

## 6. Type(s) of Application 申請類別

Type (i) Change of use within existing building or part thereof  
第(i)類 更改現有建築物或其部分內的用途

Type (ii) Diversion of stream / excavation of land / filling of land / filling of pond as required under Notes of Statutory Plan(s)  
第(ii)類 根據法定圖則《註釋》內所要求的河道改道／挖土／填土／填塘工程

Type (iii) Public utility installation / Utility installation for private project  
第(iii)類 公用事業設施裝置/私人發展計劃的公用設施裝置

Type (iv) Minor relaxation of stated development restriction(s) as provided under Notes of Statutory Plan(s)  
第(iv)類 略為放寬於法定圖則《註釋》內列明的發展限制

Type (v) Use / development other than (i) to (iii) above  
第(v)類 上述的(i)至(iii)項以外的用途／發展

Note 1: May insert more than one 「✓」.

註 1：可在多於一個方格內加上「✓」號

Note 2: For Development involving columbarium use, please complete the table in the Appendix.

註 2：如發展涉及靈灰安置所用途，請填妥於附件的表格。

### (i) For Type (i) application 供第(i)類申請

(a) Total floor area involved 涉及的總樓面面積	4265.344 sq.m 平方米		
(b) Proposed use(s)/development 擬議用途/發展	<p>Hotel (Student Hostel under the "Hostels in the City Scheme") and Minor Relaxation of Non-domestic Plot Ratio Restriction</p> <p>(If there are any Government, institution or community facilities, please illustrate on plan and specify the use and gross floor area) (如有任何政府、機構或社區設施，請在圖則上顯示，並註明用途及總樓面面積)</p>		
(c) Number of storeys involved 涉及層數	23 storey	Number of units involved 涉及單位數目	198 rooms
(d) Proposed floor area 擬議樓面面積	Domestic part 住用部分 ..... sq.m 平方米 <input type="checkbox"/> About 約		
	Non-domestic part 非住用部分 4265.344 sq.m 平方米 <input type="checkbox"/> About 約		
	Total 總計 ..... sq.m 平方米 <input type="checkbox"/> About 約		
(e) Proposed uses of different floors (if applicable) 不同樓層的擬議用途(如適用) (Please use separate sheets if the space provided is insufficient) (如所提供的空間不足，請另頁說明)	Floor(s) 樓層	Current use(s) 現時用途	Proposed use(s) 擬議用途
	G/F	Shop & Services/ Lobby	Shop & Services/ Lobby
	1/F-22/F	Office	Hotel (Student Hostel under the "Hostels in the City Scheme")

## 10. Justifications 理由

The applicant is invited to provide justifications in support of the application. Use separate sheets if necessary.  
現請申請人提供申請理由及支持其申請的資料。如有需要，請另頁說明。

In alignment with the Government's initiative to establish Hong Kong as an international hub for post-secondary education, the proposal is to convert an existing office building into a student hostel under the Hostels in the City Scheme ("the Scheme"). Application had been made to the Education Bureau under the Scheme and was accepted by the Bureau on October 9, 2025.

As the proposed wholesale conversion of the existing commercial building for student hostel use will not result in any increase in the physical bulk, gross floor area, plot ratio and building height, the proposed minor relaxation of the non-domestic plot ratio restriction is to reflect the plot ratio of the existing building.

This conversion will directly address the growing demand for affordable and accessible student accommodation, particularly for local and international students pursuing higher education in Hong Kong. By re-purposing an existing commercial building, the project optimizes the use of urban space and contributes to the sustainable development of the city.

This project will contribute to a vibrant and inclusive academic environment, further strengthening Hong Kong's position as a global education hub while revitalizing underutilized commercial infrastructure in the city.

Subject to further approval by Buildings Department, the project will provide a total of 198 rooms from 1/F to 22/F and would tentatively provide 264 bed spaces. Out of the 198 rooms, there would be 132 nos. of single room and 66 nos. of double room. Size of room ranges from 9sqm to 29sqm. Each room will have its individual bathroom with shower. 4 nos. of accessible rooms will be provided at 1/F to 3/F. Common facilities such as meeting room, laundry, common rooms and gym will be provided at the podium floors from 1/F to 3/F, and pantry will be provided at every floors from 1/F to 22/F. Access to the project will be at G/F from the lobby facing Shantung Street. At each floor, access card or password controlled lock will be installed at the door connecting the lift lobby to the internal room corridor.