

1. Person Making this Representation (known as "Representer" hereafter)  
提出此宗申述的人士 (下稱「申述人」)

Yuba Company Limited

2. Authorized Agent (if applicable) 獲授權代理人(如適用)

Townland Consultants Limited

Please fill in "NA" for not applicable item 請在不適用的項目填寫「不適用」

<b>3. Details of the Representation (use separate sheet if necessary)#</b> <b>申述詳情(如有需要，請另頁說明)#</b>		
The plan to which the representation relates (please specify the name and number of the plan) 與申述相關的圖則 (請註明圖則名稱及編號)		Draft Wan Chai Outline Zoning Plan No. S/H5/32
<b>Nature of and reasons for the representation 申述的性質及理由</b>		
Subject matters 有關事項@	Are you supporting or opposing the subject matter? 你支持還是反對有關事項?	Reasons 理由^
Amendment Items B1 and B2	<input checked="" type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	Please see attached letter.
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
	<input type="checkbox"/> support 支持 <input type="checkbox"/> oppose 反對	
Any proposed amendments to the plan? If yes, please specify the details. 對圖則是否有任何擬議修訂? 如有的話，請註明詳情。  Please see attached letter.		

# If the representation contains more than 20 pages, or any page larger than A4 size, 4 hard copies and 1 soft copy are required to be provided for the submission. Provision of email address is also required.  
 若申述超過 20 頁或有任何一頁大小超過 A4，則須提交硬複本一式四份和一份軟複本。另須提供電郵地址。

@ Please describe the particular matter in the plan to which the representation relates. Where the representation relates to an amendment to a plan, please specify the amendment item number provided in the Schedule of Proposed Amendments. 請形容圖則內與申述有關的指定事項，如申述與圖則的修訂有關，請註明在修訂項目附表內的修訂項目編號。

^ Please also note that section 6(3A) of the Ordinance provides that any representation received under section 6(1) **may be treated as not having been made** if, in the opinion of the Board that, the reason for the representation is a reason concerning compensation or assistance relating to, or arising from resumption/acquisition/clearance/obtaining vacant possession of any land by the Government. The above matters should be dealt with in accordance with the relevant statutory provisions on compensation and/or promulgated policy on compensation. Should you have any views on compensation or assistance matters, you may separately raise your views to the Director of Lands or the relevant authority. 請注意，條例第 6(3A)條訂明，如委員會認為根據第 6(1)條收到的任何申述所提出的理由是與政府收回／徵用／清理／取得任何土地的空置管有權而引起的補償或援助有關，則有關申述可被視為不曾提出。上述事項應該按照相關補償的法律條文和／或已公布的補償政策處理。如對補償或援助事宜有意見，可另行向地政總署署長或有關當局提出。

Please fill "NA" for not applicable item 請在不適用的項目填寫「不適用」

☒ at the appropriate box 請在適當的方格內加上 ☒ 號



Reference: KRSS/5/DEL/42  
Date: 26 August 2025

The Secretary, Town Planning Board  
c/o Planning Department  
15/F North Point Government Offices  
333 Java Road, North Point, HONG KONG

Dear Sir / Madam,

## SECTION 6(1) REPRESENTATION TOWN PLANNING ORDINANCE (CHAPTER 131)

### REPRESENTATION TO AMENDMENT ITEMS B1 and B2 OF THE DRAFT WAN CHAI OUTLINE ZONING PLAN NO. S/H5/32

We are instructed by Yuba Company Limited (the **"Representer"**), who is a subsidiary of Hopewell Holdings Limited (**"Hopewell"**), to submit this Representation to Amendment Items B1 and B2 of Draft Wan Chai Outline Zoning Plan No. S/H5/32 (**"Draft OZP"**) under Section 6(1) of the Town Planning Ordinance (the **"TPO"** / **"Ordinance"**).

#### Background on the Amendment Items B1 and B2

The Draft OZP takes forward the Town Planning Board (**"TPB"** / **"BOARD"**)'s decision on the Section 12A Planning Application No. Y/H5/8 (**"S12A Planning Application"**), submitted by the Representer, to rezone a site at Nos. 1, 1A, 2 and 3 Hillside Terrace (**"HST"**), No. 55 Ship Street [a.k.a. Nam Koo Terrace (**"NKT"**)], Nos. 1-5 Schooner Street, No. 53 Ship Street, No. 18 Sau Wa Fong, Inland Lot 9048 (**"IL 9048"**) and adjoining Government Land, Wan Chai (collectively, the **"Representation Site"**) from **"Comprehensive Development Area"** (**"CDA"**), **"Residential (Group C)"** (**"R(C)"**) and an area shown as 'Road' to **"Other Specified Uses (Residential Development with Historical Building Preserved)"** (**"OU(RDHBP)"**) with stipulation of building height (**"BH"**) restrictions and designation of land at the northern corner as non-building area (**Amendment Item B1**) and to rezone a strip of government land on the stairs of Ship Street from **"Open Space"** (**"O"**) to **"OU(Elevated Walkway)"** (**"OU(EW)"**) (**Amendment Item B2**).

Under Amendment Items B1 and B2, the Representer will be able to take forth a comprehensive redevelopment proposal that addresses the planning blight for the Representation Site and revitalises NKT, a privately-owned Grade 1 historical building for public's appreciation. The removal of plot ratio (**"PR"**) restriction and stipulation of appropriate BH restrictions would enable the Representer to fully optimise the scarce land resource in the urban area for substantial quality housing supply. The community would also be benefited from the implementation of Open Space and a series of pedestrian connection enhancement measures.

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The Representer wishes to reaffirm their SUPPORT to Amendment Items B1 and B2 based on the justifications as set out below:

### **Appropriate Zoning to Facilitate Urban Renewal**

The “OU(RDHBP)” zone under Amendment Item B1 allows development within the zone to attain the maximum development intensity permitted under Building (Planning) Regulation (“B(P)R”) as well as facilitate urban renewal. Under the previous “CDA” and “R(C)” zone, the BH and PR restrictions were considered overly restrictive leading to the underutilisation of scarce land resources in urban areas. Located in proximity to the core of Hong Kong Island, the Representation Site is well-connected to the Wan Chai MTR station and other modes of public transport. Under the concept of high-density compact city, it is imperative to capitalise on the proximity to the railway stations for high density residential development which aligns with the Government’s objectives for transport-oriented development and green mobility. The Representation Site presents a rare opportunity in the urban area of Hong Kong Island for a sizeable residential development which is considered inefficient to develop under the maximum PR of 5. Moreover, apart from uplifting the PR restriction enabling the Representer to maximise the development potential at the Representation Site, the Representer will continue to be responsible for the restoration costs required to renovate NKT and expedite the conservation works to facilitate urban renewal.

### **In Line with Government Policy Initiatives**

The Proposed “OU(RDHBP)” zone allows for a substantial increase in domestic gross floor area (“GFA”) which addresses Hong Kong’s acute shortage of housing through delivering rare new housing supply in the core business district. This also aligns with the Government’s objectives to promote living and working in the same district and bringing jobs closer to homes and helps address the imbalanced spatial distribution of homes and jobs.

In addition to enhancing housing supply in the urban area, the Representer also aspires to improve the quality of housing by providing larger home space and expanding the range of housing options to relieve public concerns arising from the inadequate living space per person with nano flats became prevalent in the past decade. This echoes with the Government’s policy objectives and assumptions in promoting child-raising, family-building and “ageing in place” and attracting talents.

### **Ensuring Compatibility with the Surrounding Environment through Proper Development Controls**

In comparison with the existing “CDA” zone at part of the Representation Site, the “OU(RDHBP)” zone will no longer require the submission of a Master Layout Plan (“MLP”) which could greatly expedite the development process. Whilst it appears that TPB’s subsequent control over the development under the MLP submission is no longer exercised, the Proposed “OU(RDHBP)” zone incorporates various development controls. These include separate BH restrictions, imposition of setbacks and non-building area (“NBA”), specific schedule of uses for NKT and inclusion of remarks to safeguard the intention of conserving the NKT and provision of multi-level Open Space open to public. All these measures ensure the scale and design of the development are harmonious with the local character, as well as, to preserve the NKT - the Grade 1 historic building. In particular, the proposed BH restrictions will highly constrain the disposition and layout of the residential tower ensuring the design merits can be realised. Additional restriction is also imposed to safeguard the developments within the Proposed “OU(RDHBP)” zone and are developed in a



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comprehensive manner by requiring planning approval for any piecemeal development and / or redevelopment on part of the land within the zone. As demonstrated in the Visual Impact Assessment (“**VIA**”) and Urban Design Proposal (“**UDP**”) submitted as part of the Partially Agreed S12A Planning Application, high-density residential development is not considered incompatible with the planning intention to preserve the local character.

Furthermore, the “OU(EW)” zone under Amendment B2 also reflect the Representer’s intention to enhance the connectivity within the area through the construction of an elevated walkway over the Ship Street steps to interconnect the multi-level local open space system with the Ship Street Garden and Hopewell Garden at different level creating a sense of place.

### **Conserving NKT in a Sustainable Manner**

The Proposed “OU(RDHBP)” zone incorporates relevant clause to protect NKT by requiring planning permission to demolish, add, alter or modify (except minor alteration and/ or modification works) or redevelop the existing historic building. While the grading boundary does not include the associated architectural features (i.e. the pavilion, water fountain and hexagonal planter), the Representer has indicated at the Metro Planning Committee meeting on 10 January 2025 their commitment to revisit the preservation or relocation of the associated architectural features. In this regard, a statement has been incorporated in the Explanatory Statement (“**ES**”) attached to the Draft OZP to reflect the intention of the Representer to preserve those associated architectural features as far as practical. Currently, the Representer is actively exploring the relocation option within the Site with Antiquities and Monuments Office (“**AMO**”). The Representer wishes to highlight that the Commissioner of Heritage Office (“**CHO**”) has previously given support to the Representer’s intention for the in-situ preservation of NKT which is privately owned, while AMO have indicated their support to the relaxation of PR for the preservation of NKT as an economic incentive. Although there is no PR restriction under the Draft OZP, a relaxation of the PR for the preservation of NKT under B(P)R will be submitted by the Representer to Buildings Department (“**BD**”) at the building plans submission stage.

On the other hand, the Representer supports the Proposed “OU(RDHBP)” zone which allows flexibility in accommodating certain types of non-domestic uses as Column 1 uses. While the objectives of preservation of NKT is for adaptive reuse of the interior floor space and to make available for public appreciation, the Representer wishes to emphasise that it is equally important to ensure the conservation project is financially self-sustainable in the long term. Therefore, commercial elements within the historical building are proposed to generate incomes to sustain the maintenance and management of NKT. It is also the Representer’s intention to minimise the reliance on Government subsidy in conserving NKT by proposing the commercial elements (e.g. Eating Place and Event Rental etc). All proceeds will be used exclusively for the upkeep of NKT and associated expenses, including utilities, landscaping, Government rates and property tax and other related costs. To this end, the Representer intends to set a self-financing model that integrates appropriate commercial uses while preserving the building’s cultural integrity. A dedicated non-profit-making organisation named NKT Foundation Limited (to be formed and managed by the subsidiary company of the Hopewell) to manage NKT and oversee its daily operations. The subsidiary company will assume full responsibility for the initial capital outlay and restoration costs, underscoring its commitment to the conservation and revitalisation of this heritage landmark. Additionally, in the event that the income generated from the commercial elements in NKT is insufficient to cover the operation and maintenance expenses, the Representer has no alternative but to stipulate under the Deed of Mutual Covenant (“**DMC**”) that individual owners of the residential portion of the comprehensive development shall be responsible for the shortfall to ensure the operation and maintenance of NKT will be sustained. This mirrors



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established practices in Hong Kong, where private lot owners are typically responsible for maintaining adjacent slopes and retaining structures, in addition to their own apartment. For example, the development at No. 80 Robinson Road, Mid-Level West (“**80RR**”) include the London Mission Building (“**LMB**”) (Grade 2 Historic Building). Under the DMC of 80RR, the owners of the residential units shall at their own expenses conserve, maintain and keep in good condition and repair the LMB to the satisfaction of the Secretary for Broadcasting, Culture and Sport (formerly known as Secretary for Recreation and Culture) or the TPB. The cost and expenses of which is included in management expenses.

### **Harmonious with the Character of the Locality**

The Sau Wa Fong area is an enclosed and tranquil terraced residential area. The proposed NBA at the northern corner of the Representation Site connecting the Sau Wa Fong area and Schooner Street with a 24-hour public passageway for public convenience and removing the unpleasant and narrow right of way (“**ROW**”). Both the provision of minimum 3m setback from the lot boundary and open space open 24-hour to the public at street level of Schooner Street will help enhance the pedestrian environment and circulation to improve their journey in the locality. The existing character of Sau Wa Fong is therefore respected by enhancing passive surveillance amid the quiet neighbourhood.

### **No Adverse Infrastructural and Traffic Impacts**

Under the Partially Agreed S12A Planning Application, the Representer has prepared a series of technical assessments for the Comprehensive Residential Redevelopment, including Traffic Impact Assessment (“**TIA**”), Sewage Impact Assessment (“**SIA**”), Drainage Impact Assessment (“**DIA**”), Air Ventilation Assessment (“**AVA**”), Visual Impact Assessment (“**VIA**”), Environmental Assessment (“**EA**”) and Geotechnical Planning Review Report (“**GPRR**”). No adverse impacts were identified in the technical assessments. In particular, the Representer understands that the community has concern on the potential traffic impact to St Francis’ Street affecting the local residents and students. The Representer wishes to clarify that the net increase in number of units is only about 57 as a larger unit size has been put forth with. As a result, the cumulative traffic impact is not unacceptable and no in-principle objection was obtained from Transport Department (“**TD**”) during the S12A Planning Application. The TIA has comprehensively assessed both the vehicular and pedestrian traffic flows and concluded that generated traffic would not induce any adverse impact to the local road and footpath networks. The TIA also assessed the potential impact arising from on-street loading/ unloading activities. With the opening of Hopewell Hotel, it will further support and assists the loading/ unloading activities by the Comprehensive Residential Redevelopment to be carried within Hopewell Hotel, thus loading / unloading demand on public roads will be minimised.

### **Representer’s Track Record**

Hopewell, the Parent Company of the Representer, is a highly committed and dedicated Property Developer in the Wan Chai area. As a pioneer in private sector urban renewal in Wan Chai South, they have successfully completed various redevelopment projects that are of major significance to the image of the district. Other than their urban renewal efforts, Hopewell has substantial contributions to heritage preservation and also committed to improve and enhance the quality of the Public Realm in Wan Chai South through implementation of open spaces and improvements to the pedestrian environment (see Hopewell’s track record in **Attachment 1**).

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Hopewell has demonstrated a genuine intention to develop the Representation Site in a comprehensive manner and to revitalise NKT. Although for years, Hopewell have held their rights to develop the individual lots within the Representation Site since their acquisition and possession, they had the vision to develop the sites in a holistic approach. The demolition of NKT was approved as part of the Hopewell Centre II ("HCII") development in the early 1990s, Hopewell acted in good-faith and consulted with the local community and the Government and ultimately decided to preserve the historic building. Hopewell's track record is backed by the support from the local community, including their immediate neighbours - St. Francis Canossian College and St. Francis Canossian School who have provided written support to the Proposed Redevelopment at NKT. Their support letters are attached in **Attachment 2**.

### **Conclusion**

Hopewell's intention is to preserve NKT while improving the local environment through a series of public planning gains including the implementation of open spaces at various levels; provision of more convenient, user-friendly and barrier-free pedestrian systems that can be realised through the Proposed "OU(RDHBP)" and "OU(EW)" zones. Hopewell is sincere in its efforts to revitalise Wan Chai South for Hong Kong as proven by its achievements over the past decades. Their contributions to extend their revitalisation initiatives to the Representation Site, including the preservation of NKT, should be supported.

Other than the efforts to preserve NKT and to provide public planning gains within the Representation Site, the Representers have put genuine efforts in enhancing the living quality of Wan Chai South including the pedestrian connectivity, implementation of Hopewell Garden, revamp and upgrade the Ship Street Playground, improvement works to nearby road and the public stormwater drain serving the area to the south of Kennedy Road, provision of facilities for nearby schools and support of the local charity and community initiatives etc. Hopewell has an established track record of contributing to the community and respectfully appeals to the Board / public to acknowledge and recognise these efforts.

We shall be grateful if the TPB note our representation and continue to give SUPPORT to Amendment Items B1 and B2. Should there be any queries, please do not hesitate to contact the undersigned or Mr Eric Chan.

Yours faithfully,  
FOR AND ON BEHALF OF  
TOWNLAND CONSULTANTS LIMITED

  
Delius Wong  
Associate / Project & Quality Manager

DEL/EC

Enc Attachment 1 – Hopewell's Track Record  
Attachment 2 – Support Letters from St. Francis Canossian College and St. Francis Canossian School

cc Client

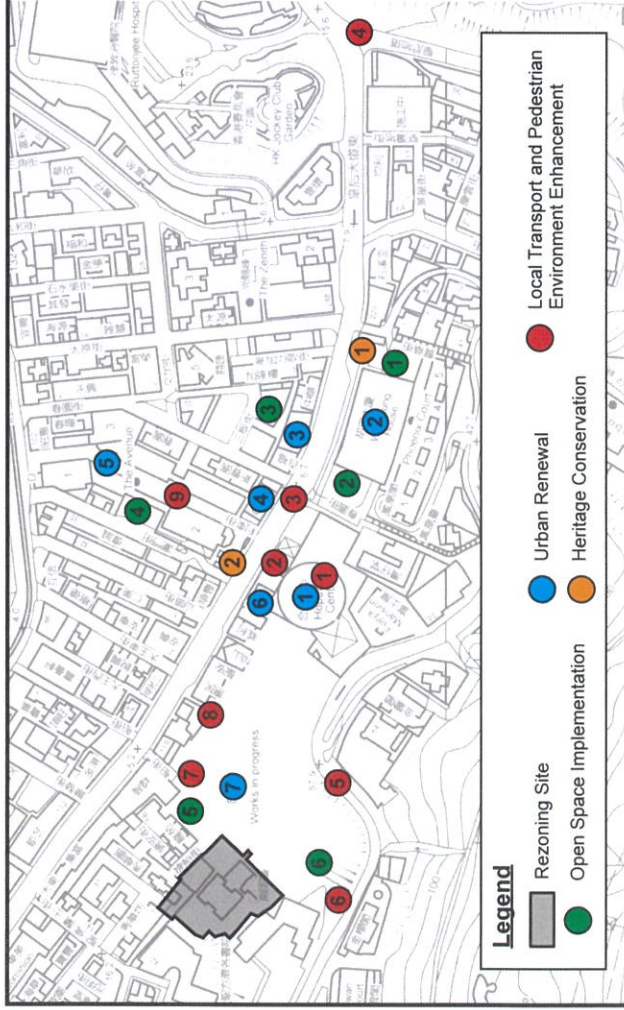


# *Attachment 1*

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HOPEWELL'S TRACK RECORD





1. Sitting-out area at Wu Chung House (Yen Wa Steps)



2. Sitting-out area at Wu Chung House (Spring Garden Lane)



3. Sitting-out area at GARDENEast



4. Public Open Space at The Avenue abutting Amy Street



5. Ship Street Garden



6. Hopewell Park



1. Old Wan Chai Post Office



2. Historical tenement houses at The Avenue



1. Lifts at Hopewell Centre opening to the public



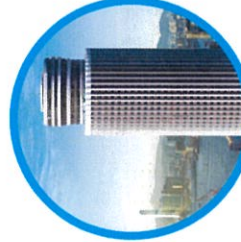
2. Lay-bys at Hopewell Centre and 163 QRE



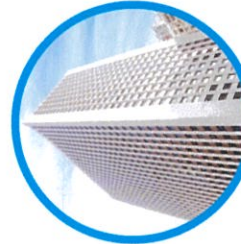
3. Elevated Walkway between Hopewell Centre and QRE Plaza (Construction of footbridge included)



4. Junction Improvement Works at Kennedy Road / Queen's Road East (Construction of footbridge included)



1. Hopewell Centre



2. Wu Chung House



3. GARDENEast



4. QRE Plaza



5. Road widening and continuous pavement on both sides of Kennedy Road



6. Modification of Ship Street steps to Highways Department's Standard



7. Public lift at Ship Street Garden



8. Beautification of QRE Backlane



9. Walking Street at The Avenue



5. The Avenue



6. 163 QRE



7. Hopewell Hotel

# *Attachment 2*

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SUPPORTING LETTERS FROM ST. FRANCIS  
CANOSSIAN COLLEGE AND ST. FRANCIS  
CANOSSIAN SCHOOL



**ST. FRANCIS' CANOSSIAN COLLEGE**

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14 July 2025

Town Planning Board  
15<sup>th</sup> Floor, North Point Government Offices  
333 Java Road, North Point, Hong Kong

Dear Sir / Madam,

**Support for the Redevelopment of Nam Koo Terrace**  
**(Amendment Item B1)**

On behalf of St. Francis' Canossian College, I would like to express our sincere appreciation for Hopewell Holdings' continued efforts in enhancing the urban environment of Wan Chai South. We are particularly pleased with the significant improvements made to the pedestrian environment along Kennedy Road, as well as the newly established connection between Kennedy Road and Queen's Road East via the Hopewell Hotel and the Park at Ship Street. These enhancements have greatly benefited our staff, parents and students, complementing the long-standing arrangement that allows us to use the lifts at Hopewell Centre.

We understand that Hopewell intends to redevelop Nam Koo Terrace and the adjacent lands. As always, the safety and well-being of our students remain our top priority. We trust that Hopewell will continue to uphold high standards of site management to ensure the safety of pedestrians and to minimise any potential impact on our school during the construction period.

We also recognise that the proposed redevelopment presents a valuable opportunity to improve the surrounding environment, particularly in the areas of Ship Street and Schooner Street. Our school premises interface with Government-owned slopes that are currently overgrown and poorly maintained. These conditions have unfortunately contributed to mosquito breeding and have negatively affected the health and comfort of our school community. We believe that Hopewell's latest development proposal for Nam Koo Terrace will help address these issues by enhancing environmental hygiene and improving accessibility around Schooner Street and Sau Wa Fong. The proposed improvements will also provide our students with a safer and more convenient route to nearby areas, especially towards Admiralty.

We are grateful for Hopewell's ongoing commitment to revitalising Wan Chai South and, in view of the benefits to our school community, we express our general support for the proposed redevelopment of Nam Koo Terrace.

Yours sincerely,

Kenneth Law  
Principal



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16<sup>th</sup> July, 2025

Town Planning Board

15<sup>th</sup> Floor, North Point Government Offices

333 Java Road, North Point, Hong Kong

Dear Sir / Madam,

**Support for the Redevelopment of Nam Koo Terrace**  
**(Amendment Item B1)**

We understand that Nam Koo Terrace and the surrounding area will be redeveloped for a Proposed Comprehensive Development by Hopewell Holdings. We appreciate Hopewell's ongoing consultation with our school regarding the Redevelopment.

We are pleased to learn of the thoughtful design features included in the proposal, particularly the widening of Schooner Street and the removal of the narrow alley adjacent to No. 18 Sau Wa Fong to introduce new amenity features. The planned construction of a covered staircase within the Site to connect Schooner Street and our School is especially welcomed. These enhancements will significantly improve the pedestrian environment and ensure greater safety and convenience for our students and staff. The improved connectivity to both Admiralty and Wan Chai MTR Stations will also be of great benefit to our school community.

We would also like to highlight the long-standing environmental concerns posed by the government slopes along our eastern boundary. The overgrown vegetation has become a breeding ground for mosquitoes, posing health risks to our students. We are encouraged to see that Hopewell's proposal includes the removal of these vegetations and the introduction of new and well-maintained platform. This will greatly enhance the hygiene and overall environment of the area.

Importantly, we appreciate that the project will preserve the Nam Koo Terrace in-situ, reviving its cultural and historic significance. This thoughtful approach will provide our students with a valuable opportunity to engage with and appreciate Chinese heritage and traditional values.



We are grateful for Hopewell's efforts in engaging with our school and sharing their plans. We offer our support for the redevelopment proposal in principle and look forward to the positive contributions it will bring to the community.

Yours Sincerely,  
For and on behalf of  
St. Francis' Canossian School



Mrs. Wendy Ting  
Principal

