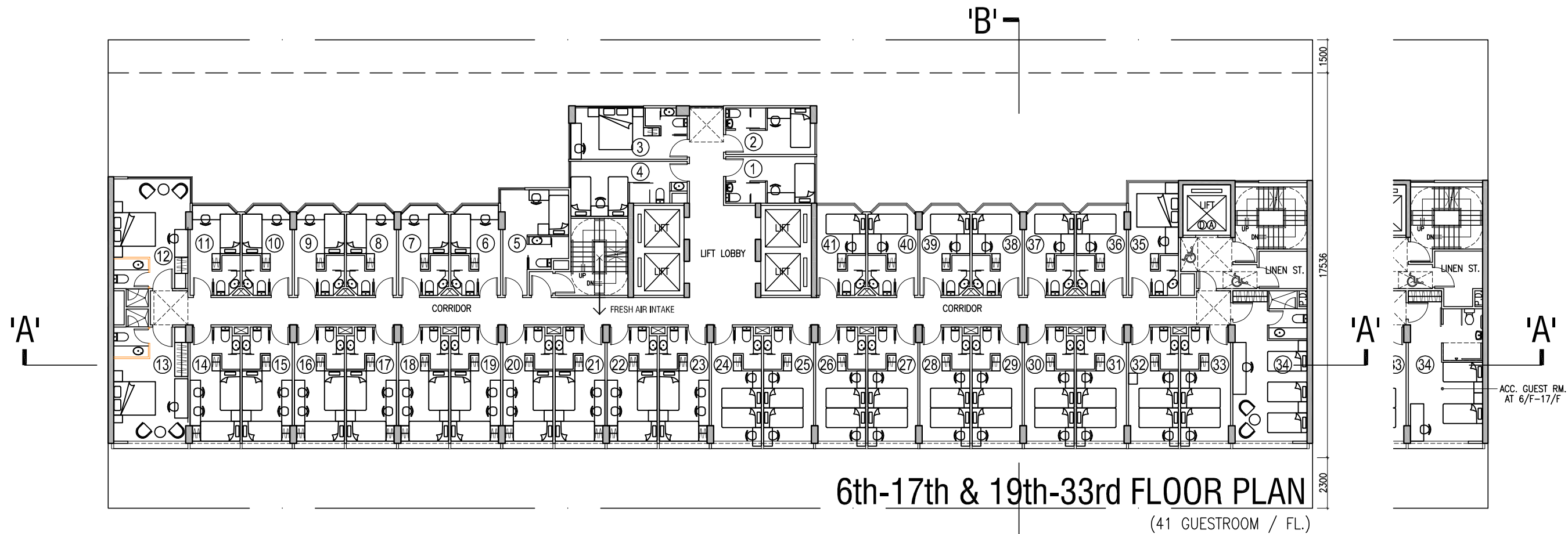
11-08-2025

19-08-2025

FIG-03

-





B.L.D. REF. NO.

F.P.B. NO.

FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALED ONES IN ALL CASES.

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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  
UNIT 603, 6/F TOWER 1, ADMIRALTY CENTRE, 18 HARBOUR ROAD, ADMIRALTY, HONG KONG  
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TEL: 3890-4333 FAX: 3890-4233

TRAFFIC CONSULTANT

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TEL: 2524-8896 FAX: 2524-8493

DESIGN CONSULTANT

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TEL: 2520-5911 E-MAIL: leo@leodesign.com.hk

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DATE

28-05-2025

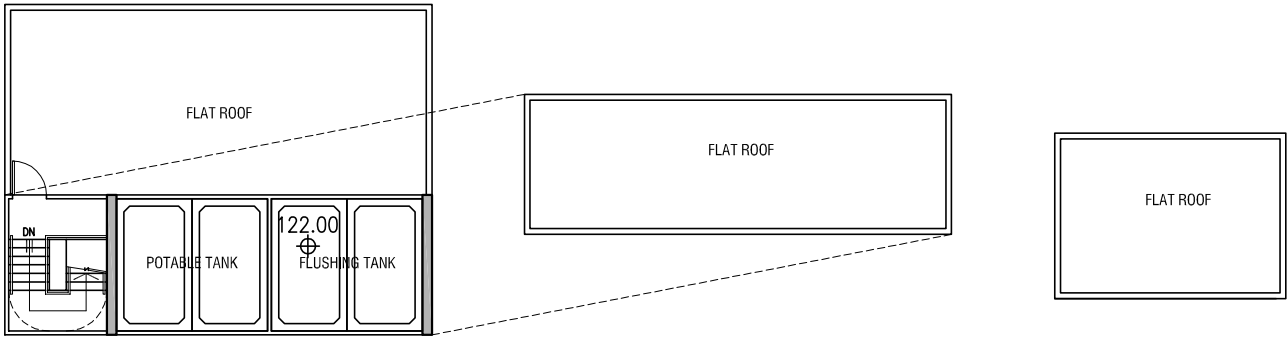
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30-07-2025

11-08-2025

19-08-2025

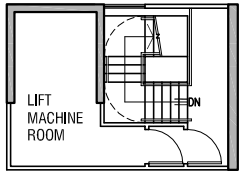
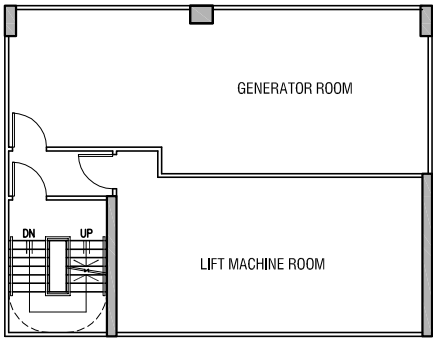
FIG-04



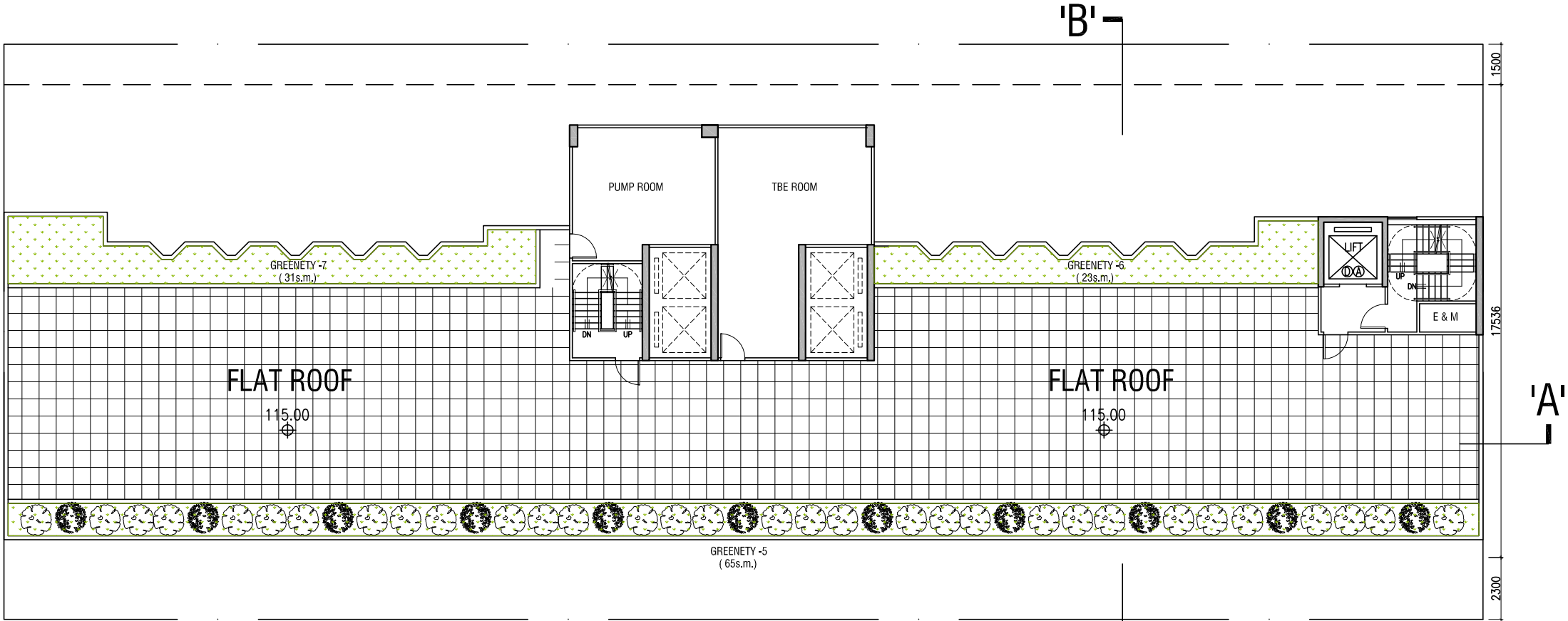
WATER TANK

TOP ROOF

GREENERY	AREA	PRIMARY	OVERALL
3/F	= 139s.m.	✓	✓
ROOF	= 119s.m.		✓
PRIMARY	= 139s.m. / 1,170.578 = 12% > 10%		
OVERALL	= 258s.m. / 1,170.578 = 22% > 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

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UNIT 603, 6/F TOWER 1, ADMIRALTY CENTRE, 18 HARBOUR ROAD, ADMIRALTY, HONG KONG  
TEL: 3953-4399 FAX: 3953-4391

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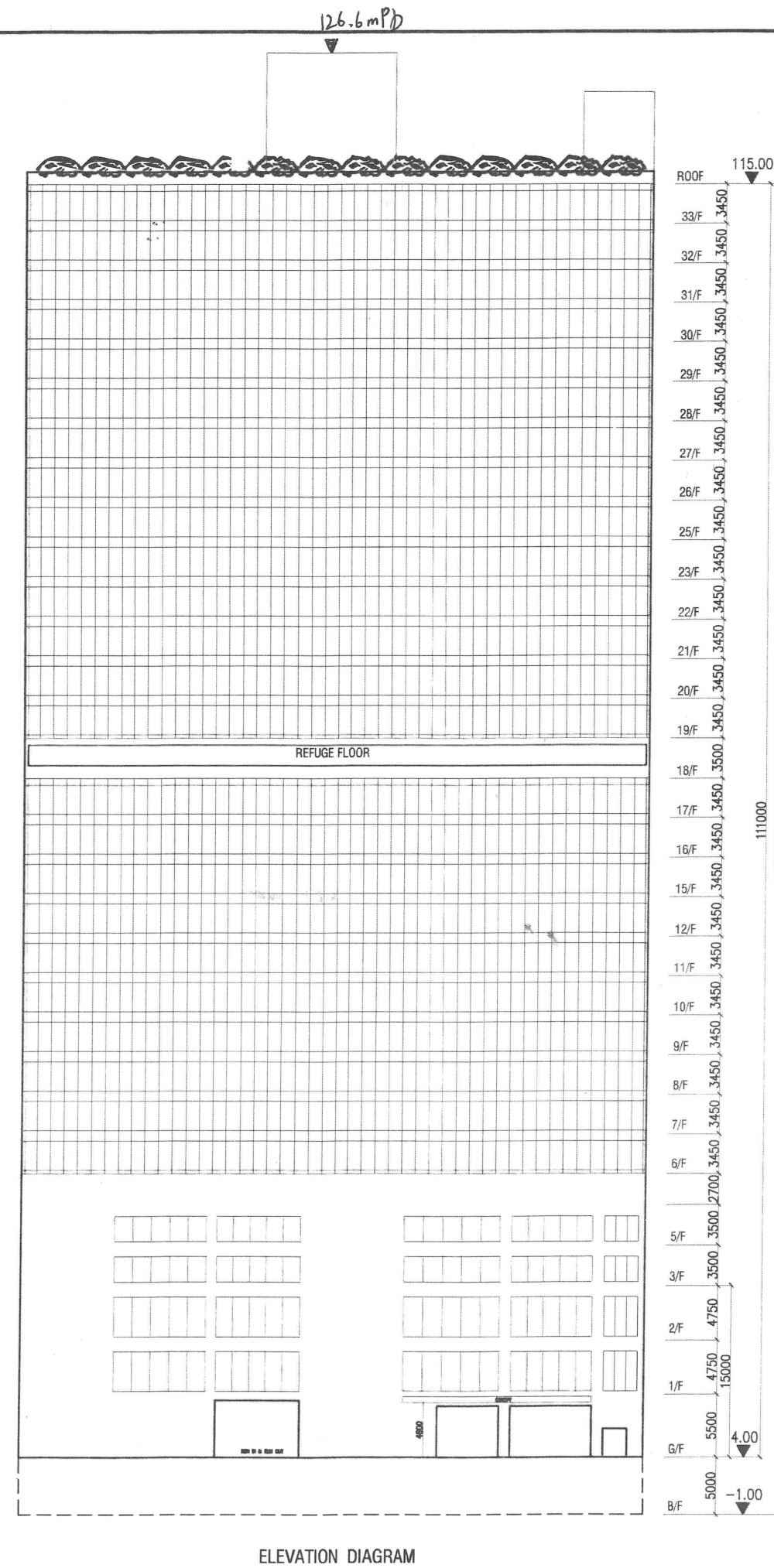
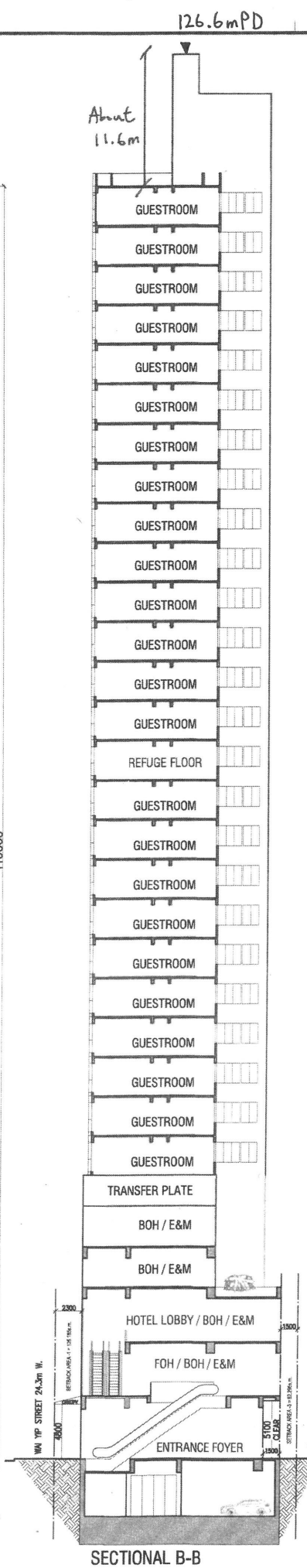
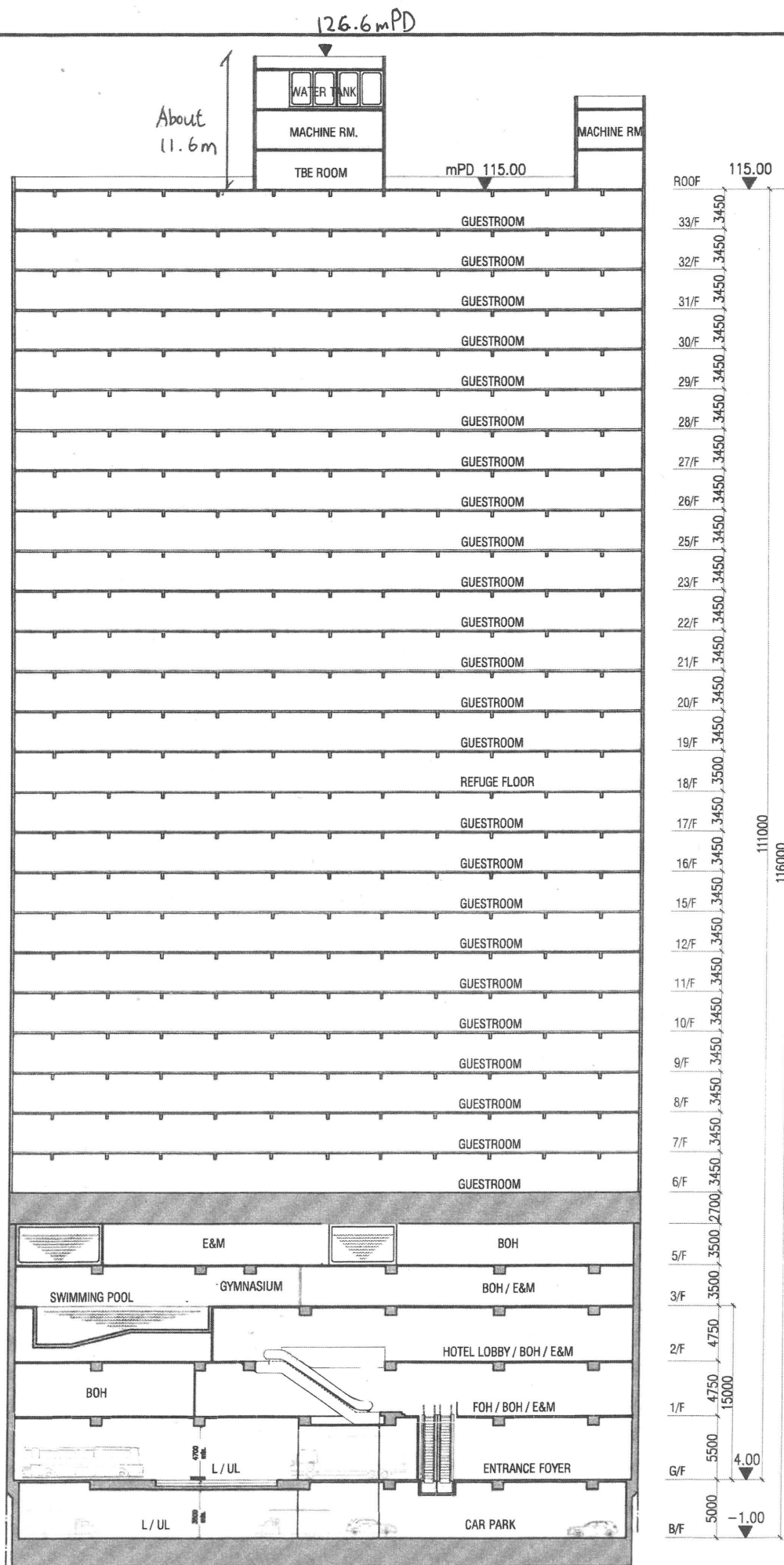
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FIG-05

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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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PLANNER

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Suite 1801, 18/F, Tower 2, Lippo Centre, 85 Queenway, Admiralty, Hong Kong

TRAFFIC CONSULTANT

CKM ASIA LIMITED

21/F, Methodist House, 36 Hennessy Road, Wan Chai, Hong Kong

DESIGN CONSULTANT

LEO DESIGN LIMITED

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

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DRAWING NO.

FIG-06

DATE

28-05-2025

25-07-2025

30-07-2025

11-08-2025

18-08-2025





FIG-07