

ANTIQUITIES ADVISORY BOARD

Minutes of the 211th Meeting
on Thursday, 11 December 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
Mr CHAN Chun-hung, Vincent
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
Mr FU Chin-shing, Ivan, MH, JP
Prof LAU Sing-yeung, Sunnie
Ms Christina Maisenne LEE, JP
Ms SEE Sau-mei, Salome
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: Dr KONG Wing-man, Samantha
Prof LAM Weng-cheong
Mr LEE Tsz-leung
Mr MAN Ka-ho, Donald, JP
Mr SU Yau-on, Albert, MH, JP

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 [CAS(W)2]

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

Ms Phyllis SO
Chief Executive Officer (Heritage Conservation) 1

Antiquities and Monuments Office

Ms Fione LO
Executive Secretary (Antiquities & Monuments) 1
[ES(AM) 1]

Ms Carmen WONG
Executive Secretary (Antiquities & Monuments) 2
[ES(AM) 2]

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

Mr WONG Nai-kwan
Acting Curator (Historical Buildings) 2 [Atg. C(HB)2] /
Assistant Curator I (Building Survey) 1

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 informed Members that Ms Carmen WONG assumed the post of Executive Secretary (Antiquities & Monuments) 2 [ES(AM)2] on 10 November 2025 while Ms Fione LO's post was retitled as Executive Secretary (Antiquities & Monuments) 1 [ES(AM)1]. He briefly explained the respective duties among ES(AM)1, ES(AM)2 and Chief Heritage Executive (Antiquities & Monuments) [CHE(AM)]. Due to the restructuring of work, ES(AM)1 and CHE(AM) would continue to handle matters related to historic buildings and public education and publicity as well as collaboration with Chinese Mainland respectively, while ES(AM)2 would focus on archaeology-related matters.

3. 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 210th Meeting held on 11 September 2025 (Board Minutes AAB/3/2025-26)

4. The minutes of the 210th meeting held on 11 September 2025 were confirmed without amendments.

**Item 2 Matters Arising and Progress Report
(Board Paper AAB/13/2025-26)**

5. ES(AM)1 updated Members on the progress of major heritage conservation initiatives undertaken between 1 August and 15 November 2025, as outlined in the Board Paper. These included significant preservation, restoration, and maintenance projects for historic buildings. ES(AM)2 reported on archaeological works carried out by the Antiquities and Monuments Office (“AMO”), as well as those conducted under issued licences.

6. CHE(AM) briefed Members on educational and publicity activities held during the same period, as detailed in the Board Paper. She expressed gratitude to Mr Albert SU for coordinating speakers of the International Symposium on Living Heritage and Urban Renewal Development, both from Chinese Mainland and overseas, to visit the living heritage of Tung Wah Group of Hospitals after the conference, where he shared his preservation experience and insights. She further reported that the restoration project of Lo Pan Temple, funded by the “Financial Assistance for Maintenance Scheme on Built Heritage” of the Development Bureau and supported with technical advice from the Commissioner for Heritage’s Office and AMO, had achieved distinguished recognition, receiving ten awards from four professional institutes to date.

7. The Chairman commended the diverse approaches adopted in promoting conservation works, noting the positive feedback received. Mr Donald CHOI proposed producing micro-movies for online platforms to make heritage content more accessible and strengthen promotional efforts. CHE(AM) welcomed the suggestion, adding that additional clips highlighting restoration processes and presenting the stories behind cultural relics in a lighter style would be prepared. She noted that AMO currently produces short videos to support exhibitions.

**Item 3 Assessment of Historic Buildings
(Board Paper AAB/14/2025-26)**

Confirmation of Proposed Grading Endorsed at the Last Meeting

8. ES(AM) 1 recapped that the Board endorsed the proposed grading of the following five items at its meeting on 11 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.

9. ES(AM) 1 reported that a one-month public consultation on the proposed grading of the above five items was conducted from 16 October to 16 November 2025. No written submissions were received on the proposed grading status for all items.

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

New Items for Grading Assessment

11. The Chairman said that the following four items would be discussed at the meeting, and thanked Members for attending the site visit to item (i) on 2 December 2025:

- (i) Saviour Lutheran Church, No. 290 Tai Po Road, Sham Shui Po, Kowloon (serial no. N108) – proposed Grade 3;
- (ii) Chapel of Cheung Chau Baptist Church, No. 97 San Hing Back Street, Cheung Chau, New Territories (serial no. N445) – proposed Grade 3;
- (iii) Yup Hiu Pavilion, Tsing Shan Monastery Path, Castle Peak, Tuen Mun, New Territories (serial no. N161) – proposed Grade 3; and
- (iv) Pok Fu Lam Conduit (Conduit Bridges and Inverted Syphon Piers), Hong Kong (serial no. N372) – proposed Grade 2.

He also expressed gratitude to the Saviour Lutheran Church (the “Church”) for receiving the Board during the said visit.

12. 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) and (ii), while Atg. C(HB)2 briefed Members on items (iii) and (iv).

Saviour Lutheran Church, No. 290 Tai Po Road, Sham Shui Po, Kowloon (serial no. N108)

13. Prof CHEUNG Sui-wai expressed support for the proposed grading. He observed that in St. Francis of Assisi Church and Protestant churches such as St. John’s Cathedral, services were conducted with clergy facing the congregation, a change introduced in the post-war era of the 1960s. By contrast, the Church has retained its traditional liturgical orientation, with pastors facing away from the congregation, a feature he regarded as noteworthy.

14. Mr CHIU Kam-kuen also supported the proposed grading but noted that the Church had undergone several additions and alterations, including installation of a metal roof structure, as well as added eaves and modified windows on its annex. He enquired whether criteria existed to determine the extent of alteration that might warrant a lower grading, and whether the current modifications were considered substantial. In response, ES(AM)1 explained that heritage value of historic buildings is assessed holistically, based on six established criteria including authenticity. While modifications are often necessary for practical reasons such as waterproofing or security, consideration is given to whether they

are reversible and appropriate from a conservation perspective, or whether they compromise the original design, materials and architectural features. The corrugated sheets installed above the original roofs of the Church and its annex were affixed to anchor points, making them reversible and thus not detrimental to authenticity.

15. Mr Caspar YAM highlighted that, similar to St. Francis of Assisi Church, the Church and its adjacent school were originally designed as a single complex, as evidenced by the Conditions of Grant in 1961 and the approved building plan in 1967. While acknowledging that the school may not qualify for grading due to extensive alterations, he suggested that the Church's appraisal should reflect the original church-cum-school design intent. He further opined that the Church merited a higher grading, noting that its roof addition was an independent structure. ES(AM)1 responded that although the Church and school were conceived as part of a unified plan, unlike St. Francis of Assisi Church and its English Primary School (Old Block) which shared a façade, the Church and its neighbouring school were built as separate structures. Given this distinction and the extensive alterations to the school, it was not proposed for grading. She added that the Church's role in education enhanced its social value, and AMO would enrich the appraisal to reflect this aspect.

16. Ms Amy CHEUNG remarked that Protestant churches, unlike their more elaborate Catholic counterparts, were generally simpler and more functional in design. As the Church's original appearance had been well preserved, she considered it deserving of a proposed Grade 2 status. The Chairman concurred, noting that the Church displayed characteristics of Vienna Secessionist architecture and retained a high degree of authenticity.

17. Mr Ivan FU commented on the Church's modest yet well-proportioned design, highlighting its textures and suitability for religious use. He drew attention to architectural details such as the three-tiered trinity, the arrangement of 11 bays, the placement of the cross at the corner of front façade, contrasting plaster finishes on interior and exterior walls, and coloured windows that created a vivid effect when illuminated by sunlight. He suggested the Church might merit a higher grading. Mr Vincent CHAN agreed, noting that similar churches in Singapore and Malaysia had been conserved.

18. Mr Donald CHOI supported the proposed grading but remarked that the

Church's annex, the short arm of its L-shaped structure, might not meet the benchmark for a higher grading. Prof Sunnie LAU observed that the L-shaped plan appeared to reflect the original intent of designing the complex as a compound, with a central gathering space serving as a public area linking the Church and its adjacent school. She asked whether the differing treatments were due to stylistic or physical considerations. ES(AM)1 clarified that the Church and school were constructed as separate buildings despite the central open space between them. The Church's L-shaped layout housed ancillary facilities such as the vicarage and church office annex. The proposed grading applied only to the Church.

19. The Chairman noted the differing views among Members and suggested that the Historic Buildings Assessment Panel review the heritage value of the Church, taking Members' comments into account. The proposed grading would be further discussed at the next meeting.

(Prof Frankie YEUNG left the meeting at 3:33 p.m.)

Chapel of Cheung Chau Baptist Church, No. 97 San Hing Back Street, Cheung Chau, N.T. (serial no. N445)

(Mr CHIU Kam-kuen left the meeting at 3:55 p.m.)

20. Ms Salome SEE expressed reservations about according any grading to the Chapel of Cheung Chau Baptist Church (the "Chapel"), noting that its current appearance had diverged significantly from the original. In particular, she remarked that the grey-tiled pitched roof detracted from its historic ambience. She suggested that if the Chapel were considered for a proposed Grade 3 status, the Church itself should merit a proposed Grade 2 status. The Chairman added that, beyond architectural merit, other criteria such as social value must also be taken into account when assessing a building's grading.

21. Mr Ivan FU observed that the Chapel's architectural character had been compromised by surrounding developments, making it difficult to fairly evaluate its design. He rated its visual impact relatively low.

22. Prof CHEUNG Sui-wai asked whether the Chapel's bell tower contained a bell or was purely decorative, noting that none was visible externally. He

further inquired into its historical and social importance, including whether it had served as a major wedding venue in Cheung Chau. Prof Selina CHAN also asked about its current role within the community, given the presence of other churches on the island. She questioned whether its location enabled it to function as a community hub and what activities it continued to provide beyond its earlier role in literacy education.

23. Mr Donald CHOI supported the proposed grading, emphasising the Chapel's social value and local significance. He considered the alterations made to be potentially reversible and noted that, despite environmental changes similar to those faced by many graded historic buildings, the Chapel remained an important public space in Cheung Chau. Miss CHAN Ka-man echoed his views, adding that external developments beyond the Chapel's control should not diminish its heritage value. She agreed with the proposed grading, but suggested that the Church's grading should also be reviewed for consistency.

(Mr Donald CHOI left the meeting at 4:07 p.m.)

24. Ms Amy CHEUNG observed that the Chapel was located near other Catholic churches and schools, and asked whether this religious cluster contributed to its group value. She remarked that while Cheung Chau was often associated with traditional Chinese religions, this cluster of churches and schools conveyed a distinctive Western atmosphere that might enhance its significance.

25. ES(AM)1 explained that the Chapel, built in 1952 as a local place of worship, was a modest and relatively simple structure. She noted that photographs and videos might not fully capture its historic character. While the glass canopy in the front yard obstructed a full view of the façade, the façade itself remained largely intact. Apart from the concrete staircase added to the south elevation, the pointed arch and rectangular windows on the side elevations were generally preserved. As these modifications were reversible, the Chapel's authenticity was largely maintained. She recalled a local resident's account that the bell tower had once contained a bell used to signal gatherings, underscoring the Chapel's social importance and its former prominence as a landmark when it stood taller than surrounding buildings. She emphasised that the Chapel had continuously served the community since its completion, including hosting literacy classes for residents.

26. In response to Prof Sunnie LAU's enquiry about the relationship between the Chapel and adjacent buildings, and whether they reflected an expansion of its community-building role, C(HB)3 explained that nearby structures, including Sui Ming House, Sunday School House, Dean William House and 101 House, were part of the Cheung Chau Baptist Church compound. While these were constructed later between the 1960s and 2010s, the Chapel, completed in 1952, remained the oldest building in the compound. She emphasised its status as a local landmark, noting that the lane behind it was commonly referred to by residents as "Church Road" due to the presence of both the Chapel and the neighbouring Catholic church, Our Lady of Fatima Church.

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

(Miss CHAN Kam-man left the meeting at 4:17 p.m.)

***Yup Hiu Pavilion, Tsing Shan Monastery Path, Castle Peak, Tuen Mun, N.T.
(serial no. N161)***

28. Mr Caspar YAM supported the proposed grading of Yup Hiu Pavilion (the "Pavilion"). He noted that several structures associated with Tsing Shan Monastery (the "Monastery") remained on the *List of New Items for Grading Assessment* pending evaluation, including the Buddhist Pagoda, Cremation Centre and Hong Ling Pin Stone Pavilion (serial nos. N154, N157 and N159 respectively). While acknowledging that the Pavilion was technically not part of the Monastery, he suggested that the grading of these related items be considered together at the same meeting to enable a more comprehensive discussion of their shared historical context. Prof Sunnie LAU concurred, observing that iconic graded structures within the Monastery, such as the "Heung Hoi Ming Shan" *Pai-lau* (Grade 1), had been included in the group value assessment of the Pavilion. ES(AM)1 responded that 11 items of the Monastery listed among the *1,444 Historic Buildings* had already been graded, and that AMO would present the findings of the three other related items, which were relatively small in scale, to the Board for assessment upon completion of research.

29. Prof CHEUNG Sui-wai remarked that the modern stainless steel plaque, installed as a replacement for the original broken stone tablet, was poorly designed and contained inaccuracies in its inscription. He noted that the new version

overstated Sir Robert HO Tung's role, as he had funded the construction rather than erected the Pavilion. ES(AM)1 thanked Prof CHEUNG for his observations and assured Members that AMO would carefully review the content of the information plaque to be installed at the Pavilion upon its grading.

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

Pok Fu Lam Conduit (Conduit Bridges and Inverted Syphon Piers), H.K. (serial no. N372)

(Mr CHIU Kam-kuen re-joined the meeting at 4:52 p.m.)

31. Mr Caspar YAM asked under what circumstances related structures would be grouped together for grading and when they would be treated as independent items. He noted that the graded item *Pok Fu Lam Conduit* (serial no. 429 on the *List of 1,444 Historic Buildings*) was sufficiently broad in scope to encompass additional structures. Drawing reference to the practice of the United Nations Educational, Scientific and Cultural Organisation (UNESCO) in registering multiple related sites of common value as a single serial property on the World Heritage List, he recommended adopting a similar approach whereby new items of comparable context could be added to an item already listed by AMO. He also enquired about the maintenance and management responsibilities of the Pok Fu Lam Conduit (the "Conduit").

32. Prof Sunnie LAU raised a similar question regarding the upkeep of the Conduit and its accessibility for public appreciation. Mr CHIU Kam-kuen suggested that once structures were graded, they should ideally be managed by a single department, with AMO assuming a coordinating role to ensure effective maintenance.

33. In response, ES(AM)1 explained that Conduit Bridge No. 9 had been accorded Grade 2 status in 2009. Following subsequent public views concerning other sections of the Conduit, AMO conducted research and submitted the remaining 16 conduit bridges and two sets of inverted syphon piers as a single item for grading assessment at this meeting. Recognising that these separate bridges and syphon piers formed part of the same Conduit, their entries would be consolidated with Conduit Bridge No. 9 once the current item was also confirmed

as Grade 2. Regarding management and maintenance, she elaborated that sections of the Conduit still in use were managed by the Water Supplies Department, while other public facilities built upon were overseen by relevant government departments. Although it might not be feasible for a single department to manage all aspects given the differing technical standards required for various infrastructure, she affirmed that AMO would continue to work closely with the departments concerned to balance heritage conservation and operational needs, and would provide technical advice to preserve historic elements.

34. With no further views from Members, the Board endorsed the grading of the Pok Fu Lam Conduit (Conduit Bridges and Inverted Syphon Piers) as proposed Grade 2.

Item 4 Any Other Business

35. CAS(W)2 informed the meeting that King Yin Lei, a declared monument, had been opened to the public since 6 December 2025 through guided tours held on Saturdays and Sundays. Interested Members could register for the tours via the dedicated webpage.

36. There being no other business, the meeting was adjourned at 5:08 p.m.

Antiquities and Monuments Office
March 2026

Ref: AMO 22-3/1