

# **GENERATION-ONE** ADVISORY LIMITED

Our Ref. : KTIL 447  
Your Ref. : TPB/A/K14/839

The Secretary,  
Town Planning Board,  
15/F, North Point Government Offices,  
333 Java Road,  
North Point, Hong Kong

**By E-mail**

15 May 2026

Dear Sir,

## **FURTHER INFORMATION**

**Proposed Hotel (Student Hostel) in “Other Specified Uses” annotated “Business” Zone  
and Area shown as ‘Road’, LT Tower, 31 Chong Yip Road, Kwun Tong, Kowloon  
(Kwun Tong Inland Lot No. 447)**

**(S.16 Planning Application No. A/K14/839)**

We write to submit further information to make clarifications on the captioned development.

Should you require more information regarding the application, please contact us at [REDACTED] at your convenience. Thank you for your kind attention.

Yours faithfully,

For and on behalf of  
**Generation-One Advisory Limited**

**Christian CHIM**  
Planning Consultant

cc DPO/K, PlanD	(Attn.: Ms. Florence LEE	email: fyslee@pland.gov.hk	)
	(Attn.: Ms. Charlotte NG	email: cpsng@pland.gov.hk	)
	(Attn.: Mr. Jeff LEUNG	email: jcnleung@pland.gov.hk	)
	(Attn.: Mr. Dieter CHAN	email: dcpchan@pland.gov.hk	)

**Response-to-Comment (RtC)**

**Proposed Hotel (Student Hostel) in “Other Specified Uses” annotated “Business” (“OU(B)”) Zone  
and Area shown as ‘Road’, LT Tower, 31 Chong Yip Road, Kwun Tong, Kowloon**

**(S.16 Application No. A/K14/839)**

- (i) The applicant provides the following clarifications on the captioned application:
- the total nos. of bed space under the proposed development are 517, comprising 15 nos. of single room and 251 nos. of twin rooms. For details of the room types, please refer to the updated breakdown at **Annex 1**;
  - some hostel rooms with relatively narrow and elongated in configuration have been reserved for single occupancy. Comparing to the original scheme, the average room size under the current scheme has increased from 15.1 m<sup>2</sup> to 15.3 m<sup>2</sup>. Loft beds will be provided in some hostel rooms to allow a better sense of space and improve the usefulness of internal space within each room. For details of the internal design, please refer to the renderings enclosed at Annex 2 of the Further Information dated 8.5.2026;
  - the toilet & bath (T&B) facilities (highlighted in blue on floor plans) and the common space inside the room (highlighted in orange on floor plans) are not included into the **net bed space** of the hostel rooms. Under the current scheme, the **net bed space** of the hostel rooms (excluding the T&B area and common space inside the room; highlighted in yellow on floor plans) ranges from 11.0 m<sup>2</sup> to 25.2 m<sup>2</sup>. For details of the net bed space, please refer to the updated breakdown at **Annex 1**;
  - in order to provide a quality living environment for the occupants, as well as to cope with the limitations on the existing internal layout of the building, the applicant has exerted the greatest effort to provide individual T&B facilities for each hostel room. Occupants of each hostel room will be assigned to a designated T&B facility, such that each T&B facility will be used by not more than 2 occupants. The T&B facilities will be equipped with specific keys in such a way that no mixed-use of T&B facilities will take place and personal hygiene can be enhanced;
  - a full-height wall with solid door is proposed between the hostel rooms and the recreation facilities on 13/F, so as to minimise the potential noise impact to the occupants on the same floor. For details, please refer to the updated Plan 4i showing the layout on 13/F at **Annex 2**; and
  - concerning the interface of the hostel rooms and the outdoor section of the split-type air conditioners to be installed outside the northeastern façade, the applicant reaffirms that each hostel room is equipped with windows to ensure natural light. Meanwhile, the hostel rooms do not rely on open windows, and the windows shall remain closed during daily operations. Whilst the windows would remain closed during daily operations, they were designed to be openable to ensure compliance with the relevant buildings ordinances and regulations. As such, the potential interface issue is considered not anticipated.

**LIST OF ANNEXES**

- Annex 1**      GFA breakdowns (bed space)
- Annex 2**      Revised Plan 4i (layout plan of 13/F)



**Annex 1**  
GFA breakdowns  
(bed space)



## Breakdown - Bed space

Bed space (sqm) (excluding common space inside the room, toilet & bath area)												
Floor/ Room	2/F	3/F	5/F	6/F	7/F	8/F	9/F	10/F	11/F	12/F	13/F	
Room 1	18.4	18.4	18.4	18.4	18.2	18.2	18.2	18.2	18.2	11.9	14.7	
Room 2	17.9	16.2	16.2	16.2	16.6	16.6	16.6	17.0	17.0	18.3	17.5	
Room 3	12.5	13.1	13.1	13.1	12.9	12.9	12.9	12.8	12.8	12.2	17.4	
Room 5	11.5	13.2	13.2	13.2	13.0	13.0	13.0	13.3	13.3	12.9	14.4	
Room 6	13.8	13.9	13.9	13.9	14.4	14.4	14.4	14.4	14.4	14.6		
Room 7	12.5	12.6	12.6	12.6	12.8	12.8	12.8	11.9	11.9	12.2		
Room 8	14.1	14.1	14.1	14.1	14.2	14.2	14.2	15.3	15.3	15.8		
Room 9	16.4	16.4	16.4	16.4	16.5	16.5	16.5	13.3	13.3	20.3		
Room 10	11.5	11.5	11.5	11.5	11.5	11.5	11.5	12.0	12.0	17.4		
Room 11	12.9	12.9	12.9	12.9	12.9	12.9	12.9	11.3	11.3	17.7		
Room 12	15.5	15.5	15.5	15.5	16.1	16.1	16.1	13.2	13.2	23.0		
Room 13	18.9	18.8	18.8	18.8	18.5	18.5	18.5	15.4	15.4	17.3		
Room 15	14.9	14.9	14.9	14.9	14.9	14.9	14.9	12.7	12.7	16.7		
Room 16	13.5	13.5	13.5	13.5	13.5	13.5	13.5	11.5	11.5	24.3		
Room 17	15.8	15.8	15.8	15.8	15.3	15.3	15.3	13.6	13.6	17.7		
Room 18	14.6	14.6	14.6	14.6	15.5	15.5	15.5	15.0	15.0	15.3		
Room 19	13.7	13.7	13.7	13.7	13.6	13.6	13.6	12.5	12.5	13.5		
Room 20	11.2	11.2	11.2	11.2	11.2	11.2	11.2	24.8	25.2	13.2		
Room 21	13.1	13.2	13.2	13.2	13.3	13.3	13.3	21.0	21.4	22.8		
Room 22	21.5	21.6	21.6	21.6	21.8	21.8	21.8	12.1	12.1	12.0		
Room 23	21.2	21.2	21.2	21.2	21.4	21.4	21.4	15.9	15.9	19.4		
Room 25	18.8	18.8	18.8	18.8	20.8	20.8	20.8	13.1	13.1	17.6		
Room 26	13.1	13.1	13.1	13.1	13.2	13.2	13.2	19.6	19.6	23.2		
Room 27	14.9	16.4	16.4	16.4	15.7	15.7	15.7	17.6	17.6			
Room 28	11.0	13.1	13.1	13.1	12.9	12.9	12.9	23.2	23.2			
Room 29	12.7	15.2	15.2	15.2	15.0	15.0	15.0					
Room 30	12.6	14.3	14.3	14.3	14.6	14.6	14.6					
<b>Sub-total</b>	<b>398.5</b>	<b>407.2</b>	<b>407.2</b>	<b>407.2</b>	<b>410.3</b>	<b>410.3</b>	<b>410.3</b>	<b>380.7</b>	<b>381.5</b>	<b>389.3</b>	<b>64.0</b>	
<b>Total</b>	<b>4066.5</b>											
<b>No. of room</b>	<b>266</b>	<b>Average space/room</b>		<b>15.3</b>		<b>Single rooms</b>		<b>15</b>				
<b>No. of occupant</b>	<b>517</b>	<b>Average space/occupant</b>		<b>7.9</b>		<b>Twin rooms</b>		<b>251</b>				

**Annex 2**  
Revised Plan 4i  
(layout plan of 13/F)



# Plan 4i - FLOOR PLAN OF 13/F



- hostel bed space
- common space (inside the room)
- toilet & bath
- pantry
- store room
- recreation facilities

Nos. of room: 4  
 Nos. of bed: 8