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19 December 2011

Planning Unit
Development Bureau
9/F, Murray Building
Central,
Hong Kong.

Attn.: Miss Elania Luk

Dear Sirs,

Sai Lam Temple, Sheung Wo Che, Sha Tin, New Territories

We refer to your letter to our client and us dated 16 December 2011.

We are instructed to return herewith the completed form (the "Form") to you.

By way of background, on 3 November 2010, 18 March 2011, 15 June 2011 and 20 September 2011, you asked our client to return the same (or substantially the same) form and indicate its views on the same Town Planning and Land/Lease Information. Our client replied, by way of our letters to you dated 12 November 2010, 22 March 2011, 22 June 2011 and 27 September 2011 respectively, with objections and protest.

For the purpose of this reply, our client adopts paragraphs 4 to 7 of our letter to you dated 22 June 2011.

All of our client's rights are expressly reserved.

Yours faithfully,


Deacons

Encl.

c.c. Client

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Page 1 of 1

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