

ANTIQUITIES ADVISORY BOARD

Minutes of the 210th Meeting
on Thursday, 11 September 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)
Prof CHAN Ching, Selina
Miss CHAN Ka-man
Prof CHEUNG Sui-wai
Ms CHEUNG Yi-mei, Amy, BBS
Mr CHIU Kam-kuen
Mr CHOI Wun-hing, Donald, BBS, JP
Prof LAM Weng-cheong
Ms Christina Maisenne LEE, JP
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
Prof YEUNG Wai-shing, Frankie, BBS, MH, JP
Mr YUEN Siu-bun, Edward

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

Absent with Apologies: Mr CHAN Chun-hung, Vincent
Mr FU Chin-shing, Ivan, MH, JP
Dr KONG Wing-man, Samantha
Prof LAU Sing-yeung, Sunnie

In Attendance: Development Bureau

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

Mr David LEUNG
Commissioner for Heritage [C for H]

Mr Sunny LO
Chief Assistant Secretary (Works) 2

Ms Cecilia LAW
Acting Assistant Secretary (Heritage Conservation) 3 /
Engineer (Heritage Conservation) 1

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

Miss Winnie LAU
Assistant Director of Planning/Metro

Opening Remarks

The Chairman welcomed Members and government representatives to the meeting.

2. The Chairman reminded Members to declare any actual or perceived conflict of interest in matters to be discussed at the meeting.

**Item 1 Confirmation of Minutes of the 209th Meeting held on 12 June 2025
(Board Minutes AAB/2/2025-26)**

3. The minutes of the 209th meeting held on 12 June 2025 were confirmed without amendments.

**Item 2 Matters Arising and Progress Report
(Board Paper AAB/10/2025-26)**

4. ES(AM) briefed Members on the progress of major heritage conservation initiatives from 1 May to 15 August 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 work as well as educational and publicity activities held between 1 May and 15 August 2025 as outlined in the Board Paper, including the mega exhibition “Tang Vogue Beyond the Horizons: A Golden Era of Multicultural Integration and Openness” (“Tang Exhibition”). She took the opportunity to thank Prof CHEUNG Sui-wai for delivering lectures for the Tang Exhibition and on the Kowloon Walled City, and Prof Selina CHAN for co-ordinating workshops jointly organised by the Antiquities and Monuments Office (“AMO”) and the Department of Sociology at the Hong Kong Shue Yan University. She also invited Members to join a guided tour of the Tang Exhibition after the meeting.

Item 3 Assessment of Historic Buildings (Board Paper AAB/11/2025-26)

Confirmation of Proposed Grading Endorsed at the Last Meeting

6. ES(AM) recapped that the Board endorsed the proposed grading of the following three items at its meeting on 12 June 2025:

- (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.

7. ES(AM) reported that a one-month public consultation on the proposed grading of the above three items was conducted from 2 July to 2 August 2025. No written submissions were received on the proposed grading status for the three items.

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

paragraph 6 above.

(Mr Albert SU joined the meeting at 2:47 p.m.)

New Items for Grading Assessment

9. The Chairman said that the following five items would be discussed at the meeting, and thanked Members for attending the site visit to items (i) to (iv) on 5 September 2025:

- (i) St. Francis of Assisi Church, No. 58 Shek Kip Mei Street, Sham Shui Po, Kowloon (serial no. N443) – proposed Grade 1;
- (ii) St. Francis of Assisi’s English Primary School (Old Block), No. 58 Shek Kip Mei Street, Sham Shui Po, Kowloon (serial no. N444) – proposed Grade 3;
- (iii) Pak Shing Hau Temple, Queen’s Road East, Wan Chai, Hong Kong (serial no. N440) – proposed Grade 2;
- (iv) Leung Ancestral Hall, No. 11 Cheung Kong Tsuen, Pat Heung, Yuen Long, New Territories (serial no. N441) – proposed Grade 3; and
- (v) Po Tin Ka Shuk, Chek Keng Sheung Wai, Sai Kung North, Tai Po, New Territories (serial no. N442) – proposed Grade 3.

He also expressed gratitude to the Tung Wah Group of Hospitals (“TWGHs”), St. Francis of Assisi Church and the owners of Leung Ancestral Hall for receiving the Board during the said visit.

10. The Chairman remarked that Mr Albert SU had declared interest before the meeting that he was the Chief Executive of TWGHs which managed Pak Shing Hau Temple. He noted Mr SU’s declaration and welcomed him to provide supplementary information when necessary, but he should abstain from discussion and voting on the item.

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

St. Francis of Assisi Church (serial no. N443) and St. Francis of Assisi's English Primary School (Old Block) (serial no. N444), No. 58 Shek Kip Mei Street, Sham Shui Po, Kowloon

12. Mr Caspar YAM noted that the premises were designed to accommodate both the Church and the School. While acknowledging the need to conduct separate grading for these two buildings due to their different heritage value, usage and subsequent alterations, he suggested that their appraisals should reflect their original church-cum-school design intent. He said that both buildings were designed by a renowned architect Mr CHIEN Nai Jen, and wondered if other nearby historic buildings designed by him could be mentioned in the group value criterion of the grading assessment. He cited the Saviour Lutheran Church, i.e. serial no. N108 on the “List of New Items for Grading Assessment” (“List of New Items”) which was designed by the same architect as an example. He suggested that AMO should conduct a heritage assessment for the Saviour Lutheran Church. Additionally, he considered that the Life Lutheran Church in Yuen Long, which adopted similar features of a Chinese pitched roof atop a Western-style church structure with a bell tower, was worth studying.

13. ES(AM) responded that although the Church and the School were originally conceived as part of a unified plan at the same location in the 1950s, the Historic Buildings Assessment Panel (the “Assessment Panel”) nonetheless considered that the two structures differed in architectural characteristics, functional roles and social value. As such, the Assessment Panel recommended split grading to reflect their distinct heritage significance. She said that AMO would continue studying the buildings on the List of New Items, and would present the findings to the Board for grading assessment upon completion.

14. Prof CHEUNG Sui-wai supported the proposed grading for both buildings. He described the Church as modest in design, with a seating capacity suitable for a large congregation, reflecting its service to the grassroots community. He noted a surge in the number of school-aged children after the 1950s and 1960s, and highlighted how the School exemplified the Catholic Church's commitment to providing education for children in working-class neighbourhoods. He emphasised the social value of the School in promoting upward mobility and social significance for the Shek Kip Mei district. ES(AM) thanked Prof CHEUNG for his insights and AMO would incorporate them into the building appraisals for public consultation.

15. With no further views from Members, the Board endorsed the grading of St. Francis of Assisi Church as proposed Grade 1 and St. Francis of Assisi's English Primary School (Old Block) proposed Grade 3.

(Prof LAM Weng-cheong and Prof Frankie YEUNG left the meeting at 3:35 p.m.)

Pak Shing Hau Temple, Queen's Road East, Wan Chai, H.K. (serial no. N440)

16. While expressing support for the proposed grading, Miss CHAN Ka-man raised concerns that it was difficult to find information on the Temple and its location online. She suggested enhancing its visibility on digital platforms and improving public access to its background details. ES(AM) responded that AMO's findings about the Temple had been incorporated into the appraisal, which would be uploaded to the Board's website. An information plaque with QR code would also be installed at the Temple upon its grading to facilitate visitors' access to historical content. In addition, she expressed gratitude to TWGHs for furnishing a wealth of first-hand materials about the Temple in support of the research.

17. Prof CHEUNG Sui-wai emphasised the Temple's social value, noting its historical tie to *sam hong* (three trades). Beyond the worship of Kwun Yam as evidenced by a prominent wooden plaque at the entrance, the Temple also provided space for housing soul tablets, a practice similarly observed in other districts such as Kwong Fook Tsz (Pak Shing Temple) (Grade 1) in Sheung Wan. ES(AM) supplemented that in addition to its strong local and social significance, the Temple possessed group value alongside Kwong Fook Tsz, likewise managed by TWGHs and serving ancestral purposes. AMO would further examine its functional role to assess its social and group value and enrich the building appraisal.

18. With no further views from Members, the Board endorsed the grading of Pak Shing Hau Temple as proposed Grade 2.

Leung Ancestral Hall, No. 11 Cheung Kong Tsuen, Pat Heung, Yuen Long, N.T. (serial no. N441)

19. Members had no comment and endorsed the grading of Leung Ancestral Hall as proposed Grade 3.

*Po Tin Ka Shuk, Chek Keng Sheung Wai, Sai Kung North, Tai Po, N.T.
(serial no. N442)*

20. Mr Albert SU concurred with the proposed grading but noticed the building's deteriorated condition, even though it remained a residence of the Chiu clan. He hoped the owner could be engaged to undertake repair works upon grading to showcase its character-defining elements. Given Chek Keng's connection to the War of Resistance against Japanese Aggression ("War of Resistance"), he also asked if graded historic buildings in the area could be recognised as war-related heritage sites, and considered that refurbishment of the area would help present a more comprehensive picture of wartime history to the public and students for research and fieldwork. ES(AM) responded that AMO would proactively engage private owners of graded buildings to encourage them to apply for subsidies under the Financial Assistance for Maintenance Scheme on Built Heritage ("FAS") for carrying out maintenance works and was prepared to offer technical support. AMO had already introduced FAS to the owners of the Holy Family Chapel and Tin Shui Lau Fong, both Grade 2 historic buildings linked to the War of Resistance.

21. Ms Salome SEE enquired whether the building merited a proposed Grade 2 status instead, in light of its notable architectural features as a residence and comparable historical significance, particularly its relevance to the War of Resistance, alongside the two adjacent Grade 2 structures. ES(AM) responded that while the entire village of Chek Keng actively supported the resistance movement, unlike the Holy Family Chapel and the Tin Shui Lau Fong which served as bases for the Dongjiang Column and the British Army Aid Group respectively, there were no findings directly linking the building to specific historical events. Considering their different historical roles, the Assessment Panel adopted an assessment approach based on the six established criteria, and recommended a proposed Grade 3 status for the building.

22. Mr Edward YUEN noted that the building laid along the MacLehose Trail and served as a regular waypoint for hikers. He remarked that trail-related materials provided by the managing department on its website focused primarily on route navigation and transport access, and proposed that heritage content should be incorporated into the online platform to enrich visitors' experience. The Chairman echoed, encouraging more collaboration between AMO and other government departments to enhance public understanding of the heritage sites.

23. With no further views from Members, the Board endorsed the grading of Po Tin Ka Shuk as proposed Grade 3.

Item 4 Any Other Business

24. C for H introduced the Heritage Fiesta 2025 to be held from 1 October to 30 November 2025 to Members. The event featured ten declared monuments and graded historic buildings that were once filming locations for movies. During the Fiesta, the public could join free guided tours or visit the participating buildings open to the public during designated hours to explore and appreciate the value and significance of local built heritage. Members were encouraged to participate in the Fiesta and more details would be shared in due course.

25. There being no other business, the meeting was adjourned at 4:40 p.m.

Antiquities and Monuments Office
December 2025

Ref: AMO 22-3/1