

Appendix 1

Letter from the Education Bureau dated 13.8.2026



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

本局檔號 Our Ref.: (19) in EDB/FHE/SH/AP-0047(R) 電話 Telephone: 3509 8533

來函檔號 Your Ref.:

傳真 Fax Line:

電郵地址 Email: studenthostel@edb.gov.hk

By email and post
(email: davidfok@ktaplanning.com
& dt8982@gmail.com)

13 August 2026

United Oversea Enterprises, Limited,
Unit K, 16/F, MG Tower,
133 Hoi Bun Road, Kwun Tong,
Kowloon
(Attn: Mr. Fok Chi Wai David)

Dear Mr. Fok,

Hostels in the City Scheme (“the Scheme”)

I refer to your application under the Scheme received on 28 May 2026 and the subsequent revised document received on 9 June 2026 and 13 August 2026 for the proposed student hostel development at 11 Lai Yip Street, 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**.

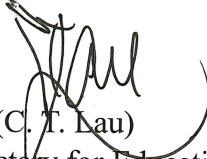
According to the signed statutory declaration, the relevant building works of the proposed development should be completed within 18 months from the date of this letter, i.e. 13 August 2026. Upon completion of the works, please provide us and DPFO with a copy of the acknowledgement letter for certificate 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).

Please be advised that for any subsequent change(s) to the information provided under the Scheme, the applicant should notify Education Bureau (EDB) and DPFO as soon as possible. Further change(s) to the Scheme is subject to the confirmation of EDB on individual merits. EDB reserves the right to revoke the confirmation of the eligibility of the Scheme having regard to any changes to the Scheme.

For enquiries on eligibility of the application, please contact Ms. Rosa AU [Senior Project Manager (Further and Higher Education)] at 3655 5911 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 sincerely,


(C. T. Lau)
for Secretary for Education

c.c.

DPFO, DEVB
PlanD

(Attn: Miss Ada CHAN)
(Attn: Ms LEE Kai Chuk, Bonnie)
(Attn: Mr LAU Hei, Jack)
(Attn: Mr HO Chi Kin, Eric)
(Attn: Ms YIM Yuen-ling, Monika)
(Attn: Mr. WU Wai hung, Samuel)

LandsD
BD
FSD

1. Comments from the Planning Department:

- (a) The subject site falls within an area zoned “Other Specified Uses” annotated “Business” (OU(B)) on the approved Kwun Tong (South) Outline Zoning Plan (OZP) No. S/K14S/28. According to Schedule I of the Notes of the OZP for the “OU(B)” zone for a building other than industrial or industrial-office building, ‘Hotel’ (which includes student hostels supported by Government’s policy) is a Column 2 use which requires planning permission from the Town Planning Board (TPB).
- (b) The subject proposal involves conversion of the existing building to a student hostel. The proposed student hostel will provide hostel rooms on 1/F to 10/F, as well as supporting facilities on 1/F to 6/F. Based on the information currently available, **planning permission for ‘Hotel (Student Hostel)’ use is required from TPB**, provided that the proposed student hostel is supported by the Hostels in the City Scheme.

2. Comments from the Lands Department:

- (a) The subject premises falls within Kwun Tong Inland Lot No. 532 (the Lot) which is subject to a Special Waiver Letter dated 20.10.2010. The Special Waiver, under the Revitalization Scheme for Industrial Buildings, permits the use of the Lot for office purposes. The building works to convert the former industrial building for the office purposes under the Special Waiver had been completed in 2012.
- (b) **The owner of the Lot is required to apply to the Lands Department for a modification of the Special Waiver** to implement the proposal after obtaining planning permission from TPB.

3. Comments from the Buildings Department:

- (a) Student hostel is a domestic use under the Buildings Ordinance (BO) and is subject to compliance with the relevant criteria as stipulated in the Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-173, application for modifications / exemptions to the following items is required and may be considered at the building plan submission stage to:

- (i) treat a student hostel as non-domestic building for the purposes of regulations 19, 20 and 21 of the Building (Planning) Regulations (B(P)R); and
 - (ii) permit the non-provision of open space and kitchens for individual hostel units under regulations 25 and 45 of the B(P)R respectively.
- (b) The provision of barrier free access and facilities for hostel use (e.g. initial access, accessible lift, accessible guest rooms, accessible toilets, additional assistive provisions, etc.) should comply with regulation 72 of the B(P)R and the Design Manual: Barrier Free Access 2008 (2025 Edition).
 - (c) The provision of natural lighting and ventilation for the proposed hostel rooms should be demonstrated in compliance with regulations 30 and 31 of the B(P)R at the building plan submission stage.
 - (d) The provision of loading and unloading (L/UL) and carparking spaces (including accessible carparking space) serving student hostel shall be clarified at the building plan submission stage for consideration. Transport Department's (TD) comments on traffic arrangement/provision of carparking space and L/UL areas should be sought.
 - (e) Detailed comments on all aspects under the BO will be given at the building plan submission stage. The applicant is also reminded to follow the requirements as stipulated in PNAP APP-173.

4. Comments from the Fire Services Department:

- (a) The Fire Services Department (FSD) has no specific comment on the subject application provided that Fire Service Installations (FSI), water supplies for firefighting and a Fire Safety Management Plan (FSMP) are provided to the satisfaction of FSD. Detailed Fire Services requirements will be formulated upon receipt of formal submission of general building plans (GBP). A checklist for the FSMP is attached for completion by the applicant and submission to FSD for assessment during the building plan submission stage.
- (b) Please be informed that the FSI for the subject student hostel using existing FSI of the building might be accepted provided that the FSMP is submitted and accepted by FSD prior to the approval of the GBP.
- (c) Should you have any enquiries, please contact Mr. SO Chun-ho on 3971 4679 or his supervisor, Mr. WATT Wing-lun at 3971 4622.