

**Subcommittee on Antiquities and Monuments  
(Declaration of Historical Buildings) (No.2) Notice 2013**

**The Administration's Responses**

The following information is requested by Members at the meeting of the Subcommittee on Antiquities and Monuments (Declaration of Historical Buildings) (No.2) Notice 2013 held on 14 January 2014 –

**1. Maintenance / Restoration Works for Tat Tak Communal Hall and Fat Tat Tong**

(a) The cost breakdown in respect of the restoration works for Tat Tak Communal Hall is provided below -

<b>Works</b>	<b>Department / Office</b>	<b>Estimated Cost</b>
Restoration of the Communal Hall	Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department	\$9.8 million
Drainage works to the front court of the building/its surrounding	Drainage Services Department	\$1.4 million
Slope stabilization / improvement works	Civil Engineering and Development Department	\$4.3 million

Upon completion of the restoration works, maintenance works required for Tat Tak Communal Hall will be carried out on a need basis. The estimated cost involved is about \$0.3 million per annum, and will be absorbed by the funding allocation to the AMO for the maintenance of monuments.

(b) As regards the restoration of Fat Tat Tong, the AMO is planning to arrange a condition survey and prepare a conservation plan for the building in 2014-2015 with the restoration works to be conducted in 2015-2017. The estimated cost involved is about \$8 million.

Similar to Tat Tak Communal Hall, maintenance works required for Fat Tat Tong will be carried out on a need basis upon completion of the

restoration works. The estimated cost involved is about \$0.2 million per annum, and will be absorbed by the funding allocation to the AMO for the maintenance of monuments.

## **2. Agreement between the Owners of Fat Tat Tong and the Administration**

(a) The written consent from the owners of Fat Tat Tong indicating their agreement to the declaration of the building as a monument and opening of the building for public viewing is at Annex.

(b) Further to the consent letter at Annex, the AMO has written to the owners of Fat Tat Tong on the detailed arrangements on the opening of the building. The AMO has proposed opening the common area of Fat Tat Tong for public access with opening hours as follows –

- Opened daily from 9:00 am to 1:00 pm and from 2:00 pm to 5:00 pm; and
- Closed on Tuesdays, Christmas Day, Boxing Day, New Year's Day and the first three days of the Lunar New Year.

(c) AMO will provide cleaning and security services when Fat Tat Tong is open for public viewing. The costs for cleaning and security services are estimated at \$32,000 and \$94,000 per annum respectively. There will also be some miscellaneous costs, such as that for docent services, which are estimated at \$20,000 per annum.

(d) The AMO is seeking legal advice on whether the consent letter at Annex is legally binding. It should be noted that public access is not a prerequisite for declaring a building as a monument under the Antiquities and Monuments Ordinance (Cap. 53). Moreover, the declaration of a privately-owned building as a monument will not necessarily affect the ownership status and the current usage of the buildings, or automatically give the general public a right of public access. This is also the case in many jurisdictions, such as the Mainland, the Macao Special Administrative Region, the United Kingdom and Singapore. Once a building is declared as a monument, it will be subject to permanent statutory protection and be preserved. It will become a visible and tangible record of an important part of our heritage and history for the benefit and enjoyment of present and future generations. In many cases, the public can also benefit and enjoy the monuments through appreciating their appearances from publicly accessible points. As to whether

monuments can be further opened up for public access, it has to be decided on a case-by-case basis. Public access to monuments, including Fat Tat Tong, can only be arranged with the support and cooperation of the concerned owners.

### **3. Publicity Plan for Declared Monuments and Acquisition of Ownership of Fat Tat Tong**

(a) To foster public awareness of Fat Tat Tong and Tat Tak Communal Hall, a press release on the declaration has been issued on the date of declaration (i.e. 27 December 2013). Information of these two monuments has also been uploaded to AMO's website. To coincide with the opening of the monuments, displays and docent services will be provided to help the public appreciate the characteristics of the monuments. As a testimony to the history and development of the Ping Shan area, Tat Tak Communal Hall will be included in the Ping Shan Heritage Trail.

(b) From the heritage conservation perspective, the best use of a monument / historic buildings is the use it was designed for. Fat Tat Tong was built as a private residence by a trustee called Li To Wan Tso (李道環祖), which was formed by the four sons of Li To-wan (李道環) in the 1930s. Nowadays, Fat Tat Tong still serves as a residence for the descendants of Li To-wan. Retaining the original use of Fat Tat Tong by the descendants of the original owners, instead of acquiring the ownership of Fat Tat Tong by the Government and artificially putting Fat Tat Tong into a new use, is considered more preferable from the heritage conservation perspective.

Moreover, it is the Government's policy objective to strike a proper balance between respect for private property rights and heritage conservation. Declaring a building as a monument does not change the ownership of the building. We have been encouraging private owners to preserve the monuments / historic buildings under their ownership. It is only under very special circumstances, such as when monuments / historic buildings are under demolition threat, would the Government consider obtaining the owners' agreement to hand over their monuments / historic buildings through land exchange. Using public money to purchase monuments is even more controversial. In the case of Fat Tat Tong, we appreciate the support of the owners, who agreed to subject the building to permanent statutory protection and control through monument declaration.

Miss Angela PY SIU  
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Tsim Sha Tsui  
Kowloon, Hong Kong.

Annex  
附件

**By Email and Post**

([apysiu@lcsd.gov.hk](mailto:apysiu@lcsd.gov.hk) & [chiwong@lcsd.gov.hk](mailto:chiwong@lcsd.gov.hk))

**Monument Declaration and Opening of Fat Tat Tong**

**Written Consent**

We, as the owners of Fat Tat Tong at Nos. 1 to 5 of Ha Wo Hang, Sha Tau Kok, New Territories situated on Lot Nos. 1113, 1114, 1115, 1118 & 1119 in D.D. 39, agreed the declaration of Fat Tat Tong as a monument under the Antiquities and Monuments Ordinance (Cap. 53) and its opening for public viewing after restoration. Detailed arrangement of the opening will be further confirmed with the Antiquities and Monuments Office upon the declaration.

[Redacted Signature]

SIGNED by the Owner  
of Lot No. 1113 in D.D.39  
(Name: [Redacted])

~~HKID/Passport No:~~

[Redacted]

Mailing Address:

[Redacted]

Signature of witness:

[Redacted]

(Name: [Redacted])

[Redacted]

Date

[Redacted Signature]

SIGNED by the Manager of Li To Wan Tso  
(Owner of Lot Nos. 1114, 1115, 1118 & 1119 in D.D.39)  
(Name: [Redacted])

~~HKID/Passport No:~~

[Redacted]

Mailing Address:

[Redacted]

Signature of witness:

[Redacted]

(Name: [Redacted])

[Redacted]

Date

Note: Some parts of this letter were blackened due to privacy reasons.

註：基於私隱理由，此信件的部分內容已被遮蓋。