

**Hong Kong Jockey Club Charities Trust**  
**“Hakka Life Experience Village@Lai Chi Wo” Project**  
**Invitation to join the 2<sup>nd</sup> batch Village House Restoration Programme**

The Hong Kong Countryside Foundation Limited (HKCF) is now inviting village house owners at Lai Chi Wo to participate in the second batch “Hakka Life Experience Village@Lai Chi Wo” village house restoration programme.

HKCF was established in 2011, at the initiative of Sir David Akers-Jones and Mr C Y Leung, to provide a vehicle to enable people keen to conserve the countryside for the long-term benefit of Hong Kong public to come together and work to turn dreams into projects which could be implemented step by step. It is a not-for-profit organization registered formally as a “company limited by guarantee and not having a share capital”. It is also a charitable organisation recognized by Inland Revenue Department for tax purpose.

With an objective to revitalize the rich cultural heritage and landscape resources in Lai Chi Wo, HKCF has been building a close relationship with local villagers since 2011. At the end of 2013, HKCF, collaborating with University of Hong Kong, implemented an inter-disciplinary rural revitalization plan “Living Water & Community Revitalization” Programme, by revitalizing agricultural activities at farmland leased from villagers. By 2017, the Programme, which rehabilitated irrigation systems and active farmland, has attracted a population in the village and the attention of both government and public.

The traditional pitch roof of the Lai Chi Wo village houses is an iconic feature and are among the few remaining clusters in Hong Kong. The houses are however seriously deteriorating due to the lack of maintenance in recent years. Noting the accessibility and financial constraints of owners who mainly reside overseas, HKCF proposed to collaborate with the villagers and launched the Village House Restoration Programme in 2016 to preserve both the tangible architectural characters and intangible Hakka culture and custom in Lai Chi Wo. With the support of Hong Kong Jockey Club Charities Trust, the “Hakka Life Experience Village@Lai Chi Wo” Project was launched to restore 25 village houses while keeping the traditional Hakka architectural characters. The restored houses will serve as a base for Hakka styled experiential learning programs, including the accommodation service and supporting facilities. The Project



components are as follows:

1. HKCF offers the owners of the village houses a 20-year lease agreement, including a 10-year fixed term tenancy and a 10-year flexible tenancy, at a nominal rent of \$1 Hong Kong Dollar per year. The HKCF will be responsible for the restoration / rebuilding of the houses as a payment in kind and in advance.
2. The payment in kind and in advance through the restoration / rebuilding of the houses will be funded by the Hong Kong Jockey Club Charity Trusts. For the village house selected for the Project, HKCF will consult the property owner on restoration/rebuilding plan. The cost of the restoration works will be determined by professional surveyor and reflected in the lease document.
3. The cost of restoration will be spread over a 20-year leasing period. The owner does not have to pay if he resumes his property after the 20 years' leasing period. The owner can however terminate the tenancy after the 10<sup>th</sup> year by giving the HKCF one year's notice and the payment of the remaining portion of the restoration cost. To ensure the connection between the owners and his properties, all houses restored for accommodation purpose will have a 2-weeks-per-year period available for owners' accommodation purpose.
4. It is unlikely for this project to have a surplus during the initial operation period. In the event of a positive account balance, the surplus will be reserved for the maintenance of the houses.

It is the long-term vision that local villagers will be operating the facilities. The Project will support HakkaHome-LCW Ltd., a village-based Social Enterprise which will gradually take over the management and operation of the Project.

A House Selection Panel, consists of independent professionals, under HKCF is responsible for village house selecting for the Project according to the following criteria:

- (a) the architectural characteristics and representativeness in style of the house;
- (b) suitability to the Project;
- (c) its location in the village;
- (d) restoration/ rebuilding feasibility and difficulty; and
- (e) budgetary constraint.



For owners or agents of village houses at Lai Chi Wo interested in joining the restoration programme, please complete the Expression of Interest Statement and return to the following by 30 April 2018:

Email: [eva.kwok@hkcountryside.org](mailto:eva.kwok@hkcountryside.org)  
Fax: 852 26980364  
Postal Address: 14<sup>th</sup> floor, Ruby Commercial Building, 480 Nathan Road,  
Yaumatei, Kowloon, Hong Kong.

The Hong Kong Countryside Foundation Limited  
28 March 2018

---

**“Hakka Life Experience Village@Lai Chi Wo” Project**  
**Invitation to join the 2<sup>nd</sup> batch Village House Restoration Programme**  
**Expression of Interest Statement**

I, \_\_\_\_\_, am interested in participating in Village House Restoration Programme under “Hakka Life Experience Village@Lai Chi Wo” Project, by providing

Lot(s)/House(s) No. \_\_\_\_\_; \_\_\_\_\_; \_\_\_\_\_; and \_\_\_\_\_

at Lai Chi Wo, for the consideration of the Hong Kong Countryside Foundation Limited.

I, hereby, understood the followings:

1. if the property is selected for the scheme, HKCF will consult the respective property owner or agent on restoration/rebuilding plan, details of the lease, power of attorney, etc.; and
2. this Statement is neither a contract, nor legally binding.

Signature: \_\_\_\_\_

Name: \_\_\_\_\_

Date: \_\_\_\_\_