

ANTIQUITIES ADVISORY BOARD

Minutes of the 198th Meeting
on Thursday, 8 September 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, MH
Dr LAM Weng-cheong
Mr LAU Man-pong, Peter
Mr LAW Kin-chung, Christopher, JP
Mr LEE Ping-kuen, JP
Prof LI Chi-miu, Phyllis, BBS
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
Mr YUEN Siu-bun, Edward

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

Absent with Apologies: Dr LEE Ching-yee, Jane, JP
Mr LIANG Ronald
Mr TSANG Chiu-tong, Brian

In Attendance: Development Bureau

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]

Ms Josephine YU
Secretariat Press Officer (Development)
[SPO(DEV)]

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

Mrs Donna CHEUNG MOK
Assistant Curator I (Building Survey) 3 [ACI(BS)3]

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

Mr Edward LEUNG
Senior Town Planner / Metro & Urban Renewal
[Sr Town Plnr/M&UR]

(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 197th Meeting held on 9 June 2022
(Board Minutes AAB/6/2021-22)**

2. The minutes of the 197th Meeting held on 9 June 2022 were confirmed without amendment.

**Item 2 Matters Arising and Progress Report
(Board Paper AAB/24/2021-22)**

3. ES(AM) briefed Members on the progress of the major heritage conservation issues and activities from 1 May 2022 to 15 August 2022, including the updates on the declaration of three Grade 1 historic buildings as monuments, major preservation, restoration and maintenance of historic buildings projects, archaeological work, and educational and publicity activities detailed in the Board paper. In addition, she took the opportunity to thank the Chairman, Prof CHU Hoi-shan, Mr Tony IP, Ms Alice YIP, Mr Brian TSANG and C for H for taking part in the filming to promote the three newly declared items, as well as Ms Salome SEE for her valuable advice on the “Art Unbound, Inclusion Absolute – Heritage for All Drawing Competition”. Besides, she introduced to Members the upcoming “Kowloon City Heritage Run”, which was a six-kilometer running event to be launched on 24 September 2022, in which runners could appreciate the heritage points along the running route of Kowloon City, as well as the “Greater Bay Area Built Heritage Summit”, the first of its kind to be held in Hong Kong from 9 to 10 November 2022 at Hong Kong City Hall.

4. In response to Prof Phyllis LI’s enquiry on the progress of the preparatory work for the assessment of post-1950 buildings, ES(AM) briefed that the task force set up for handling the post-1950 buildings reported to the Antiquities Advisory Board (the “Board”) on the progress of the relevant work in September 2019 and June 2020. Subsequently, an AAB Retreat was held in December 2020 to deliberate on the way forward regarding the assessment of post-1950 buildings. In July 2022, the Development Bureau (“DEVB”) reported to the Panel on Development of the Legislative Council on the preparatory work for the assessment of post-1950 buildings in its “Annual Report on Implementation Progress of Heritage Conservation Initiatives”. DEVB briefed the Panel that the task force was conducting preliminary research on buildings built between 1950 and 1959, including collecting and reviewing information on some 2 700 buildings gathered from archives, with a view to compiling a list of buildings with potential heritage value. The research would provide baseline information to guide the

future grading approach for post-1950 buildings, taking into consideration, amongst other things, the differences in architectural style and building form between the pre-war and post-war periods. The preliminary research was currently underway and it was expected to be completed in one to two years' time. While the preparatory work was being undertaken, 115 buildings constructed after 1950 with heritage value had been graded by the Board.

5. Prof Phyllis LI further enquired whether the preparatory work for the assessment of post-1950 buildings could be expedited. ES(AM) explained that the preparatory work was voluminous, including collection and review of information on some 2 700 buildings gathered from archives such as maps, photos, aerial photos, building plans, government records, academic papers and site inspections. The task force was carrying out the work by district and a few districts had been completed. The Chairman remarked that the recent declaration of the post-war built Hong Kong City Hall as monument indicated that the Government was selecting best examples of post-1950 buildings for preservation. He understood that it took time to complete the preparatory work and suggested to continue to adopt the pragmatic approach to accord priority to assess the post-1950 buildings with cogent needs, such as those being affected by redevelopment or alteration plans.

Item 3 Assessment of Historic Buildings (Board Paper AAB/25/2021-22)

Confirmation of Proposed Grading for New Items

6. ES(AM) recapped that the Board had endorsed the proposed grading of the following five items at the meeting on 9 June 2022:

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

- (v) Sung Ming School, Tan Ka Wan, Tai Po, New Territories, Proposed No Grading (Serial No. N344).

7. ES(AM) reported that a one-month public consultation on the proposed grading of the above five items had been conducted from 13 June to 13 July 2022. No written submission had been received on the proposed grading status of items (i), (ii), (iii) and (v). As for that of item (iv), one written submission was received from Following Thy Way (古道行) of Catholic Diocese of Hong Kong, which expressed their support to the proposed Grade 3 for the item, and explained the work they had been doing to study and conserve the chapel. The submission had been provided to the independent Historic Buildings Assessment Panel (the “Assessment Panel”) and Members before the meeting.

8. Members had no comment and the Board confirmed the grading of the village houses, Nos. 24-25 Fung Wong Wu, Ta Kwu Ling, New Territories (Serial No. N92), Our Lady of Perpetual Help Chapel, No. 112 Tai O Tai Ping Street, Tai O, Lantau Island (Serial No. N389) and Epiphany of Our Lord Chapel, Sham Chung, Tai Po, New Territories (Serial No. N342) as Grade 3, while no grading was given to Lee Kee Memorial Dispensary, No. 99 Carpenter Road, Kowloon City, Kowloon (Serial No. N217) and Sung Ming School, Tan Ka Wan, Tai Po, New Territories (Serial No. N344).

Reassessment of Items on List of 1 444 Historic Buildings

9. 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, views or enquiries 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. Among these items, two items pending confirmation of proposed grading were:

- (i) Tai Long, Sai Kung, New Territories, Proposed Grade 2 (Serial No. 403); and
- (ii) Ham Tin, Sai Kung, New Territories, Proposed Grade 2 (Serial No. 501).

10. ES(AM) explained that the heritage values of Tai Long and Ham Tin were assessed in 2009 in accordance with the six assessment criteria, i.e. (i) historical interest; (ii) architectural merit; (iii) group value; (iv) social value and local interest;

(v) authenticity; and (vi) rarity. The proposed grading boundaries endorsed then covered the entire villages, including the village houses, village setting and the environs of the villages. During the public consultation held between March and July 2009, the Antiquities and Monuments Office (“AMO”) received enquiries on the proposed grading of the two villages from some of the village house owners. Before confirming the proposed grading of the two villages, it was worth conducting grading assessment on individual buildings given that the heritage values and condition of individual buildings in the two villages were varied. AMO had benchmarked the previous grading assessment of other similar examples, i.e. historical sites with individual buildings such as the former Central Government Offices (the “former CGO”) in Central and the Shaw Studio Compound (the “Shaw Studio”) in Sai Kung. For the former CGO, the entire site and individual buildings therein, including Main Wing, East Wing and West Wing, were accorded Grade 1 respectively in 2012. As for the Shaw Studio, the Board accorded the entire compound Grade 1 in 2015, and recommended that the individual buildings of the Shaw Studio should be assessed individually. As a result, among the 23 individual buildings of the Shaw Studio, one building was accorded Grade 1, nine buildings were accorded Grade 2, eight buildings were accorded Grade 3, and five buildings were assessed as no grading in 2016. Taking these precedent cases into consideration, the Assessment Panel agreed to adopt the same approach to assess Tai Long and Ham Tin (i.e. to accord each village an overall grading and to grade their individual buildings / structures of heritage value) in order to identify and determine the heritage values of their individual buildings / structures.

11. ES(AM) further said that AMO and the Assessment Panel inspected both Tai Long and Ham Tin in January 2021 and March 2022 to assess the heritage values of their respective village houses. The Assessment Panel, after taking the six assessment criteria into account, recommended the proposed grading for 25 individual items of Tai Long and Ham Tin as follows:

Tai Long, Sai Kung, New Territories

- (i) Nos. 13, 14 & 15 Tai Long, Proposed Grade 3 (Serial No. N398);
- (ii) Building Remains Near the Hillslope, Tai Long, Proposed No Grading (Serial No. N399);
- (iii) Nos. 18A, 18B & 18C Tai Long, Proposed Grade 3 (Serial No. N400);
- (iv) Yuk Ying School and Kitchen, No. 18D and Latrine at the Side of No. 18E Tai Long, Proposed Grade 3 (Serial No. N401);
- (v) Structure near No. 18A, Tai Long, Proposed No Grading (Serial No. N402);

- (vi) Structures near No. 30A, Tai Long, Proposed No Grading (Serial No. N403);
- (vii) Nos. 22 to 26 and Structures Nearby, Tai Long, Proposed No Grading (Serial No. N404);
- (viii) No. 26A Tai Long, Proposed No Grading (Serial No. N405);
- (ix) No. 27 Tai Long, Proposed Grade 3 (Serial No. N406);
- (x) No. 28 Tai Long, Proposed No Grading (Serial No. N407);
- (xi) No. 29 Tai Long, Proposed Grade 3 (Serial No. N408);
- (xii) No. 30 Tai Long, Proposed Grade 3 (Serial No. N409);
- (xiii) No. 30A Tai Long, Proposed Grade 2 (Serial No. N410);
- (xiv) No. 30B and Structure Nearby, Tai Long, Proposed No Grading (Serial No. N411);
- (xv) No. 31 Tai Long, Proposed Grade 3 (Serial No. N412);
- (xvi) Nos. 32 & 33 Tai Long, Proposed Grade 2 (Serial No. N413);
- (xvii) Nos. 34, 35, 36, 37 & 38 Tai Long, Proposed Grade 2 (Serial No. N414);
- (xviii) No. 39 and Buildings and Structures Nearby, Tai Long, Proposed No Grading (Serial No. N415);

Ham Tin, Sai Kung, New Territories

- (xix) Nos. 5 & 6 Ham Tin, Proposed Grade 3 (Serial No. N416);
- (xx) Nos. 7 & 8 Ham Tin, Proposed Grade 3 (Serial No. N417);
- (xxi) No. 9 Ham Tin, Proposed Grade 3 (Serial No. N418);
- (xxii) Nos. 10, 11 & 12 Ham Tin, Proposed Grade 2 (Serial No. N419);
- (xxiii) Nos. 14 & 15 Ham Tin, Proposed Grade 2 (Serial No. N420);
- (xxiv) Nos. 16 & 17 Ham Tin, Proposed Grade 3 (Serial No. N421); and
- (xxv) New and Ancillary Buildings and Structures, Ham Tin, Proposed No Grading (Serial No. N422).

12. The Chairman supplemented that the proposed grading of the above 25 individual items of Tai Long and Ham Tin as well as the proposed grading of the two villages (Serial Nos. 403 and 501) would be confirmed by the Board at the next meeting.

13. With the aid of video and powerpoint, C(HB)2 briefed Members on the heritage values, the current condition and the proposed grading of the 25 individual items of Tai Long and Ham Tin.

Items (i) – (xviii) of Tai Long, Sai Kung, New Territories under Paragraph 11

14. Mr HO Kui-yip enquired about the reason for assessing some buildings individually while assessing some connecting ones as a whole. Besides, he asked about the consideration factors in proposing a higher grading (i.e. proposed Grade 2) for some of the items, noticing that Grade 3 status was proposed for the others. ES(AM) replied that the interrelated buildings were assessed as a whole, such as Yuk Ying School and its kitchen on No. 18D Tai Long and the latrine at the side of No. 18E Tai Long (Serial No. N401). As for the proposed grading, the Assessment Panel assessed the heritage values of each item based on the six assessment criteria. Some items were proposed a higher grading taking into account their rarity and relatively higher social values. For instance, No. 30A Tai Long (Serial No. N410) had once been a sisters' residence. During some oral interviews conducted by AMO, this building served as a historical reminder that the sisters had taught the villagers to recite bible scriptures and sing hymns in it. Mr HO Kui-yip further enquired whether No. 30 (Serial No. N409) and No. 31 Tai Long (Serial No. N412) were interrelated as he observed that they were connected by a painted common wall. ES(AM) explained that their architectural styles were largely different and they were built in different years. Thus, the Assessment Panel assessed the two items separately.

15. Mr Edward YUEN commented that the parapet with a star motif at the rooftop of No. 31 Tai Long (Serial No. N412) was special among other items. He enquired about the background of the star motif. ES(AM) replied that the star motif was a design commonly seen in other architectures built in the old days.

16. Prof Phyllis LI suggested clarifying the house lots of each individual item as there might be implications on their future alterations, additions or demolitions (e.g. when determining the architectural structure (e.g. walls) and architectural style of the compound). She recalled that the area of Tai Long had once been covered by a "Development Permission Area Plan" and under the prevailing Outline Zoning Plan, hence permission from the Town Planning Board was required for any alteration or addition works in the area. As such, it would be better to make the house lots clear for future planning of heritage conservation. ES(AM) explained that information on the house lots of the individual items had been obtained. As the grading was administrative in nature, it would not affect the ownership, usage, management and development rights of the buildings / structures graded. However, AMO would provide technical advice from the heritage conservation perspective when necessary with a view to preserving the heritage value of the items as far as possible. The Chairman added that owners

of graded historic buildings were eligible to apply for grants up to HK\$2 million for each successful application under the Financial Assistance for Maintenance Scheme on Built Heritage (“FAS”) to carry out maintenance works.

17. Considering that Tai Long served as a historical reminder of the missionary activities of the Catholic Church in Sai Kung in the old days, Prof CHU Hoi-shan wished that more emphasis could be put on the role of the village in relation to the missionary activities in Sai Kung. Besides, he noticed from the photos that Nos. 18 to 21 Tai Long had been demolished, and enquired if there were any redevelopment plans for these buildings. ES(AM) replied that the history of the missionary activities of the Catholic Church in Sai Kung could be traced back to the late nineteenth century. Tai Long, built by the Hakka community, was a major Catholic village at that time. Architecturally, although the village houses in Tai Long, similar to those in Ham Tin and other Hakka villages, were plain and functional, they focused more in the village setting and the environ of the entire village. She added that no redevelopment plans had been received with regard to Tai Long so far. C(HB)2 supplemented that the first chapel in Tai Long was built in 1867. As villagers believed that their livelihood could be improved with the assistance given by the missionaries and hence, by 1879, the number of congregation of Catholic in Tai Long village was 162.

18. In response to Prof CHING May-bo’s enquiry on the implication of grading the entire village of Tai Long (Serial No. 403), which was a rare practice of the Board, ES(AM) explained that the Board and the Assessment Panel took the village setting and the environs of the village into account when assessing the heritage value of Tai Long in 2009. Grading the entire village of Tai Long could reflect the livelihoods of the villagers in the old days and how Catholicism had shaped the village. In particular, she highlighted that the Yuk Ying School (Serial No. N401) and the Immaculate Conception Chapel (Grade 3) situated at No. 18E Tai Long best manifested the importance of spatial distribution in the village, which could hardly be demonstrated if the items were individually assessed.

19. The Chairman added that the proposed grading of the individual items of Tai Long (i.e. items (i) to (xviii) under paragraph 11) and the proposed grading of the entire village (Serial No. N403, proposed Grade 2) would be confirmed by the Board in one go at the next meeting after considering the public views received from the public consultation, same as the case for Ham Tin.

20. As there might be chances that the individual items proposed with no grading would be demolished in the future, Prof CHING May-bo further enquired if the village setting and the ambience of the village could still be reflected by the remaining items. ES(AM) replied that permission from the Town Planning Board was required before carrying out any redevelopment plans of Tai Long under the prevailing Outline Zoning Plan. Besides, under the Government's internal monitoring mechanism, the Commissioner for Heritage's Office ("CHO") and AMO would be notified should there be any applications received for redevelopment plans of any individual items of Tai Long.

21. In response to Ms Alice YIP's enquiry regarding the eligibility of the items proposed with no grading for FAS, C for H explained that only items accorded with Grade 1, 2 or 3 would be eligible for FAS. In other words, those proposed with no grading would not be eligible for FAS. However, as they were situated inside the village of Tai Long (Serial No. 403), of which the proposed grading (Grade 2) for the entire village might be confirmed by the Board at the next meeting, CHO and AMO would provide technical advice from the heritage conservation perspective should any applications for redevelopment of the two villages were received.

22. Mr Christopher LAW supported the grading approach to assess the heritage values of Tai Long as a whole and its individual items. However, he considered that review of the prevailing grading approach, which mainly focused on individual buildings, would be needed in the long run with a view to devising design guidelines of historic conservation areas for blending the old and new architectural design as well as reducing conflicts of private developments with heritage conservation of the historic district.

23. Miss Theresa YEUNG supported the respective proposed grading. Considering that Tai Long was covered by the Outline Zoning Plan and any future redevelopment plans to be carried out within the village, including the individual items of no grading, would be monitored by the Government, she suggested proceeding the grading assessment.

24. Prof Phyllis LI enquired the possibility of according Nos. 22 to 26 and structures nearby, Tai Long (Serial No. N404) a grading instead of no grading. As this item was part of the old village, she wished that more resources would be provided by grading it in view of its group value and the beautiful promontory of Tai Long. ES(AM) explained that a large extent of damage had been made to this item and only one elevation remained, the Assessment Panel therefore assessed it as no grading after taking into consideration the six assessment criteria.

25. Mr Christopher LAW opined that Nos. 22 to 26 and structures nearby, Tai Long (Serial No. N404) had group value and the remaining elevation was picturesque to a certain extent. He recalled that some previous graded items had undergone adaptive reuse and only the façades were retained. In the present case, this item could be considered for grading despite it only had one elevation left. Moreover, he highlighted that the objective of grading the entire village and the individual items was to preserve the historic scene and landscape. He believed that the individual items and the features remained in the village would have been preserved as a whole just like some similar cases in some overseas countries (such as the United Kingdom). Mr Tony IP and Prof YAU Chi-on echoed.

26. Mr HO Kui-yip commented that Nos. 22 to 26 and structures nearby, Tai Long (Serial No. N404) and Nos. 34, 35, 36, 37 & 38 Tai Long (Serial No. N414) were similar in terms of their architectural style and the year of construction. Comparatively speaking, he said that the former item was dilapidated with no functional value, while the latter item was still in use, in good condition and representational enough. It would be more meaningful to grade the latter item with a view to giving an opportunity to preserve it in a long run. He considered that even if the former item was graded, it did not necessarily mean that its elevation could be preserved *in-situ* in view of its dilapidated condition, for example, the original building materials might not be able to be reused during restoration. In the context that the Board was to deliberate the proposed grading for the individual items of Tai Long instead of the entire village at this meeting, he had reservation in according a grading for Nos. 22 to 26 and structures nearby, Tai Long (Serial No. N404) in view of their low heritage value.

27. After deliberation, the Chairman concluded that Members unanimously supported the respective proposed grading of the 17 individual items of Tai Long (i.e. items (i) to (vi) and items (viii) to (xviii) under paragraph 11) (Serial Nos. N398 to N403, and N405 to N415). With no further view, Members agreed to endorse the respective proposed grading for them. As for Nos. 22 to 26 and structures nearby, Tai Long (i.e. item (vii) under paragraph 11) (Serial No. N404), in view of Members' views above, the Chairman suggested a review of the heritage value of the item by the Assessment Panel, and the proposed grading would be discussed further at the next meeting.

Items (xix) – (xxv) of Ham Tin, Sai Kung, New Territories under Paragraph 11

28. In response to Mr Tony IP's enquiry on the higher proposed grading (proposed Grade 2) for Nos. 14 & 15 Ham Tin (Serial No. N420) which was installed with a metal rooftop, C(HB)2 replied that this kind of addition was

installed for better protection of the roof. It was a common practice of the village houses in Ham Tin and Tai Long. ES(AM) added that the installation of a metal covering over the rooftop was reversible. It could be removed and would not cause damage to the roof. Apart from taking the six assessment criteria into account, the Assessment Panel considered that Nos. 14 & 15 Ham Tin (Serial No. N420) remained intact with good condition and therefore, a Grade 2 status was proposed for this item.

29. Prof CHU Hoi-shan opined that the design principles of Hakka village could not be seen in these two villages. Besides, he suggested further studying the religious aspect of Ham Tin and Tai Long as he could not see any temples or ancestral halls (which were commonly seen in the New Territories) in the two villages. He wondered if Catholicism had affected the way of living there and thus the history of Tai Long. Moreover, he commented that Ham Tin, a single-surnamed village, had a relatively weaker ambience than the multi-surnamed village of Tai Long. Hence, he expressed concern on assessing the items of Ham Tin individually, in particular, the proposed Grade 2 status for Nos. 10, 11 & 12 Ham Tin (Serial No. N419) which was probably built in the 1960s. ES(AM) explained that the village setting of Tai Long reflected the Hakka culture. For instance, the village was built along the hillslopes, the lands at the front of the village houses were for farming purpose, and row houses could be seen in the village. As construction of ancestral halls was not an easy task for Hakka villagers in the old days, the villagers relied on temples to maintain the bonding. There used to be a Tin Hau Temple in Tai Long but it had been abandoned after most of the villagers converted to Catholic. This could tell that the Catholic missionary activities had affected the religious culture of Tai Long. Although the development of Ham Tin was different from that of Tai Long, the village setting of both villages was similar. Furthermore, she highlighted the significance of the linkage between Ham Tin and Tai Long. Both villages were about 650 meters apart and it took about a 20-minute walk from one to another. Regarding the proposed Grade 2 status for Nos. 10, 11 & 12 Ham Tin (Serial No. N419), ES(AM) replied that although buildings of this item were relatively young, the Assessment Panel appreciated that, among the six assessment criteria, the building materials of the houses of the Wan family (who originally lived at Nos. 2, 3 & 4 Ham Tin) destroyed by typhoons had been salvaged and reused to reconstruct Nos. 10, 11 & 12 Ham Tin (Serial No. N419) and no further alterations had been made. As such, a Grade 2 status was proposed for the item.

30. Prof YAU Chi-on opined that the evangelistic work in Ham Tin and Tai Long formed part of the history of the overall Catholic missionary activities in the New Territories of the early days, particularly the New Territories East from Tai Po to Sai Kung, which should be taken into account when assessing the heritage values of Ham Tin and Tai Long. In addition, he remarked that Tai Long acted as a living example of a historic compound reflecting the Catholic historical development in the Hakka communities of the old days. Overall, he supported the proposed Grade 2 status for Ham Tin (Serial No. 501) but he shared the view of Prof CHU Hoi-shan that the proposed grading (proposed Grade 2) of Nos. 10, 11 & 12 Ham Tin (Serial No. N419) might be too high, considering its low social and functional values.

31. In response to Prof CHU Hoi-shan's remark that there was no ancestral hall in Ham Tin and Tai Long, Mr Christopher LAW shared with Members the views of Catholic Church on ancestral worship in the past. Besides, he expressed concern on the control over the future maintenance of the individual items of the two villages even though the entire villages would be graded. Nevertheless, he intended according a higher grading for the individual items of the two villages with a view to preserving them as far as practicable.

32. Prof CHU Hoi-shan enquired about the operation mode of the pig pens, cowsheds and chicken pens (i.e. falling within the proposed boundary of the new and ancillary buildings and structures, Ham Tin, Serial No. N422) in the old days. C(HB)2 replied that according to some oral interviews with the villagers, the farm produce was mainly for villagers' own consumption in view of the inconvenient transportation. Mr Tony IP opined that this item was worth grading in view of its appearance, and grading it would allow to retain the overall ambience of the entire village. Prof YAU Chi-on echoed, adding that the item could reflect the living of the village of the past. Mr HO Kui-yip shared the same view.

33. After deliberation, the Chairman concluded that Members unanimously supported the respective proposed grading of the six individual items of Ham Tin (i.e. items (xix) to (xxiv) under paragraph 11) (Serial Nos. N416 to N421). With no further view, Members agreed to endorse the respective proposed grading for them. As for the new and ancillary buildings and structures, Ham Tin (i.e. item (xxv) under paragraph 11) (Serial No. N422), in view of Members' views above, the Chairman suggested a review of the heritage value of the item by the Assessment Panel, and the proposed grading would be discussed further at the next meeting.

New Items for Grading Assessment

34. The Chairman briefed that the following four items, among which items (i) to (iii) were visited by Members on 1 September 2022, would be discussed at the meeting:

- (i) Wellington Street Public Toilet, Junction of Wellington Street and Queen's Road Central, Central, Hong Kong, Proposed Grade 2 (Serial No. N392);
- (ii) Chiu Lo, DD6 Lot 1218 (near Hon Ka Road), Kam Shan, Tai Po, New Territories, Proposed Grade 2 (Serial No. N394);
- (iii) Lee Ancestral Hall, No. 13 Lin Au, Tai Po, New Territories, Proposed Grade 3 (Serial No. N395); and
- (iv) No. 9 Kat On Street, Wan Chai, Hong Kong, Proposed Grade 3 (Serial No. N391).

35. 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) and (ii), and C(HB)3 on items (iii) and (iv).

Wellington Street Public Toilet, Junction of Wellington Street and Queen's Road Central, Central, Hong Kong, Proposed Grade 2 (Serial No. N392)

36. In response to Prof CHING May-bo's enquiries on the rarity of similar public toilets and the cove ceiling of Wellington Street Public Toilet (the "Toilet"), C(HB)2 replied that the cove ceiling of the Toilet remained intact. There used to be 14 underground public toilets in Hong Kong but only two were still in operation, namely the Toilet and the MacDonnell Road Public Toilet.

37. Ms Salome SEE supported grading the Toilet as Grade 2. She commented that the "S-shape" corridor leading from the staircase of Queen's Road Central down to the Toilet was a wise design. As it was an underground male toilet, she suggested installing an information plaque or a QR code check point on the upper ground so that members of the public could know more about the historical background of the Toilet, particularly the hardship of the living of the Chinese in the past. The Chairman echoed.

38. Prof Phyllis LI remarked that the historical significance of the Toilet was high. She shared with Members “Mr. CHADWICK’s Reports on the Sanitary Condition of Hong Kong: with Appendices and Plans”, a report published by Mr Osbert CHADWICK in 1882 which pointed out the serious insanitary problems arising from housing deficiency, lack of public latrines and collection of night soil in Hong Kong at that time, and explained the demography of males outnumbering females then. She highlighted that the Toilet, together with the Second Street Public Bathhouse at the junction of Second Street and Western Street of Sai Ying Pun (Grade 2), reflected the sanitary condition during the early development of Hong Kong.

39. Mr SHUM Ho-kit said that he had visited the Toilet before. He commented that the Toilet and the Second Street Public Bathhouse were both built in response to the bubonic plague outbreak in Taipingshan District in May 1894. He supported the proposed grading of the Toilet as the latter was also of Grade 2 status, and viewed that the proposed grading of the Toilet was justified given its rarity and long history.

40. Prof CHU Hoi-shan supported the proposed grading. However, he opined that the underground Toilet might be obsolete nowadays as people would prefer using toilets in shopping malls or restaurants nearby. He suggested reconsidering the functionality of the Toilet or exploring the feasibility of having alterations and modifications to it for better public use.

41. The Chairman took the opportunity to thank the Food and Environmental Hygiene Department for suggesting the Toilet for grading assessment as well as its well management of the Toilet.

42. Mr Christopher LAW supported the proposed grading. Although the finishing and sanitary fittings had been modernised, the remaining basic form of the Toilet was vital. He shared with Members a café named the Attendant, located on Foley Street of London of the United Kingdom, which was successfully transformed from an underground toilet into a café, with urinals retained and converted to partitioned coffee tables. He wished to explore ways to revitalise the underground public toilets in Hong Kong, in particular those no longer in operation.

43. Mr Tony IP supported the proposed grading. He shared the view that information could be displayed on the upper ground for showing the internal layout and promoting the historical value of the Toilet. However, he expressed concern

on revitalising it for other purposes, considering that the authenticity might be lost as certain additions (e.g. a lift and an additional staircase) had to be installed to meet the requirements under the building ordinance and the need for accessibility for people with disabilities.

44. Miss Theresa YEUNG supported the proposed grading. She said that she often passed by the Toilet and observed that the Toilet was still in frequent use. It was still functional and an inheritance from the past. Hence, she had reservation in changing its current use. She suggested displaying something (e.g. virtual reality) on the upper ground so that members of the public could visualise the interior.

45. With no further view, the Board endorsed the grading of the Toilet (Serial No. N392) as Grade 2.

Chiu Lo, DD6 Lot 1218 (near Hon Ka Road), Kam Shan, Tai Po, New Territories, Proposed Grade 2 (Serial No. N394)

46. The Chairman took the opportunity to thank Mr AU, the owner of Chiu Lo, for recommending the building for grading assessment, as well as his hospitality during the Board's site visit on 1 September 2022

47. Mr SHUM Ho-kit appreciated that the original building fixtures and fittings (such as doors and windows) of Chiu Lo had been retained. Most importantly, it had all along been serving as the residence of the same family. Hence, he supported the proposed grading in view of its rarity and high authenticity. Owing to its private residence status, it did not open to the public for other purposes and thus its social value was relatively low. Otherwise, he considered that the building might warrant a higher grading.

(Ms Vanessa CHEUNG left the meeting at around 17:34)

48. Ms Alice YIP supported the proposed grading, considering its high authenticity and characteristics. Also, she appreciated the proactive attitude of the owner of Chiu Lo towards the grading assessment of his building, and suggested conducting interviews or filming programmes with the owner to encourage other owners of private historic buildings to have positive attitude on preservation of their historic buildings.

49. Prof CHING May-bo enquired the possibility of grading Chiu Lo as Grade 1 in view of its undoubted authenticity and architectural merit. Moreover, she stressed that it was not an easy task for documenting the history of different generations of the AU's family ownership. In addition, she said that Chiu Lo was similar to the Western-style buildings in Xiguan (西關) of Guangzhou in China, and the building materials and layout were also similar to "diaolou" (碉樓) of Kaiping (開平) and Enping (恩平) in Guangdong of China. She was pleased to see that Chiu Lo still remained intact and hence it was worth considering a higher grading status for the building.

50. Ms Salome SEE shared Prof CHING May-bo's view, adding that the overall ambience was still retained beautifully. She was impressed and enlightened by the back wing which used to accommodate the domestic helpers, workers and gardeners as it totally reflected the living of a well-off family of the past.

51. Mr Peter LAU shared Prof CHING May-bo's view. He asked if the owner had any plans to apply for FAS to carry out maintenance of Chiu Lo upon grading, and the reason for not carrying out maintenance of the building over the years.

52. Dr LAM Weng-cheong shared Members' views. He was impressed by the completeness of the surrounding facilities, the internal structural integrity and the interior design of Chiu Lo. Comparing with the Stone House in Central Kwai Chung Park of Kwai Chung (Grade 2), Chiu Lo was retained in a much better condition that could reflect the then living standard. Under this circumstance, he wondered if Chiu Lo should warrant a higher grading than that of the Stone House. Prof Phyllis LI echoed, adding that Chiu Lo could represent the Western-style residences in the area of Kam Shan in Tai Po of the early days.

53. ES(AM) shared with Members that the health condition of the owner hindered him from maintaining Chiu Lo. Nonetheless, AMO stood ready to provide technical advice from the heritage conservation perspective to the owner when necessary upon grading. He was also very welcome to apply for funding under FAS upon grading to carry out repair and maintenance works. With regard to the proposed grading of Chiu Lo, she explained that the Assessment Panel deliberated the heritage value of the building in accordance with the six assessment criteria. The Assessment Panel considered that most of the exporting business activities run by Nam Pak Hong (entrepot trading firms through which the owner's father used to export salted fish and salted eggs to the United States) were not taken

place in Chiu Lo and the building design was modest. Taking these into account, a proposed Grade 2 status was recommended for Chiu Lo.

54. In view of Members' views above, the Chairman suggested a review of the heritage value of Chiu Lo by the Assessment Panel, and the proposed grading would be discussed further at the next meeting.

55. Mr Tony IP echoed. He suggested reviewing the proposed grading of Chiu Lo by making reference to other similar graded residences such as Zonta White House, No. 4010 Tai Po Road – Yuen Chau Tsai, New Territories (Grade 2) and Ho Yin Lo, No.1 Kau Lung Hang, Tai Po, New Territories (Grade 3).

56. Mr SHUM Ho-kit suggested further studying the historical value of Chiu Lo by interviewing the owner to check whether there were any other factors that could enhance the heritage value of the building (e.g. if there were any important guests who had paid visits to Chiu Lo before).

57. Prof YAU Chi-on noticed from the photos that Chiu Lo, sitting on the hillslope, was a landmark in Tai Po. It attributed to the sense of community in the neighbourhood. Besides, he shared with Members that there were a lot of buildings for religious purposes (such as Yan Lo (隱廬) for worshipping the Yudi (玉帝)) and villas in Kam Shan which made Kam Shan special in Tai Po. These might also stand Chiu Lo out from the community history.

(Ms Salome SEE left the meeting at around 17:53)

58. The Chairman thanked Members for their views on Chiu Lo and wished that the Assessment Panel could take Members' comments into consideration in the review of the heritage value of Chiu Lo.

(Mr Peter LAU and Mr Edward YUEN left the meeting at around 18:00)

Lee Ancestral Hall, No. 13 Lin Au, Tai Po, New Territories, Proposed Grade 3 (Serial No. N395)

59. Members had no comment and the Board endorsed the proposed Grade 3 status for the Lee Ancestral Hall, No. 13 Lin Au, Tai Po, New Territories (Serial No. N395).

No. 9 Kat On Street, Wan Chai, Hong Kong, Proposed Grade 3 (Serial No. N391)

60. In response to Prof YAU Chi-on's enquiry on the interior of No. 9 Kat On Street, C(HB)3 replied that AMO was not able to obtain any information on the existing condition of the flats in the building. Among the three owners of the building, two had refused AMO to visit their flats nor conduct any oral interviews. For the last one, AMO had made several attempts to reach the owner such as knocking on the door and leaving a letter inviting the owner to contact AMO. However, none of them succeeded.

61. With no further view, the Board endorsed the grading of No. 9 Kat On Street, Wan Chai, Hong Kong (Serial No. N391) as Grade 3.

Item 4 Any Other Business

62. There being no other business, the meeting was adjourned at 6:26 p.m.

Antiquities and Monuments Office

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