

KOON NGAI COMPANY LIMITED

Top Floor, Koon Wah Building
2 Yuen Shun Circuit, Yuen Chau Kok, Shatin, N.T.

Our Ref: ST/2025-054
24th November 2025

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

Dear Sir/Madam,

SECTION 16 PLANNING APPLICATION TOWN PLANNING ORDINANCE (CHAPTER 131)

PROPOSED 'SHOP AND SERVICES' AND PROPOSED 'SHOP AND SERVICES (BANK, FAST FOOD COUNTER, LOCAL PROVISIONS STORE, ELECTRICAL SHOP AND/ OR SHOWROOM ONLY)' AT G/F (PART), KOON WAH BUILDING, 2 YUEN SHUN CIRCUIT, YUEN CHAU KOK, SHA TIN (STTL 275)

Regarding the captioned Planning Application, we undertake to comply with the aggregate commercial floor areas limit (460m²) under Town Planning Board Guidelines for Uses/ Development within "Industrial" Zone (TPB PG-No. 25D) for commercial uses other than bank, fast food counter, local provisions store, electrical shop and/ or showroom at all times within the Application Premises upon obtaining the planning approval.

Yours faithfully
For and on behalf of
Koon Ngai Company Limited

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KOON NGAI COMPANY LIMITED

Kevin Hui
Project Manager

KH/CH/ml/kc/fc