

ANTIQUITIES ADVISORY BOARD

Minutes of the 197th Meeting
on Thursday, 9 June 2022 at 2:30 pm
at Conference Room, Hong Kong Heritage Discovery Centre
Kowloon Park, Haiphong Road, Tsim Sha Tsui, Kowloon

Present: Mr SO Cheung-tak, Douglas, BBS, JP (Chairman)
Ms CHEUNG Tih-lin, Vanessa
Prof CHING May-bo
Prof CHU Hoi-shan
Mr HO Kui-yip, MH, JP
Mr IP Chung-man, Tony
Dr LAM Weng-cheong
Mr LAU Man-pong, Peter
Mr LAW Kin-chung, Christopher, JP
Dr LEE Ching-yee, Jane, JP
Mr LEE Ping-kuen, JP
Prof LI Chi-miu, Phyllis, BBS
Mr LIANG Ronald
Ms SEE Sau-mei, Salome
Mr SHUM Ho-kit, BBS, JP
Prof YAU Chi-on
Miss YEUNG Wing-shan, Theresa
Ms YIP Ka-ming, Alice

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

Absent with Apologies: Mr TSANG Chiu-tong, Brian
Mr YUEN Siu-bun, Edward

In Attendance: Development Bureau

Ms Angela LEE
Deputy Secretary for Development (Works) 1 [DS(W)1]

Mr Ivanhoe CHANG
Commissioner for Heritage [C for H]

Mr Ben LO
Chief Assistant Secretary (Works) 2
[CAS(W)2]

Miss Clarissa WAN
Assistant Secretary (Heritage Conservation) 3
[AS(HC)3]

Mr Eddie WONG*
Senior Executive Manager (Heritage Conservation)
[SEM(HC)]

Mr Ken AU*
Senior Information Officer (Development) 2
[SIO(DEV)2]

Miss Latetia LEE*
Information Officer (Development) 2 [IO(DEV)2]

Antiquities and Monuments Office

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

Mr Albert YUE*
Senior Architect (Antiquities & Monuments) 1
[SA(AM)1]

Ms Teresa LEUNG*
Senior Architect (Antiquities & Monuments) 2
[SA(AM)2]

Ms Teresa LO
Curator (Historical Buildings) 2 [C(HB)2]

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

Mr Ray MA*
Curator (Archaeology) [C(Arch)]

Miss Fiona TSANG*
Curator (Historical Buildings) 1 [C(HB)1]

Miss Priscilla WONG
Assistant Curator I (Building Survey) 4 [ACI(BS)4]

Miss Pauline POON
Assistant Curator I (Building Survey) 1 [ACI(BS)1]

Architectural Services Department

Mr Alan SIN
Assistant Director (Property Services) [AD(PS)]

Ms Liny LAU*
Senior Maintenance Surveyor / Heritage [SMS/H]

Planning Department

Ms April KUN
Assistant Director of Planning / Metro [AD/M]

(Note: Government officers seated in the Lecture Hall of the Hong Kong Heritage Discovery Centre (“HDC”) to view live broadcasting of the meeting held at the Conference Room of HDC to facilitate social distancing due to the COVID-19 pandemic.)*

Opening Remarks

The Chairman welcomed Members and government representatives to the meeting.

Item 1 Confirmation of Minutes of the 196th Meeting held on 10 March 2022 (Board Minutes AAB/5/2021-22)

2. The minutes of the 196th Meeting held on 10 March 2022 were confirmed with the proposed amendments to paragraph 30 suggested by Prof Phyllis LI as attached at Annex.

**Item 2 Matters Arising and Progress Report
(Board Paper AAB/21/2021-22)**

3. ES(AM) briefed Members on the progress of the major heritage conservation issues and activities from 1 February 2022 to 15 May 2022, including the progress of the declaration of three Grade 1 historical buildings as monuments, major preservation, restoration and maintenance of historic buildings projects, archaeological work, and educational and publicity activities detailed in the Board paper. Besides, she took the opportunity to invite Members to visit the “Habits and Haberdashery – Uncovering History and Heritage in the Hidden Attic” exhibition, which would be staged at HDC between 24 June and 14 September 2022, showcasing valuable cultural relics (such as paper embroidery patterns, haberdashery and purchase orders) discovered at the attic of the Maryknoll Convent School (Primary Section) (a declared monument) during a structural inspection in 2020. The discovery of these relics revealed the unique and long-forgotten history of the embroidery and sewing workshop set up by the Maryknoll Sisters in the Convent.

4. With regard to the vacant site adjacent to Jamia Mosque, Prof Phyllis LI suggested exploring the feasibility to include it in the future maintenance of the mosque in order to maintain the overall ambience although it fell outside the boundary of the declared monument. ES(AM) noted.

No. 190 Nathan Road, Tsim Sha Tsui, Kowloon

5. The Chairman mentioned that there were recent media reports on the building at No. 190 Nathan Road, Tsim Sha Tsui, Kowloon (the “Building”) (Grade 3). He invited ES(AM) to brief Members on the latest development of the case.

6. ES(AM) said that the Building was accorded a Grade 3 status by the Antiquities Advisory Board (the “Board”) on 6 September 2018. On 7 June 2022, the Secretariat of the Board received an email from Walk in Hong Kong which represented a group of heritage advocates, sharing their appraisal report on the Building, and requesting to meet the Board to further explain the report and appealing for a review of the grading of the Building. The Antiquities and Monuments Office (“AMO”) was studying the appraisal report. Should there be proven information in the appraisal report which had not been considered when the Building was graded, AMO would provide the information to the independent Historic Buildings Assessment Panel (the “Assessment Panel”) for discussion and review of the grading, and report the recommendations of the Assessment Panel to the Board for consideration and endorsement. Upon endorsement of the new proposed grading (if any) of the Building by the Board, the relevant information would be uploaded onto the Board’s website for a one-month public consultation. All views and information received from the public during the consultation period would be considered by the Board before confirming any new proposed grading. In line with the Government’s heritage conservation policy to achieve a proper balance between preservation of historic buildings and respect for private property rights by providing suitable economic incentives to encourage private owners to preserve and revitalise their respective historic buildings, the Commissioner for Heritage’s Office (“CHO”) and AMO had been proactively discussing the details of possible “preservation-cum-development” proposal with the Building’s owner.

7. C for H supplemented that CHO and AMO were alerted under the internal monitoring mechanism in February 2021 that the owner of the Building had submitted a demolition plan to the Buildings Department. CHO and AMO immediately contacted the owner to introduce the Government heritage conservation policy and discuss possible “preservation-cum-development” options. Currently, CHO, AMO, the relevant government departments and the owner were discussing the details. The Building was under no imminent demolition threat. CHO and AMO would continue to liaise closely with the owner with a view to properly conserving the Building.

8. The Chairman thanked Walk in Hong Kong and the team for their efforts made in preparing the appraisal report for the Building.

9. Mr Tony IP supported reviewing the grading of the Building. He commented that the case of the Building revealed the growing interest of the public in heritage conservation, and wished that AMO could provide more platforms for exchange of views and communications between the Government and the public.

10. In response to Dr Jane LEE's enquiry on whether there was any new information regarding the Building provided in the appraisal report prepared by Walk in Hong Kong, ES(AM) replied that there was some new information but AMO would need to study and verify it.

11. The Chairman invited AMO to provide further update upon completion of the review of the Building's grading by the Assessment Panel.

Item 3 Assessment of Historic Buildings (Board Paper AAB/22/2021-22)

Confirmation of Proposed Grading for New Items

12. ES(AM) recapped that the Board had endorsed the proposed grading of the following three items at the meeting on 10 March 2022:

- (i) Stone House, Central Kwai Chung Park, San Kwai Street, Kwai Chung, New Territories, Proposed Grade 2 (Serial No. N356);
- (ii) Ex-Lamma Police Post, Hung Shing Yeh Wan, Lamma Island, Proposed Nil Grade (Serial No. N375); and
- (iii) Ex-Kowloon Docks Memorial School, No. 2 Tsing Chau Street, Hung Hom, Kowloon, Proposed Nil Grade (Serial No. N390).

13. ES(AM) reported that a one-month public consultation on the proposed grading of the above three items had been conducted from 14 March to 14 April 2022. No written submission had been received on the proposed grading status of the Stone House and Ex-Kowloon Docks Memorial School. As for that of Ex-Lamma Police Post, 15 submissions were received. All of them did not raise comment on the proposed grading but asked for preservation and re-use of the building for purposes such as venue for non-governmental organisations, tourist center, or arts, history and cultural exhibition center. The submissions had been referred to the relevant government departments including the Lands Department, the Home Affairs Department and the Hong Kong Police Force, as well as the Assessment Panel and Members before the meeting. The Assessment Panel, after reviewing the submissions, upheld the proposed Nil Grade status for Ex-Lamma Police Post as no new information on its heritage value was provided.

14. ES(AM) shared with Members the follow up actions taken by AMO subsequent to the last meeting on 10 March 2022 in response to Members' comments on the Stone House in respect of the following four aspects:

- (i) **the possibility of revitalising the Stone House for putting it into more meaningful use:** the Leisure and Cultural Services Department ("LCSD") advised that it had no plan to relocate the park office (which was the current use of the Stone House) from the Stone House as the building was geographically advantageous to the park management which allowed the park office to respond swiftly on-site in case of emergency;
- (ii) **removing the pergola which covered the flat roof terrace of the Stone House upon grading in order to reflect the authenticity of the "open-frame system" of the roof terrace:** LCSD advised that there was no plan to remove the pergola as it had long been used for storing gardening tools and plants. However, the park office would take this suggestion into consideration in arranging future maintenance of the Stone House;
- (iii) **enhancing public education of the heritage value of the Stone House for understanding its history and the dairy business of the past:** the park office supported displaying information on the Stone House and the former Shui Fung Dairy Farm (e.g. installing QR code check points at the park entrance or around the Stone House to facilitate visitors' access to AMO's website for viewing videos, photos and information on the history and heritage value of the building, displaying information plates next to the stone bull statue to introduce the history of the dairy farm, etc.) and AMO would continue to work closely with the park office in this aspect and explore the feasibility of organising open days at the Stone House; and
- (iv) **tracing the connection between the Stone House and the two religious associations, namely the Tsung Tsin Mission of Hong Kong and the Basel Mission:** according to the past record, the TSANG family (who had run the former Shui Fung Dairy Farm) were devoted Christians and active members of the Tsung Tsin Mission of Hong Kong, indicating that the family had a close linkage with the mission. Mr TSANG Shui-yau, the owner of the former Shui Fung Dairy Farm, used part of the farm to host temporary church meetings for the mission, and

to open it up for the Basel Mission to provide free medical service to the villagers. As advised by the daughter of Mr TSANG Shui-yau through an oral history interview, her family had maintained contact with some of the former members of the Tsung Tsin Mission Kwai Chung church even up till today although the family had closed down the dairy business in 1980s and moved out of the Stone House. However, they currently had no direct connection with the Tsung Tsin Mission of Hong Kong or the Basel Mission.

15. The Chairman thanked the Secretariat for arranging the site visit to the Stone House on 31 May 2022. He wished that relevant parties could explore ways to attract more visitors to the building upon grading.

16. In response to Prof CHING May-bo's enquiry about the dangerous goods store inside the Stone House, ES(AM) replied that AMO would follow up with the park office.

17. Prof YAU Chi-on commented that historic buildings reflected the evolution of a place from the past. He said that many people did not know that Kwai Chung was once a bay from which the name “葵” was taken for the place resembled a “palm-leaf fan. He suggested enriching the content of the display information by including the relocation of the Tin Hau Temple and Tang Ancestral Hall in Ha Kwai Chung Village (although both were accorded Nil Grade status) to reflect the development of the district. The Chairman echoed, saying that the Stone House was currently surrounded by greenery vis-à-vis the sea in the old days. He suggested that if docent tours were to be held at the Stone House in future, the public could be apprised of the development of the district.

18. Mr HO Kui-yip shared Prof YAU Chi-on's view. He considered that it would be more effective in promoting heritage conservation if visitors were allowed to tour inside the Stone House. With regard to the advice given by LCSD in paragraphs 14(i) and (ii), he wished that the relevant government departments would continue to explore ways to better utilise the premises.

19. Mr Tony IP said that the Stone House had to undergo substantial alterations for fulfilling certain statutory requirements if it was to open for public access, considering that the width of the staircase and the railings on the first floor did not comply with the prevailing fire safety regulations. Besides, installation of a lift would be required at the building for visitors with disabilities under the Disability Discrimination Ordinance (Cap. 487). He was thus worried that the

authenticity of the Stone House would be affected. Instead, he opined that it would be better to make suitable changes to some relevant statutory requirements to facilitate public visits to similar historic buildings.

20. The Chairman remarked that three-dimensional (“3D”) scanning of the Stone House could be another means to share with the public the interior of the building. Miss Theresa YEUNG echoed, adding that the use of virtual reality and metaverse could also be explored to allow visiting the building virtually while minimising the need for alterations.

21. With no further view, the Board confirmed the grading of the Stone House (Serial No. N356) as Grade 2, as well as Ex-Lamma Police Post (Serial No. N375) and Ex-Kowloon Docks Memorial School (Serial No. N390) as Nil Grade.

Confirmation of Grading

22. ES(AM) briefed Members that among the 1 444 buildings considered by the Board in 2009, the proposed grading of some of them had yet been confirmed due to reasons such as objections or views received during the public consultation earlier, proposed redevelopment or planning application related to the buildings. Since December 2016, the Board had been invited to confirm the proposed grading of these buildings by batches. For this meeting, Members were invited to confirm the proposed grading of the following two items:

- (i) No. 43 Tseng Lan Shue, Sai Kung, New Territories, Proposed Grade 3 (Serial No. 916); and
- (ii) No. 60 Hollywood Road, Central, Hong Kong, Proposed Grade 2 (Serial No. 578).

No. 43 Tseng Lan Shue, Sai Kung, New Territories, Proposed Grade 3 (Serial No. 916)

23. C(HB)2 reported that the proposed grading of the building at No. 43 Tseng Lan Shue was endorsed by the Board in 2009. In 2011, AMO was informed that the owner had submitted a redevelopment application for the building. Subsequently, AMO had repeatedly appealed to the owner to consider preserving the building. However, the owner insisted on redeveloping the building but allowed AMO to take photographic recording and 3D scanning of the building for record. AMO completed the relevant recordings in December 2016

and District Lands Office, Sai Kung approved the redevelopment application in October 2017. Noting that redevelopment works had yet to be carried out as at early 2022, CHO issued a letter to the owner on 13 April 2022 reiterating the administrative nature of the grading system and the grading assessment criteria, introducing the current heritage conservation policy, and informing the owner that the proposed grading of his building would be considered and confirmed by the Board at this meeting. According to the latest site visit to the building by AMO on 2 May 2022, the proposed redevelopment works had not yet commenced. In the same month, AMO received a written reply from the owner reiterating his objection to the proposed grading and his will to proceed with the redevelopment application of the building having regard to his housing need. The relevant objection letter and reply had been provided to the Assessment Panel and Members before the meeting. The Assessment Panel, after reviewing the written objections, maintained the proposed grading of the building as Grade 3 as they did not provide any new information on the heritage value of the building.

24. With the aid of powerpoint, C(HB)2 briefed Members on the heritage value and the latest condition of the building at No. 43 Tseng Lan Shue.

25. In response to Dr LAM Weng-cheong's enquiry about the 3D scanning of the building, ES(AM) replied that both the exterior and interior of the building had been scanned with photos taken.

26. Mr LEE Ping-kuen commented that the owner's usage and development rights of the building would not be affected upon grading. In case the building was demolished eventually, the public could still appreciate its heritage value based on the information recorded. The Chairman echoed.

27. Prof CHING May-bo supported the proposed grading. She wished that examples of this type of village houses which were built by ordinary villagers and used to be commonly found in villages could be preserved as far as possible as they reflected the history of such villagers who became better off after working elsewhere and built houses for themselves.

28. The Chairman enquired about the ways to view the photos taken and 3D models scanned by AMO. ES(AM) replied that the public could view the photos at AMO's Reference Library at HDC. As for the 3D models, AMO was currently consolidating the scanned data to 3D digital files. Members of the public were welcome to approach AMO if they wished to access these files for research purpose.

29. Mr HO Kui-yip noticed from the photos of the building that the vegetation on the rooftop had likely caused damage to the roof tiles. Thus, he suggested keeping in view the redevelopment progress and monitoring the condition of the building with the Buildings Department in order to prevent it from further damage, especially during adverse weather, and recording it as much as possible so as to pass on the understanding of the building to future generations.

30. The Chairman highlighted that the owners of privately-owned graded historic buildings would be eligible for applying for funding under the Financial Assistance for Maintenance Scheme on Built Heritage (“FAS”) to help preserve their buildings upon grading.

31. With no further view, the Board confirmed the grading of No. 43 Tseng Lan Shue (Serial No. 916) as Grade 3.

No. 60 Hollywood Road, Central, Hong Kong, Proposed Grade 2 (Serial No. 578)

32. C(HB)2 reported that the proposed grading of the building at No. 60 Hollywood Road was endorsed by the Board in 2009. As recently reported on the newspapers and social media, a member of the public pointed out that Wah Yan College, Hong Kong was first opened in the existing building situated at No. 60 Hollywood Road in 1919 and a bookstore named Sui Man Bookstore selling publications on the New Cultural Movement once operated at the same address before the Japanese Occupation (1941-1945). However, according to the rates records, no rates for No. 60 Hollywood Road had been collected between 1925 and 1926, implying that the building at No. 60 Hollywood Road might be under reconstruction during the period and the building which once housed Wah Yan College no longer existed.

33. The owner’s legal representative wrote to AMO in 2009 and the Development Bureau (“DEVB”) between 2018 and 2020 objecting the proposed grading. The owner requested to remove the building from the “List of 1 444 Historic Buildings” and claimed that the proposed grading would infringe the private property rights of the owner. Also, he enquired whether the Government would consider purchasing the building, and queried the capacity of the government official who signed the reply letters. CHO had issued written replies to the owner’s legal representative, explaining that the grading system was administrative in nature and would not affect the ownership, usage, management and development rights of the historic building owners. In the written replies, CHO had also confirmed that the sender of the Government’s correspondences

was authorised to provide consolidated replies on behalf of the Secretary for Development. Furthermore, CHO had introduced the current heritage conservation policy, including the possible economic incentives provided by the Government and FAS, to the owner. The written replies also explained that there was at present no policy to acquire privately-owned historic buildings directly with public money for heritage conservation, but the Government was willing to explore with the owner possible economic incentives commensurate with the heritage value of the building. On 13 April 2022, CHO issued a letter to the owner, reiterating the administrative nature of the grading system and the grading assessment criteria, the current heritage conservation policy, and informing the owner that the proposed grading of the building would be considered and confirmed by the Board at this meeting. The owner's legal representative issued an objection letter on 6 June 2022, reiterating the owner's views against the proposed grading. All relevant objection letters from the owner's representative, CHO / AMO's replies on the building at No. 60 Hollywood Road, as well as the public views gathered from the newspapers and social media had been provided to the Assessment Panel for consideration. The Assessment Panel, after reviewing the written objections and the public views, maintained the proposed grading of the building as Grade 2 as the objection letters did not provide any information on the heritage value of the building and the information provided by the public did not warrant an upgrading of the proposed grading. All the objection letters from the owner's representative and CHO / AMO's replies had also been provided to Members before the meeting.

34. With the aid of powerpoint, C(HB)2 briefed Members on the heritage value and the latest condition of the building at No. 60 Hollywood Road.

35. Prof Phyllis LI supported the proposed grading but opined that it would be more ideal to also preserve the buildings at Nos. 62 and 64 Hollywood Road, considering that the cluster of the nearby *tonglau* (literally Chinese-style building) could form a significant group value and reflect the commercial and residential activities of the local mix of the Chinese and European communities of the past.

36. Prof CHING May-bo enquired whether the operator of the shop selling sugar cane juice at street level was the owner of the building at No. 60 Hollywood Road. ES(AM) replied that she had no information in hand.

[Post-meeting note: Based on the current Business Registration Certificate of the shop selling sugar cane juice, the owner of the shop is not the owner of the building at No. 60 Hollywood Road.]

37. Prof CHU Hoi-shan commented that No. 60 Hollywood Road might warrant a higher grading status, considering the rarity of the delicate architectural design of the building and its social value derived from the collective memory of Sheung Wan and Central for the older generations of Hong Kong people. He asked about the basis of the Assessment Panel's assessment of the grading. ES(AM) said that the Assessment Panel assessed the heritage value of the building based on the six assessment criteria established in 2009, i.e. (i) historical interest; (ii) architectural merit; (iii) group value; (iv) social value and local interest; (v) authenticity; and (vi) rarity, while other historic buildings nearby had also been taking into consideration during the assessment. After considering all the relevant objection letters and public views, the Assessment Panel maintained the proposed Grade 2 for the building.

38. With no further view, the Board confirmed the grading of No. 60 Hollywood Road (Serial No. 578) as Grade 2.

New Items for Grading Assessment

39. The Chairman briefed that the following five items, among which Lee Kee Memorial Dispensary was visited by Members on 31 May 2022, would be discussed at the meeting:

- (i) Our Lady of Perpetual Help Chapel, No. 112 Tai O Tai Ping Street, Tai O, Lantau Island, Proposed Grade 3 (Serial No. N389);
- (ii) Epiphany of Our Lord Chapel, Sham Chung, Tai Po, New Territories, Proposed Grade 3 (Serial No. N342);
- (iii) Sung Ming School, Tan Ka Wan, Tai Po, New Territories, Proposed Nil Grade (Serial No. N344);
- (iv) Village houses, Nos. 24-25 Fung Wong Wu, Ta Kwu Ling, New Territories, Proposed Grade 3 (Serial No. N92); and
- (v) Lee Kee Memorial Dispensary, No. 99 Carpenter Road, Kowloon City, Kowloon, Proposed Nil Grade (Serial No. N217).

40. With the aid of video and powerpoint, C(HB)2 briefed Members on the heritage values, the current conditions and the proposed grading of the above items (i), (iv) and (v), and C(HB)3 on items (ii) and (iii) respectively.

(Dr LAM Weng-cheong left the meeting at around 15:45)

Our Lady of Perpetual Help Chapel, No. 112 Tai O Tai Ping Street, Tai O, Lantau Island, Proposed Grade 3 (Serial No. N389)

41. Prof YAU Chi-on supported the proposed grading. He commented that Tai O was of rich cultural and historical values. However, visitors were often sidetracked by the local delicacy and photo taking points such as stilt houses and had overlooked the historical value of the place. As such, he suggested devising more heritage trails to cover three major aspects of Tai O, namely the historic buildings, intangible cultural heritage (e.g. Tai O Dragon Boat Water Parade) and the nature and ecological conservation of the place. The Chairman echoed. Mr Tony IP shared with Members that he was a member of the Lantau Conservation Fund Advisory Committee (“LCFAC”). He supplemented that LCFAC and the Sustainable Lantau Office (“SLO”) were also working on conservation initiatives in promoting Tai O, and suggested AMO to further explore with SLO to carry out educational programmes for promoting understanding of the place.

42. Prof CHING May-bo supported the proposed grading. She viewed that Our Lady of Perpetual Help Chapel (the “Perpetual Help Chapel”) was of religious and social values and it witnessed the times during the Japanese Occupation. In response to her enquiry about the place of manufacture of the bell, C(HB)2 replied that her team had researched into this aspect but could not find any information. She would check with the Perpetual Help Chapel again after the meeting.

[Post-meeting notes: The bell was manufactured in Valduggia, Northern Italy.]

43. In response to Prof CHU Hoi-shan’s enquiry about the proposed grading boundary of the Perpetual Help Chapel, the bell and the bellcote, ES(AM) replied that the proposed grading boundary covered the whole chapel, including its extension part, i.e. Wing Chor School. As for the bell and the bellcote, the former was damaged by a typhoon in 1925 but salvaged from the debris, and the latter was re-hung during a major addition work carried out in around late 1950s.

44. Mr LIANG Ronald considered that the Perpetual Help Chapel had undergone many alterations in the past and both its interior and exterior parts were no longer of architectural and historical merits. ES(AM) explained that the Perpetual Help Chapel was extraordinary in the historical context of Tai O. In particular, despite the very limited resources and the poor living standard of the

fishermen in Tai O during the post-war period, the Perpetual Help Chapel was undoubtedly built large in scale as compared with other similar ones in Sai Kung and on the islands. The Assessment Panel, taking the six assessment criteria into account, considered that the Perpetual Help Chapel was of heritage value to a certain extent.

45. In response to Dr Jane LEE's enquiry about the statue lying down in the middle of the far end of the hall of the Perpetual Help Chapel, C(HB)2 explained that the statue represented St. Joseph. According to the Bible, St. Joseph received God's revelation in his dream and thus the posture of the statue was so made.

46. With no further view, the Board endorsed the grading of the Perpetual Help Chapel (Serial No. N389) as Grade 3.

Epiphany of Our Lord Chapel, Sham Chung, Tai Po, New Territories, Proposed Grade 3 (Serial No. N342)

47. The Chairman asked if Catholic Diocese of Hong Kong (the "Diocese") had any maintenance or redevelopment plans of the Epiphany of Our Lord Chapel (the "Epiphany Chapel") upon grading, considering that it had been left vacant since the 1990s and was dilapidated. ES(AM) replied that the Diocese had set up a working committee named "Following Thy Way" (the "Committee") in 2018 aiming to trace the footprint of the past missionary activities in Sai Kung. Its tasks covered carrying out maintenance work for the chapels in Sai Kung, promotion of environmental awareness, and sharing with the public the history of the chapels. The Committee had all along been carrying out researches on the surviving chapels in Sai Kung, and publishing books on those chapels. When AMO was studying the Epiphany Chapel in preparation for its grading assessment, it had worked together with the Committee on the researches. The Committee was planning to repair the Epiphany Chapel with a view to sharing the historical value of the chapel with the public. The Chairman supported the Diocese to share with the public their maintenance plan of the Epiphany Chapel upon grading.

48. Mr SHUM Ho-kit opined that the Epiphany Chapel, together with the other chapels in Sai Kung such as Our Lady of the Seven Sorrows Chapel (Grade 3), Nativity of Our Lady Chapel (Grade 3) and Rosary Mission Centre (Grade 2), had group value. However, if the Epiphany Chapel was viewed individually, it was a small chapel with no outstanding architectural feature and in poor condition as compared with the other chapels. Thus, he considered the Epiphany Chapel deserved a proposed Grade 3 status marginally.

49. Miss Theresa YEUNG shared Mr SHUM Ho-kit's view. She expressed concern on the outlook of the Epiphany Chapel after restoration in future. Besides, she opined that the social value of the chapel had already been lost as it had been left vacant since long ago and was no longer serving as the central gathering place for the villagers. Even after the chapel had been restored, it would no longer be a gathering point for villagers again since the way of living had been changed. Overall, the architectural form of the Epiphany Chapel was simple, like other village houses.

50. Mr Christopher LAW pointed out that the Epiphany Chapel had witnessed the missionary work of the early foreign evangelists in Hong Kong. Moreover, the spatial sensitivity displayed in the Epiphany Chapel was Western style as it was set back from its front courtyard to provide semi-public space. This was unique and rarely seen in other chapels which usually fully utilised the width of the land as the façade. Its unique spatial layout had added much merit to its architecture. Mr Christopher LAW went on to explain that there were not many surviving chapels of similar type in Hong Kong, and remarked that Fountains Abbey and Tintern Abbey in the United Kingdom were good examples of ruins preserved. Besides, although the Epiphany Chapel looked simple, it had rich social and historical values.

51. Mr Peter LAU agreed that ruins could be worth grading on the basis that they were in the original form of the architectures built. For the case of the present Epiphany Chapel, it was not the one built in 1879 but rebuilt in 1956. In view of this, he had reservation on the proposed grading. He enquired whether there were any precedent cases of other chapels in Sai Kung, being rebuilt ones, accorded with a grading status.

52. Prof YAU Chi-on commented on the significance of the Epiphany Chapel in three aspects. Firstly, the chapel played a significant role in local education, and therefore, had close bonding with the villagers. Despite its simple look and current dilapidated condition, it marked a page of Hong Kong's history of education in the sense that a school was attached to a chapel. Secondly, the chapel had a strong linkage with the community and was an epitome of the local history. It should not be considered individually but together with the Catholic chapels in Sai Kung when assessing their social and historical values to the local community. Thirdly, he opined that the proactive dedication to the conservation work by the Committee and other conservation associations should be appreciated and supported. Overall, he supported the proposed Grade 3 status for the Epiphany Chapel and considered the proposed grading appropriate. The

Chairman took the opportunity to thank the Diocese for their support for grading the Perpetual Help Chapel and the Epiphany Chapel, as well as the other chapels visited earlier.

53. Mr HO Kui-yip commented that the Epiphany Chapel was simple and its interior features had substantially deteriorated, e.g. the roof tiles had largely collapsed and alterations had been carried out in the past. Although he supported the restoration of the Epiphany Chapel in future, he opined that the chapel would look different as the existing materials might not be reusable given their poor condition. In addition, the cockloft might not be able to be retained. As a result, the authenticity would be undermined and the historical sense of a Grade 3 building would be lost. He suggested conserving its historical value in other ways instead of grading. He did not support the proposed grading.

54. Prof CHING May-bo opined that the case of the Epiphany Chapel was different from those overseas examples cited because the roof tiles on timber battens and purlins of the former were collapsing but the stones of the latter ones were easily identified and retained. Besides, she agreed with Members that the social value and function of the Epiphany Chapel had been lost as it had been left vacant since long ago. On the other hand, she enquired whether the embankment built in Sham Chung in the 1870s would be worth grading as it was a type of waterworks facilities.

55. Mr Christopher LAW stressed that the scope of future maintenance or restoration of the Epiphany Chapel should not be taken into consideration when grading it, and the same principle should be applied to all other historic buildings. Considering that the members of the Committee were all professionals, he was confident that the Committee had good knowledge and skills to repair and maintain the chapel well.

56. Mr Tony IP said that he visited the Epiphany Chapel ten years ago. Its present condition was the same as before. He shared Mr Christopher LAW's view that the historical value of the chapel should be treasured. Furthermore, the chapel was of historical and social significance to the Diocese, which deserved some merits among the six grading assessment criteria. He supported the proposed grading and considered the proposed grading appropriate.

57. Prof Phyllis LI supported the proposed grading in view of the historical and group values, especially the missionary activities provided to the Hakka villages by the Epiphany Chapel in the past. She stressed the importance of

sustainability and wished that the Diocese could commit to improve the present condition of the Epiphany Chapel and to promote the missionary work in the area.

58. Ms Vanessa CHEUNG agreed that the Epiphany Chapel was of group value, however, it was not necessary to grade or retain it for including it in the historical track set up by the Committee. Otherwise, it would deviate from and move the yardsticks on the grading criteria.

59. Dr Jane LEE enquired if there would be any guidelines on the authenticity to follow if maintenance would be carried out upon grading. CAS(W)2 explained that under FAS, applicants were required to follow strict procedures in order to apply for funding. Besides, applicants had to engage a consultant in devising a conservation management plan which would be vetted by CHO and AMO.

60. Considering the poor condition of the Epiphany Chapel, Prof CHU Hoi-shan enquired if it should be assessed after maintenance or restoration. In addition, he appreciated the good research work done by the Committee.

61. The Chairman highlighted that the Committee was currently sourcing funding to carry out maintenance for the Epiphany Chapel. Besides, upon grading, the Epiphany Chapel would become eligible to apply for funding under FAS in which each of its successful maintenance application could be subsidised up to HK\$2 million. Regarding Prof CHU Hoi-shan's enquiry, the Chairman said that in accordance with the current grading system, the heritage value of the Epiphany Chapel, similar to the case of No. 43 Tseng Lan Shue in Sai Kung previously discussed and other graded historic buildings, should be assessed as-is on the basis of the six assessment criteria without taking any of its future maintenance plans into account. He reiterated that the grading was administrative in nature and would not affect the ownership, usage, management and development rights of the buildings graded.

62. In response to Members' comments, ES(AM) explained that the Assessment Panel assessed the Epiphany Chapel from a broad perspective. In the 1950s, the population increased rapidly in Hong Kong but resources were scarce. The 1956-rebuilt Epiphany Chapel, apart from carrying out missionary activities, had also assisted in the welfare, livelihood and education of the villagers. The chapel, including the cockloft where the missionaries once lodged, reflected the poverty and poor living condition of the villagers of the old days. With regard to future maintenance, the professionals of the Committee were experienced and

had good knowledge in repairing historic chapels. Furthermore, the Diocese had been very supportive to AMO and had shared much firsthand information with AMO during its research. The Epiphany Chapel had played a significant role in the missionary history in Sai Kung. When the chapel would be repaired in future, AMO would provide technical advice on the work to the Diocese if necessary.

63. After deliberation, as Members had different views on the proposed grading of the Epiphany Chapel, the Chairman suggested Members to indicate their preferences by means of voting. Among the 15 present Members, nine supported the proposed Grade 3 status for the Epiphany Chapel, five did not support it, and one abstained from voting.

64. The Chairman concluded that on a “simple majority rule” basis, the proposed Grade 3 status for the Epiphany Chapel (Serial No. N342) was endorsed and he invited AMO to convey Members’ above views to the Diocese.

Sung Ming School, Tan Ka Wan, Tai Po, New Territories, Proposed Nil Grade (Serial No. N344)

65. Mr SHUM Ho-kit considered that the architectural features, the local interest, and the historical and group values of Sung Ming School (the “School”) were very similar to those of the Epiphany Chapel. Besides, both of them were of similar age. He noted that the School was seriously damaged by typhoon in 1874 and hence it retained little authenticity after repair. He enquired whether this was the main reason for assessing the School a Nil Grade status. Considering that the proposed grading should be determined by the historic buildings as-is in accordance with the six assessment criteria, the future maintenance plan of the grading items should not be a consideration factor in the assessment. Thus, he suggested that the same yardstick should be applied to all Catholic chapels in Sai Kung.

66. Ms Alice YIP echoed, stressing the importance of the “cut-off time” in assessing the grading items. She considered that the basis of grading was definite and it had to be clearly conveyed to the public. As for the case of the School, its exterior was simple while its interior was new and modernised. She, therefore, considered that the proposed Nil Grade was appropriate. Ms Vanessa CHEUNG shared the same view.

67. C for H clarified that the future usage of the graded buildings by respective owners was not a factor for consideration in the grading assessment. As a result, although the School, the Perpetual Help Chapel and the Epiphany Chapel were Catholic-related, the Assessment Panel had proposed grading based on their respective heritage values. The Chairman echoed, adding that the eligibility to apply for funding under FAS upon grading was also not a consideration factor in the grading assessment.

68. Mr Tony IP supported the proposed Nil Grade status of the School, considering that its architectural merit, e.g. in terms of the spatial design and application, was lower than that of the Perpetual Help Chapel and the Epiphany Chapel. Mr Christopher LAW echoed, supplementing the characteristics of the gable front elevation and the Chinese roof of the Epiphany Chapel, which was a mixture of Chinese and Western architectural styles and was rarely seen in the villages of the New Territories. Thus, he considered that the School had a relatively lower architectural merit as compared with the Epiphany Chapel.

69. Mr LIANG Ronald shared the same view, considering that the School had lower social and architectural values than the Perpetual Help Chapel and the Epiphany Chapel.

70. With no further view, the Board endorsed the proposed Nil Grade status for the School (Serial No. N344).

Lee Kee Memorial Dispensary, No. 99 Carpenter Road, Kowloon City, Kowloon, Proposed Nil Grade (Serial No. N217)

71. Ms Salome SEE supported the proposed Nil Grade status of Lee Kee Memorial Dispensary (the “Dispensary”) considering it had nothing interesting, not even a small trace of historical merit.

72. Mr LEE Ping-kuen also considered that the Dispensary had no heritage value, adding that it was similar to Shek Kip Mei Health Centre in Sham Shui Po (Nil Grade) which had undergone too many alterations.

73. Prof Phyllis LI stressed the importance of place value of both the Dispensary and Shek Kip Mei Health Centre as they had played a role in the provision of medical services for the community in the 1950s when the population increased significantly. She supported the proposed Nil Grade status for the Dispensary. However, she wished that the place value and the character-defining

elements of the Dispensary, together with the surrounding buildings of the Lok Sin Tong Benevolent Society, Kowloon which formed the community hub and the collective memory as whole, could be manifested in the future redevelopment project of Kowloon City with a view to passing on the legacy of the place. The Chairman thanked Prof Phyllis LI for the suggestion and invited AMO to convey the suggestion to the Urban Renewal Authority which was responsible for the redevelopment project of Kowloon City.

74. With no further view, the Board endorsed the proposed Nil Grade status for the Dispensary (Serial No. N217).

(Ms Salome SEE left the meeting at around 17:40)

Village houses, Nos. 24-25 Fung Wong Wu, Ta Kwu Ling, New Territories, Proposed Grade 3 (Serial No. N92); and

75. Members had no comment and the Board endorsed the proposed Grade 3 status for the village houses, Nos. 24-25 Fung Wong Wu, Ta Kwu Ling, New Territories (Serial No. N92).

Item 4 Any Other Business

76. There being no other business, the meeting was adjourned at 5:53 pm.

Antiquities and Monuments Office

September 2022

Ref: AMO/22-3/1

**Antiquities Advisory Board (“AAB”)
Proposed Amendments to Minutes of the 196th AAB Meeting
held on 10 March 2022**

Item	Proposed by	Amendment
1	Prof Li Chi-miu, Phyllis, BBS	<p>To revise paragraph 30 as follows:</p> <p>30. <u>Prof Phyllis LI</u> supported the proposed declaration. She highlighted the historical significance of the Hong Kong City Hall as it was designated in the urban plan in the old days as a civic precinct to provide cultural facilities and quality public space for public enjoyment. She further emphasised the importance of appreciating the Hong Kong City Hall from the “point-line-plane” perspective, i.e. from the flagpoles at its entrance, to the nearby Edinburgh Place, Statue Square and the demolished Queen's Pier, which were inter-related and connected with the building. In terms of architectural and group values, the Hong Kong City Hall was situated in a cluster of representative modern architectural buildings (e.g. Statue Square, Edinburgh Place, Murray Building, Bank of China Building (Grade 1), the former Central Government Offices (where Main Wing, East Wing and West Wing were all Grade 1 buildings) etc.), embracing the social and historical developments in the past. She wished that there would be a better positioning of the Hong Kong City Hall upon monument declaration for enhancement of utilisation and long-term sustainability vis-à-vis the various newly-built cultural and arts facilities which were larger in scale and with contemporary designs, such as the West Kowloon Cultural District, the Hong Kong Museum of Art and the Hong Kong Museum of History.</p>