



**HONG KONG  
HOUSING SOCIETY**  
香港房屋協會



Your Ref: CB1/PL/HG

Our Ref: LEGCO/JMC/L2018.009

By email: cpnien@legco.gov.hk

14 December 2018

Panel on Housing  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

Attention: Ms. Michelle Nien

Dear Ms Nien,

### **Tenancy Matters of Market Stalls at Jat Min Chuen**

Thank you for your fax message dated 30 November 2018 addressed to Mr. Wong Kit-loong, Chief Executive Officer and Executive Director of the Hong Kong Housing Society (“Housing Society”), with which you enclosed the letter dated 26 November 2018 from Honourable Mrs. Regina Ip and Honourable Miss Eunice Yung of New People’s Party to the Chairman of the Legislative Council’s Panel on Housing Mr. Or Chong-shing stating their views on the tenancy matters of market stalls at Jat Min Chuen. We would like to respond to their views as follows: -

### **Open Letting Policy of Housing Society**

To uphold the principles of openness, fairness and impartiality, the Housing Society has been implementing an open letting policy since November 2012. Under this policy, upon the expiry of continuous leasing of the same shop/market stall (“the premises”) for 6 years, the premises must be let publicly through publication of newspaper advertisements and the Housing Society’s website. The aim of the policy is to strike the best balance among the interests of existing commercial tenants, prospective tenants and the residents. If the tenancies are renewed only by negotiation with the existing tenants on an ongoing basis, it may result in monopolistic or hereditary inequity. The background and considerations for the implementation of the open letting policy by Housing Society are set out in **Appendix I**.

We have absolutely no intention of replacing existing tenants with chain store tenants by the implementation of the open letting policy. In fact, since the introduction of the policy, our existing shop tenants have an overall success rate of more than 90% in achieving tenancy renewal by open letting. In the case of Jat Min Chuen, the rate of successful renewal was 93%. In the past 6 years, only four shop tenants have not been able to renew their tenancies after open letting, including chain store and the recent unsuccessful application for renewal from Sun Hung Kee Siu Mei Shop (“Sun Hung

Kee “) and Kam Shing Dim Sum Restaurant (“Kam Shing”).

In the early days of the policy implementation in 2012, Housing Society took the initiative to liaise with all tenants to explain the spirit and details of the open letting policy and made it clear to them that if the total lease period has not reached 6 years upon expiry of the current tenancy, provided that the trades and services the tenant operate meet the needs of our residents and there is no breach of the tenancy agreement, the Housing Society would consider renewing the tenancy with the tenant at open market rent by direct negotiation.

### **Unsuccessful renewal of the two shops in question**

Since the tenancies for Sun Hung Kee and Kam Shing are due for open letting upon tenancy expiry soon, apart from the issue of the notice of open letting in July 2018 (**Appendix II**), the staff of the Estate Office also approached the tenants to explain the policy to them in person. Therefore, it is believed that the affected tenants were well aware of the arrangements for open letting, hence the allegations of “open letting of their stalls without prior notification to the tenants” and “suddenly notified by the Housing Society of unsuccessful applications for tenancy renewal” were not true.

During the open letting process, Housing Society has never invited any consortium or chain store to apply for the market stalls. Except the two current tenants (Sun Hung Kee and Kam Shing), all other applicants submitted their applications on their own. Owing to the keen competition in the open letting, it is regrettable that the tenancy renewal applications of the existing tenants were unsuccessful. In fact, at the meeting with the two tenants on 5 November 2018, the staff of Estate Office have explained to them once again the procedures of open letting policy and the selection criteria, which were also stipulated on the website of Housing Society.

In assessing the tenancy applications, we would not take the proposed rent as the sole consideration but also other proposals therein including the trades, tenancy period, rent-free period, the required landlord’s provision, financial position and business experience of the applicants and so on. The new tenant “LikeFresh” was selected by Housing Society because, in addition to roasted meat, they will also sell fresh fish which has been lacking in the estate for a long time, and their proposed trade mix is wider than that of the existing tenants (see **Appendix III**), which will better meet the needs of the residents, especially the elderly. It is anticipated that the entry of new tenant would enhance the overall attractiveness of the market and shopping mall, thereby help retain customers in the face of competition resulting from the upgrading of the neighbouring shopping malls. Whether the applicant or new tenant is a chain store is not a concern for this open letting.

The letter from the legislators also mentioned that both tenants “not only have never breached the tenancy agreement in the past, but also spent a lot of money to renovate the premises as demanded by Housing Society 6 years ago.” According to our records, owing to a complaint against Sun Hung Kee about their unauthorized setting up of Siu Mei food factory and improper handling of Siu Mei, we issued a letter to the tenant in June 2012 requesting them to improve the situation but to no avail.

Subsequently, we sent a letter to the tenant again in July 2012, indicating that we would not renew the tenancy with them upon expiry in October 2012 (please refer to the two letters in **Appendix IV**). Besides, we sent a letter to Kam Shing (formerly known as “Sun Wah Lok Congee and Noddle Restaurant”) in May 2012 due to their obstruction to the common corridors and processing foods outside the restaurant, requesting the tenant to seek improvement but to no avail. Later in May 2012, we sent a letter to the tenant again indicating that we would no longer renew the tenancy with them upon expiry in February 2013 (please refer to the two letters in **Appendix V**).

Since then, Sun Hung Kee has proposed to renovate the premises on their own in order to comply with the licensing requirements of Food and Environment Hygiene Department (FEHD) which was considered as a personal act of the tenant (see **Appendix VI**) and they committed to observe the tenancy terms. Kam Shing also committed not to act in breach of the tenancy agreement. As a result, we exercised our discretion to renew the tenancies with both tenants after open letting in 2013. In 2016, Kam Shing suddenly closed business for internal renovation without giving prior notice to the Estate Office or application for fitting out approval in accordance with the tenancy agreement (see **Appendix VII**). In this connection, we wish to clarify that the two existing tenants have never been required by Housing Society to renovate their shops at that time, and their allegations depart from the truth.

### **Rent Fixing**

In the 2012 open letting, the rent offers were proposed by Sun Hung Kee and Kam Shing in their applications for the premises for a lease period of 3 years. In 2016, the rents were fixed at the time of tenancy renewal by negotiation, with a rent increase of 14.3% and 13.5% respectively. Again, the rents remain unchanged for a lease period of 3 years till the tenancy expiry next year. This shows that we have not substantially increased the rents on yearly basis.

Lastly, we would like to thank again the Legislative Council’s Panel on Housing and the legislators for their concern about the tenancy matters of the wet market at Jat Min Chuen. Should there be any further questions, please do not hesitate to contact Mr. Byron Tse, General Manager (Marketing) at 2839 7690.

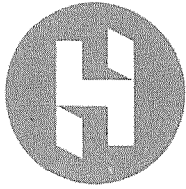
Yours faithfully  
*For and on behalf of*  
Hong Kong Housing Society

  
Ip Kam Shing  
Director (Property Management)

Encls. (Appendices I to VII)

| 房屋協會制定公開招租政策的背景和因素<br>Background and Factors for Implementation of Open Letting Policy by HKHS |   |
|--|---|
| 2007年7月19日<br>19 July 2007   | <p>廉政公署在審核報告中建議房協現時的商舖租務，在與現租戶不斷續約的情況下，會對一些既定的商戶形成錯誤的約定續成觀念，以及抹殺了新經營者與現租戶公平競爭的機會。為避免造成優待的情況，房協應檢討現行不斷續約的做法，可考慮在續約至一定次數後，採取公開招租的競爭方式。</p> <p>The Independent Commission Against Corruption (ICAC) at their Assignment Report in 2017 recommended that the current practice of continuous renewal of tenancies may lead to the perception that HKHS is favoring a few selected operators and denying new operators the chance to compete with the sitting tenants. To avoid allegation of favoritism, Housing Society should review the existing practice of continuous renewal of the tenancy agreements with tenants, and consider opening up the tenancies for competitive bidding after a specified number of renewals.</p> |
| 2012年11月<br>November 2012  | <p>房協制定公開招租政策<br/>Implementation of the open letting policy by Housing Society</p>  |
| 2013年1月23日<br>23 January 2013  | <p>運輸及房屋局局長在立法會回應麥美娟議員及其他議員有關房協商舖租務事宜：</p> <ol style="list-style-type: none"><li>1) 房協近年須以 6 年租用期作為把舖位公開招租的考慮因素，是因為廉政公署曾於 2007 年就房協如何管理轄下商業設施提出若干建議，當中包括為減低商戶連續租用舖位可能產生的貪污風險，在連續租用 6 年後應盡量把舖位公開招租。</li><li>2) 在考慮標書時，房協不會單以租金作出考慮，並同時考慮申請人所經營業務的性質，營運情況，提供的服務及現有租戶的表現等。</li></ol> <p>Secretary for Transport and Housing in the Legislative Council in response to The Honourable Alice Mak Mei-kuen and other Legco councilors' consultations on tenancy matters of Housing Society:</p> <ol style="list-style-type: none"><li>1) In recent years, the Housing Society (HS) has implemented the open letting of shops for every 6-year tenancy period after taken into consideration of</li></ol>                            |

|                                      |   |
|--------------------------------------|---|
|                                      | <p>a number of proposals from ICAC in 2007 on how HS would manage its commercial facilities. Among them, in order to reduce the risk of corruption that may arise from the continuous tenancy renewal of shops with commercial tenants, the shops should be made available for open letting as far as possible after continuous tenancy of 6 years.</p> <p>2) In considering tenders, the HS will not consider them solely on the basis of rent, but also taking into account the nature of the business, the operation condition, the services provided and the performance of existing tenants.</p> |
| 2015 年 12 月 14 日<br>14 December 2015 | <p>《競爭條例》正式生效<br/>Hong Kong's Competition Ordinance came into force in the year 2015</p>  |
| 2017 年 11 月<br>November 2017         | <p>廉政公署再次審核房協的商舖租務<br/>Independent Commission Against Corruption (ICAC) review the Leasing Policy of Housing Society</p>  |
| 2018 年 8 月 30 日<br>30 August 2018    | <p>香港申訴專員公署主動調查報告 - 食物環境衛生署對街市攤檔的租務管理問題：</p> <p>1) 承租人可自動續租攤檔，減少了其他人士可租用攤檔的機會。</p> <p>2) 大部份攤檔仍可繼承，影響攤檔經營權的開放。</p> <p>Executive Summary Direct Investigation Report - Food and Environmental Hygiene Department's Rental Management of Market Stalls:</p> <p>a) Automatic tenancy renewal reduces chances for others to Rent Stalls.</p> <p>b) Succession still allowed for most stalls, thus affecting other people's right to bid for the operation of those stalls.</p>  |



HONG KONG  
HOUSING SOCIETY  
香港房屋協會



Our Reference: KA/JMC/MKMS013/2018/07-13

Appendix II  
附件二

Your Reference:

新界沙田乙明邨  
街市 12-13 及 32-35 號攤檔  
金陞點心茶餐廳  
■■■■ 先生

一切以合約為準

送遞

■■■■ 先生:

公開招租通知書  
新界沙田乙明邨街市 12-13 及 32-35 號攤檔

閣下與房協於 2016 年 10 月 26 日簽訂有關上述物業的租約將於 2019 年 2 月 28 日屆滿，由於 閣下已租用該物業一段年期，房協決定公開招租上述物業。因此，我們未能與 閣下直接協商續約事宜，懇請見諒。

如 閣下有興趣繼續租用上述物業，務請在 2018 年 8 月 24 日或以前提交申請。閣下可填妥附上的『舖位申請表』或自行草擬『承租意向書』，惟意向書內必須列明建議的每月租金、年期、其他租約條款及/或翻新工程建議書等，連同申請的相關資料以信封密封後，寄交香港大坑浣紗街 23 號龍濤苑 2 樓香港房屋協會收，信封面請註明「申請新界沙田乙明邨街市 12-13 及 32-35 號攤檔」。在公開招租的情況下，我們將視上述『舖位申請表』或『承租意向書』為 閣下的最後及最佳的租務建議，敬請留意。

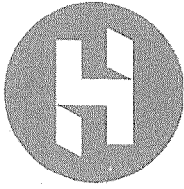
如有任何查詢，歡迎隨時致電聯絡乙明邨辦事處物業管理經理張敏賢小姐 ☎2839 7997。

香港房屋協會  
經理(市務)歐建雄

2018 年 7 月 13 日



副本送: 乙明邨辦事處



HONG KONG  
HOUSING SOCIETY  
香港房屋協會



Our Reference: KA/JMC/MKMS014/2018/07-13

Your Reference:

新界沙田乙明邨  
街市 14-15 號攤檔  
新鴻記燒臘  
■■■■女士

一切以合約為準

送遞

■■■■女士:

公開招租通知書  
新界沙田乙明邨街市 14-15 號攤檔

閣下與房協於 2016 年 3 月 10 日簽訂有關上述物業的租約將於 2019 年 2 月 28 日屆滿，由於 閣下已租用該物業一段年期，房協決定公開招租上述物業。因此，我們未能與 閣下直接協商續約事宜，懇請見諒。

如 閣下有興趣繼續租用上述物業，務請在 2018 年 8 月 24 日或以前提交申請。閣下可填妥附上的『舖位申請表』或自行草擬『承租意向書』，惟意向書內必須列明建議的每月租金、年期、其他租約條款及/或翻新工程建議書等，連同申請的相關資料以信封密封後，寄交香港大坑浣紗街 23 號龍濤苑 2 樓香港房屋協會收，信封面請註明「申請新界沙田乙明邨街市 14-15 號攤檔」。在公開招租的情況下，我們將視上述『舖位申請表』或『承租意向書』為 閣下的最後及最佳的租務建議，敬請留意。

如有任何查詢，歡迎隨時致電聯絡乙明邨辦事處物業管理經理張敏賢小姐 ☎2839 7997。

香港房屋協會  
經理(市務)歐建雄

2018 年 7 月 13 日



副本送: 乙明邨辦事處



新租戶「一鮮」在其他街市的營運情況－售賣蔬果、鮮魚及燒味等。



金陞點心茶餐廳 2018.09.07



新鴻記燒臘 2018.09.07





HONG KONG  
HOUSING SOCIETY  
香港房屋協會

本信檔號 : AL/LC/JMC/M/S 14&15/lc

沙田乙明邨  
街市攤檔 14 及 15 號  
■■■■女士

■■■■女士 :

沙田乙明邨街市攤檔 14 及 15 號  
「新鴻記」燒臘被投訴事宜

就有關 貴檔被指在上述店舖內自設燒味工場及因處理燒味手法不當而引致的投拆一事,你已在 2012 年 6 月 1 日及 4 日在屋邨辦事處分別與我們的周先生、麥小姐及我會面,商討有關改善的辦法。

在會面中,你會承諾會遵守相關法例的規定,絕不會於上述店舖內自設燒味工場及違法處理食物。屋邨辦事處現再次提醒你必須遵守租約條款及相關法例,只可在租約內及持牌的攤檔範圍內經營食物業的業務,並須經常保持食物及環境衛生。

我們將繼續密切跟進上述情況,如情況仍沒有改善,房協將考慮在租約到期時,不再與你續訂新租約。敬請合作!

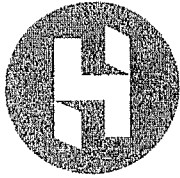
如你有任何查詢,請致電本辦事處 2839 7997 與周先生聯絡。

經理(物業管理)  
劉美英



2012 年 6 月 12 日

副本送 : 商業租務組



HONG KONG  
HOUSING SOCIETY  
香港房屋協會

本信檔號： AL/MM/JMC/Market stall 14-15/mm

沙田乙明邨  
街市攤檔 14 及 15 號  
■■■■ 女士

■■■■ 女士：

租約期滿事宜  
沙田乙明邨街市攤檔 14 及 15 號

香港房屋協會決定上述街市攤檔於 2012 年 10 月 31 日租約屆滿後，不再與你續訂新租約，房協會將上述街市攤檔重新招租。請閣下於約滿日即 2012 年 10 月 31 日或以前將沙田乙明邨街市攤檔 14 及 15 號的鎖匙及「吉」檔交回乙明邨辦事處，並清繳直至 2012 年 10 月 31 日的租金及其他款項。

如你有任何查詢，請致電 2839 7997 與麥小姐聯絡。

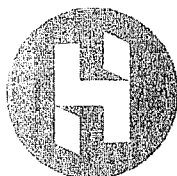
經理(物業管理)

劉美英



2012 年 7 月 25 日

副本送： 商業租務組



HONG KONG  
HOUSING SOCIETY  
香港房屋協會

本信檔號: AL/MM/JMC/MS 12-13, 32-35/mm

沙田乙明邨  
街市攤檔 12-13, 32-35 號  
[REDACTED] 先生

重要通知

[REDACTED] 先生 :

沙田乙明邨街市攤檔 12-13 及 32-35 號  
經營「新華樂粥粉麵」違反租約條例

就有關 貴檔經常在檔外擺放廚具器皿及雜物，並在檔外處理食物之情況，雖經 2012 年 4 月 24 日本人及周先生與你在屋邨辦事處的會面及勸喻，惟我們近日在巡察時（見附件），發現上述違規情況完全沒有改善。

本處現再次書面提醒你，此舉不但阻礙行人通道，影響公眾衛生，同時亦違反街市攤檔租約條款及現行的相關食物法例。為保障公眾衛生，請遵守租約條款及相關的法例，只可在租約及持牌的攤檔範圍內經營食物業的業務。現重申如上述違規情況持續，房協會考慮終止與你的租約並收回上述舖位。

如有任何查詢，請致電本辦事處 2839 7997 與周先生或邱小姐聯絡。

經理(物業管理)  
(周楚光代行)



2012 年 5 月 10 日

附件： 檔外違例擺放雜物照片

副本送： 商業租務組





HONG KONG  
HOUSING SOCIETY  
香港房屋協會

本信檔號： AL/MM/JMC/Market stall 12-13, 32-35/mm

沙田乙明邨  
街市攤檔 12-13, 32-35 號  
■■■■ 先生

■■ 先生：

租約期滿事宜  
沙田乙明邨街市攤檔 12-13, 32-35 號

上述舖位的租約將於 2013 年 2 月 28 日屆滿。由於貴檔於租約期內屢次嚴重違反租約，因此房協決定當貴檔租約到期後將不再續約，房協將會將該街市攤檔重新招租。請閣下於約滿日即 2013 年 2 月 28 日或以前將沙田乙明邨街市攤檔 12-13, 32-35 號的鎖匙及「吉」檔交回乙明邨辦事處，並清繳直至 2013 年 2 月 28 日的租金及其他款項。

如你有任何查詢，請致電 2839 7997 與周先生或麥小姐聯絡。

經理(物業管理)

劉美英



2012 年 5 月 25 日

副本送： 商業租務組





Application for Market Stall Nos. 14-15, G/F at Jat Min Chuen, Shatin  
租賃沙田乙明邨街市 14-15 號攤位

TO: HONG KONG HOUSING SOCIETY

致：香港房屋協會

Regarding to our interest to lease Market Stall Nos. 14 - 15 at G/F of Jat Min Chuen, Shatin, I/we\* list hereunder the following leasing offer for your perusal:-

本人 / 本公司 \* 擬向香港房屋協會租賃沙田乙明邨街市14-15號攤位，現將本人 / 本公司 \*有關建議的租賃條件提供給你們考慮：-

1. Personal/ Company's\* Name of Applicant: (English 英文) \_\_\_\_\_  
申請人的個人 / 公司 \* 名稱：(Chinese 中文) \_\_\_\_\_

2. ID Card No./Business Registration\* Number: \_\_\_\_\_  
香港身份證 / 商業登記證 \* 號碼

3. Correspondence Address and Contact Person 通訊地址及聯絡人：  
乙明邨街市 14-15 號舖

Tel No. (Office Hours): \_\_\_\_\_ Mobile phone: \_\_\_\_\_  
辦事處電話 \_\_\_\_\_ 手提電話 \_\_\_\_\_

4. Lease Term 租用年期： 3 years plus 3 years (Option) 三年固定租期另可續租三年期

5. Proposed Monthly Rental 建議每月租金：

| Term<br>租期                  | Proposed Monthly Rental** /<br>Base Rental#<br>每月擬付租金**/基本租金#   | Proposed Monthly Turnover<br>Rent (%)# 擬付每月租金的<br>營業額百分比(%)# |
|-----------------------------|---|--|
| Years 1-3 年                 | HK\$ _____  | _____ %  |
| Years 4-6 年<br>(Option 續租期) | Open market rent but not less than monthly<br>rent for Years 1-3 and not higher than 市值租<br>金但不低於首三年的每月租金及不高於<br>HK\$ _____ | _____ %  |

6. Trading Name 商舖名稱: 新鴻記燒臘

7. Nature of Business/Trade to be operated 擬經營生意/行業的性質: 飲食業

\* Delete where inappropriate \*請刪去不適用處  
\*\* Inclusive of management fee but exclusive of Rates and other outgoing charge \*\*包括管理費, 但不包括差餉及其他雜費  
# If basic monthly rent or turnover rent is payable whichever is the higher, please propose the percentage sharing of gross sales. #若擬用基本租金或營業額抽成兩者較高作為租金, 請填寫擬付租金的營業額百分比。





HONG KONG  
HOUSING SOCIETY  
香港房屋協會

香港房屋協會  
舖位/市場攤位申請表格  
屋邨

甲部份 申請人資料

姓名/公司名稱: [REDACTED]

身份證號碼: [REDACTED] 年齡: [REDACTED]

地址: 乙明村街市14-15號

聯絡電話號碼: [REDACTED] (住宅)

[REDACTED] (公司)

現時職業/所營業務

被僱或自營生意

a) 僱主名稱 火執腊

b) 自營店舖之名稱及地址 乙明村街市14-15號

目前每月之入息/每月盈利 [REDACTED]

乙部份 對新店舖之計劃

1. 所需面積: 約400左右

2. 所需電力供應(單相/三相電力) 三相電力

3. 是否需要食水供應及去水系統, 如需要請詳細列明:  
需要, 租客原有鋪位設計

4. 是否需要安置抽氣系統? 是 否

5. 所經營之行業 燒腊

6. 所經營行業之經驗 20yr

7. 該店舖是經營新業, 分店或搬舖  
經營新業

8. 獨資經營或合股經營(股東姓名或有限公司)  
獨資

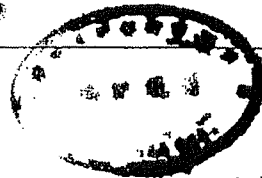




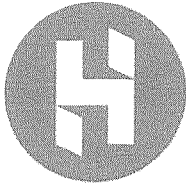
乙明邨新鴻記燒臘店

**商店經營建議書**

|         |   |
|---------|---|
| 經營者：    | ■■■■ 女士<br>(聯絡電話：■■■■)  |
| 店舖名稱：   | 新鴻記燒臘店  |
| 店舖地址：   | 沙田乙明邨街市 14 及 15 號舖  |
| 投資金額：   | 約 ■■■ 萬元  |
| 店舖安排：   | 兩店舖不打通，一店舖會作為零售燒臘之用，另一店舖則為無火煮食加工食品。本人會向食環署申請食品製造牌照，依食環署最新指引，經營務必符合衛生安全。 |
| 店舖裝修設計： | 投資約 ■■■ 萬元，包括進行門面會重新裝修，門牌亦會更換。以開放明亮式格局全形象吸引客人，既保留傳統燒臘舖風味，又能符合衛生要求。      |



■■■■  
11-10-2012



本信檔號：AL/LC/JMC/MKMS013/sw

沙田乙明邨  
街市檔位 12-13 及 32-35 號  
■■■■ 先生

■■■■ 先生：

沙田乙明邨街市檔位 12-13 及 32-35 號租務事宜

有關 貴舖於 2016 年 5 月 1 日張貼『暫停營業及將進行裝修』通告事宜，本辦事處職員曾與你兒子■■■■先生多次會談，要求呈交裝修圖則及相關裝修資料以供本處審批，並在獲得書面批准後才正式展開裝修工程，但至今 閣下仍未提交上述文件予本處。

同時，就上址街市攤位租務事宜，我們職員於本月 3 日與你在屋邨辦事處的面談，有關你未經申請及批准已自行更改舖面及進行裝修，與及並於本月 2 日重新開業，但在未得業主書面批准下更改商號為”金陞點心茶餐廳”，及增加業務項目售買中式點心。我們必須指出這是違反租約的行為，現請你於 2016 年 6 月 15 日前提交下述文件予本處，以供房協審批：

1. 請裝修圖則連同相關裝修資料；
2. 上述舖位經營行業的商業登記証副本及
3. 上述舖位持牌食物製造廠牌照副本。

會面中，我們亦促請你清走在店舖後違例擺放在公眾地方的雜物及廚房層架（見附件相片），現請你於 2016 年 6 月 15 日前把上述雜物及廚房層架清走；同時，你亦需要負責任何因上述在公眾地方違規擺放雜物而引致的任何意外及索償。

最後，請你必須嚴格遵守租約的條款，否則便會影響你要求申請與香港房屋協會續訂上址舖位租約的考慮。

你有任何查詢，請致電本辦事處 2839 7997 與周先生或黃小姐聯絡。

經理(物業管理)  
劉美英



2016 年 6 月 6 日

附件相片

副本送 商業租務組

香港房屋協會辦事處：新界沙田乙明邨街3號明信樓1樓 電話 2839 7997 傳真 2637 9313 www.hkhs.com

相片

