

Invitation for Expression of Interest

for

Student Hostel Development

Development Bureau

January 2026

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I. Introduction

1. As the Chief Executive has mentioned in his Policy Address before, “education nurtures our future, technology denotes our strength, and talents lead our development”. With five of our home-grown universities ranked among the top 100 in the world, Hong Kong has clear strengths to thrive as an international education hub. Attracting and retaining high-calibre talents to study in Hong Kong will diversify our student body reinforcing our status as a cosmopolitan city. It will also provide a talent pool to power our economic development creating a better future for all.
2. While providing high quality post-secondary education is the cornerstone of an international education hub, we should also proactively create capacity for various supporting services and industries, including student accommodation, so that they could keep up with our policy objectives. As such, the Development Bureau (“DEVB”) and the Education Bureau (“EDB”) jointly launched the Hostels in the City Scheme (“the Scheme”) in July 2025 to encourage the market to convert commercial buildings into student hostels, thereby increasing the supply of student hostel accommodation. In view of encouraging market responses, the Chief Executive announced in his 2025 Policy Address that the Scheme would further expand to also cover newly built student hostels. As at 7 January 2026, out of the total 24 applications received, the eligibility of 22 have been confirmed.
3. Besides facilitating the market to convert existing commercial buildings and develop private land that they have already owned to increase student hostel supply, we also see the merits to explore putting up suitable sites for student hostel development through land sale. As such, the Chief Executive has also announced in his 2025 Policy Address that the Government would identify new commercial sites (mainly in urban areas) for developing new hostels, and will invite the market to submit expressions of interest (“EOIs”).
4. This document (“Invitation Document”) is henceforth prepared to invite EOIs from the private sector in developing student hostels in three sites that we have identified (namely Kai Tak Area 3B Site 4; J/O Yuen Shun Circuit and Yuen Hong Street, Siu Lek Yuen, Shatin; and Area 129 (Part), Tung Chung East). These sites are all zoned “Commercial” (“C”) on the respective Outline Zoning Plans (“OZPs”), meaning the development of student hostels eligible under the Scheme thereupon would not require any further planning application. In order to facilitate the private sector in formulating their EOIs, apart from setting out

certain site characteristics and development control parameters, we have also provided in the Invitation Document post-secondary education premises in the vicinity of identified sites. The latter information is for reference only and operators of students hostels on identified sites are free to take on student tenants from other post-secondary education institutions eligible under the Scheme. We would also like to take this opportunity to tap views regarding land disposal arrangements. Respondents to this EOI exercise are more than welcomed to provide comments or suggest amendments so that the eventual land sale conditions of selected sites could be most attuned to market conditions and considerations.

II. The Sites

5. In selecting sites to be included in this Invitation Document, we have considered a number of factors, including but not limited to their respective location. All three sites in this Invitation Document are located in urban or extended urban areas, with the belief that the market would be more interested in developing private student hostels in such areas given the better accessibility and availability of community and commercial facilities in the vicinity, as evident from the fact that majority of applications received so far under the Scheme are located in urban areas. As the Northern Metropolis (NM) University Town in Hung Shui Kiu and other areas including student hostel development therein is being actively planned by EDB, we will consider in future the need to launch further EOI exercises including sites in the NM as well.
6. While the three sites in this Invitation Document are all in urban or extended urban areas, we still attempt to diversify the specific locations across areas of varying degree and maturity of development to better gauge the market's locational preferences. Kai Tak Area 3B Site 4 is located within the Kai Tak Development Area ("KTDA"), which has been transformed into a vibrant civic node with housing, commercial, tourism and sports facilities; J/O Yuen Shun Circuit and Yuen Hong Street, Siu Lek Yuen is in a mature community within Shatin, which is one of the first generation new towns in Hong Kong; while Area 129 (Part), Tung Chung East is within the Tung Chung New Town Extension ("TCNTE") that is witnessing an extended new town in the making.
7. The background information (e.g. location, surrounding environments, etc.) and site parameters (e.g. site area, preliminary technical information, plot ratio ("PR") and other development controls, etc.) of the three sites are set out in the ensuing paragraphs.

Site A –Kai Tak Area 3B Site 4, Kai Tak

Planning context

8. Kai Tak Area 3B Site 4 (hereinafter referred to as “**Site A**”) is located at the former South Apron area of KTDA. Its nearest MTR stations are the Kai Tak Station and the Kowloon Bay Station. A smart and green mass transit system with six stations connecting the Kai Tak Cruise Terminal and the MTR Kai Tak Station is under tender and targeted for commissioning in 2031.
9. Overlooking the Kai Tak Approach Channel and adjacent to the New Acute Hospital commencing operation in 2026, Site A has a site area of around 0.74 hectares (“ha”). According to the approved Kai Tak OZP No. S/K22/8, Site A is zoned “C(1)” (See **Plan 1a** for extract of OZP and **Plan 1b** for aerial map), and is subject to a maximum PR of 5.8, a building height restriction (“BHR”) of 80mPD, and a maximum site coverage (“SC”) of 65%.

Development potential for private student hostel

10. It is the Government’s vision to create a distinguished, vibrant, attractive, and people-oriented Kai Tak by the Victoria Harbour by adopting a holistic planning approach with an emphasis on sustainability and quality urban design. As such, livability of the area is considered high. In the advent of the residential cluster in the northern part of KTDA, the iconic Kai Tak Sports Park, as well as associated retail, dining and entertainment facilities, Kai Tak in general is an up-and-coming vibrant precinct of a young and stylish character, fitting the development of private student hostels at urban planning level.
11. Furthermore, Kowloon is the centre of the blooming private student hostel industry in Hong Kong. For the 24 cases received so far, around half concern sites/existing buildings in Kowloon; while quite a number of notable student hostels that started operation prior to the introduction of the Scheme are also located in the Kowloon area. As for Site A specifically, there are a number of post-secondary education premises in the vicinity, including the University of Hong Kong (“HKU”) SPACE Kowloon East campus, Wang Hoi Road; HKU SPACE CITA Learning Centre, Tai Yip Street; Hotel and Tourism Institute, Vocational Training Council (“VTC”), Tai Yip Street; and the Hong Kong Baptist University (“HKBU”) Kai Tak Campus, Kwun Tong Road (See **Plan 1c** for location maps of post-secondary education premises in the vicinity).

Site conditions

12. Site A is currently being used as Government works areas and can be put to land sale through tender in 2026-27 the earliest. According to the information at hand, there is no insurmountable technical issue that has been identified. However, alike other land sale sites, the developer (after handover of the site) will be required to conduct selected technical reviews for areas such as traffic and noise to further ascertain the technical feasibility of proposed development scheme. In particular, as there are petrol filling stations nearby, a quantitative risk assessment (“QRA”) will be required before development.
13. In terms of connectivity, the MTR Kai Tak Station and Kowloon Bay Station can be reached on foot within 20 minutes or more. Site A is also connected to the inner area of Kowloon Bay via an existing footbridge spanning Kai Fuk Road. Public transport services such as buses and mini-buses serving the New Acute Hospital (which would commence operation in 2026) adjacent to Site A should also be able to serve future hostel tenants.
14. The developer will be required to build the section of promenade measuring 160m (l) x 20m (w) abutting Site A and hand over to the Government for management and maintenance upon completion. The promenade will not only provide a more pleasant riverside environment for public enjoyment. It can also improve pedestrian and cyclist connectivity with neighbouring areas.

Site B – J/O Yuen Shun Circuit and Yuen Hong Street, Siu Lek Yuen, Shatin

Planning context

15. J/O Yuen Shun Circuit and Yuen Hong Street, Siu Lek Yuen (hereinafter referred to as “**Site B**”) is located in a mature community in Shatin. Its immediate area is intermixed with residential, commercial, and other uses and is in proximity to the MTR City One Station and Shek Mun Station. Of around 0.11 ha, Site B falls within an area zoned “C(1)” on the approved Sha Tin OZP No. S/ST/38 (See **Plan 2a** for extract of OZP and **Plan 2b** for aerial map). According to the OZP, the site is subject to a maximum PR of 9.5 and a BHR of 120mPD.

Development potential for private student hostel

16. As one of the first generation New Towns in Hong Kong, Shatin was designed and has matured to be a balanced community with sustainable development where people reside along Shing Mun River. For Siu Lek Yuen in particular where Site B is situated, a number of private residential clusters on both sides of Shing Mun River have long formed the nexus of a well-developed community supported by a wide variety of Government, Institution, or Community (“GIC”) and retail facilities. The immediate surroundings of Site B are a mixture of commercial, GIC, and light non-polluting industrial uses.
17. One of the highlights of Site B is the high intensity of post-secondary education premises in its vicinity. Right across the branched off Shing Mun River is the Shek Mun Campus of HKBU. South of Site B is the Prince of Wales Hospital (i.e. the largest teaching hospital of the Chinese University of Hong Kong’s (“CUHK”) Faculty of Medicine), within which houses a number of CUHK’s teaching facilities. East of Site B is the main campus of the Hang Seng University of Hong Kong (“HSU”). Other than the above, the Hong Kong Institute of Information Technology, VTC and the proposed Shatin satellite campus of Saint Francis University are both in the greater vicinity of Site B (See **Plan 2c** for location maps of post-secondary education premises in the vicinity).

Site conditions

18. Site B is currently being used as fee-paying public vehicle park under a short-term tenancy (“STT”) and can be put up for land sale through tender in 2026-27 the earliest. According to the information at hand, there is no insurmountable technical issue that has been identified. However, alike other land sale sites, the

developer would be required to conduct selected technical reviews for areas such as traffic and noise to further ascertain the technical feasibility of proposed development scheme.

19. In particular, due to the presence of telephone exchange facilities next to Site B, a bus depot across the road, and the aforementioned light industrial activities in the immediate area, a Noise Impact Assessment (NIA) would be required. Subject to assessment findings, mitigation measures may be needed (e.g. a central ventilation system similar to that commonly used in hotel operations).
20. In terms of connectivity, Site B is highly accessible by the MTR system as Shek Mun Station and City One Station are both just 400m away, which can be reached on foot in less than 10 minutes. At-grade pedestrian network is very well set up in the immediate area with bus services available right around the block next to the nearby Alva Hotel by Royal.

Site C – Area 129 (Part), Tung Chung East

Planning context

21. Area 129 (Part), Tung Chung East (“TCE”) (hereinafter referred to as “**Site C**”), immediately north of the North Lantau Highway (NLH), is part of the Tung Chung New Town Extension (TCNTE) on newly reclaimed land. Site C, of about 0.25 ha, falls within an area zoned “C(1)” on the approved Tung Chung Extension Area OZP No. S/I-TCE/2 (See **Plan 3a** for extract of OZP and **Plan 3b** for aerial map). According to the OZP, Site C is subject to a maximum PR of 9 and a BHR of 160mPD.

Development potential for private student hostel

22. The Government has been developing TCNTE into an integrated community with housing and other supporting facilities. First population intake took place in 2025 involving public housing developments. Private housing and commercial developments near the TCE MTR Station and along the harbourfront are underway. The TCE MTR Station is under construction and targeted for commissioning in 2029.
23. Located within 400m from the TCE MTR Station, Site C is strategically located at the eastern end of the commercial belt along NLH in the newly reclaimed TCNTE area. In addition, Site C is surrounded by planned residential developments and a GIC cluster which includes planned post-secondary education institution. Through the Tuen Mun-Chek Lap Kok Link, TCNTE is connected to Tuen Mun where post-secondary institutions such as Lingnan University and Hong Kong Chu Hai College are located. A student hostel development at Site C is therefore considered compatible with the surrounding developments and presents good business potential for private student hostel development (See **Plan 3c** for location map of existing and planned post-secondary education institutions in the vicinity).

Site conditions

24. Site C is currently being used as a works area to facilitate the TCNTE infrastructural works, and can be put up for land sale through tender in 2026-27 the earliest.

25. According to the information at hand, there is no insurmountable technical issue that has been identified. However, alike other land sale sites, the developer would be required to conduct selected technical reviews for areas such as traffic and noise to further ascertain the technical feasibility of proposed development scheme.
26. In terms of connectivity, as stated above, the planned TCE MTR Station will be in close proximity. Footbridge(s) will be provided to link up the TCE MTR Station and Tung Chung Area 129. Furthermore, to promote smart and low-carbon living at urban planning level, TCE, including Site C, will be served by an extensive cycling track network, addressing the in-town transport needs.
27. Site information of the three Sites is summarized at **Annex A** for easy reference.

III. Land Disposal

28. In the light of the feedback to be collected from this EOI exercise, the Government will consider how many of the above three sites will be put up for land sale and the tendering timing and sequence, and formulate specific land sale conditions for each site. The tentative implementation arrangement is to dispose of one or more of the three sites through simple cash tender in 2026-27 the earliest.
29. We plan to **restrict the use of the sites to only student hostels eligible under the Scheme, despite that there are other always permitted uses for sites zoned “C” such as hotels, offices, etc.** In other words, under the lease, successful tenderers of these sites can only develop student hostels and such hostels must follow the eligibility criteria and other relevant requirements of the Scheme as laid down by EDB, which are set out on the Scheme’s website¹. Dedicating use of the sites to student hostels only can provide more policy certainty and better serve the objective of increasing supply of student accommodation. A lower premium may follow a more restrictive use, which can produce a better business case from the developer’s perspective.
30. With the proposed student hostels only use, we also intend to impose a restriction on alienation except as a whole to ensure the hostel facilities on each of the sites are cohesively owned and operated for better management. To ensure timely supply, the proposed development is suggested to be subject to a building covenant (BC) period of 48 months.
31. The Development and Project Facilitation Office (DPFO) under DEVB will provide one-stop facilitation service for successful tenderers. DPFO will make its best endeavours to facilitate developers to start construction as soon as possible by, for example, to help liaise with regulatory departments to limit the post-award technical reviews to bare essentials only; and to facilitate all subsequent approval processes.

¹ Link to the Scheme’s website is: <https://www.edb.gov.hk/en/edu-system/postsecondary/policy-doc/studenthostel/index.html>

IV. Invitation for EOI Exercise

32. Any party interested in putting forth an EOI submission (“Interested Party”) should make its own independent assessment of the information contained in this Invitation Document after carrying out such investigation and taking such professional and other advice as may be prudent in order to assess the risks and benefits in preparing and making the EOI submission. The submission of any EOI by an Interested Party shall be taken to be an acceptance of the terms of this invitation for EOI (“Invitation”) exercise.
33. The Invitation is not intended to provide the basis of any investment decision and should not be considered as a recommendation by the Government or any of its officers, employees, agents or advisors (collectively “the Persons”) to any Interested Party to submit any EOI.
34. This Invitation exercise is **not** the beginning of a competitive bidding process. Neither this Invitation Document nor any submission received by DEVB in response thereto constitutes an offer or the basis of any contract which may be concluded. This Invitation is not a prequalification exercise to shortlist or prequalify any Interested Party for the eventual Government land sale exercise. Parties who do not submit an EOI will not be barred from taking part, or prejudiced against, in the subsequent land disposal arrangement of the Government for the Site.
35. In the case of an Interested Party which is a consortium, it shall nominate and appoint any one lead member (“Lead Member”) to act as the representative to make decisions on behalf of the consortium and serve as a single contact point for the EOI exercise.
36. Interested Parties are not to construe the contents of this Invitation, or any other communication by or for and on behalf of the Government, or any of the Persons, as financial, legal, tax, or other advice. Each Interested Party should consult its own professional advisors as to financial, legal, tax, or other matters concerning the development of private student hostels.
37. The Government reserves the right, without prior consultation or notice, to change the contents of the Invitation Document at any time.

V. Intellectual Property Rights

38. All submissions shall be the original works of the Interested Party and shall not contain any materials infringing any party's Intellectual Property Rights. The Interested Party shall indemnify and keep the Government fully and effectively indemnified against all actions, costs, claims, demands, damages, expenses, losses and liabilities of whatsoever nature arising from or incurred by reason of or in connection with any such infringement or alleged infringement.
39. In making a submission, the Interested Party hereby grants for the benefits of the Government, its authorised users, assigns and successors-in-title a freely transferable, non-exclusive, perpetual, worldwide, royalty-free, irrevocable and sub-licensable licence to use (including the doing of any acts restricted by copyright (including copying) set out in sections 22 to 29 of the Copyright Ordinance (Cap. 528 of the Laws of Hong Kong)), adapt and modify the proposals, documents and/or materials submitted and all Intellectual Property Rights subsisting in the submissions for all purposes in respect of or in connection with the Project. In relation to any proposals, documents and/or materials submitted to which the Interested Party is not empowered to grant sub-licence(s), the Interested Party hereby undertakes to procure at its sole cost and expense the grant of such rights for the benefits of the Government, its authorised users, assigns and successors-in-title by the relevant third parties in respect of such proposals, documents and/or materials to be granted on or before the submission of the relevant proposals, documents and/or materials to the Government in accordance with the terms hereof. For the avoidance of doubts, all Intellectual Property Rights of whatever nature in any altered, adapted or modified proposals, documents and/or materials shall belong to and shall be and remain vested in the Government, its assigns or successors-in-title (as the case may be) absolutely as soon as it is created. The Interested Party shall, if required by the Government, do all things and execute all instruments or documents for the purpose of conferring the rights and interest on the Government.

VI. Submission

40. Any Interested Party must return the prescribed Reply Form attached hereto (“Reply Form”) in **Annex B** to the email address of ***studenthostel-eoi@devb.gov.hk*** with the subject line “**Expression of Interest for Student Hostel Development**” by **00:00 midnight (“Closing Time”) on 20 March 2026 (Friday) (“Closing Date”)**.
41. The Government may request in writing the Interested Party who has submitted an EOI to provide further information regarding the submission made.
42. The Government reserves its right to proceed, or not to proceed further with this EOI exercise and/or the tender exercise at the Government’s absolute discretion without giving any reasons for the decision. The Government shall not be liable to any party for any loss or damage, costs or expense as a result of such decisions.
43. For any matter relating to this Invitation Document, please write to DEVB by email to ***studenthostel-eoi@devb.gov.hk***. Any Interested Party is requested to note that the Government will only answer questions of a general nature and will not provide legal or other advice in respect of the development parameters and specific implementation arrangements relating to the sites.
44. By submission of an EOI, each of the Interested Party gives his consent to the disclosure of the name (including the name of the Interested Party and its parent company) and views provided in the EOI submission and accepts and acknowledges that the Government has the right to disclose such information. However, Interested Parties may opt out to keep their names and their linkage to the provided information confidential by explicitly stating their intention in Question 36 of the Reply Form in **Annex B**. This will be respected and upheld by the Government, which otherwise retains the right to disclose such information. The Government shall have no liability in respect of any loss, damage, nuisance or disturbance whatsoever caused to or suffered by the Interested Party or any other person whether arising out of, in connection with or incidental to the exercise of the Government’s right to disclose the name (including the name of the Interested Party and its parent company) and views in the EOI submission, or the use or dissemination of the name by members of the public or otherwise, and no claim whatsoever shall be made against the Government in respect of any such loss, damage, nuisance or disturbance.
45. The information and views provided by the Interested Party in respect of the suggestions / comments for the sites will be used by the Government and its

agent(s) for the purpose of overall analysis of the sites, and will not be disclosed or transferred in the original form as provided by the Interested Party to the person or organisation.

VII. Disclaimer

46. Whilst the information contained in this Invitation Document has been prepared in good faith, it does not claim to be comprehensive or to have been independently verified. Neither the Government nor any of its employees, agents or advisors accepts any liability or responsibility as to, or in relation to, the adequacy, accuracy or completeness of the information contained in this Invitation Document or any other written or oral information which is, has been or will be provided or made available to any company or consortium; nor do they make any representation, statement or warranty, expressed or implied, with respect to such information or to the information on which this Invitation Document is based. Any liability in respect of any such information or inaccuracy in this Invitation Document or omission from this Invitation Document is expressly disclaimed. Photos, images or other related materials enclosed in this Invitation Document is for the purpose of illustration and identification only and is subject to change.
47. This Invitation Document is not intended to provide the basis of any investment decision and should not be considered as a recommendation by the Government or any of its employees, agents or advisors to any company or consortium to submit an EOI. The Interested Party should make its own independent assessment of the information contained in this Invitation Document and must satisfy itself of the development and business potential of the development and the accuracy, completeness or meaning of any information and/or statement contained in this Invitation Document. No representation or warranty is given as to the achievement or reasonableness of any future projections, estimates, prospects or returns contained in this Invitation Document.
48. Neither this Invitation Document nor any submission received by the Government in response to this Invitation should be taken to constitute or form part of any invitation to tender or tender or contract or binding agreement or understanding by or with the Government. The Government reserves its right to amend, add to or delete any information contained in this Invitation Document at any time without prior notification and without giving any reasons.
49. Any Interested Party shall solely be responsible for the fees, costs and expenses incurred in preparing and submitting its EOI, or subsequent responses or initiatives on the part of the Interested Party, if any. The Government shall under no circumstances be liable to any Interested Party, for such fees, costs, expenses, losses or damages whatsoever arising out of or in connection with the preparation and submission of its EOI or any subsequent involvement in the tender process,

irrespective of whether the Government actually proceeds with the tender or not.

50. The Government may, and reserves the right to (or not to), incorporate in the tender documents for the site(s) any information received from the Interested Party. All information submitted by the Interested Party will not be returned.
51. This Invitation does not create any legal obligation or liability on the part of the Government. The Government is not obliged to proceed with this EOI exercise and/or the tender exercise for the site(s) and/or award of the tender of the site(s) at any time without prior notification and without giving any reasons.
52. Nothing in this Invitation Document or any activities in connection therewith shall result in any legal obligation or liability on the part of the Government.

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