

**AMO's Comment  
on the Heritage Impact Assessment  
on the Heritage Site of Mei Ho House**

In response to Hong Kong Youth Hostels Association (HKYHA)'s first submitted Heritage Impact Assessment Report (the HIA Report) for Mei Ho House, AMO had considered the findings and subsequently offered the following comments for HKYHA's consideration.

- (a) A conservation management plan is required for the captioned adaptive reuse project. However, maintenance and management strategies to maintain and operate the Building during operation stage, to keep it against deterioration and improper use and the implementation of the management plan in the future are required to be further elaborated;
- (b) More detailed substantiation on a number of structural impacts such as adding glass enclosure to staircases, balconies facing exterior, additional loading of museum proposed on 1/F, structural opening for new facilities, slab opening for pipe-duct, ancillary services on roof.;
- (c) The layout of the "Housing Museum" and the 4 sample dwelling units required by the Conservation Guidelines should be provided. Substantiation on MOE requirement and clarification on whether the balconies facing the courtyard and facing the exterior will be enclosed are to be provided for further consideration;
- (d) The addition of a one-storey function room in reversible construction is acceptable-in-principle, provided that the design of this addition should be provided for further consideration;
- (e) The proposed quarter-round shaped new extension to "provide a weather-proof decent passage from reception to lifts", with a solid roof, will cause visual impact to the building from Berwick Street. The necessity for this addition should be reviewed or design alternatives should be sought for further consideration;
- (f) The impact assessment and mitigation measure for the proposed addition of glass enclosure to the four existing staircases were not addressed in the HIA report. Substantiation is required;

- (g) There is no objection-in-principle to enclosing the balconies by windows at hostel rooms, but windows that can be fully opened is recommended so as to retain the configuration of the original balconies;
- (h) The location of carpark should be reviewed or further substantiated as they are now located in the front courtyard, which may hinder the appreciation to the courtyard;
- (i) Quite a number of “impact assessments” and “mitigation measures” shall be further elaborated. Review on the wordings of the HIA Report is required.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
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