

**ANTIQUITIES ADVISORY BOARD**

**Minutes of the 164<sup>th</sup> Meeting**  
**on Tuesday, 10 September 2013 at 4:45 p.m.**  
**in Conference Room, Hong Kong Heritage Discovery Centre**  
**Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon**

Present: Mr Andrew Lam Siu-lo, JP (Chairman)  
Mr Stephen Chan Chit-kwai, BBS, JP  
Prof Chung Po-yin  
Prof Ho Puay-peng, JP  
Mr Tim Ko Tim-keung  
Mr Tony Lam Chung-wai  
Ms Lilian Law Suk-kwan, JP  
Mr Philip Liao Yi-kang  
Mr Kenny Lin Ching-pui  
Prof Tracey Lu Lie-dan  
Mr Joseph Luc Ngai  
Ms Janet Pau Heng-ting  
Ms Yvonne Shing Mo-han, JP  
Prof Billy So Kee-long  
Ms Karen Tang Shuk-tak  
Ms Ava Tse Suk-ying, SBS  
Sr Wong Bay  
Mr Conrad Wong Tin-cheung, BBS, JP

Mr Asa Lee (Secretary)  
Senior Executive Officer (Antiquities and Monuments)  
Leisure and Cultural Services Department

Absent with Apologies: Mr Chan Ka-kui, BBS, JP  
Prof Rebecca Chiu Lai-har, JP  
Prof Ho Pui-yin  
Dr Winnie Tang Shuk-ming, JP  
Dr Joseph Ting Sun-pao

In Attendance:        Development Bureau  
Ms Grace Lui, JP  
Deputy Secretary (Works)1

Miss Vivian Ko  
Commissioner for Heritage

Leisure and Cultural Services Department  
Ms Cynthia Liu  
Deputy Director (Culture)

Mr Tom Ming  
Executive Secretary (Antiquities and Monuments)

Dr Alan Fung  
Assistant Curator I (Buildings Survey)  
*(for item 4 only)*

Planning Department  
Ms Heidi Chan  
Assistant Director/Metro

Architectural Services Department  
Mr Fong Siu-wai  
Assistant Director (Property Services)

Mr Lam Sair-ling  
Senior Maintenance Surveyor/Heritage

### **Opening Remarks**

The Chairman thanked Members and representatives from government bureau and departments for attending the meeting.

### **Item 1      Confirmation of Minutes of the 163<sup>rd</sup> Meeting held on 27 June 2013 (Board Minutes AAB/3/2013-14)**

2.            The minutes of the 163<sup>rd</sup> Meeting held on 27 June 2013 were confirmed

without amendment.

**Item 2 Matters Arising and Progress Report  
(Board Paper AAB/15/2013-14)**

3. Mr Tom Ming reported that progress of restoration and maintenance works, archaeological projects and education and publicity activities over the past three months had been detailed in Board Paper AAB/15/2013-14. Members noted the Paper.

**Item 3 Heritage Impact Assessment (“HIA”) on Block M of the Kowloon Hospital  
(Board Paper AAB/16/2013-14)**

4. The Chairman introduced the presentation team that consisted of the following members:

Mr Kingston Sun  
Manager (Building Works) Kowloon East, Hospital Authority

Mr Banny Wong  
Senior Manager (HO Administration), Hospital Authority

Mr Ken Ng  
Project Manager, WCWP International Limited

Mr K S Yu  
Heritage Consultant, Chau Lam Architects and Associates, Architects & Engineers (H.K.) Limited

5. Mr K S YU briefed Members on the character-defining elements, cultural significance and history of Block M of the Kowloon Hospital, which had been accorded with a Grade 2 status by the AAB. He explained in detail the proposal to convert Block M into offices and training centre for the Hospital Authority and the corresponding mitigation measures to be introduced.

6. Ms Yvonne Shing declared that she was a Member of the Hospital Authority Board. Sr Wong Bay indicated that he was born in the Kowloon Hospital.

7. Having noted that new louvres would be installed at the original location of window air-conditioning units, Mr Tony Lam and Mr Philip Liao advised that fewer louvres could be installed to minimise the adverse impact to the façade. Mr Tony Lam also suggested that the louvres should match the steel frame pattern and size of the windows before the installation of those window air-conditioning units. Mr Tony Lam also questioned if the grand staircase, to be preserved, would comply with modern-day requirements stipulated in the Buildings Ordinance.

8. Mr Ken Ng replied that the Hospital Authority was established under the Hospital Authority Ordinance (“HA Ordinance”). Under the HA Ordinance, the Kowloon Hospital was designated as a Schedule 1 hospital, therefore submission of proposals for alteration and addition (A&A) works to the Buildings Department (“BD”) for approval is not required. Nevertheless, the proposed works were designed with reference to the “Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012” published by the BD.

9. In response to Sr Wong Bay’s enquiry on the provision of barrier-free access and toilet for the disabled, Mr K S Yu explained that a toilet for the disabled was provided on the G/F and management approach, such as use of portable ramp, would be adopted. Sr Wong Bay also suggested maintenance condition monitoring be carried out and advanced maintenance plan be formulated to upkeep the condition of the building.

10. Mr Philip Liao showed his appreciation of the works proposal, but considered the new fire rated glass block wall at the 1/F landing incompatible with the existing building fabrics. Prof Ho Puay-peng shared the same view.

11. In reply to Prof Ho Puay-peng’s enquiry about the design of the new false ceiling on 1/F, Mr K S Yu assured that the original pattern of the false ceiling would be adopted.

12. In response to the Chairman’s enquiry on the new means of escape, Mr Ken Ng explained that the new means of escape would be provided by removing the parapet walls at the two ends of the veranda on the G/F in order to comply with the current fire safety requirements. Mr Tony Lam raised the possibility of

providing only one means of escape in the middle. Mr Ken Ng stressed that two means of escape were required taking into account the distance between the rooms and the proposed location in the middle.

13. The Chairman advised the project team to refine the proposals in light of Members' comments on the new louvres and the new fire rated glass block wall. He concluded that the Antiquities Advisory Board ("AAB") was generally supportive of the findings of the HIA and further consultation with the AAB would not be necessary.

#### **Item 4     Assessment of Historic Buildings (Board Paper AAB/17/2013-14)**

14. In view of the cogent need for grading assessment of the historic buildings listed in Annexes A, B and E of the Board paper, Mr Tom Ming proposed and Members agreed to deliberate the historic buildings listed in these Annexes first.

15. After Dr Alan Fung's presentation with the aid of PowerPoint, Members agreed to accord a Grade 1 status to Serial No.<sup>1</sup> 184 (Kowloon Union Church, Yau Ma Tei) and a Grade 3 status to Serial No. 636 (The Manse of Kowloon Union Church, Yau Ma Tei).

16. Ms Lilian Law considered Serial No. N138 (Shek O Bus Terminus Building, Shek O) a landmark of the area and recommended according a Grade 2 status to the building in view of its social significance. Mr Tony Lam and Mr Tim Ko shared the same view. Mr Tony Lam added that the building, with cantilevered structure, had special architectural merit.

17. Ms Janet Pau and Mr Kenny Lin enquired if Bauhaus style buildings were rare in Hong Kong. Mr Tom Ming replied that Serial No. N138 was the only Bauhaus style bus terminus in Hong Kong. Mr Tony Lam and Mr Philip Liao supplemented that Bauhaus style private residence was not uncommon in Hong Kong. Dr Alan Fung added that the second floor of the terminus also served as a place for bus drivers to stay the night.

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<sup>1</sup> This numbering of the historic buildings mentioned in the minutes follows the Serial No. listed in the Annexes to Board Paper AAB/17/2013-14.

18. With the above comments, the Chairman proposed and Members agreed to finalise the grading by voting. With the voting result of 13 Members supporting Grade 2, the Chairman concluded that Serial No. N138 be accorded with a Grade 2 status.

19. Regarding Serial No. 588 (No. 271 Yu Chau Street, Sham Shui Po), Mr Tom Ming briefed Members that the building has been accorded a Grade 3 status by the AAB at its meeting on 10 November 2010. The owner requested the building be downgraded because of the recent A&A works. After review, the Assessment Panel was of the view that the heritage value of the building after the A&A works remained high and thereby recommended to maintain the status quo.

20. After going through the photos of Serial No. 588 before and after the A&A works, Mr Philip Liao expressed his disagreement over the owner's downgrading proposal and worried that other owners would follow suit.

21. Mr Kenny Lin pointed out that the AAB should focus on a building's heritage significance in considering the grading of the building, irrespective of any undesirable consequences.

22. Mr Tim Ko commented that the building was one of the earliest shophouses representing the development of Sham Shui Po from a market town to residences of the lower-class, and thus warranted a Grade 3 status.

23. The Chairman questioned if a shophouse of this kind was rare in Hong Kong. Mr Tom Ming replied that with the diminishing number of shophouses in Hong Kong, Serial No. 588 had become one of the remaining examples of this type of built heritage in the territory.

24. Mr Tony Lam, Mr Wong Bay, Mr Conrad Wong and Mr Kenny Lin supported to maintain the Grade 3 status having considered the building's heritage significance.

25. Mr Wong Bay and Prof Tracey Lu raised the importance of keeping photographic records of private historic buildings. Prof Tracey Lu added that photographic records were testimony to the development and evolution of the area.

26. In reply to Mr Kenny Lin's enquiry, Mr Tom Ming replied that the Antiquities and Monuments Office (AMO) had arranged photo-taking to record the changes of Serial No. 588.

27. After deliberation, Members agreed to maintain the Grade 3 status of Serial No. 588.

28. Mr Tom Ming reported that Serial No. N178 (Nos 130 & 132 Portland Street, Mong Kok) had been demolished recently and Members agreed that the grading assessment for the item would not be proceeded further. Members also confirmed the gradings of the first 9 items as set out in Annex B.

29. Mr Tom Ming briefed Members that the AMO had received requests for grading assessment for some post-1970 buildings, including Serial No. N84 (New Horizons Building, No. 2 Kwun Tong Road) and N162 (Fenwick Pier, Wan Chai). The Assessment Panel considered it undesirable to examine the heritage value of post-1970 buildings based on prevailing assessment criteria which were designed for assessing historic buildings mainly built before 1950. Therefore, Members were invited to discuss if grading assessment for post-1970 buildings should be processed and if so, how their heritage significance could be assessed.

30. The Chairman recalled that the AAB had processed the grading of some post-1950 buildings such as the Former Central Government Offices only when there was a cogent need for grading assessment. For those with no cogent need, he suggested more information of post-1970 buildings be provided to facilitate Members' objective assessment. Ms Ava Tse, Mr Joseph Ngai and Ms Lilian Law agreed with the Chairman.

31. In light of the large number of post-1970 buildings in Hong Kong, Mr Tony Lam and Mr Conrad Wong suggested only those buildings of exceptional heritage significance be assessed by the Assessment Panel.

32. Having considered that grading was a comprehensive assessment based on various criteria, including historical interest, architectural merit, social value etc, Mr Kenny Lin disagreed with the broad-brush approach of not to deal with post-1970 buildings. Prof Tracey Lu shared the same view.

33. Having noted that most post-1970 buildings did not warrant a grading based on the prevailing assessment criteria, Prof Tracey Lu worried that the public would underestimate the heritage significance of the post-1970 buildings and suggested a new set of criteria be drawn up. The Chairman and Ms Karen Tang expressed the same worries.

34. Ms Lilian Law recommended drawing up a list of post-1970 buildings with high potential to become graded historic buildings.

35. The Chairman briefed Members that the gradings recommended by the Assessment Panel were the comprehensive assessment result of a territory-wide survey on historic buildings in Hong Kong mainly built before 1950. He was of the view that a similar survey on post-1950 buildings should be arranged.

36. Prof Billy So, Sr Wong Bay and Mr Stephen Chan supported to deal with the grading of post-1970 buildings separately when a territory-wide survey on post-1950 buildings had been completed and a new set of criteria had been formulated.

37. Having noted that Serial No. N84 was originally named Gray Block to commemorate Flight Lieutenant Hector Bertram Gray of the Royal Air Force, Mr Tim Ko supplemented that Flight Lieutenant Gray once held the world record for long distance flight. He was tortured and executed by the Japanese Army during the Japanese Occupation and was awarded with the George Cross in recognition of his most conspicuous gallantry during the war. Among the five persons who were awarded with the Victoria Cross and George Cross in Hong Kong, Flight Lieutenant Gray was the only one with a building named after.

38. Ms Grace Lui took the opportunity to brief Members that owing to the railway construction works by the Mass Transit Railway Corporation, a portion of the façade of Serial No. N162 would need to be demolished and would be reinstated upon works completion.

39. With the above comments, Members agreed to defer the grading assessment of post-1970 buildings including Serial No. N84 and N162.

40. Mr Joseph Ngai and Mr Philip Liao enquired if grading assessment had been arranged for the Fanling Golf Course. Ms Grace Lui responded that there



were three old buildings within the Fanling Golf Course, namely, the Half-way House, the Clubhouse and the Fanling Lodge. The Half-way House had been accorded with a Grade 3 status by the AAB; the Assessment Panel just completed the assessment of the other two buildings, which would be submitted to AAB for consideration in due course.

41. Members also agreed to accord a proposed Grade 3 status to Serial No. N93 (Village houses, Nos 35-37, Fung Wong Wu, Ta Kwu Ling). Following the usual practice, the AMO would proceed to arrange a one-month public consultation on the proposed grading of the building.

#### **Item 5 Any Other Business**

42. There being no other business, the meeting was adjourned at 6:35 p.m.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
December 2013

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Ref: LCSD/CS/AMO 22-3/1