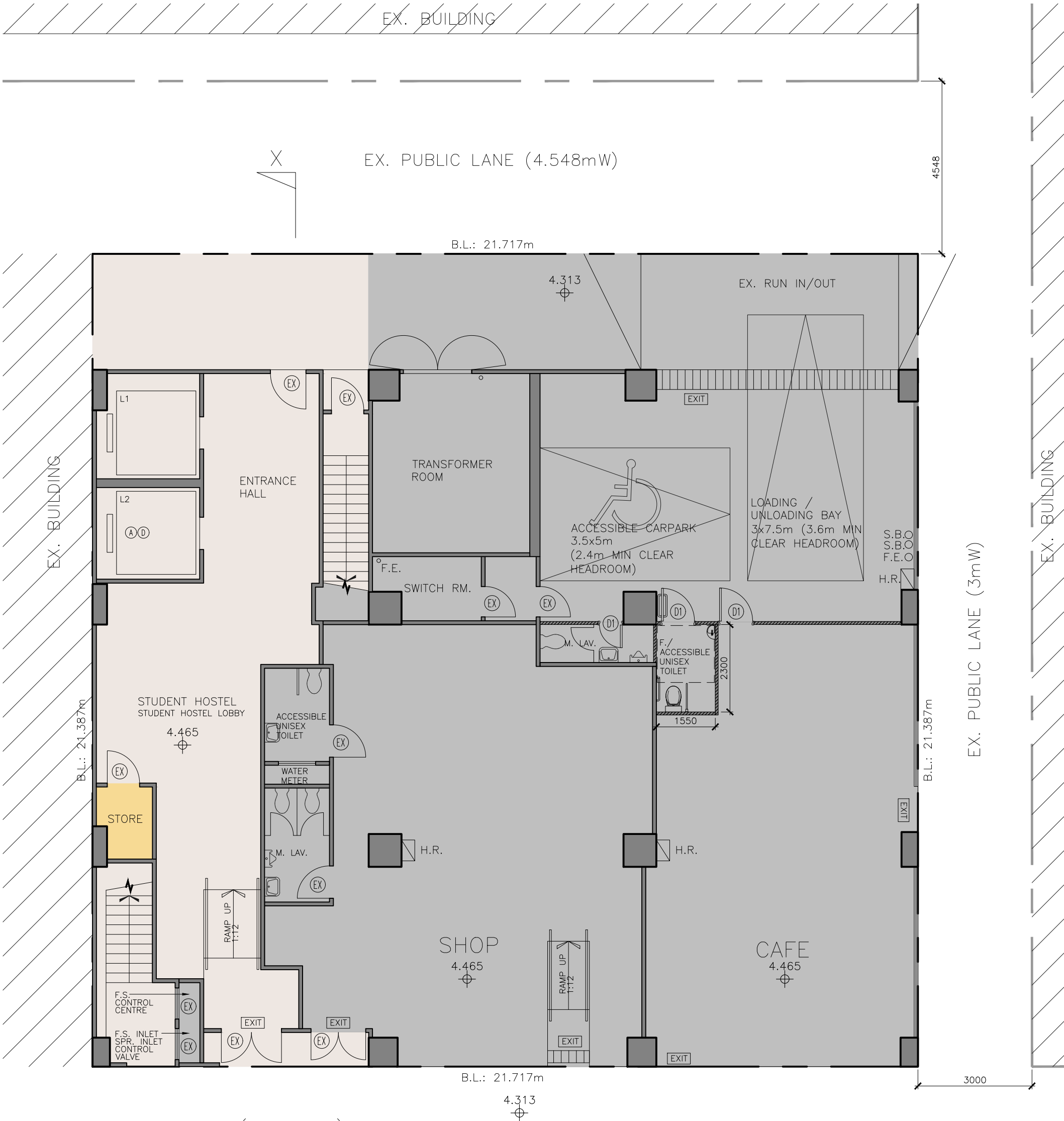


Annex 3

Layout Plans of the Proposed Development



HUNG TO ROAD (18.3mW)
PAVEMENT

- STUDENT DORMITORY AREA
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 3s.m., GFA ACCOUNTABLE)
- CORRIDOR, STAIRCASE AND LIFT
- NON-STUDENT DORMITORY AREA*

* Commercial portion and car park area on G/F do not form part of the application as they are always permitted uses under "OU(B)" zone.

- GENERAL NOTES
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 - ARCHITECT SHALL BE NOTIFIED IN WRITING OF ANY DISCREPANCIES.

DEVELOPMENT PARAMETERS

SITE AREA	= 464.461 s.m.
PROPOSED FLOOR AREA	= 3848.766 s.m.
- NON-DOMESTIC PART	
PLOT RATIO	= 8.2865
SITE COVERAGE	= 79.97%
BUILDING HEIGHT	= 36.72 m
NO. OF STOREY	= 10
NO. OF STUDENT HOSTEL ROOMS	= 117
- SINGLE ROOMS	= 9
- TWIN ROOMS	= 108
NO. OF BED SPACES	= 225
NO. OF PARKING SPACES	
AND LOADING / UNLOADING SPACES	
ACCESSIBLE CARPARK	= 1
LIGHT GOODS VEHICLES	= 1
SUPPORTING FACILITIES AREA	= 745 s.m.
(GFA ACCOUNTABLE)	
SUPPORTING FACILITIES AREA	= 8 s.m.
(EXEMPTED GFA)	

BED SPACE AND GFA SUMMARY

FLOOR	NO. OF BED SPACE	EXISTING GFA (s.m.)	PROPOSED GFA (s.m.)
G/F	-	344.065	349.827 ¹
1/F	23	464.461	460.387
2/F	23	442.442	438.521
3/F	23	371.433	371.433
4/F	23	371.433	371.433
5/F	23	371.433	371.433
6/F	23	371.433	371.433
7/F	29	371.433	371.433
8/F	29	371.433	371.433
9/F	29	371.433	371.433
TOTAL	225	3850.999	3848.766

1. GFA OF SHOP AND CAFE (INCLUDING TOILETS) = 197.508s.m.
GFA OF HOSTEL AREA = 197.508s.m. = 152.319 s.m.

2026.1.13

Project:
SECTION 16 APPLICATION FOR PARTIAL CONVERSION
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PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
G/F PLAN

Drawing No.:
GP-01

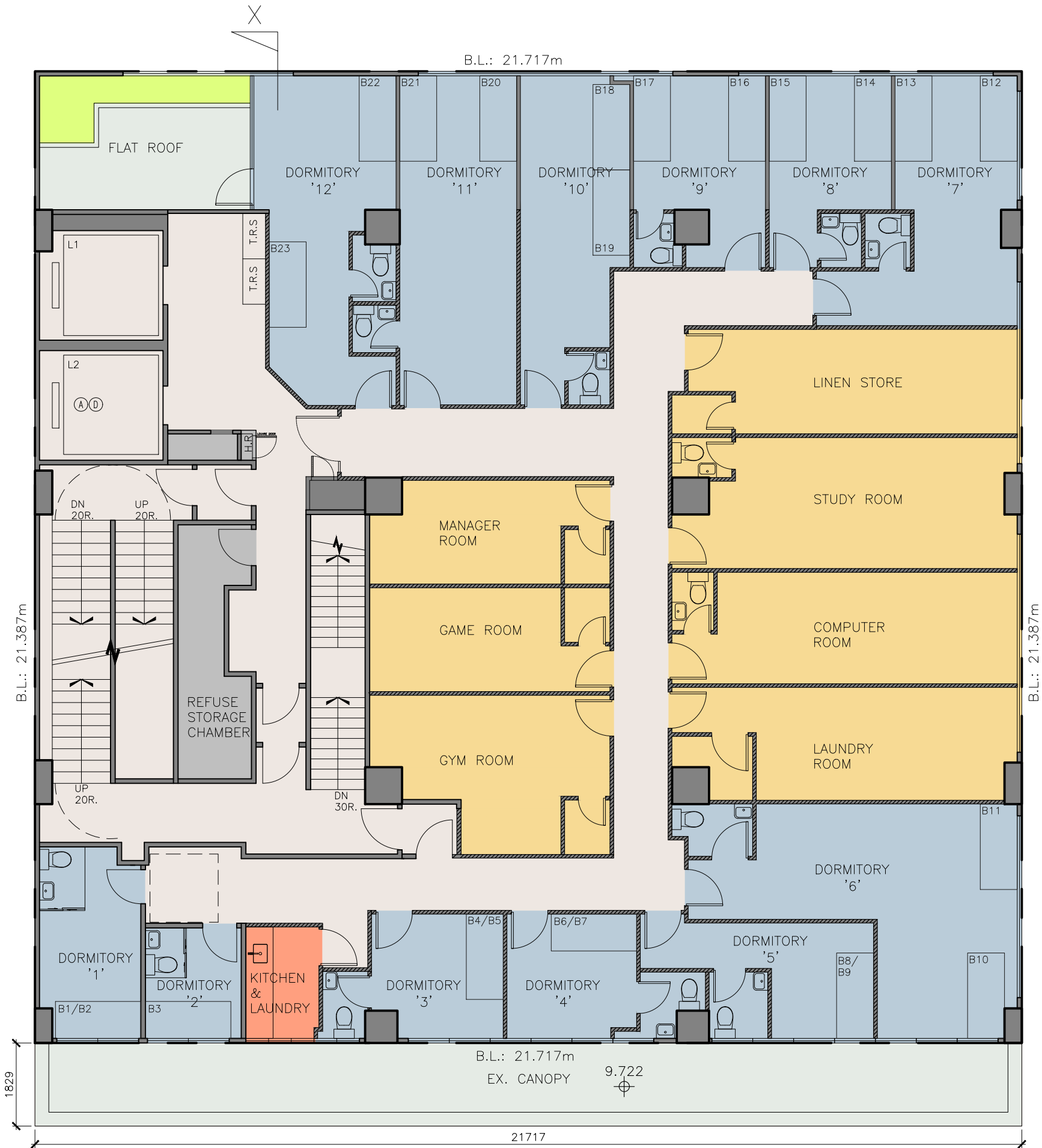
Architect:
L&N Architects Ltd.

Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269

1/F GFA : 460.387 s.m.

DORMITORY NO.	AREA (INCLUDING SHOWER ROOM) (m ²)	NO. OF BED SPACE
1	9.0	2
2	5.1	1
3	9.1	2
4	9.6	2
5	10.9	2
6	26.5	2
7	17.4	2
8	10.5	2
9	11.7	2
10	16.0	2
11	19.7	2
12	19.1	2
TOTAL	164.6	23

- STUDENT DORMITORY AREA
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 120s.m., GFA ACCOUNTABLE)
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 4s.m., EXEMPTED GFA)
- CORRIDOR, STAIRCASE AND LIFT
- FLAT ROOF AND CANOPY
- GREENERY
- NON-STUDENT DORMITORY AREA



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2026.1.13

Project:
SECTION 16 APPLICATION FOR PARTIAL CONVERSION
OF AN EXISTING COMMERCIAL BUILDING FOR
PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
1/F PLAN

Drawing No.:
GP-02

Architect:
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269

2/F GFA : 438.521 s.m.

DORMITORY NO.	AREA (INCLUDING SHOWER ROOM) (m ²)	NO. OF BED SPACE
1	9.0	2
2	5.1	1
3	9.2	2
4	9.6	2
5	10.9	2
6	26.5	2
7	17.4	2
8	10.5	2
9	11.7	2
10	13.0	2
11	14.3	2
12	15.7	2
TOTAL	152.9	23

- STUDENT DORMITORY AREA
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 119s.m., GFA ACCOUNTABLE)
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 4s.m., EXEMPTED GFA)
- CORRIDOR, STAIRCASE AND LIFT
- NON-STUDENT DORMITORY AREA



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2026.1.13

Project:
SECTION 16 APPLICATION FOR PARTIAL CONVERSION
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PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
2/F PLAN

Drawing No.:
GP-03

Architect:
L&N Architects Ltd.

Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269

3/F GFA : 371.433 s.m.

DORMITORY NO.	AREA (INCLUDING SHOWER ROOM) (m ²)	NO. OF BED SPACE
1	8.7	2
2	5.1	1
3	7.9	2
4	7.9	2
5	8.8	2
6	10.0	2
7	27.1	2
8	25.0	2
9	9.1	2
10	9.9	2
11	9.0	2
12	10.7	2
TOTAL	139.2	23

- STUDENT DORMITORY AREA
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 101s.m., GFA ACCOUNTABLE)
- CORRIDOR, STAIRCASE AND LIFT
- FLAT ROOF AND CANOPY
- GREENERY
- NON-STUDENT DORMITORY AREA



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2026.1.13

Project:
SECTION 16 APPLICATION FOR PARTIAL CONVERSION
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AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
3/F PLAN

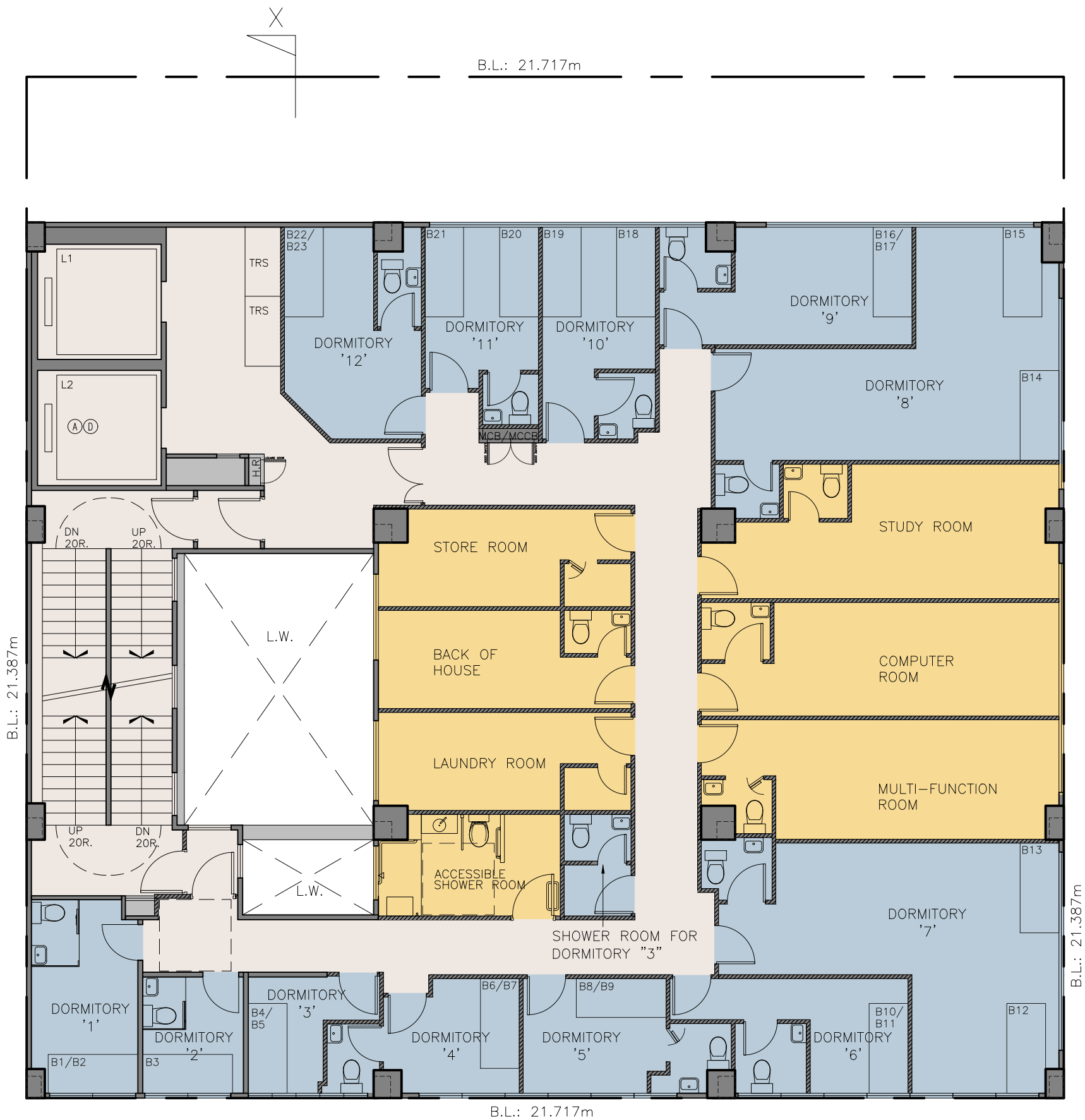
Drawing No.:
GP-04

Architect:
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269

4/F-6/F GFA (EACH STOREY): 371.433 s.m.

DORMITORY NO.	AREA (INCLUDING SHOWER ROOM) (m ²)	NO. OF BED SPACE
1	8.8	2
2	5.1	1
3	7.9	2
4	7.9	2
5	8.9	2
6	9.9	2
7	27.6	2
8	25.8	2
9	9.1	2
10	10.4	2
11	8.9	2
12	11.9	2
TOTAL	142.2	23

- STUDENT DORMITORY AREA
- STUDENT DORMITORY SUPPORTING FACILITIES AREA (AREA: 91s.m., GFA ACCOUNTABLE)
- CORRIDOR, STAIRCASE AND LIFT
- NON-STUDENT DORMITORY AREA



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2026.1.13

Project:
SECTION 16 APPLICATION FOR PARTIAL CONVERSION
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PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
4/F - 6/F PLAN

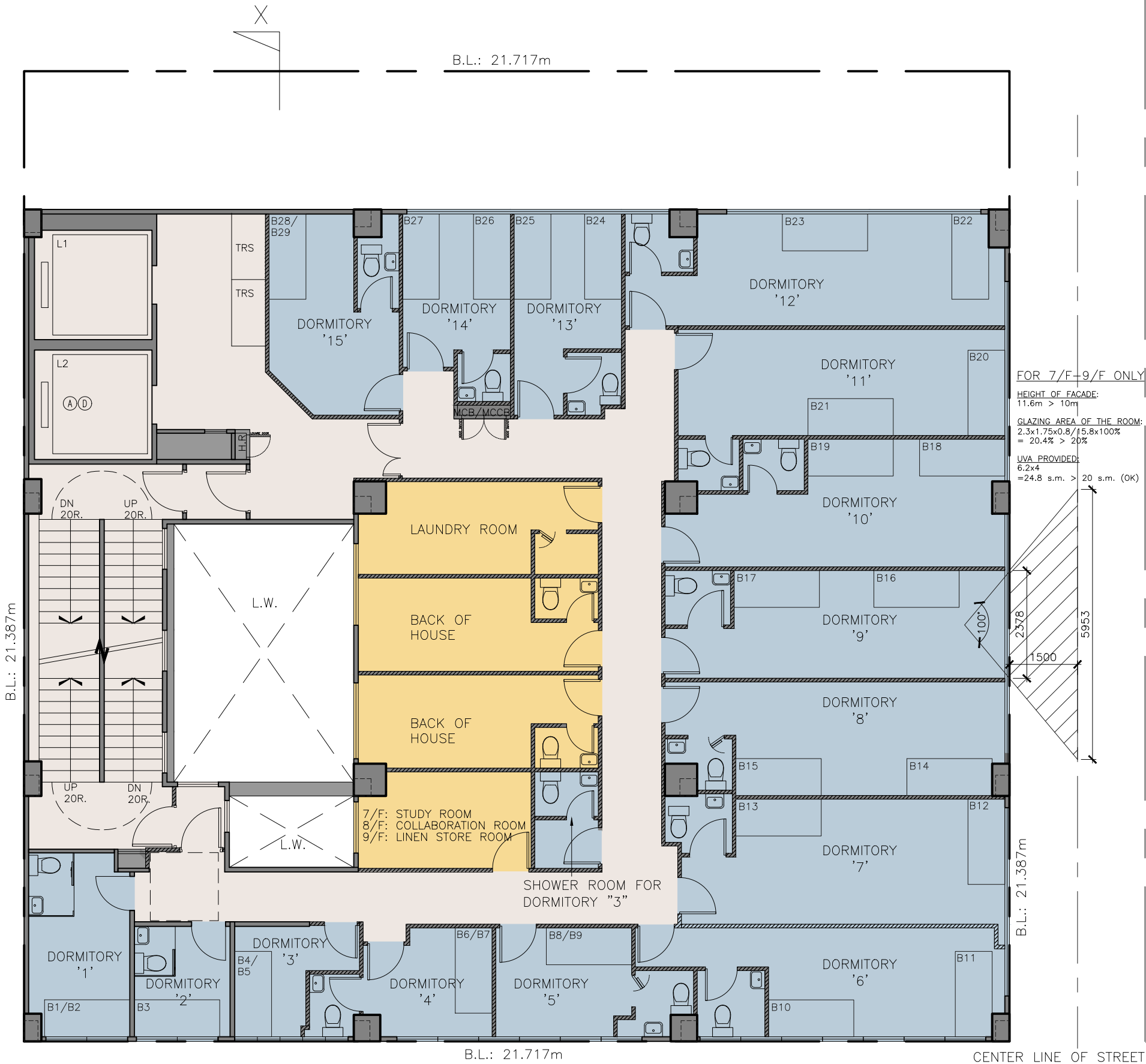
Drawing No.:
GP-05

Architect:
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269

7/F-9/F GFA (EACH STOREY): 371.433 s.m.

DORMITORY NO.	AREA (INCLUDING SHOWER ROOM) (m ²)	NO. OF BED SPACE
1	8.8	2
2	5.1	1
3	7.9	2
4	7.9	2
5	8.9	2
6	17.2	2
7	20.1	2
8	17.9	2
9	17.8	2
10	18.5	2
11	18.4	2
12	20.0	2
13	10.4	2
14	8.9	2
15	11.9	2
TOTAL	199.7	29

- STUDENT DORMITORY AREA
- STUDENT DORMITORY SUPPORTING FACILITIES AREA
(AREA: 43s.m., GFA ACCOUNTABLE)
- CORRIDOR, STAIRCASE AND LIFT
- NON-STUDENT DORMITORY AREA



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SECTION 16 APPLICATION FOR PARTIAL CONVERSION
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AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
7/F - 9/F PLAN

Drawing No.:
GP-06

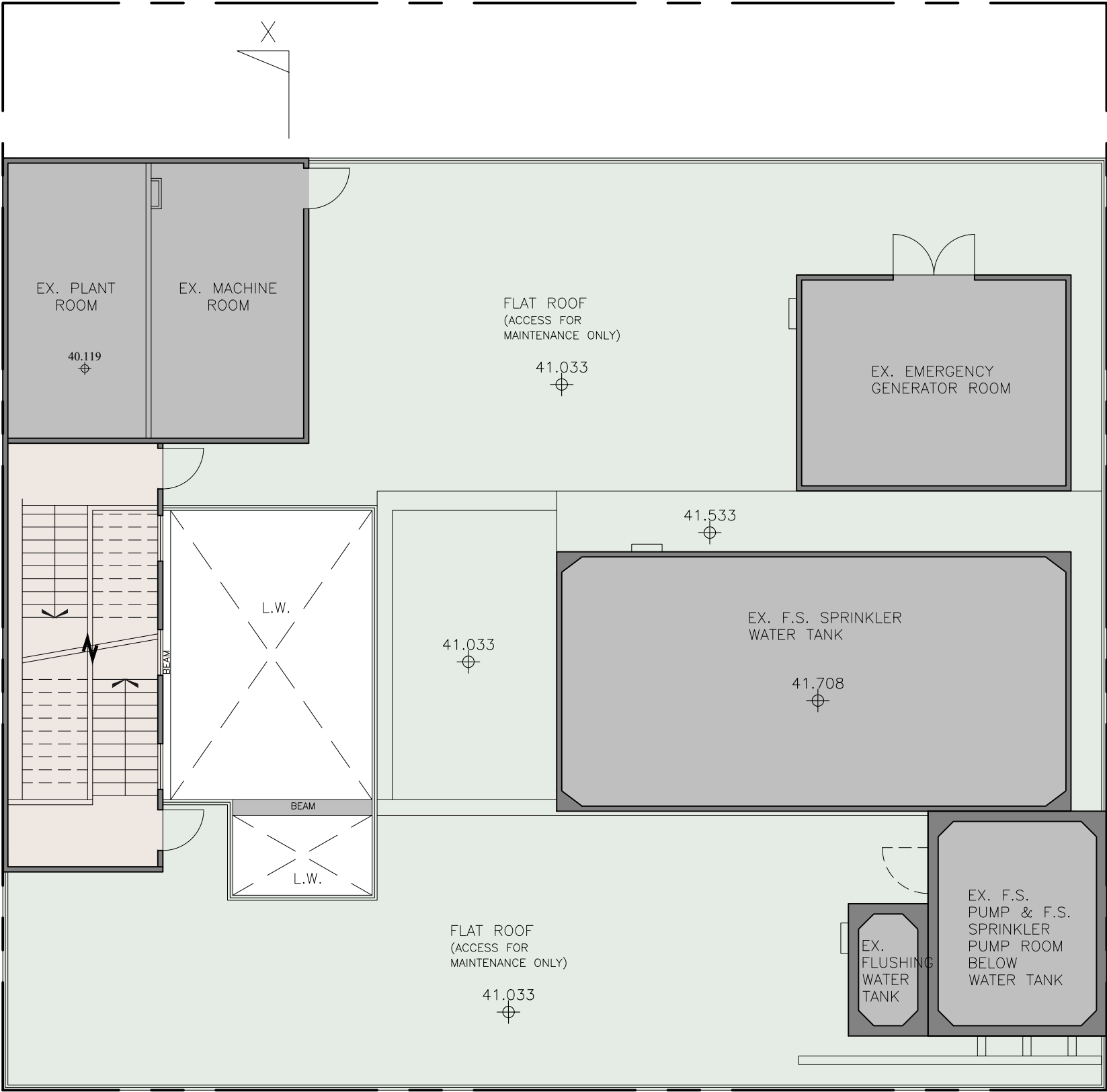
Architect:
 樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269

CALCULATION OF ROOF TOP OF BUILDING

TOTAL AREA OF ROOF TOP ANCILLARY STRUCTURES OF BUILDING: 178 s.m.
THE ROOF AREA OF THE FLOOR BELOW (i.e. 9/F): 371.433 s.m.

—> % OF ALL THE ENCLOSED STRUCTURES ON ROOF TOP OF BUILDING
IS 48% OF THE ROOF AREA OF THE FLOOR BELOW

- CORRIDOR, STAIRCASE AND LIFT
- FLAT ROOF
- NON-STUDENT DORMITORY AREA



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SECTION 16 APPLICATION FOR PARTIAL CONVERSION
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PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:
R/F PLAN

Drawing No.:
GP-07

Architect:
 樑安建築師有限公司
L&N Architects Ltd.
Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269



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2026.1.13

Project:

SECTION 16 APPLICATION FOR PARTIAL CONVERSION
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PROPOSED 'HOTEL (STUDENT HOSTEL)' USE
AT 86 HUNG TO ROAD, KWUN TONG, KOWLOON

Drawing Title:

SECTION X

Drawing No.:

GP-08

Architect:

 樑安建築師有限公司
L&N Architects Ltd.

Rooms 1203-1204, 12/F Belgian Bank Building,
721-725 Nathan Road, Kowloon
Tel: (852) 3422 3082, Fax: (852) 3428 2269