

PLANNING STATEMENT

In respect of
Temporary Storage of
Logistics Products and Goods with Ancillary Office
For a Period of Three years in
Lot Nos. 409 S.A (Part) and 413
in Demarcation District No. 110,
Pat Heung, Yuen Long,
New Territories,
Hong Kong

Date : 17 November 2025
Our Reference : G2979/Y21607/OS25101P/7337(R1)

EXECUTIVE SUMMARY

- This section 16 planning application is submitted on behalf of Yau Fook Holding Development Limited (the "Applicant"), in respect of Lot Nos. 409 S.A (Part) and 413 in D.D. 110, Pat Heung, Yuen Long, New Territories, Hong Kong (the "Application Site") in seeking for the renewal of the planning permission for temporary storage of logistics products and goods with ancillary office on the Application Site which is subject to an Approved Application No. A/YL-KTN/872.
- The ultimate objective of this planning statement is to seek the renewal of planning permission for a continual use of the above temporary storage of logistics products and goods with ancillary office for an additional period of three years.
- This planning statement is submitted to the Town Planning Board (the "Board") in providing background information and planning justifications in support of the above application for the planning permission for temporary storage of logistics products and goods with ancillary office on the Application Site which are essential for consideration by the Board.

報告摘要

- 此第 16 條規劃申請是就申請人有福集團發展有限公司("申請人")擬於香港新界元朗八鄉第 110 約地段第 409 號 A 分段 (部份)和 413 號("本申請地盤") 作臨時貯存物流產品及貨物並另設附屬辦公室用途之有關規劃申請續期，為期三年。而本申請地盤是根據獲批申請編號 A/YL-KTN/872。
- 本綱領的最終目的是欲在本申請地盤延續上述臨時貯存物流產品及物品並另設附屬辦公室用途作為期三年的規劃許可之續期。
- 此規劃申請內附詳盡規劃陳述報告書，並提供有關申請地點的背景資料、論點及理據予城市規劃委員會("城規會")審閱，以支持擬於本申請地盤作臨時貯存物流產品及物品並另設附屬辦公室用途之規劃許可申請，陳述報告書之闡述內容被視為給予城規會考慮有關申請的重要資料和理據。

TABLE OF CONTENTS**Page****1. INTRODUCTION**

1.1 Aim.....	1
1.2 Purpose.....	1
1.3 Background.....	1
1.4 Key Objectives.....	3
1.5 Organization of the Statement Report.....	3

2. SITE CONTEXT AND LAND STATUS

2.1 Location.....	4
2.2 Existing Site Condition.....	4
2.3 Surrounding Land Uses.....	4
2.4 Access.....	4
2.5 Land Status and Ownership.....	5

3. PLANNING CONTEXT

3.1 Outline Zoning Plan.....	5
3.2 Precedent Cases.....	6
3.3 Town Planning Board Guideline for Application for Open Storage and Port Back-up Uses – TPB PG-No.13G.....	6

4. PROPOSED DEVELOPMENT

4.1 Proposed Layout.....	7
4.2 Vehicles & Vehicular Access Arrangement.....	7
4.3 Operation of the Site.....	7

5. JUSTIFICATIONS

5.1 No Departure from Local Planning Intention.....	8
5.2 To Maximize the Use of Land Pending Development.....	8
5.3 Compatible with Surrounding Land Use.....	9
5.4 In line with the TPB Guideline.....	9
5.5 Insignificant Landscape and Environmental Impacts.....	9
5.6 Insignificant Adverse Drainage Impact.....	10
5.7 No Adverse Comments and Local Objections.....	10
5.8 No Creation of a Precedent Case.....	10
5.9 Complied with All Approval Conditions.....	10

6. CONCLUSION.....11**Appendices**

- A. Location Plan
- B. Site Plan
- C. Extract Copy of the Schedule of Use
- D. Extract Copy of Identification of Categories Plan
- E. Site Photographs
- F. Copy of TPB's Approval Letter dated 3 February 2023 (TPB/A/YL-KTN/872)

1. INTRODUCTION**1.1 Aim**

This section 16 planning application is submitted on behalf of Yau Fook Holding Development Limited (the "Applicant"), the registered owner of Lot Nos. 409 S.A (Part) & 413 in DD 110, Pat Heung, Yuen Long, New Territories, Hong Kong (the "Application Site"), in seeking for a renewal of the planning permission for temporary storage of logistics products and goods with ancillary office in the Application Site.

1.2 Purpose

This planning statement is submitted to the Board in providing background information and planning justifications in support of an application for planning permission for a temporary storage of logistics products and goods with ancillary office in the Application Site which are essential for considerations by the Board.

1.3 Background

The Application Site was the subject of five previously approved planning applications (Application Nos. A/YL-KTN/352, A/YL-KTN/428, A/YL-KTN/542, A/YL-KTN/692 & A/YL-KTN/872). They were approved respectively on **28 January 2011, 17 January 2014, 9 December 2016, 17 January 2020 and 13 January 2023** by the Board under Section 16 of the Town Planning Ordinance for a period of 3 years. The latest one is subject to the following conditions:-

- (a) no operation between 6:00 p.m. and 8:00 a.m., as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (b) no operation on Sundays and public holidays, as proposed by the Applicant, is allowed on the Application Site during the planning approval period;
- (c) no heavy goods vehicles exceeding 24 tonnes, including container tractors/trailers, as defined in the Road Traffic Ordinance are allowed to be stored/parked at or enter/exit the Application Site at any time during the planning approval period;

- (d) no dismantling, maintenance, repairing, cleansing, paint spraying or other workshop activities are allowed on the Application Site at any time during the planning approval period;
- (e) no vehicle is allowed to queue back to or reverse onto/from public road at any time during the planning approval period;
- (f) the existing fire service installations implemented on the Application Site shall be maintained in efficient working order at all times during the planning approval period;
- (g) the existing drainage facilities on the Application Site should be maintained at all times during the planning approval period;
- (h) the submission of the record of the existing drainage facilities on the Application Site within 3 months from the date of commencement of the renewed planning approval to the satisfaction of the Director of Drainage Services or of the Board by 29 April 2023;
- (i) if any of the above planning conditions (a), (b), (c), (d), (e), (f) or (g) is not complied with during the planning approval period, the approval hereby given shall cease to have effect and shall be revoked immediately without further notice;
- (j) if the above planning conditions (h) is not complied with by the specified date, the approval hereby given shall cease to have effect and shall on the same date be revoked without further notice; and
- (k) upon expiry of the planning permission, the reinstatement of the Application Site to an amenity area to the satisfaction of the Director of Planning or of the Board.

1.4 Key Objectives

The Application Site has been operated by its tenant as temporary storage use for logistics products and goods since September 2010, together with the surrounding open storage business such as trading, repairing and storage of vehicle / machinery / scrap metals / products, the mode and pattern of business has been well-established in the locality. Planning permission for the current use on the Application Site has been obtained on 28 January 2011 and has been renewed on 17 January 2014, 9 December 2016, 17 January 2020 & 13 January 2023. Therefore, the ultimate objective of this planning statement is to seek planning permission for a continual operating and use of the temporary storage in the Application Site for a further period of three years.

The current use has and will not bring about environmental nuisance as the Applicant's tenant has already been running its business for over 10 years without any complaints from the neighbourhood. It is anticipated that all criterions laid down by the Government, the Explanatory Statement in the OZP and the Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses under Section 16 of the Town Planning Ordinance (commonly known as the "TPB PG-No. 13G") will continually be complied with.

1.5 Organization of the Statement Report

The statement report is divided into 6 sections. The first section is the introduction outlining the above aims and objectives of this planning statement and the planning application. Section 2 will then illustrate the site context and land status followed by Section 3 which describes the planning context in detail. Section 4 describes the proposed development followed up by a detailed account of justification of the proposed development on Section 5. The report finally concludes with a brief summary on Section 6.

2. SITE CONTEXT AND LAND STATUS

2.1 Location

The Application Site covers a total area of approximately 2,360.5 square metres and is situated on a private road namely Yau Fook Road (有福路) to the northern side of Kam Tai Road branching off Kam Tin Road or Kong Tai Road within the area of Pat Heung, Yuen Long, New Territories, Hong Kong. To its northeastern side along Yau Fook Road are temporary structures occupied for storage of vehicles parts and construction materials.

(Please refer to the Location Plan in Appendix A.)

2.2 Existing Site Condition

The Application Site has been transformed to storage site. Erected upon Lot No. 409sA is an 8-meter high temporary structure serving for storage purpose of logistics products and goods of about 1,393.7 square metres with ancillary office covered by corrugated metal roofing and steel structure. Majority of the logistics products & goods are referred to as electronic parts and food products, etc. The covered area has been fully paved.

2.3 Surrounding Land Uses

The surrounding area is predominantly low-lying flat land and is characterized by open storage of various different kinds ranging from storage of construction materials to used vehicle parts. Car trading and repairing activities as well as warehouses and sheds are heavily concentrated along both Kam Tin Road and Kam Sheung Road.

2.4 Access

The Application Site has an excellent accessibility to strategic road network, which provides convenient access to Kowloon, other parts of New Territories and the cross boundary border. Vehicular access to the Application Site is via Kam Tai Road. It is a single-carriageway which connects with Pat Heung, Shek Kong and Kam Tin areas.

(Please refer to the Site Plan in Appendix B.)

2.5 Land Status and Ownership

As shown in para. 1.1 above and depicted in Appendix B, the Application Site covers two private lots. The Application Site has a total area of approximately 2,360.5 square metres.

According to the land search records of the Land Registry, the Application Site falls on the two Old Schedule Agricultural Lots governed by the Block Government Lease demised as agricultural use with lease terms of 75 years commencing on 1 July 1898 less the last three days renewable for a further term of 24 years which have been extended to 30 June 2047 pursuant to Section 6 of the New Territories Leases (Extension) Ordinance (Cap.150). There are no user restrictions in the lease except the usual non-offensive trade clause. The current use does not contravene with the permissible land use under the lease.

3. PLANNING CONTEXT

3.1 Outline Zoning Plan

The Application Site is located in the "Agriculture" zone on the Approved Kam Tin North Outline Zoning Plan (OZP) No. S/YL-KTN/11 exhibited on 15 December 2023. The Planning Intention of the "Agriculture" zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

As shown in the Schedule of Use under the "Agriculture" zone of the relevant OZP, "Storage Use" does not appear in either Column 1 (Uses always permitted) or Column 2 (Uses that may be permitted with or without conditions on application to the Board) use of the "Agriculture" zone.

(Please refer to the Extract Copy of the Schedule of Use in Appendix C.)

3.2 Precedent Cases

As mentioned in para. 1.3 above, the Application Site has been approved previously by the Board at its meeting on 28 January 2011 (Application No. A/YL-KTN/352). The renewal approvals have been obtained on 17 January 2014, 9 December 2016, 17 January 2020 & 13 January 2023 (Application Nos. A/YL-KTN/428, A/YL-KTN/542, A/YL-KTN/692 & A/YL-KTN/872).

The Applicant has made genuine efforts in fulfilling all the planning conditions and all of which have been complied with. It is therefore anticipated that the approval granted by the Board for this application will not contravene with the legislation and guidelines as outlined in the TPB PG-No. 13G.

In addition, similar precedent cases were found within the area and are summarized as follows:-

Application No.	Applied Use	Approved on
A/YL-KTN/1153	Temporary Open Storage of Construction Materials and Machineries and Associated Filling of Land	19-September-2025
A/YL-PH/1057	Temporary Open Storage of Second-Hand Vehicles for Export, Vehicle Parts and Construction Materials (excluding Dangerous Goods) with Ancillary Facilities and Associated Filling of Land	2-May-2025
A/YL-PH/1035	Proposed Temporary Warehouse (excluding Dangerous Goods Godown) and Open Storage of Construction Materials, Machineries and Vehicles for Sale with Ancillary Facilities	20-December-2024

3.3 Town Planning Board Guidelines for Application for Open Storage and Port Back-up Uses - TPB PG-No. 13G

The above guideline is relevant to this application and has been revised in April 2023. Under this guideline, the Board endorsed the strategy for considering applications for temporary open storage and port back-up uses in the rural New Territories through the identification of category 1-4 areas.

(Please refer to Copy of Identification of Categories Plan in Appendix D.)

As identified in Appendix D, the Application Site currently falls within an area annotated Category 2. In that connection, favourable consideration may be given if the applicants have demonstrated that the proposed use would not generate adverse drainage, traffic, visual, landscaping & environmental impacts on the surrounding areas, and willingness in compliance with approval conditions of the planning applications.

4. PROPOSED DEVELOPMENT

4.1 Proposed Use

There is no material change to the original layout scheme approved under Planning Application No. A/YL-KTN/872.

(Please respectively refer to the Site Plan & Photographs of the Application Site in Appendices B & E.)

4.2 Vehicles & Vehicular Access Arrangement

Vehicular access will be provided via a private paved road named Yau Fook Road branching off from Kam Tai Road and an ingress/egress point has been situated at the eastern portion of the Application Site branching off a road of 9.1 metres width. In addition, the existing open track will be retained within the northern portion of the Application Site.

No heavy goods vehicles (24 tonnes or above) will be stored / parked at or entered / exited the Application Site. The details of the maneuvering of goods vehicles are illustrated in Appendix B.

4.3 Operation of the Application Site

There will be no operation between 6:00 p.m. and 8:00 a.m. and no operation will be carried out on Sundays & Public Holidays. Goods delivered to the Application Site will be temporarily stored directly under the temporary structure and be transported away on demand. There will be No workshop/industrial/parts breaking/painting activities carried out in the Application Site.

5. JUSTIFICATIONS**5.1 No Departure from Local Planning Intention**

The planning intention of the area is described in Section 3. Although the current use does not fall within either column 1 or 2, as stated in the Notes of the OZP, its temporary use in nature can still be considered by the Board by its submitted material consideration. Therefore, the planning application does not constitute to be in conflict with the local planning intention.

Moreover, as explained in the above paragraph, if the permission for this application is granted by the Board, the Government can still have full control of the Application Site after the permission expires. Agriculture zone can then still be implemented should it be desired by any interested parties.

5.2 To Maximize the Use of Land Pending Development

Instead of merely retaining fallow arable land for rehabilitation, the Board should also consider the realistic situation of Pat Heung. Due to the economic restructuring and sharp decline in agricultural activities, many farming areas within Pat Heung, Shek Kong and Kam Tin have been abandoned or converted into semi-industrial use and open storage. A proliferation of various kinds of products and materials yards and open storage of different kinds have infiltrated the area near the Application Site.

The Board should also realize that only a minimal of the local residents are committed to agriculture or livestock farming. A high proportion of residents live on contributions paid by their workable members of their family who live away from Pat Heung. Agricultural industry is considered to be a low profit and dirty "hands-on" industry which is also economically unviable. The cost of agriculture is high in respect of considerable amount of investments which have to be put on the services and maintenance on drainage systems, cost for fertilizers, seeds and clean water.

Overall, there is a general presumption that interest in engaging agricultural activities is minimal. As the market speaks for itself, it can be seen that no agricultural activities are found in the vicinity. Due to the rapid growth on tertiary industry, people nowadays do not consider farming as a sustainable and viable option.

The current storage use is for a temporary basis only. It will take full advantage of the location and the physical state of the Application Site itself should planning permission renewal be granted. It provides a short term solution for the high demand of storage space for its particular business which cannot be done in the urban areas. The temporary nature of the proposed use allows flexibility without pre-empting the long term development potential and permanent land use of the Application Site.

5.3 Compatible with Surrounding Land Use

The current use is compatible with the surrounding land use. Various kinds of storages (in particular, construction materials and vehicle parts) are found in the vicinity of the Application Site.

5.4 In Line with the TPB Guideline

The current use is in-line with the TPB PG-No. 13G. As clearly shown in the guideline, the Application Site falls within Category 2 area. Subject to no adverse departmental comments and local objections, or the concerns of the departments and local residents can be addressed through the implementation of approval conditions, planning permission could be granted on a temporary basis up to a maximum period of 3 years.

5.5 Insignificant Landscape and Environmental Impacts

Landscaping provisions and site paving have been implemented on the Application Site subject to the satisfaction of the relevant departments.

5.6 Insignificant Adverse Drainage Impact

Drainage proposal from the previous application has been approved and implemented to the satisfaction of the Board and the Drainage Services Department. Should planning permission for the current temporary use be re-granted by the Board, existing drainage facilities within the Application Site will be properly maintained.

5.7 No Adverse Comments and Local Objections

There have been no complaints from locals or other concerned government departments since the operation of business in September 2010 by the Applicant's tenant. It has demonstrated that there would be no problems with its use and occupation of the Application Site. Should the planning permission be re-granted, the Applicant will again make every effort in complying with the approval conditions as imposed by the Board.

5.8 No Creation of a Precedent Case

As the Board is entitled to consider planning applications according to the individual merits of each case, there should be little concern about setting an undesirable precedent by approving this application. Moreover, the use of the current development would not generate adverse drainage, traffic, visual, landscaping and environmental impacts on the surrounding areas and will not in any sense be a creation of an undesirable precedent.

5.9 Complied with All Approval Conditions

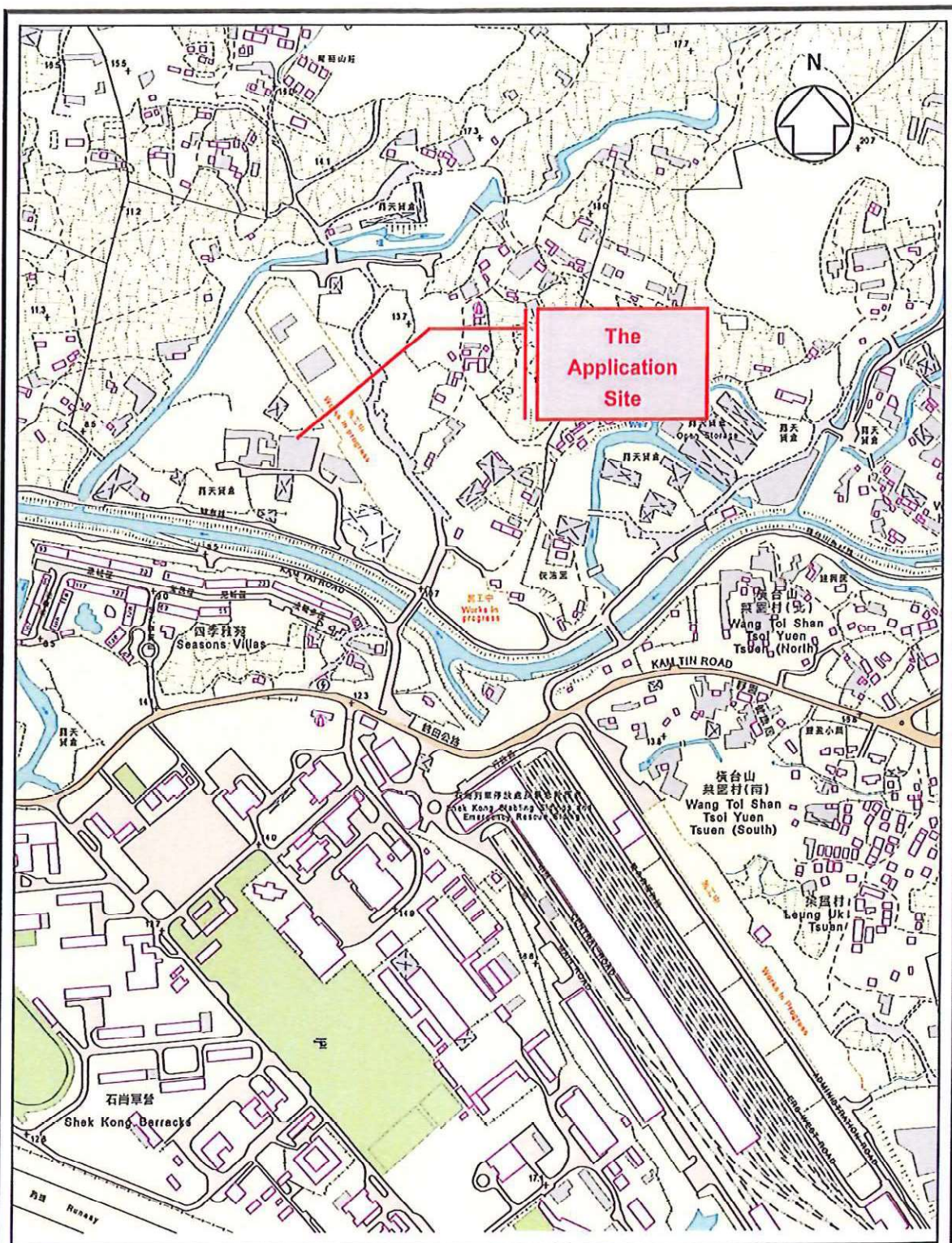
As the Applicant has shown its genuine efforts in complying with all approval conditions in the previously approved application, the Board should take this into account and hence give favourable consideration to this application.

6. CONCLUSION

- 6.1 This planning application is to seek planning permission for the continuance of a temporary storage of logistics products and goods with ancillary office in the Application Site for an additional period of further three years.
- 6.2 The proposed development offers a temporary solution to meet the much needed demand of storage of this particular type of trade where much land use activity is not economically feasible and sustainable to be carried out in the urban areas due to the high rental / price levels and deficiency of such sizable factory storage units in urban areas.
- 6.3 Due to the well established pattern of trades and businesses in this area of Pat Heung and the globalization of trading between Hong Kong and Mainland China in recent years, more and more people are being engaged or will be engaged in trading with Mainland China. It is envisaged that demand for storage space will increase dramatically in northwestern part of New Territories and areas close to the boarder of Mainland China for reason of good accessibility. In response to such increasing demand for storage space and suitable strategic location, the Board, should give support to local business operators and render a favourable consideration to this application.
- 6.4 The subject temporary use has been previously approved under Application No. A/YL-KTN/352, A/YL-KTN/428, A/YL-KTN/542, A/YL-KTN/692 & A/YL-KTN/872. And, several recent planning applications of similar temporary uses of open storage have recently been approved in the proximity under Application Nos. A/YL-KTN/1153, A/YL-PH/1057 and A/YL-PH/1035.
- 6.5 As detailed in section 5 above, the current use does not contravene with the TPB PG-No. 13G.
- 6.6 The exterior of the temporary structure with corrugated metal sheets has been painted in pale green in order to alleviate the landscaping impact.

- 6.7 As mentioned in this planning statement, the Applicant has all along made its best endeavours to strictly comply with the required approval conditions in relation to the drainage, environmental and landscape aspects together with the fire service installation to the satisfaction of the relevant Government departments and hence the Application Site is maintained in an extraordinary good condition and a proper manner.
- 6.8 In view of the strong justifications and all other material considerations encompassed in this planning statement, we sincerely recommend that members of the Board and relevant departments would give favourable consideration again to approve the renewal of the subject planning application.

*** END OF STATEMENT ***

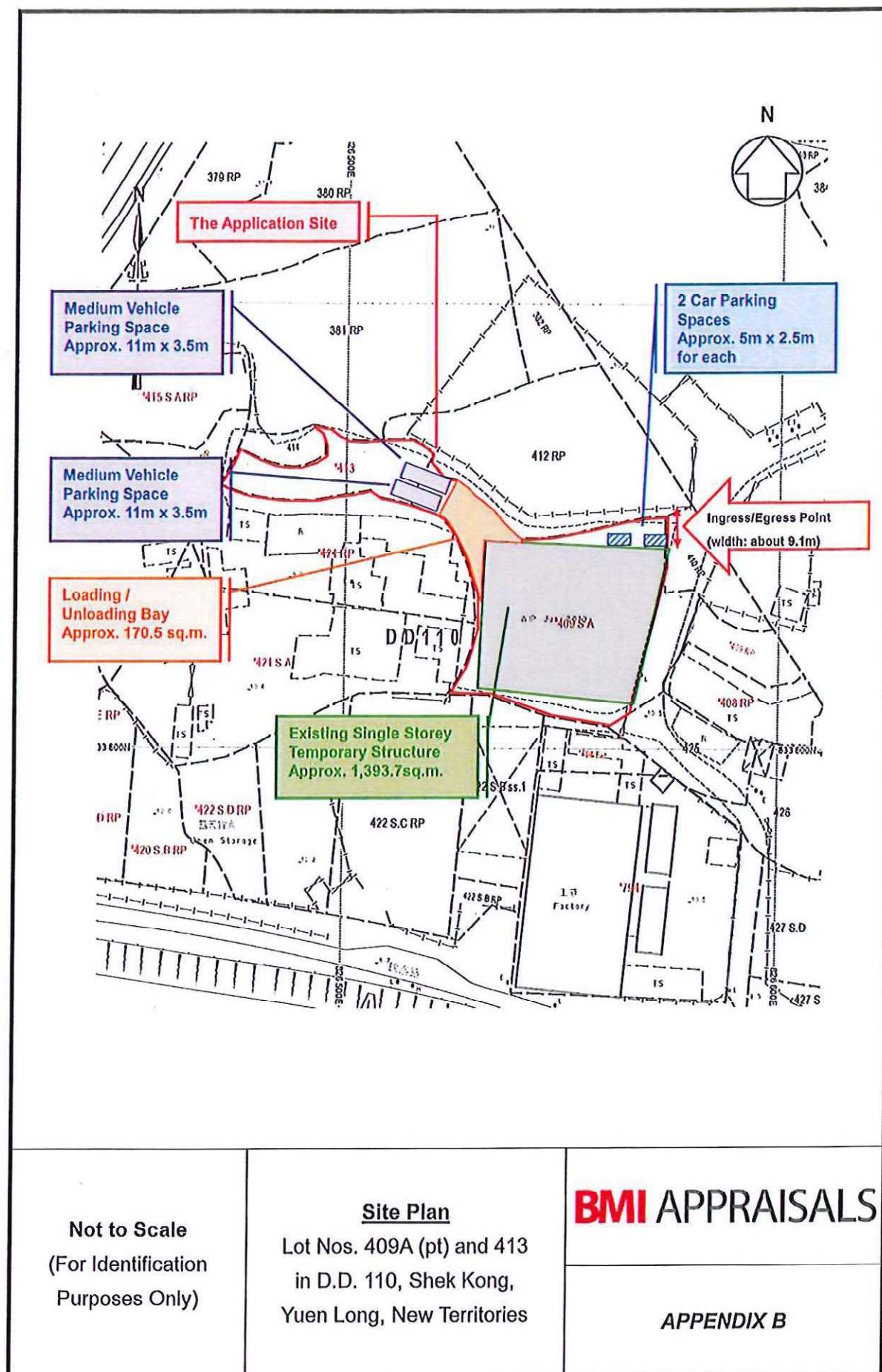


Not to Scale
(For Identification
Purposes Only)

Location Plan
Lot Nos. 409 S.A (Part) and 413
in DD 110,
Pat Heung, Yuen Long,
New Territories, Hong Kong

BMI APPRAISALS

APPENDIX A



Not to Scale
(For Identification
Purposes Only)

Site Plan
Lot Nos. 409A (pt) and 413
in D.D. 110, Shek Kong,
Yuen Long, New Territories

BMI APPRAISALS

APPENDIX B

APPENDIX C

Extract Copy of the Schedule of Use

AGRICULTURE

Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Government Use (Police Reporting Centre only) On-Farm Domestic Structure Public Convenience Religious Institution (Ancestral Hall only) Rural Committee/Village Office	Animal Boarding Establishment Barbecue Spot Burial Ground Field Study/Education/Visitor Centre Government Refuse Collection Point Government Use (not elsewhere specified) House (New Territories Exempted House only, other than rebuilding of New Territories Exempted House or replacement of existing domestic building by New Territories Exempted House permitted under the covering Notes) Picnic Area Place of Recreation, Sports or Culture (Horse Riding School, Hobby Farm, Fishing Ground only) Public Utility Installation Religious Institution (not elsewhere specified) School Utility Installation for Private Project

Planning Intention

This zone is intended primarily to retain and safeguard good quality agricultural land/farm/fish ponds for agricultural purposes. It is also intended to retain fallow arable land with good potential for rehabilitation for cultivation and other agricultural purposes.

Remarks

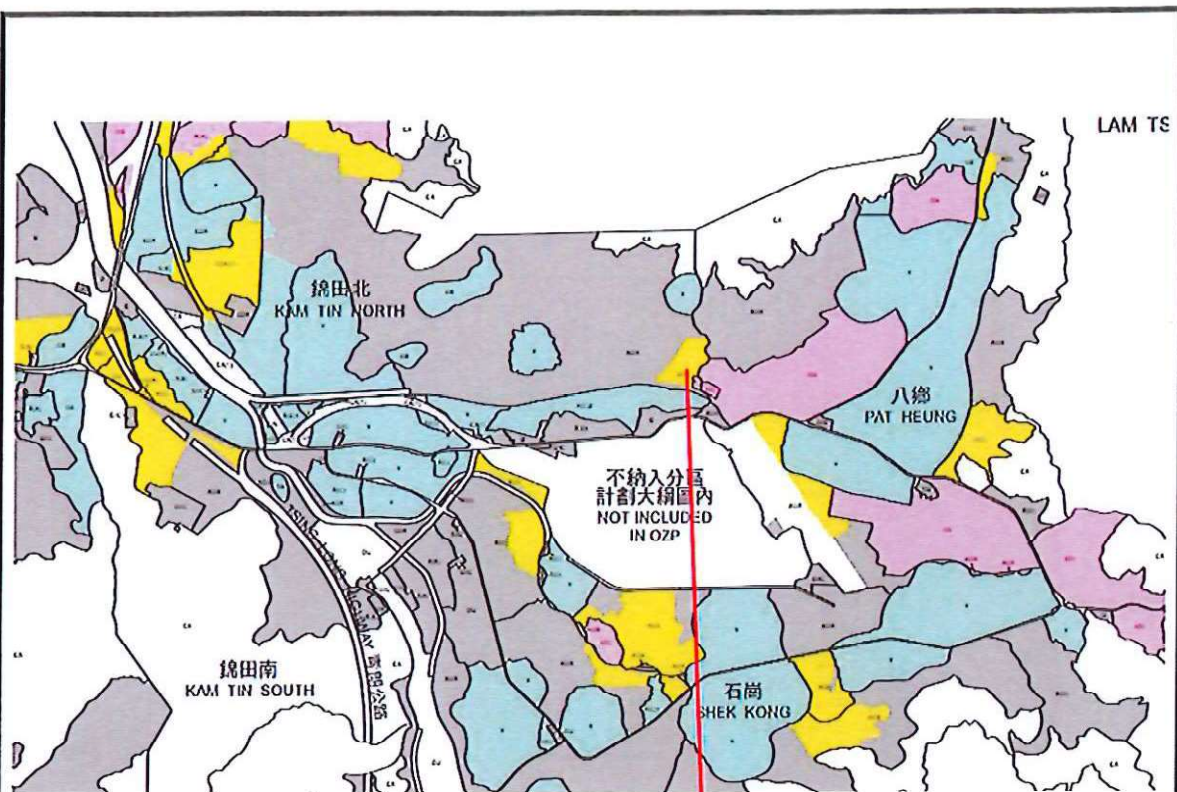
- (a) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of pond, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the interim development permission area plan without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance.

(Please see next page)

AGRICULTURE (cont'd)

Remarks (cont'd)

- (b) On land previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, any filling of land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/5 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.
- (c) On land not previously falling within the "Agriculture" zone on the Kam Tin North Outline Zoning Plan No. S/YL-KTN/7, as set out in paragraphs (a) and (b) above, any filling of pond/land, including that to effect a change of use to any of those specified in Columns 1 and 2 above or the uses or developments always permitted under the covering Notes (except public works co-ordinated or implemented by Government, and maintenance, repair or rebuilding works), shall not be undertaken or continued on or after the date of the first publication in the Gazette of the notice of the draft Kam Tin North Outline Zoning Plan No. S/YL-KTN/8 without the permission from the Town Planning Board under section 16 of the Town Planning Ordinance. This restriction does not apply to filling of land specifically required under prior written instructions of Government department(s) or for the purposes specified below:
- (i) laying of soil not exceeding 1.2m in thickness for cultivation; or
 - (ii) construction of any agricultural structure with prior written approval issued by the Lands Department.



圖例 LEGEND

- 第 1 類地區
CATEGORY 1 AREAS
- 第 2 類地區
CATEGORY 2 AREAS
- 第 3 類地區
CATEGORY 3 AREAS
- 第 4 類地區
CATEGORY 4 AREAS
- 新發展區
NEW DEVELOPMENT AREA
- 之前不被發展審批地區圖涵蓋的分區計劃大綱圖範圍
AREA UNDER STATUTORY PLAN
FORMERLY NOT COVERED BY DPA PLANS
- 區議會界線
DISTRICT COUNCIL BOUNDARY

於 2024 年 3 月 8 日更新
UPDATED ON 8 MARCH 2024

The Application Site

Not to Scale
(For Identification
Purposes Only)

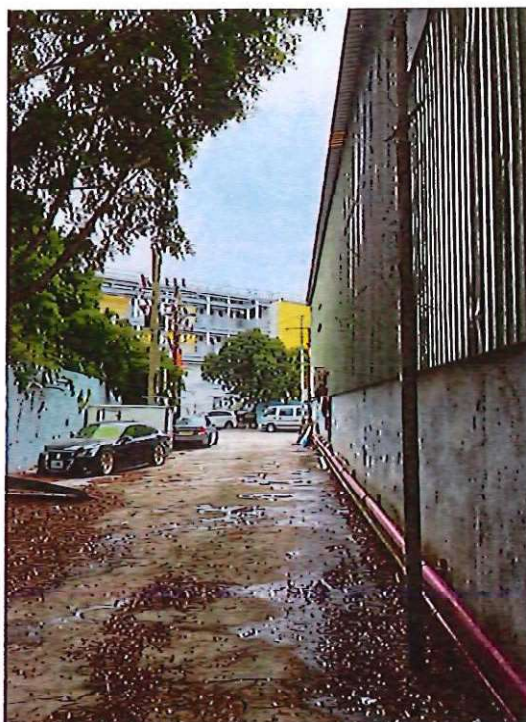
Extract Copy of
the Categories Plan

BMI APPRAISALS

APPENDIX D



Eastern of
the
Application
Site



Northeastern
of the
Application
Site

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(For Identification
Purposes Only)

Site Photographs
Lot Nos. 409 S.A (Part) and 413
in DD 110,
Pat Heung, Yuen Long,
New Territories, Hong Kong

BMI APPRAISALS

APPENDIX E



Northwestern
of the
Application
Site



Southeastern
of the
Application
Site

Not to Scale
(For Identification
Purposes Only)

Site Photographs
Lot Nos. 409 S.A (Part) and 413
in DD 110,
Pat Heung, Yuen Long,
New Territories, Hong Kong

BMI APPRAISALS

APPENDIX E