

Appendix 1

Education Bureau's Confirmation Letter dated 11 May 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.: (6) in EDB/FHE/SH/AP-0038(R)

電話 Telephone: [REDACTED]

來函檔號 Your Ref.: BCD/CJ/825/001

傳真 Fax Line:

電郵地址 Email: [REDACTED]

By email and post
(email: [REDACTED])

11 May 2026



(Attn: Mr. Li Chung Ho)

Dear Mr. Li,

Hostels in the City Scheme ("the Scheme")

I refer to your application under the Scheme received on 14 April 2026 for the proposed student hostel development at 10 Anchor Street, Tai Kok Tsui, Hong Kong.

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**.

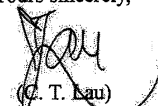
According to the signed statutory declaration, the relevant building works of the proposed development should be completed within 18 months from the date of this letter, i.e. 11 May 2026. Upon completion of the works, please provide us and DPFO with a copy of the acknowledgement letter for certificate 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 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,


(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)

LandsD
BD
FSD

(Attn: Mr HO Chi Kin, Eric)
(Attn: Ms YIM Yuen-ling, Monika)
(Attn: Mr. WU Wai hung, Samuel)

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) is a Column 2 use which requires planning permission from the Town Planning Board (TPB).
- (b) The subject proposal involves conversion of the subject building from office use to a student hostel with an entrance on G/F. As the non-domestic Plot Ratio of 11.599 of the subject building has already exceeded its permissible limit of 9 under the OZP, **the applicant is required to seek planning permission from TPB for operating the proposed student hostel as ‘Hotel (Student Hostel)’ use with minor relaxation of non-domestic PR restriction**, provided that the proposed student hostel is supported by the Hostels in the City Scheme.
- (c) The applicant is advised to take note of the concerns raised by TPB on design layout (such as room size, communal space, natural lighting, air ventilation) and future operational and management arrangements when considering similar student hostels applications. Reference can be made to recent planning applications No. A/K3/601 and No. A/K14/839 which were considered by the Metro Planning Committee of TPB on 6.2.2026 and 17.4.2026 respectively. Relevant meeting minutes are/will be available at TPB’s website. The applicant is also advised to address these concerns in its planning application and determine if additional technical assessments are required to support the application.

2. Comments from the Lands Department:

The subject premises falls within Kowloon Inland Lot Nos. 9432 and KIL 9433 which are restricted for non-industrial purposes and no factory building shall be erected thereon. The use of student hostel is considered acceptable from lease point of view. **No lease modification or waiver or offensive trades licence is required** for the conversion of the subject premises into a student hostel.

3. Comments from the Buildings Department:

- (a) Student hostel is 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, service lane and kitchens for individual hostel units under regulations 25, 28 and 45 of the B(P)R respectively.
- (b) The provision of barrier free access and facilities for hostel use (e.g. initial access, ramp, 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 at the building plan submission stage.
- (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 and 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.

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).

Assessment Checklist for FSMP for Hostel in the City Scheme

(b) A checklist for the FSMP is attached for completion by the applicant and submission to FSD for assessment during the building plan submission stage. 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. LEUNG Ka-hay on [REDACTED] or his supervisor, Mr. LI Ka-ho at [REDACTED]

Building Address: _____

New Building/
Wholesale Conversion/
Partial Conversion: _____

1	Introduction	Yes	No	N/A	Remarks
(a)	Building description and usage on different floors of the proposed development	e.g. ✓			e.g. Clause 2.0 Page 3
(b)	List of R/P of the development				
(c)	List of readership for the FSMP				
(d)	Undertaking letter on the responsibility of implementation of FSMP				
(e)	FSI Provision of the development				
(f)	General Requirements of the FSMP	Yes	No	N/A	Remarks
(i)	The FSMP should be compiled by / under the assistance of an authorized person				
(ii)	The Operator should ensure that the management procedures stated in the FSMP are implemented effectively				
(iii)	A copy of FSMP should be kept at the Operator Management Office/Counter / Building Management Office / Fire Control Room / Caretaker's Counter on site				
(iv)	Periodic review and audit to the procedures as stated in the FSMP should be conducted				
(v)	All records of building alterations shall be included				
(vi)	Maintenance Plan; Training Plan and Fire Action Plan shall be included				

2	Maintenance Plan	Yes	No	N/A	Remarks
	The Maintenance Plan should include				
(i)	Approved GBP (with exit routes highlighted) and FSI plans				
(ii)	For building adopting a fire engineering approach, the Bounding Conditions and a copy of final FSAR				
(iii)	Documents indicating the details/specifications of the fire safety provisions installed				
(iv)	Method statements for maintenance and repair methods of Passive Fire Safety Provision, Active Fire Safety Provisions and Ventilating Systems				
(v)	Housekeeping Checklist (Sample to be provided)				
2.1	Passive Fire Safety Provisions	Yes	No	N/A	Remarks
(a)	Operator shall conduct routine inspections to the student hostel and take remedial action for any irregularity noted (Weekly)				
(b)	Operator shall conduct routine inspections to the exit route of the building and report to the building management office for any irregularity out of their jurisdiction (Monthly)				
(c)	Record of inspections shall be kept at the Operator Management Office/Counter on site				
(d)	Operator shall keep records of maintenance or repair works carried out				
(e)	Special arrangements by Operator during A&A, renovation and repair works of the building				
2.2	Active Fire Safety Provisions	Yes	No	N/A	Remarks
(a)	Operator shall assist owners in arrangement of annual inspection and maintenance of FSI by RFSIC				
(b)	Operator shall display a copy of FS251 for annual maintenance of FSI at prominent location of the student hostel				
(c)	Owners / occupants of the unit shall allow access for the RFSIC to carry out inspection and maintenance				
2.3	Ventilating Systems	Yes	No	N/A	Remarks
(a)	Operator shall assist owners in arrangement of annual inspection and maintenance of Ventilating System by RSCCV				
(b)	Operator shall display a copy of AIC for annual maintenance work at prominent location of the building				
2.4	Housekeeping	Yes	No	N/A	Remarks
(a)	Result of routine inspections, records of maintenance, conducting of fire safety talks and fire drills, etc. should be recorded in a Housekeeping Checklist				

3	Training Plan	Yes	No	N/A	Remarks
(a)	Training plan should include description of staff duties on routine inspection, duties in case of fire, regular staff training programme and training to occupants				
(b)	Operator should ensure the implementation of the Training Plan				
(c)	Operator should appoint Fire Wardens who should standby on site round-the-clock for conducting early extinguishing of fire if possible and managing the evacuation of the student hostel in case of fire.				
(d)	The Fire Wardens should complete Fire Services Department Building Emergency Responder (FSDBER) training before their appointment				

(e)	The appointment letter of the Fire Wardens with the FSDBER training records shall be kept at the Operator Management Office/Counter on site				
3.1	Responsibilities and Training to Management Staff (including Fire Wardens if any)	Yes	No	N/A	Remarks
(a)	Perform as overall coordinator on fire safety matter				
(b)	Carry out routine inspections to the student hostel and building (Weekly/Monthly)				
(c)	Conduct regular staff training to management staff (Half-yearly/On new recruitment)				
(d)	Keep staff training records at Operator Management Office/Counter				
(e)	Initiate and plan periodic fire drills and fire safety talk for management staff and occupants at least once in every 6 months with the participation of the Fire Services Department personnel via normal application channel				
(f)	Keep fire drill and fire safety talk records at the Operator Management Office/Counter / Caretaker's Counter on site				
(g)	Include the run-downs of the fire drill and fire seminars in the Training Plan				
(h)	Familiarization with the exit routes and assembly point				
(i)	Familiarization with the location of fire alarm control panel, fireman's lift, FS/Sprinkler inlets and FS pump rooms, etc.				
(j)	Familiarization with the actions to be taken on discovering a fire				
(k)	Familiarization with evacuation procedures				
(l)	Familiarization with the use of firefighting equipment				
3.2	Training to Occupants	Yes	No	N/A	Remarks
(a)	Responses to fire or other emergency situation				
(b)	Procedures of emergency evacuation in the Fire Action Plan				
(c)	Use of Manual Fire Alarm, Hose Reel Systems and Fire Extinguishers				
(d)	Emergency contact points				
(e)	Should allow access to the RFSIC appointed to perform annual inspection and maintenance of FSIs if necessary				
(f)	Information Pack with the information of the above item 3.2(a) to 3.2(e) should be provided to the occupants before moving in (Sample to be provided)				
(g)	Record of acknowledgement of receipt of the Information Pack by all occupants shall be kept at the Operator Management Office/Counter on site				
4	Fire Action Plan	Yes	No	N/A	Remarks
(a)	Fire action plan should be formulated to establish the procedures to be taken in case of fire and evacuation procedures including the consideration for persons with a disability i.e. Evacuation Plan				
(b)	Fire action plan should include the procedures to be taken by the Fire Wardens in case of fire and other emergency				

Appendix 2

Building Records of the Building

PERMITTED SITE COVERAGE = 72.5% (NON - DOMESTIC)

ACTUAL SITE COVERAGE PROVIDED :

117.87%	÷	166.760 X 100%	max	70.14% 70.56%
(LARGE)				70.14% 70.56%

max 70.56% < 72.5%.

∴ O.K.

210. = 80M

71599 $\leq$ 11.6 : O.K.

1177-421 $\cdot M^2 \leq 3960 M^2$

Appendix 3

Notification for Vacation of the Premises Between 1/F and 14/F

**關於香港九龍大角咀晏架街10號周演森信託基金大廈1至14樓
租約期滿之重要通知**

致各分租租客：

本公司是上述大廈之大業主。

鑒於本公司與租客 YESINSPACE HK LIMITED 有關本大廈之現行租約將於 2026 年 8 月 31 日屆滿，本公司將不再與租客 YESINSPACE HK LIMITED 續租。為確保後續事宜順利交接，特此通知各分租租客本公司有以下公告及聲明：

- 租約屆滿日期：** 現行租約將於 2026 年 8 月 31 日屆滿，本公司將在 2026 年 8 月 31 日收回本大廈之管有權。
- 遷出日期：** 所有分租租客必須於 2026 年 8 月 31 日或之前將單位完全騰空，遷出相關單位，並交回相關單位管有權。
- 按金退還：** 按金將由租客 YESINSPACE HK LIMITED 退還。
本公司聲明 本公司不會就各分租租客之按金負責，各分租租客應與租客 YESINSPACE HK LIMITED 聯絡一切有關按金事宜。
- 搬遷指引：** 搬遷時請保持公眾地方清潔，並避免損壞大廈公共設施，本公司保留一切追究權利。
- 重要聲明：**
 - 本公司聲明各分租租客與租客 YESINSPACE HK LIMITED 之間之任何協議或分租合約，均與本公司無關，本公司不會承擔任何責任。
 - 各分租租客應儘快直接與租客 YESINSPACE HK LIMITED 聯絡及安排一切遷出，退還按金，交回管有權等事宜。
 - 各分租租客棄置或遺留在相關單位的物件，本公司有權自行處理，並不會承擔任何責任或賠償。
 - 本公司在 2026 年 8 月 31 日收回本大廈後，不會讓任何人士進入本大廈。

如對上述安排有任何查詢，請與租客 YESINSPACE HK LIMITED 直接聯絡。不便之處，敬請見諒。

特此通告

大業主
金堂置業有限公司
發出日期：2026 年 6 月 26 日



**Important Notice Regarding the Expiration of the Tenancy of
1/F to 14/F, Chow Yin Sum Trust Fund Building,
10 Anchor Street, Tai Kok Tsui, Kowloon, Hong Kong**

To All Subtenants:

We are the registered owner of the above-captioned building ("this Building").

As the current tenancy agreement between our company and the tenant, YESINSPACE HK LIMITED, regarding this Building will expire on August 31, 2026, our company will not renew the tenancy agreement with YESINSPACE HK LIMITED. To ensure a smooth handover of subsequent matters, we hereby issue the following announcement and declaration to all subtenants:

- Lease Expiry Date:** The current tenancy will expire on 31st day of August 2026. We will recover vacant possession of this Building on 31st day of August 2026.
- Move-out Date:** All subtenants must completely vacate, move out, and deliver possession of the respective units on or before August 31, 2026.
- Deposit Refund:** The rental deposit shall be refunded by the tenant, YESINSPACE HK LIMITED.
Our company hereby declares that we shall not be held responsible for the rental deposits of any subtenants. All subtenants should contact the tenant, YESINSPACE HK LIMITED, directly regarding all matters concerning their deposits.
- Moving Guidelines:** Please keep the common areas clean during your move and avoid causing any damage to the Building's public facilities. Our company reserves all rights to pursue legal action for any damages caused.
- Important Declarations :-**
 - Our company declares that any arrangement or sub-lease tenancy agreement between the subtenants and the tenant, YESINSPACE HK LIMITED, have no pertinence to our company, and our company shall bear no liability whatsoever.
 - All subtenants should contact and arrange with the tenant, YESINSPACE HK LIMITED, directly as soon as possible regarding all matters including moving out, deposit refunds, and returning possession of the units.
 - Our company reserves the right to dispose of any items disposed of or left behind by subtenants in the respective units at our sole discretion, without bearing any liability or compensation.
 - After our company repossesses the Building on August 31, 2026, no entry into the building will be permitted for any person.

For any inquiries regarding the above arrangements, please contact the tenant, YESINSPACE HK LIMITED, directly. Thank you for your understanding, and we apologize for any inconvenience caused.

Sincerely,

Goldtown Enterprises Limited
The Landlord



Dated: 26th day of June 2026

Appendix 4

Extract of Notes of the OZP

RESIDENTIAL (GROUP A)

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Ambulance Depot	Commercial Bathhouse/Massage Establishment
Flat	Eating Place
Government Use (not elsewhere specified)	Educational Institution
House	Exhibition or Convention Hall
Library	Government Refuse Collection Point
Market	Hospital
Place of Recreation, Sports or Culture	<u>Hotel</u>
Public Clinic	Institutional Use (not elsewhere specified)
Public Transport Terminus or Station (excluding open-air terminus or station)	Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances
Residential Institution	Office
School (in free-standing purpose-designed building only)	Petrol Filling Station
Social Welfare Facility	Place of Entertainment
Utility Installation for Private Project	Private Club
	Public Convenience
	Public Transport Terminus or Station (not elsewhere specified)
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School (not elsewhere specified)
	Shop and Services (not elsewhere specified)
	Training Centre

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

In addition, the following uses are always permitted
(a) on the lowest three floors of a building, taken to
include basements; or (b) in the purpose-designed
non-residential portion of an existing building, both
excluding floors containing wholly or mainly car
parking, loading/unloading bays and/or plant room:

Eating Place
Educational Institution
Institutional Use (not elsewhere specified)
Off-course Betting Centre
Office
Place of Entertainment
Private Club
Public Convenience
Recyclable Collection Centre
School
Shop and Services
Training Centre

Planning Intention

This zone is intended primarily for high-density residential developments. Commercial uses are always permitted on the lowest three floors of a building or in the purpose-designed non-residential portion of an existing building.

Remarks

- (1) On land designated “Residential (Group A)” (“R(A)”) and “Residential (Group A)3” (“R(A)3”), no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in the plot ratio for the building upon development and/or redevelopment in excess of 8.5 for a domestic building or 9.0 for a building that is partly domestic and partly non-domestic of which the domestic part of the building should not exceed 8.5, or the plot ratio of the existing building, whichever is the greater.
- (2) For a non-domestic building to be erected on land designated “R(A)” and “R(A)3”, the maximum plot ratio shall not exceed 9.0 except where the plot ratio is permitted to be exceeded under paragraphs (12) and/or (13) hereof.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (3) For the purposes of paragraph (1) above, on land designated “R(A)” and “R(A)3”, no addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the relevant maximum domestic and/or non-domestic plot ratio(s), or the domestic and/or non-domestic plot ratio(s) of the existing building, whichever is the greater, subject to, as applicable-
 - (i) the plot ratio(s) 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; or
 - (ii) the maximum domestic and/or non-domestic plot ratio(s) stated in paragraph (1) above shall apply if any addition, alteration and/or modification to or redevelopment of an existing building is not for the same type of building as the existing building, i.e. domestic, non-domestic, or partly domestic and partly non-domestic building.
- (4) On land designated “Residential (Group A)1”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic gross floor area (GFA) of 159,278m² and a maximum non-domestic GFA of 31,856m², of which a public vehicle park and a kindergarten shall be provided. A public open space of not less than 9,854m² shall be provided.
- (5) On land designated “Residential (Group A)2”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 36,466m² and a maximum non-domestic GFA of 6,765m², of which not less than 1,850m² shall be provided for a residential care home for the elderly.
- (6) On land designated “R(A)3”, a GFA of not less than 937m² shall be provided for Government, institution or community (GIC) facilities.
- (7) On land designated “Residential (Group A)4”, no new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of a maximum domestic GFA of 16,705m² and non-domestic GFA of 8,062m², of which not less than 3,337m² for indoor stadium and not less than 2,282m² for youth centre shall be provided.

(Please see next page)

RESIDENTIAL (GROUP A) (Cont'd)

Remarks (Cont'd)

- (8) No new development, or addition, alteration and/or modification to or redevelopment of an existing building shall result in a total development and/or redevelopment in excess of the maximum building heights in terms of metres above Principal Datum (mPD) as stipulated on the Plan, or the height of the existing building, whichever is the greater.
- (9) A minimum setback of 3m from the lot boundary above 15m measured from mean street level abutting Portland Street and Sai Yeung Choi Street South shall be provided.
- (10) In determining the relevant maximum plot ratio for the purposes of paragraphs (1) and (2) above, area of any part of the site that is occupied or intended to be occupied by free-standing purpose-designed buildings (including both developed on ground and on podium level) solely for accommodating GIC facilities including school(s) as may be required by Government shall be deducted in calculating the relevant site area.
- (11) In determining the relevant maximum plot ratio or GFA for the purposes of paragraphs (1), (2), (4) (5) and (7) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room and caretaker's office, or caretaker's quarters and recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such use and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (12) Where the permitted plot ratio as defined in Building (Planning) Regulations is permitted to be exceeded in circumstances as set out in Regulation 22(1) or (2) of the said Regulations, the plot ratio or GFA for the building on land to which paragraph (1), (2), (4), (5) or (7) applies may be increased by the additional plot ratio by which the permitted plot ratio is permitted to be exceeded under and in accordance with the said Regulation 22(1) or (2), notwithstanding that the relevant maximum plot ratio or GFA specified in paragraphs (1), (2), (4), (5) and (7) above may thereby be exceeded.
- (13) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the plot ratio/GFA/building height restrictions as stated in paragraphs (1), (2) and (4) to (8) above, and any reduction in the provision of GIC facilities as stated in paragraphs (4) to (7) above, may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.
- (14) Under exceptional circumstances, for a development or redevelopment proposal, minor relaxation of the setback requirements stated in paragraph (9) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

Appendix 6

Legislative Council Paper No. CB(1)1068/2025(03) dated 24.6.2025

to come¹, and time is of the essence for our effort to increase student hostel supply.

3. Currently, there are individual student hostels conversion developments in the market. However, the trade has expressed that the successful conversion of these hostel developments depended on the individual factors of the relevant sites or commercial buildings, which cannot similarly be applicable to other commercial buildings. Furthermore, there are also a number of difficulties pertaining to the conversion. For example, under the existing planning regime, student hostel is categorised as ‘Residential Institution’ (‘RI’)² but ‘RI’ is not a Column 1 use (i.e. “always permitted use”) in commercial-related zonings³. Therefore, currently, in order to properly convert commercial buildings into student hostels, planning applications to the Town Planning Board (TPB) or even rezoning are required. As for the buildings regime, hotels and commercial buildings are currently regarded as non-domestic buildings while student hostels are regarded as domestic buildings. Since the PR and GFA allowed under the Buildings Ordinance (Cap. 123)(BO) for the former are greater than those of the latter, conversion of the former into the latter would give rise to “excessive GFA”. If developers are hence required to demolish certain floor areas, not only may it not be technically feasible, the cost would be exorbitant as well.

FACILITATION MEASURES

4. We now recommend to create a **clear and easy-to-follow policy and regulatory framework with low compliance cost** so as to leverage the market to supply more SFPF student hostels. Meanwhile, we will put in place safeguards to ensure that the relevant student hostels are in line with policy objectives as well as providing quality hostel accommodation which complies with safety and health standards and can suitably cater for students’

¹ According to the latest estimate, the total number of hostel units are only around 44 000 places as opposed to the 192 000 full-time local and non-local undergraduate and postgraduate students in the 2024/25 AY. Taking into account the increasing trend of full-time non-local students enrolment (i.e. doubling between four years to 79 300 students in 2024/25 AY), there is an obvious shortage of hostel places for post-secondary students in Hong Kong.

² ‘RI’ includes hostels which are not provided as social services. Hence, ‘RI’ includes student hostels.

³ Commercial-related zonings mainly include sites zoned as “Commercial” (“C”) or “Other Specified Use (Business)” (“OU(B)”).