



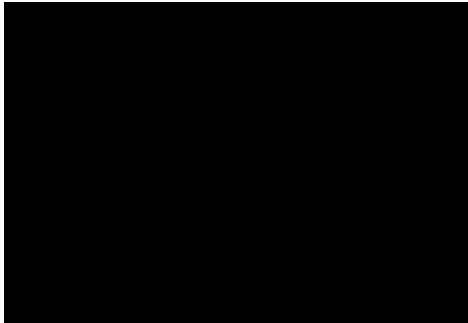
中華人民共和國香港特別行政區政府  
教育局  
Education Bureau  
The Government of the Hong Kong Special Administrative Region  
of the People's Republic of China

本局檔號 Our Ref.: (19) in EDB/FHE/SH/AP-0009(R) 電話 Telephone: [REDACTED]

來函檔號 Your Ref.: 傳真 Fax Line: [REDACTED]

By email and post

9 October 2025



**Hostels in the City Scheme (“the Scheme”)**

I refer to your application and the revised submissions (including application form and layout plans) received on 10 September 2025 and 3 October 2025 respectively under the Scheme for the proposed student hostel development at Office Plus@Mong Kok, 992-998 Canton Road, Mong Kok, 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 October 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 [REDACTED] or the undersigned [Planning Coordinator (Further and Higher Education)] at [REDACTED], or through email to [REDACTED]. For enquiries on development facilitation, please contact Miss Ada CHAN [Executive Assistant/Planning & Lands] at [REDACTED], or through email to [REDACTED].

Yours sincerely,



(Derek CHEUNG)

for Secretary for Education

CC

DPFO, DEVB

PlanD

LandsD

BD

(Attn: Miss Ada CHAN)

(Attn: Mr LEE Kin Ki, Chesterfield)

(Attn: Mr HO Chi Kin, Eric)

(Attn: Mr. YEUNG Pak Shing, Perry)

## Annex

### Preliminary Comments from Relevant Departments

#### 1. Comments from the Planning Department:

- (a) The subject site falls within an area zoned “Residential (Group A)” (“R(A)”) on the approved Mong Kok Outline Zoning Plan (OZP) No. S/K3/38. According to the Notes of the OZP for the “R(A)” zone, ‘Residential Institution’ use is always permitted, while ‘Hotel’ (which includes student hostels supported by Government’s policy but excludes those student hostels provided in the form of ‘Residential Institution’) is a Column 2 use which requires planning permission from the Town Planning Board (the Board). For a non-domestic building to be erected on land designated “R(A)”, the maximum plot ratio (PR) shall not exceed 9.0. It is also stipulated that the PR of the existing building shall apply only if any addition, alteration and/or modification to or redevelopment of an existing building is for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building. Besides, the site is subject to a maximum building height (BH) of 115mPD, or the height of the existing building, whichever is the greater.
- (b) The subject building is currently a 23-storey commercial building with shops on G/F and offices on 1/F to 22/F without basement floors and car parking/loading and unloading facilities. According to the relevant building plans approved by the Building Authority in 1991 (based on which the Occupation Permit (OP) was issued on 21.3.1991), the total non-domestic gross floor area of the subject building is 4,265.34m<sup>2</sup> (equivalent to a non-domestic PR of 15.323 based on a site area of 278.361m<sup>2</sup>). The PR includes a bonus PR of 0.323 for a dedicated area on G/F for public passage. Provided that the subject building would continue to be non-domestic in nature arising from any conversion works, the existing non-domestic PR of 15.323 is permissible under the OZP.
- (c) According to the applicant’s submission, the current application is for wholesale conversion of the existing building to be implemented in 2 phases. For adoption of the non-domestic PR of 15.323 of the existing building under the OZP, **planning permission for the use as student hostel under “Hotel” use is required from the Board**, provided that the proposed student hostel is supported by the Education Bureau and the Development Bureau under the Hostels in the City Scheme.

#### 2. Comments from the Lands Department:

The subject building falls within Kowloon Inland Lots 957 s.B ss.1, 957 s.B RP, 957 s.D ss.1 and 957 s.D RP (the Lots), which are held under the Government Lease of Kowloon Inland Lot 957 dated 25.7.1916, as modified or varied by a Modification Letter dated 26.9.1991 for the dedication of a corner splay for public access (collectively referred to as “the Lease”). The Lease is virtually unrestricted.

3. Comments from the Buildings Department:

- (a) The subject premises under application is for non-domestic use according to the approved plans. Student hostel is a domestic use under the Buildings Ordinance (BO) and subject to compliance with the relevant criteria stipulated in Practice Note for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers (PNAP) APP-173, application for modification for the following is required and may be considered at 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, service lane and kitchens for individual hostel units under B(P)Rs 25, 28 and 45 respectively;
- (b) The provision of barrier free access for hostel use (e.g. initial access, accessible lift, accessible guest rooms, accessible toilets, additional assistive provisions, etc.) stipulated in the Design Manual: Barrier Free Access 2008 (2025 Edition) should be complied with.
- (c) The provision of natural lighting and ventilation for the proposed hostel rooms shall be demonstrated at building plan submission stage. In particular, the applicant is reminded to check the compliance with B(P)R 31(1) at building plan submission stage regarding the windows of the hostel rooms nos. 1, 2 and 3 at typical floors which face the adjoining boundary.
- (d) The provision of Loading/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 requirements on traffic arrangement/provision of carparking space & L/UL areas should be complied with.
- (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.