



中華人民共和國香港特別行政區政府
教育局
Education Bureau

The Government of the Hong Kong Special Administrative Region
of the People's Republic of China

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來函檔號 Your Ref.: PPCL/PLG/10186/L001 傳真 Fax Line:

電郵地址 Email: studenthostel@edb.gov.hk

By email and post

9 September 2025

Mr LAM Fung Wah Jonathan
Rich China Corporation Limited
2/F, 14C Sau Chuk Yuen Road
Kowloon Tong
Kowloon

Dear Mr LAM,

Hostels in the City Scheme (“the Scheme”)

I refer to your application received on 11 August 2025 under the Scheme for the proposed student hostel development at Rich China Centre, 86 Hung To Road, Kwun Tong, Kowloon.

I am pleased to inform you that, based on the information provided in the application form, the application is, *prima facie*, eligible under the Scheme.

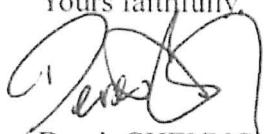
To take forward the proposed development, you may liaise with the Development Projects Facilitation Office (DPFO) under the Development Bureau for the subsequent development procedures as necessary. You may also wish to take note of the preliminary comments in relation to the proposed development from the relevant departments as appended at Annex.

According to the statutory declaration that you have signed, the relevant conversion works of the proposed development should be completed within 18 months from the date of this letter, i.e. 9 September 2025. Upon completion of the works, please provide us and DPFO with a copy of the acknowledgement letter for certificate on

completion of building works or the relevant occupation permit, as appropriate. Should an extension of time be required, please submit an application supported by relevant justifications at least two months prior to the end of the said 18-month period.

Please be reminded that this letter serves only to confirm the eligibility of your application for facilitation under the Scheme and it does not constitute any form of approval for subsequent development applications (as necessary).

For enquiries on eligibility of the application, please contact Mr Martin NG [Education Officer (Higher Education)] at 3509 7399 or the undersigned [Planning Coordinator (Further and Higher Education)] at 3509 8533, or through email to studenthostel@edb.gov.hk. For enquiries on development facilitation, please contact Miss Ada CHAN (Executive Assistant/Planning & Lands) at 3841 7286, or through email to dpfo@devb.gov.hk.

Yours faithfully,

(Derek CHEUNG)
for Secretary for Education

CC

DPFO, DEVB	(Attn: Miss Ada CHAN)
PlanD	(Attn: Mr LEE Kin Ki, Chesterfield)
LandsD	(Attn: Mr HO Chi Kin, Eric)
BD	(Attn: Mr. YEUNG Pak Shing, Perry)

Annex

Preliminary Comments from Relevant Departments

1. Comments from the Planning Department:

Rich China Centre (the subject building) falls within KTIL 618 (the Lot) zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/26. The Notes of the OZP stipulate that no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum Plot Ratio (PR) of 12, and a maximum building height (BH) of 100mPD, or the PR and height of the existing building, whichever is the greater. In terms of gross floor area (GFA), it seems to us that the proposal does not involve addition or sub-division of floors to create new floor spaces. But whether the GFA of the proposal will exceed the PR permissible under the OZP or that of the existing building will be subject to Buildings Department’s advice at the building plan submission stage.

2. Comments from the Lands Department (LandsD):

- (a) The subject premises falls within Kwun Tong Inland Lot No. 618 (“the Lot”) which is governed by the Conditions of Sale No. 9224 as varied or modified by a Letter dated 6.7.1972 (collectively referred to as “the Conditions”), and is subject to a Special Waiver dated 24.9.2018 (“the Special Waiver” as attached) under the Revitalisation Scheme for Industrial Buildings permitting the use of the Lot for any one or more of the uses specified in Schedule A (“the Permitted Purposes”) (p.16) therein for a term commencing from 24.9.2018 and expiring (i) upon the demolition of the existing building erected on the Lot; (ii) on 30.6.2047 or (iii) upon the early termination of the Conditions. The building works to convert the former industrial building for the Permitted Purposes under the Special Waiver had been completed in 2020.
- (b) The proposed student hostel use at portion (1/F to 9/F) of the existing converted industrial building does not fall under the Permitted Purposes listed in Schedule A under the Special Waiver. The owners of the Lot are required to apply to LandsD for a modification of the Special Waiver to implement the proposal after obtaining planning permission, if required for the proposed student hostel use.
- (c) Our recent inspection revealed that the parking spaces on G/F indicated in the latest building plans approved by LandsD have been converted into a restaurant (coffee shop) of which is in breach of the parking requirements in Condition No.

(4) of the Special Waiver. It is noted that G/F does not fall within the subject application for conversion to student hostel use and LandsD will take lease enforcement action as appropriate in accordance with the prevailing practice. Under LandsD's prevailing practice of handling lease modification/waiver application in case of any non-compliance/breach of lease conditions for the existing development, LandsD would first liaise with the applicant on purging of existing breach(es) of lease before proceeding to process any other applications in relation to the same premises.

3. Comments from the Buildings Department (BD):

- (a) Subject to compliance with the relevant criteria stipulated in PNAP APP-173, application for modification may be considered at building plan submission stage for treating student hostel as non-domestic building for the purposes of regulations 19, 20 and 21 of the Building (Planning) Regulations (B(P)R) and allowing non-provision of open space and kitchens in individual hostel units under regulation 25 and 45 of the B(P)R respectively.
- (b) The total percentage of hostel facilities that may be exempted from GFA calculation (if any) shall be demonstrated at the building plans submission stage.
- (c) It appears that the provision of natural lighting and ventilation for dormitories facing the ex. Public Lane (3m in width) and light well are NOT in compliance with B(P)R 30 and 31.
- (d) Adequate accessible guest rooms shall be provided in the student hostel. Para. 7(2) in Division 2 of the Design Manual: Barrier Free Access 2008 refers.
- (e) The means of escape from dormitories 1 & 2 on 3/F to 9/F should be so arranged that it is not necessary to pass through one required staircase enclosure in order to reach another required staircase. Your attention is drawn to Clause B10.3 of the Code of Practice for Fire Safety 2011.
- (f) Noting that the approved loading/unloading (L/UL) and carparking spaces (including accessible carparking space) on G/F are designated as non-student dormitory area on the proposal, these requirement for student hostel shall be clarified at the building plans submission stage for consideration. Transport Department's comments on traffic arrangement/provision of carparking space & L/UL areas should be sought.

(g) Detailed comments on all aspects under the Buildings Ordinance will be given at the building plans submission stage. The applicant is also reminded to follow the requirements as stipulated in PNAP APP-173.

4. Other comments:

According to Schedule I of the Notes of the OZP for the “OU(B)” zone which is applicable to the subject building, ‘Hotel’ is a Column 2 use and planning permission from the Town Planning Board is required. Given the time required to resolve land matters, the applicant may wish to apply for planning permission in tandem and in case any minor relaxation of the PR restriction is needed, it could be included in such planning application.