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## **Section 16 Planning Application**

**Proposed Social Welfare Facility (excluding those involving Residential Care) at 3/F and 7/F, Tower 1, One North, No. 8 Hong Yip Street, Yuen Long, N.T.**

## **Planning Statement**

Applicant  
**Regal Crown Development Limited**

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## Executive Summary

This Planning Statement Report is submitted to the Town Planning Board (the "Board") in support of a planning application for Proposed Social Welfare Facility (excluding those involving Residential Care) (the "Proposed Development") at 3/F and 7/F, Tower 1, One North, No. 8 Hong Yip Street, Yuen Long, N.T. (the "Application Site").

The Application Site falls within an area zoned "Other Specified Uses" annotated "Business" ("OU(B)") on the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27 gazetted on 15.12.2023. According to the Schedule I of the Notes of the OZP for "OU(B)" zone applicable to open-air development or building other than industrial or industrial-office building, 'Social Welfare Facility (excluding those involving Residential Care)' is a Column 2 use, which requires planning permission from the Board.

One North (the "Subject Premises") is a newly completed office and retail complex in the Northern Metropolis. Considering the increase in the population of the Yuen Long Area and a significant inflow of population is foreseen in the Northern Metropolis, the Applicant intends to propose a conversion of 3/F and 7/F of Tower 1 from office use into social welfare facility to serve the community.

The Application Site is mostly vacant and partly used as a temporary office. The total floor area of the Application Site is about 2,028.77m<sup>2</sup>. The proposed social welfare facility is designed to provide support and service to children, youth and families particularly those from different ethnic and income backgrounds. The social welfare facilities would include:

- (a) Pre-school Rehabilitation Services (for children who are aged 2 or above)
- (b) Children and youth services (aged 6-24 on neighbourhood basis)
- (c) Integrated education and rehabilitation service
- (d) Family education and counselling services
- (e) Community development services
- (f) Specialized services
- (g) Support services for ethnic minorities/new immigrants
- (h) Physical/Speech/Occupational Therapy

The major justifications of this application are:

1. The Proposed Development aims to meet the increasing population in Yuen Long District;
2. There are shortage of site for social welfare premises;
3. The Proposed Development conforms to the planning intention of the OZP;
4. The Proposed Development complies with the permissible development intensity;
5. The Proposed Development accommodates various compatible uses within the same building;
6. The Proposed Development is compatible with the surrounding context;
7. The Proposed Development is a respond to community needs by optimising the potential of the Subject Premises;
8. There will be no insurmountable impacts on traffic/internal circulation aspect; and
9. There will be no insurmountable impacts on environmental aspect.

In view of the justifications and planning merits stated in this planning statement, we sincerely request the Board to give favourable consideration to this application.

## 行政摘要

此規劃報告書旨在支持擬在新界元朗康業街8號朗壹廣場第一座3樓及7樓（“申請處所”），用作擬議社會福利設施(涉及住宿照顧者除外)（“擬議發展”）的規劃申請。

申請處所位於在2023年12月15日刊憲的元朗分區計劃大綱核准圖編號S/YL/27上的「其他指定用途」註明「商貿」地帶。根據大綱圖該地帶註釋附表I：適用於露天發展或適用於工業樓宇或工業－辦公室樓宇以外的建築物，“社會福利設施(涉及住宿照顧者除外)”屬第二欄用途，須先向城市規劃委員會（“城規會”）申請。

朗壹廣場（“申請地點”）為北部都會區內新落城的辦公室及商場綜合項目，申請人考慮元朗區新增人口及未來北部都會區人口的移入，擬更改申請地點第一座的3樓及7樓用途，由辦公室改為社會福利設施(涉及住宿照顧者除外)。

申請處所現時大部份為空置及部份用作臨時辦公室，總面積約2,028.77平方米。擬議社會福利設施是為兒童、青少年及不同種族及收入背景的家庭提供支援及服務，當中包括：

- (a) 學前兒童康復服務(2歲或以上兒童)
- (b) 兒童及青少年服務(以地區為本，為6-24歲兒童及青年提供福利服務)
- (c) 綜合教育及康復服務
- (d) 家庭教育及輔導服務
- (e) 社區發展服務
- (f) 專責服務
- (g) 支援少數族裔及新來港人士服務
- (h) 物理/語言/職業治療

本規劃申請的主要理據如下：

1. 擬議發展為滿足元朗區人口的增長的需求；
2. 社會上缺乏可作社會福利設施用途的處所；
3. 擬議符合規劃大綱圖用途地帶的規劃意向；
4. 擬議發展符合可容許發展的密度；
5. 擬議發展可在同一大廈綜合相容的用途；
6. 擬議發展與鄰近土地用途相容；
7. 擬議發展可釋放申請地點的發展潛力，以回應社區需要；
8. 擬議發展不會對交通及內部人流產生不良影響；及
9. 擬議發展不會對環境產生不良影響。

以本規劃報告書闡述的理據及規劃增益，敬希城規會從優考慮這宗規劃申請。

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## 1. Introduction

### 1.1 Purpose

Pursuant to Section 16 of the Town Planning Ordinance, this Planning Statement Report is submitted to the Town Planning Board (the “Board”) in support of a planning application for Proposed Social Welfare Facility (excluding those involving Residential Care) (hereafter referred to as “the Proposed Development”) at 3/F and 7/F, Tower 1, One North, No. 8 Hong Yip Street, Yuen Long, N.T. (hereafter referred to as “the Application Site”). The location of the Application Premises is shown per **Figure 1** and the Lot Index Plan is shown per **Figure 2**. This Planning Statement Report provides essential information to facilitate the consideration of the Board. It also serves to provide planning justifications in support of the application.

The Application Site falls within an area zoned “Other Specified Uses” annotated “Business” (“OU(B)”) on the Approved Yuen Long Outline Zoning Plan (OZP) No. S/YL/27 gazetted on 15.12.2023 (see **Figure 3**). According to the Schedule I of the Notes of the OZP for “OU(B)” zone applicable to open-air development or building other than industrial or industrial-office building, ‘Social Welfare Facility (excluding those involving Residential Care)’ is a Column 2 use, which requires planning permission from the Board.

### 1.2 Background

One North (hereafter referred to as “the Subject Premises”) is a newly completed office and retail complex in the Northern Metropolis. It comprises of two office towers, including 14-storey office space and 3-storey retail space. With proximity of the Subject Premises to public transport facilities and available of two-storey basement car park within the Subject Premises, the Subject Premises is highly convenient. Considering the increase in the population of the Yuen Long Area and a significant inflow of population is foreseen in the Northern Metropolis, the Applicant intends to propose a conversion of 3/F and 7/F of Tower 1 from office use into social welfare facility to serve the community. In view of the gradual transformation of land use in the subject locality, the proposed social welfare facility is designed to provide support and service to children, youth and families particularly those from different ethnic and income backgrounds.

### 1.3 Organization of this Planning Statement

Following this introductory chapter, this planning statement contains five further chapters:

- Chapter 2 gives the background details of the Application Site in terms of current land-use characteristics and the surrounding developments;
- Chapter 3 provides an overview of the planning context and land status of the Application Site;
- Chapter 4 outlines the development proposal and the operation details;
- Chapter 5 gives account to the justifications of the Proposed Development;
- Chapter 6 is the conclusion of the planning statement.

## 2. Site Context

### 2.1 Location of the Subject Premises

The Subject Premises is located at the northern part of Yuen Long New Town and within the Tung Tau Industrial Area (TTIA). **Figure 1** shows the location of the Subject Premises and **Figure 2** shows the Lot Index Plan.

### 2.2 Existing Condition of the Application Site

The Subject Premises is a newly completed office and retail complex in TTIA, which was completed in 2022. It comprises of two office towers, including 14-storey office space, 3-storey retail space and 2-storey basement car park. The Subject Premises is currently used for the following purposes:

**Table 2.1 Existing Uses of the Subject Premises**

Floor	Existing Uses
Basement:	
B1/F – B2/F	Car Park
Podium:	
G/F	Retail Shops, Eating Places, Motor Vehicle Showrooms, Sport Training Centre (Climbing)
1/F	Office, Café, Fitness Centre, Lift lobbies of Office Tower
Office Tower (Tower 1):	
2/F	Office, Retail Shops, Communal Garden
3/F	Vacant, Temporary Office
5/F	Office, Education Centre
6/F – 17/F	Vacant
Office Tower (Tower 2):	
2/F	Communal Garden
3/F	Vacant
5/F – 7/F	Office
8/F	Vacant
9/F – 17/F	Office

\* There are no 4/F, 13/F and 14/F.

The Application Site is located at 3/F and 7/F of Tower 1 and in a bare shell condition. 3/F is mostly vacant and partly used as a temporary office of a contractor while 7/F is currently vacant. There are a lift lobby at 1/F with 6 lifts (5 passenger lifts and 1 cargo lift) and 2 stairwells for vertical circulation for each tower (1/F – 17/F). Each floor is equipped with toilets (including disabled toilet). A passenger lift is also provided connecting the basement car park (B1/F and B2/F) to 2/F (see **Photo Plates 1 to 3**).

### 2.3 Surrounding Land Uses

The Subject Premises is within a locality predominately with medium and high-rise industrial and Industrial-office (I-O) buildings at the TTIA, which is undergoing gradual transformation from

industrial/warehouse/workshop uses to non-pollution commercial / office uses. Situated within an “OU(B)” zone, industrial and I-O buildings are observed at the eastern, western and northern sides of the Subject Premises. To the immediate south is a data centre and an open-air public vehicle park. To its north across Hong Yip Street is another open-air public vehicle park. To its further east is Tung Tau Industrial Area Playground (see **Photo Plate 4**).

There are various high and medium rise residential developments and a village settlement surrounding the TTIA, such as the Spectra, After the Rain, Wang Fu Court, Twin Regency, the Parcville, One Regent Place and Kwan Lok Sun Tsuen. Some of these residential developments are newly completed in recent years and located within the “Residential (Group E)1” (“R(E)1”) zone on the Yuen Long OZP (see **Photo Plate 5**), which indicates the gradual phasing out of existing industrial uses through redevelopment for residential use in the subject locality.

#### 2.4 Accessibility

The Subject Premises is located in a convenient and developed transport network and well-served by public transport facilities and easily accessible by foot. The Long Ping MTR Station is situated about 400m to its southwest and well within 10 minutes walking distance. Shuttle bus services are available from Long Ping MTR and Yuen Long MTR stations to the Subject Premises from Monday to Friday (excluding public holiday). The Subject Premises can also easily accessible by bus, minibus and taxi (see **Figure 4**).

The Subject Premises has equipped with two-storey basement car park. The vehicular entrance/exit of the car park is located at the G/F. There are also other public parking facilities in the vicinity, two open-air car parks are located to the immediate north and south of the Subject Premises.

#### 2.5 Land Status

The Subject Premises is under single ownership and the Applicant is the registered owner. According to the Land Registration Record obtained from the Land Registry, the ownership particular of the Subject Premises is as follows:-

Lot No.	Yuen Long Town Lot No. 532
Registered Owner	Regal Crown Development Limited

According to the Conditions of Sale, the Subject Premises is designated for non-residential (excluding hotel, petrol filling station and residential care home) purposes.

### 3. Planning Context

#### 3.1 Planning Intention

The Application Site falls within an area zoned “OU(B)” on the Approved Yuen Long OZP No. S/YL/27 gazetted on 15.12.2023, as shown in **Figure 3**. This zone is intended primarily for general business uses. A mix of information technology and telecommunications industries, non-polluting industrial, office and other commercial uses are always permitted in new “business” buildings. Less fire hazard-prone office use that would not involve direct provision of customer services or goods to the general public is always permitted in existing industrial or industrial-office buildings.

According to the Schedule I of the Notes of the OZP for “OU(B)” zone applicable to open-air development or building other than industrial or industrial-office building, ‘Social Welfare Facility (excluding those involving Residential Care)’ is a Column 2 use that may be permitted with or without conditions on application to the Board.

#### 3.2 Similar Planning Application in “OU(B)” zone on the Same OZP

There is no similar application found within “OU(B)” zone on the same OZP for conversion of the office floor space into social welfare facility use.

### 4. The Development Proposal

#### 4.1 Conversion Proposal

The Proposed Development includes conversion of the office floor space on the 3/F and 7/F of the Tower 1 of the Subject Premises into proposed social welfare facility (excluding those involving residential care). The social welfare facility would include:

- (a) Pre-school Rehabilitation Services (for children who are aged 2 or above)
- (b) Children and youth services (aged 6-24 on neighbourhood basis)
- (c) Integrated education and rehabilitation service
- (d) Family education and counselling services
- (e) Community development services
- (f) Specialized services
- (g) Support services for ethnic minorities/new immigrants
- (h) Physical/Speech/Occupational Therapy

The total floor area of the Application Site is about 2,028.77m<sup>2</sup> (see Internal Floor Area Plans at **Figures 5 and 6**) and the parameters are detailed in **Table 4.1** below:

**Table 4.1 Development Parameters**

Floor	Floor Area (m <sup>2</sup> ) (about)
3/F	993.09
7/F	1,035.68
<b>Total:</b>	<b>2,028.77</b>



In order to provide design flexibility for the future service providers of the Application Site, the detailed design and layout of the proposed social welfare facility are not specified in this application. Detailed design of the proposed welfare facility, including floor area requirements, disposition of component facilities and no. of visitors served would be controlled through relevant ordinances and licensing regulations.

#### 4.2 Nature and Operational Arrangement of Proposed Development

The Proposed Development is indeed to serve the local community and the future inflow of population in the Northern Metropolis. The proposed social welfare facility will be operated by non-governmental organizations (NGOs) which include the Methodist Church, Hong Kong (used by Yang Memorial Methodist Social Service), Heep Hong Society, St. James' Settlement, etc. The Application Site will also be used by these NGOs as ancillary office. The proposed development will operate from 9:00am to 8:00pm daily, subject to change of different NGOs to suit operational needs. The proposed development is anticipated to have different peak hours and service schedules and will not overwhelm the facility with visitors as pre-booking arrangement will be made by the service providers.

All the proposed social welfare facilities are focus on offering social welfare support to youngsters, teenagers and underprivileged families within the neighbourhood. The service providers also intend to apply for funds and monetary support from the Government or corporates to ensure financial stability and sustain the operation of the Proposed Development.

According to the existing provision of doors and route of the Subject Premises, the maximum capacity of 3/F and 7/F is 500 and 200 persons, respectively. However, the maximum number of visitors (including staff) is estimated to be not more than 200 persons upon reservation for each floor, which is within the capacity limit of the Application Site.

#### 4.3 Traffic Arrangement and Internal Circulation

With its convenient location, the Subject Premises is easily accessible by various modes of public transportation and on foot (see **Figure 4**). The Subject Premises is located within 10 minutes walking distance to Long Ping MTR Station. Visitors and staff of the Application Site could utilize public transport facilities (MTR, bus, mini-bus, light rail) and shuttle bus service to access the Application Site.

The high-end parking provision under lease is provided for the Subject Premises, which was agreed by the Transport Department. As a result, a 2-storey basement carpark with a total of 80 parking spaces (including 3 accessible parking spaces) for private vehicles and 8 parking spaces for motorcycles are provided within the Subject Premises. Sufficient parking spaces for LGVs/HGVs are also provided and details of the parking facilities are shown in **Table 4.2** below:

**Table 4.2 Parking Facilities of the Subject Premises**

<b>Parking Facilities</b>	<b>No. of Parking Spaces Provided</b>
Private Vehicles	77
Private Vehicles (for Disabled Persons)	3
Light Goods Vehicles (LGV)	23
Heavy Goods Vehicles (HGV)	13
Motorcycles	8
Taxi/Private Car Layby	1

As the visitors will normally take public transport facilities to the Application Site and the pre-booking arrangement will control the no. of visitors, the existing capacity of the car park can meet the parking demand. The anticipated traffic impact generated by the Proposed Development is expected to be very minimal.

Adequate passenger lifts (5 passenger lifts for 1/F-17/F and 1 passenger lift for B2/F-2/F) and escalators are provided for the Subject Premises to allow smooth vertical transportation of people and barrier-free vertical connection. The movement of people will mainly involve office workers and is only expected to happen during morning, lunchtime and evening while the movement of visitors to the Application Site can be controlled through pre-booking schedules of the service providers.

## **5. Planning Justifications**

### **5.1 Meeting the Increasing Population in Yuen Long District**

According to the 2021 Population Census, the total population in the Yuen Long district has increased 9% from 614,178 in 2016 to 668,080 in 2021. Yuen Long District is also one of the three most populated district council districts in Hong Kong, accommodating 8.7% of land-based non-institutional population. The average age range of residents in Yuen Long is 43 years old, becoming a younger generation comparing with some other districts. In the last 10 years, the Government has actively developed Yuen Long into an urban area, encouraging construction of public/private housing and enhancing transport networks, which attracted many young and new families to move into Yuen Long.

As mentioned in Paragraph 2.3 above, the TTIA is surrounded by residential developments, with some newly completed residential developments in "R(E)1" zone on the Yuen Long OZP. With the gradual transformation of the land use and community needs nearby, the Proposed Development will serve the local neighbourhood. Taking into account the anticipated population influx from the future developments in Northern Metropolis, there is a need for social welfare facilities for youngsters, teenagers and families in the district.

### **5.2 Shortage of Sites for Social Welfare Premises**

There has been a shortage of welfare premises in Hong Kong, resulting in long waiting time for different types of services and area shortfall for some existing services. At the same time, there is an increasing demand for welfare facilities as a result of the keen community demand for child care

services, the need for more population-based or district-based welfare facilities, as well as new service requirements or enhancing arising from the promulgation of new initiatives in response to changing social needs, etc. There is thus a need for the increase in the provision of appropriate welfare facilities to address the problem of acute shortfall.

The Government has all along been adopting a multi-pronged approach with long, medium and short-term strategies to identifying suitable sites or premises for the provision of more welfare services which are in acute demand. With the suitability of the of the Application Site for conversion into social welfare facility (in terms of location, accessibility, available floor area, barrier-free connection, surrounding environment, supply and demand for services in the local community, etc.), the Proposed Development helps meet the imminent need for premises for the earlier provision of welfare facilities, and therefore in accordance with the Government's objective in provision of premises in privately owned sites to meeting the service needs of respective region or district.

### 5.3 Conforms to the Planning Intention of the OZP

The Proposed Development conforms to the planning intention with the increasing flexibility in the use of the non-industrial or industrial-office building. With the intermix of office, commercial, social welfare uses in the same building and supported by retail/food and beverage uses on the lower floors, it provides flexibility to suit different needs. The Proposed Development is mainly a social welfare facility and complementing the residential uses in the vicinity. Therefore, there is no significant conflict with the planning intention of the OZP.

### 5.4 Compliance with the Permissible Development Intensity

The Proposed Development is merely a conversion of office floor space to social welfare uses. The development intensity will remain unchanged and would not cause any major amendment to the design of the building. The no. of visitors will be within the permissible capacity and controlled via licensing regulations and pre-booking arrangements. It is conceivable that the proposed change of use will not create adverse impact with regard to structural and means of escape aspects under the Buildings Ordinance and other relevant regulations.

### 5.5 Accommodating Compatible Uses within the Same Building

The Proposed Development is located within an office and retail complex. Similar to developments within "Commercial" zone, 'Social Welfare Facility' is always permitted which implies that office/commercial uses and social welfare facility are compatible uses within the same building. In view of the nature of operation, no interface issue would be expected to both the public and the surroundings.

### 5.6 Compatible with the Surrounding Context

The subject locality of TTIA is undergoing gradual transformation from industrial/warehouse/workshops uses to non-pollution commercial / office uses. The TTIA is also surrounded by various residential developments at the outskirts. The environment is considered suitable for the Proposed Development which are targeted for local community in Yuen Long. With the intermix of high-

density residential uses surrounding TTIA in nature, the Proposed Development would be a great addition to fill the local social welfare services void and cater to the much-needed social welfare support in nurturing the future generations in the district, resulting in a synergistic effect.

#### 5.7 Responding to Community Needs by Optimising the Potential of the Subject Premises

Noting the ongoing development of TTIA and the phasing out of non-conforming uses in the future, the Proposed Development is expected to contribute to community gains and enhance locality by optimising the potential of the Subject Premises. The Proposed Development could make efficient use of land and stimulate improvement of the local community by bring public benefits to the surrounding residents. The Proposed Development is also in line with the government policy of “single site, multiple uses” for consolidating and providing various compatible uses in a multi-storey development.

#### 5.8 No Insurmountable Impacts on Traffic/Internal Circulation Aspect

Having regard to the scale and operation mode of the Proposed Development, most of the visitors will access the Application Site by the convenient and developed public transport facilities, significant traffic impacts on the surrounding areas are not envisaged. In addition, sufficient parking spaces are provided within the Subject Premises and two open-air public car parks are located to the immediate north and south of the Subject Premises. Sufficient lift service in terms of size and number has been provided to facilitate easy access by the visitors within the Subject Premises.

#### 5.9 No Insurmountable Impacts on Environmental Aspect

The Proposed Development in the existing building would not cause any nuisance or disturbance to the surrounding environment. Adequate toilet facilities and barrier-free access have been provided on each floors. The enclosed nature of the Proposed Development would not cause any notable noise impact to the surrounding area.

## 6. Conclusion

This planning application is submitted to the Board in support of the Proposed Social Welfare Facility (excluding those involving residential care) at 3/F and 7/F, Tower 1, One North, No. 8 Hong Yip Street, Yuen Long, N.T. The Proposed Development is a conversion of office floor space into social welfare facility which will serve the welfare demand from the local community. This Planning Statement aims to provide background information and planning justifications in support of the Proposed Development.

The Proposed Development is well-supported by meeting the increasing population of the Yuen Long District and future inflow of population in Northern Metropolis. It also facilitates the provision of social welfare facility in privately owned development.

The Proposed Development is well justified on the grounds that it generally conforms to the planning intention of the "OU(B)" zone and is compatible with the land uses within the same building and no conflict from the surrounding land uses. No adverse traffic and environmental impacts are envisaged to be generated from the Proposed Development.

In view of the justifications and planning merits stated herein, we sincerely request the Board to give favourable consideration to this application.

LAWSON DAVID & SUNG SURVEYORS LIMITED

September 2024