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[REDACTED]

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**From:** Louis Kwan <[REDACTED]>  
**Sent:** Tuesday, February 3, 2026 12:52 PM  
**To:** tpbpd/PLAND  
**Cc:** [REDACTED]  
**Subject:** 992-998 Canton Road, S16 No. TPB/A/K3/601 (Further Clarification)  
**Attachments:** 20260203 Form No. S.16-I\_Sep 2023 rev2.pdf  
**Categories:** Internet Email

Dear Sir/Madam,

We would like to submit our further clarification and revision for S16-I form on page 5 & 11 per attached for your consideration and perusal.

regards,

**Louis Kwan**

associate director

for and on behalf of

  
Associated  
Architects  
Limited  
聯協建築師事務所有限公司  
21/F Metro South Tower 1  
39 Wong Chuk Hang Road,  
Wong Chuk Hang, Hong Kong

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**From:** Louis Kwan <[REDACTED]>  
**Sent:** Friday, January 23, 2026 2:28 PM  
**To:** 'tpbpd@pland.gov.hk' <tpbpd@pland.gov.hk>  
**Cc:** [REDACTED]

**Subject:** 992-998 Canton Road, S16 No. TPB/A/K3/601 (Resend with Correct Attachment)

Dear Sir/Madam,

Further to our planning application for the captioned made on 12/12/2025 and the further information submitted on 23/12/2025, we would like to clarify the followings:-

1. The non-domestic GFA of the existing building is about 4,265.34sqm in accordance with the approved building plans in 1991.

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2. Under the proposal, 1/F to 22/F of the existing building will be converted from office to student hostel. Part of G/F will be modified into a hostel lobby, while the remaining part of G/F (mainly involving shops and a transformer room) will remain unchanged.
3. Common facilities such as meeting rooms, common rooms, study rooms, laundry and gym will be provided on 1/F to 3/F.
4. Within the existing maximum non-domestic GFA of the subject building, the no. of hostel rooms under the proposal will be 198-217 (including 132 - 145 single rooms and 66 - 72 double rooms), and the corresponding no. of bedspaces will be 264-289. Among the total room no. of 198-217, there are 4 accessible rooms, which are all double rooms.
5. EPD contacted us on 5.1.2026 and was informed that the student hostel rooms will be provided with air conditioning system.
6. The internal layout and the proposed supporting facilities as demonstrated on the submitted drawings may be subject to change during the detailed design stage.
7. The proposed parameters of the student hostel development, including but not limited to the no. of hostel rooms, no. of bedspaces, room size and the provision of supporting facilities will be subject to the approval of the relevant Government bureau/departments (including EDB and DEVB) at the building plan submission stage.
8. A revised layout plan on G/F is also attached for the typo error on the street name.

regards,

**Louis Kwan**

associate director

for and on behalf of

 **Associated  
Architects  
Limited**  
**聯協建築師事務所有限公司**  
21/F Metro South Tower 1  
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