

**ANTIQUITIES ADVISORY BOARD**

**Minutes of the 209<sup>th</sup> Meeting**  
**on Thursday, 12 June 2025 at 2:30 pm**  
**at Conference Room, Hong Kong Heritage Discovery Centre**  
**Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon**

Present: Prof HUI Cheuk-kuen, Desmond (Chairman)  
Mr CHAN Chun-hung, Vincent  
Miss CHAN Ka-man  
Prof CHEUNG Sui-wai  
Ms CHEUNG Yi-mei, Amy, BBS  
Mr CHIU Kam-kuen  
Mr FU Chin-shing, Ivan, MH, JP  
Prof LAU Sing-yeung, Sunnie  
Mr LEE Tsz-leung  
Mr MAN Ka-ho, Donald, JP  
Ms SEE Sau-mei, Salome  
Mr SU Yau-on, Albert, MH, JP  
Mr YAM Ming-ho, Caspar

Ms Shirley YEUNG (Secretary)  
Senior Executive Officer (Antiquities & Monuments) 2  
Antiquities and Monuments Office

Absent with Apologies: Prof CHAN Ching, Selina  
Mr CHOI Wun-hing, Donald, BBS, JP  
Dr KONG Wing-man, Samantha  
Prof LAM Weng-cheong  
Ms Christina Maisenne LEE, JP  
Prof YEUNG Wai-shing, Frankie, BBS, MH, JP  
Mr YUEN Siu-bun, Edward

In Attendance: Development Bureau

Miss Pamela LAM, JP  
Deputy Secretary for Development (Works) 1

Mr David LEUNG  
Commissioner for Heritage

Mr Sunny LO  
Chief Assistant Secretary (Works) 2

Ms Winkie CHICK  
Assistant Secretary (Heritage Conservation) 3

Ms Phyllis SO  
Chief Executive Officer (Heritage Conservation) 1

Ms Josephine YU  
Secretariat Press Officer (Development)

Antiquities and Monuments Office

Ms Fione LO  
Executive Secretary (Antiquities & Monuments)  
[ES(AM)]

Ms Susanna SIU, MH  
Chief Heritage Executive (Antiquities & Monuments)  
[CHE(AM)]

Mr Clarence HO  
Senior Architect (Antiquities & Monuments) 1

Ms Teresa LEUNG  
Senior Architect (Antiquities & Monuments) 2

Miss Fanny KONG  
Curator (Historical Buildings) 2 [C(HB)2]

Miss Beatrice WONG  
Curator (Historical Buildings) 3 [C(HB)3]

Architectural Services Department

Mr Raymond CHAN  
Assistant Director (Property Services)

Planning Department

Mr Simon CHAN  
Senior Town Planning/Metro & Urban Renewal

**Opening Remarks**

The Chairman welcomed Members and government representatives to the meeting.

2. The Chairman reminded Members that they should declare any perceived conflict of interest.

**Item 1 Confirmation of Minutes of the 208<sup>th</sup> Meeting held on 13 March 2025  
(Board Minutes AAB/1/2025-26)**

3. The minutes of the 208<sup>th</sup> meeting held on 13 March 2025 were confirmed without amendments.

**Item 2 Matters Arising and Progress Report  
(Board Paper AAB/6/2025-26)**

4. ES(AM) briefed Members on the progress of major heritage conservation initiatives from 1 February to 15 May 2025 as detailed in the Board Paper, including the declaration of two Grade 1 historic buildings as monuments, and major preservation, restoration and maintenance of historic building projects.

5. CHE(AM) briefed Members on the progress of archaeological works, and educational and publicity activities between 1 February and 15 May 2025, along with guided tours and educational programmes arranged as outlined in the Board Paper. She also took the opportunity to introduce the “Virtual Reality: The ‘Ten Courts of Hell’ of Tiger Balm Garden” exhibition which opened at Haw Par Mansion on 16 May 2025, as well as the upcoming mega exhibition “Tang Vogue Beyond the Horizons: A Golden Era of Multicultural Integration and Openness” (“Tang Exhibition”) to be staged at the Hong Kong Heritage Discovery Centre. She invited Members to the opening ceremony of the Tang Exhibition on 27 June 2025.

(Mr CHIU Kam-kuen left the meeting at 2:40 p.m.)

### **Item 3 Assessment of Historic Buildings (Board Paper AAB/7/2025-26)**

#### **Confirmation of Proposed Grading Endorsed at the Last Meeting**

6. ES(AM) recapped that the Board endorsed the proposed grading of the following four items at its meeting on 13 March 2025:

- (i) Nos. 25-26 Tsz Tong Tsuen, Kam Tin, Yuen Long, New Territories (serial no. N433) – proposed Grade 2;
- (ii) Former Garage of Repulse Bay Hotel, No. 60 Repulse Bay Road, Repulse Bay, Hong Kong (serial no. N434) – proposed Grade 3;
- (iii) Former Staff Quarters of Repulse Bay Hotel, Repulse Bay, Hong Kong (serial no. N435) – proposed Grade 3; and
- (iv) No. 153 Queen’s Road West, Hong Kong (serial no. N436) – proposed Grade 3.

7. ES(AM) reported that a one-month public consultation on the proposed grading of the above four items was conducted from 16 April to 16 May 2025. No written submissions were received for items (i), (ii) and (iii), while the owner of item (iv) submitted a letter to the Antiquities and Monuments Office (“AMO”)

objecting to the preliminary assessment and according of any grading to item (iv) without giving any reasons. In response, AMO explained to the owner in writing that the grading system would not affect the ownership, usage, management or development rights of his property. In the letter, AMO also introduced the Financial Assistance for Maintenance Scheme on Built Heritage which offered financial subsidies for maintenance works following grading, and invited the owner to provide more relevant information about No. 153 Queen's Road West. Considering that the grading exercise was administrative in nature aiming at providing an objective basis for determining the heritage value, and hence preservation need of historic buildings in Hong Kong, and that no further information had been received from the owner, it was recommended to proceed with the grading process for the building.

8. With no further views from Members, the Board supported the confirmation of the proposed grading status for the four items listed in paragraph 6 above.

### **New Items for Grading Assessment**

9. The Chairman thanked Members for attending the site visit to Nos. 11-12 Nga Yiu Tau on 4 June 2025, and said that the following three items would be discussed at the meeting:

- (i) Stone House, Yuen Tun, Tsing Lung Tau, Tsuen Wan, New Territories (serial no. N437) – proposed Grade 3;
- (ii) Nos. 11-12 Nga Yiu Tau, Shap Pat Heung, Yuen Long, New Territories (serial no. N438) – proposed Grade 2; and
- (iii) No. 3 Nam Kok Road, Kowloon City, Kowloon (serial no. N439) – proposed Grade 3.

10. With the aid of videos and PowerPoint slides, C(HB)2 briefed Members on the heritage value, current conditions and proposed grading of items (i) and (ii), while C(HB)3 briefed Members on item (iii).

(Mr Ivan FU left the meeting at 3:27 p.m.)

***Stone House, Yuen Tun, Tsing Lung Tau, Tsuen Wan, N.T. (serial no. N437)***  
***Nos. 11-12 Nga Yiu Tau, Shap Pat Heung, Yuen Long, N.T. (serial no. N438)***

11. Ms Salome SEE supported the proposed Grade 2 status for Nos. 11-12 Nga Yiu Tau, noting in particular its well-preserved intricate murals, plaster mouldings and roof structure. She also commended the video prepared by AMO, which offered a detailed portrayal of the building's architectural features and decorative elements.

12. Mr LEE Tsz-leung agreed to the proposed grading for both structures, noting the exquisite exterior and relatively well-preserved condition of Nos. 11-12 Nga Yiu Tau.

13. Mr Caspar YAM echoed the two Members' views and was supportive of the proposed grading for both Stone House and Nos. 11-12 Nga Yiu Tau, citing their historical significance and the preservation of their authentic features.

14. With no further views from Members, the Board endorsed the grading of the Stone House as proposed Grade 3 and Nos. 11-12 Nga Yiu Tau as proposed Grade 2.

***No. 3 Nam Kok Road, Kowloon City, Kowloon (serial no. N439)***

15. Mr Caspar YAM supported the proposed grading and noted that there were around 16 pre-war tenement buildings in Kowloon City. Among them, three had been graded or were under assessment, namely Nos. 1 and 3 Hau Wong Road and No. 24 Nga Tsin Long Road (both Grade 3), as well as No. 3 Nam Kok Road (the "Shophouse") under current discussion. He inquired whether there were any plans to assess the heritage value and consider grading the remaining 13 buildings of similar typology in the district. He cited several examples that he believed warranted further attention, including Nos. 44-46 Nga Tsin Long Road, home to a long-standing rice store operated and frequented by members of the Chaozhou community; No. 68 Nga Tsin Wai Road which featured a timber staircase similar to that of the Shophouse; and Nos. 57 and 59 South Wall Road housing shops with strong ties to the Chaozhou and Thai communities that played a role in the local celebration of Songkran Festival (water-splashing festival). C(HB)3 replied that AMO would review the heritage value of the relevant tenement buildings to see if they were deemed suitable for inclusion in the "List

of New Items for Grading Assessment”.

16. Mr Albert SU concurred with the proposed grading. He remarked that, similar to the Stone House and Nos. 11-12 Nga Yiu Tau, the Shophouse had been adaptively reused as a café, and he considered such practical uses of historic buildings beneficial to their conservation and revitalisation. He also emphasised the importance of reminding owners or occupants to preserve original architectural features, such as the old plaque of the former metal hardware store and the granite party wall of the Shophouse. ES(AM) responded that AMO would identify character-defining elements of historic buildings in their appraisals and highlight them to property owners. She added that the Shophouse’s evolving use over time had enriched its historical and social value, and that this had been taken into account in the assessment.

17. With no further views from Members, the Board endorsed the grading of the Shophouse as proposed Grade 3.

#### **Item 4 Any Other Business**

18. There being no other business, the meeting was adjourned at 4:01 p.m.

Antiquities and Monuments Office

September 2025

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Ref: AMO 22-3/1