

## LIST OF PLANS

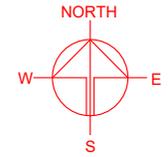
<b>Plan 1</b>	Location plan
<b>Plan 2</b>	Zoning plan
<b>Plan 3</b>	Land status plan
<b>Plan 4a to 4j</b>	Floor plans
<b>Plan 5a to 5d</b>	Elevation plans
<b>Plan 6a to 6d</b>	Section plans



**LOCATION OF THE APPLICATION SITE**

APPLICATION SITE AREA : 924 m<sup>2</sup> (ABOUT)

**VEHICULAR ACCESS**  
ACCESSIBLE FROM CHONG YIP STREET



ACCESSIBLE BY VEHICLE FROM THE BACK ALLEY LEADING FROM HOW MING STREET TO CHONG YIP STREET

ACCESSIBLE BY PEDESTRIAN FROM THE ENTRANCE ON CHONG YIP STREET

**APPLICATION SITE**

**LEGEND**

 APPLICATION SITE

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT

**GENERATION-ONE  
ADVISORY LIMITED**

PROJECT

PROPOSED HOTEL (STUDENT  
HOSTEL)

SITE LOCATION

LT TOWER,  
31 CHONG YIP STREET,  
KWUN TONG, KOWLOON

(KWUN TONG INLAND LOT 447)

SCALE

1 : 2000 @ A4

DRAWN BY

MN

DATE

11.2.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LOCATION PLAN

DWG NO.

PLAN 1

VER.

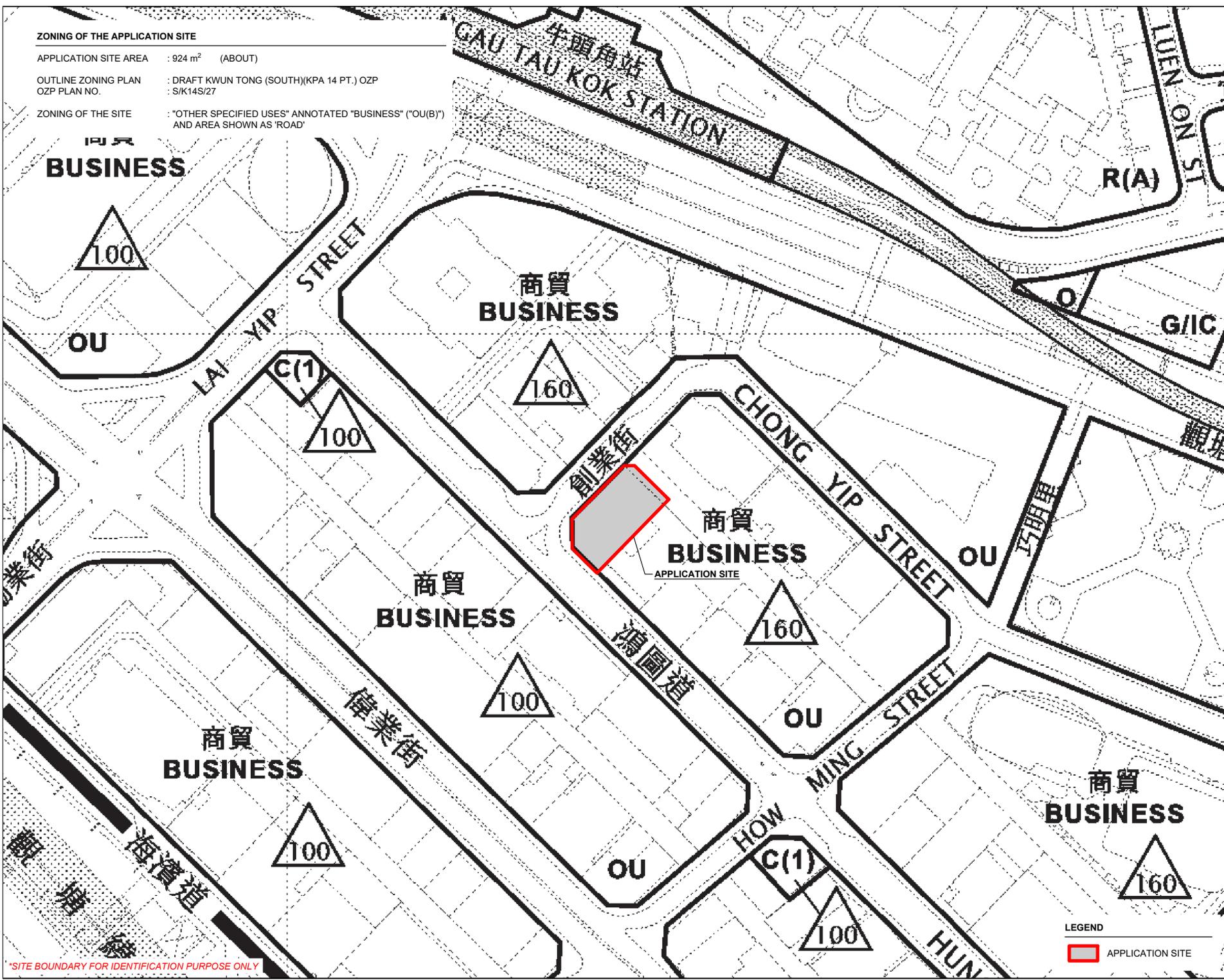
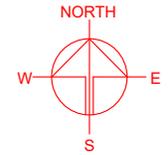
001

**ZONING OF THE APPLICATION SITE**

APPLICATION SITE AREA : 924 m<sup>2</sup> (ABOUT)

OUTLINE ZONING PLAN : DRAFT KWUN TONG (SOUTH)(KPA 14 PT.) OZP  
OZP PLAN NO. : S/K14S/27

ZONING OF THE SITE : "OTHER SPECIFIED USES" ANNOTATED "BUSINESS" ("OU(B)" AND AREA SHOWN AS "ROAD"



\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY

PLANNING CONSULTANT	
GENERATION-ONE ADVISORY LIMITED	
PROJECT	
PROPOSED HOTEL (STUDENT HOSTEL)	
SITE LOCATION	
LT TOWER, 31 CHONG YIP STREET, KWUN TONG, KOWLOON  (KWUN TONG INLAND LOT 447)	
SCALE	
1 : 2000 @ A4	
DRAWN BY	DATE
MN	11.2.2026
REVISED BY	DATE
APPROVED BY	DATE
DWG. TITLE	
ZONING OF THE SITE	
DWG NO.	VER.
PLAN 2	001

LAND STATUS OF THE APPLICATION SITE

APPLICATION SITE AREA : 924 m<sup>2</sup> (ABOUT)  
 AREA OF PRIVATE LAND : 924 m<sup>2</sup> (ABOUT)  
 AREA OF GOVERNMENT LAND : NOT APPLICABLE

L 433 RP

大龍東如心酒店  
 Nina Hotel  
 Kowloon East

CHONG YIP STREET

建業中心  
 Kino Centre

創富中心  
 Prosperity Center

創業街

\*KTIL 447

APPLICATION SITE

發利工業大廈  
 Fat Lee Industrial Building

\*KTIL 640

(下層停車場)  
 Podium (Car Park under)

\*KTIL 375

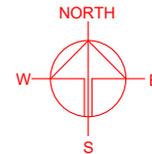
\*KTIL 376

\*KTIL 377

\*KTIL 449

富登中心  
 Fullerton Centre

\*SITE BOUNDARY FOR IDENTIFICATION PURPOSE ONLY



PLANNING CONSULTANT

**GENERATION-ONE  
 ADVISORY LIMITED**

PROJECT

PROPOSED HOTEL (STUDENT  
 HOSTEL)

SITE LOCATION

LT TOWER,  
 31 CHONG YIP STREET,  
 KWUN TONG, KOWLOON

(KWUN TONG INLAND LOT 447)

SCALE

1 : 500 @ A4

DRAWN BY

MN

DATE

11.2.2026

REVISED BY

DATE

APPROVED BY

DATE

DWG. TITLE

LAND STATUS OF THE SITE

DWG NO.

PLAN 3

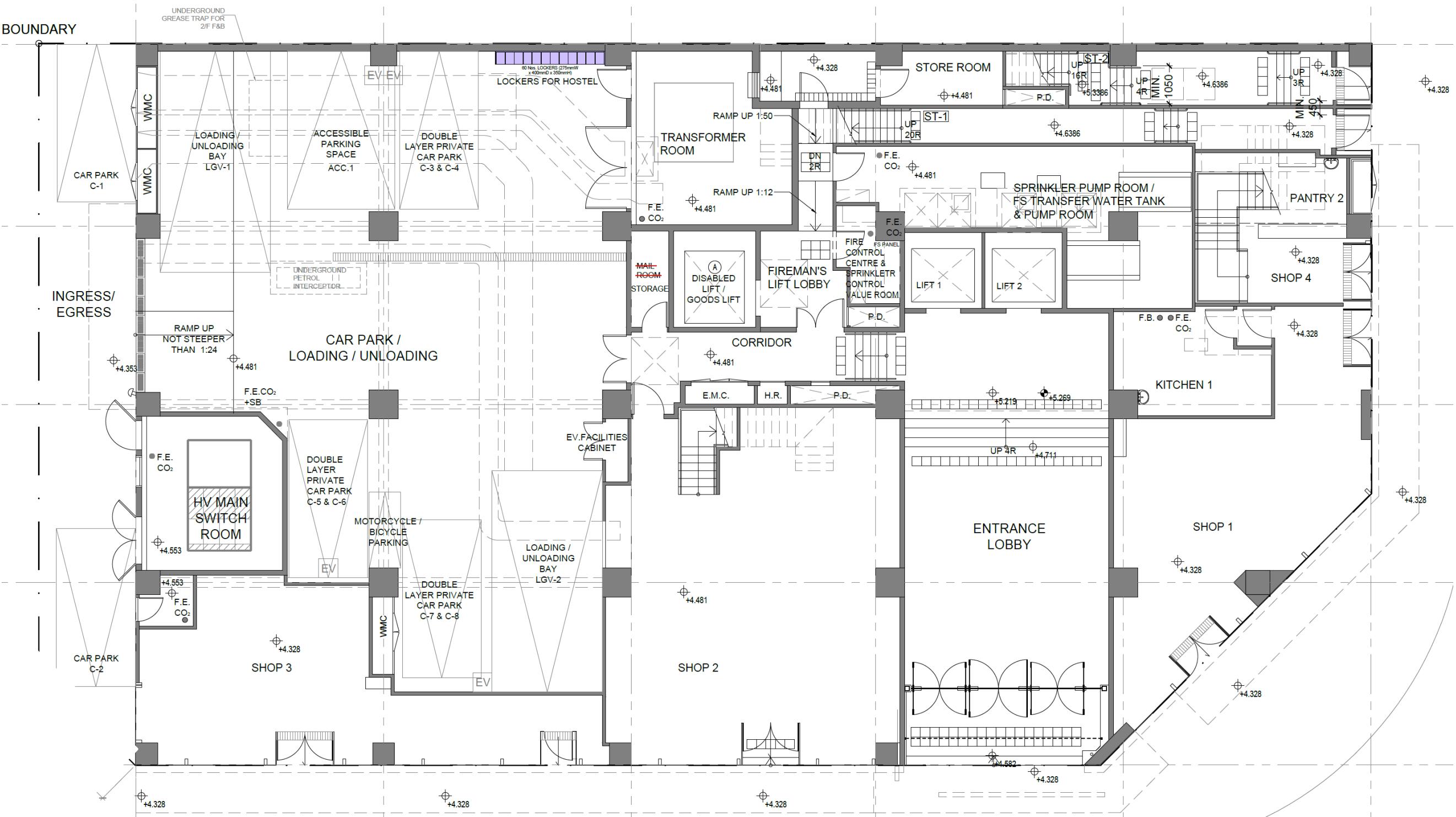
VER.

001

LEGEND

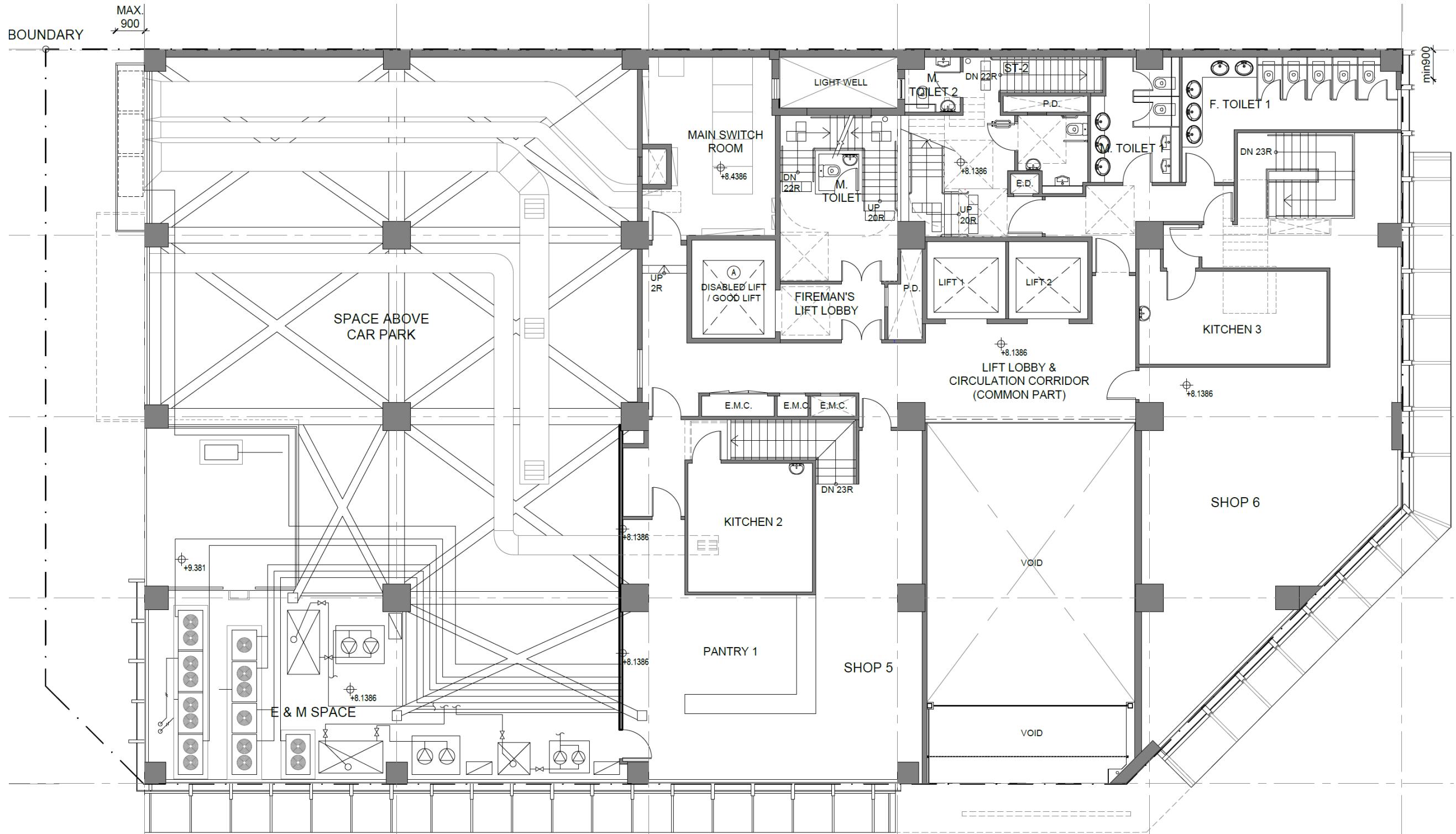
APPLICATION SITE

# Plan 4a - FLOOR PLAN OF G/F (partial conversion into hotel (student hostel))

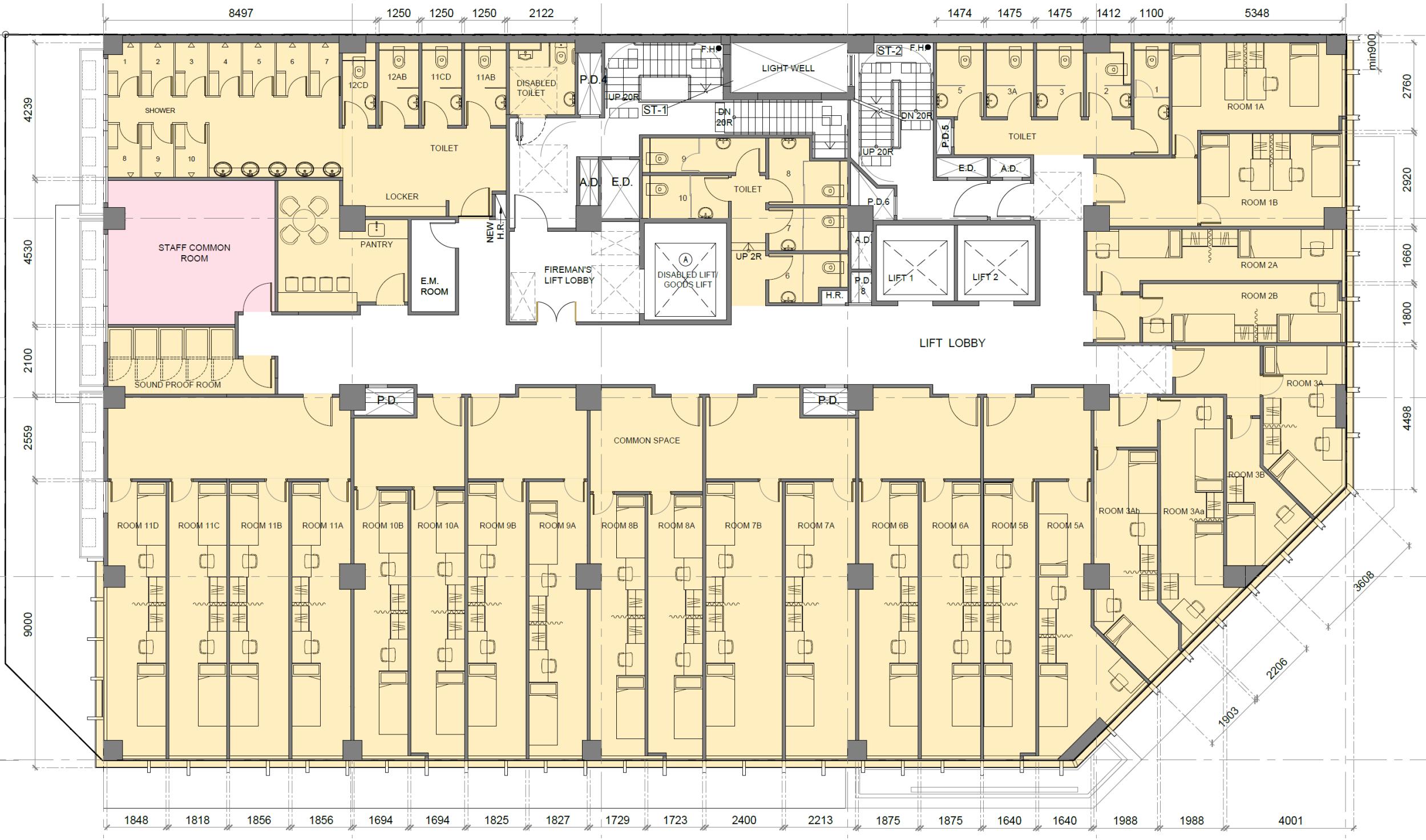


hostel facility - lockers

# Plan 4b - FLOOR PLAN OF 1/F (not part of the application)



# Plan 4c - FLOOR PLAN OF 2/F



Nos. of Room: 24  
 Nos. of Bed: 47

- student hostel
- staff common room

# Plan 4d - FLOOR PLAN OF 3/F, 6/F & 8/F

(4/F is omitted)



Nos. of Room: 28  
 Nos. of Bed: 52

student hostel

# Plan 4e - FLOOR PLAN OF 5/F, 7/F & 9/F



Nos. of Room: 28  
 Nos. of Bed: 53

student hostel

# Plan 4f - FLOOR PLAN OF 10/F



Nos. of Room: 28  
 Nos. of Bed: 53

student hostel

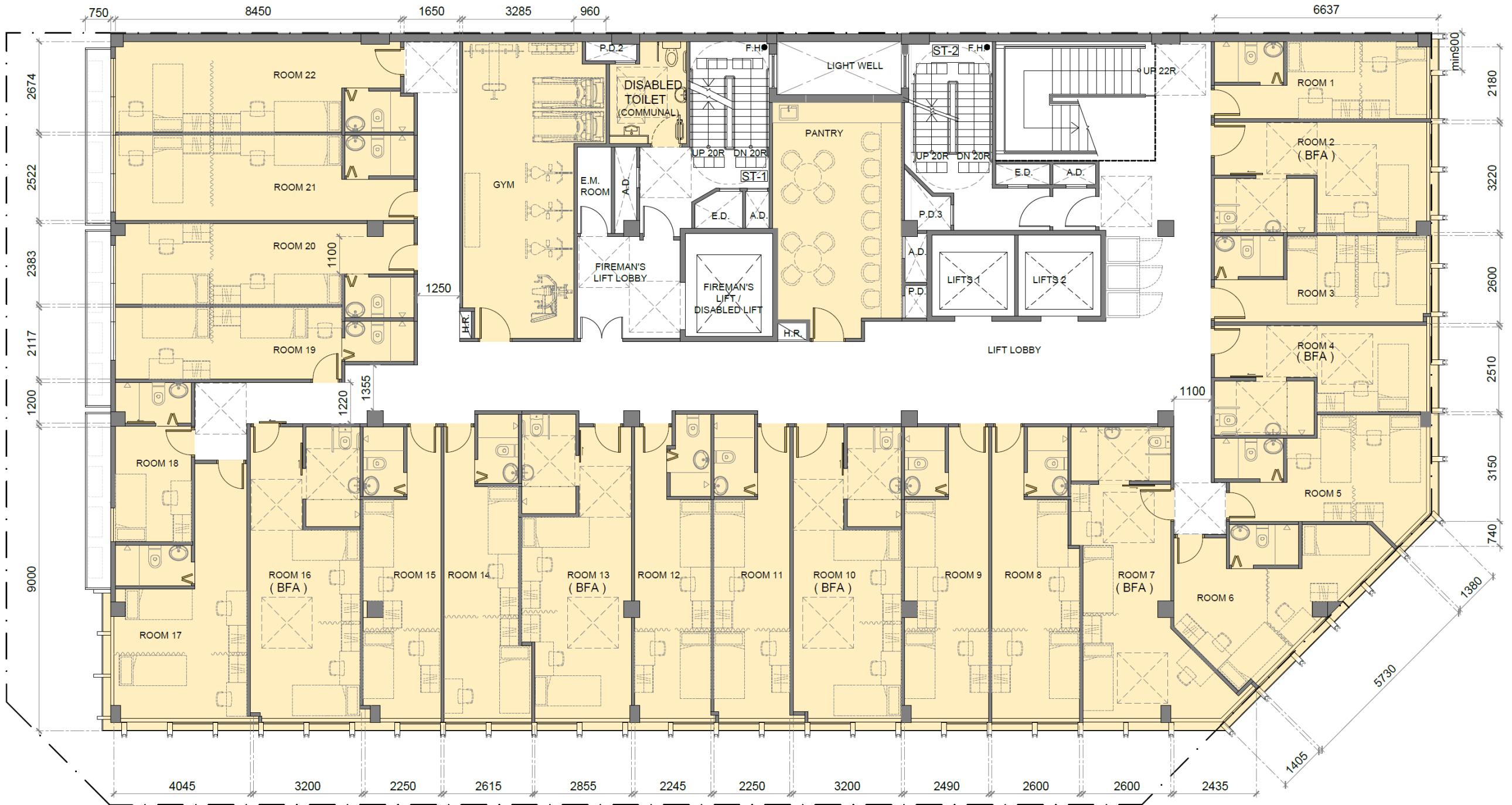
# Plan 4g - FLOOR PLAN OF 11/F



Nos. of Room: 28  
 Nos. of Bed: 53

student hostel

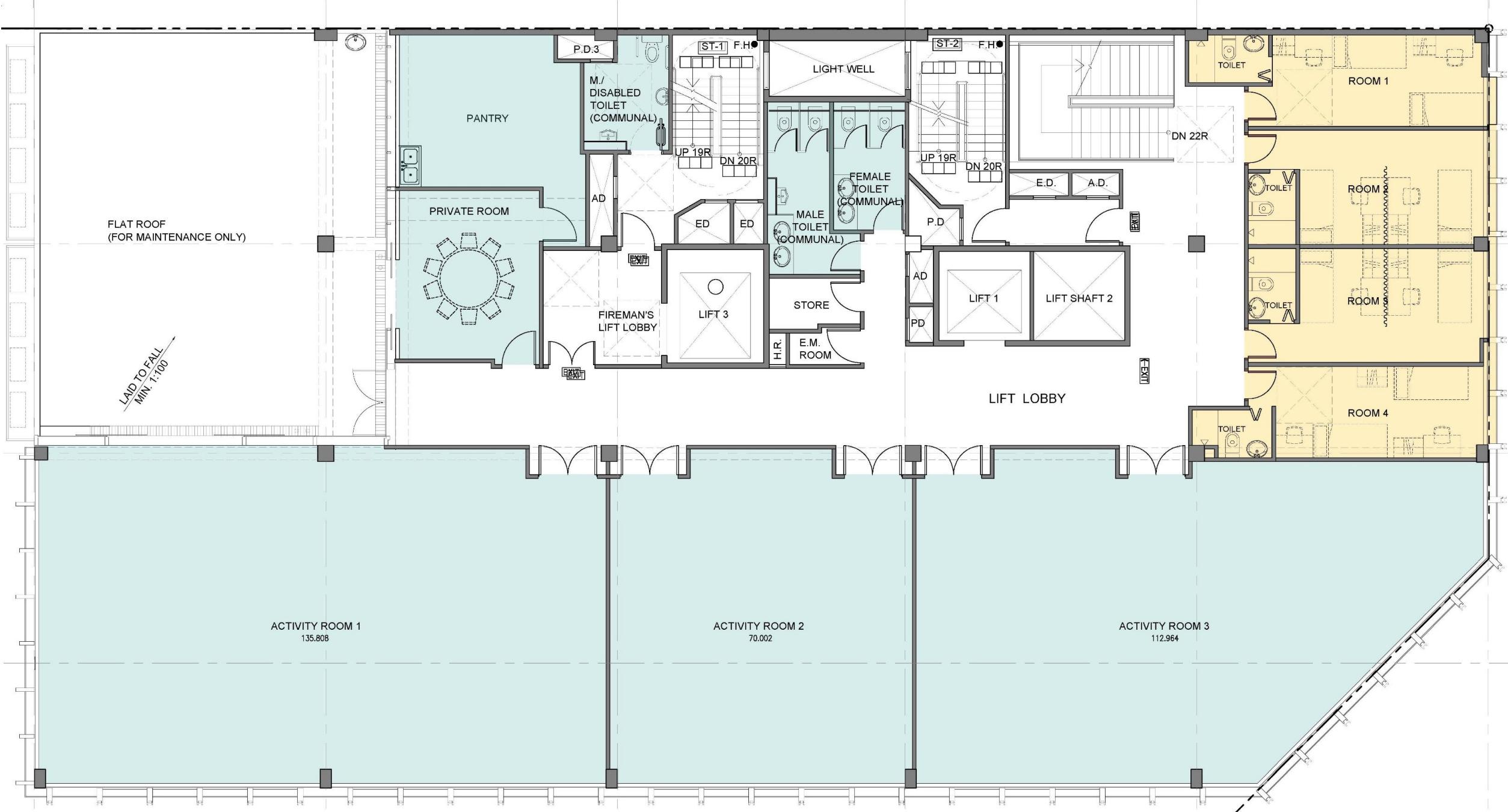
# Plan 4h - FLOOR PLAN OF 12/F



Nos. of Room: 22  
 Nos. of Bed: 41

student hostel

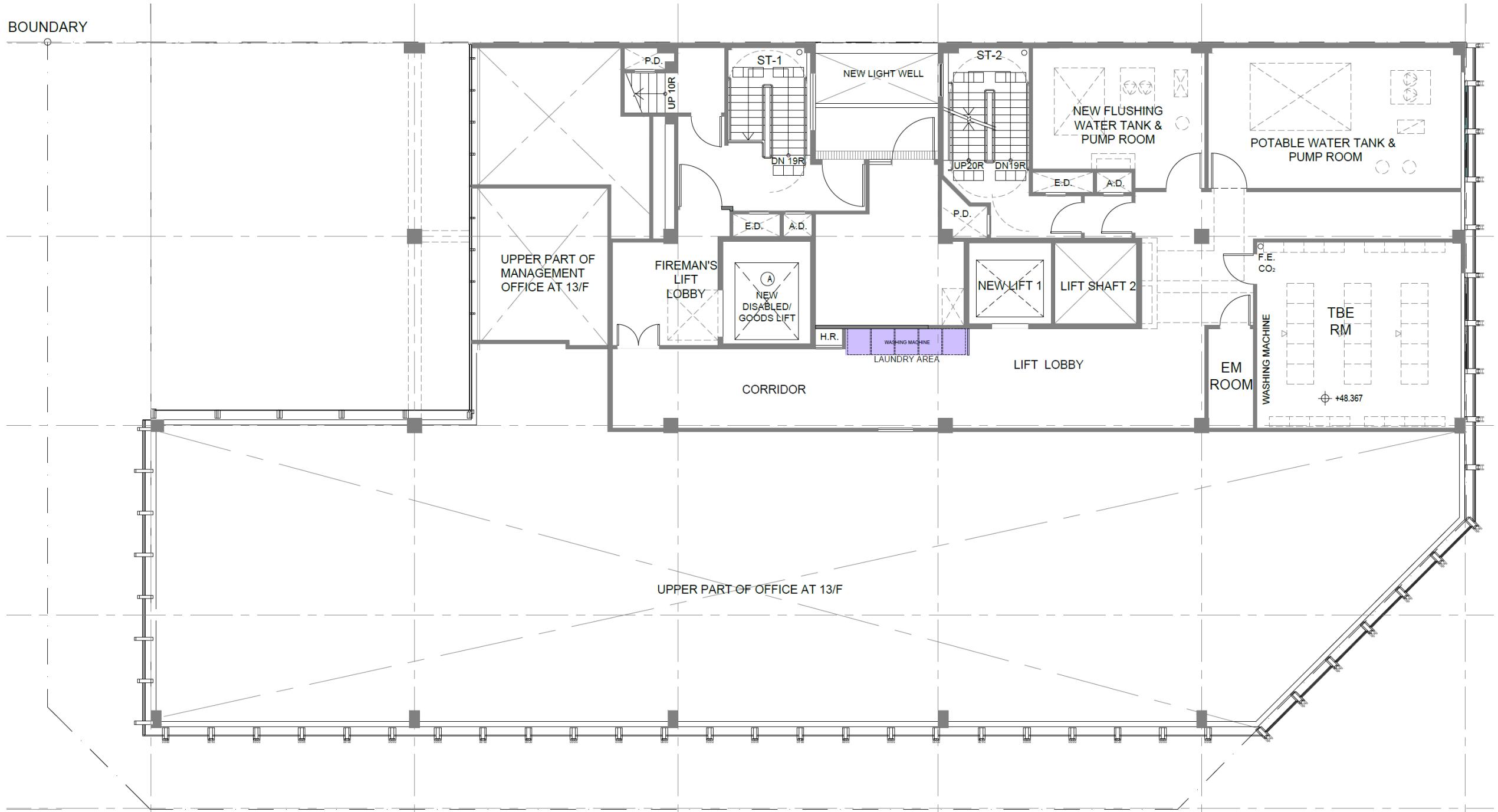
# Plan 4i - FLOOR PLAN OF 13/F



Nos. of Room: 4  
 Nos. of Bed: 8

student hostel  
 activity space & facilities

# Plan 4j- FLOOR PLAN OF 15/F (14/F is omitted)

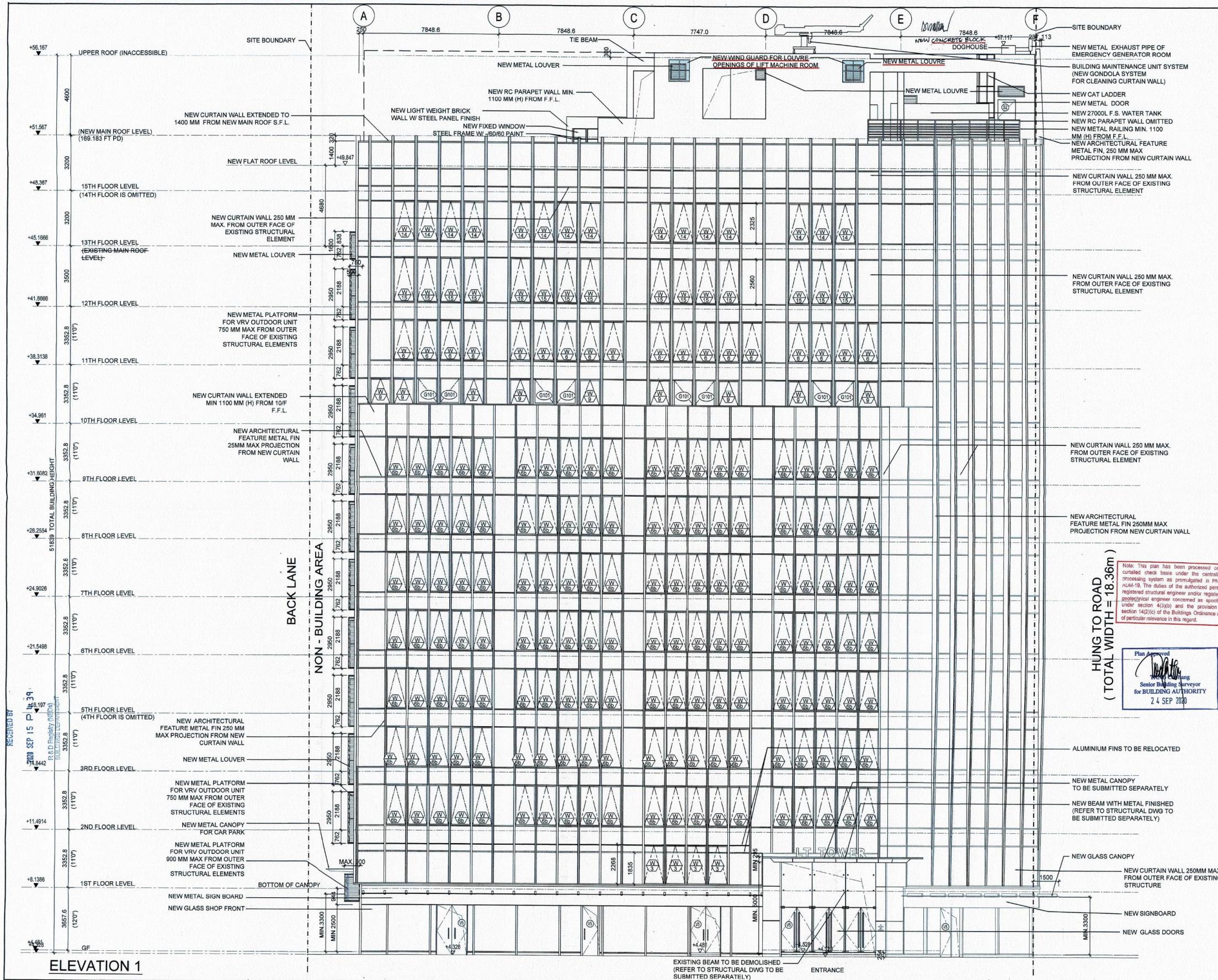


hostel facility - laundry area

## 15<sup>TH</sup> FLOOR SUMMARY

FUNCTION	ROOM AREA (m <sup>2</sup> )
LAUNDRY AREA	2.887
WAITING AREA	45.068
TOTAL	47.955

# Plan 5a - ELEVATION 1 (no change on elevation)



BD REF. NO.: 2-3/5225/53/4			
FSD REF. NO.: FP 8/12135			
REVISIONS AND SUBMISSIONS:			
NO.	DATE	DETAILS	CHECKED:
A	9/12/16	1ST SUBMISSION	
B	25/1/17	1ST REVISION	
C	5/3/17	ELEVATION REVISED	
D	13/7/17	ELEVATION REVISED	
E	7/9/17	ELEVATION REVISED	
F	22/8/17	ELEVATION REVISED	
G	05/12/17	ELEVATION REVISED	
H	20/03/18	ELEVATION REVISED	
I	13/7/18	ELEVATION REVISED	
J	28/08/18	ELEVATION REVISED	
K	28/01/19	ELEVATION REVISED	
L	02/09/19	ELEVATION REVISED	
M	15/09/20	ELEVATION REVISED	

**RECORD DRAWING**  
 This drawing is identical to the approved drawing dated.  
 24 SEP 2020

*Yuen Kwok Cheung*  
 ARAIA HKIA  
 Authorized Person  
 (List of Architects)

CLIENT/EMPLOYER:  
**ALLIED NICE ENTERPRISE LIMITED**

PROJECT ARCHITECT/AUTHORIZED PERSON:  
  
 馬海 (建築顧問) 有限公司  
 Spence Robinson Limited

PROJECT ENGINEER:  
  
 ARTHUR YUNG AND ASSOCIATES COMPANY LTD.  
 容亨達工程師事務所

PROJECT TRAFFIC CONSULTANT:  
  
 許謙理建築師行  
 CTA Consultants Limited

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 5. Prints without authorized signature in the checked and approved spaces below and after the last revision above are NOT valid for use outside SCL.  
 6. The contractor should submit shop drawings for architects before commencement of work.

PROJECT: **Coloured Amended General Drawing for BD Approval**

WHOLESALE CONVERSION FOR WING WAH BUILDING AT NO. 31 CHONG YIP STREET, KTLN NO. 447, KWUN TONG, KOVLOON

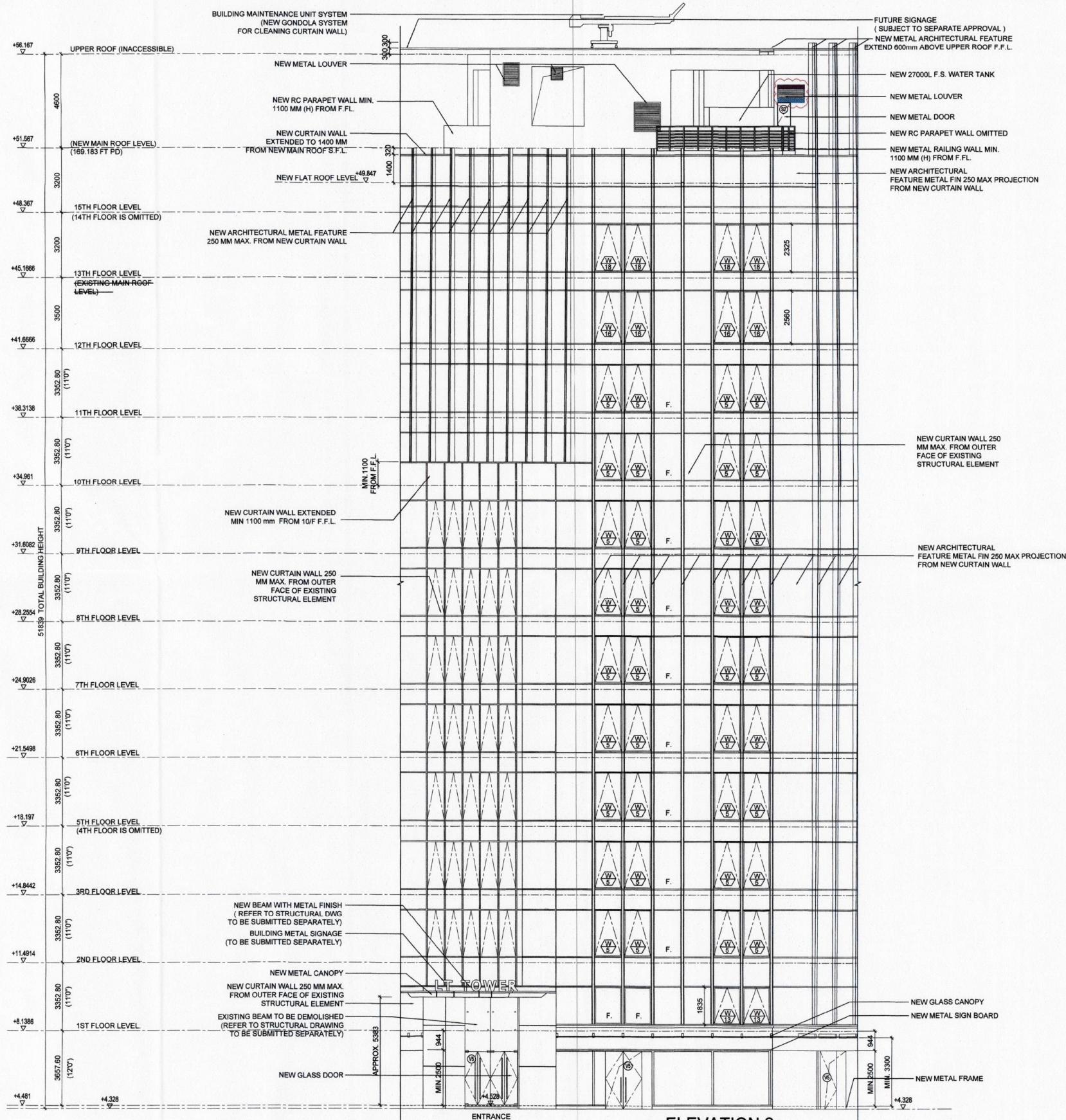
DRAWING TITLE:  
**ELEVATION 1**

STATEMENT: THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS, IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR.

*Yuen Kwok Cheung*  
 ARAIA HKIA  
 Authorized Person  
 (List of Architects)

DRAWN BY: VJL DATE: 15-09-2020  
 CHECKED BY: CMD APPROVED BY: KC  
 SCALE: 1:100 PAPER SIZE: A1  
 PROJECT: 2601 DRAWING NO.: GP-15 REVISION: L

# Plan 5b - ELEVATION 2 (no change on elevation)



**RECORD DRAWING**  
 This drawing is identical  
 to the approved drawing dated  
 17 JAN 2019

*Yuen Kwok Cheung*  
**Yuen Kwok Cheung**  
 ARAIA HKIA  
 Authorized Person  
 (List of Architects)

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved  
*WAT Ngai-wang*  
**WAT Ngai-wang**  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 17 JAN 2019

CLIENT/EMPLOYER:  
**ALLIED NICE ENTERPRISE LIMITED**

PROJECT ARCHITECT/AUTHORIZED PERSON:  
  
**馬海(建築顧問)有限公司**  
 Spence Robinson Limited

PROJECT ENGINEER:  
  
**ARTHUR YUNG AND ASSOCIATES COMPANY LTD.**  
 容亨達工程師事務所

PROJECT TRAFFIC CONSULTANT:  
  
**CTA Consultants Limited**

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  3. This drawing is to be read in conjunction with the Architect's Specification and Conditions of Contract.
  4. Prints not showing the last revision are to be cancelled.
  5. Prints without authorized signature in the checked and approved spaces below and after the last revision above are NOT valid for use outside SR.
  6. The contractor should submit shop drawings for architects for before commencement of work.

PROJECT:  
**WHOLESALE CONVERSION FOR WING WAH BUILDING AT NO. 31 CHONG YIP STREET, KTL NO. 447, KWUN TONG, KOWLOON**

DRAWING TITLE:  
**ELEVATION 2**

STATEMENT II: THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS, IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR.

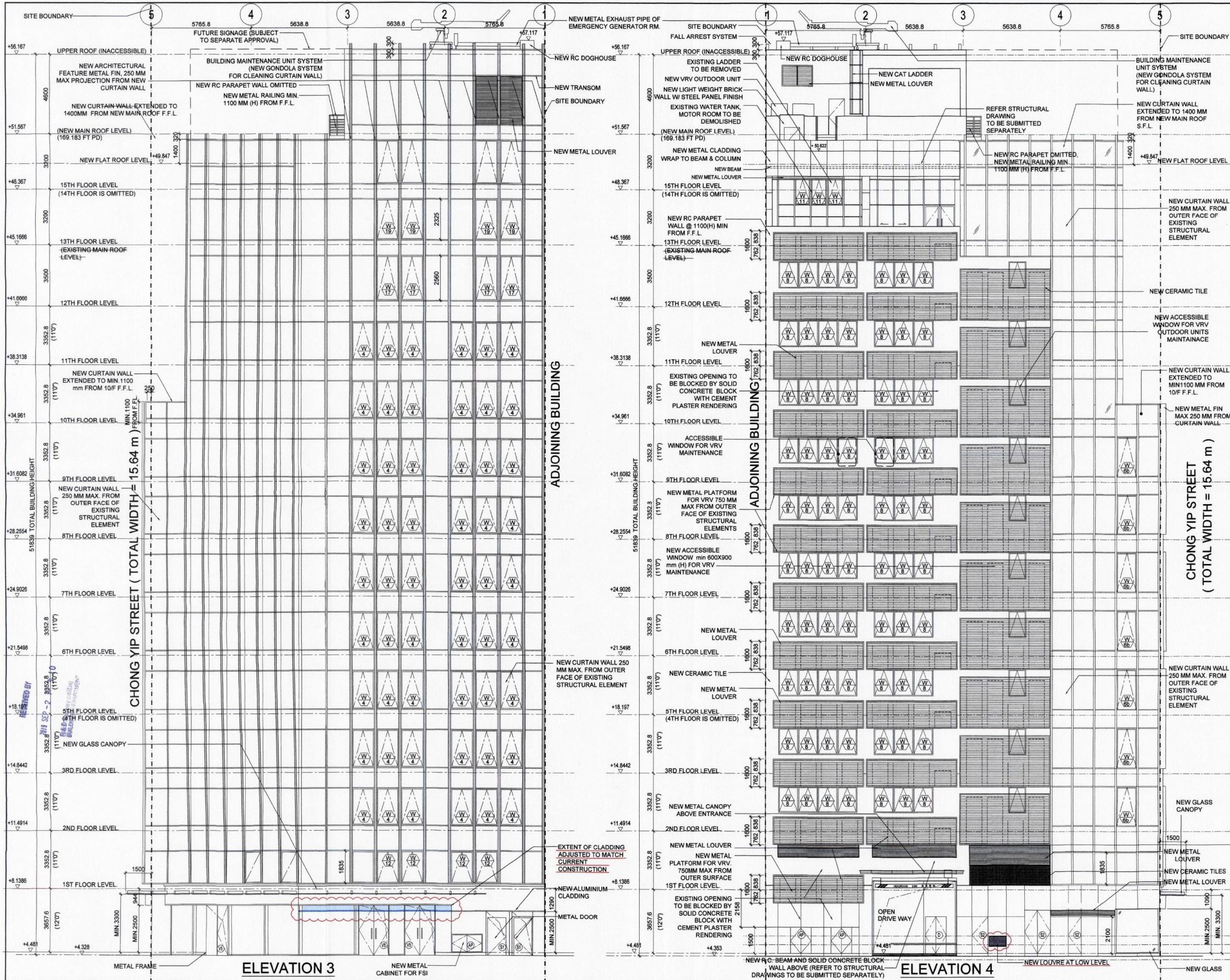
**Coloured Amended General Drawing for BD Approval**

*Yuen Kwok Cheung*  
**Yuen Kwok Cheung**  
 ARAIA HKIA  
 Authorized Person  
 (List of Architects)

DRAWN BY: CC	DATE: 18-12-2018	REVISION:
CHECKED BY: CMD	APPROVED BY: KC	
SCALE: 1:100	PAPER SIZE: A1	
PROJECT: 6201	DRAWING NO.: GP-16	

RECEIVED BY  
 TNA UCC 21 (2) 01  
 R & O USE ONLY (INTERNAL)  
 BUILDING DEPARTMENT

# Plan 5c - ELEVATIONS 3 & 4 (no change on elevation)



BD REF. NO.: 2-3/222/23/4  
 FSD REF. NO.: FP 8/12/35

NO.	DATE	DETAILS	CHECKED
-	9/12/16	1ST SUBMISSION	
A	25/1/17	ELEVATION REVISED	
B	5/5/17	ELEVATION REVISED	
C	31/7/17	ELEVATION REVISED	
D	07/9/17	ELEVATION REVISED	
E	05/12/17	ELEVATION REVISED	
F	26/03/17	ELEVATION REVISED	
G	13/7/18	ELEVATION REVISED	
H	28/09/18	ELEVATION REVISED	
I	02/09/19	ELEVATION REVISED	

**RECORD DRAWING**  
 This drawing is identical to the approved drawing dated 30 SEP 2019

Yuen Kwok Cheung  
 ARAIA HKIA  
 Authorized Person  
 (List of Architects)

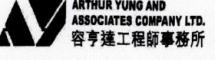
Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP A20-19. The duties of the authorized person, geotechnical engineer and/or registered structural engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved

110 Chun-sang  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 30 SEP 2019

CLIENT/EMPLOYER:  
**ALLIED NICE ENTERPRISE LIMITED**

PROJECT ARCHITECT/AUTHORIZED PERSON:  
  
 馬海(建築顧問)有限公司  
 Spence Robinson Limited

PROJECT ENGINEER:  
  
 ARTHUR YUNG AND ASSOCIATES COMPANY LTD.  
 容亨達工程師事務所

PROJECT TRAFFIC CONSULTANT:  
  
 志達顧問有限公司  
 CTA Consultants Limited

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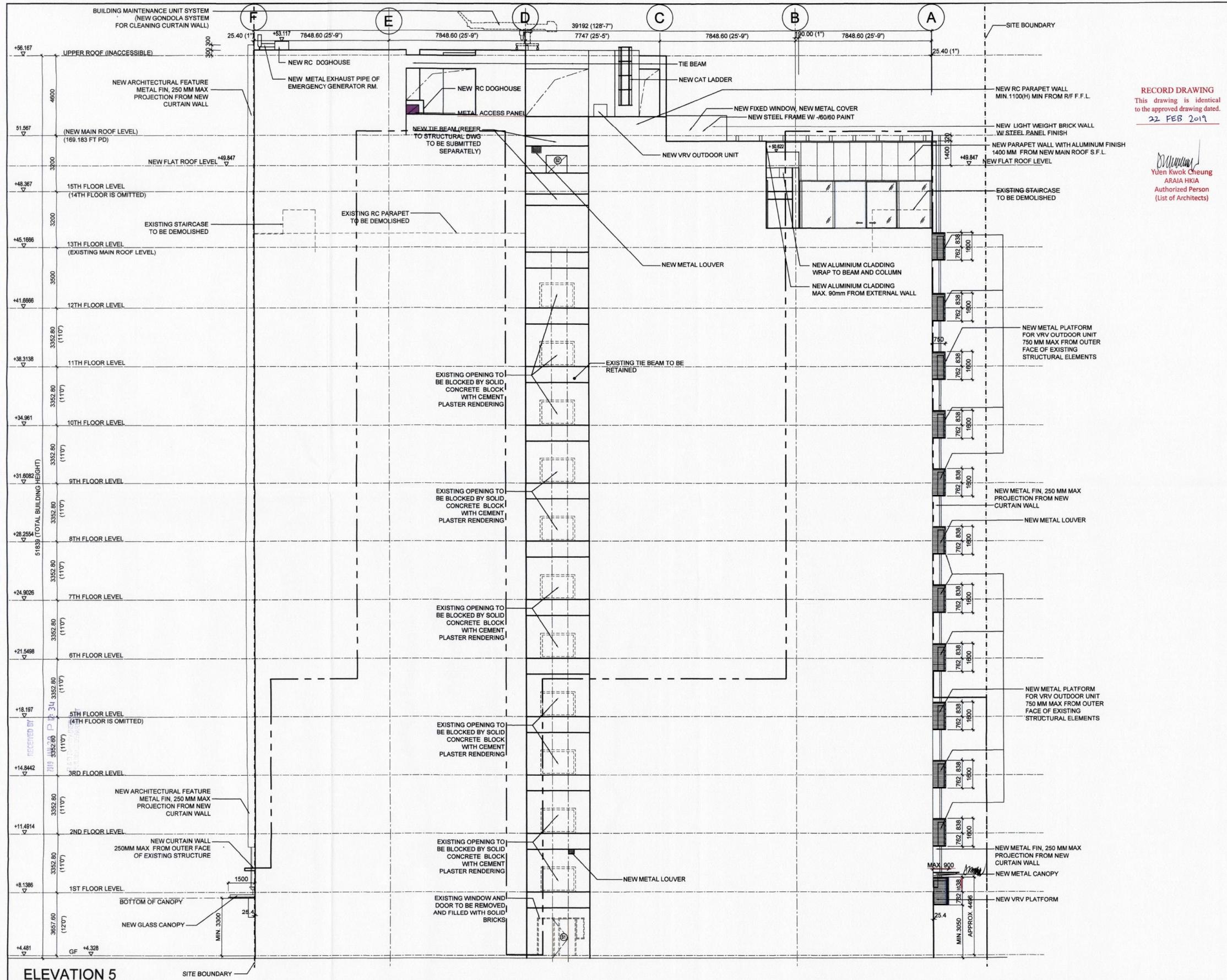
PROJECT: **Coloured Amended General Drawing for BD Approval**  
 WHOLESALE CONVERSION FOR WING WAH BUILDING AT NO. 31 CHONG YIP STREET, KTL NO. 447, KWONG TONG, KOWLOON

DRAWING TITLE:  
**ELEVATION 3 & 4**

STATEMENT II: THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS, IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR.

Drawn by: CC DATE: 02-09-2019  
 Checked by: CMD APPROVED BY: KC  
 Scale: 1:100 PAPER SIZE: A1  
 Project: 2601 DRAWING NO: GP-17 REVISION: 1

# Plan 5d - ELEVATION 5 (no change on elevation)



BD REF. NO.:	2-3/2225/63/4		
FSD REF. NO.:	FP 8/12135		
REVISIONS AND SUBMISSIONS:			
NO.	DATE	DETAILS	CHECKED:
1	9/12/16	1ST SUBMISSION	
A	25/1/17	1ST RESUBMISSION	
B	5/5/17	ELEVATION REVISED	
C	31/7/17	ELEVATION REVISED	
D	7/9/17	ELEVATION REVISED	
E	05/12/17	ELEVATION REVISED	
F	20/03/18	ELEVATION REVISED	
G	28/9/18	ELEVATION REVISED	
H	18/12/18	ELEVATION REVISED	
I	28/01/19	ELEVATION REVISED	

**RECORD DRAWING**  
 This drawing is identical to the approved drawing dated.  
22 FEB 2019

*Yuen Kwok Cheung*  
 Yuen Kwok Cheung  
 ARAIA HKIA  
 Authorized Person  
 (List of Architects)

Note: This plan has been processed on a centralized check basis under the centralized processing system as promulgated in PWD-P-ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approval  
 WAT NEUNG  
 Senior Building Approver  
 for BUILDING AUTHORITY  
 22 FEB 2019

CLIENT/EMPLOYER:  
**ALLIED NICE ENTERPRISE LIMITED**

PROJECT ARCHITECT/AUTHORIZED PERSON:  
  
 馬海(建築顧問)有限公司  
 Spence Robinson Limited

PROJECT ENGINEER:  
  
 ARTHUR YUNG AND ASSOCIATES COMPANY LTD.  
 容亨達工程師事務所

PROJECT TRAFFIC CONSULTANT:  
  
 CTA Consultants Limited

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 5. Prints without an authorized signature in the checked and approved spaces below and after the last revision above are NOT valid for use outside SITE.  
 6. The contractor should submit shop drawings for architects before commencement of work.

PROJECT: **Coloured Amended General Drawing for BD Approval**  
**WHOLESALE CONVERSION FOR WING WAH BUILDING AT NO. 31 CHONG YIP STREET, KTL NO. 447, KWUN TONG, KOWLOON**

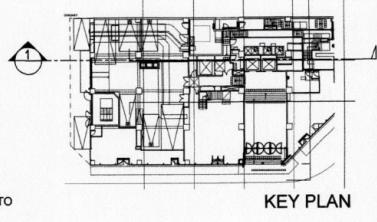
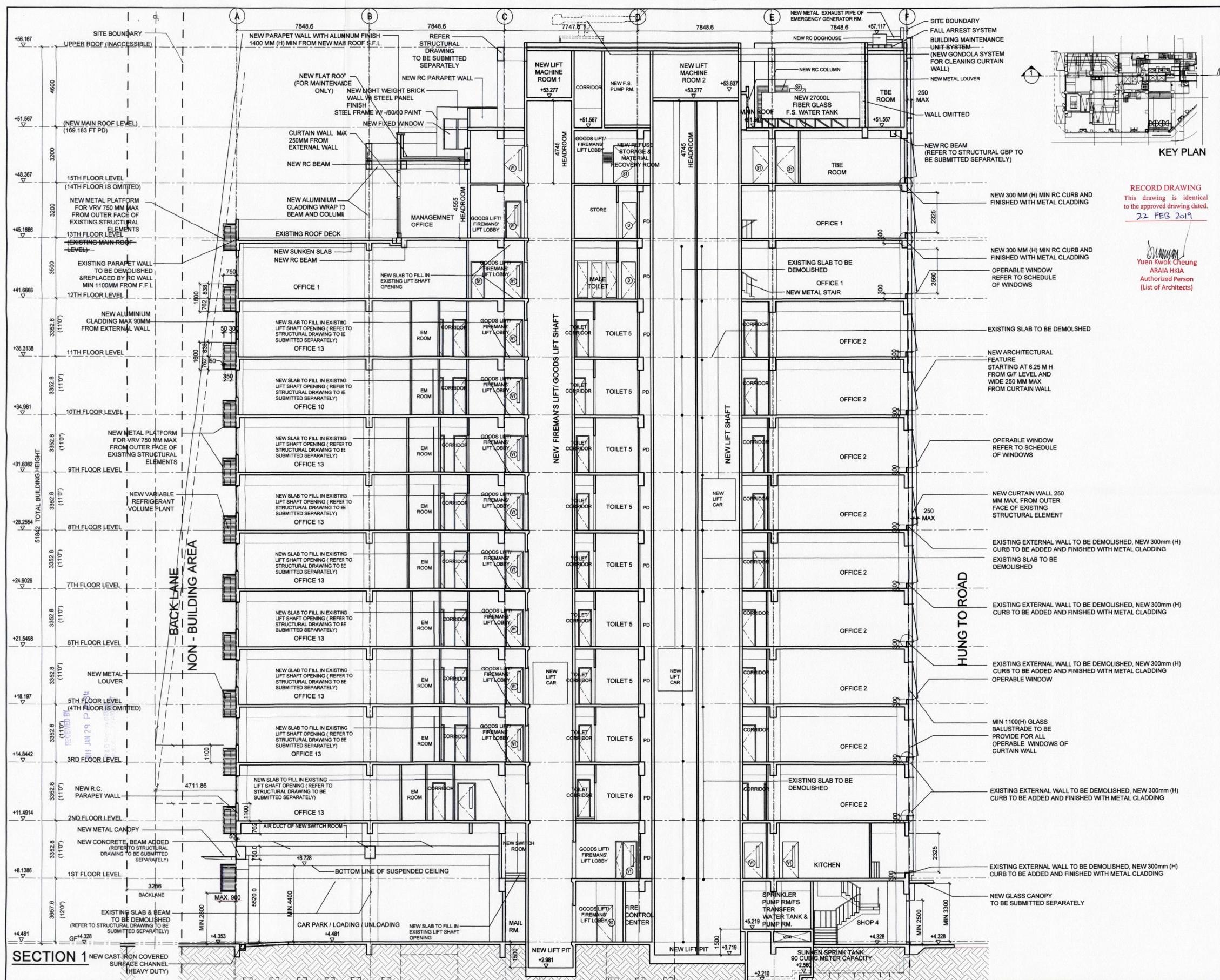
DRAWING TITLE:  
**ELEVATION 5**  
 STATEMENT II: THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS, IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR.

*Yuen Kwok Cheung*  
 Yuen Kwok Cheung  
 Authorized Person  
 (List of Architects)

DRAWN BY:	DATE:
CC	28-01-2019
CHECKED BY:	APPROVED BY:
CMMD	KC
SCALE:	PAPER SIZE:
1:100	A1
PROJECT:	DRAWING NO.:
2601	GP-18
	REVISION:
	1

**ELEVATION 5**

# Plan 6a - EXISTING SECTION 1



**RECORD DRAWING**  
This drawing is identical to the approved drawing dated 22 FEB 2019

*Yuen Kwok Cheung*  
**ARAJIA HKIA**  
Authorized Person  
(List of Architects)

BD REF. NO.: 2-3/22/25/23/4		
FSD REF. NO.: FP 8/12/133		
REVISIONS AND SUBMISSIONS:		
NO. DATE	DETAILS	CHECKED
-	9/12/16	1ST SUBMISSION
A	25/1/17	1ST REVISION
B	5/3/17	SECTION REVISED
C	31/07/17	SECTION REVISED
D	07/09/17	SECTION REVISED
E	05/12/17	SECTION REVISED
F	20/03/18	SECTION REVISED
G	28/09/18	SECTION REVISED
H	18/12/18	SECTION REVISED
I	28/01/19	SECTION REVISED

Note: This plan has been processed on a curtailed check basis under the centralized processing system as promulgated in PNAP ADM-13. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 4(2)(e) of the Buildings Ordinance are of particular relevance in this regard.



CLIENT/EMPLOYER:  
**ALLIED NICE ENTERPRISE LIMITED**

PROJECT ARCHITECT/AUTHORIZED PERSON:  
**馬海 (建築顧問) 有限公司**  
Spence Robinson Limited

PROJECT ENGINEER:  
**ARTHUR YUNG AND ASSOCIATES COMPANY LTD.**  
容亨達工程師事務所

PROJECT TRAFFIC CONSULTANT:  
**CTA Consultants Limited**

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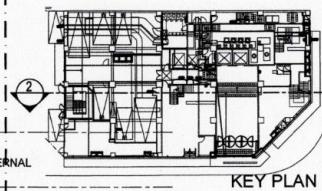
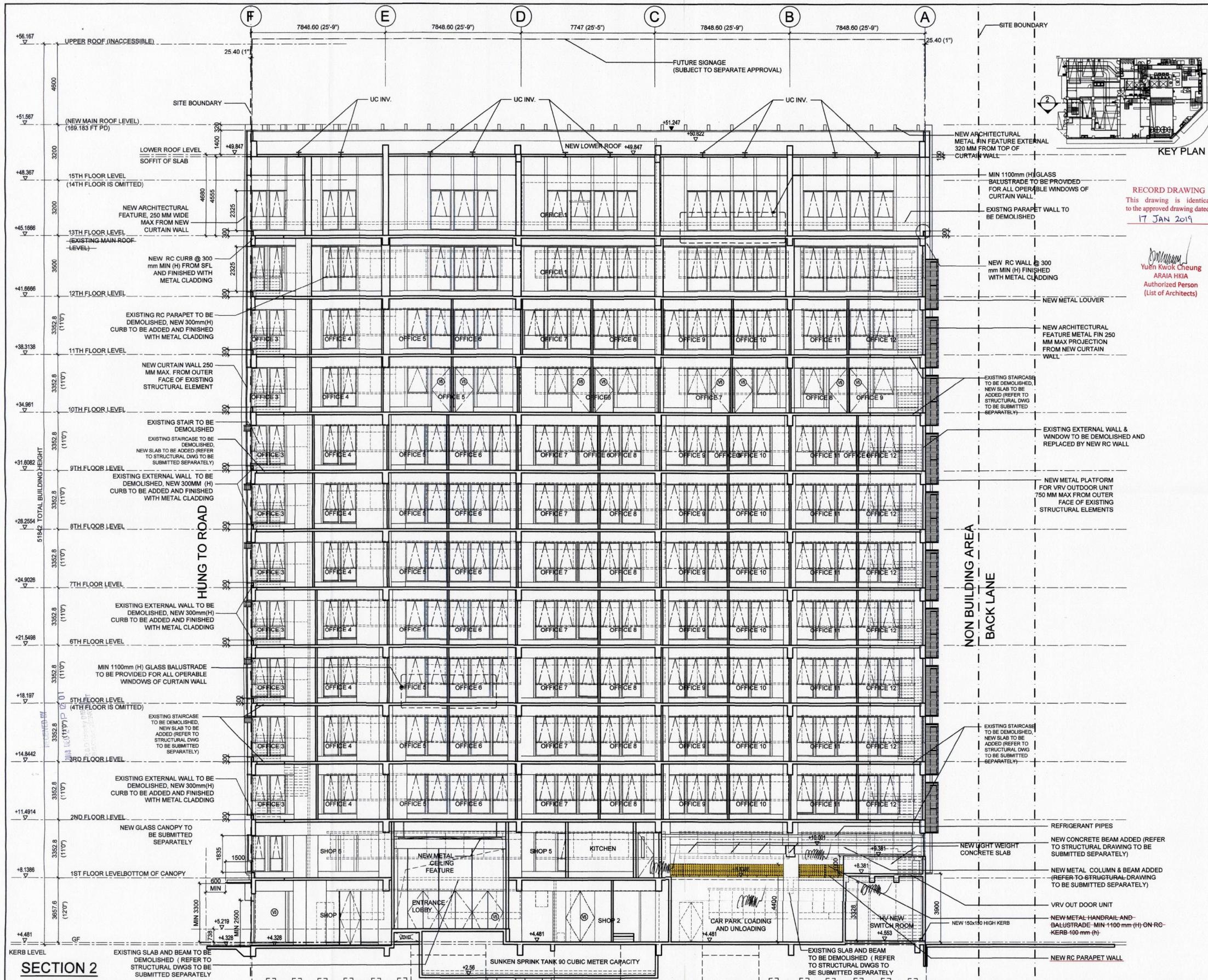
PROJECT: **Coloured Amended General Drawing for BD Approval**  
**WHOLESALE CONVERSION FOR WING WAH BUILDING AT NO. 31 CHONG YIP STREET, KTL NO. 447, KWUN TONG, KOWLOON**

DRAWING TITLE:  
**SECTION 1**  
STATEMENT II: THE WORKS SHOWN ON THESE PLANS ARE TYPE II WORKS, IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR.

*Yuen Kwok Cheung*  
**ARAJIA HKIA**  
Authorized Person  
(List of Architects)

DRAWN BY: CC DATE: 28-01-2019  
CHECKED BY: CMD APPROVED BY: KC  
SCALE: 1:100 PAPER SIZE: A1  
PROJECT: GP-19 DRAWING NO.: GP-19 REVISION: 1

# Plan 6b - EXISTING SECTION 2



BD REF. NO.: 2-3/5225/63/4  
 FSD REF. NO.: FP 8/12135

REVISIONS AND SUBMISSIONS:			
NO.	DATE	DETAILS	CHECKED
-	9/12/16	1ST SUBMISSION	
A	25/1/17	1ST RESUBMISSION	
B	5/5/17	SECTION REVISED	
C	31/7/17	SECTION REVISED	
D	22/9/17	SECTION REVISED	
E	05/12/17	SECTION REVISED	
F	20/3/18	SECTION REVISED	
G	28/09/18	SECTION REVISED	
H	18/12/18	SECTION REVISED	

**RECORD DRAWING**  
 This drawing is identical to the approved drawing dated 17 JAN 2019

*Yuen Kwok Cheung*  
 YUEN KWOK CHEUNG  
 ARAIA HKIA  
 Authorized Person  
 (List of Architects)

Note: This plan has been processed on a controlled check basis under the centralized processing system as promulgated in PNAP ADM-19. The duties of the authorized person, registered structural engineer and/or registered geotechnical engineer concerned as specified under section 4(3)(b) and the provision of section 14(2)(c) of the Buildings Ordinance are of particular relevance in this regard.

Plan Approved  
*WAT Ngai-ying*  
 Senior Building Surveyor  
 for BUILDING AUTHORITY  
 17 JAN 2019

CLIENT/EMPLOYER:  
**ALLIED NICE ENTERPRISE LIMITED**

PROJECT ARCHITECT/AUTHORIZED PERSON:  
  
 馬海(建築顧問)有限公司  
 Spence Robinson Limited

PROJECT ENGINEER:  
  
 ARTHUR YUNG AND ASSOCIATES COMPANY LTD.  
 容亨達工程師事務所

PROJECT TRAFFIC CONSULTANT:  
  
 糾纏顧問有限公司  
 CTA Consultants Limited

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  - The contractor should submit shop drawings for architects for before commencement of work.

PROJECT:  
**WHOLESALE CONVERSION FOR WING WAH BUILDING AT NO. 31 CHONG YIP STREET, KTLN NO. 447, KUWU TONG, KOWLOON**

DRAWING TITLE:  
**SECTION 2**

STATEMENT II: THE WORKS SHOWN ON THESE PLANS ARE THE WORKS, IN RESPECT OF WHICH THE BUILDING AUTHORITY'S CONSENT IS APPLIED FOR.

Coloured Amended General Drawing for BD Approval

*Yuen Kwok Cheung*  
 YUEN KWOK CHEUNG  
 ARAIA HKIA  
 Authorized Person  
 (List of Architects)

DRAWN BY: CC	DATE: 18-12-2018
CHECKED BY: CMD	APPROVED BY: KC
SCALE: 1:100	PAPER SIZE: A1
PROJECT: 2801	DRAWING NO.: GP-20
	REVISION: H



