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DX Exchange No.: DX 980016 Yuen Long 1 文件交匯號碼: DX 980016 Yuen Long 1

Your Ref: _____ Date : 1st December 2010
Our Ref : YL/36000/10 Please reply to our : Yuen Long Office
for the attention of Mr. Leung Kin

Development Bureau,
9th Floor, Murray Building,
Garden Road, Hong Kong.
Dear Sirs,

BY FAX 2868 4530 AND BY POST

Re: Emperor Hall

We refer to your letter dated 3rd November 2010 in respect of the above matter, a copy of which has just been handed over to us by our client Emperor Hall Services Company Limited with instructions to make further representation in addition to your standard form completed by our client and submitted to you on 14th November 2010.

In the said standard form, our client's position is that it agrees to the information as set out in column 6 but disagrees to the information as detailed in column 5. We are instructed by our client to add further information relating to column 6 as follows:-

- (a) The root of title commences from Deed of Surrender dated 15th June 1918 which does not contain any user restriction including the restriction that the property cannot be used as a columbarium.
- (b) The property has been all along used as a columbarium. A temple known as the Hing Yuen Ancestral Temple was erected on the property in the late 1920s by the villagers of the neighbouring On Lok Tsuen. It was established as ancestral hall and used by the villagers in many ways including the worship of ancestors, the keeping of ancestral tablets and funeral urns containing the human ashes. Further, the Hin Yuen Ancestral Temple provided a place of worship of the Hin Yuen Hung Di and other heavenly deities. Copy photographs of the said Hin Yuen Ancestral Temple showing that it was a place providing the accommodation for funeral urns and ancestral tablets are enclosed for your reference.

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- (c) The Emperor Hall was erected to replace the said dilapidated Hiu Yuen Ancestral Temple after the enactment of the Town Planning Ordinance. The services of providing a place for worship of ancestors, the keeping of ancestral tablets and funeral urns containing the human ashes by Emperor Hall after its establishment are the continuation of services hitherto carried out by the said Hin Yuen Ancestral Temple.

In the circumstances, we are of the view that the services provided by Emperor Hall do not constitute a breach of lease conditions and are in compliance with planning requirements as the said services are continuation of the existing user.

Yours faithfully,

A handwritten signature in black ink, consisting of a stylized, cursive 'Z' or '3' shape.

LK/ckl
c.c. client



