

# LEUNG KIN & CO.

Solicitors, Agents for Trademarks & Patents

## 梁 堅 律 師 行

Yuen Long Head Office	: 6th Floor & 9th Floor, Hang Seng Yuen Long Building, Nos.91-93 Castle Peak Road, Yuen Long, New Territories, Hong Kong. Tel : 24743811 Fax : 2473 5700/2443 2235 E-mail: <a href="mailto:lkco@netvigator.com">lkco@netvigator.com</a>	元朗總行	: 香港新界元朗青山公路九十一至九十三號 恆生元朗大廈六樓及九樓 電 話 : 二四七四 三八一一 圖文傳真 : 二四七三 五七零零 二四四三 二二三五
Tuen Mun Office	: Shop No.35, Level 2, Waldorf Garden, Tuen Mun, New Territories, Hong Kong. Tel : 2452 4176 Fax : 2452 2949 E-mail: <a href="mailto:lktm@biznetvigator.com">lktm@biznetvigator.com</a>	屯門分行	: 香港新界屯門華都花園商場壹樓三十五號舖 電 話 : 二四五二 四一七六 圖文傳真 : 二四五二 二九四九
Fanling Office	: No.6 Luen Fat Street, Ground Floor, Luen Wo Market, Fanling, New Territories, Hong Kong. Tel : 2675 0611 Fax : 2675 4247 E-mail: <a href="mailto:lkfl@biznetvigator.com">lkfl@biznetvigator.com</a>	粉嶺分行	: 香港新界粉嶺聯和墟聯發街六號地下 電 話 : 二六七五 零六一一 圖文傳真 : 二六七五 四二四七
Kwai Chung Office	: Room 802, 8 <sup>th</sup> Floor, Fook Yip Building, Nos.53-57 Kwai Fung Crescent, Kwai Chung, N.T. Tel : 2615 9886 Fax : 2615 1777 E-mail: <a href="mailto:lkkf@lkco.com.hk">lkkf@lkco.com.hk</a>	葵涌分行	: 香港新界葵涌葵豐街 53-57 號福業大廈 8 樓 802 室 電 話 : 二六一五 九八八六 圖文傳真 : 二六一五 一七七七

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

Your Ref: \_\_\_\_\_ Date : 1<sup>st</sup> December 2010

Our Ref : YL/36000/10 Please reply to our : Yuen Long Office  
for the attention of Mr. Leung Kin

Development Bureau,  
9<sup>th</sup> 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 3<sup>rd</sup> 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 14<sup>th</sup> 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 15<sup>th</sup> 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.

### Partners

LEUNG KIN

B.A. (Hons.)

梁 堅 律 師

KWONG TING CHUNG

SIMON

B.Nur.(Hons.);LL.B.(Chin. Law)

鄺 挺 中 律 師

### Assistant Solicitors

LEUNG KI HIN

CONSTANCE

LL.M.; CPA (Aust.)

梁 祈 牽 律 師

LEE BEATRICE ANN

LL.B.(Hons.)

李 灝 霖 律 師

### Consultants

CHOI TAK SHING

B.Sc. (Hons.); LL.B.

(Hons.)

蔡 德 成 律 師

HO YING CHU

ANITA

LL.B.(LondonU);

LL.M.(City U)

何 瑩 珠 律 師

- (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





