

**ANTIQUITIES ADVISORY BOARD**

**Minutes of the 184<sup>th</sup> Meeting**  
**on Thursday, 6 December 2018 at 2:30 p.m.**  
**in Conference Room, Hong Kong Heritage Discovery Centre,**  
**Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon**

Present: Mr Andrew Lam Siu-lo, SBS, JP (Chairman)  
Mr Stephen Chan Chit-kwai, BBS, JP  
Mr Chan Ka-kui, SBS, JP  
Prof Rebecca Chiu Lai-har, MH, JP  
Mr Peter Lau Man-pong  
Mr Lee Ping-kuen, JP  
Mr Philip Liao Yi-kang  
Mr Kenny Lin Ching-pui  
Dr Annissa Lui Wai-ling, JP  
Ms Theresa Ng Choi-yuk  
Ms Yvonne Shing Mo-han, BBS, JP  
Mr Douglas So Cheung-tak  
Dr Winnie Tang Shuk-ming, JP  
Ms Karen Tang Shuk-tak  
Ms Ava Tse Suk-ying, SBS  
Sr Wong Bay  
Mr Rex Wong Siu-han  
Dr Sharon Wong Wai-yee

Mr Asa Lee (Secretary)  
Senior Executive Officer (Antiquities and Monuments)  
Antiquities and Monuments Office

Absent with Apologies: Prof Ching May-bo  
Prof Chiu Yu-lok  
Mr Christopher Law Kin-chung, JP  
Mr Ronald Liang  
Prof Yau Chi-on

In Attendance: Development Bureau

Miss Joey Lam  
Deputy Secretary (Works)1 [DS(W)1]

Mr José Yam  
Commissioner for Heritage [C for H]

Mr Robin Lee  
Chief Assistant Secretary (Works)2 [CAS(W)2]

Mr Henry Lok  
Assistant Secretary (Heritage Conservation)1 [AS(HC)1]

Ms Joey Lee  
Assistant Secretary (Heritage Conservation)3 [AS(HC)3]

Mr Eddie Wong  
Chief Executive Officer (Heritage Conservation)1  
[CEO(HC)1]

Miss Connie Wong  
Secretariat Press Officer (Development) [SPO]

Leisure and Cultural Services Department

Mr Chan Shing-wai  
Assistant Director (Heritage & Museums) [AD(H&M)]

Antiquities and Monuments Office

Ms Susanna Siu  
Executive Secretary (Antiquities and Monuments)  
[ES(AM)]

Mr Vincent Lee  
Senior Architect (Antiquities & Monuments)1  
[SA(AM)1]

Mr Chin Hoi-fun  
Senior Architect (Antiquities & Monuments)2  
[SA(AM)2]

Mr Ng Chi-wo  
Curator (Historical Buildings)2 [C(HB)2]

Miss Pauline Poon  
Assistant Curator I (Building Survey) [ACI(BS)]

Planning Department

Ms Sally Fong  
Assistant Director/Metro [AD(M)/PlanD]

Architectural Services Department

Mr Leung Kam-pui  
Assistant Director (Property Services) [AD(PS)/ArchSD]

Ms Chan Mei-kuen  
Senior Maintenance Surveyor/Heritage  
[SMS(H)/ArchSD]

**Opening Remarks**

The Chairman welcomed Members and government representatives to the meeting.

**Item 1 Confirmation of Minutes of the 183<sup>rd</sup> Meeting held on 6 September 2018**  
**(Board Minutes AAB/8/2017-18)**

2. The minutes of the 183<sup>rd</sup> Meeting held on 6 September 2018 were confirmed with the following amendments to paragraph 28 proposed by Ms Ava Tse:

“28. Regarding the concern from Ms Ava Tse on the relatively short notice given to the owner of No. 190 Nathan Road for submitting his representation to the Board, C for H supplemented that since 2009, more complicated cases or cases with objection received were processed progressively, following the confirmation of grading for simpler cases or cases without objection first. Under the prevailing practice, after the confirmation of meeting agenda, or whenever re-development plan of the subject site was noted by government departments, the owners with objection would be approached to discuss possible preservation-cum-development proposals. Such arrangement would continue with appropriate timeframe in future.”

**Item 2 Matters Arising and Progress Report**  
**(Board Paper AAB/36/2017-18)**

3. ES(AM) briefed Members on the progress of major heritage conservation projects and initiatives from 1 August to 15 November 2018, including declaration of monuments, restoration and maintenance of historic buildings and structures, archaeological work, and educational and publicity activities detailed in the Board Paper.

**Item 3 Heritage Impact Assessment in respect of the Implementation of Water Intelligent Network in Kowloon East, Sha Tin, Islands, Yuen Long and Sheung Shui & Fanling Major Supply Zones**  
**(Board Paper AAB/37/2017-18)**

4. The Chairman welcomed the Water Supplies Department team (“WSD team”) to the meeting to introduce the Water Intelligent Network (“WIN”) in Kowloon East, Sha Tin, Islands, Yuen Long and Sheung Shui & Fanling Major Supply Zones (“MSZs”):

- (a) Ms Annie Yip  
Senior Engineer/Project Management 5 (Acting)  
Water Supplies Department (SE/PM5/WSD)
- (b) Mr Dickson Fu  
Principal Engineer  
Black & Veatch HK Ltd.
- (c) Ms Jin Lim  
Resident Engineer  
Black & Veatch HK Ltd.
- (d) Mr T.C. Lam  
Technical Director  
Meinhardt Infrastructure and Environmental Ltd.
- (e) Ms Julie Van Den Bergh  
Director  
Archaeological Assessments Limited

5. The WSD team briefed Members on the background of WIN and the scope of works involved, findings of the Heritage Impact Assessment (“HIA”) on the heritage and archaeological sites within 50 metres of the proposed works sites and proposed mitigation measures.

6. Before discussion, Sr Wong Bay declared that he was a member of the Advisory Committee on Water Supplies and had taken part in the discussion of the necessity and benefits of WIN. He supported WIN as it was necessary for better maintenance of the water supply networks to prevent damages to historic buildings caused by water mains burst and leaks. He stressed that the proposed works at locations close to the two declared monuments, namely Tang Ancestral Hall and Yan Tun Kong Study Hall, should be carried out with great care to ensure sufficient protection to the two buildings.

7. In response to Dr Sharon Wong's enquiry on the proposed mitigation measures to the Sites of Archaeological Interest ("SAIs"), Ms Julie Van Den Bergh explained that since the sites of the proposed works were covered by cement, auger works to ascertain the archaeological relics underneath would not be feasible. Archaeological watching brief was, therefore, recommended to monitor closely the proposed works which would be conducted by hand tools to ensure the best protection to the SAIs.

8. Regarding the concerns of Mr Philip Liao, Mr Rex Wong and Dr Sharon Wong on the design of the chamber covers, SE/PM5/WSD responded that although special design for the chamber covers was outside the project scope, the project team would consider Members' suggestion in conjunction with its consultants and works contractors.

9. In response to the Chairman's enquiry about the timeframe of the proposed works and the protection of the archaeological finds uncovered during the works, Mr Dickson Fu advised that the project would probably be completed by 2023. Ms Julie Van Den Bergh explained that archaeologists would closely observe the construction of the chambers at the 18 works sites within SAIs and that the works would be suspended once archaeological finds were identified to allow proper recording of the finds.

10. Mr Kenny Lin and Mr Stephen Chan opined that since the water pipes of the water supply and drainage system in Hong Kong Island had high heritage value, the works should be carefully carried out if these water pipes would be affected by WIN. SE/PM5/WSD explained that the works on Hong Kong Island would not be close to the heritage sites. Notwithstanding, the Water Supplies Department would consult the Antiquities and Monuments Office ("AMO") if possible impacts on such water pipes were identified.

11. After deliberation, the Chairman concluded that the Board accepted the HIA report and the proposed mitigation measures. Further consultation with the Board was not required. If archaeological findings were identified during the course of proposed works, AMO should follow up with the heritage consultant and inform the Board at suitable juncture.

**Item 4     Heritage Impact Assessment in respect of the Landslip Prevention and Mitigation Works for Slope Features Nos. 11SW-B/FR7 and 11SW-B/CR13 within / near Former Central Government Offices, Site  
(Board Paper AAB/38/2017-18)**

12.        Before the presentation, the Chairman drew Members' attention to an email received shortly before the meeting from a concern group expressing its views and concerns on the HIA, which was tabled for Members' reference.

13.        The Chairman welcomed the Civil Engineering and Development Department team to the meeting to introduce the landslip prevention and mitigation works for the two slope features within / near the Former Central Government Offices ("CGO") Site:

- (a) Ms Irene Yu  
Geotechnical Engineer  
Civil Engineering and Development Department (GE/CEDD)
- (b) Mr Brian Anderson  
Director of Cultural Heritage  
Purcell Asia Pacific Limited
- (c) Mr Malcolm Lorimer  
Director  
Jacobs China Limited
- (d) Mr Jammy Tsang  
Assistant Engineer  
Jacobs China Limited

14.        With the aid of photos and plans, Mr Brian Anderson showed Members the locations of the declared monuments and graded buildings at the site of CGO and its vicinity, as well as the proposed soil nailing works along the slopes concerned. He continued to explain the possible impacts on the historic buildings by the proposed works and the proposed mitigation measures.

15. In response to the concerns from Mr Chan Ka-kui and Ms Ava Tse on the likely impact to the air raid tunnels beneath the slopes, Mr Brian Anderson and Mr Malcolm Lorimer responded that the design of the soil nailing works and the close monitoring of the works would ensure proper protection of the tunnels. The proposed works would be suspended immediately if damage to the tunnels was likely, but this would be highly unlikely. They supplemented that the air raid tunnels had been backfilled before and were not in use.

16. At the request of the Chairman, Mr Brian Anderson and Mr Malcolm Lorimer responded to the concern over the use of cement soil and grillage beam system as follows:

- (a) the grillage beam system aimed to minimise the visual impact on the slopes, and the beams would be recessed into the soil by hand to avoid adverse impact on the trees around; and
- (b) the cement soil used would only contain 3% cement and would not hinder the growth of plants. It would only be used on the upper part of the slopes where the use of soil nails was not feasible.

17. Mr Lee Ping-kuen agreed to the use of cement soil at the upper part of the slopes on condition that it would allow plant growth. He asked the team to assess the visual impact on the slopes after the proposed works.

18. At the request of Mr Douglas So, Mr Brian Anderson explained in detail the proposed mitigation measures, including pre- and post-condition surveys, risk assessment, regular site monitoring, protection measures, vibration and ground movement monitoring system, etc. Sr Wong Bay opined that continuous monitoring should be carried out near the two declared monuments during the works period to monitor data such as water levels, underground drainage and microclimate. Mr Brian Anderson confirmed that regular site monitoring would be carried out and agreed to monitor the water levels.

19. After deliberation, the Chairman concluded that the Board accepted the HIA report and the proposed mitigation measures. Further consultation with the Board was not required.

**Item 5     Assessment of Historic Buildings  
(Board Paper AAB/39/2017-18)**

**Confirmation of proposed grading for items**

*Pound Lane Public Toilet and Bathhouse, Sai Ying Pun, H.K. (Serial No. N28)*  
*Steps of Prince's Terrace, Mid-Levels, H.K. (Serial No. N33)*

20.        C(HB)2 recapped that the Board had endorsed the proposed Nil Grade status for the Pound Lane Public Toilet and Bathhouse in Sai Ying Pun (Serial No. N28), and proposed Grade 3 status for the Steps of Prince's Terrace at Mid-Levels (Serial No. N33) at the meeting on 6 September 2018. Following the established practice, a one-month public consultation on the proposed grading was conducted. There was no written submission on the proposed grading for the Pound Lane Public Toilet and Bathhouse. On the proposed Grade 3 status for the Steps of Prince's Terrace, there was one written submission in support, which had been passed to Members for reference.

21.        In response to Members' comments on the maintenance of the Steps of Prince's Terrace, C(HB)2 reported that the owners of the terrace intended to apply for the Financial Assistance for Maintenance Scheme on Built Heritage ("FAS") to carry out maintenance works. C for H supplemented that, from time to time, private owners were encouraged and reminded to carry out repair and maintenance works for their historic buildings. After confirmation of the grading, the owners of the terrace would be contacted for maintenance works, as necessary. There was sufficient funding under FAS to finance maintenance of graded historic buildings in private ownership.

22.        With no further view from Members, the proposed Nil Grade status for Pound Lane Public Toilet and Bathhouse (Serial No. N28) and the proposed Grade 3 status for the Steps of Prince's Terrace (Serial No. N33) were confirmed by the Board.

**Confirmation of proposed grading for items with objections**

23.        C(HB)2 briefed Members that amongst the 1 444 historic buildings considered by the Board in 2009, some proposed grading was not yet confirmed due to objection(s) received during public consultation earlier. The Board had

been invited to confirm the proposed grading of those buildings in batches. Members were now invited to confirm the proposed grading of the following three buildings:

- (a) No. 20 Hollywood Road, Central, Hong Kong (Serial No. 791) (proposed Grade 3);
- (b) No. 75 Un Chau Street, Sham Shui Po, Kowloon (Serial No. 780) (proposed Grade 3); and
- (c) No. 75 Shung Ching San Tsuen, Shap Pat Heung, Yuen Long, N.T. (Serial No. 654) (proposed Grade 3).

24. With the aid of photos, C(HB)2 recapped the historical and architectural merits, as well as the latest situation of the three items. He also showed other examples of the same type of graded buildings for Members' reference. Owners objected the proposed grading as they considered that the grading might affect the sale of their buildings, and it was difficult to maintain historic buildings. He mentioned that the ownership of No. 75 Un Chau Street was changed in 2017, but the current owner had not expressed any view on the proposed grading so far. The independent Historic Buildings Assessment Panel (the "Assessment Panel"), after reviewing the objection and the information submitted by the owners of the three buildings, maintained their proposed grading as no new information was provided.

25. In response to the enquiries of Prof Rebecca Chiu regarding the colour of the exterior of No. 20 Hollywood Road, C(HB)2 explained that the structure and materials of the building's exterior remained unchanged since it was built, even though the colour of the paint might have changed over the years.

26. Sr Wong Bay enquired whether No. 75 Un Chau Street had any unauthorised structures. C(HB)2 replied that no information was available at the moment. The Chairman said that the grading status of buildings did not imply compliance with all statutory requirements. Regarding the concern of Prof Rebecca Chiu on the authenticity of the exterior of the building, C(HB)2 explained that some alterations and additions, such as the enclosure of the verandahs with windows and renovation had been carried out, yet the authenticity of the building was reasonably maintained with most of the classical decorative features retained.

27. Mr Douglas So enquired when the building at No. 75 Shung Ching San Tsuen was named and the new name panel added. Mr Stephen Chan opined that it was better to keep only the original panel with the year of construction on it. Mr Rex Wong expressed concern on the design of the name panel and enquired whether the architectural value of the building should be re-assessed. C(HB)2 clarified that the name was added in recent years, and was probably related to the family motto. The Assessment Panel had noted the recent addition of the name panel before advising that the proposed grading of the building should be maintained. The Chairman recalled that there were precedent cases that graded buildings were altered. The Board could consider whether to endorse the proposed Grade 3 status for the building or to lower it to Nil Grade status after taking into account the newly added name panel. Mr Kenny Lin opined that it should be considered carefully as downgrading might encourage undesirable alterations to a building being or to be graded in an attempt to lower its heritage value.

28. With no further view from Members, the proposed Grade 3 status for No. 20 Hollywood Road (Serial No. 791), No. 75 Un Chau Street (Serial No. 780) and No. 75 Shung Ching San Tsuen (Serial No. 654) were confirmed by the Board.

### **New items for grading assessment**

*Entrance Gate, San Wai, Ha Tsuen, Yuen Long, N.T. (Serial No. N337)*

*Lo Ancestral Hall, Wo Hop Shek Village, Fanling, N.T. (Serial No. N338)*

29. With the aid of photos and plans, C(HB)2 briefed Members on the historical and architectural merits of the Entrance Gate at San Wai, Ha Tsuen and the Lo Ancestral Hall at Wo Hop Shek Village. Examples of the same types of graded buildings were shown to Members for reference.

30. In response to Members' enquiries on the colour and the architectural merit of the Entrance Gate, C(HB)2 elaborated that although the colour of the brickwork at the lower and upper sections was different, the brickwork of both sections were generally the same in size. It was possible that renovations had been carried out a long time ago but the village elders could not recall. The architectural merit of the Entrance Gate had also taken into account the old murals, decorations of the earth god shrine and special design of the main and gable ridges.

The Chairman added that he had visited the Entrance Gate many times and recalled that there was only slight difference in colour in the brickwork, but not as obvious as that in the photo shown in the PowerPoint.

31. Sr Wong Bay agreed that the Entrance Gate had significant heritage value. He, however, noticed that there was popping on the structure, indicating signs of weaknesses on the walls, and suggested that repairs and maintenance should be carried out quickly. C for H said that according to the villagers, they would apply for FAS to repair the Entrance Gate once the grading was confirmed. The Chairman suggested that more historic buildings in Ha Tsuen should be studied and graded in future.

32. After deliberation, Members endorsed the proposed Grade 2 status of the Entrance Gate (Serial No. N337) and the proposed Grade 3 status of the Lo Ancestral Hall (Serial No. N338).

*No. 17 Yuk Sau Street, Happy Valley, Wan Chai, H.K. (Serial No. N261)*

33. C(HB)2 briefed Members on the historical and architectural merits of No. 17 Yuk Sau Street, Happy Valley. He added that there were balconies on the front elevation of the first and second floors of the building but were demolished by the late owner due to safety reason.

34. Dr Sharon Wong and Mr Peter Lau enquired about the heritage value of the building as its proposed grading was higher than the grading of No. 11 Yuk Sau Street (Grade 3). C(HB)2 explained that the Assessment Panel considered No. 17 Yuk Sau Street had a relatively higher historical value as it was connected to several important historical figures, and that the interior of the building remained intact, e.g. the well-preserved timber staircase and tiled floors were, in particular, impressive.

35. Mr Philip Liao and Sr Wong Bay suggested to liaise with the owner's representative of the building to explore the feasibility to re-instate the balconies as it would be technically feasible. C for H would follow up after the proposed grading was confirmed.

## **Item 6      Any Other Business**

### **General Post Office Building in Central**

36.        The Chairman reported that a request from a concern group to grade the General Post Office (“GPO”) Building in Central was received recently. At the invitation of the Chairman, ES(AM) briefed Members that the request was received on 19 October 2018. The Board decided at the meeting in September 2013 that the grading assessment of buildings built in 1970 or later (post-1970 buildings) would not be carried out for the time being. This applied to the GPO Building, which commenced operation in August 1976.

37.        C for H supplemented that a number of post-1970 buildings had been graded or included in the list of 1 444 historic buildings and the list of new items for grading assessment (the “two lists”) in the past, as follows —

- (a) 14 post-1970 buildings graded before September 2013;
- (b) 8 post-1970 buildings included in the two lists before September 2013 and pending grading; and
- (c) 23 buildings within a graded compound with mixed years of construction and graded individually on an overall basis under special circumstances.

38.        In response to Mr Stephen Chan, C for H reaffirmed that the 22 buildings in the first two categories were included in the two lists before September 2013. The 23 buildings in the third category were within the Shaw Studio Compound which were built between 1958 and 1996. It was the Board’s decision to grade the Compound as a whole whilst also grading the buildings individually.

39.        The Chairman noted the Board’s decision in September 2013. He pointed out that as mentioned at the last Board meeting, the Government had put resources to commence the study of post-1950 buildings with a view to formulating a new set of assessment criteria for grading those buildings. In the meantime, the decision of the Board in September 2013 should be followed, unless the Board considered that the GPO Building in Central warranted special

consideration.

40. After deliberation, given it is a post-1970 building, Members agreed that the GPO Building should not be included in the list of new items for grading assessment.

**Gratitude for the Chairman and retiring Members**

41. As this was the last Board meeting for the current term, DS(W)1, on behalf of the Government, thanked the Chairman and the outgoing Members for their committed service and insightful advice in the past few years.

42. There being no other business, the meeting was adjourned at 5:06 p.m.

Antiquities and Monuments Office

March 2019

---

Ref: AMO/22-3/1