

Previous Application

Approved Application

Application No.	Proposed Development	Date of Consideration (TPB)	Approval Condition(s)
A/K3/178	Office development with ground floor shop	14.7.1989	Nil

Similar Applications

Approved Applications

Application No.	Proposed Development	Location (see Plan A-1)	Date of Consideration (MPC)	Approval Condition(s)
A/K3/543	Proposed Hotel and Minor Relaxation of PR Restriction	7/F to 11/F, Mong Kok City Centre, 74-84 Sai Yeung Choi Street South	11.1.2013	(1), (2), (3)
A/K3/549		106-108 Soy Street	7.6.2013	(1)
A/K3/550			19.7.2013	(1), (2), (3)
A/K3/601	Proposed Hotel (Student Hostel) and Minor Relaxation of PR Restriction	992-998 Canton Road	6.2.2026	(2), (3)

Approval Conditions:

- (1) Provision of fire service installations and water supplies for fire fighting
- (2) Submission of a Sewerage Impact Assessment (SIA)
- (3) Implementation of the local sewerage upgrading/sewerage connection works identified in the SIA

Advisory Clauses

- (a) to note the comments of the Secretary for Education and the Head of Development Projects Facilitation Office of Development Bureau that they reserve their comments on the details of the subject proposed student hostel development at the building plan submission stage. For any subsequent change(s) to the information provided under the “Hostels in the City Scheme” (the Scheme), you should notify them as soon as possible. The Education Bureau reserves the right to revoke the confirmation of the eligibility of the Scheme having regard to any changes to the Scheme;
- (b) to note the comments of the District Lands Officer/Kowloon West, Lands Department that the subject building falls within Kowloon Inland Lot Nos. 9432 and 9433 (the Lots), which are held under the Conditions of Regrant Nos. 9809 and 9810 both dated 7.12.1970 (the Conditions). The Conditions governing the Lots shall not be used for industrial purposes and no factory building shall be erected thereon;
- (c) to note the comments of the Commissioner for Transport that she reserves the rights to impose, alter or cancel any car parking, loading/unloading facilities and/or any no-stopping restrictions, on all local roads to cope with changing traffic conditions and needs. The frontage road space shall not be reserved for any exclusive uses of the subject development;
- (d) to note the comments of the Chief Building Surveyor/Kowloon, Buildings Department (BD) that:
 - (i) the subject building is for non-domestic use (from G/F to 14/F) according to approved plans. Student hostel for habitation is a domestic use under the Buildings Ordinance (BO) and subject to compliance with the relevant criteria stipulated in Practice Notes for Authorized Persons, Registered Structural Engineers and Registered Geotechnical Engineers APP-173. Application for modification to treat a student hostel as non-domestic building for purposes of regulations 19, 20 and 21 of the Building (Planning) Regulations (B(P)R), among others, is required and may be considered at the building plan submission stage. Should the modification be accepted, the proposed plot ratio (PR) of the building would be within the permissible non-domestic PR under B(P)R;
 - (ii) before any new building works are carried out, prior approval and consent from the Building Authority (BA) under BO should be obtained, unless the works fall within the scope of designated minor works that can be carried out under simplified requirements specified in the Building (Minor Works) Regulation or such works are exempted works; and
 - (iii) for unauthorised building works (UBW) erected on private land/buildings, enforcement action may be taken by the BA to effect their removal in accordance with BD’s enforcement policy against UBW as and when necessary. The granting of any planning approval should not be construed as an acceptance of an UBW on the application site under the BO;
- (e) to note the comments of the Director of Fire Services that detailed fire services requirements will be formulated upon receipt of formal submission of general building plans, Short Term Waiver or referral of application via relevant licensing authority. Furthermore, the provision of emergency vehicular access in the proposed development

shall comply with the requirements as stipulated in Section 6, Part D of the Code of Practice for Fire Safety in Buildings 2011, which is administered by BD; and

- (f) to note the comments of the Chief Engineer/Mainland South, Drainage Services Department that the future developer should conduct survey and necessary measures to ensure the existing condition of the pipes match with the assumption of the sewerage impact assessment.

☐Urgent ☐Return receipt ☐Expand Group ☐Restricted ☐Prevent Copy

tpbpd/PLAND

寄件者: [REDACTED]
寄件日期: 2026年08月21日星期五 23:03
收件者: tpbpd/PLAND
主旨: A/K3/604 10 Anchor Street, Tai Kok Tsui Student Hostel

類別: Internet Email

A/K3/604
10 Anchor Street, Tai Kok Tsui, Kowloon
Site area: 167sq.m
Zoning: "Res (Group A)"
Applied development: 83 Room Student Hostel / Conversion of Existing 15/f Commercial Building / PR 11.6

Dear TPB Members,

Plans are difficult to read. One side of the building is attached to adjoining building.

Concerns about ventilation and penetration of natural light to the dorm rooms on the podium floors – first and second floors. Members should seek clarification.

Mary Mulvihill