# Heritage Impact Assessment

For

The Former Central Government Offices

Relocation of the Department of Justice to the Former Central Government Offices (Main and East Wings)

7 June 2012 (Final REPORT)


Prepared by

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## CONTENT

# 1.0 INTRODUCTION

## 1.1 Project Background

Upon completion of the new Central Government Complex in Tamar of Admiralty (Tamar Site), the departments and offices originally located inside the Former Central Government Offices Complex (CGO Complex) have moved to the new site from late 2011. Most of the offices were vacant after the removal.

The initiative of "Conserving Central" announced in 2009-10 Policy Address by Chief Executive (CE) has highlighted eight potential projects in Central for heritage conservation and district revitalization, the adaptive re-use of the CGO Complex is one of these eight announced projects.

In 2009, Antiquities & Monuments Office (AMO) of Hong Kong Special Administrative Region (HKSAR) Government commissioned Purcell Miller Tritton LLP (PMT), a British Conservation Architect firm, to conduct a Historic and Architectural Appraisal (the Appraisal) to the CGO Complex and to give recommendations to guide future decision regarding the CGO Complex. The Appraisal conducted by Mr. Michael Morrison suggested that the Main and East Wings in the site are both historically and architecturally significant and should be converted to some appropriate new use with respect to the previous function of the buildings as the seat of Government. The building has been using as government office since 1847.

As the offices of the Department of Justice (DoJ) are currently accommodated in government and private buildings at scattered locations, it is suggested to relocate the Headquarter and major divisions of DoJ into the Main and East Wings of CGO Complex (hereafter "the CGO site") after substantial renovation and improvement.

To facilitate the use and specific need for the future DoJ office, the internal spaces have to be redesigned and renovated to accommodate the new users. Existing building services will upgrade to comply with statutory requirement and meet the future operational needs.

To respond the rising public concern on heritage conservation, CE, in his 2007-08 Policy address, has announced the essentiality in carrying out Heritage Impact Assessment (HIA) in accordance with the Development Bureau (DevB) Technical Circular (Works) No.6/2009 for any capital works projects involved with or affecting a heritage site. These included declared monuments, proposed monuments, sites and buildings graded by Antiquities Advisory Board (AAB), recorded sites of archaeological interest and Government historic sites identified by AMO within or in the vicinity of the project boundary.

The CGO site is none of the above mentioned. However, the site is considered by AMO that bearing heritage value and a HIA is requested to conduct for the proposed adaptive re-use works of the CGO site. LWK Conservation Ltd. (LWK) is commissioned to conduct the HIA by Architectural Services Department (ArchSD) to assess the heritage value of the CGO site and to deduce the way of implementation of the proposed relocation works project. The conservation works can be given due to consideration without adversely affecting those identified building features, which considered with heritage value and enhancing the features.

## 1.2 Site Location

The study area of the CGO site is located at Central and is with an area of 6,910m$^2$. The site is occupied by two buildings, namely the Central Government Office East Wing and the Central Government Office Main Wing respectively. The central bay of the Main Wing on its east elevation is built jointly with the western part of the East Wing to form a simple T-shaped structure. The two buildings are bounded by Lower Albert Road on the south and Garden Road on the east. On the western side, there is an open forecourt locating between the Main Wing and the West Wing. A steep slope lying on the north of the building with mature trees and plants separates the CGO site from the adjacent St. John's Cathedral Compound.

## 1.3 Issue of the Heritage Status

The CGO site, both externally and internally, is not a declared monument, a proposed monument, a graded building site and a recorded Government site. The site does not possess a statutory protection under the Antiquities & Monument Ordinance Cap. 53. However, concerning with the cultural significance of the site being identified previously and the potential grading action, being conducted by AAB in future, it was requested to follow the HIA mechanism in accessing the proposed works to be carried out within the historic buildings.

## 1.4 Current Ownership and Management

The site is under the management of Director of Administration (行政處) when conducting this HIA.

## 1.5 Objectives and Scope of Heritage Impact Assessment

This HIA aims to consolidate a more thorough cultural significance embedded in the site based on the appraisal studies done by Mr. Michael Morrison in 2009 and some additional findings in the process of preparing the HIA.

After all, the conclusion of the site will go into the development of the Conservation Policy in advising any equivalent mitigation measures and conservation strategy required in advance, during the process, and after the completion of the DoJ relocation projects.

## 1.6 Methodology

The methodology of this HIA report is in accordance with the requirements of the DB Technical Circular (Works) No.6/2009, the Guidelines for Built Heritage Impact Assessment (BHIA) 2008, and with reference to the Burra Chater Australia ICOMOS.

The structure of this HIA report is generally described as follows:-

- Give a general account on the CGO site in view of its historic and architectural elements
- Draw up cultural significance of the subject site
- Assess the proposed works, develop conservation policy, and draw up correspondent recommendation and mitigation measures accordingly

## 1.7 Acknowledgements

The author of this report would like to acknowledge the following parties, organizations and departments for their assistance, contribution and referencing in preparing this report:-

- The Antiquities & Monuments Office (AMO), Leisure & Cultural Services Department (LCSD)
- Architectural Services Department (ArchSD)
- Directors of Administration of Central Government Office
- Government Information Services (GIS)

- Hong Kong Museum of History, LCSD
- Mr. Michael Morrison, Purcell Miller Tritton LLP
- Public Records Office (PRO)

## 1.8 Disclaimer

The content of this report is prepared by the author to the best of his knowledge based on the information and data made available from the above stated departments and institutes during the time of writing.

This report supposed to act as a guiding principle for government authority in designing the extent of the future relocation works and also work-out details. The assessment and recommendations made by author of this report are based on the latest updated design plan given by ArchSD which are attached in the report appendix. If there is any significant change to the design layout plan in future, the assessment and recommendation of this report on this part shall be subjected to review by the consultant accordingly.

## 1.9 Definitions

This section is to clarify some commonly used terms in this report. The following definitions shall refer to the meaning within the context of this report as below:-

| | |
|---|---|
| The Site or the Historic Place: | means the existing site of the Central Government Offices (Main and East Wings) |
| The Historic Building: | means the existing buildings of the Central Government Offices (Main and East Wings) |

The following definitions are borrowed from the Burra Charter – Australia ICOMOS Charter for the Conservation of Places of Cultural Significance as below:-

| | |
|---|---|
| Place: | means site, area, land, landscape, building or other work, group of buildings or other works, and may include components, contents, spaces and views. |
| Cultural | means aesthetic, historic, scientific or social value |

| | |
|---|---|
| significance: | for past, present or future generations. |
| Fabric: | means all the physical material of the place, including components, fixtures, contents, and objects. |
| Conservation: | means all the processes of looking after a place so as to retain its cultural significance. |
| Preservation: | means maintaining the fabric of a place in its existing state and retarding deterioration. |
| Restoration: | means returning the existing fabric of a place to a known earlier state by removing accretions or by reassembling existing components without the introduction of new material. |
| Reconstruction: | means returning a place to a known earlier state and is distinguished from restoration by the introduction of materials [new or old] into the fabric. |
| Adaptation: | means modifying a place to suit the existing use or a proposed use. |
| Use: | means the functions of a place, as well as the activities and practices that may occur at the place. |
| Compatible use: | means a use which respects the cultural significance of the place. Such a use involves no, or minimal, impact on cultural significance. |
| Setting: | means the area around a place, which may include the visual catchment. |
| Related place: | means a place that contributes to the cultural significance of another place. |
| Related object: | means an object that contributes to the cultural significance of a place but is not at the place. |
| Associations: | mean the special connections that exist between |

people and a place.

| | |
|---|---|
| Meanings: | denote what a place signifies, indicates, evokes or expresses. |
| Interpretation: | means all the ways of presenting the cultural significance of a place |

## 2.0 HISTORICAL AND ARCHITECTURAL APPRISAL

### 2.1 Brief Account to the Historical Development of CGO Site

The Background

Shortly after Britain took over Hong Kong Island and set up their colony in 1842, it was anticipated that relevant lands had to reserve for governmental purpose. The earliest public buildings were mainly scattered around the waterfront shore which under nowadays the Battery Path in Central.

The map drew by Pottinger, the first Governor of Hong Kong, in 1846 showing a rough orientation of several houses around this vicinity including the Post Office, the Clerk's Office, the Land Officer's House and the Harbour Masters Hill and Houses etc.

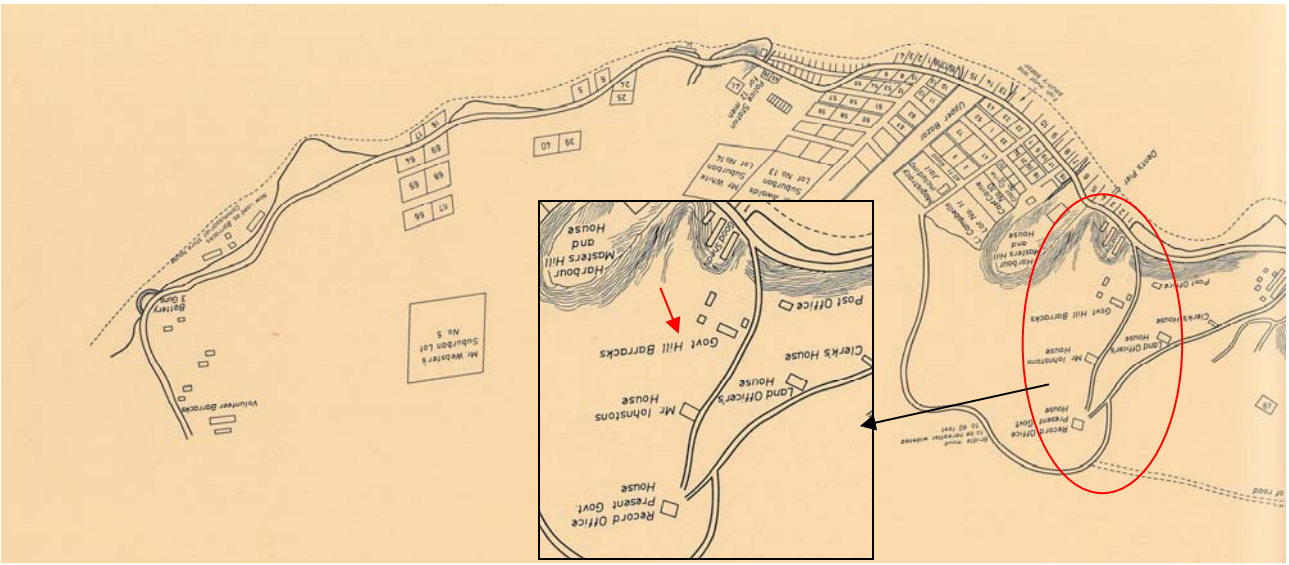



Fig. 1 An Old sketch map of the northern shore of Hong Kong Island by Pottinger, 1st Governor of Hong Kong, in 1846. Scattered buildings (Circled) was built from the seafront up to the slope of nowadays the "Government Hill" region reserved for governmental propose. The name "Government Hill" is clearly noted on the map (Pointed in red) which signifies the ownership of this area. This is one of the earliest evidence showing this place as "Government Hill". (Source: Mapping Hong Kong: A Historical Atlas, Hal Empson, Government Information Service, 1st Publication, 1992)

The subsequent development of the colony made it essential to centralize all scattered government departments into one place. The erection of the building namely Colonial Secretariat in the early days was then proceeded.

Construction of the First Generation Colonial Secretariat Building

In 1847, the first Colonial Secretariat Building was erected on the up-hill area near the Battery Path. The Battery Path was named after the erection of the Murray Battery which was situated on the site where the current West Wing of the CGO Complex is standing. The official ground-breaking ceremony was held on 24th Feb

1847 and the foundation stone was laid by the Governor Sir John Davis (May 1844 – March 1848).

The old Colonial Secretariat Building was built in an east-west orientation on the site where now the Main Wing is occupying. The foundation stone was laid at its northwest corner. Beneath the foundation stone, there was a granite block and a canister inside containing coins of the British Empire and covering by a bronze plaque with inscriptions about the erection of the building. This antique was discovered by workman when the old Colonial Secretariat Building was demolished in 1954 to make way for the erection of the today's Main Wing.


Fig. 2 A past news reporting the unearthed bronze plaque (middle) under the foundation stone of the 1847-built Old Colonial Secretariat Building (above) when it was demolished after a century in 1954.

The East Wing was firstly built in 1954 just right of the site of the old Colonial Secretariat Building. There was a flag pole built on the top roof on right hand side of this wing but is disappeared nowadays. It was probably removed in 1970s for the additional floor work done on the right square block.

(Source: Hong Kong Annual Report 1954)

Completed in 1848, the construction cost of the building was approximately £14,393. It was reached by the elevated Battery Path from the junction between Queen's Road Central and Ice House Street.

The building was in 2-storey high and with fifteen bays wide. A massive verandah was constructed on its west elevation. The verandah was supported by massive columns with Roman arches with equal bay constructed underneath to form the ground floor colonnade. Roundels were found in the spandrels.

The central bay was finely decorated as it was the main entrance area. The bay on the verandah level was flanked by double round columns while the spandrel flanking its arch entrance was fit with in-filled roundels. The cornice level of the three centre bays were topped with a pediment with a rotunda placing on its centre. The entire building was covered with three pitched roofs using Chinese pan and roll tiles with its height almost the same as the front pediment. Six chimneys were found on top of the roofs.

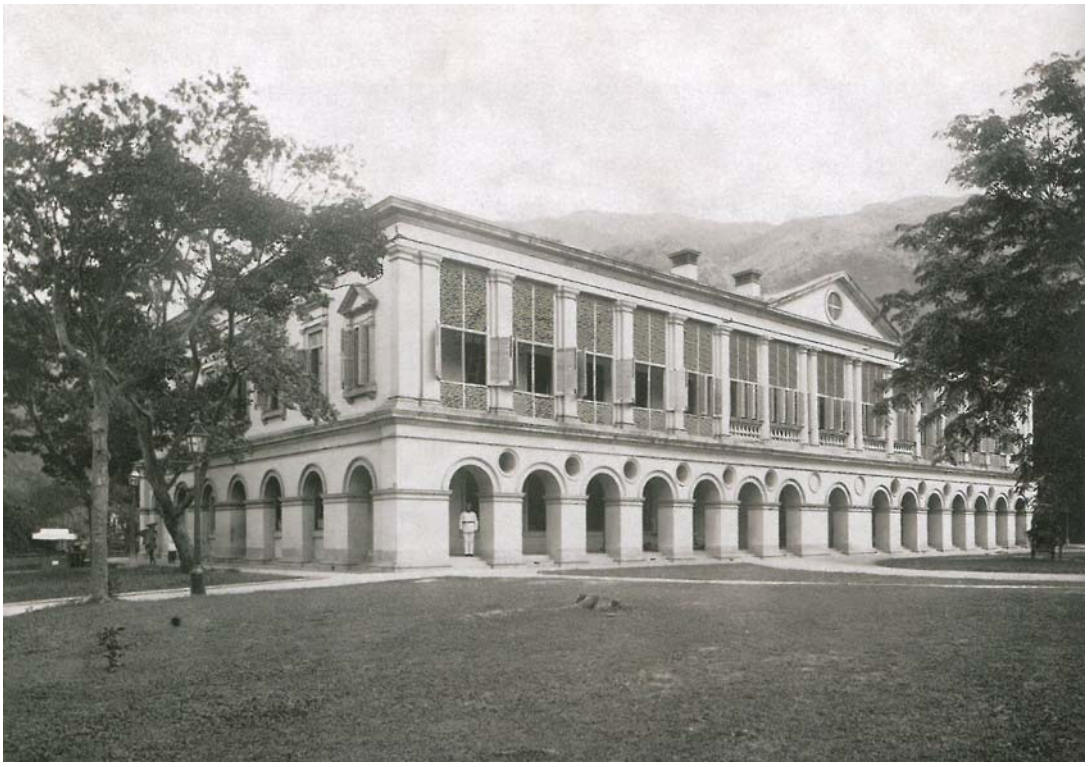


Fig.3 The old Colonial Secretariat Building in late 19th century. The building was in colonial style flanking with verandah. The Indian police stood under the arch may indicate that a police guard room may be provided inside for security reason. A sedan chair was put beside (Far left just behind the tree) maybe standby for official use. (Source: The Heritage Hiker's Guide to Hong Kong, Pete Spurrier, FormAsia, 1st Publication, 2010)

Old maps showing that greenery area was landscaped in its surrounding. Circular green lawn was designed with plantations in front of both its west and east elevations. A Burmese Rosewood which is now standing in front of the Main Wing

has been already located here since the late 19th century. The environment of the surroundings was probably fairly pleasant and with a considerable amount of open space.

There were thirteen rooms in total inside the building. The ground floor originally housed the Public Works Department and the upper floor housed the Council Chamber, Colonial Secretary's Department and the Local Auditor.

Office Expansion

Shortly after the construction of the old Colonial Secretariat Building in 1848, another piece of land below was granted for the erection of the St. John's Cathedral which was completed in 1849. Afterwards, another government building, the Governor's House was constructed in 1855 on the upper side of the Colonial Secretariat Building and then the Botanic Garden on its further upper level. By this time, this piece of slope became solely owned by the government and commonly known as "Government Hill".

Fig. 4 The early scenery of "Government Hill" in 1870s. The old Colonial Secretariat Building was flanked by a number of prominent Government and public buildings such as the Old City Hall built in 1869 (Left) and St. John's Cathedral (Front right with a tower) built in 1849. (Source: First Photographs of Hong Kong 1858-1875, Oxford, 1st publication, 2010)

The correspondent expansion due to the size of the population and the rapid expansion of the colony gave the government intention to extend the office spaces. However, various units had to rent offices from private sectors which reflecting the insufficient supply of government office areas.

In 1896, the Governor appointed a Government Office Committee to review the condition and supply of government offices. It was concluded that various government departments had priorities in having their own office spaces including the Supreme Court and Law Offices, the Treasury, the Registrar General's Department, the Public Works Department, the Land Office, the Local Auditor's Department, the Sanitary Department, and the Inspector of Schools.

The Committee did not suggest giving expansion of office in the Colonial Secretariat Building to house all scattered departments as it was considered impossible and inefficient. On the contrary, it suggested erecting new buildings on the land newly obtained from the Praya Reclamation Scheme between 1890 and 1904. The Supreme Court (built in 1912, its exterior was declared to be a monument in 1984) was erected on the new land in front of the Old City Hall (built in 1869 , demolished in 1933 for the Hong Kong and Shanghai Bank, HSBC. The building was demolished again in 1985 to make way for the current HSBC Tower) while the new Post Office was built at the corner of Pedder Street and Des Voeux Road near the new reclaimed sea shore.

Although new government premises were built on new reclamation area, the government still faced the shortage of office area. In 1920s, the government considered that in-situ expansion was necessary. In May 1928, the government issued tenders in adding new second floor to the old Colonial Secretariat Building. The alteration started officially on 30$^{th}$ April 1928 and completed on 21$^{st}$ January 1929. The whole building was closed for alteration during this period and the offices were temporarily removed to the 3$^{rd}$ floor of the Banque de I'Indo-Chine, French Buildings on Queen's Road.

The works included replacing the original pitched roof by an additional floor and insertion of concrete beams and piers inside to support the new floor slab. Some facilities were upgraded, for example installing a lift inside.

In 1931, plans were drawn up by Public Works Department to redevelop the whole Governor Hill site, including the site of the old Colonial Secretariat Building, the Governor's House and the Old City Hall into a Government Service Complex. However, this plan was turned down at last as the scale was too large and financially

unfeasible. This project never went ahead but only the land of the Old City Hall was sold to HSBC at last. The money was then transferred as Government revenue.

Fig. 5 The West elevation of the Old Colonial Secretariat Building and main entrance in 1930 after the extensive renovation. The original pitched roof was replaced by an additional floor. The Rosewood tree has been standing in front of the Government office as nowadays. (Source: The Heritage Hiker's Guide to Hong Kong, Pete Spurrier, FormAsia, 1st Publication, 2010)

In between 1940 and 1941, Hong Kong was in high risk of Japanese invasion, the colonial government built a number of air raid shelters throughout Hong Kong for citizen to hide when the war broke out. Underground tunnels were also built within Government Hill District to safeguard the operation of the government. On 5th December 1941, the Colonial Secretariat Building was declared to be a protected place under the Defense Regulation, 1940. Shortly after that, the Japanese invaded Hong Kong on 8 December 1941. Hong Kong at last lost in the battle and surrendered on 25 December 1941.

During the Japanese occupation, the Colonial Secretariat Building did not suffer from serious damage but the central headquarter of the government at that time was relocated to the HSBC building on Queen's Road.

Post-war Development of the Central Government Offices Complex

On 15 Aug 1945, the Japanese troops were surrendered and handed back Hong Kong to the British Government. Before the old Colonial Secretariat Building

resumed operation, the provisional Hong Kong Government was temporarily housed in the French Mission Building (Declared a monument in 1989, now housing the Court of Final Appeal) located on Battery Path.

Under the need of rebuilding the city after the war, the reconstruction of the Colonial Secretariat site was raised up again and it was hoped that all the scattered departments throughout Central District could congregate back into one place. This proposal was finely accepted and subsequent design and planning were started to prepare in 1949. The final confirmed scheme was to construct three buildings on the site in different phases. The name "Central Government Offices" was mentioned starting from that time.

The 1st phase of the project was to build an East Wing right on the Colonial Secretariat Building, along the Lower Albert Road and ended at Garden Road. Started in 1952, the construction was completed in Dec 1954.

The 2nd phase involved building a Main Wing (also known as Main Wing) on the site of the old Colonial Secretariat Building. The building consisted of a square office block with its central bay on its east elevation linking with the west end of the East Wing. A fan-shaped 2-storey structure on its north end was designed to house the Legislative Council (LegCo) Chamber. The construction was started in 1955 and was completed by the end of 1956.

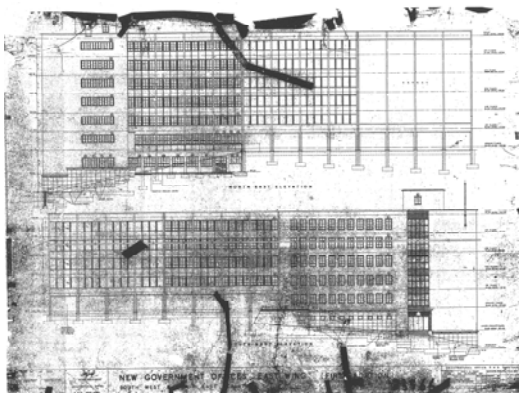



Fig. 6 (Top) and Fig. 7 (Bottom)

The design drawing showing the new Colonial Secretariat including the Main Wing (publish in 1954, Fig. 6) and the East Wing (Published in 1952, Fig. 7).

The East Wing was built on a gently elevated slope. The East Wing was generally 6-storey high (G/F – 5/F) in the beginning stage of the design with a covered G/F car-park. The east block of this wing was designed with 2 underground floors to fit with the natural contour.

The Main Wing was built on the original site of the old Colonial Secretariat Building with a south block in 7-storey high (G/F – 6/F) and an underground floor. A fan-shaped 2-storey north block served as the Legislative Council Chamber. The original Rosewood tree was preserved in front of the main entrance. A tall flag pole was designed on the Lower Albert Road next to the main entrance.

(Source: ArchSD, HKSAR)

An official opening ceremony of CGO was held on 9th January 1957 by the Governor Sir Alexander Granham (Governorship period: 1947 – 1957) who also supported the proposal of building the CGO Complex.

Fig. 8 Scenery of the Central District and the CGO site (East & Main Wings) in 1958. The low-rise design of CGO tries to preserve the landscape and also the harbour view from the Government House at the back. However, rapid high-rise development started since 1960s has gradually blocked the harbour view of Central. In front of "Government Hill" stood 3 high-rise architectures already in 1958 from left and old tower of Standard Chartered Bank (Under construction at that time), the Old HSBC Building (Demolished in 1985) and the Bank of China (Still existing, Grade 1 Historic Building) (all pointed in red). (Source: Hong Kong Annual Report, 1958)

The final phase was the construction of the West Wing, it was a detached building from the Main and East Wings and was laid on an uneven slope along the lower Albert Road downhill to the Ice House Street. The building rested on a temporary structures formerly built by the Public Works Department after the war. The work included the demolition of the temporary structures and slope strengthening works. The construction was carried out in late 1956 and was completed in early 1959.

The building complex was generally designed in functional style as one of the earliest example of post war modern architecture of Hong Kong. The buildings were constructed with reinforced concrete and were designed in low rise, in order to preserve the harbour view looking from the Governor's House. Most elevations

were designed with exposed concrete beams designed in geometric patterns. All unnecessary decors were kept to minimum. In the very beginning, the East Wing was basically in 5-storey high with two underground levels on its east end. The Main Wing was basically 6-storey high with an underground level. A 2-storey high LegCo Chamber attached to its north end.

Internally, it is plain in style. The internal space of each floor was designed as open plan setting and supported with evenly distributed columns. It allowed building users with flexibility in allocating different uses by partitioning the internal spaces to fit the functional requirement. Since then, the internal area including the partitioning have been changing throughout it usage.

These three buildings were allocated into different functional purposes after it was built. The East Wing was mainly used as internal government office and also the ExCo (it relocated into the existing ExCo Chamber next to the New Annex Block of Main Wing when it was completed in 1991). The Main Wing acted as the headquarter offices of the Government and also the LegCo (it was relocated to the Old Supreme Court Building in 1985, the old chamber attached to the Main Wing was demolished to construct the annex block extension in 1989). The West Wing was used to house government departments which serving the public and also offices of LegCo members. Public can enter the West Wing to enjoy services from government and consultation from LegCo members. The G/F front desk locating at the Ice House Street entrance was used for answering public enquiry and publicity purposes.

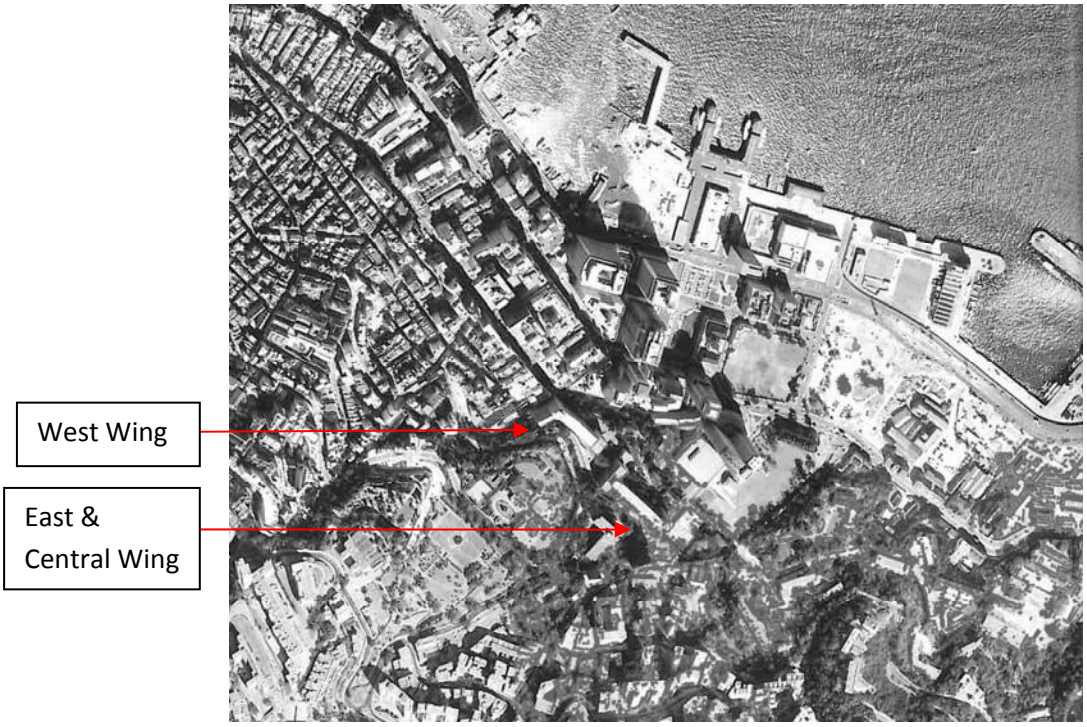
Externally, the CGO Complex has undergone a number of alterations to suit the changing office need. A new additional storey was added on East Wing (1961-62, further extension done on the east block in 1976) and Main Wing (probably after 1960s). An annex block and the ExCo Chamber Lower Block were built to replace the former fan-shaped LegCo Chamber on its north elevation between 1989 and 1991. Most of these additions and alterations being added in different periods, tried to have compatible exterior design with original. The exterior still looks consistent as it was just built.

After the return of sovereignty, the CGO Complex became the Headquarters of the Government of Hong Kong Special Administrative Region (SAR Government). Most original low metal railing surrounding the site were replaced by a much taller ones. The original public accessible area was enclosed. The public accessible path from Battery Path to the Lower Albert Road was not accessible anymore. This alteration separate the direct passage between these two roads.

Starting from 1997, the CGO Complex, especially the main entrance on the west elevation of the Main Wing became a venue of numerous social protests such as the protest on right of abode (1999), the 1st of July Protest (starting from 2003) etc. The Main Wing which housed the Executive Council (ExCo) , the offices are a number of Bureaus and also the press room were well popular among public which were always be captured through medias. The main entrance area of the Main Wing became the most important place for media aggregation for seeking the latest officials' verbal feedback. After the ExCo meeting in the 1st floor, the officials walked down the stairs near the main entrance of Main Wing and delivered their public speech responding to different social issues and policy making which greatly associated to the living of locals and the development of Hong Kong.

Towards the new Central Government Complex being completed in Tamar Site during late 2011, all the government departments in the CGO Complex had relocated to the new building. The CGO Complex became vacant starting from early 2012.

The CGO Complex, being the place as a symbol of the highest administrative power since 1847, bears a very high significance towards the social, political and administrative development of Hong Kong from colonial period to SAR period until it ceased operation by the close of 2011. The site was also a work place of many prominent figures that have contributed their efforts to the development of Hong Kong and became part of Hong Kong's history.



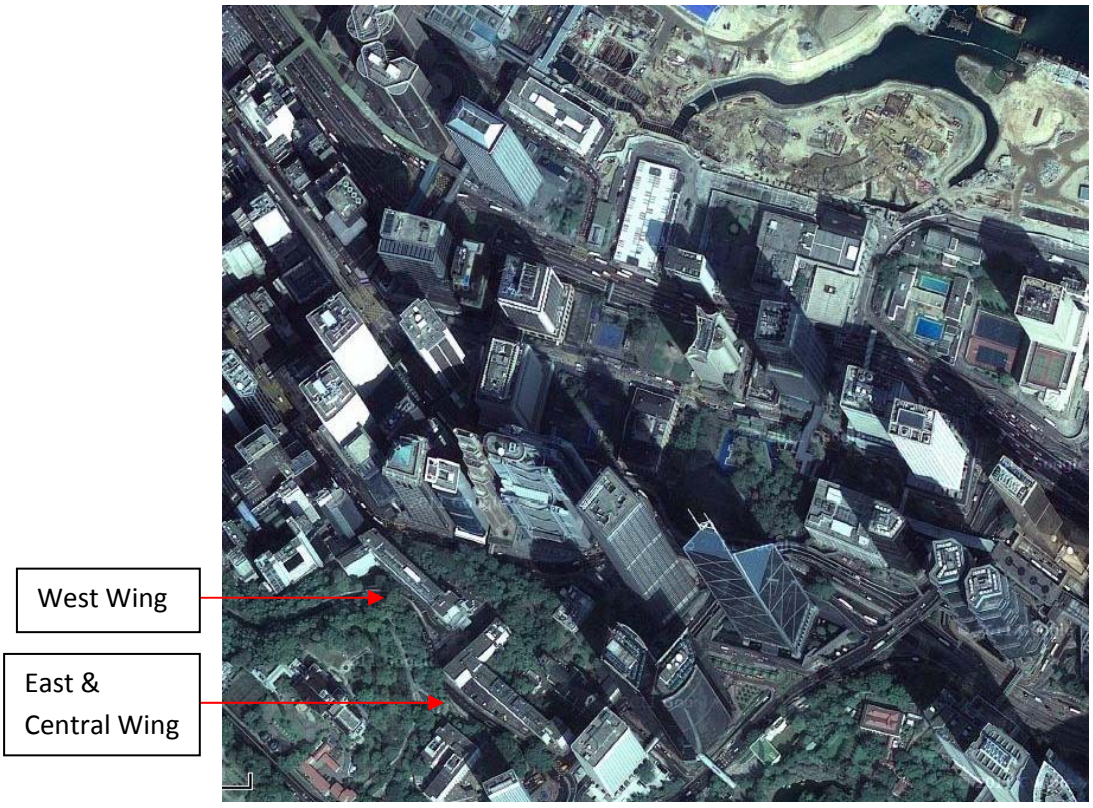




Fig. 9 (Top) and Fig. 10 (Bottom) showing the aerial view of Central in 1964 and 2011 respectively. Over these several decades, the Central District got a dramatically change in terms of cityscape and landscape. The "Government Hill" including the CGO (Pointed) has been greatly shaded by surrounding high-rise and further away from the waterfront after rapid reclamation. (Source: (Top) Survey and Mapping Office, Lands Department, HKSAR; (Bottom) Goggle Map, 2012)

Fig. 11 Map of Central, Hong Kong Island, showing location of the old Colonial Secretariat Building (Circled), 1856 (Source: Mapping Hong Kong: A Historical Atlas, Hal Empson, Government Information Service, 1st Publication, 1992)

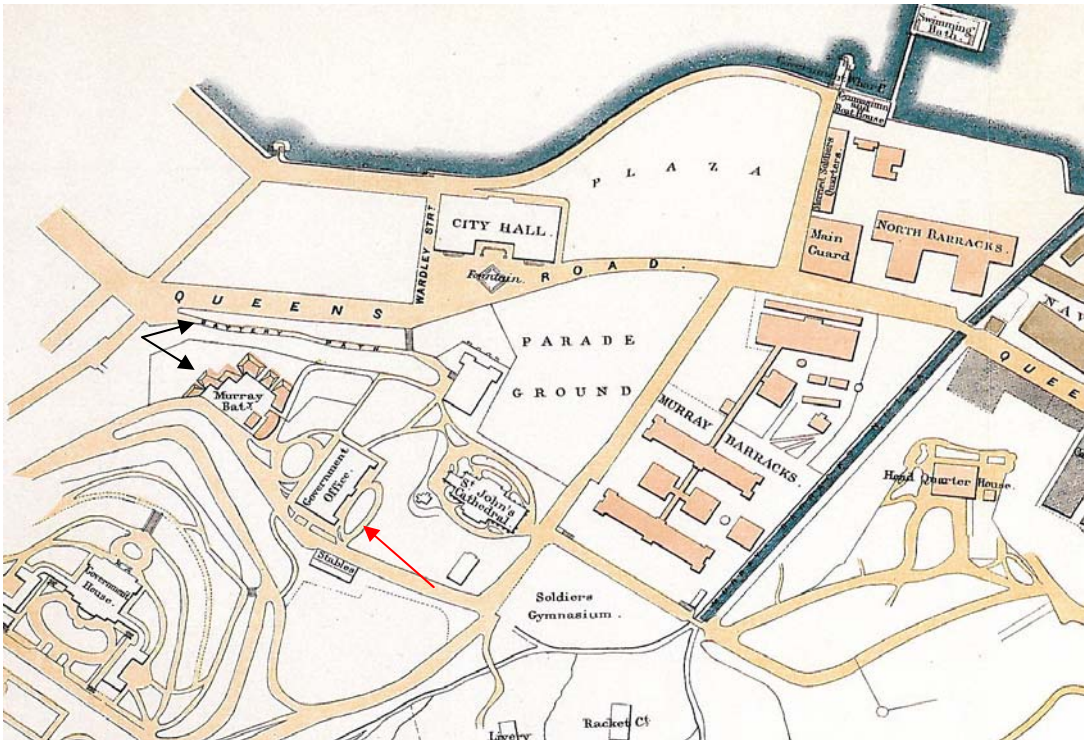
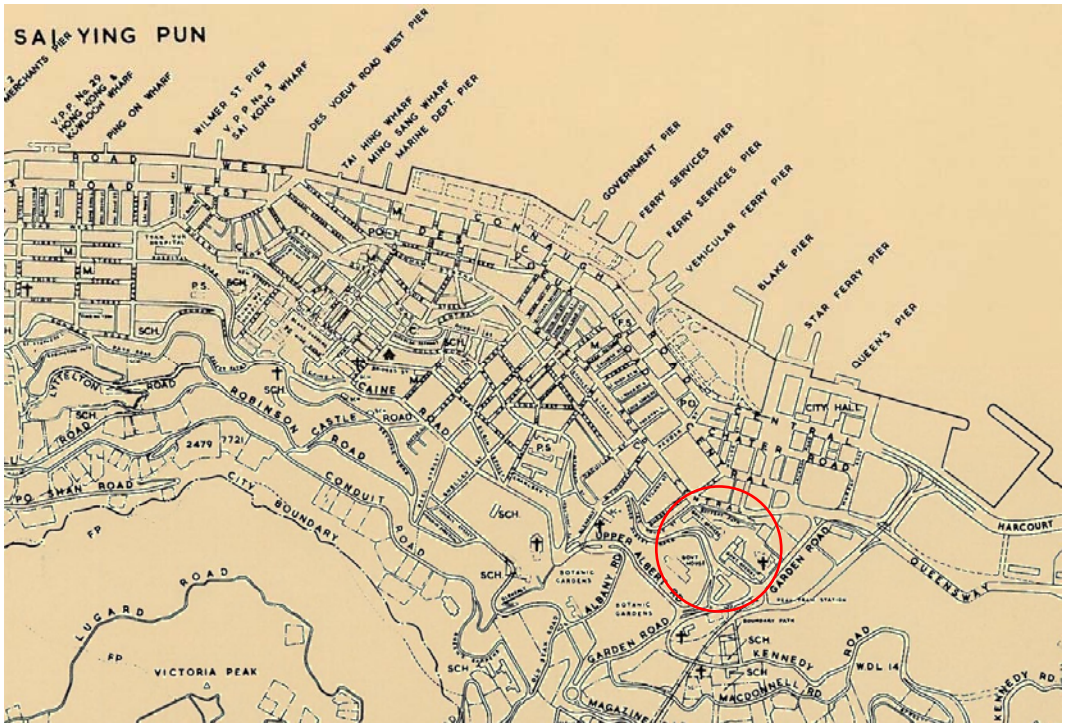



Fig. 12 Map of Central, Hong Kong Island, showing locations of a number of prominent buildings including the "Government Office" (Pointed in red), the Murray Battery (Nowadays the location of the West Wing) and Battery Path (Pointed in black), 1887. (Source: Mapping Hong Kong: A Historical Atlas, Hal Empson, Government Information Service, 1st Publication, 1992)



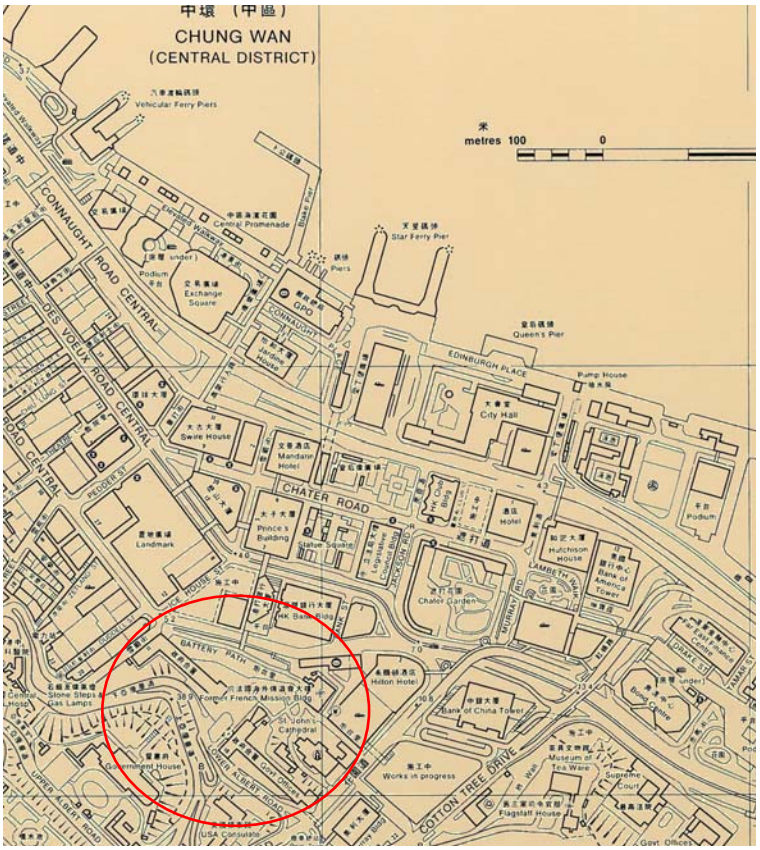




Fig. 13 (Top) and Fig. 14 (Bottom) showing the CGO Complex (circled) in 1964 and 1990 respectively. The two distinct structures (West Wing & East-Central Wing Complex) were clearly shown on the map.

The 1990 map (Bottom) still showing the fan-shaped LegCo Chamber on north of Central Wing before the demolition for extension.

(Source: Mapping Hong Kong: A Historical Atlas, Hal Empson, Government Information Service, 1st Publication, 1992)

## 2.2 Chronology

| Year/Period | Events |
|---|---|
| 1842 | Hong Kong Island was ceded to Britain and set up the colony under the signing of Treaty of Nanking between *Qing* Government and Britain. |
| 1845 | The Murray Battery started operation for military defense |
| 1847 | The 1st Colonial Secretariat Building was built. Ground breaking ceremony was held on 24th February by Governor Sir John Davis with a foundation stone laid on its northwest corner |
| 1860 | The colony extended as the Kowloon Peninsula was ceded to Britain under the signing of Treaty of Peking |
| 1896 | The Government Office Committee was set up in accessing the supply of government offices. The committee recommended to build new government premises on new waterfront area to house the scattered departments |
| 1899 | Signing of "the Convention for the Extension of Hong Kong Territory", The New Territories was borrowed to Britain for 99 years |
| 1909 | The Stable Block of the Colonial Secretariat Building was converted into office of Public Works Department |
| 1928 | Work started on 30th April to give an additional floor on the Colonial Secretariat Building |
| 1929 | Addition floor completed. The Secretariat resumed operation in the building on 21st January |
| 1931-39 | Redevelopment proposal for the whole site of Government Hill was proposed and did not approve by the Governor. The proposal were given up |
| 1941 | The Colonial Secretariat Building was declared a protection site under Defense Ordinance on 5th December to ensure the continuation of government operation<br><br>Japanese invaded Hong Kong on 8th December and British surrendered on 25th December. |
| 1941-1945 | The Japanese moved the Government Headquarters to the old HSBC Building |
| 1945 | Japanese surrendered on 15th August. British took back |

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|---|---|
| | Hong Kong. The former French Mission Building used as the Government headquarters temporarily |
| 1946 | Plan to redevelop of the Colonial Secretariat Site started |
| 1947 | Temporary office erected for the Public Works Department offices west of the Colonial Secretariat Building |
| 1951 | Completion on the design of a new "Central Government Offices" complex |
| 1952 | Construction of East Wing started |
| 1954 | East Wing completed.<br>Demolition of the old Colonial Secretariat Building.<br>Foundation plaque of the old building discovered on 24th August |
| 1955 | Construction of Main Wing Started |
| 1956 | The Main Wing and the LegCo Chamber completed in December |
| 1957 | Opening ceremony done on 9th January in Main Wing by Governor Sir Alexander Granham<br>Site work on West Wing started |
| 1959 | The West Wing completed in January |
| 1962-63 | Additional storey built on roof of East Wing |
| 1985 | The LegCo moved into the Old Supreme Court Building |
| 1989-91 | An annex block & ExCo Chamber were built on the old LegCo Chamber locating at the north and northeast of the Main Wing |
| 1997 | Handover of Hong Kong back to China<br>High railing was installed surrounding the CGO Complex<br>The CGO building became the headquarters of the HKSAR Government |
| 2002 | Announcement of the Tamar New Central Government Complex |
| 2003 | The project was temporarily put down in view of continuous budget deficit recorded |

| | |
|---|---|
| 2005 | The project was put on table again |
| 2006 | The project was approved by the Legislative Council |
| 2008 | The Tamar site started construction |
| 2011 | The Tamar site completed and departments moved into new site subsequently in December |
| 2012 | The CGO Complex was vacant in February |

## 2.3 Architectural Appraisal

### 2.3.1 Study Area

The study area is located in Central with an area of about 6,910$m^2$ including two structures namely The East Wing and Main Wing of the CGO complex. Within the buildings, the available construction floor area (CFA) is about 13,627 $m^2$.

The site is generally flat and is bounded by Lower Albert Road at the south and Garden Road at the East. On its west, it was separated from the West Wing of the CGO complex by an open courtyard at its west. On its north, the CGO was well separated from The St. John's Cathedral complex by a slope with mature trees and plants.

### 2.3.2 General Accounts to the Building Exterior

The East and Main Wing were completed in 1954 and 1956 respectively. The overall design was mainly a modern utilitarian style. With its functional design being put in a high priority, the overall architectural design was in a standardized format with featured elements repeating throughout the entire building. The buildings were generally laid on a flat slope with a gentle sloping down towards the east and south site boundary.

These two buildings are early examples of modern architecture built in post-war period of Hong Kong. This kind of architecture was famous in the mid 20$^{th}$ century and was well respected and commonly used in the city redevelopment of Hong Kong in post-war period. This kind of architecture tries to express its idea of simple and function-oriented features and exposes its building structure and materials to be used as its main characteristics. Prefabricated units such as building materials and basic fittings with standardized design were implemented to increase the efficiency and shorten the construction period to save cost.

Overall, the following general practices are found in the design and construction of these two buildings:-

1. Exposed Concrete Frameworks

These two buildings display a similar pattern of exposed concrete frame features as their major façade design. The exposed concrete patterns are standardized into rectangular and square pattern which repeated horizontally throughout the building. Rows of steel window frames and blind spandrel panels appear alternatively

throughout the height of the building. Their configurations are laid equally to reflect the evenly distributed internal layout design. This exposed building materials and standardized building layout become the prime decorative features of the building.

According to PMT's Appraisal, it is found that all those exposed concrete frames are with granular finish containing a white matrix with light-to-dark grey and beige-coloured granite and were originally unpainted.

Fig. 15 The exposed concrete beam frame structures of East Wing alternate with rows of steel window and rows of green painted spandrel panels

## 2. Granite Cladding Surface

Finely dressed granite slabs are commonly used in dressing part of surfaces and foundations of these two buildings. The slabs which mainly used on wall cladding are dressed in rectangular shape and laid in order and set back between layers which display a moving tectonic pattern. However, granite is an expensive material compared with reinforced concrete and was greatly reduced to use in building construction when reinforced concrete became popular. The use of granite in cladding the building surface is mainly for decorative purpose. Moreover, the used granites are carefully chosen and use only those with high quality which are durable from discolouration (discolouration usually due to presence of minute particle of iron inside).


Fig. 16 The granite surface of the whole site is usually done with exposed surface without paint

## 3. Steel Windows

All window openings are fit with steel windows commonly known as Crittall style. Crittall is a British established window frame manufacturer. They tried to introduce a universal range in window glazing and design. With proportionate sections and simple linear design, they became the popular choice for windows installing in modern architecture. In 1931, they established the Crittall Manufacturing Co. of China. Such similar design of windows is found throughout these two buildings although some variations are recognized in glazing division and opening due to later alteration.

Fig. 17 Windows of the Main Wing. All windows of the CGO site are in Universal Crittall Style with a simple frame and proportional light design

## East Wing

The building is a long and rectangular modern architectures with its structure mainly built in reinforced concrete. It is narrow in width and in east-west orientation. The building basically lies on a flat land with its east end gradually slope down eastward to Garden Road and southward to St. John Cathedral.

The building is of 7-storey high (G/F and 6/F) while its east end built downwards to form two extra underground floors and are visible on Garden Road (B/F, LG/F & G/F to 6/F). The 6/F is a later addition built in 1961-62 and 1976.

The building is generally built with 3 sections in distinct features. To the east is a two square towers structure with exposed granite slab covered surface. The central section is of exposed concrete frame structure infill with steel window glazing and spandrel panels. To the west is a “transitional” section with granite-covered surface linking the west-end of East Wing with the vertically oriented Main Wing on the central bay of its east elevation. This section is of 8-storey high with a mono-pitched roof leaning towards the East Wing compared with other flat roof sections. The G/F of central section is a covered open space with supporting beams designated as a car park. Top of the roof is for plant services surrounding with light-painted balustrades. The upper exposed concrete frame is painted in pastel green and the infill spandrel panels are painted with milky light green.

Fig. 18 (Left) showing the exposed concrete frame of central section and granite cladding right section of East Wing.
Fig. 19 (Right) showing the west granite cladding “transitional section” linking the East and Main Wing.

## The South and North Elevations

The building design of both the south and north elevations are basically consistent. Its south face looking towards Lower Albert Road is a more popular face towards the general public. The north side is blocked by rich shrub and plant growth and does not being recognized by public.

Generally speaking, the elevation is divided into 3 sections.

## The West-end Section

This section is of a transitional structure linked with the Main Wing. It is an 8-storey high mono-pitched roof structure (G/F to 7/F). Its surface is covered by finely dressed granite rectangular tiles offset on each level to create a moving effect. From 1/F to 7/F, each level is distributed with 4 square openings with steel windows and half of them are now installed with ventilation fans. The G/F is filled with 4 greater window openings filled with steel security grilles with geometric pattern decors and painted white. The grilles are of original design. Ductworks are found on the G/F exterior surface towards the Main Wing.

Fig. 20 The West-end transitional section which is believed to be constructed with the Main Wing on its left in 1956. (South elevation)

## The Central Section

This section is dominated by its exposed concrete frame structure. This horizontal structure is divided into 12 equal bays by vertical elements penetrating G/F to 5/F. Each bay is further divided into 4 bays by shorter vertical elements a bit set up back from the outer surface of the building.

Each floor is further divided by into the upper window section and the lower spandrel panels by two horizontal elements to form the more projecting window heads and shorter window sills. Each window is in an eight-bay system (two vertical rows of four). The bottom two are fixed and the upper six form a pair of pull-aside window leaf. Comparatively, the height of the window section is a bit longer than the bottom spandrel section. The 5/F is topped with a more projecting cornice with 3 square shaped mouldings evenly distributed within each 12 bay on the down looking surface of the cornice. Those square shaped mouldings (Pointed in Fig. 21) are painted green while the tip of the cornice is painted black. The 6/F is of a later addition built in 1961-62. This level was built recess back from the original elevation and was divided into 12 equal bays by vertical elements correspondent to the lower 12 bays design. Between each bay is fitted with two horizontal rows of rectangular windows with two thicker and slender windows alternate each other. Only the slender windows can be opened in a single system.

Fig. 21 A closer look to the central section of the East Wing on north elevation. The elevation with emphasis on vertical and horizontal elements divided the building into even bays. Each floor consists of a row of upper window with 8-light design, a projected window head and a shorter window sill. Under the window is a projected milky green-painted spandrel panels.

(Fig. 22, left) The additional floor added on the central part of East wing with its steel window frame design (Fig. 23, right).

## The East-end Section

The section consists of two square tower blocks built linking each other with the right tower move further north towards the St. John's Cathedral. Both of them are covered with dressed and exposed rectangular granite slabs giving a smooth surface. Due to uneven slope of this section, Lower Ground Floor (LG/F) and Basement Floor (B/F) were built in this section. The 6/F is a later addition in 1976 with its layout followed the lower levels generally but is an exposed concrete structure. The overall structure is generally 9-storey high.

For the left block, 11 distinct rectangular steel-framed windows are evenly distributed from G/F to 5/F. All openings consist of recessed surrounds with projected sills. The windows are the 8-light system the same as the central section. The LG/F is fitted with 2 rows of smaller rectangular windows fitted with 2 light systems. The LG/F is finely divided from the upper levels with a projected cornice supporting with slender vertical granite elements alternate with thin and long rectangular flutes. In front of this LG/F is a nursery.

Fig. 24 (Left) and Fig. 25 (Right) showing the two-linked square tower design on the east side of the East Wing. The main entrance is design on the south junction between these 2 square tower blocks (Pointed in red). The additional floor on the top of right square tower is a much later additions done in 1970s with the original cornice flag pole demolished with marks remain. (pointed in black)

For the right block, a main entrance is located on its LG/F level with flight of granite steps leading from Lower Albert Road. All windows are aligned above the entrance with solid panels of rectangular granite for the rest of the finishes of this particular elevation. Each level is fitted with 2 rows of five big rectangular windows, while those located on the floor level are painted black with visible bold frames. Panel crafted with zigzag patterns is found on top of the 5/F windows which were influenced by Art Deco movement. Projected granite cornices are found on top of 5/F and the dividing floor level between B/F and LG/F. A granite nursery with plantation is found next to the main entrance

The Main Entrance Area

The main entrance is located on LG/F level at the corner between the left and right square block on the south elevation. However, the entrance is located a bit higher than the street level and has to be reached by eight granite steps. The entrance is topped with a projected canopy and supported with a fluted column located on its outermost right corner. The cornice of the canopy is in two levels with the lower part built recess back from the upper one. The building name and address with its Chinese and English characters are affixed on the east wall of the left block just next to the canopy.

The main entrance is fitted with a bronze doors system. There are totally 4 door panels with the middle two forms a pull-aside system. Each panel is glazed with 32 lights (eight horizontal rows of four) and with floral pattern decors on their bronze frame corners. On top of the bronze door there is a granite panel decorated with zigzag horizontal fluting. The middle sits a square block with a dragonhead craft which giving a taste of oriental style features to the entrance of the building.


Fig. 26 -31 (Left to right, top to bottom) showing the features of the main entrance area of the East Wing

## The Car-park area

The car-park area occupies the whole G/F of the central section of the East Wing. The area is supported with 4 rows of load bearing simple square columns running throughout the building and divided the area into 3 bays in depth with the central bay narrower than the outer two. The bases of all the northern and southern row of columns are fitted with irregular dressed granite. Besides, the ceiling level is fitted with square patterned coffer moulding. On both of the east and west end of the car-park consists of doorway access to the East and the West Wing. Both entrances consist of a granite dressed surround with its architrave crafted with vertical fluting decoration which showing an Art Deco influences. Each entrance is fronted with a cement ramp with metal balustrades. For the doorway leading to the East Wing, granite slabs is still visible located at the entrance area in front of the door. Nowadays, the entrance door to the East Wing is of metal replacement while the one to the Main Wing is timber doors with paint finishes.

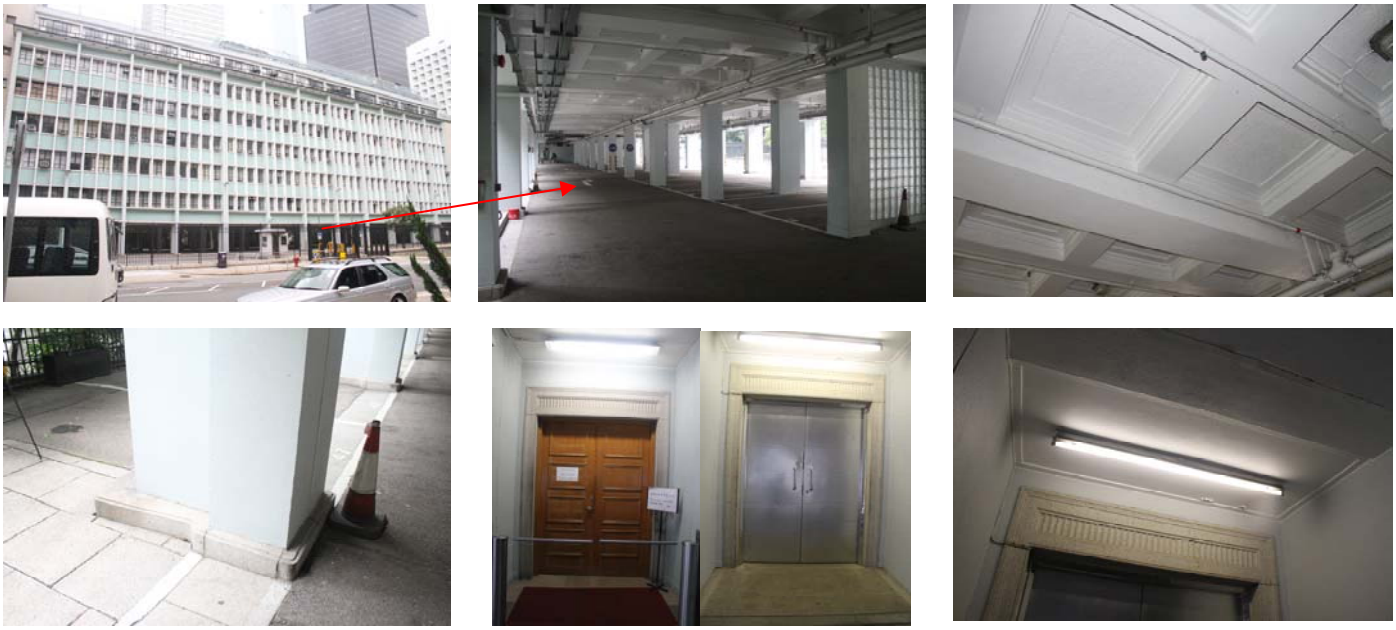

Fig. 32-37 (Left to right, top to bottom) The G/F car-park area with its distinctive features include the 4 horizontal rows of columns (Fig.33), square coffered pattern ceiling (Fig. 34), the granite column base of all peripheral columns and square tiles on the edge of the car-park (Fig. 35) and two granite porch entrances individually into East (Fig. 36 right) and Main Wing (Fig. 36 left) and the moulding on the ceiling at the porch entrance (Fig. 37)

## The East Elevation

It is a 9-storey high structure built on an elevated slope leading to the St. John's Cathedral. Windows are found locating between LG/F and 5/F with similar style and division similar to that of the central section of the south elevation of the East Wing. These 7 floors are equally divided into 10 bays by vertical elements. Horizontal elements integrate with the verticals and further dividing each floor into upper 8-light system windows and the lower spandrel panels. These horizontal elements flanking all windows form a more projected window heads and shorter window sills. The concrete frame is painted in pastel green and the spandrel panels are painted milky light green. Other than that, all are dressed in granite slabs. More projected cornice is found on top of 5/F (with tip painted black) and division level between B/F and LG/F (exposed granite surface). The external wall of the B/F is mostly compiling with granite slabs surface. However, recent renovation (done mainly in recent 2-3 years) has added five glass panels on its surface showing historic photos of the CGO building since the old Colonial Secretariat Building.


Fig. 38 (Left) & 39 (Right) show the mixture of exposed concrete frame with granite cladding surface design within one elevation. The basement of the block separated by an elaborated cornice (Pointed) was refurbished 2-3 years ago by inserting 5 glass frames with old photos of the CGO for public appreciation

## Roof Top Area

The roof top is basically flat but the transitional western section linking with Main Wing in a mono-pitched order. Most of the roof top area is fitted with building services and ductworks. The peripheral of the roof is installed with metal balustrade painted grey and the floor has treated with a water proof layer material in green.

Fig. 40 (Left) Looking south to the mono-pitched roof of the Transitional East Wing and Fig. 41 (Right) looking north to the flat roof surface of the East Wing both from the roof of Main Wing.

## Main Wing

The building rests on the original site of the old Colonial Secretariat Building and was completed in 1956. It is 7-storey high looking from ground with a LG/F underneath. It is designed in a vertical orientation which linkages with the East Wing with its central section of its east elevation to form a T-shaped compound.

The Main Wing basically underwent three stages of development. The building consists of the 1956 built south block and the 1989 built north annex block with an octagonal auditorium located on its northeast corner. This new extension is built on the former site of the 1956 built Legislative Council chamber which was a fan-shaped 2-storey structure. It was no longer used after the LegCo moved to the new site in 1985 and demolished to make way for the annex block. On the old south block, the 7/F is a later addition probably built between 1960s and 1970s with design and external materials basically matching with the original.

Fig. 41 The main elevation of the Main Wing. The building composed of the original 1956-built south block connecting with the 1989-built north annex block (Pointed).

Before its removal to the Tamar Site in late 2011, this is the working place of most of the Government Bureaus. Other important venues such as Executive Council Chamber and the Press Room were housed inside this wing which made it a common place in news reporting and popular among public. In recent decade, the

entrance of the Main Wing became the common destination for most social demonstrations.

The West Elevation

This is the main elevation and main entrance of the Main Wing. The elevation is mainly composed of exposed concrete frame consist of vertical and horizontal elements.

It is divided into two sections: The south section is the original 1956 built Main Wing, the north section containing the annex block and the 2-storey ExCo Chamber built in 1989-1991.

For the south block, the elevation is evenly divided into 36 bays from 1/F to 7/F. Rows of window and spandrel panel placed in an alternate manner horizontally along the elevation. The vertical elements are offset by a half bay between rows to give a sliding effect. All window panels are designed in Crittall Universal Type with 3 lights. The bottom horizontal glazing is fixed while the upper vertical 2 lights form a put aside window system. All the window frames are painted black while the spandrel panels are plastered in milky light green colour. All those exposed concrete frames appear to taper towards the outer surface to reduce its visual effect and weighty feeling. According to the appraisal from PMT, the spandrel panels under each window were covered with grey/green glass mosaic tiles to replace the original defective Italian slate covering the panel found in 1962. However, the current panels are all covered with rendering colour finish. Samples areas are recommended to chosen to send off the surface render to review the underside condition.

The 1/F consists only of rectangular windows. Early photograph shows that all 1/F windows did not install with external grilles. Existing window openings are installed with security steel grilles decorated with hexagonal patterns.

The G/F is totally surfaced with slates painted black including the projected canopy with supporting columns. The G/F is evenly distributed with square openings secured with original white painted security grilles (7 located left of the canopy and 5 located right of the canopy). Low level nursery is found in front of the G/F wall. The whole edge of the south block elevation is finished with granite panels.

The north annex block is just a copy of the old south block with generally the same style. Separating from the south block with horizontal concrete elements in 3-4 bays wide, this section is evenly divided into 10 bays. However, window rows of 1/F and 2/F and the $4^{th}$ and $7^{th}$ bay of window counting from the right side from 3/F to 7/F are covered. The left tip of the elevation towards the slope leading to St. John's

Cathedral is built with a vertical concrete elements which housing the new staircase and lift inside. Its surface is finished with grey ceramic tiles.

A projected canopy is built on the north side of the annex block covering the stairway leading to the LG/F car-park.

Although the new annex block attempted to build correspondent to the old south block with similar style, there are differences in materials usage in several prominent parts. For example, the surrounding building edge is covered with square ceramic tiles in light grey colours instead of granite. All the G/F is mainly covered with black tiny ceramic tiles instead of slates.

Fig. 42 – 47 (Left to right, top to bottom) The west elevation of the north annex block (Fig.42), the south old block (Fig.44) and the exposed concrete frame details (Fig. 43). Black-painted slate covered G/F (Fig.45) and the security grilles on 1/F (Fig.46) and on G/F (Fig.47) window openings.

## The Main Entrance

The entrance is covered with a projected canopy supported with 8 plain square columns lining in two rows. It is designed to make the space between rows wide enough for cars to pass through underneath for passenger departure or drop off. Except the ceiling surface, the entire structure is covered with slates painted black with the top edging cornice decorated with exposed granite. The emblem of People's Republic of China is hanging on the centre of the outer cornice level while the emblem of the Hong Kong Special Administrative Region (HKSAR) is placed on the centre of the inner cornice level within the canopy.

Elevated with a flight of granite step, the main entrance doors composed of 4 bronze glazed panel doors with glazing and the upper ventilation rails. The door system is designed with a pair of central open doors and 2 side openings. A French bronze French window with the same design is put on each side of the entrance gate. The central doors function during office hours while the two side doors were used in non-office hours. The whole system together with the attached locks, holding rings and handrails are of original. The upper window rails are now covered with a transparent sheet for air-conditioning reason.

Fig. 48-53 (Left to right, top to bottom) The main entrance on the west elevation with detailed features including the PRC emblem on outer cornice level (Fig. 48), the canopy (Fig. 49), the slate surface (Fig. 50), the main entrance area (Fig. 51), the bronze entrance gates (Fig. 52) & its details (Fig. 53)

## The South Elevation

This section is made up of dressed granite slab surface. All upper floor levels consist of a centrally placed window opening with projected surround. The 1/F window is secured with an outer steel grille.

The G/F is built with a door opening surrounds with a plain granite porch with a sighted pitched rooftop. The building name and address in both Chinese and English characters are affixed next to the entrance doorway. The timber door panels are newly refurbished and painted.


Fig. 54-56 (Left to right) The south elevation of the Main Wing. It is the only Main Wing surface solely with granite cladding. Distinct features include the granite porch old public entrance (Fig. 55) and the name of the building affixed on its left (Fig. 56).

## The North Elevation

This elevation is a newly constructed elevation of the annex block. The whole surface is plain and covered with grey ceramic tiles. The central bay is built slight set back from the original surface. A centrally placed window is found on each floor. The window is of 4 light-system design with 3 vertical windows topped by a horizontal one.

The entrance is of a simple steel frame design with glazing.

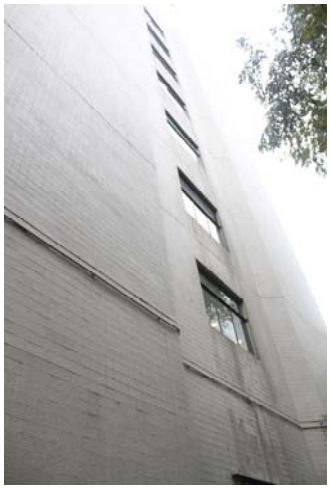

Fig. 57-58 (Left to right)

The north elevation of the Central Wing annex block

## The East Elevation

The elevation has the same design with the west elevation. Apart from the similarity, it is the interface elevation with the East Wing to form the T-shaped complex. The meeting point lies within its central part with about 11 bays apart counting from south tip and 15 bays from the north tip of the 1956-built south block.

An additional block was built in 1989 on the north junction between the Main Wing and East Wing. It is an octagonal structure in 2-storey high housing the Executive Council Chamber and rooms for storing building facilities. North of the chamber compound built a vertical structure up to the 4/F to house a new staircase. These new structures are covered with grey ceramic tiles hide behind vegetation growth.

Fig .59 (Left) The south part of the east elevation of the Main Wing facing Lower Albert Road

Fig. 60-62 (Right, top to bottom) The north part of the east elevation of the Main Wing towards the slope respectively looking on the top (Fig. 60) and from ground. (Fig.61). The exterior ceramic tile covered surface (Fig. 62) of the ExCo Chamber.

The spandrel panels below all the windows on the entire east elevation are covered with dark green mosaic tiles which are different from other spandrel panels in other elevations which are plastered with finishes.

Roof Top Area

The area is only accessible from the northern staircase of the annex block. Most of the building facilities are found locating on rooftop of the annex block.

The rooftop of the south block is spacious and is connected with annex block by metal stairs. A small room is found accessing to the underside of the mono-pitched roof of the transitional west-end section of the East Wing. Generally, only some ductworks were found crossing the roof surface. A green water-proofing layer is is covering the entire roof surface.

Fig. 63 (Left) showing the water tank and service located on roof of annex block & Fig. 64 (Right) showing the flat roof with a few ductworks present.

### 2.3.3 General Accounts to the Building Interior

As a modern office building, it has been designed to allow flexibility in partitioning the internal spaces to suit different office purposes. Throughout the history of the office layout, the internal space underwent series of alterations which look very different nowadays by comparing with previous plans. As a result, the internal space does not contain culturally significant features comparing with the exterior design.

Site visits were conducted with representative from ArchSD, Mr. Yip, and Director of Administrative of CGO, Miss Chou, on 9 Feb and 17 Feb 2012. All levels are basically locked and some of them have to access using security code which was consuming time and increase complexity in the assessment process. The two visits attempt to explore rooms and spaces as much as possible to identify elements or features containing heritage value which are eligible for future preservation.

The visit was targeted to look at the following topics:-

A.) Spaces or rooms which are of special uses and containing historic values and with collective memories connecting society

B.) Spaces or rooms which preserve original building fabric and fittings

C.) Any identified movable or non-movable artifacts found inside the CGO site reflecting the development and operation history of the CGO complex.

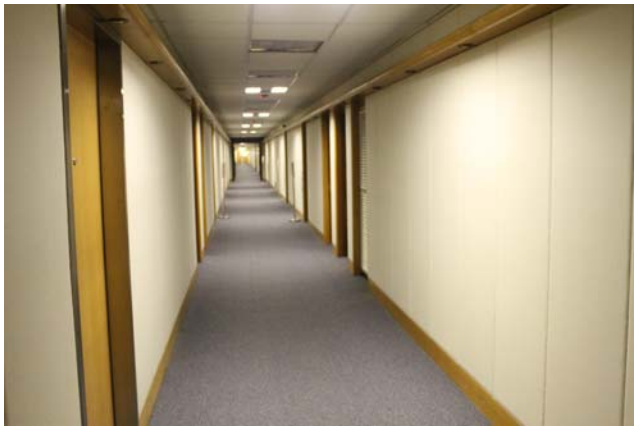

Fig. 65 (Left) General floor setting from the Main Wing and Fig. 66 (Right) from the East Wing: a centre corridor design with offices mainly partitioned on both side. Most of the floors have extensively changed over several decades which most of them are composed of modern materials without any historic significance.

## East Wing

East Wing is among the earliest structure (1954 built) within the site. The building has been served as a multi-purpose office building for different government needs in different periods. Before it turned internal office use, some of the floors were used as offices for Legislative Councilors to encourage public visit for consultancy services and also housed the old Executive Council (ExCo) Chamber.

Generally speaking, the whole building is divided into three parts with distinct uses:-

West transitional section: mainly for bathrooms and pantry uses

Middle section: mainly for offices purpose, plant room in LG/F

East square block section: the public lobby, fire services and the bathrooms

The site visits have revealed that the following areas and places are identified with heritage significant for preservation:-

1.) Main Office Area

Office areas are mainly situated between 1/F and 6/F. Each floor is entirely supported by 2 vertical rows of columns. Offices are mainly partitioned on both sides to form a central corridor running through the length of the overall building. All partitioning is mainly dry wall or glass partition. All floors are carpeted and false ceiling is installed to hide the duct works on ceiling level. (See Fig. 66)

Internal walls and ceiling are plastered with finishes in white without any moulding.

According to Ms Chow from CGO, the offices in the East Wing mainly served as back-up offices to the Bureau located in the Main Wing before moving out and only available to access through secure code and staff card. Particular exception only limits to 1/F which is mainly used for meeting and conference purpose.

Generally speaking, the office areas keep alternating and do not bear any significant architectural and historic features. Only those features mentioned below are of particular interest:-

1a.) A set of timber doors at the centre area of the 1/F corridor.

The whole door including the door panels, surrounds and hand rails in timber. A single square linear pattern with curved corners is found on both elevations of door panels which reflect the past craftsmanship and is the unique example found within the CGO site.

1b.) The conference room in Room 150.

This room is located at the central south part of the building. It is one of the partitioned office spaces within this floor. Comparing with other office spaces in other floors, this floor is accessible without passing any security lock and it is also for common use purpose for the working departments for the CGO. Within this floor, the conference room found in Room 150 preserves entirely the setting of a typical design of a government conference room. The room is fit with old style fittings mainly in timber and the space is partitioned by dry walls that are commonly used within other office areas of the CGO site. The room consists of a big conference table placing at the centre, 3 overhanging crystal lamps, timber dado panels and the floor-standing timber-sealed AC units located next to the window. (Fig. 69, 70)

Fig. 67 – 70 (Left to right, top to bottom) Identified features in office area including the timber made fire door and frame in 1/F corridor (Fig. 67,68) and conference room in Room 150 with its internal setting (Fig. 69,70)

## 2. ) Public Area

The public area is mainly located in the eastern square block of the East Wing towards Garden Road. That area preserves relatively more original architectural features which should pay attention to:-

### 2a.) Main Entrance Lobby

It is located in the LG/F of the eastern side of the East Wing facing the junction of Lower Albert Road and Garden Road. It is regarded as the main entrance of the East Wing to public. Beside the whole bronze main entrance doors which are original, the entire lobby has been renovated with marble wall covers and square ceramic floor tiles. On north side of the wall stands 2 lifts which serve as the main lifts for the whole East Wing. Inside the lobby, there are 2 electronic entry gates which visitors have to use barcode card to pass through. On the right hand side of the lobby, a stair was built leading to an underground subway to the 1969-built Murray Building opposite the Garden Room. It is the earliest high-rise government office building in Hong Kong. Old style signage boards hang on top of the subway entrance and the inner wall of the stair still exist. Timber handrails with the bottom metal rails are still intact along moving down the stairs.


(Fig. 72, top right) showing the entrance lobby in LG/F and the subway entrance (Fig. 73, left) to Murray Building. Old style signage boards (circled) and timber handrails (pointed) (Fig. 74, bottom right) preserved.

## 2b.) Floor Lobby Area

Rising along the floors on the same location with the LG/F entrance lobby are the lift lobby of each floor. Milky terrazzo finishes can be found on a number of locations which are believed to be the original finishes with a high preservation values. All finishes are with a smooth surface in pastel colour. The terrazzo surface of the lift surrounds are decorated with vertical fluting pattern. The porch entrance located at the rear right hand side of the lift lobby leading to the back toilets is particular interesting. The entrance is flanked by two semi-cylindrical columns and topped with an architrave which are all terrazzo made. Other than that, some wall footings are still preserving with original terrazzo finishes. Terrazzo finish is a common decorative and durable finish mainly used in building between 1950s and 1970s. It serves as decorative and protective purposes to the wall plaster and wall surfaces from damage and weathering. It is a labour-intensive craftsmanship. it was started to eliminate with modern protective paints and paneling which are of less labour cost starting from late 1970s.

Fig. 75-78 (Left to right, top to bottom) show the original terrazzo finish found in the floor lobby area. They are preserved respectively on the lift surround (Fig. 75) with vertical fluting pattern,(Fig. 77) ,wall footings (pointed in Fig. 75 – 76) and the porch surround to the rear side toilets (Fig. 76, 78)

## 2c.) Original Staircase

A staircase is built behind the lift lobby as the main staircase and fire flight for the East Wing from B/F to 6/F. The stair is accessible from the fire door left of the lobby. This staircase preserves much of the original features.

Pastel white terrazzo finishes are largely preserved along the dado wall along the stair and landing platforms. Topped with a projected linear finishes, the terrazzo finishes run from the G/F landing to the 6/F landing.

The metal railing is designed with two slim blue-painted round columns alternate with a thicker black-painted square column running from the G/F to top floor. A timber handrail is fitted on top of the metal railing. The flooring is covered with blue mosaic tiles and all steps are fit with non-slip nosing. The steps level on upper 6/F and B/F are in raw cement finish. The dado wall leading to B/F is of undo cement cover and on the right hand side is fit with a wall-hung timber handrail. Original floor signage is preserving in some of the floors. The ceiling edge consists of simple moulding with white plaster finishes.

Overall, the original design and finishes of the whole staircase are preserved except some modern ducting works found penetrating vertically and running along the ceiling which visually deter its authenticity.


Fig. 79-84 (Left to right, top to bottom) The East Wing behind the lift lobby preserved much of its features including the terrazzo finishes on dado levels (Fig.80), the metal railing with timber handrail (Fig. 81), blue mosaic tiles (Fig. 82), old floor signage board (Fig. 83) and ceiling moulding. However, later ductworks have found penetrating the floors which visually distorted the outlook of the stairs.

## 3.) Plant Room

Plant rooms are found in a number of locations throughout the building. A relatively larger water chiller plant room is found in the LG/F just left of the entrance lobby. The plant room can be accessible either from the left door of the lobby or from the recess open yard located at the north elevation by walking down the stair from the G/F car-park.

The plant room is a large rectangular room supported with load bearing columns, the entrance timber panels are original timber work with its bottom panels backing with a diagonal timber strips. Original ironmongery locks are still intact.

White square tiles are used to cover the dado walls of the plant room. A service tunnel is located on the west wall of the room where ductworks pass through here to the Main Wing.

Internal equipment basically has undergone several upgrades but some installations and fittings are discovered as old fabrics during site survey. Those equipments are with historic value and can be salvaged for display if upgrading works consider removing the existing fittings is necessary. They include the vintage fire service alarm (from UK, G.E.C., will discuss in later topic), the old fire door signage and the stone board for emergency fire call embedded on the wall of the walkway just next to the plant room.


Fig. 85-90 (Left to right, top to bottom) The LG/F Plant Room with details including the service tunnel (Fig. 86), the toilet tiles covered dado wall (Fig. 86, pointed), the old stone board for emergency fire call and vent openings (Fig. 87), the old timber door panels at the plant room entrance (Fig. 88), the 2 double-bell fire alarms (Fig. 89) and the old exit signage (Fig. 89)

## 4.) Basement Floor (Fig. 91-99)

This floor is rather small and occupies the floor area of the right square block of the East Wing facing Garden Road. The floor can only be accessed by the stair behind the lift and is locked usually. This floor is believed to serve as storage purpose since it was built and has the original fittings largely untouched.

Interesting findings are listed below:-

### 4a.) Original built-in timber shelves (Fig. 92)

The whole room is built with timber shelves which are tailor-made to fit with the internal projected beams. The shelves are in teak and still in excellent condition showing old craftsmanship.

### 4b.) Old Office Furniture

A number of old furniture are found inside the room which were used in CGO and rare to find nowadays such as teak chair, teak ornamental tables, old teak pigeon hole drawers, metal tray etc. They are in perfect condition and can be selected for display in future.

### 4c.) Old Secure Locks and Other Fittings

Window security bars and room locks are believed to be original or with certain age. The locks inside this floor are among the oldest and mostly imported from England and the brand used is Chubb (will discuss in later topic). Light switch is the old round style and is still functioning. The meter is from G.E.C. (General Electric Company) imported from England (will be discuss in later topic). A room with its metal gate locked by a vintage padlock from Chubb is not accessible and was told that the key has lost for some times. Those items reflected the general practice of importing royal materials during colonial times.

### 4d.) Old Government Files, Publications and other Office Equipment

There are still certain amount of government files and past publications which are still left within the drawers and on the shelves. Some files can date back to early 1960s recording the past government operation details. Those documents should not discharge and should go to Public Records Office for preservation after confirming that no departments are responsible to take over. Some selected non-confidential documents, report covers and the colonial publications can be selected for display in reflecting the history of CGO as the place for government operation and civic publicity of government policies.

Fig. 91-99 (Left to right, top to bottom) The Basement of the East Wing was used as the storage area since its completion in 1954. This is the area where preserved most of the old furniture and fittings which cannot find everywhere within the CGO site. Those salvageable artifacts become the important component in delivering the history of CGO in the passing half century.

## 5.) Universal Window Frame Design

All window openings are fit with a single steel window frame in universal Crittall style. Those windows are equipped with a vertical double lock controlled by a single handrail and a window hold on its bottom. The window frame is usually bottomed by a timber sill internally. The universal frame colour is painted black externally and white internally.

Some window frames are slightly modified to fit in air-conditioners and some have additional security metal bar installed inside for confidential storage. However, many of the original windows are preserved.

Fig. 100-102 (Left to right) show the Universal design of the East Wing windows. The design of the windows are in 8-light, alterations in later stage are found in part of windows which can be revisable. (Fig. 100 alteration with circles). The windows are bottomed by timber sills (Fig. 101) and locked in a vertical double-lock and single-handrail system (Fig. 102, squared)

## Main Wing

The building was constructed in 1956 and was officially opened on 9 Jan 1957 by Governor Alexander Grantham. The building was originally designed with a 7-storey high (G/F to 6/F, 7/F being added between late 1960s and 1970s) south block with a LG/F and a 2-storey high fan-shaped north block. The south block was used as the Headquarter Office for the Colonial Government and the north block for the Legislative Council Chamber. Upon the relocation of LegCo to the old Supreme Court Building in 1985, replacement work was done between 1989 and 1991 on the LegCo Chamber site to build a new annex block of the same height with the old south block. On east of the annex block at the junction between the Main Wing and East Wing, an octagonal structure and a new stair was built in the same period. These newly added parts are designated to serve the Executive Council.

After the return of Hong Kong back to China in 1997, the whole Main Wing became the Headquarters of the HKSAR Government and also housed the Executive Council (ExCo) until they moved to the Tamar Site in late 2011.

Generally, each floor of the Main Wing is dedicated to the following main uses before the removal:-

LG/F(only south block): Emergency Monitoring and Support Centre and plant room

G/F: Main entrance lobby, press room and general building services area

1/F: Executive Council and press room

1/F (octagonal structure): Executive Council Chamber

2/F: Headquarter, Labour and Welfare Bureau

3/F: Headquarter, Constitutional and Mainland Affairs Bureau

4/F: Headquarter, Commence and Economic Development Bureau

5/F: Headquarter, Financial Secretary

6/F: Headquarter, Security Bureau

7/F: Headquarter, Civil Service Bureau

Internally, the building has been greatly refurbished for modern office use and very few original fabrics are preserved. All rooms of each floor are partitioned on both the east and west side with a central vertical corridor passing through in-between. All walls are covered with modern panels and fitting and false ceiling is used to cover the ceiling ductworks. The old south block is accessible to the new annex block on each floor. The main lobby is located in the central part of the south block with 2 lifts and a central staircase access to all floors. An individual staircase was built on left side of the main entrance which is accessible to the ExCo Chamber in 1/F between 1989 and 1991. All the public lobbies throughout the Main Wing have been extensively renovated without any original fabrics remain.

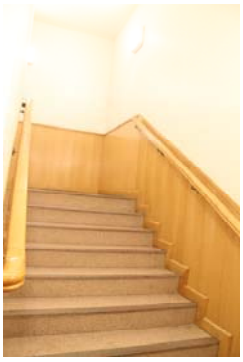

Fig. 103-105 Most of the internal areas of the Main Wing have been extensive renovated. The most extensive one was done just 2-3 years before which refreshed all the wall surfaces, flooring, ceiling and also public areas. In that case, the internal areas of the Main Wing do not bear any original architectural features.

Fig. 103: Main Entrance Lobby; Fig. 104 Public Lobby Area; Fig. 105 Central Staircase

The LG/F is accessible by two distinct staircases. One of them is located at the north end of the old south block while the other located at the southeast corner.

The staircase located at the southwest corner of the building run through the height of the building from G/F to 7/F. Its G/F landing was built in octagonal shape just next to the old public entrance located on the south elevation.

There are two staircases and one lift built within the new annex block. A new lobby is located at the north side of the annex block with a lift and a fire starcase. Another staircase was located north of the octagonal ExCo Chamber as an independent structure generate up to the 4/F.

Fig. 106-111 Comparison of the condition of the staircases in the Main Wing. (Left to right, top to bottom)

There are totally 7 staircases within the Main Wing. The northern staircase in the annex block (Fig. 106), the marble cladding staircase going up to the 1/F ExCo Chamber next to main entrance (Fig. 107), the central spiral staircase (Fig. 108), the southern staircase from G/F to all upper floors (Fig. 109), the southern staircase from LG/F to G/F (Fig. 110) , the staircase in the northern end of the south block from G/F to LG/F (Fig. 111) and a separate staircase connecting the ExCo Chamber to 3/F dining room (no picture provide).

Those staircases except the southern staircase from G/F to all upper floors (Fig. 109) have been either extensively renovated or newly built which do not bear any original architectural features.

The staircase connecting the 1/F ExCo Chamber and G/F main entrance is a later construction but bears social and historic value. ExCo members usually came down here after meeting to greet the media in delivering their public speech which are well captured by media and well known from public. (Fig. 107)

The independent staircase climbing from the ExCo Chamber to the 4/F at the northeast corner of the Main Wing is not accessible at the time of visits but is a new construction in 1989-1991.

The following areas and places are identified with features which bear architectural value for preservation:-

1. The terrazzo wall finishes in LG/F

Original pastel terrazzo finishes are found on dado level of the pathway located in LG/F going to plant room. Those finishes are the same as the one found in East Wing and also believed to be original finish. Apart from the pathway, walls on both sides of the north staircase leading to LG/F is also believed to be covered with terrazzo finishes on dado level but is covered with colour cement finish. Such finding may indicate the broad use of terrazzo for most of the dado wall finish in most areas at the very beginning but were either removed or covered in later alteration. Further investigation can be done to examine the wall surface if any existing old finishes can be found in other areas if possible.

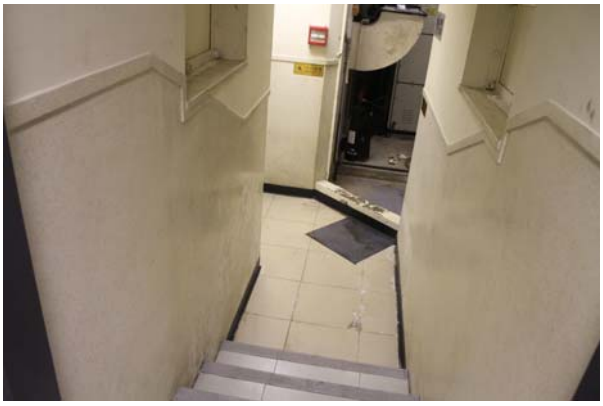

Fig. 112-113 (Left to right) The untouched terrazzo finishes at dado level and window sills located on the pathway next to the LG/F Plant Room.

2. The original staircase (Fig. 109, 114-116)

Two staircases where built in 1956 to serve the Main Wing. The central staircase located opposite to the lift lobby has largely renovated with modern materials and does not contain any original architectural features. Only the staircase locating on the southern tip of the building preserved its original design.

The south staircase built in a curvy shape spiraling along each level. The flooring is in raw cement finishes with pastel terrazzo finishes on dado level. The railing is in blue painted metal columns topped with timber made handrail. Interesting design can be found in the handrail turnings with sharp angles changes and the rising of the stair steps.

Fig. 114-116 (Left to right) More details identified as the features of this staircase: (Fig. 114) octagonal floor landing and terrazzo dado level finishes along the stairs (pointed); (Fig. 115) timber handrail and the sharp turning design & (Fig. 116) the rising of the stairs.

## 3.) Universal Window Frame Design

Beside slightly different frame design compared with that in the East Wing, those windows are equipped with a vertical double-lock system controlled by a single handrail and a window hold on its bottom. Each window frame is also bottomed by a timber sill internally. The frame is externally painted black and white internally.

Some window frames are slightly modified to fit in air-conditioners and some are fit with additional security metal bar inside for confidential storage. However, many of the original windows have preserved.

The following areas and places are identified with historic and social values in reflecting the CGO site as the governing centre of Hong Kong:-

1.) Main Entrance Lobby

Though the entire lobby has extensively renovated in past years, a number of features are identified with historic and social importance:-

1a.) The Bronze Gate in Main Entrance (Fig. 52 & 53)

The gate is the original building elements which still exists in this area and should be preserved in-situ as the most prominent landmark of this building

1b.) The Commemorative Plaque

This marble plague incorporated with the bronze one for the 1847 old Colonial Secretariat Building unveiled on 9 Jan 1957 is the most important artifact to reflect the history of the CGO. Old floor plan shows that this area was altered in 1989-1991. The location of the plaque may not be the original location and shall have been relocated from other places. This should definitely be displayed to public for heritage interpretation if technically feasible, and most appropriately locate within the Main Wing. A marble cube is present under the plaque where a time capsule is placed inside.


Fig. 117-119 (Left to right) The commemorative plaque next to the ExCo chamber staircase unveiled by Governor Grantham in the open ceremony of the Main Wing on 9 Jan 1957. This plaque incorporated with the 1847 bronze plaque within the design which considered the most significant artifact linking the two generations of Colonial Secretariat Building.

1c.) Marble Cladding Staircase Next to the Main Entrance (Fig. 107)

This is a later addition built for the Executive Council Chamber in 1/F. Without any special architectural design, this staircase is popular among public and media as ExCo members usually came down here to deliver their speech or responding to the

press in the lobby after meeting regarding many important Hong Kong issues and were captured under media lens. This staircase serves as an important landmark for the communication between government officials and general public.

2.) ExCo Chamber

Executive Council is a core organ for assisting the Chief Executive in policy making. The history of ExCo can trace back to 1840s in early colonial period. The governor of Hong Kong appointed major government officials and influential social and business figure in assisting the policy making and major decisions. The current ExCo of the HKSAR government is enacted to be the official executive branch of the HKSAR Government under the Article 54 of Basic Law, the constitutional document and the of the HKSAR and also the leading document in the law of Hong Kong which was adopted on 4 April 1990 by the Seventh National People's Congress of the People's Republic of China and went into effect to HKSAR starting on 1 July 1997.

According to the introduction of ExCo from government website, members of ExCo are by appointment of the CE. They consist of principal officials of the executive authorities, members of the LegCo and public figures. The ExCo normally meets once a week. The CE shall consult ExCo before making important policy decisions, introducing bills to the LegCo, making subordinate legislation or dissolving the LegCo. And they will conduct meeting inside the ExCo chamber attached to 1/F of Main Wing.

The ExCo Chamber is an individual building structure located on the right hand side of the Main Wing at the north junction between the Main Wing and East Wing. The structure was constructed in 1989-1991. The original location of ExCo was located in East Wing. The main entrance of the chamber is located west linking with the Main Wing. It door is a pair of heavy timber panels elaborated with 5 repetitive square patterns on each side with a square metal shaft.

The chamber is socially and politically important as this is the place where influential decisions and important official discussions were made here as the most important political important places since 1990s. The large conference table is in round shape with fit-in audio device system inside. The round well in the centre of the table is carpeted with an eight-horned star pattern. A HKSAR emblem is placed on top of cornice level right behind the seat of the Chief Executive. The rooms are paneled with padded walls and false ceiling are designed with a decagonal well on centre top to match with the round well of the conference table. The nearby supporting secretary office and the translation rooms attached to the chamber are normal partitioned offices areas without any special architectural features.

Fig. 120 The Executive Council Chamber in the new auditorium in 1/F of the Main Wing (Source: adapted from PMT's report in 2009 from Government Information Services about the one minute silent to mark the 1st anniversary of the Sichuan 512 Earthquake,12th May 2009)

### 3.) Press Rooms

There are 2 press areas inside the Main Wing which are commonly recognized by public through media coverage.

### 3a.) Double Height Press Hall, 1/F of Annex Block

The press hall is located in 1/F of annex block probably in use since 1991. The hall is in double height which is a unique setting within the CGO site. The room is basically square in plan. The backdrop is pastel white partitions and occupying the entire wall surface facing south. There is an emblem of HKSAR hanging at the high position of the backdrop centre. The two angles flanking the backdrop are partitioned probably for translation rooms. All other walls are packed for acoustic reason and all fittings inside are modern including the lighting system at the ceiling. Overall, the setting inside except its double height layout does not contain any architectural features.

Fig. 121 The double height press hall in annex block used for press release of the Government

## 3b.) The Small Press Room, G/F of the Main Wing

This press room is much smaller in scale. It is located in G/F of the Main Wing behind the reception of main entrance lobby. The room is marble cladding and is accessible through the northern door. Left to the door is a marble cladding speech stand put in front with a black curtain background. There are 4 timber partitioned workplaces with wall-hang telephones for media use, 9 unfolded black seats fixed on low timber board located along the western wall. The room is illuminated by two window openings with security grilles fixed outside.

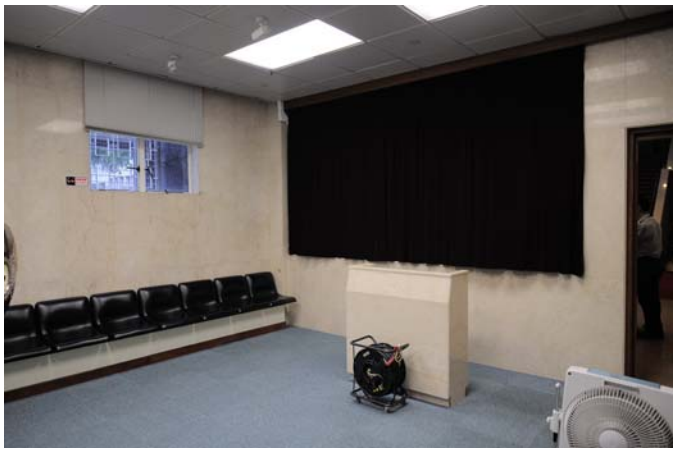

Fig. 122 (Left) showing the marble cladding internal walls and the speech stand in front

Fig. 123 (Right) Existing press room fittings such as the timber partitioned workplaces for the media and the row of black unfolded chairs can be found in this room.

## Other Interesting Old CGO Equipment and Fittings

Within the East and Main Wing, some interesting artifacts are found belonging to old colonial government which are worth preserving:-

1.) Secure Lock system

There are different kinds of secure lock including code lock, old padlock and old style key lock within these two buildings. Those old style locks are mostly Chubb, a famous British patent lock and safe maker.

Chubb is a famous lock and safe manufacturer originated from England. The founder, Charles and Jeremiah Chubb, made their first Detector Lock and presented to the market in 1818 in response to the increasing trend of crime with the result of extensive urban growth brought by industrialization. With its high quality and continuous invention on different kinds of lock system, it gradually became a famous household brand in secure industry. In the first century since Chubb's existence, over two and a half million locks were made. After The Second World War, Chubb has extended its service into a multi-security service and fire safety enterprise which have its base over 17 countries worldwide. Chubb has set up a service base in Hong Kong specializing in secure lock, fire safety and also monitoring services.

Within the CGO Site, most of the Chubb locks are mainly Manifoil Mk IV combination dial lock. They are mostly found in the 6/F of the Main Wing, rooms for confidential registry, 4-7/F of East Wing and a few locks scattered in other parts of the floor. These combination dial lock has been the England Government's security standard since its intention in 1960s. Those locks found in the CGO site do not indicate the manufacturing date but crafted digits numbered "1984" and "1985" found on the upper surface and back of the lock suspected to be the period for its manufacturing.


Fig. 124 – 129 (Left to right, top to bottom) Dial locks are commonly found within the CGO site. They are found on walls, some timber doors, safes and entry areas of confidential registry. They are almost manufactured from Chubb, a British-based Worldwide lock and safe making brand which its secure systems are accepted as the Government security standard.

The operation of the dial lock is particular interesting, 4 numbers have to design as the prime password for the lock.

To open the lock, the turning has to operate in the following manners to the pre-set password:-

- Five turns clockwise to the first number
- Four anti-clockwise to the second
- Three clockwise to the third
- Two anti-clockwise to the fourth
- Turn clockwise about a half until it opens

Apart the three numbers which can be pre-set, the last number is always to be zero for a right-swinging door and 25 for a top-swinging door.

(Source: http://codesmiths.com/shed/locks/manifoil.htm , viewed on 19 Feb 2012)

Those locks are commonly used before digital lock is common and can reflect the past technology standard in secure designed building.

Apart from those dial lock, old padlocks from Chubb are also discovered in B/F of the East Wing. A padlock with exquisite design is still in place on the filing room which

located inside the big room with ceiling high shelves. The padlock with a fat metal body has its key hole placed on the lower centre area of the lock surface with a movable cover. The cover is marked with the fish logo as the old trademark of Chubb. A simplified royal emblem flanked by letter “Chubb” and “London” on each side is marked on the upper portion of the lock surface. The lock did not indicate the exact manufacturing period, but similar padlock design from Chubb is found in worldwide auction page indicate that this design is a 1960s product.

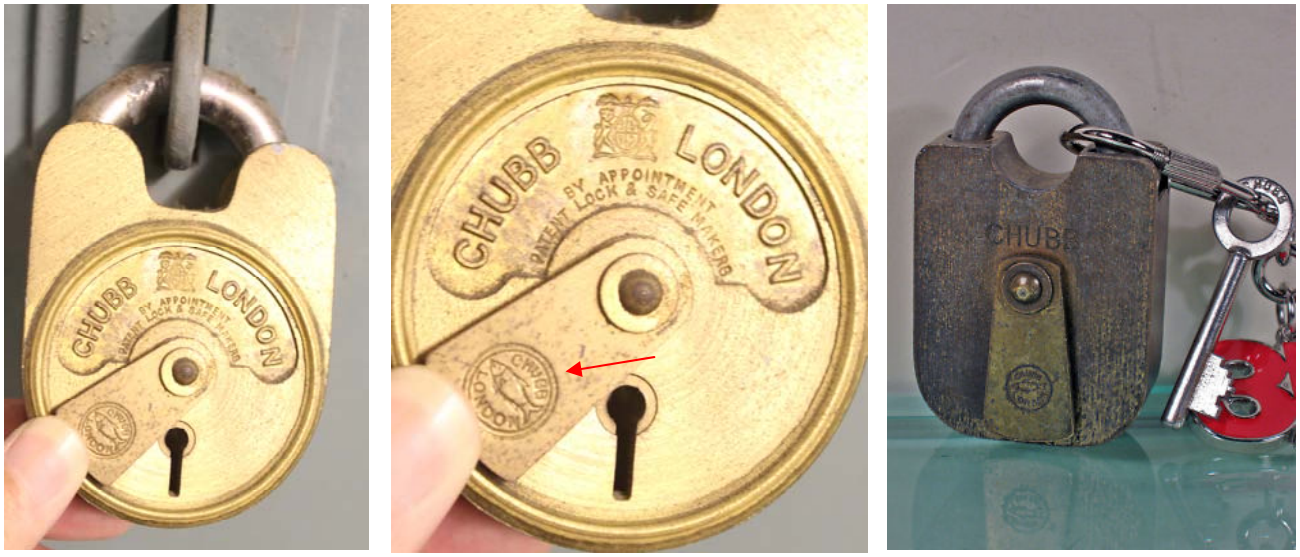


Fig. 130 – 132 (Left to right) A vintage Chubb-made padlock is discovered in B/F of the East Wing. (Fig. 127) This design still bears the “fish” logo, Chubb’s old logo, on its movable keyhole cover. (Fig. 128 pointed) A similar Cubb padlock (Fig. 129) was found in auction page which dated back the similar lock design to be in 1963 which were their common using period. This lock type believes to be manufactured between 1960s and 1970s.

Source:
http://www.antiquesnavigator.com/index.php?main_page=documents&content=search&c=Antique+Padlocks&s=chubb (viewed on 19 Feb 2012)

## 2.) Vintage Building Fittings

Two old building services manufactured by G.E.C. (General Electronic Company) from England are found. This company does no longer exist. They are believed to be certain old age reflecting the preference of colonial Hong Kong Government in selecting UK products for building services. With such a long service period, those building services may suffer from replacement if upgrading work is proceeded, salvaging those items as heritage interpretation are recommended to reveal the history of the CGO site. They are the meter in B/F and the fire alarm system in LG/F plant room.

G.E.C. was a major British-based industrial enterprise specializing in consumer and defense electronics, communications and engineering formed by a German

immigrant Gustav Byng and Hugo Hirst in 1886. The company became successful in making the best use of electricity by inventing different kinds of electrical products in supporting the daily life. However, it has been renamed Marconi Electronic Systems in 1999 and being purchased by Ericsson in 2005 to become part of their business and renamed Talent.

The fire alarm is of the double bell system. And the brand logo “G.E.C.” is clearly visible on the cover surface.


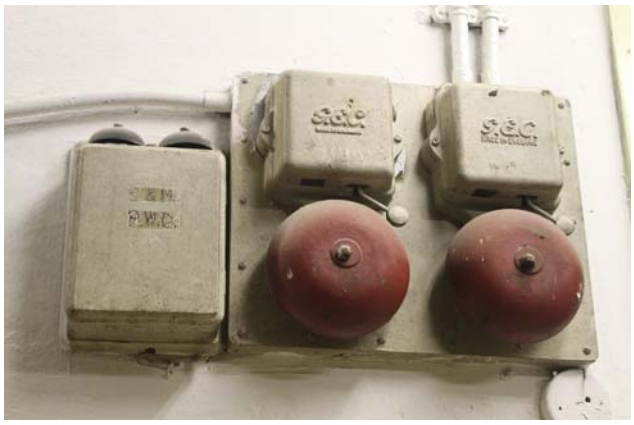

Fig. 133 (Top left) the meter located in B/F & Fig. 134 (Bottom left) the double-bell fire alarm system are old products manufactured by General Electronic Company (G.E.C.) from Britain. G.E.C. (Fig. 135, Top right) is a British-based company once being the world-pioneer enterprise in developing different kinds of electric products which make the invention of electricity enhance human life in great extent in 19$^{th}$ & 20$^{th}$ centuries. The brand was bought and renamed in 1999.

To be more precise in locating all possible vintage office items and build services, it is recommended to do a thorough survey to identify and record all items salvageable for heritage interpretation in future.

### 2.3.4 Surrounding Area and Landscape with Cultural Importance

The CGO located at the centre of the Central District, which commonly known as the “heart” of Hong Kong, signified its status as the highest governing power of the vicinity. The building, being constructed in low rise manner to prevent the blockage of harbour view looking from the upper Government House in its prime design, has preserved the original landscape of this region which giving a spacious setting

among the air above this government hill region and is rare to find nowadays in north island district.

Within the CGO site, 3 areas and landscapes are considered culturally important and are part of the important settings within the site and should pay due care under any cases of development.

1. The Rosewood Tree in front of the Main Wing

This Rosewood tree is found in the old photos of the Colonial Secretariat Building. The tree is already over a hundred years old. As part of the component of the front greenery area ever existed in front of the western side of the building, this tree is closely associated to the development history of this site. It was purposely retained in the 1950s reconstruction. The tree has a beautiful tree crown and is given due care and constant monitoring. The tree is registered in the Old and Valuable Trees List of Hong Kong. This tree becomes part of the landmark signifying the location of CGO towards public over years.

Fig 5. (Left) and Fig. 136 (Right) Evolution of change. The Rosewood tree becomes the only landmark witnessing the history of the site which should be protected.

## 2. The Double Flag Poles with its round platform in front of the Main Wing main entrance

The flag pole is constructed as part of the CGO complex when the Main Wing was built in 1956. There was only one pole at the very beginning for hoisting the flag of colonial Hong Kong. After 1997, the pole platform was modified to have 2 poles on aside position to hoist the PRC flag and HKSAR flag. Though being modified, the flag pole platform still stands on its original location and serving the purpose with symbolic meaning in showing the sovereignty change.

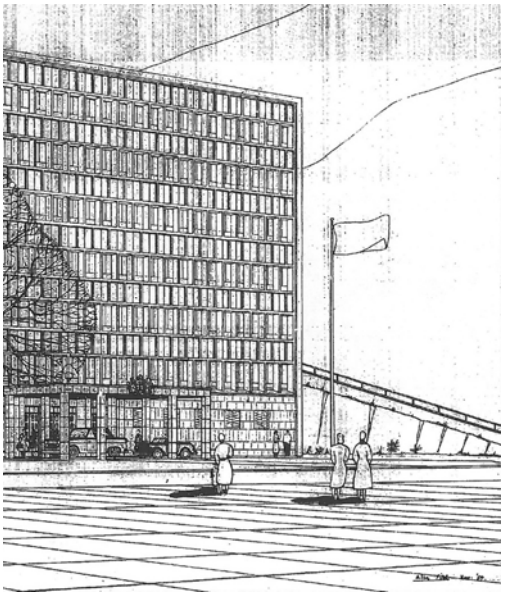

Fig. 137 (Left) and Fig. 138 (Right) Evolution of change. The flag pole site witnessing the sovereignty change of Hong Kong.

## 3. The Canon Replica at North of the CGO Site

A canon which was excavated in Kai Tak in 1950s had been relocated here until 1978 when it was replaced by the existing replica. Though this artifact is not related to CGO, it consists of some value in signifying the Murray Battery which had ever existed in this area in safeguarding the harbour in the old days.

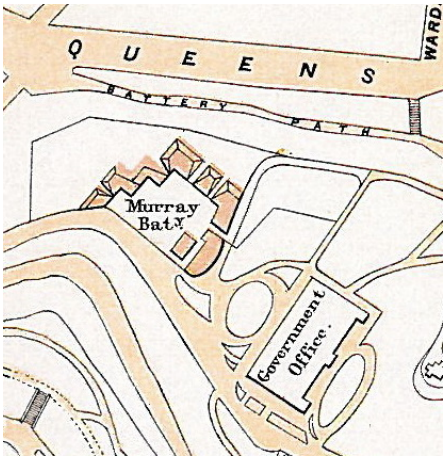


Fig. 139 (Left) and Fig. 140 (Right) Evolution of change. The site originally stood the Murray Battery to safeguard the harbour. The canon, though not from the original site and is now a replica, has a symbolic meaning to interpret the site history and gave an only linkage to the origin of Battery Path. It was there since the CGO was built in 1950s and shall be retained

## 4. The Open and Public Accessible Setting around the CGO site

Before the tall and large metal fence surrounding the whole CGO complex was built in 1997 after the establishment of HKSAR. Public is free to pass through the G/F open area of CGO from the elevated walkway and steps of Battery Path to the Lower Albert Road above. Old photos showed that metal railing erected in some areas and were in a much lower design. The current high fence design threats the office to become a high defense structure which is not appropriate to a public building. Therefore, replace them with low railing design with compatible style is recommended, if the new users considered high rail design is not as essential. However, the portion of metal fence facing the north slope is particular interesting since it is continuous with the north gate located at the vehicle access from the Battery Bath to the open ground in front of the Main Wing. It is the usual destination for most of the demonstrations and the places for hanging signage. Because of that, the part of the fence together with the gate is socially significant as it signify the political development of Hong Kong in the past 15 years which is a collective memory of Hong Kong people. Therefore, preserving this portion of the fence and gate can retain the “latest” past of the CGO site.

Fig. 141 The high metal fence along the north boundary linking to the north gate towards Battery Path. This was the usual destination of most of the demonstrations in the past 15 years when it was the CGO. People attempted to hang signage and tight ribbons on the railing to express their appeal. The gate was opened for big demonstration to allow demonstration groups to pass through the main entrance of the Main Wing. It becomes part of the collective memory of Hong Kong people.

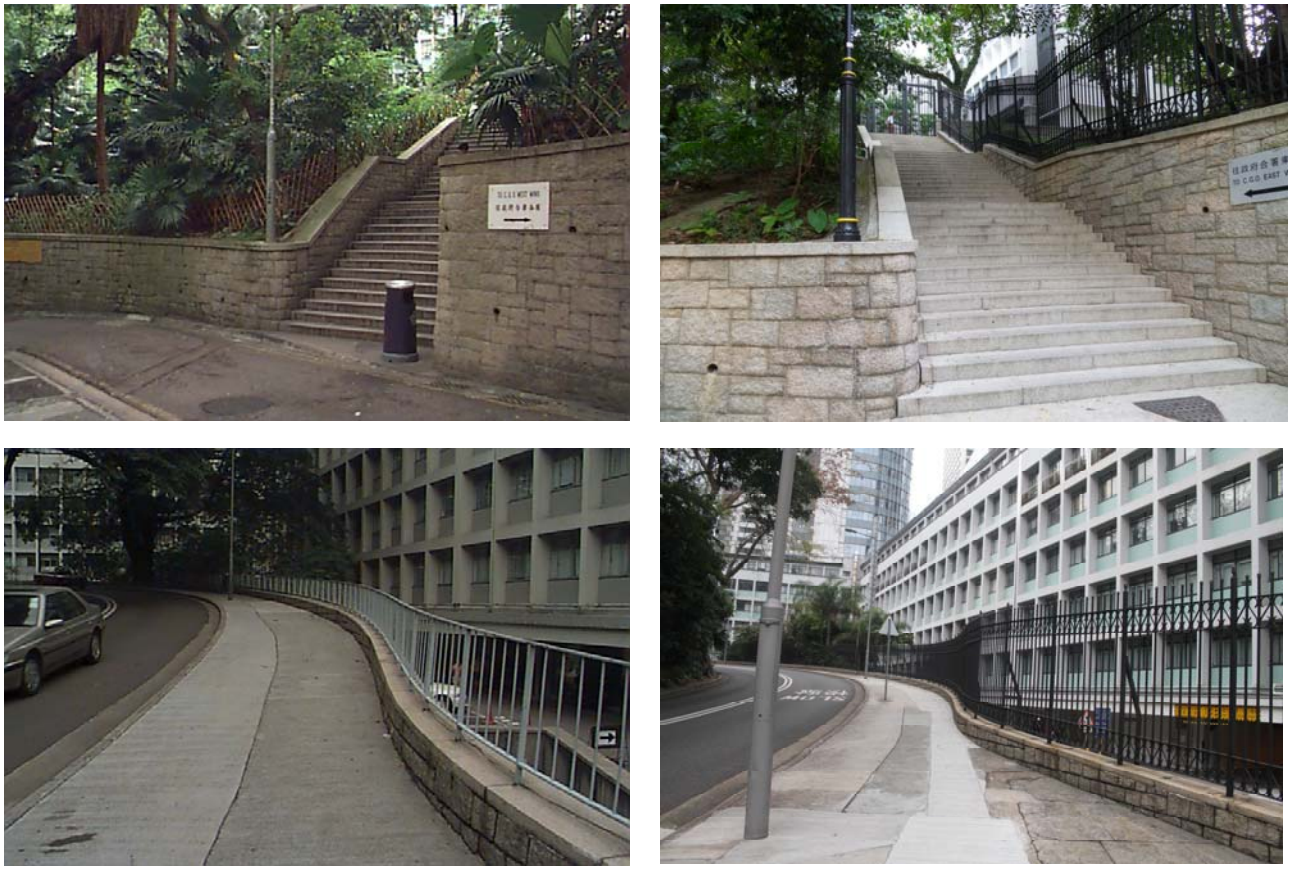

Fig. 142 – 145 (Left to right, top to bottom) Evolution of change. An overlook of the stair leading to CGO from Battery Path in 1997 and 2012 (Fig 142 & Fig. 143). The railing surrounding the CGO (The rail on Lower Albert Road next to the West Wing) in 1997 and 2012 (Fig. 144 & Fig. 145): High railing blocked all public access which make the CGO site look like a defense castle instead of a public building. To reinstate the original setting and level down the railings are therefore recommended.

### 2.3.5 Concluding Remarks

To conclude, the CGO site is historically significant as the landmark in signifying the highest governing power of Hong Kong from colonial period to the establishment of HKSAR.

Though this CGO is the 2nd generation Government building with 60 years of history, the structure is an early example of a modern reinforced concrete building construction being appeared in Hong Kong in post-war period. Most buildings constructed at that time have been demolished in past decades to make way for the post-modernism high-rise development.

As a modern office building, it has been designated with open plan setting to allow unlimited internal alterations for different office needs in different stages. As a result, there are few original internal features retained. Comparatively, the external façade of both the East and Main Wing remain much of its original design intact and also with compatible new additions which make it consistent with the original building tone by respecting the original design. The new structures are harmonized with the original building which its original design and setting can successfully maintain and be respect without negative disturbance.

In future, the CGO is best remain as the place of government office which retain its significance with Government power. As a modern architecture with flexible layout, it gives much bigger extent to rearrange the spaces to suit the future operation needs. By careful handling of all classified elements which considered with heritage values, the new use can enhance the cultural values of the place and preserve part of the important history of Hong Kong.

# 3.0 ASSESSMENT OF CULTURAL HERITAGE VALUE

## 3.1 Cultural Significance

Cultural significance is a concept which helps in determining the value of a historic place for society at large and specific groups within the society. Places that are likely to be of significance are those which provide an understanding of the past, or enrich the present and which would be of value to future generations. Cultural heritage value encompasses all the values or meanings that a place may have to people beyond its functional values. These values refer to historical, architectural or aesthetic, social or other relevant values for past or present generations, and also include its likely values to future generations. The definitions and explanation of cultural heritage value applied in this report refer to the Burra Charter (1999). The overall heritage values of the Central Government Offices (Main and East Wings) have been summarized in the Statement of Cultural Heritage Value or Cultural Significance below:

## 3.2 Statement of Cultural Significance

The East and Main Wings were built in 1954 and 1956 respectively as the second generation of Colonial Secretariat Building to replace the old building from 1847. The buildings symbolize the highest central governing power of Hong Kong since the colonial times. Many influential policies and discussion towards the development of Hong Kong were made here. The site is culturally significant for the following reasons:-

Historic Value

The location of the site is historically significant as the governing centre of Hong Kong which highlighted its status of its central power. Over the past 160 years, the land use as the Central Government Office has not been changing. This is the important place contributing to the development of Hong Kong

Architectural Value

The site is one of the earliest examples of modern architecture to reflect the modernism movement in post-war Hong Kong architecture. The building height is designed carefully to preserve the original landscape of the north island slope.

Social Value

The site serves as the main decision making centre of Hong Kong for more than 160 years where many influential decisions towards Hong Kong society had made.

Authenticity and Rarity

The existing buildings have undergone renovations which most of the internal areas had changed to suit changing purposes and different departmental needs since its completion. However, most of the exterior features are intact and preserve its original building design

## 3.3 Character Defining Elements

Character-Defining Elements (CDEs) are those architectural elements and features that contributing to the unique character of a historic building. The CDEs of the CGO site have been identified below. It is recommended that such CDEs should be conserved, properly repaired and restored in coming conservation work.

### 3.3.1 External Features

Its overall built form and elevations are significant. The following external elements that form the integral parts of the whole building should be preserved as they serve as character defining elements (CDEs) of the place:

East Wing:

- The original design of all its elevation including the granite cladding west transitional section, granite cladding east double square tower section and the exposed concrete frame central section
- The exposed granite surfaces and exposed concrete frame design in white colour finishes
- All the external steel frame windows with its original Universal Crittall Style and the evenly distributed openings
- The open setting of the covered car-park design in G/F under the central section including the load bearing columns with granite bases and the coffer moulding in square pattern

- Two granite porch entrance leading to the East Wing and Main Wing from the car-park
- The general flat roof design and the mono-pitched roof on the transitional west section
- Projected cornice on 5/F and LG/F level
- The overall low-rise design
- The main entrance area located under the east-section tower including its projected canopy and supporting column, granite steps and floor slabs, the granite planter wall, all decorative pattern and dragon head craves on the granite surfaces, the bronze entrance gateway and the Chinese and English characters of the building name affixed on the granite wall

Main Wing:

- The exposed concrete frame design on east and west elevations
- The granite cladding area including the entire south elevations and along the edge of the East and West elevation of the 1956-built south block
- The exposed granite surface and exposed concrete frame in white finishes
- Window openings include external window frames in Universal Crittall Style
- The entrance and porch design on the G/F level of the south elevation with the Chinese and English characters of the building affixed next to entrance
- The granite slates covering the G/F level of the entire Main Wing
- The square window openings on the G/F level with its security grilles
- The main entrance located on its west elevations, the projected canopy design with slate cover and exposed cornice granite, the bronze entrance gates, bronze French windows and the upper vents fronted by a step

Surrounding Landscape:

- The Rosewood Tree in front of the west elevation of the Main Wing

  (out of project boundary)
- The double flag poles standing on the round platform

(out of project boundary)

- The accessible stair connects the CGO site with Battery Path
- The canon replica on the open area on the northeast corner next to the Main Wing
- Granite base of the existing high metal railing

### 3.3.2 Internal Elements

East Wing:

- Location of main entrance lobby in LG/F
- The setting of public lobby area from G/F to 6/F located in the east square block with the original terrazzo finished on the lift surrounds and the porch entrance leading to the rear toilets
- The entire staircase located behind the lift lobby running throughout the whole building with its terrazzo finishes on dado level, ceiling moulding, blue mosaic tiles on flooring, metal railing with timber handrail and old floor signage
- The timber fire door located in the central corridor of 1/F
- The internal setting of the Conference Room In Room 150 including the timber conference table and 3 overhanging crystal lamps
- Some of the features and old fittings found in LG/F plant room in LG/F including the timber large panel doors with its ironmongeries
- The Basement with the internal setting including the internal timber shelves for storage purpose

Main Wing:

- The setting of the main entrance lobby and the staircase leading to the 1/F ExCo Chamber in locating at the left hand side
- The commemorative plaque for the opening of the Main Wing
- The terrazzo finishes found in a walkway located in LG/F
- The southern staircase in the Main Wing penetrating the whole building including its building style, the terrazzo finishes on dado level and the railing with its shape-angle change handrail design
- The ExCo Chamber in 1/F
- The double height layout of the large press hall in 1/F annex block
- The small press room next to the main entrance in G/F Main Wing

Salvageable vintage office equipment, fittings and vintage items (East & Main Wings):

- Prepare an updated list of inventory with AMO. Proposal on preserving the salvageable items should be agreed with AMO afterwards.

# 4.0 CONSERVATION POLICIES

## 4.1 Conservation Objectives

Based on the Statement of Cultural Significance established in the previous Section 3.0 and the assessment of the existing conditions of the building, the following are the basic Conservation Objectives adopted for the future conversion work for preserving the CGO site (East Wing and Main Wing):-

External Conservation Objectives

- The building exterior should be preserved with those elements recorded as CDEs and with culturally significant in a conservative manner
- Any new alterations and additions should not impair the heritage value and cause visual distortion to its original design

Internal Conservation Objectives

- The proposed conversion work should preserve those recorded CDEs, building materials and places which are culturally significant
- Places and building materials suspected to be of historic interest covered by modern fittings should be investigated thoroughly and conserved and retained by incorporating into new design
- Enhance and ensure the structural integrity and safety of the existing buildings by means of appropriate restoration and upgrading. Install new services and facilities, in order to meet current building safety standards as well as improving modern using comfort and standards which at the same time do not impair the culture significant of the internal fabrics
- Whether upgrading works are necessary to improve the building facilities, salvage those vintage equipments and fitting if considered not use for future interpretation if a history gallery of CGO is planned in future

## 4.2 Conservation Principles

This section sets the broad standard of conservation process of making possible a compatible use for these buildings through repair, alterations, and additions, for retention of the heritage values of the CGO site.

It is recommended that a detailed Conservation Management Plan (CMP) should be prepared and documented to guide any future conservation works and management issues of maintaining the buildings. The preparation of the CMP shall take general reference to the conservation principles and standards set in the following international charters:

Burra Charter (1999) – The Australia ICOMOS Charter for Places of Cultural Significances
Venice Charter (1964) – ICOMOS International Charter for the Conservation and Restoration of Monuments and Sites UNESCO

The main Conservation Objective of this project is rather simple that remaining as Government office use. The proposed works try to preserve the original design of the façade. Most major works are limited internally to services upgrade and simple fitting out works. When conserving the existing building fabrics, consideration for appropriate treatments to building fabrics and additions of new services for meeting functional and statutory requirements should be balanced. Any new additions and/or alterations should be well considered and do not affect the exterior outlook and CDEs stated in the previous chapter. On the other hand, identified rooms with important culture values should preserve and incorporate into the new design in order to enhance the heritage value of the site

Any new works should not cause irreversible damage to the identified CDEs and should keep as minimum as feasible. They should be compatible and distinguishable with the original fabrics and not causing negative impact to the physical stability and the integrity of the buildings.

After the conversion works, it is recommended to open part of the areas for public appreciation by means of open days or guided tours to understand the cultural values of the CGO site to increase public awareness to those retained and restored features to encourage public participation.

*Section 4.3* below is the key guiding principles of determining appropriate treatments and level of intervention for future conservation works that would be generally followed when planning and designing for the conservation and conversion works of the CGO site, with general reference to international charters and other relevant conservation standards as considered appropriate.

It is recommended that a set of more detailed and specific guidelines should be established for future conservation works after detailed investigation on the existing buildings and finalizing the scope of conservation works with AMO in due course if required.

## 4.3 Conservation Policies & Guidelines

The proposed conversion works aims in preserving elements containing heritage value while giving a new use to existing buildings. Here providing the chief guidelines in achieving so:-

Conserve Heritage Value

Conserve the heritage value of a historic place, and respect its changes over time which represents a particular period of time. Do not remove, replace, or substantially alter its intact or repairable character-defining elements which contributing to its heritage value.

Retain Authenticity & Integrity

Respect the original character or architectural style of the building fabric and retain its traditional building materials or construction system as much as possible. Recognize each historic place as a physical record of its time, place and use. Do not create a false sense of historical development by adding elements from other historic places or by combining features of the same property that never co-existed.

Minimum Intervention

Keep any treatment or intervention to building fabric to the minimum and respect the heritage value when undertaking an intervention. Use the gentlest means possible for any intervention.

Make any intervention physically and visually compatible and identifiable, and document any intervention for future reference. Whether any new additions is necessary in terms of functional use or statutory requirement, they should be properly designed not causing visual impact to the CDEs and its exterior and place them in less prominent location to prevent disturbing the integrity of the building. Every works which may affect the CDEs and its exterior surface should develop mitigation measures to minimize the impact done to them.

Repair rather than replace character-defining elements. Only when such elements are too severely deteriorated to repair, and with sufficient physical evidence, replace them with new elements that match the forms, materials and detailing of the same elements. Where there is no sufficient evidence, make the form, material and detailing of the new elements compatible with and distinguishable from the character of the historic buildings.

Reversible Additions

Make any intervention, including alteration and new addition, to the building fabric reversible without causing any damage to the existing structure when such intervention is to be removed in future.

Integrating Old and New

Conserve the heritage value and character of the building fabric when creating any new additions to a historic place or any new construction of compatible design.

Make the new work physically and visually compatible with and distinguishable from the original fabric of the historic place.

Careful Documentation to the Working Process

It is important to document the whole conversion works progress so that the future users and workers can refer to the changes of the historic building in different stages and understand the site more thoroughly.

The detailed recording can help future users and conservation architects to develop appropriate design by respecting the building details and sites which bears cultural values and minimize damages to the historic features due to misunderstanding.

Surveys such as photographic and cartographic recordings should be carried out to record the building condition before and after the works with a detailed record to refer. Regular site monitoring should also conduct to ensure the CDEs and valuable features are under care or protected.

# 5.0 The New Proposal

## 5.1 Project Aim

The proposed conversion work will adapt the East and Main Wings of the CGO complex to the office use of DoJ.

The site has been using as the central offices of the government for over 160 years. The Appraisal from PMT has previously recommended remaining the CGO site for government use to reflect its history. The adaptive re-use of the site by DoJ is the best adaptation scheme to reuse the buildings and pay full respect to the history of the site.

## 5.2 Project Objectives

The proposed project aims to achieve the following:-

- Re-use the buildings as government office
- Preserving elements identified with cultural significance including its external façade and internal rooms and spaces identified with historic, social and architectural values
- Basic upgrades to the building facilities and alterations to internal office layouts and fitting out works internally to fulfill the operation and statutory requirement
- Enhance the surrounding landscape and increase greenery area provided in the project site

## 5.3 Proposed Works

The project includes conversion of the two buildings into offices of DoJ, it also includes the enhancement works to the surrounding landscape and try to increase the greenery area within the project site as far as possible.

**Part 1 Project Scope**

- The project is going to renovate and enhance the existing East and Main Wings to accommodate the offices of the Department of Justice
- Design and accommodate special function rooms and supporting facilities for new building users such as conference rooms, a multi-purpose conference hall (existing 1/F press hall of annex block), the main lobby (existing main lobby of G/F Main Wing), one library (part of 1/F East Wing incorporated with the conference room in Room 150) and mini-libraries in divisions, one multi-purpose room for staff (north of 1/F ExCo chamber), building management offices and guard house, car parking spaces and other office supporting facilities

**Part 2 Conservation and Conversion Works of the East and Main Wings into DoJ Offices**

The scope of the project includes the following items:-

5.3.1 Exterior

- No alteration to the exterior elevations
- Preserve the original design of exposed concrete frame and exposed granite cladding
- Remove all window type air conditioning units and replace the respective steel windows with new ones of matching details
- General repair to the exterior surface if cracks and defective parts are identified and do basic refurbishment to them
- The exposed ducting now on the exterior surface facing Lower Albert Road will be removed to reinstate the original exterior outlook. The exposed fire

service facilities will be housed inside G/F of the south block of the Main Wing. Six new door openings are essential to provide access to the stated facilities. The existing window openings will be modified. The original covered black slates and security grilles will be carefully taken down. Materials with good condition will be salvaged and reuse on site. New door openings will match existing

- The new DoJ signage will be designed compatible with the original CGO signage and place aside using demountable materials and minimize the damage done to the granite surface

5.3.2 Interior

- Internal office layout alterations and re-fitting out works for DoJ offices
- Building services will make use of existing plant rooms as much as possible

5.3.3 Roof Level

- Rearranging the ducting and building services and cover them to reduce visual impact
- Erecting green roofs and install non-reflective solar panels on the roof top surface on the East Wing, Main Wing and also the ExCo Chamber. They will be housed on new steel platforms supported by existing load bearing columns
- The edge of the roof shall be softened by greenery to enhance the external facade

5.3.4 Preserved Features for Heritage Interpretation

- All main entrances including the East Wing entrance facing Garden Road, the granite porch entrance located on the south elevation of the Main Wing and the main entrance of the Main Wing on its west elevation
- The Lift lobby of the East Wing located inside the right square tower block including its terrazzo wall finish and vertical vault patterns found on the lift surrounds and the terrazzo porch design at the rear side toilet

- Two original staircases which preserve original architectural features including the staircase behind the East Wing lift lobby and the staircase located at the south of the Main Wing leading to the south side entrance

- The ExCo Chamber in 1/F and the staircase leading to chamber built next to the main entrance. The chamber inside will be preserved for exhibition in future

- The commemorative plaque and time capsule for the opening of the CGO located in the main entrance lobby of the Main Wing

- The double height layout of the big press hall located in 1/F annex block of the Main Wing and the small press room including its setting in G/F of the Main Wing. They will be reused as the multi-purpose hall and briefing room respectively

- The setting and old furniture in the Conference Room of Room 150 in the East Wing including its conference table, 3 overhanging crystal lamps and the old style timber concealed ground sitting A/C system. It will incorporated into the future library area as a reading area by replacing part of the dry wall partition with glass structure to increase its transparency but remain its original layout

- Vintage equipment and fittings found within the site will be preserved or salvaged as far as practicable. The list of vintage items identified to preserve for heritage interpretation and storage shall be agreed with AMO and building users in future

- Reuse the basement for file storage purpose

- A heritage route is under planning to link the preserved spaces together to allow public tours in understanding the heritage values of the site to be provided in scheduled open days basis

#### 5.3.5 External Area

- Subject to the agreement of District Lands Office (DLO) and LCSD, the paving in front of the main entrance area of the Main Wing will be refurbished to enhance the outlook

- Existing tall trees within the site will be retained. New low lying planters along the railing of Lower Albert Road and movable planter boxes along the western site boundary in front of the Main Wing to increase green area of the site. The proposed additions are subjected to approval by DLO and LCSD
- The existing high metal ornamental fence along the boundary of Lower Albert Road will be replaced by a lower fence with compatible design. The two existing two entrances and guard houses will be replaced by drop bars and new guard houses to control vehicle assess. Nevertheless, public access to the public open space is allowed from Battery Path and Lower Albert Road.
- Preserve in-situ the existing canon replica located at the northern part of the site

**Figure 146. Diagram showing the preservation strategies to different elements of the main**


**Figure 147. Diagram showing the proposed works to enhance the visual values of the**

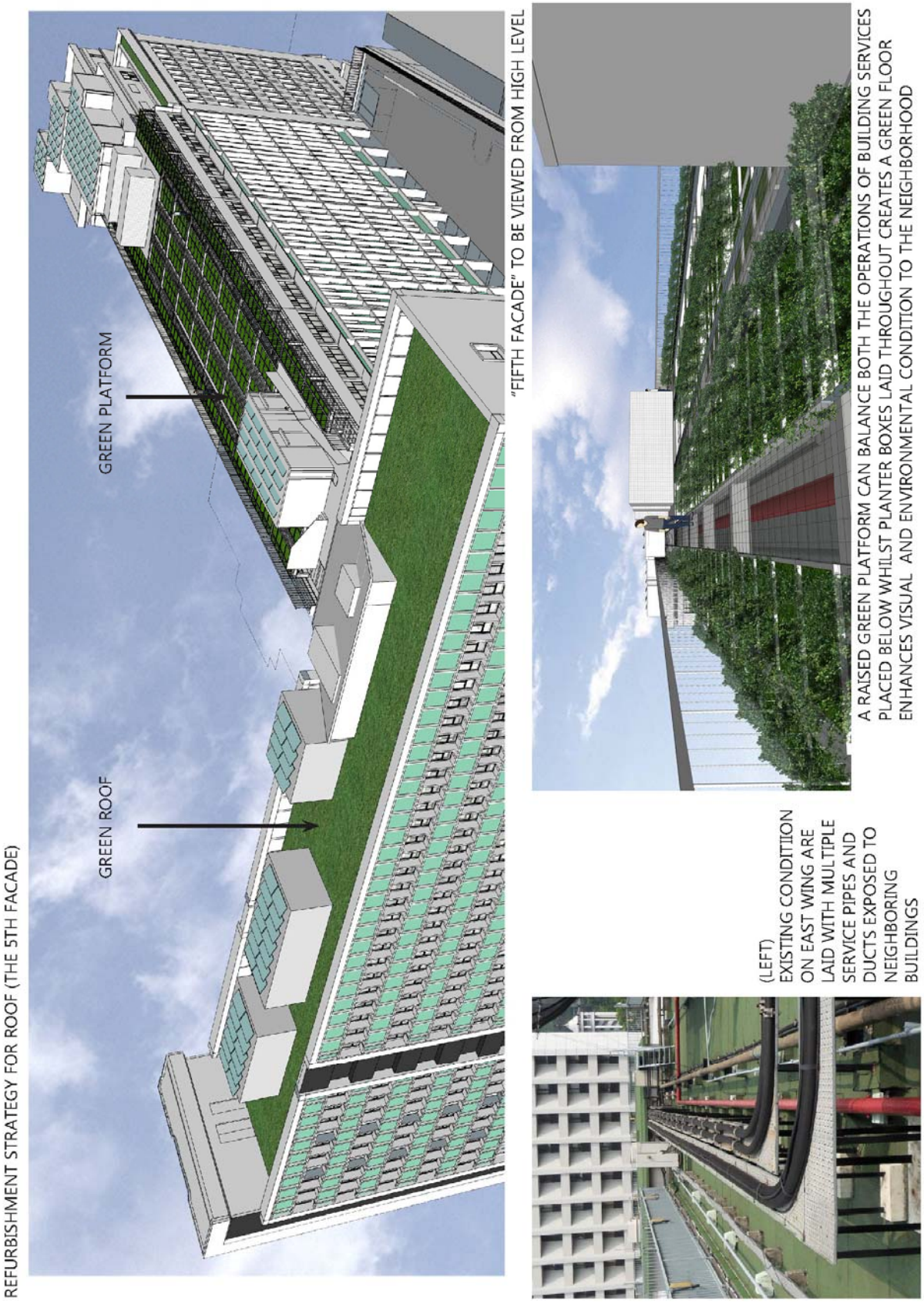


**Figure 148. Diagram showing the proposed new green roof t and platform o increase the green area of the CGO site**

**Part 3 Enhancement Works for Complying the Operational Use and Statutory Requirement with the Buildings**

5.3.6 Meeting Functional and Operational Needs

One additional lift will be provided in each wing to enhance barrier free facilities and efficiency of vertical circulation inside the building.

- One dumb waiter will be provided in each wing to facilitate the file storage area located in B/F of the East Wing and LG/F of the Main Wing
- Second layer windows will be added to the internal side of the existing window to improve the acoustic and environmental condition. The design of the second layer windows will not impair the original steel frame windows

5.3.7 Complying with Statutory Requirements

- Two separate staircases have to provide in the LG/F of the Main Wing while one separate staircases have to provide in the B/F of the East Wing
- Two additional staircases in the Main Wing and One additional staircases in the East Wing with protected lobbies have to provide to all above ground levels of the buildings
- The existing individual staircase built next to the ExCo Chamber up to the 4/F have to extend to the 7/F. The extension will set back inside the building to prevent any visual effect done to the exterior

**Part 4 Mitigation Measures for the Conversion Works**

1. A condition survey will be done to examine the existing condition of the buildings for future reference. The result will be submitted to AMO for record.
2. Regular site monitoring and precautious measures will be done to protect the CDEs against damage.

3. The newly built steel platforms supporting the green roofs and new building facilities will not overload existing roof surface.

4. The construction method will be reversible without causing any irreversible damage to the building, so the building can return to its original setting in future when need arises.

5. New building services and constructions will be carefully designed in order not to affect the CDEs and the exterior outlook. They will be placed in less prominent locations. Existing openings for the building services will be used as much as possible. Any internal service ductworks and machinery will be placed at inconspicuous locations and hidden above false ceiling.

6. The proposed new lifts, dumb waiters and staircases will be of compatible and distinguishable design with the original building structure.

7. Any newly added windows will be placed at the inner side of the existing window openings in order not to cause negative visual impact to the building exterior.

8. The proposed new replacing metal railing and the two new guardhouses along the site boundary of Lower Albert Road will be in compatible design and with low visual impact to the existing building.

9. Photographic and cartographic surveys should be done before commencement of project works to record the existing condition and general layout of the building. Record drawings will also prepare after the works. All these records will submit to AMO for record.

# 6.0 ASSESSMENT OF IMPACTS AND MITIGATION MEASURES

## 6.1 Potential Impacts and Mitigation Measures

With reference to the assessment of physical conditions and degree of significance of the existing building fabric, this section is to evaluate the proposed treatments and any potential impact for the character defining elements (CDEs) and any new works being affected as well as to suggest any mitigation measures to reduce any adverse impact if necessary.

The definitions and explanations of terms within the context of this evaluation section are listed as follow:

| | |
|---|---|
| Affected Elements | Affected elements are identified for each impact |
| Level of Significance | Six levels of significance are being adopted in defining or assessing the relative degree of architectural or historical value of each individual component of the conserved historic building with a table summarized below. |
| Mitigation Measures | Practical advice on remedial actions is given to mitigate any adverse impact effects |
| Impact Level | Overall level of impact on elements being assessed is classified into five levels as follows:<br>• Beneficial Impact<br>• Acceptable Impact<br>• Acceptable Impact with Mitigation Measures<br>• Unacceptable Impact<br>• Undetermined Impact |

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| Levels of evaluations on elements with cultural significance | |
|---|---|
| Levels of Significance | Meaning |
| Exceptional | Where an individual space or element is assessed as displaying a strong contribution to the overall significance of the place. Spaces, elements or fabric exhibit a high degree of intactness and quality, though minor alternations or degradation may be evident. |
| High | Where an individual space or element is assessed as making a substantial contribution to the overall significance of the place. Spaces, elements or fabric originally of substantial quality, yet may have undergone considerable alteration or adaptation resulting in presentation which is either incomplete or ambiguous. The category also includes spaces, elements or fabric of average quality in terms of design and materials, but which exhibit a high degree of intactness. |
| Moderate | Where an individual space or element is assessed as making a moderate contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone alteration or degradation. In addition, elements of relatively new construction, where the assessment of significance is difficult, may be included. This category also includes original spaces, elements or fabric of any quality which have undergone extensive alteration or adaptation. |
| Low | Where an individual space or element is assessed as making a minor contribution to the overall significance of the place, especially when compared to other features. Spaces, elements or fabric originally of little intrinsic quality, any may have undergone alteration or degradation. This category also includes original spaces, elements or fabric of any quality which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive (resulting in a low degree of intactness and quality of presentation). |
| Neutral | Where an individual space or element is assessed as having an unimportant relationship with the overall significance of the place. Spaces elements or fabric are assessed as having little or no significance. |
| Intrusive | Where an individual space or elements detracts from the appreciation of cultural significance, by adversely affecting or obscuring other significant areas, elements or items. |

## 6.2 Table of Impact Assessment and Mitigation Measures

For detailed recording and analysis of potential impacts and recommendation of mitigation measures to all CDEs, please refer to a separate sheet summarizing the Heritage Impact Assessment and Mitigation Measures regarding the proposed conversion work of the CGO site to the Department of Justice attached in the Appendix D of this report.

# 7.0 RECOMMENDATIONS

## 7.1 Overall Assessment

Based on the overall assessment of the heritage impacts on the work converting the CGO to the office of the Department of Justice. It is recommended that the overall potential impacts on the building both externally and internally are considered acceptable and manageable with appropriate mitigation measures subject to the recommendations made in this report. It can be concluded that the proposed conversion work is considered technically feasible and acceptable from heritage conservation point of view.

The overall layout design of the internal usage of the building shall generally follow the recommendations made in this HIA report. In case there is any significant change to the design plans in future which affecting the culturally significant elements which are currently stated in this report, the assessment and recommendation made in this report should be reviewed by the author of this report accordingly.

## 7.2 Recommendation for Forthcoming Conversion Works

The proposed conversion work can reuse the modern design building in a flexible way, but attention should be paid on those features which are identified with heritage values and especially CDEs. Those elements are essential in witnessing the evolution of the CGO within its over 60 years of development.

It is recommended that a Conservation Management Plan (CMP) should be established. The CMP is to be prepared by a qualified Heritage Conservation Consultant to provide a guideline for all the conservation works, the correspondent preservation issue, time line, methodology, long term protection as well as for management and maintenance of the historic building.

Right before and during the conservation works, parties should also take actions and precaution measures to ensure those historic significant fabric, elements and areas are under suitable care and protection during site work is processing:-

### 7.2.1 Recording and Documentation

Photographic and cartographic surveys for the existing Building interior and exterior structures should be conducted and documented for AMO's record. Full documentation of the conservation works before and after the carrying out of the works should also be prepared for AMO's record.

All conservation reports, conservation plans, site inspection record during the construction work stage, record drawings of this project, and record of any future alteration works, should be documented and filed at the site office and made available to future users or professional personnel who are responsible for up-keeping the existing buildings and reviewing the development history of this historical place.

Details of any major repair, alteration or additions should be documented before and after the carrying out of such works for record and inspection by building management personnel.
Documentation of the conservation process during the implementation stage will be required.

Measured drawing and photographic survey record will be carried before and after the alteration by the contractor or site staff for record at regular intervals.

### 7.2.2 Protective Measures Before and During Conversion Works

Adequate protective and monitoring measures including hoardings, fencing and catch fans, scaffolding and prohibited access,…etc., should be provided to protect the existing buildings and nearby site with heritage importance against the construction works and such protective measures should be well maintained throughout the whole construction period.

Sufficient provisions of temporary shoring and lateral support, propping and coverings should be provided as necessary to safeguard the existing building structure from possible damages during the construction works. Construction vibration shall keep to a minimum. Structural Engineer (SE) shall be consulted before any ground vibration induce construction works be conducted. All loose artifacts and decorative elements should be taken

down and kept in safe temporary storage, or if not possible, temporarily secured and properly covered.

### 7.2.3 Site Supervision and Monitoring

It is recommended that site supervision and monitoring by qualified site supervisors experienced in historic building projects will be required for the conversion work during and throughout the process to monitor any adverse effect to the building. Regular site recording and monitoring of cracks, tilting and settlement check points should also be implemented subject to structural engineer's recommendation. If suspected new elements which are of cultural significant is found, contact AMO and responsible heritage work consultant to investigate the impact done to the newly discovered elements and make suitable decision and design mitigation measures in safeguarding those valuable fabrics.

## 7.3 Recommendation For Post Maintenance Works

The cultural significance and authenticity of the historic building can only be maintained by careful and detail-planned management of changes and regular maintenance in future. Maintenance aims to keep the identified historic fabric and building structure in good condition and can alert any potential defects that will affect or potentially cause danger to the historic building in advance. In some cases, conversion and renovation works are unavoidable in meeting user need in different stage of usage in future. However, approach of minimum intervention and reversibility should be kept as the guiding principle for the works. Careful study should be implemented to explore the cultural significance and examine the potential impact and deliver mitigation measures and appropriate alternatives to minimize the disturbance which will impair the cultural significance of the historic building.

In the future building management, the responsible staff that are responsible in overseeing the routine maintenance and repair works, shall either receive training or have experience in building, building operation and service management relating to historic building. The suggestions, recommendations and the identified CDEs mentioned in this report can be extracted to form a set of guidelines for future staff to understand values of the site and also the guiding principle for management purpose.

The building is neither a declared monument nor being graded as a historic building by AAB when conducting this HIA. However, concerning with the cultural significance of the site being identified previously and the potential grading action being conducted by AAB in the coming future, any proposed works, including demolition, alteration and addition works, restoration and repair works to the identified CDEs shall be reported to AMO. Corresponding mitigation measures and method statement shall be submitted for AMO's prior approval before commencement of works. Works related to CDEs shall be carried out by specialist contractor from the "List of Approved Suppliers of Materials and Specialist Contractors for Public Works", under category of "Repair and Restoration of Historic Buildings", as approved by DevB. They would provide experienced and skilled workers and craftsmen in the restoration of the heritage building. However, it is not necessary for works not related to CDEs to be carried out by the above stated specialist contractors.

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## APPENDIX

APPENDIX A Historic Design Drawings and Floor Plan of the Former Central Government Offices

- Design Drawings (East Wing, 1952; Main Wing, 1954)
- Main and East Wings (LG/F – 6/F), 1962
- Main Wing (7/F), 1997
- ExCo Chamber, 1987
- Proposed Car-park Layout Plan under East Wing, 1995

APPENDIX B Existing Floor Plans of the Former Central Government Offices (Main and East Wings), 2010

APPENDIX C The Location Plan of Project Site

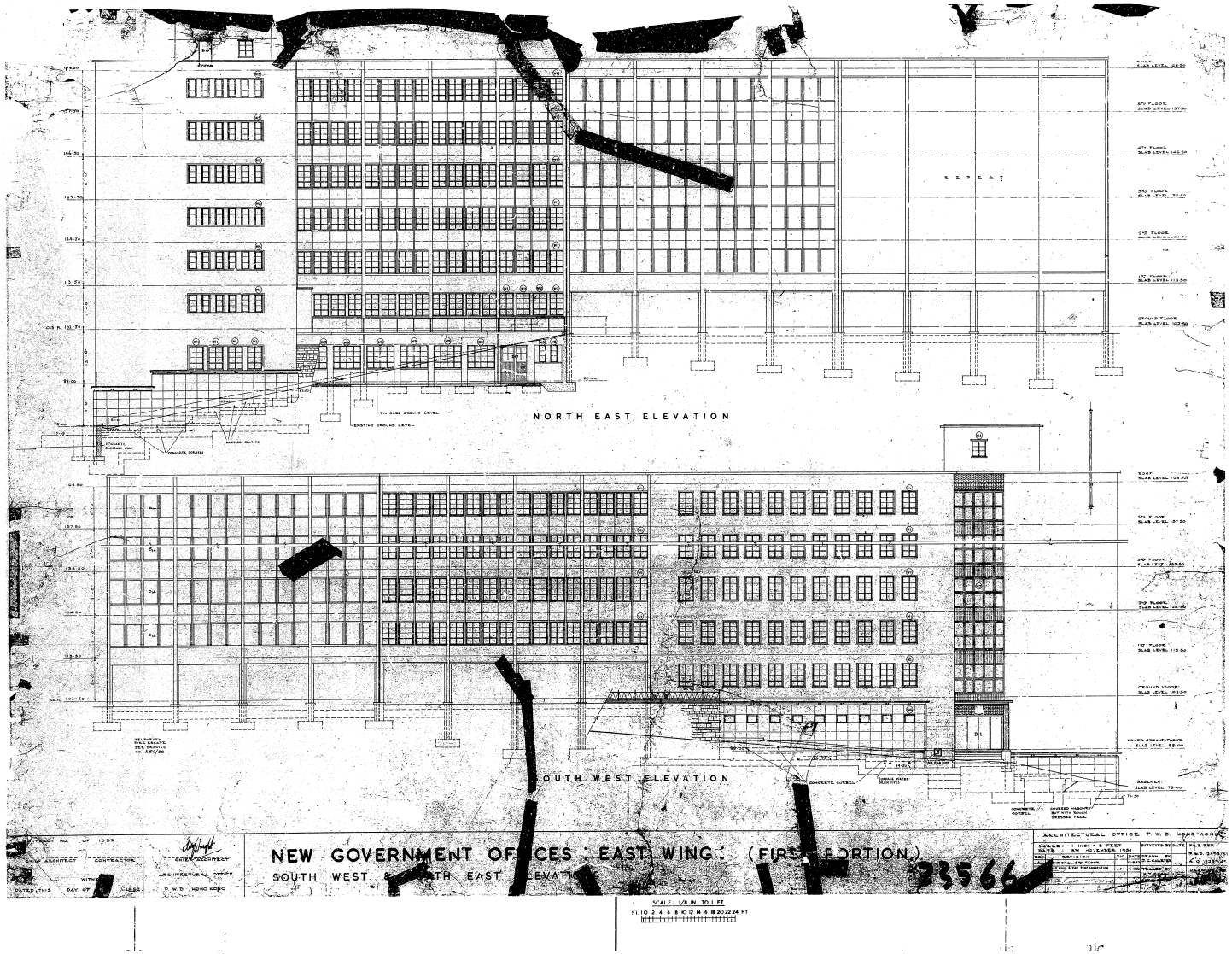
Proposed Design Floor Plans of the DoJ Relocation Works to the Former Central Government Offices (Main and East Wings), 2012

APPENDIX D Table of Impact Assessment and Mitigation Measures

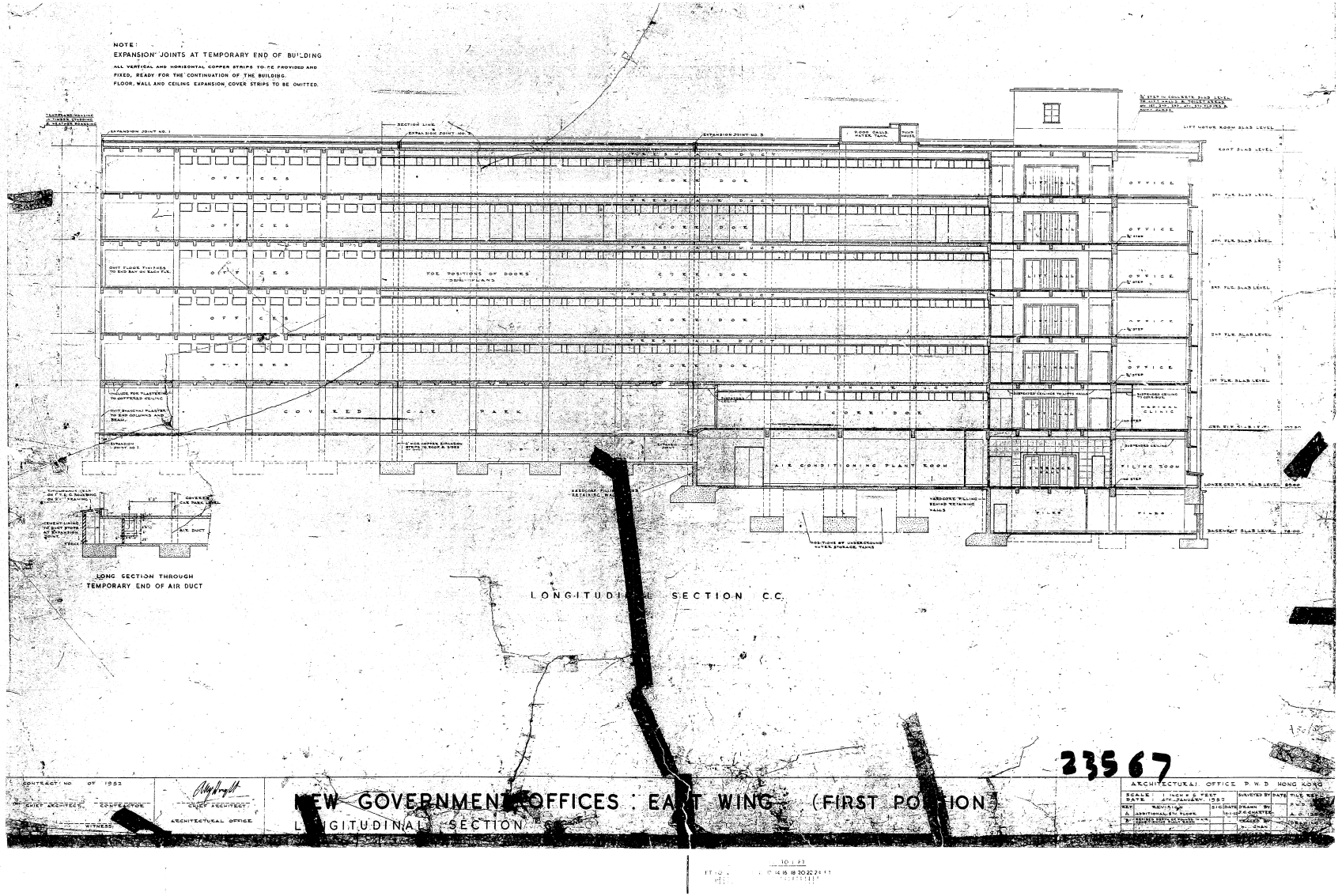
Appendix A

Design Drawings and Floor Plans of the Former Central Government Offices

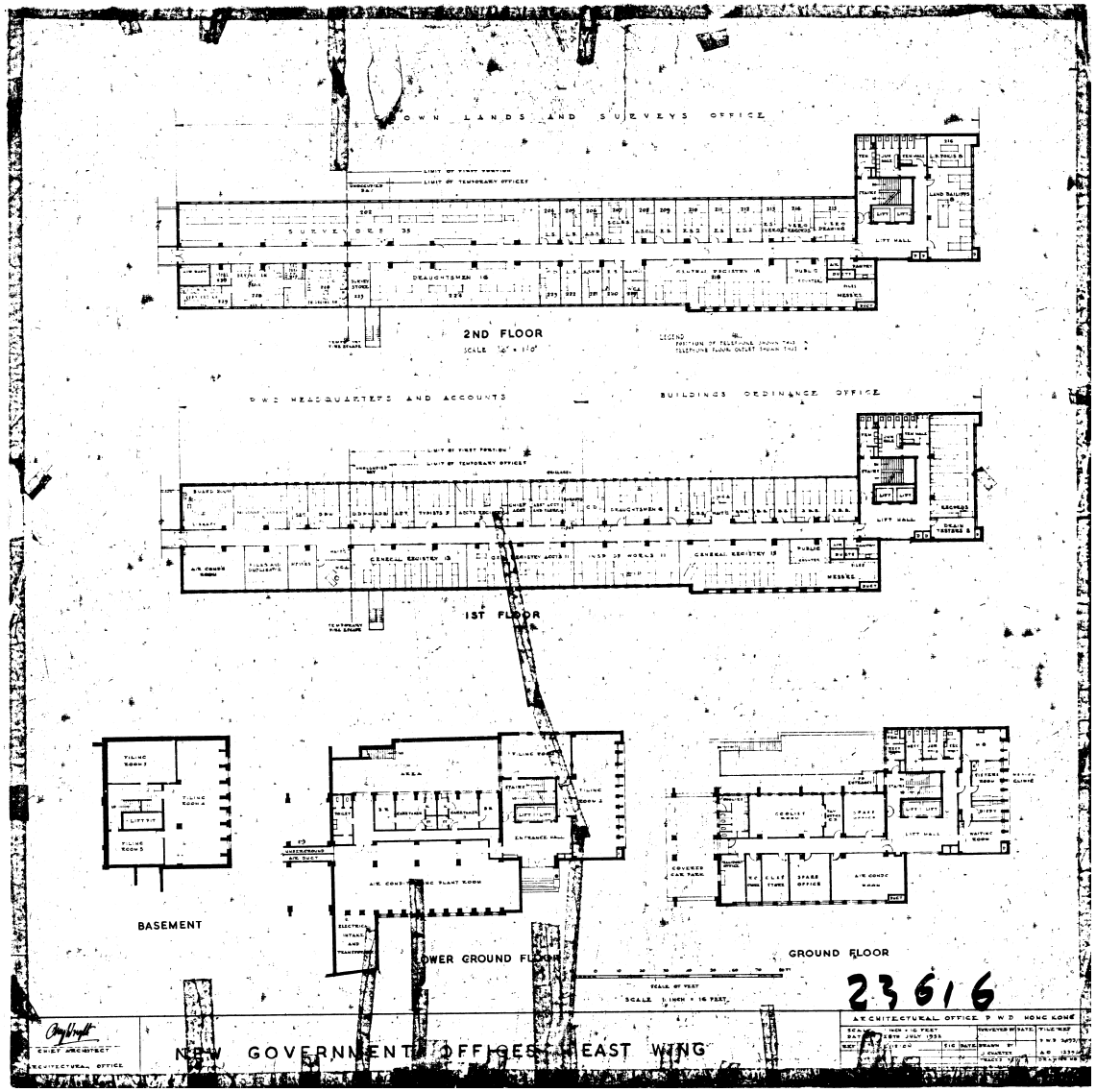
Appendix A (Figure 1) East Wing – NE & SW Elevation, 1952



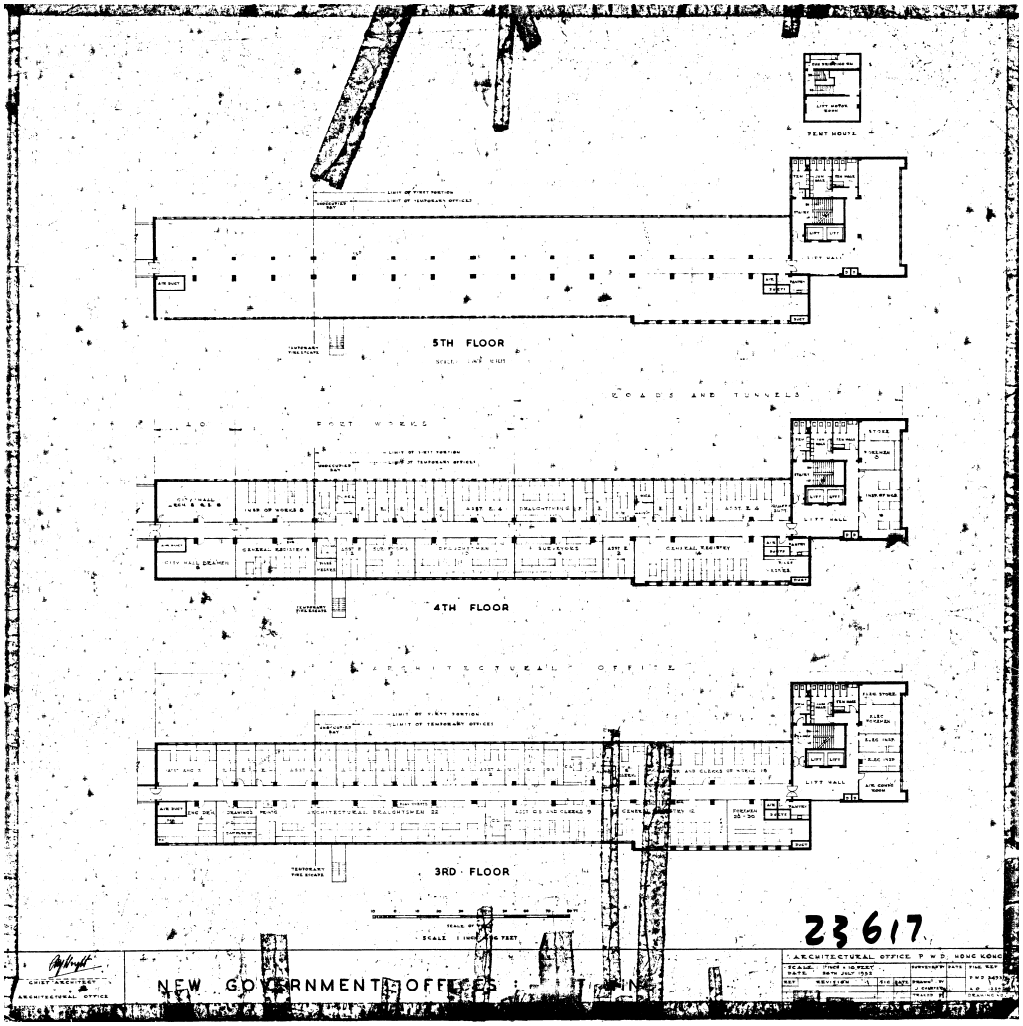
Appendix A (Figure 2) East Wing Cross-section Elevation, 1952



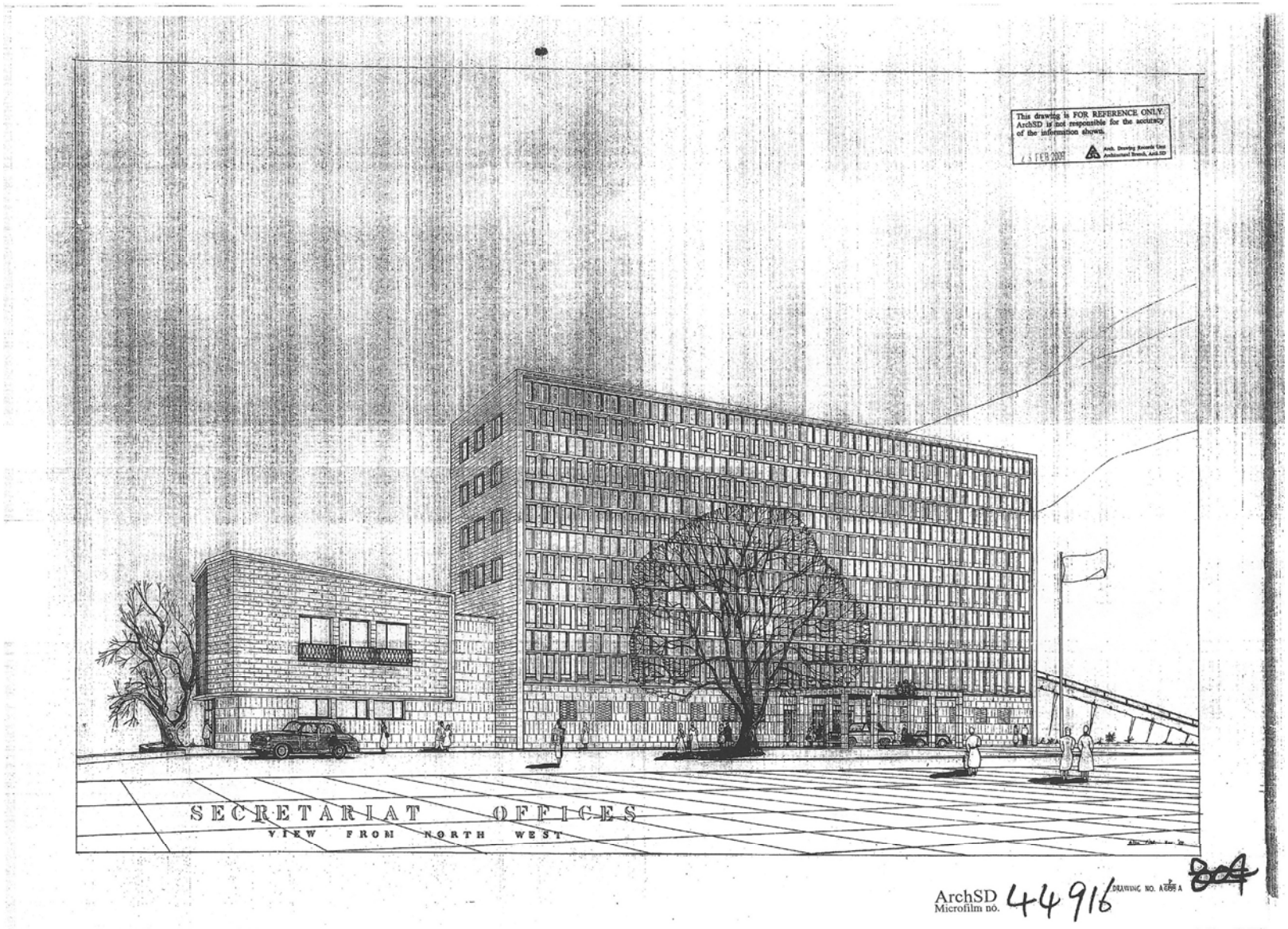
Appendix A (Figure 3) East Wing Design Floor Plans (B/F – 2/F), 1952



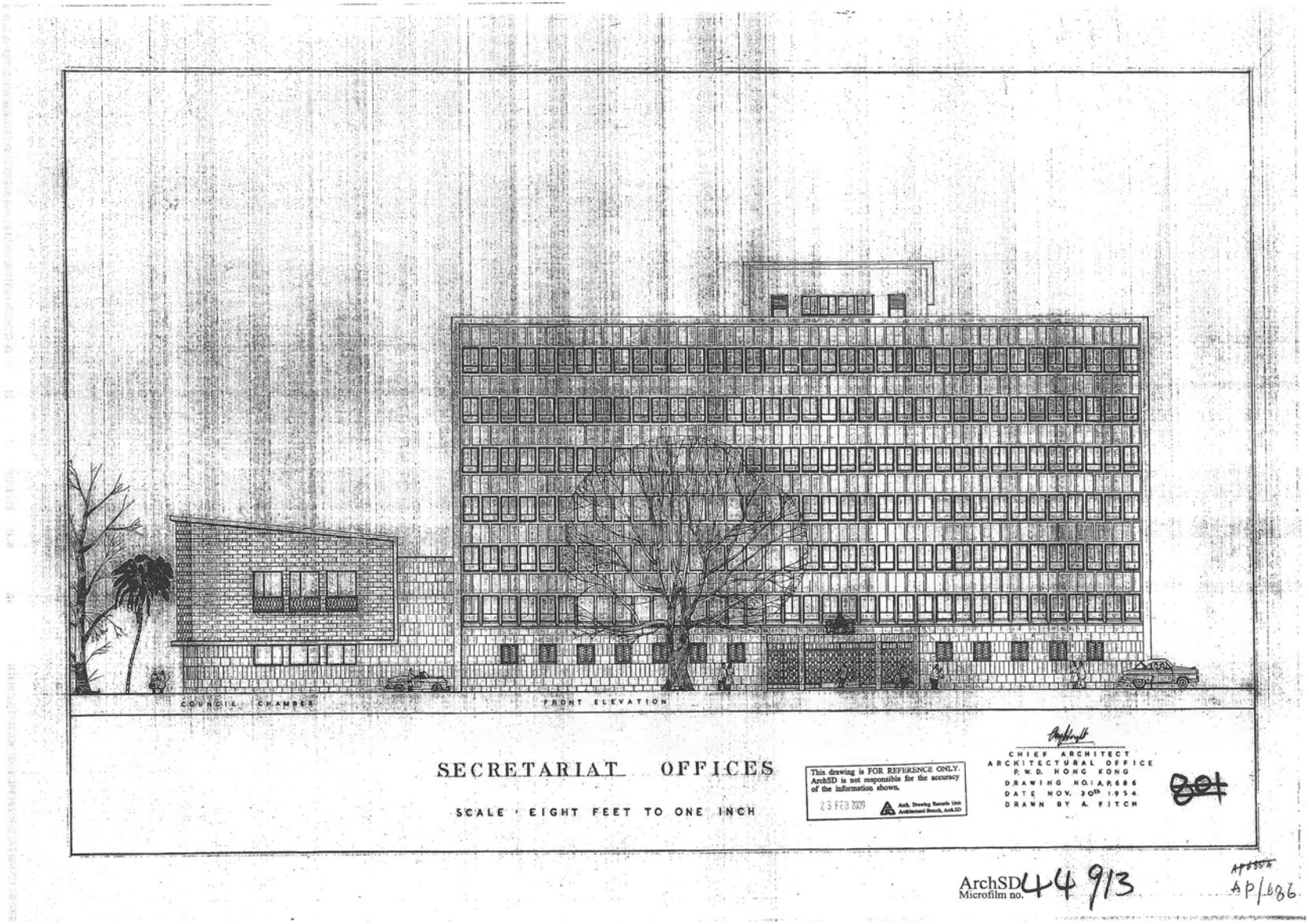
Appendix A (Figure 4) East Wing Design Floor Plans (3/F – 5/F), 1952



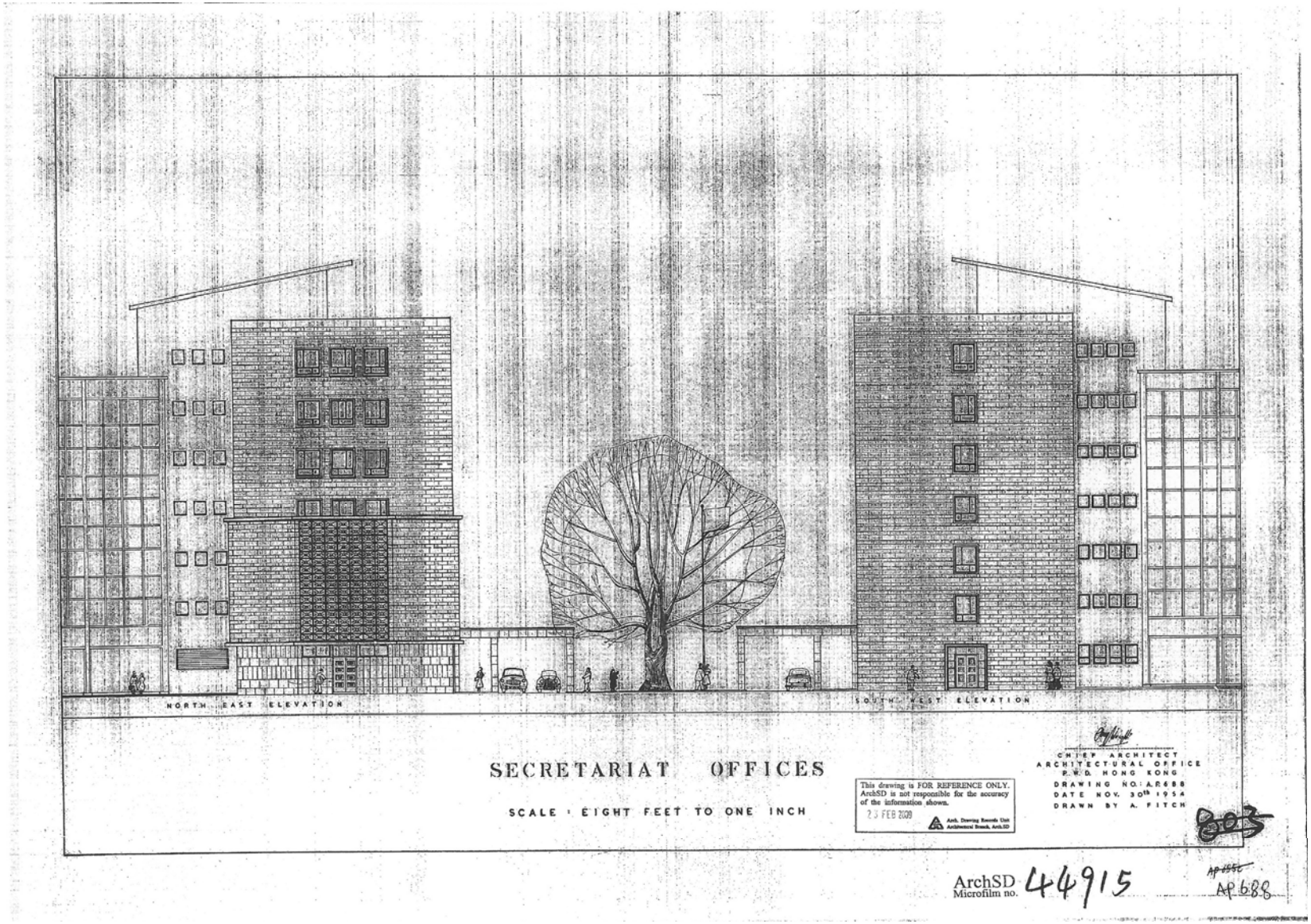
Appendix A (Figure 5)  Main Wing (Design Plan 1), 1954



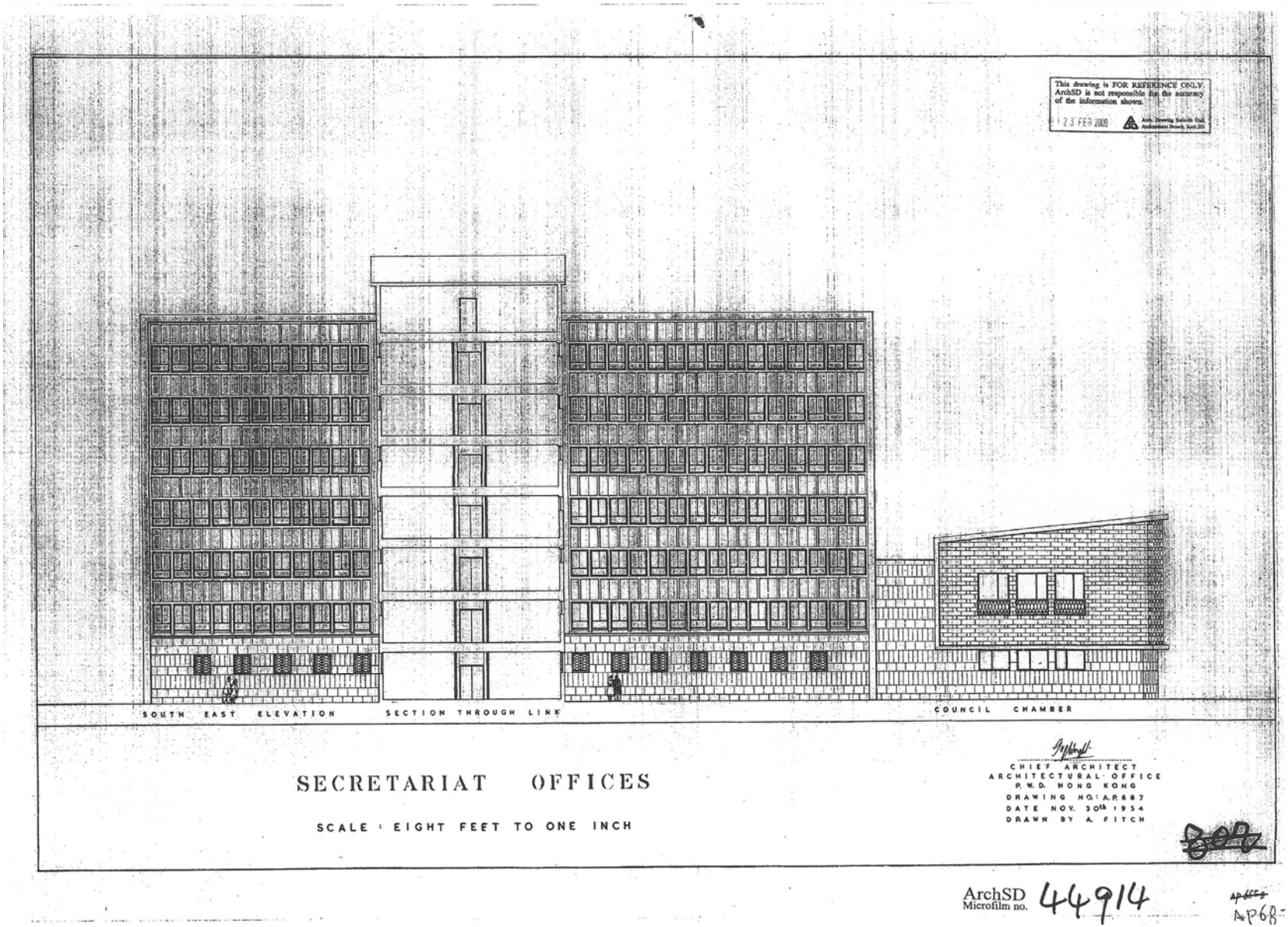
Appendix A (Figure 6) Main Wing (Design Plan 2), 1954



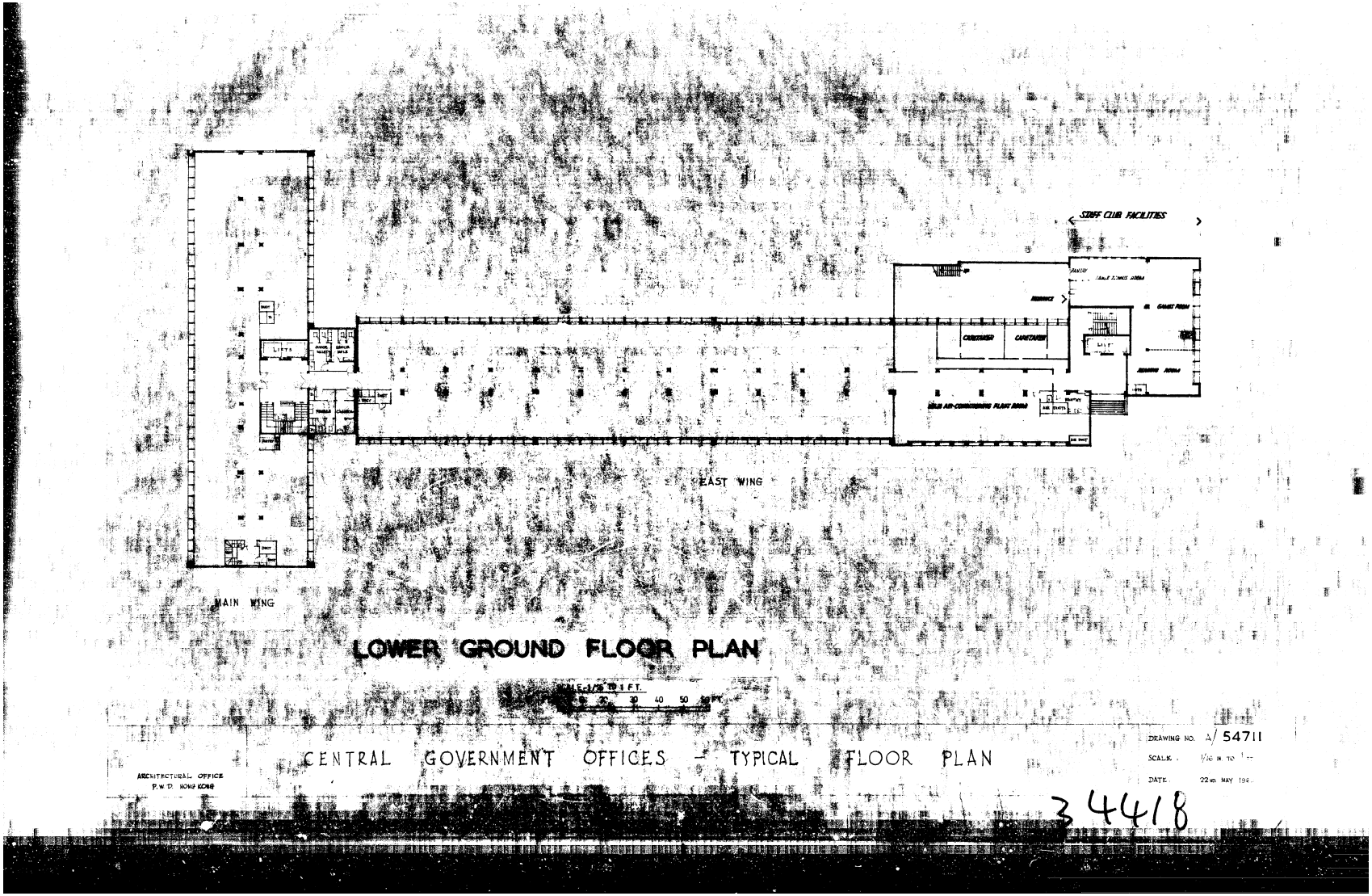
Appendix A (Figure 7) Main Wing (Design Plan 3), 1954



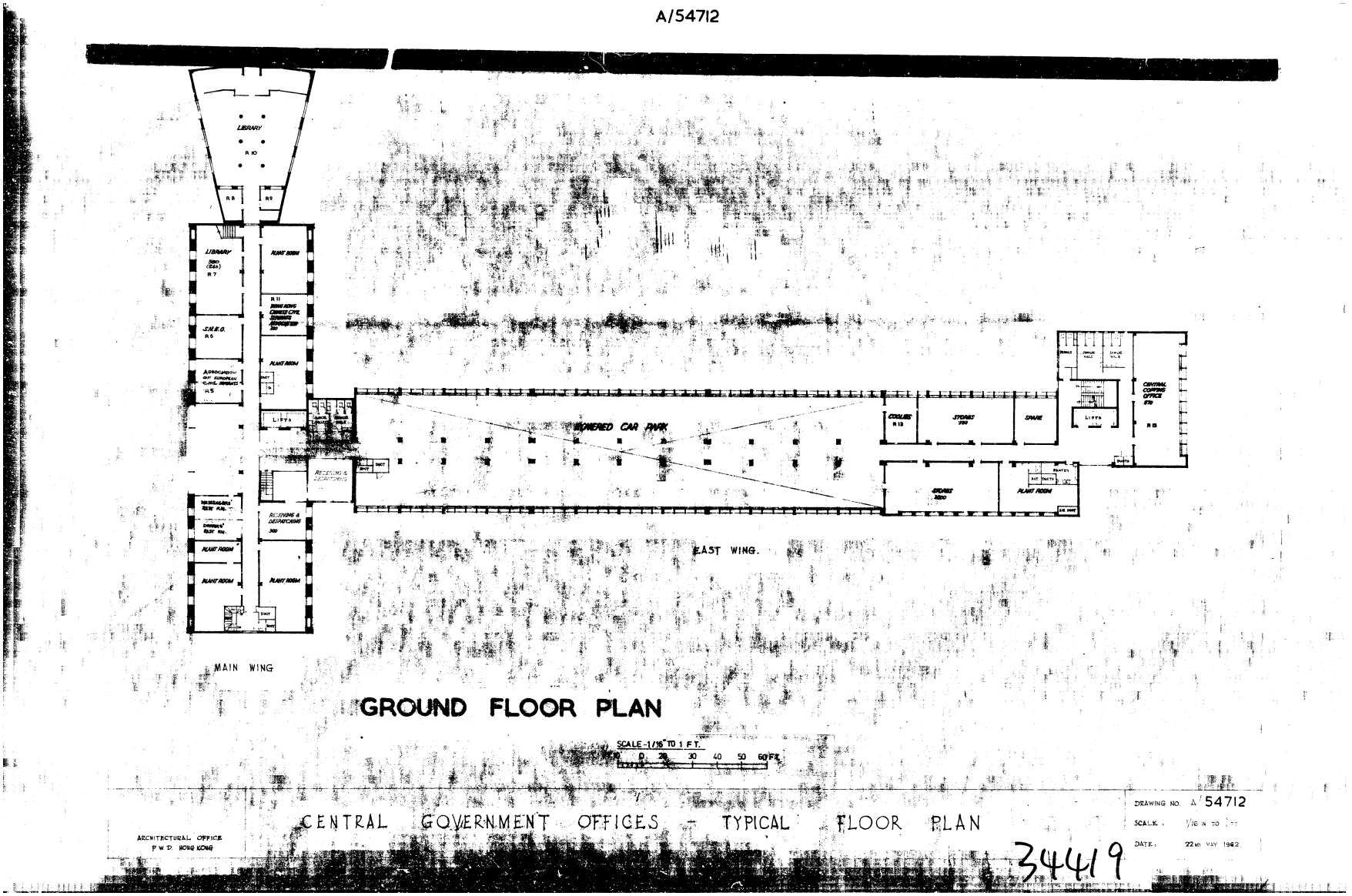
Appendix A (Figure 8) Main Wing (Design Plan 4), 1954



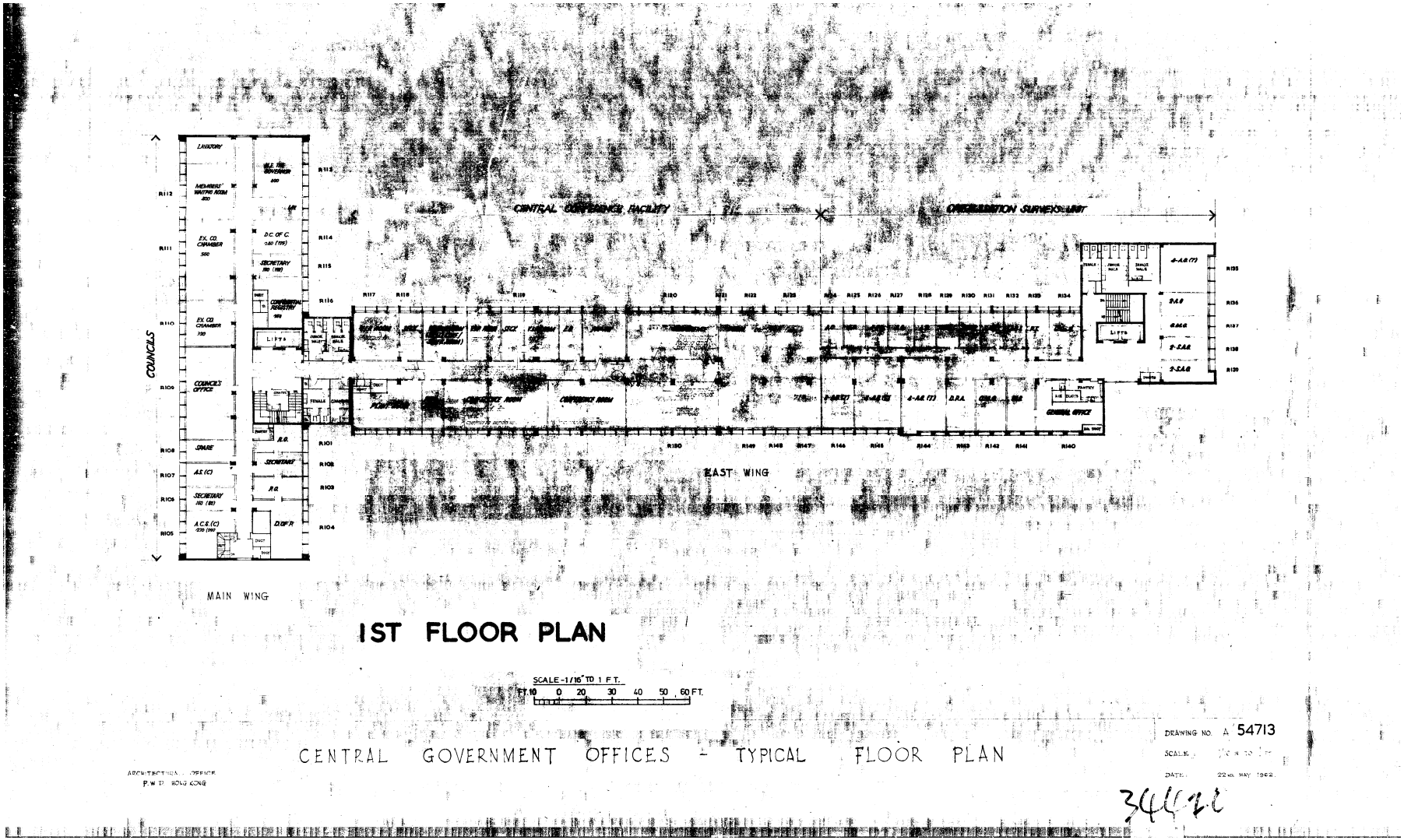
Appendix A (Figure 9) Floor Plan of Main and East Wings (LG/F), 1962



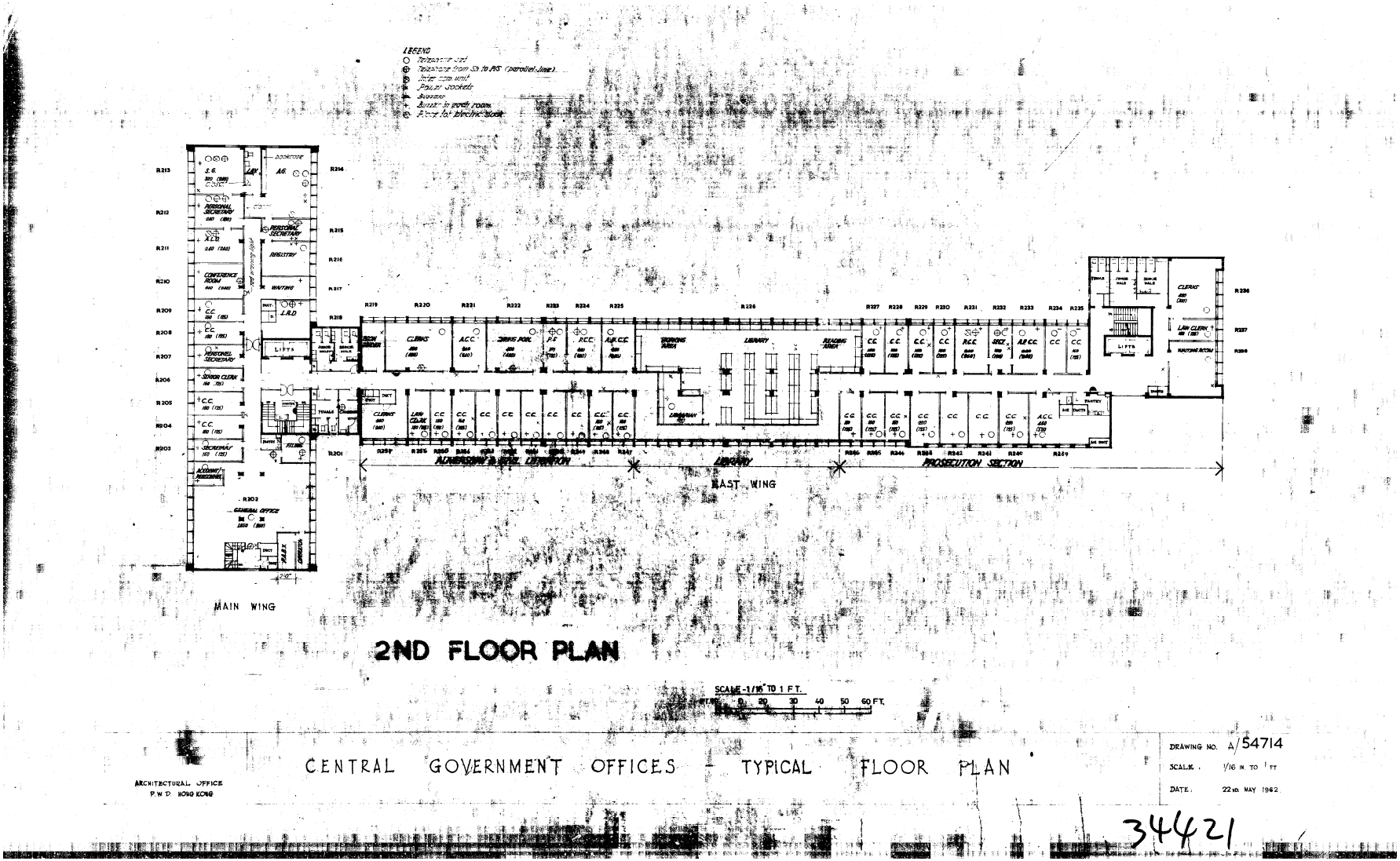
Appendix A (Figure 10) Floor Plan of Main and East Wings (G/F), 1962



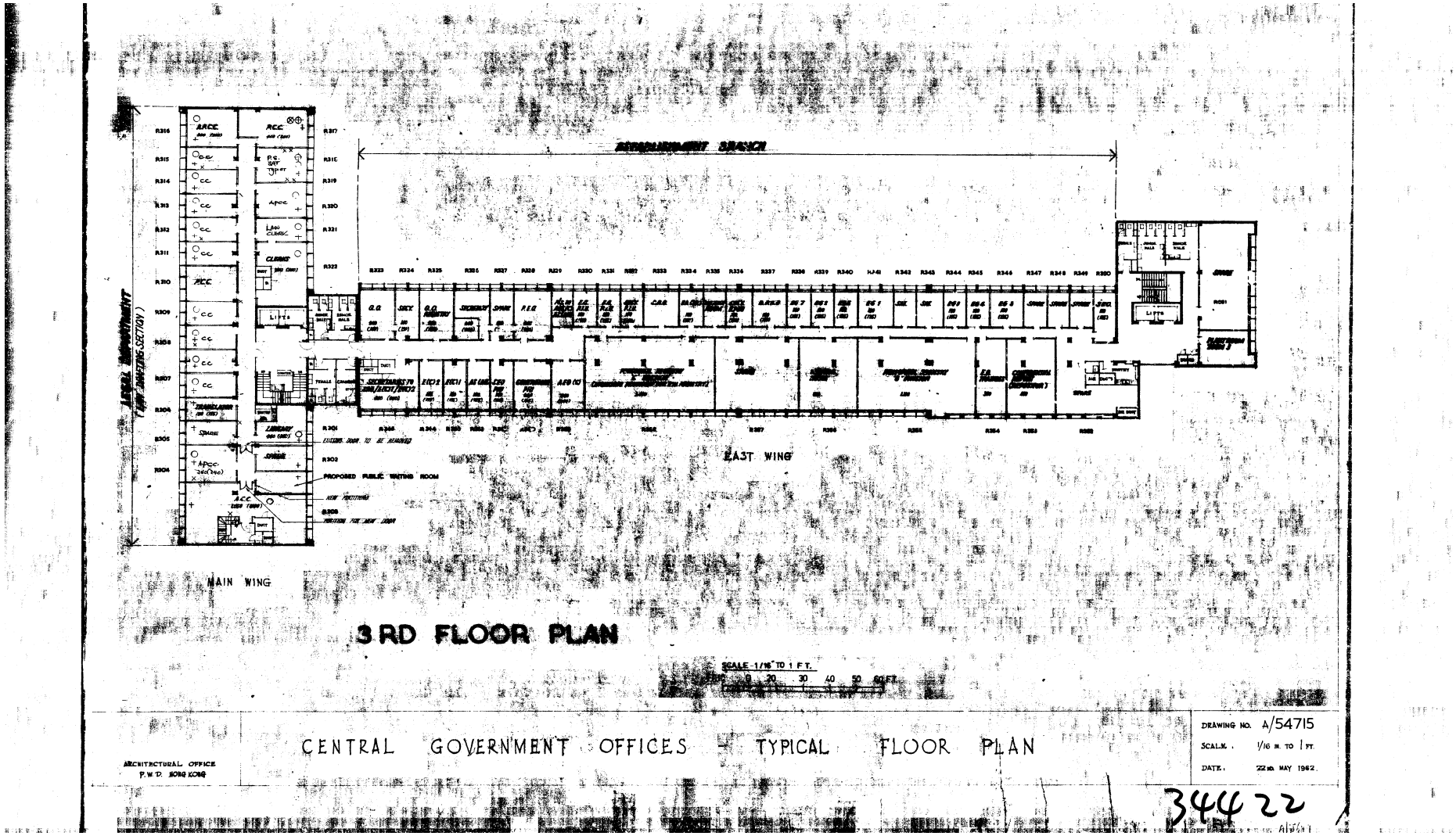
Appendix A (Figure 11) Floor Plan of Main and East Wings (1/F), 1962



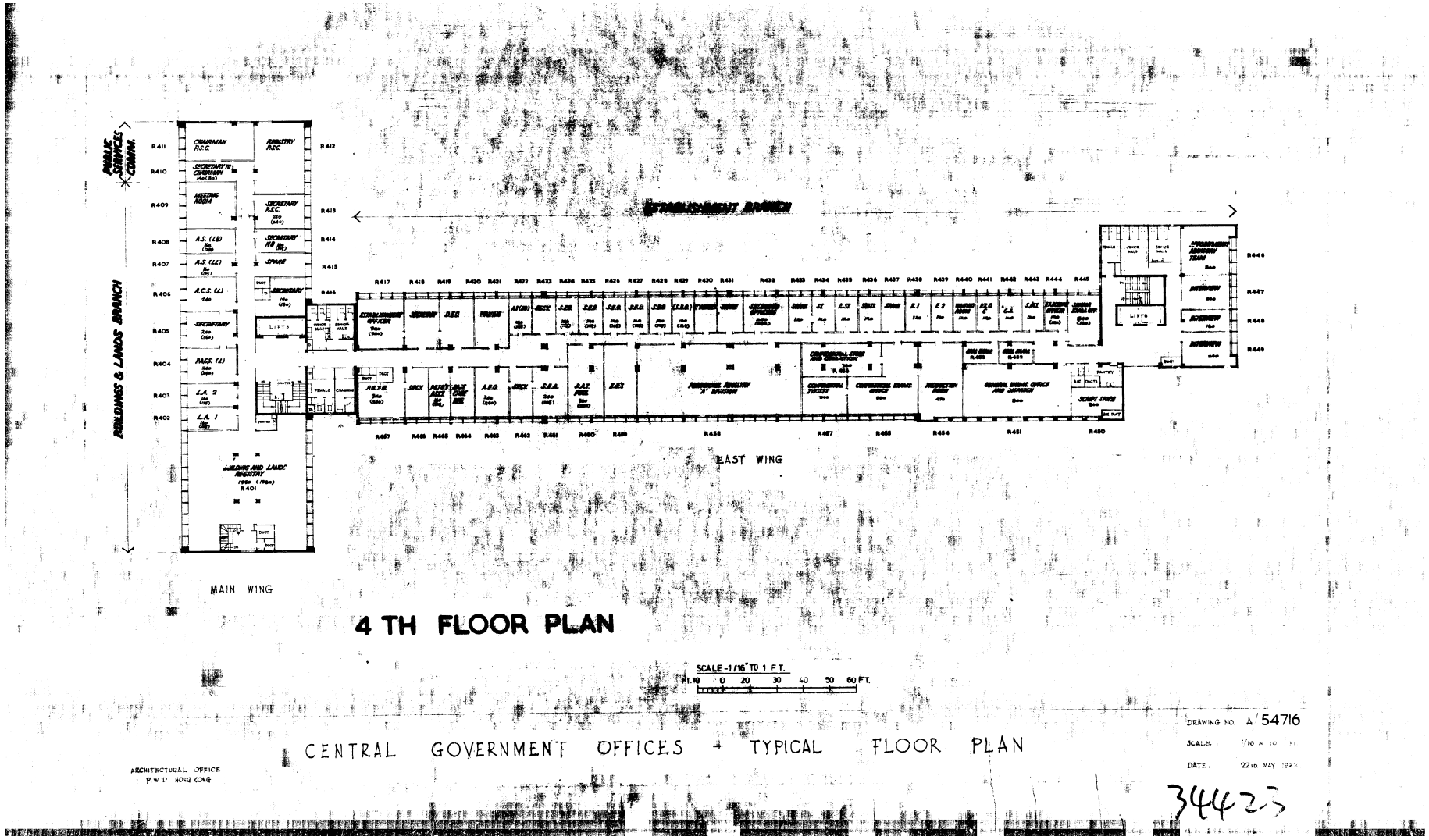
Appendix A (Figure 12) Floor Plan of Main and East Wings (2/F), 1962



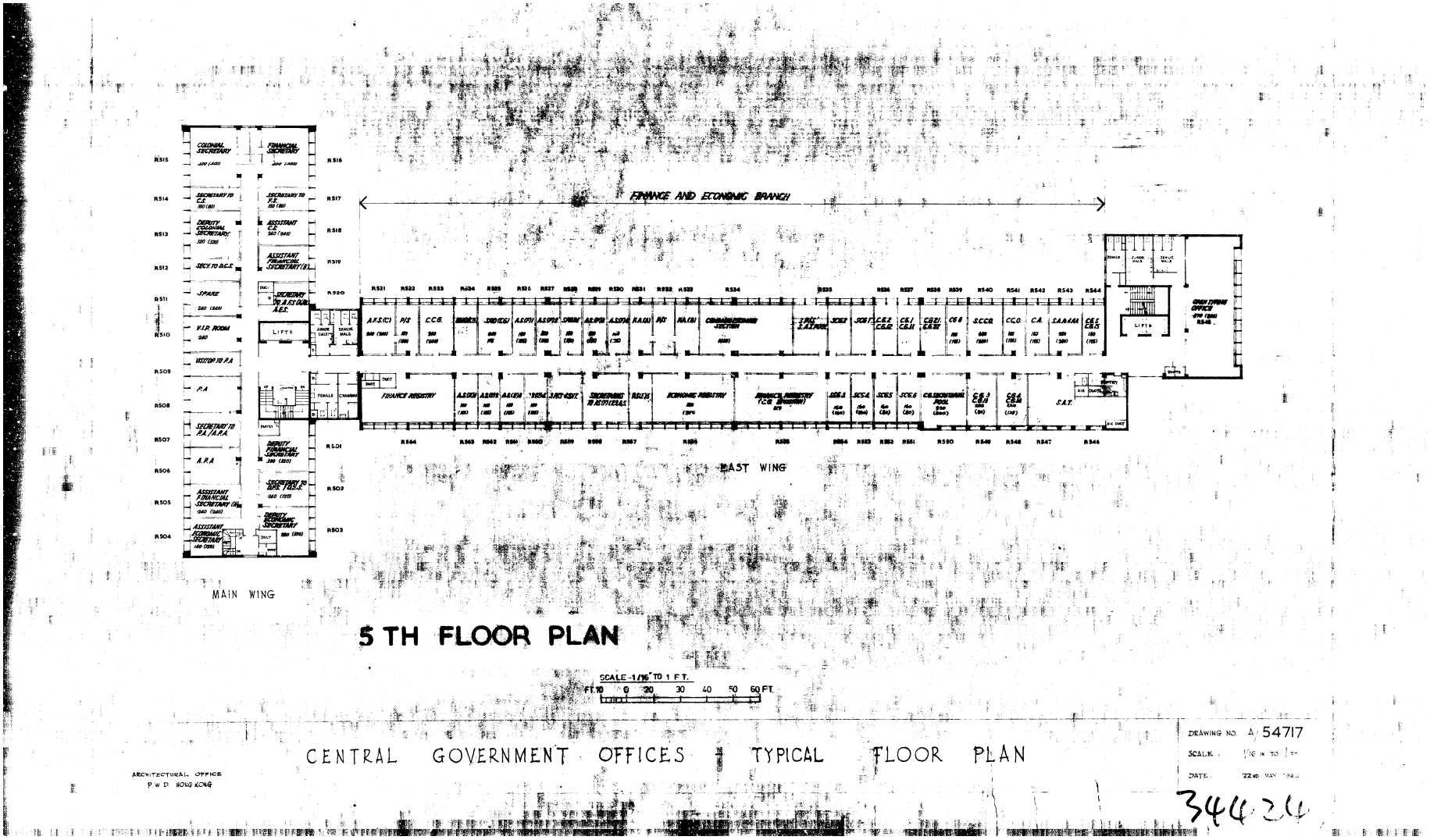
Appendix A (Figure 13) Floor Plan of Main and East Wings (3/F), 1962



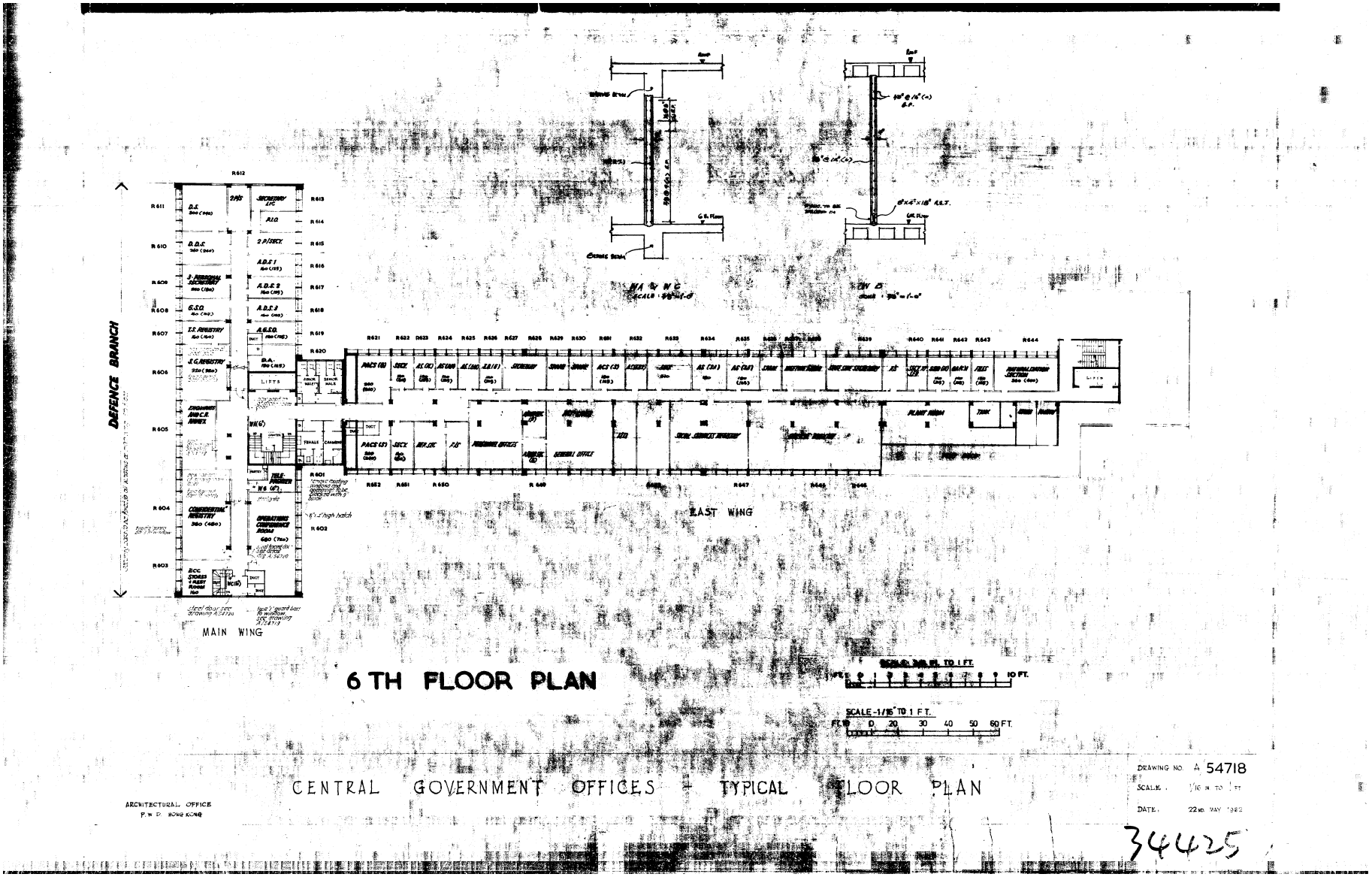
Appendix A (Figure 14) Floor Plan of Main and East Wings (4/F), 1962



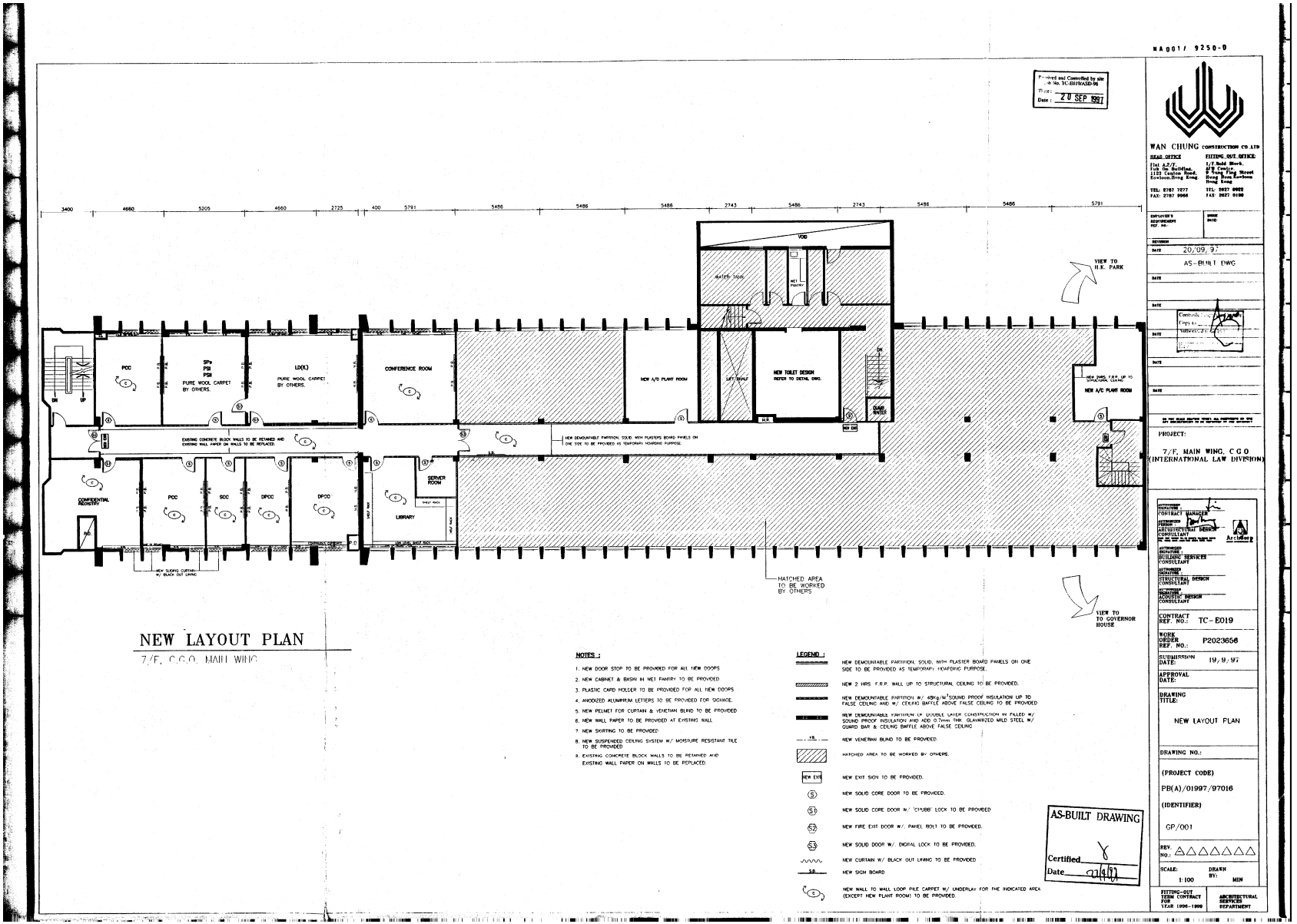
Appendix A (Figure 15) Floor Plan of Main and East Wings (5/F), 1962



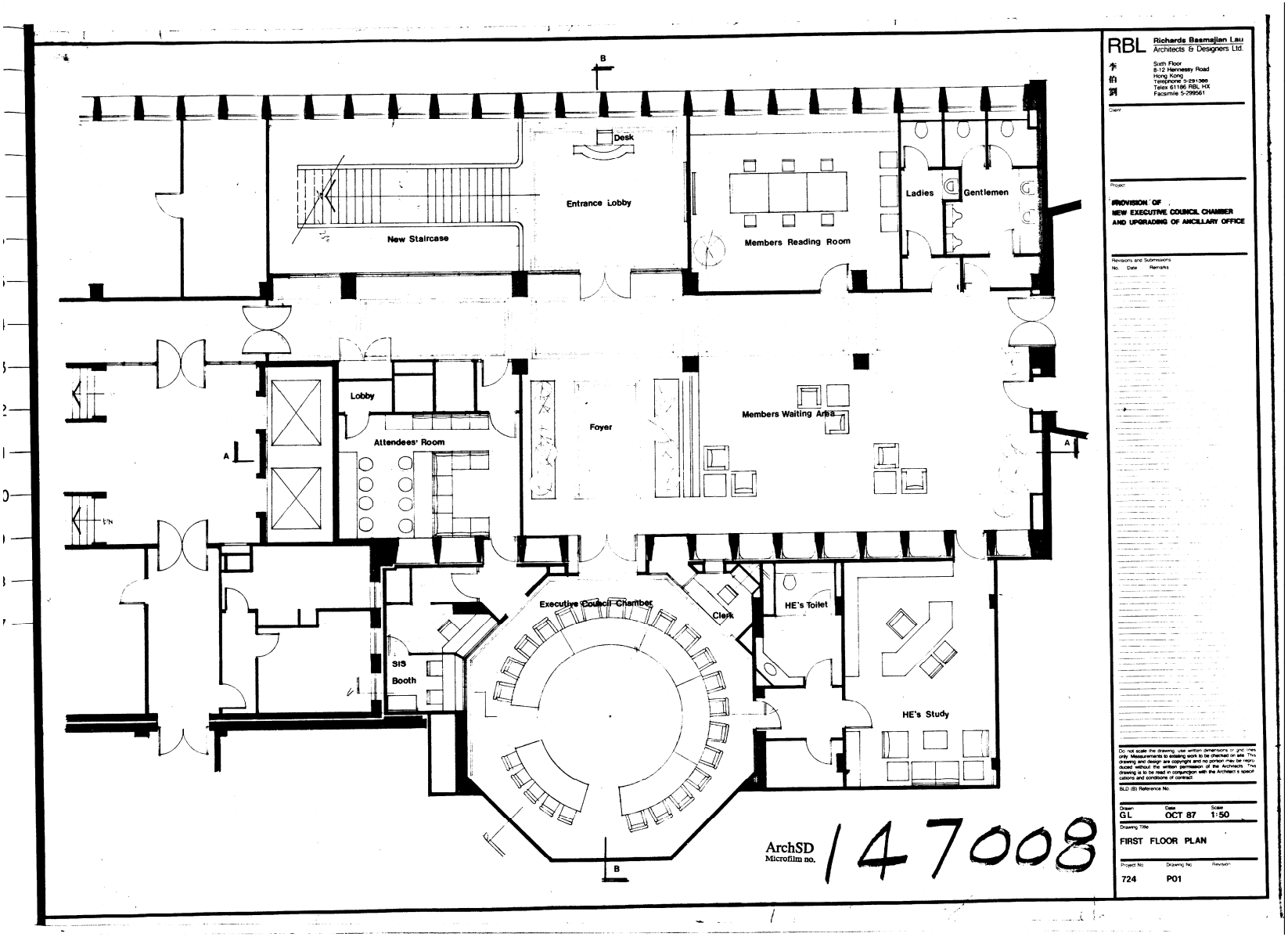
Appendix A (Figure 16) Floor Plan of Main and East Wings (6/F), 1962



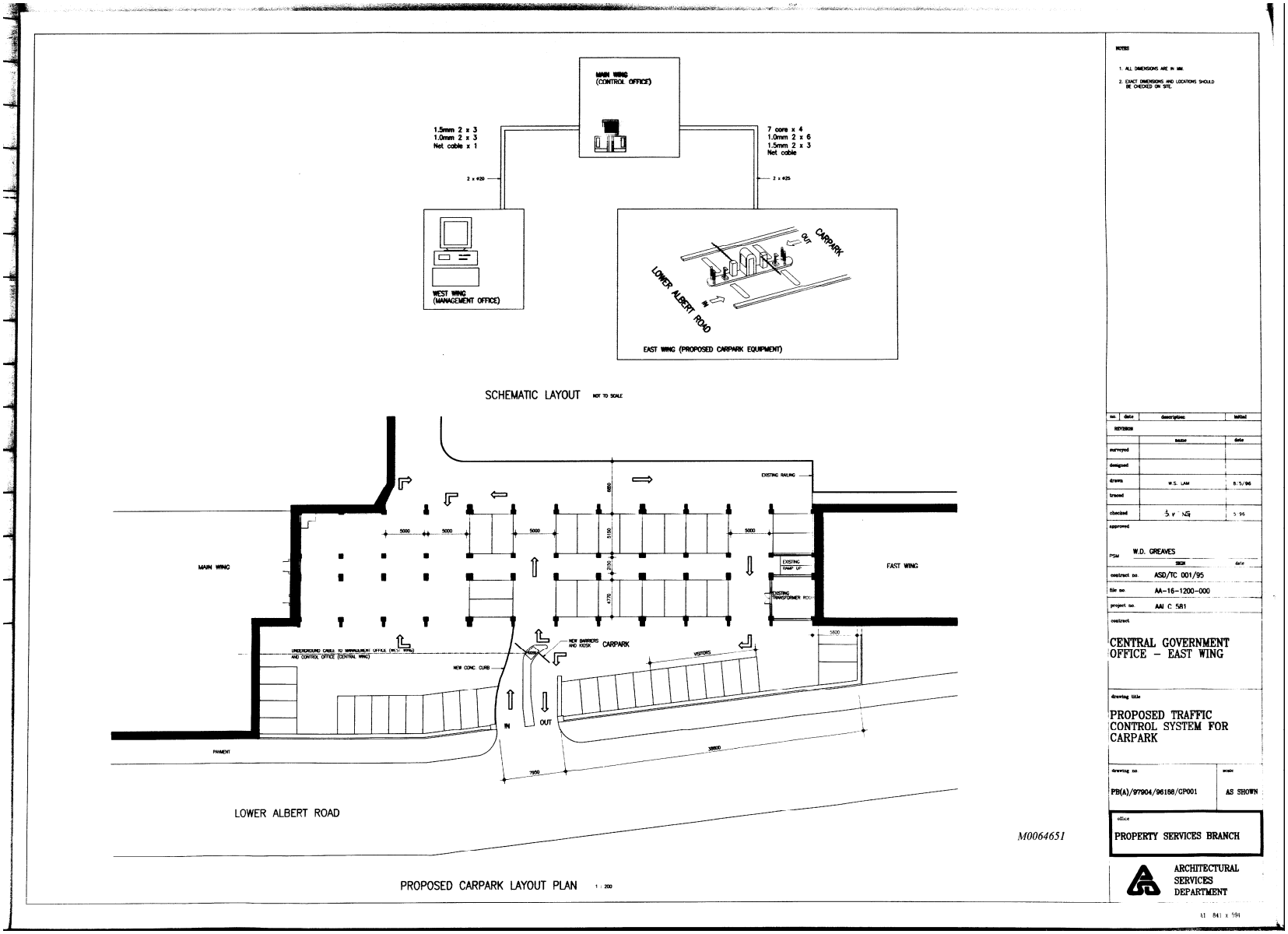
Appendix A (Figure 17) Floor Plan of the Main Wing (7/F), 1997



Appendix A (Figure 18) The Design Floor Plan of ExCo Chamber, 1/F Main Wing, 1987



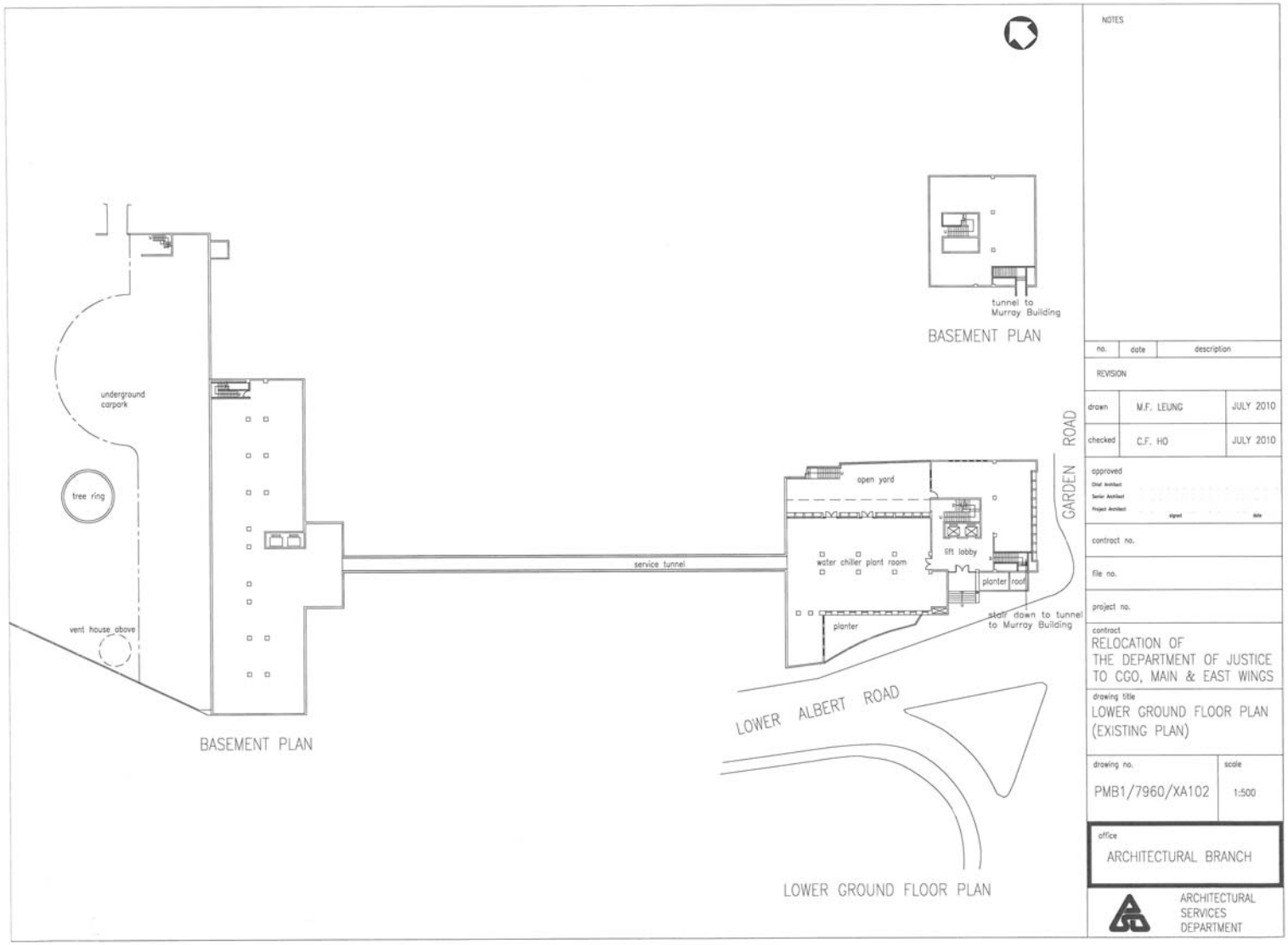
Appendix A (Figure 19) Proposed Car-park Layout Plan under East Wing, 1995



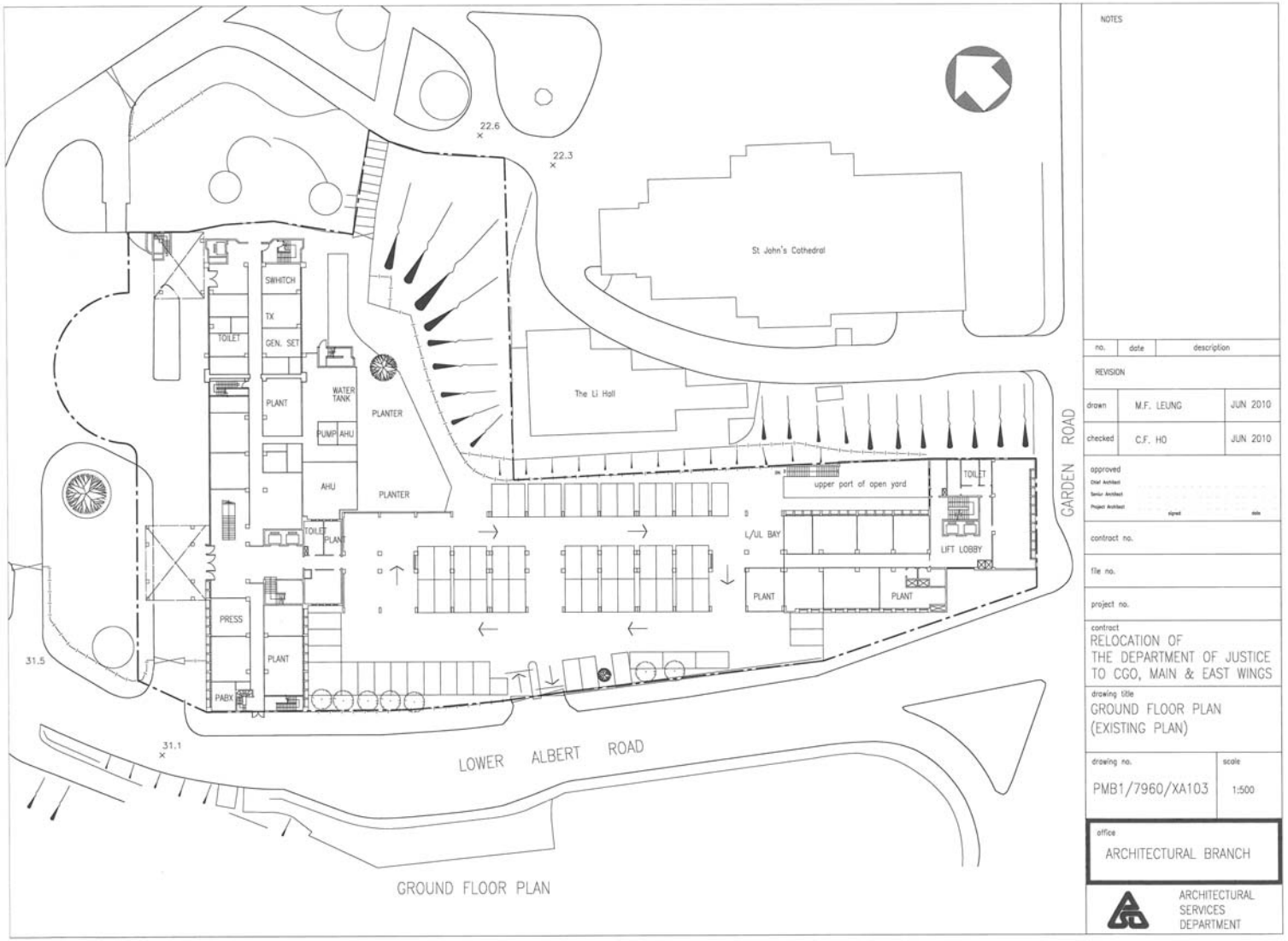
Appendix B

Existing Floor Plans of the Former Central Government Offices (Main and East Wings), 2010

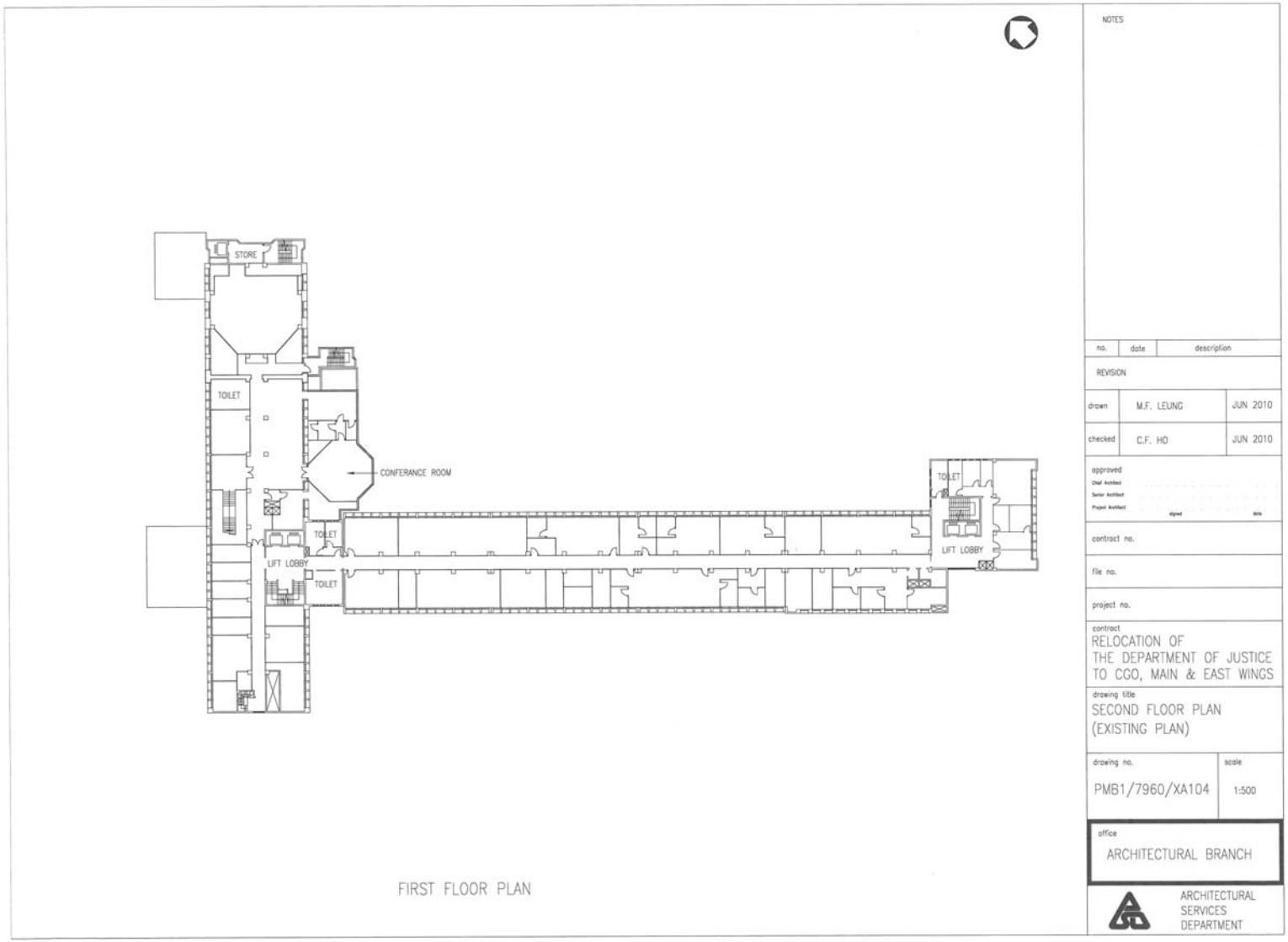
Appendix B Existing Floor Plans (B/F – LG/F) (Figure 1)



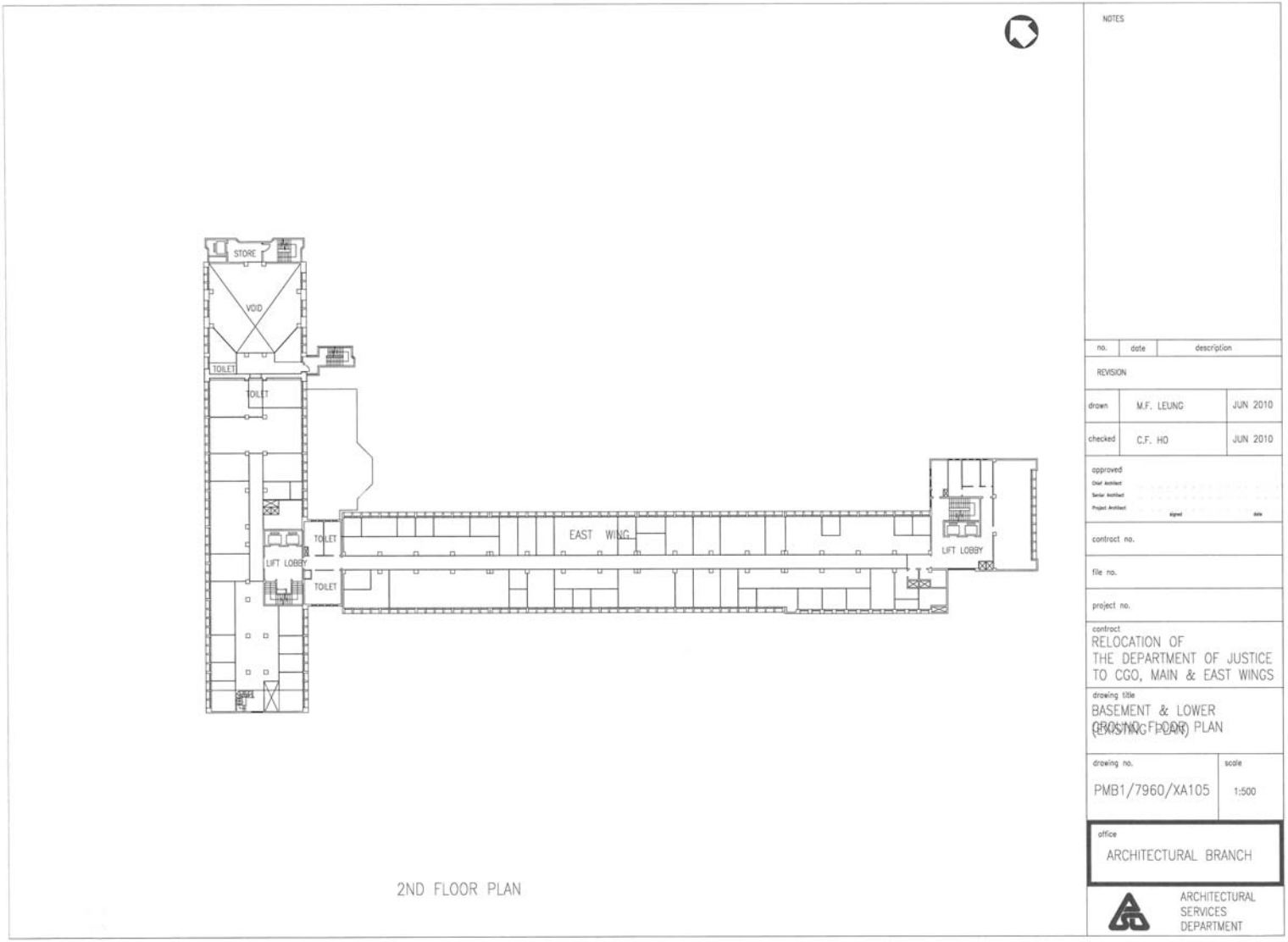
Appendix B Existing Floor Plan (G/F) (Figure 2)



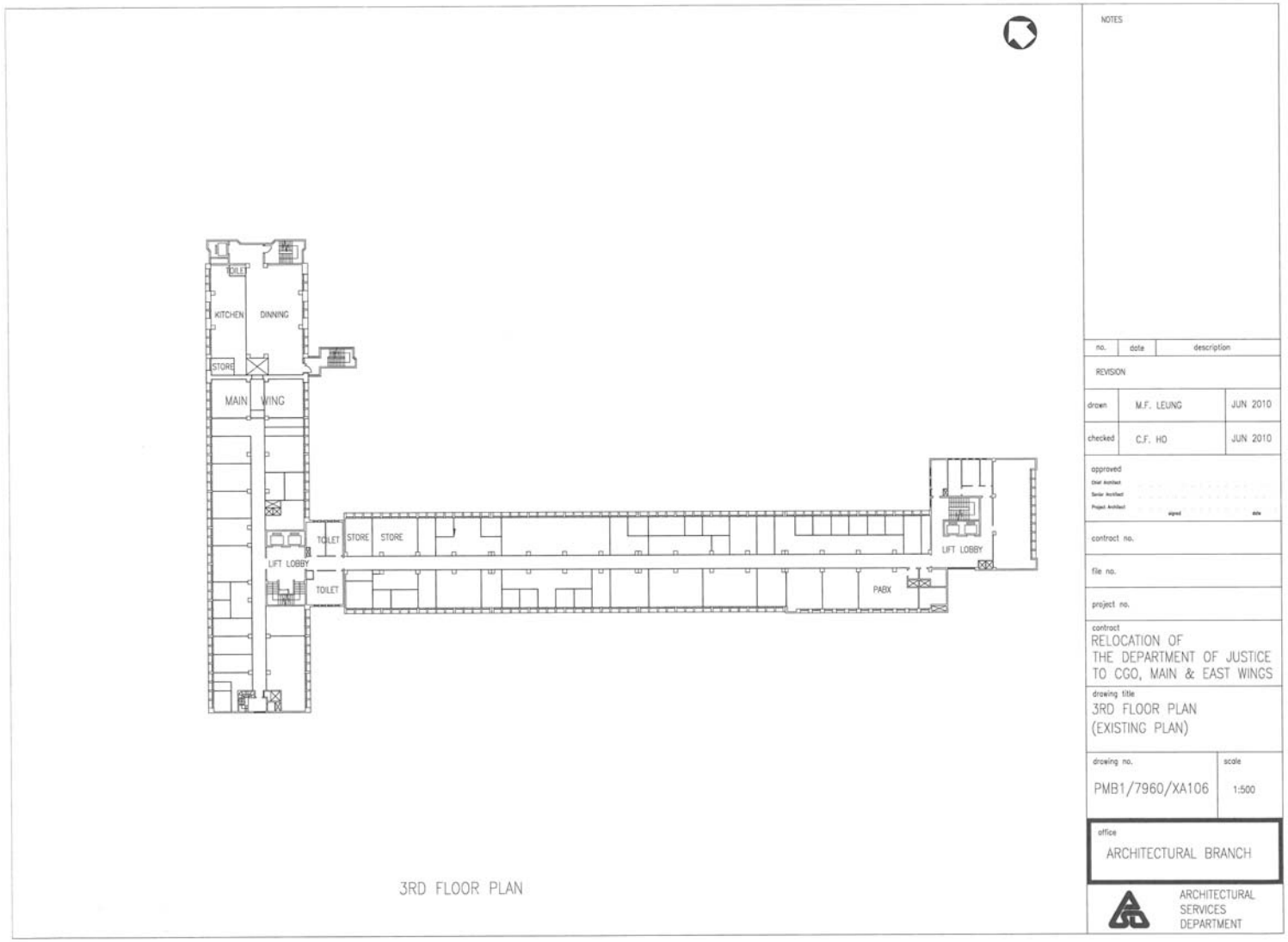
Appendix B Existing Floor Plan (1/F) (Figure 3)



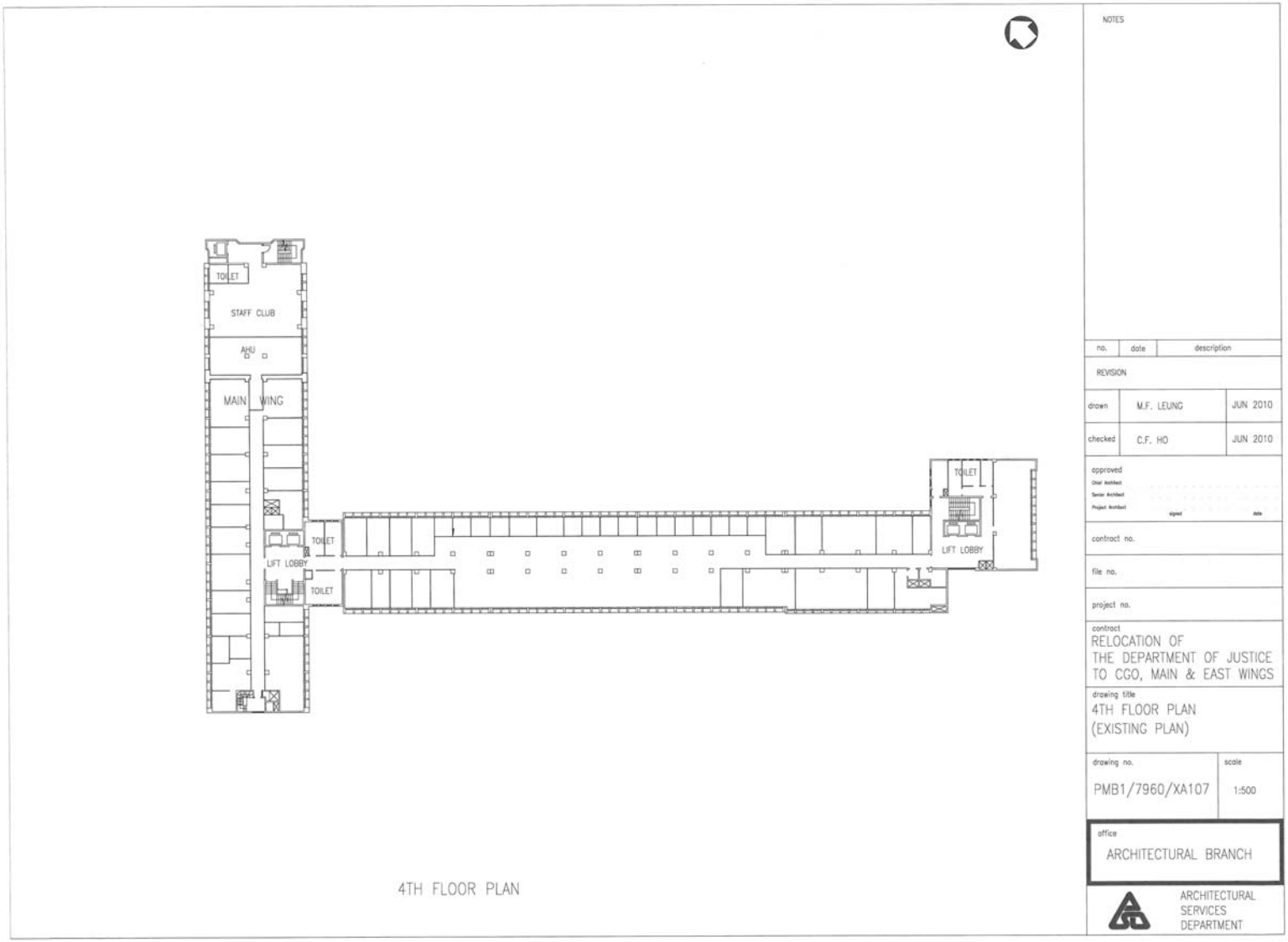
Appendix B Existing Floor Plan (2/F) (Figure 4)



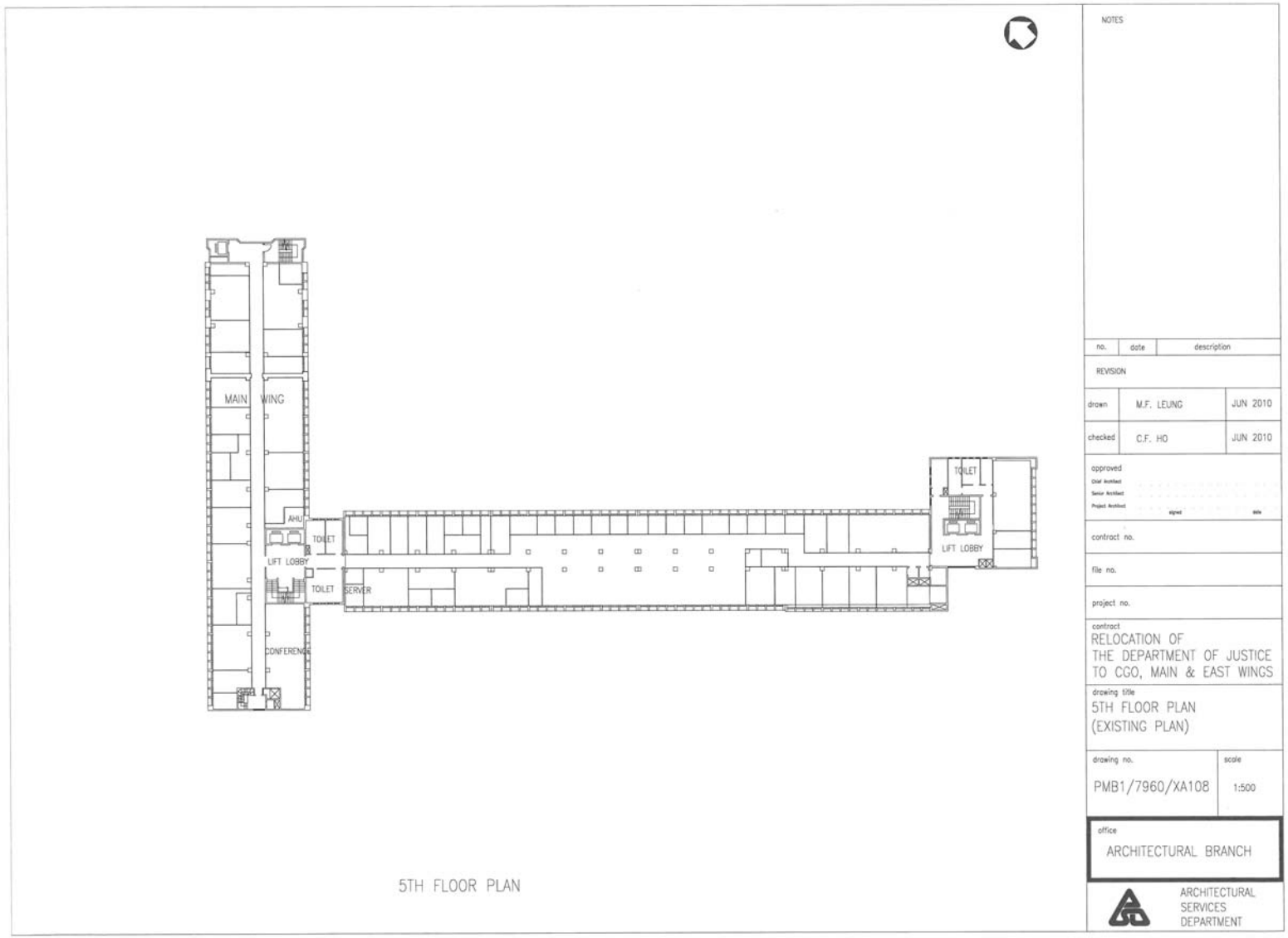
Appendix B Existing Floor Plan (3/F) (Figure 5)



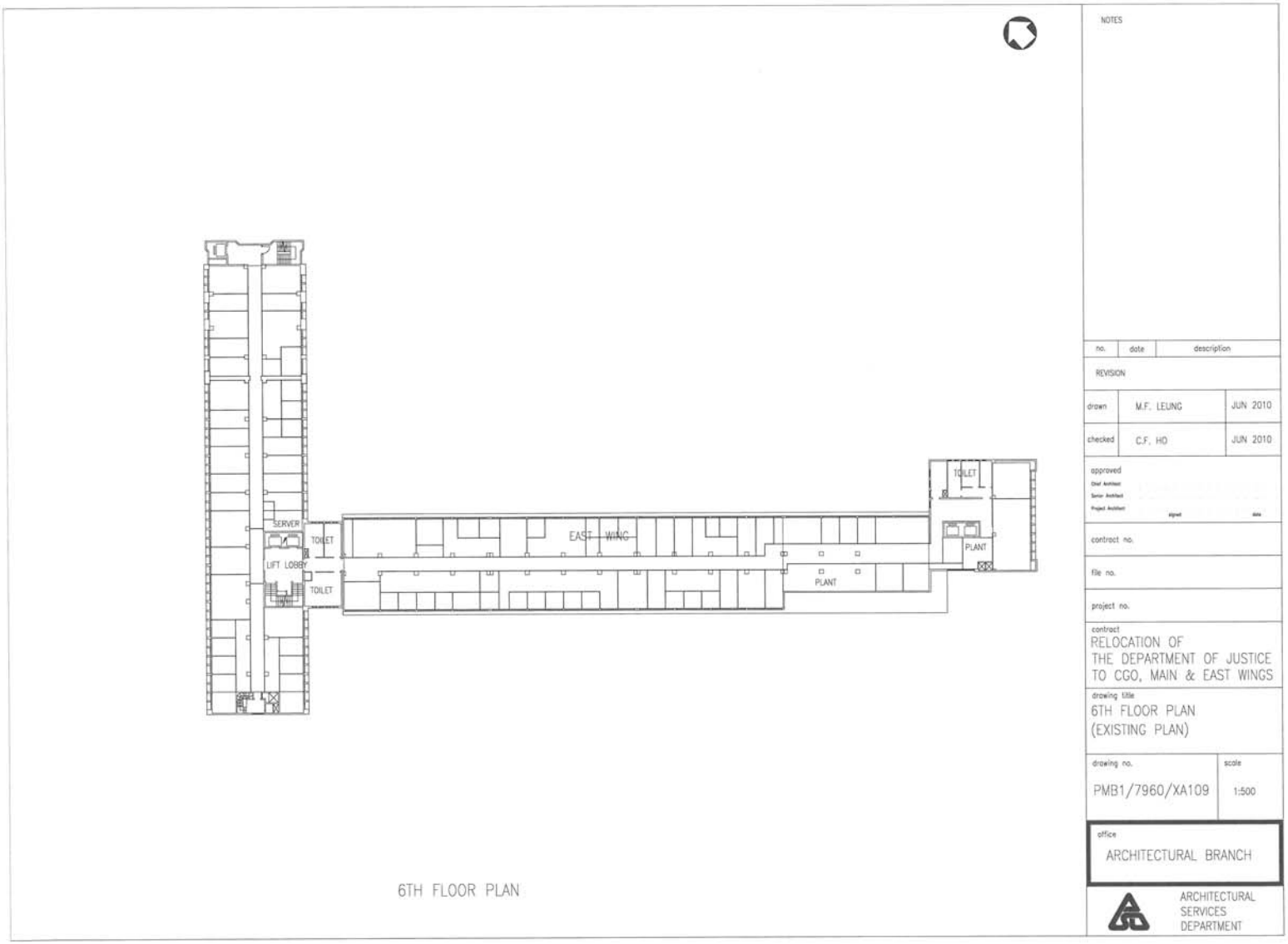
Appendix B Existing Floor Plan (4/F) (Figure 6)



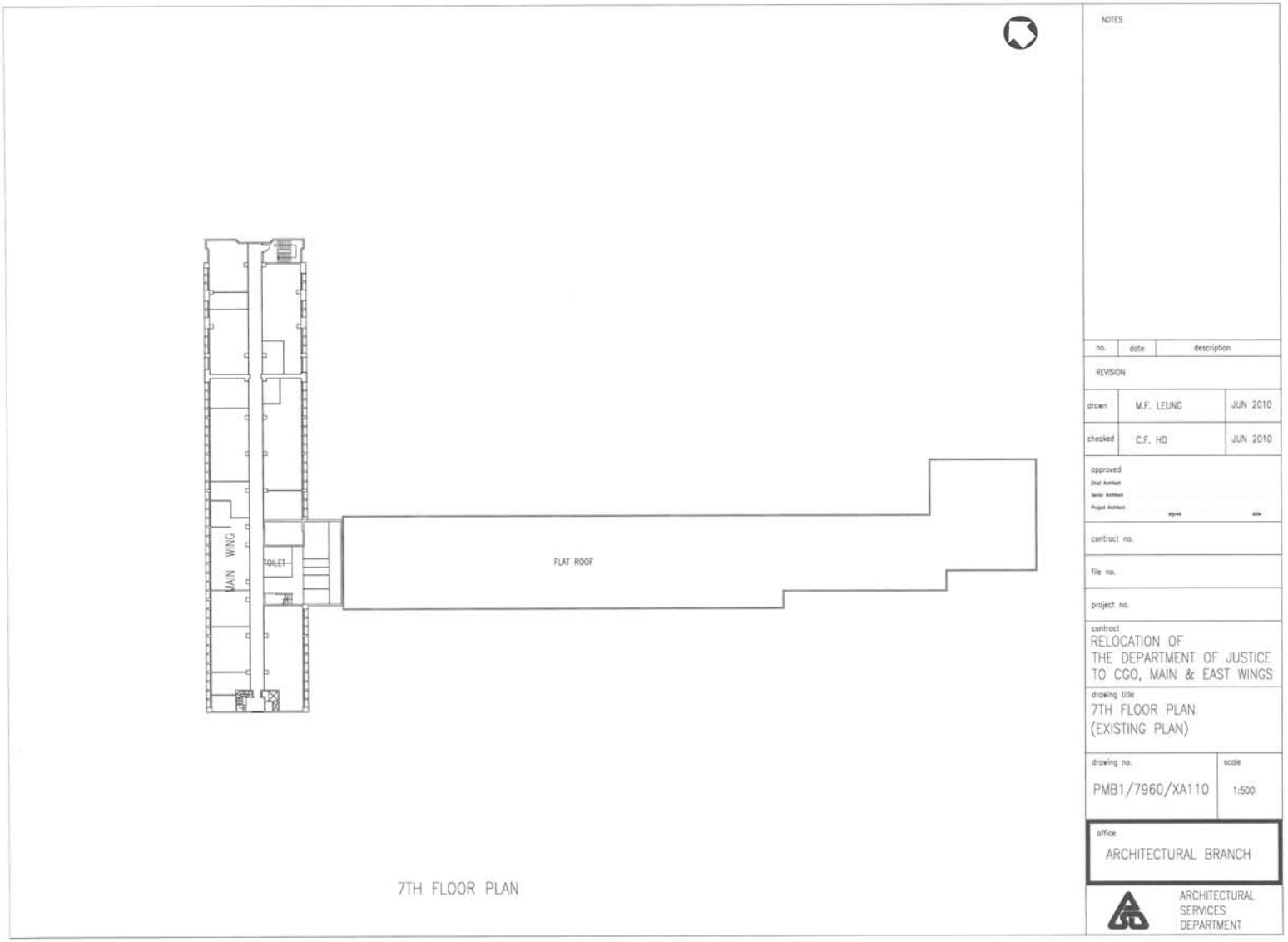
Appendix B Existing Floor Plan (5/F) (Figure 7)



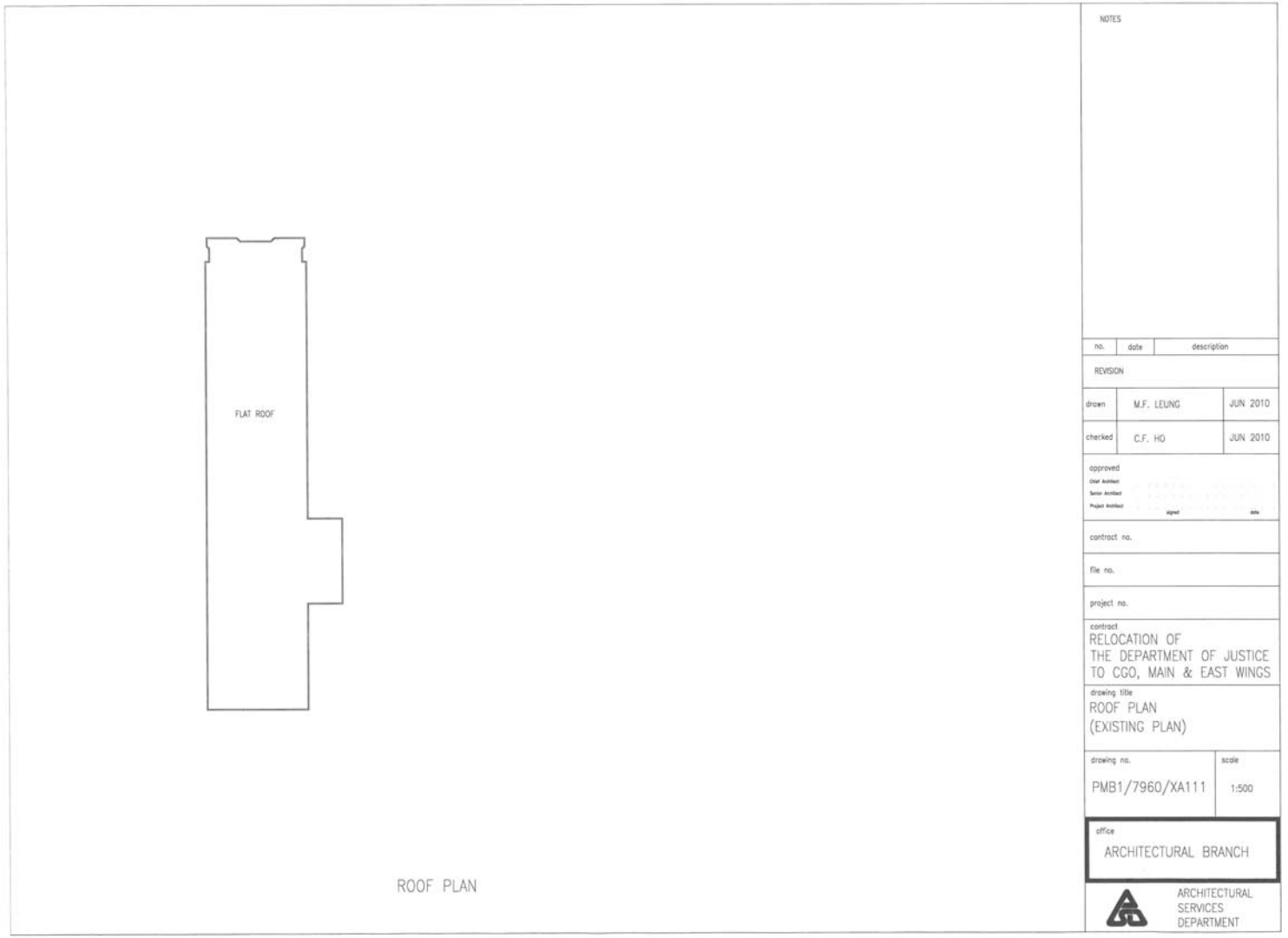
Appendix B Existing Floor Plan (6/F) (Figure 8)



Appendix B Existing Floor Plan (7/F) (Figure 9)



Appendix B Existing Floor Plan (Roof) (Figure 10)



Appendix C

1. The Location Plan of Project Site

2. Proposed Design Floor Plans for

Relocation of the DoJ to CGO Site, Preliminary, Spring 2012

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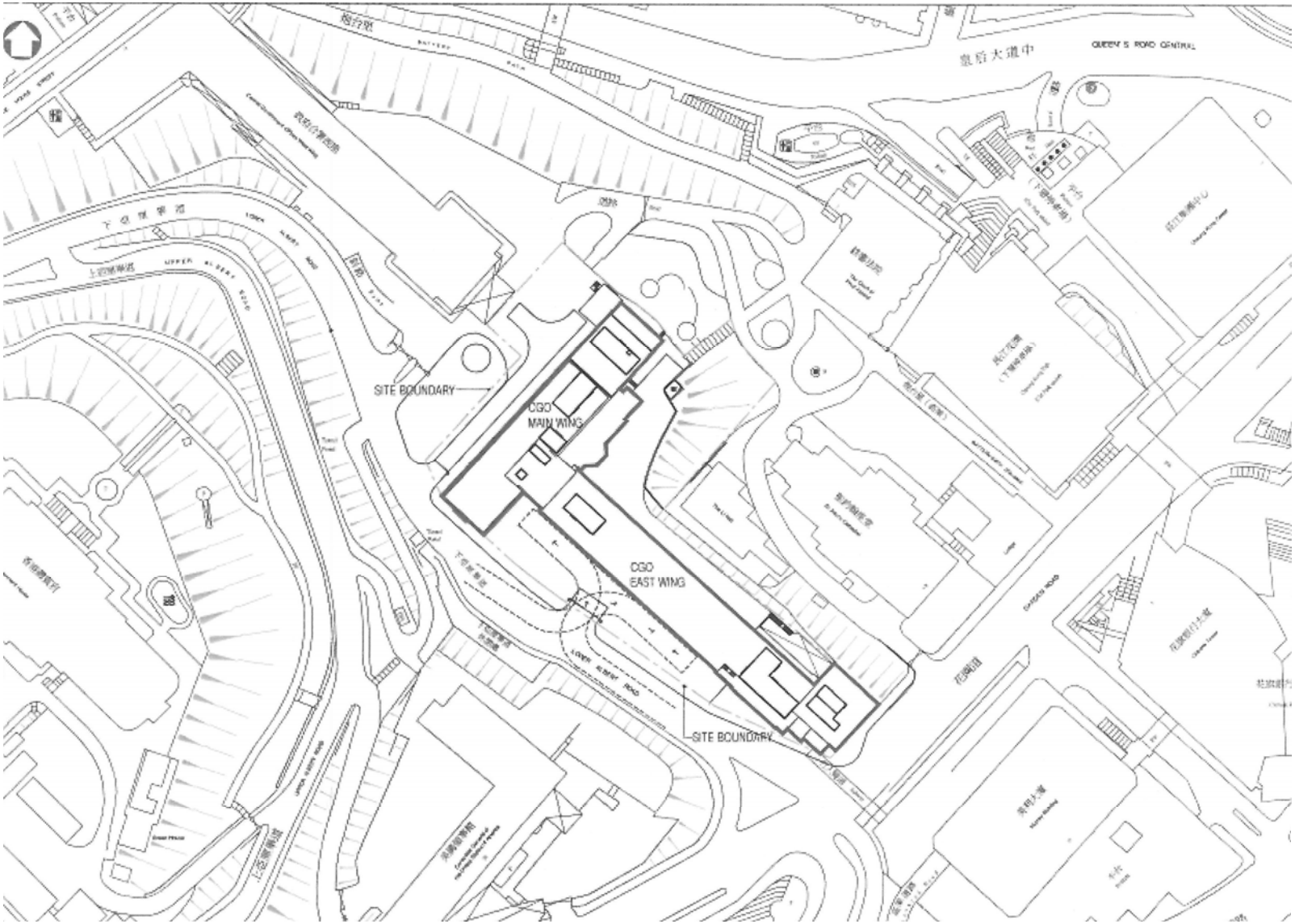
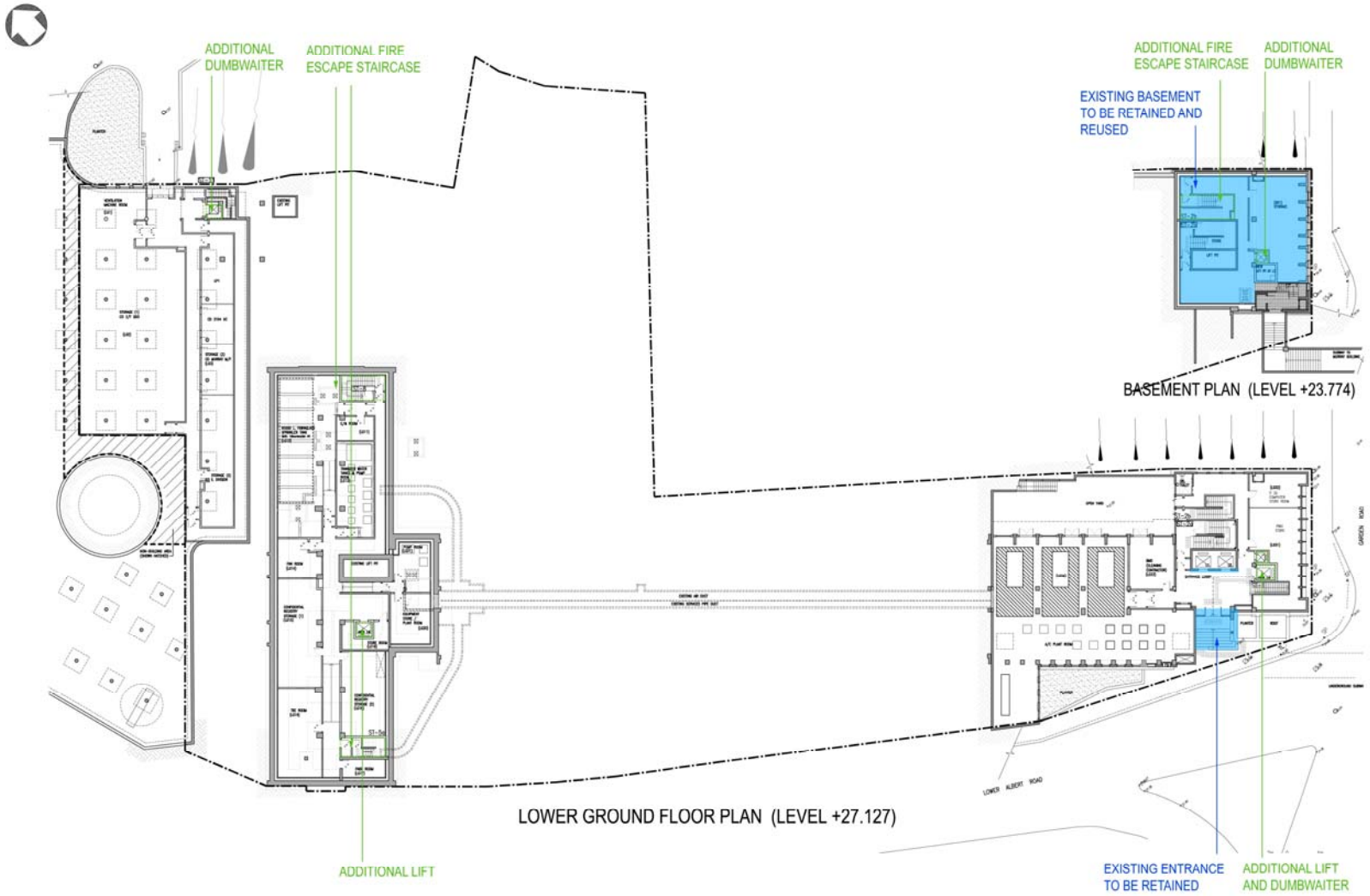
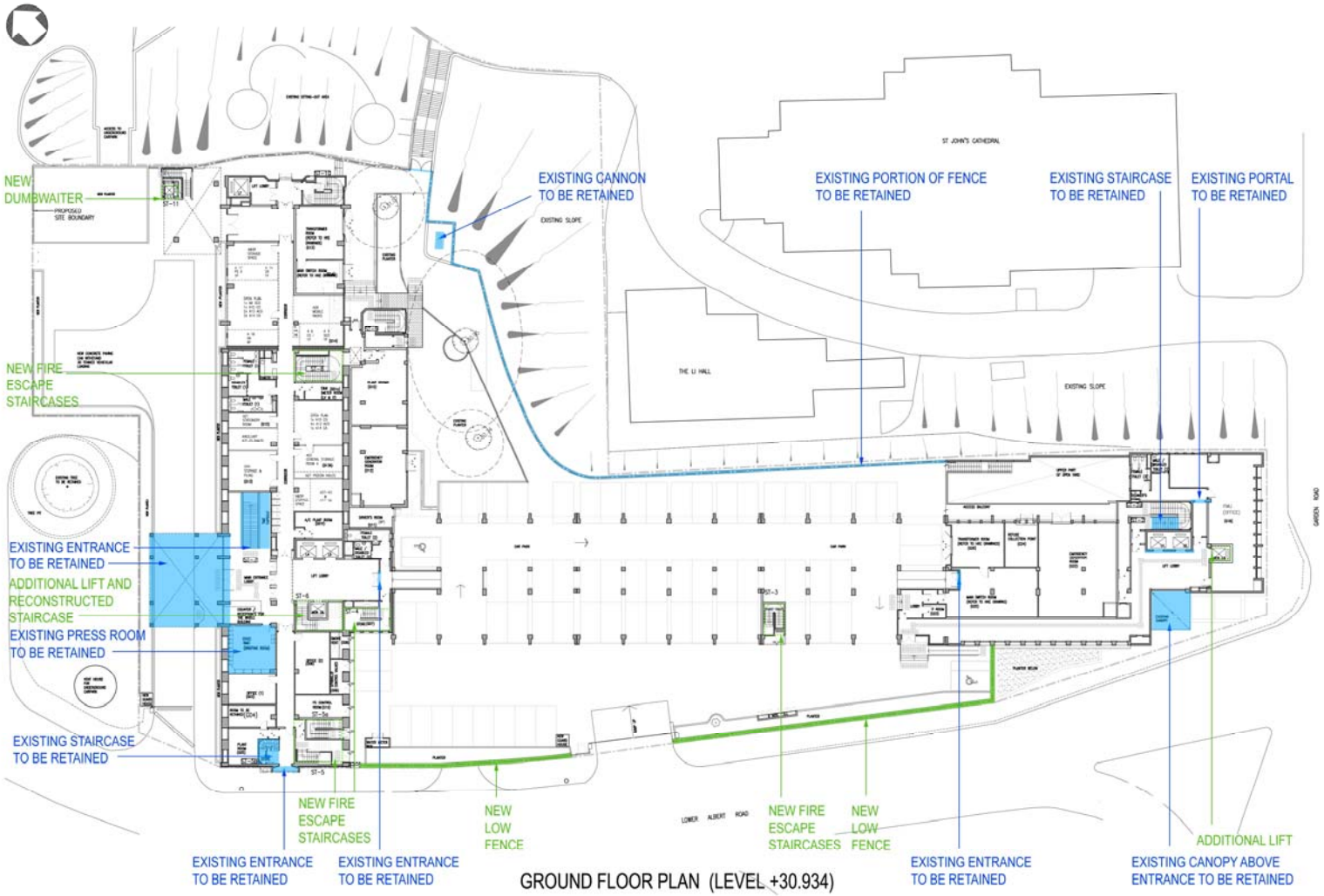
Appendix C  The Location Plan of Project Site (Figure 1)



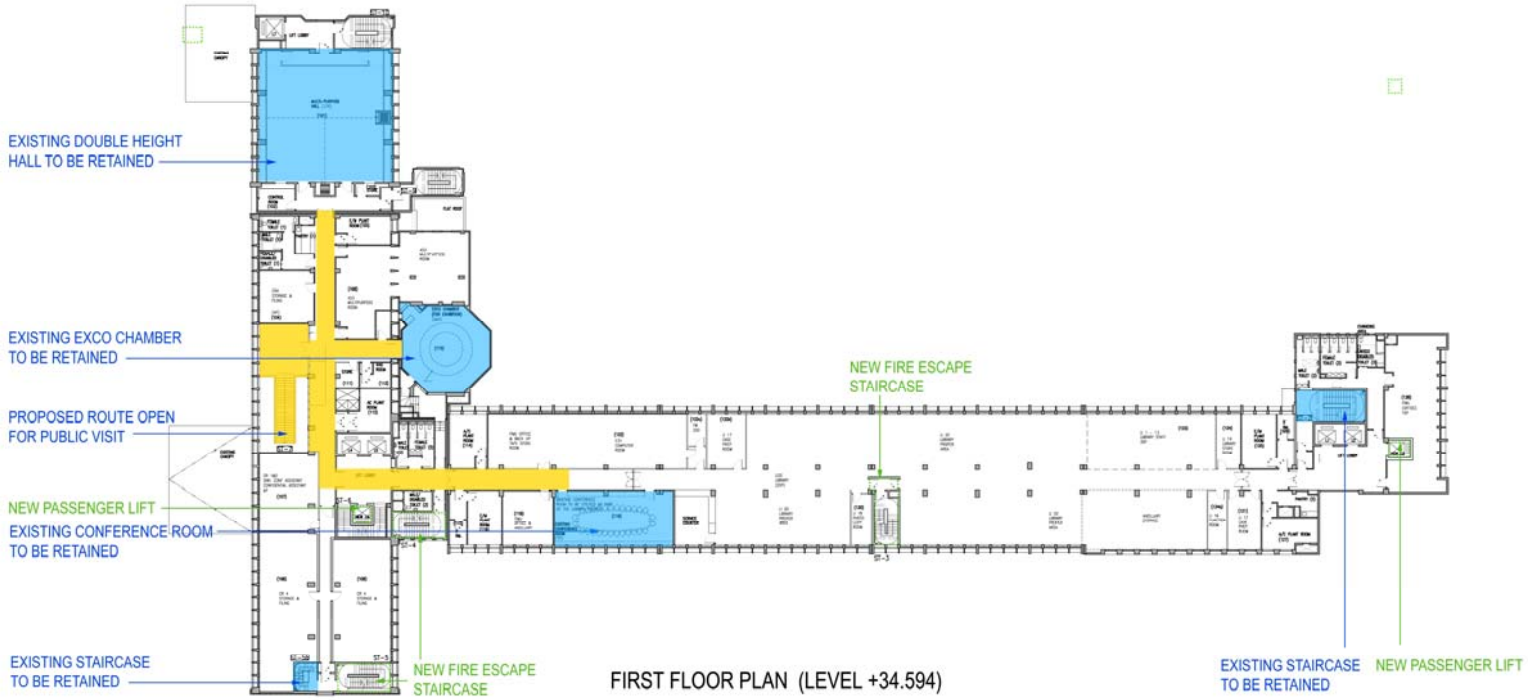
Appendix C  Design Floor Plan (B/F & LG/F) (Figure 2)



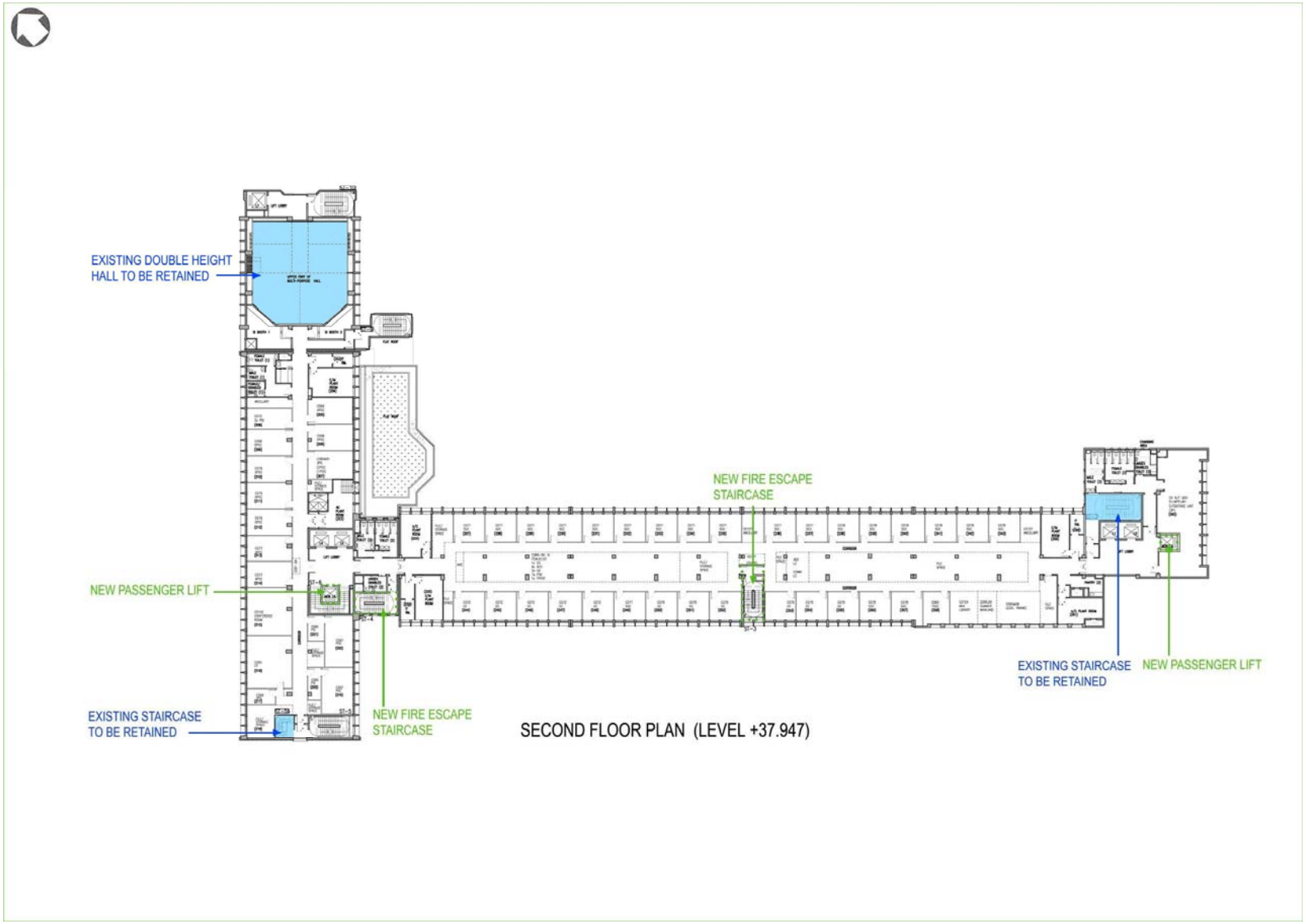
Appendix C Design Floor Plan (G/F) (Figure 3)



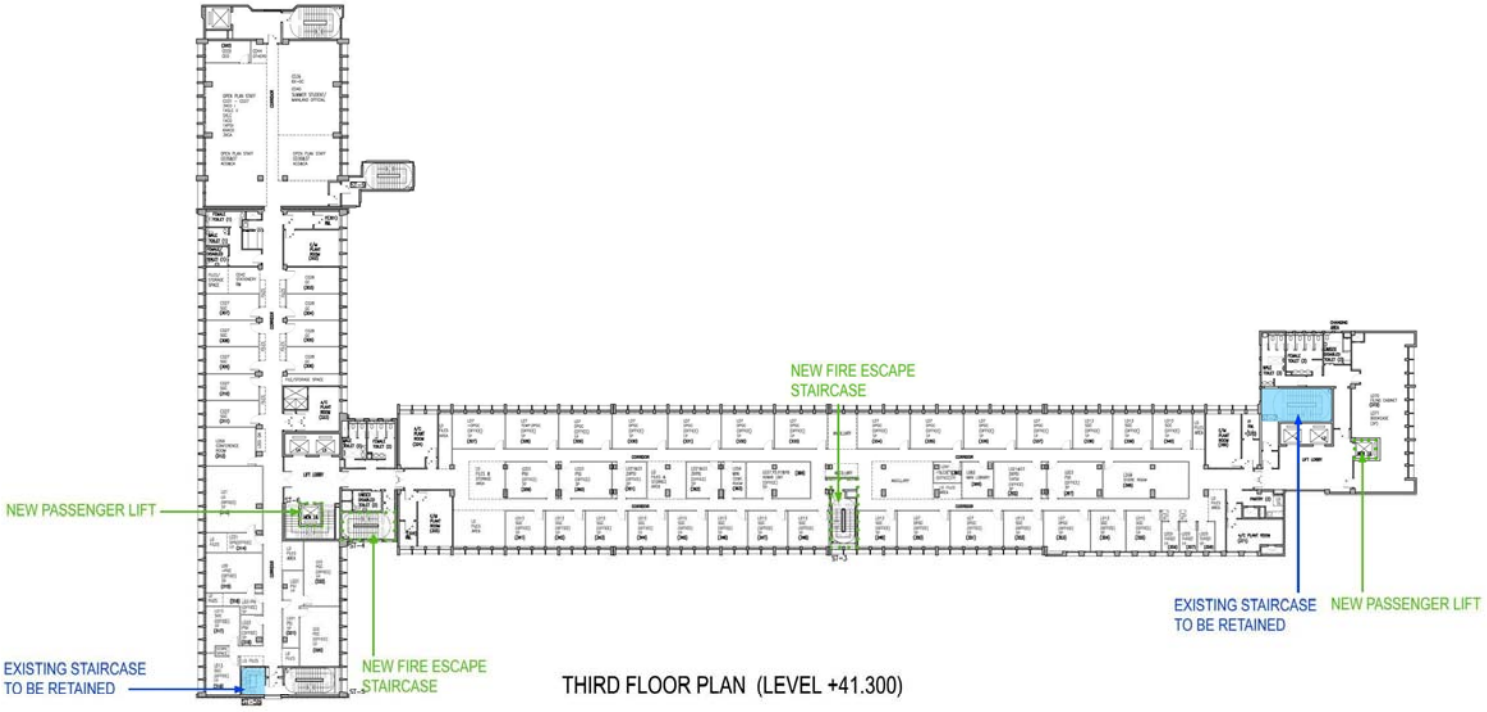
Appendix C  Design Floor Plan (1/F) (Figure 4)



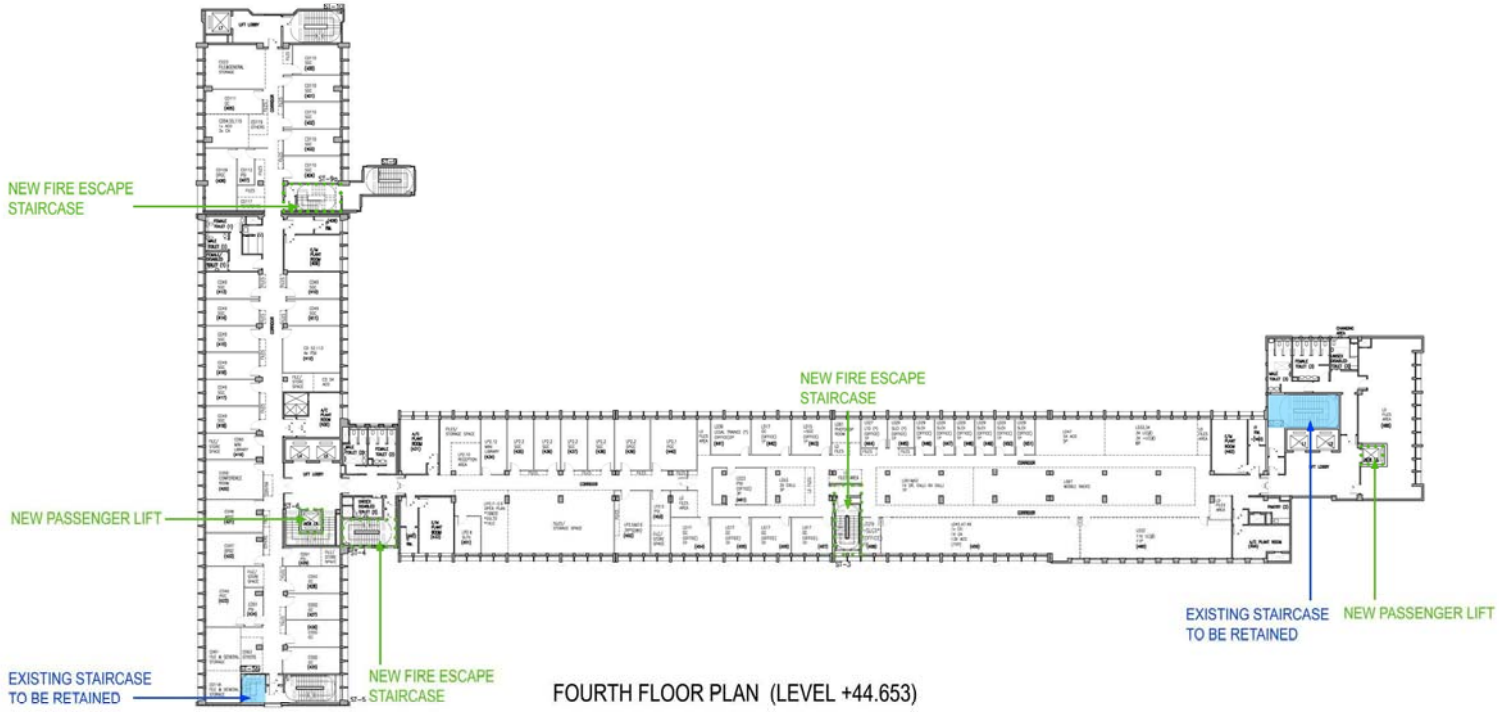
Appendix C  Design Floor Plan (2/F) (Figure 5)



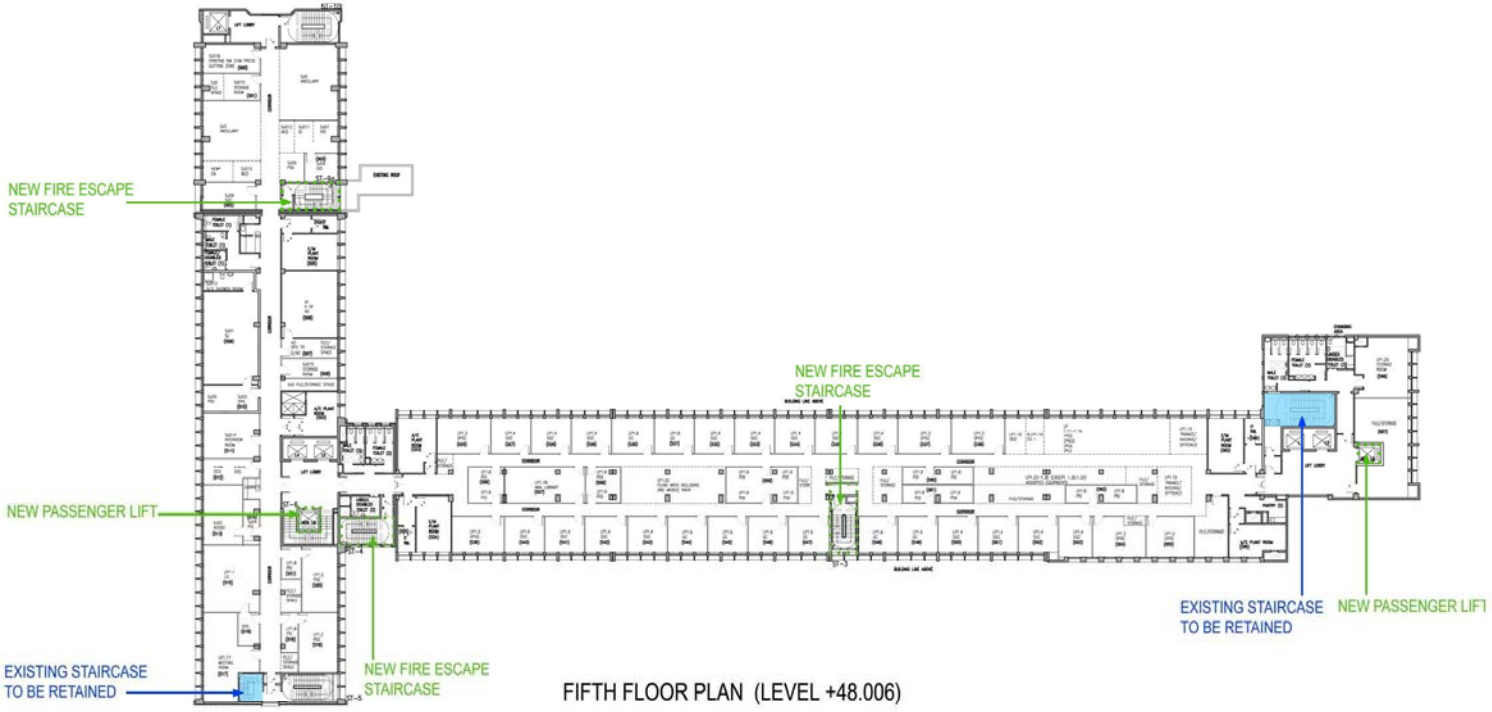
Appendix C  Design Floor Plan (3/F) (Figure 6)



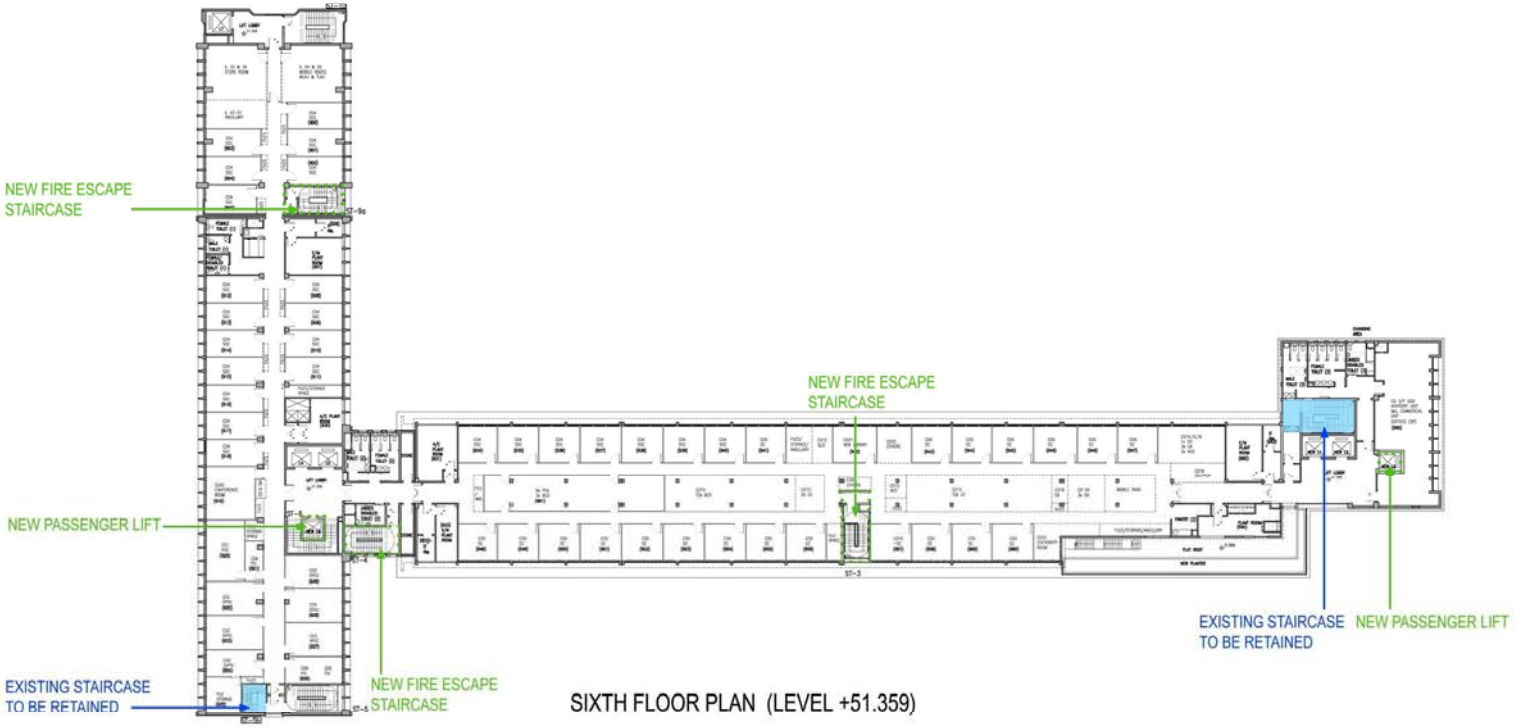
Appendix C  Design Floor Plan (4/F) (Figure 7)



Appendix C Design Floor Plan (5/F) (Figure 8)

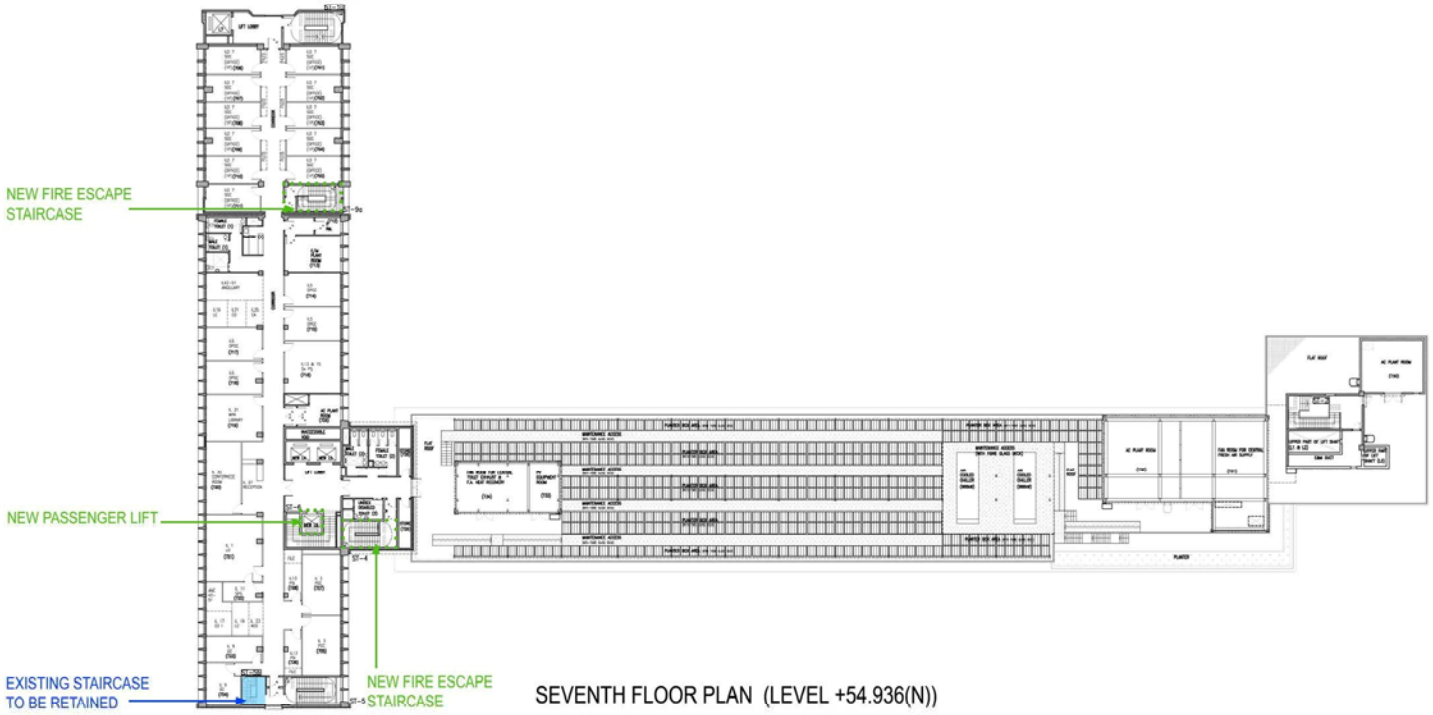


Appendix C  Design Floor Plan (6/F) (Figure 9)

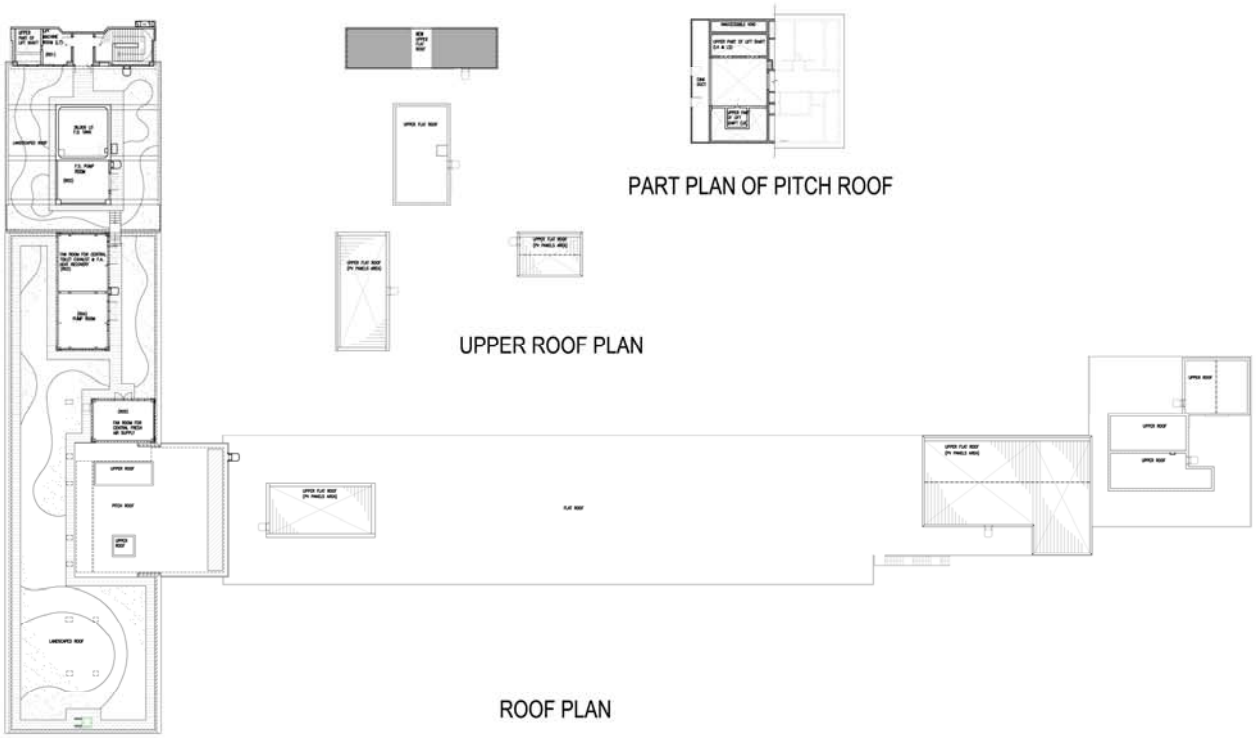



SIXTH FLOOR PLAN (LEVEL +51.359)

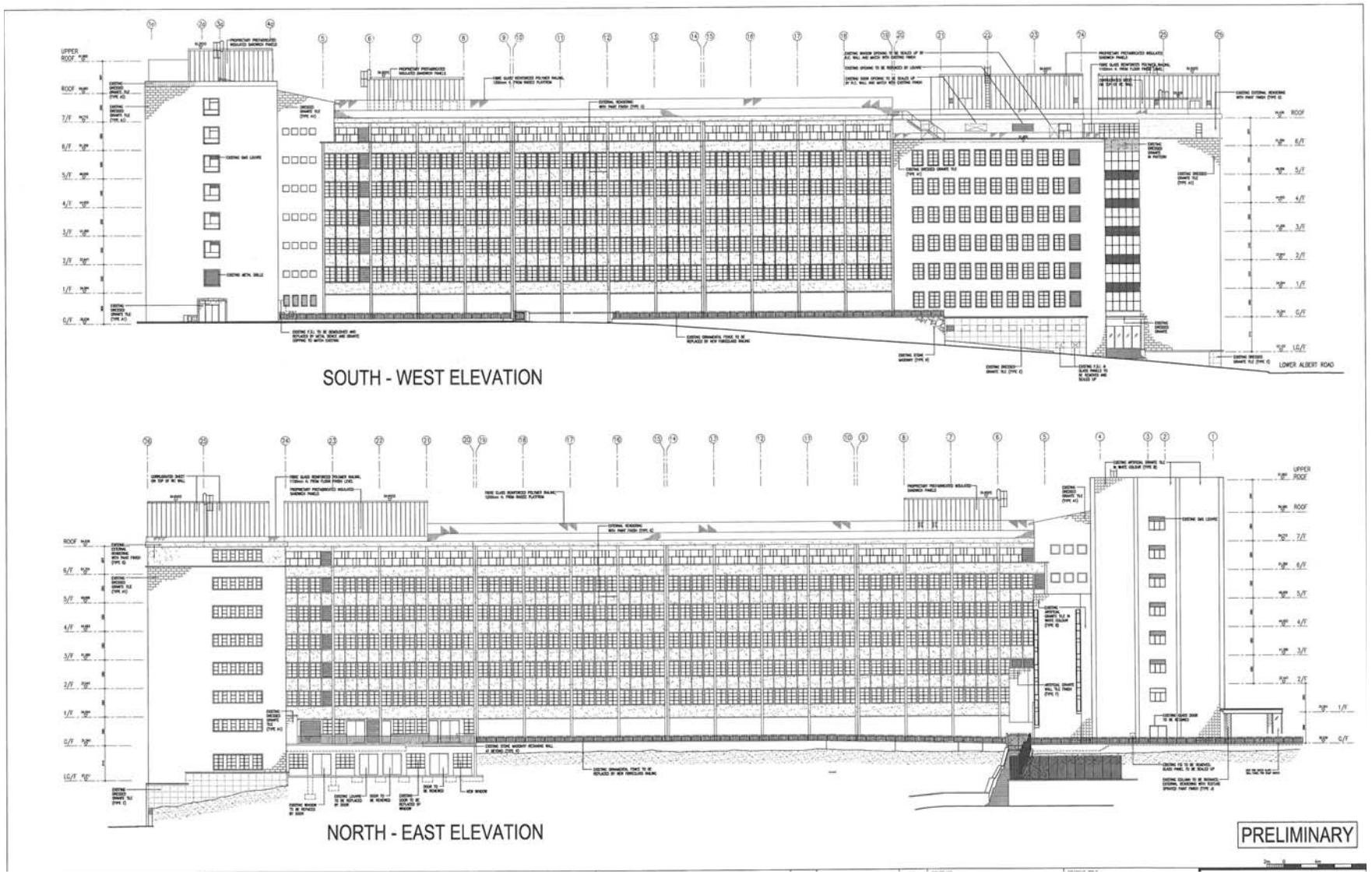
Appendix C  Design Floor Plan (7/F) (Figure 10)



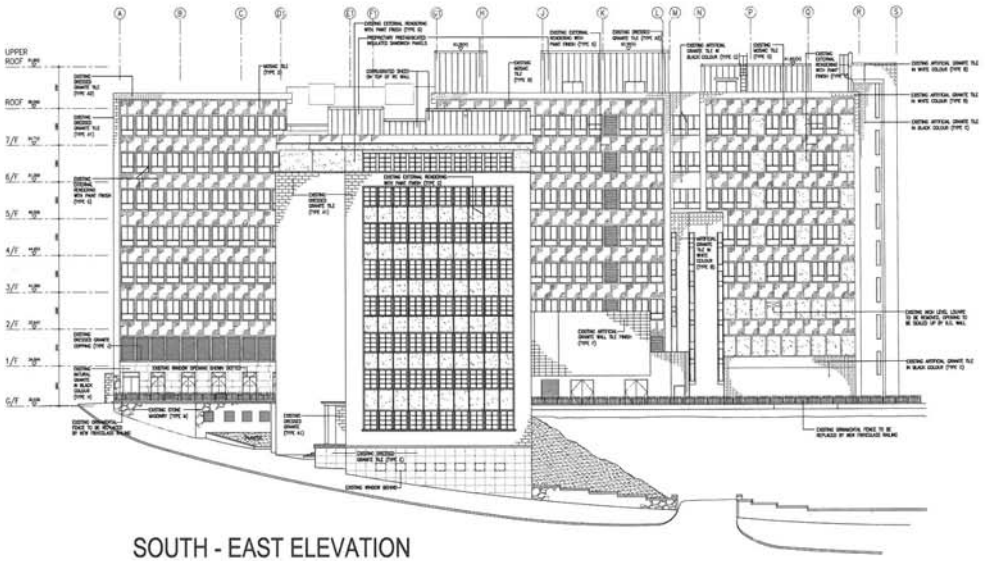
Appendix C  Design Floor Plan (Roof) (Figure 11)


PART PLAN OF PITCH ROOF
UPPER ROOF PLAN
ROOF PLAN

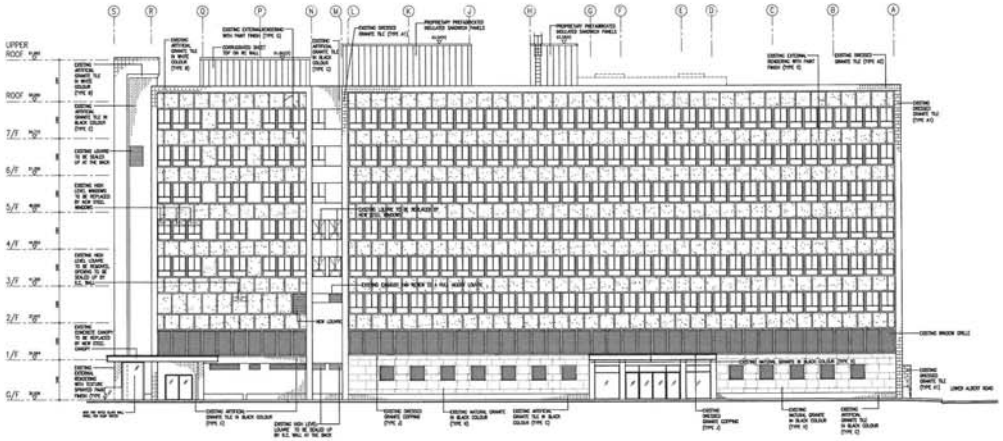
Appendix C  Design Plan (SW & NE Elevations) (Figure 12)



Appendix C  Design Plan (SE & NW Elevations) (Figure 13)



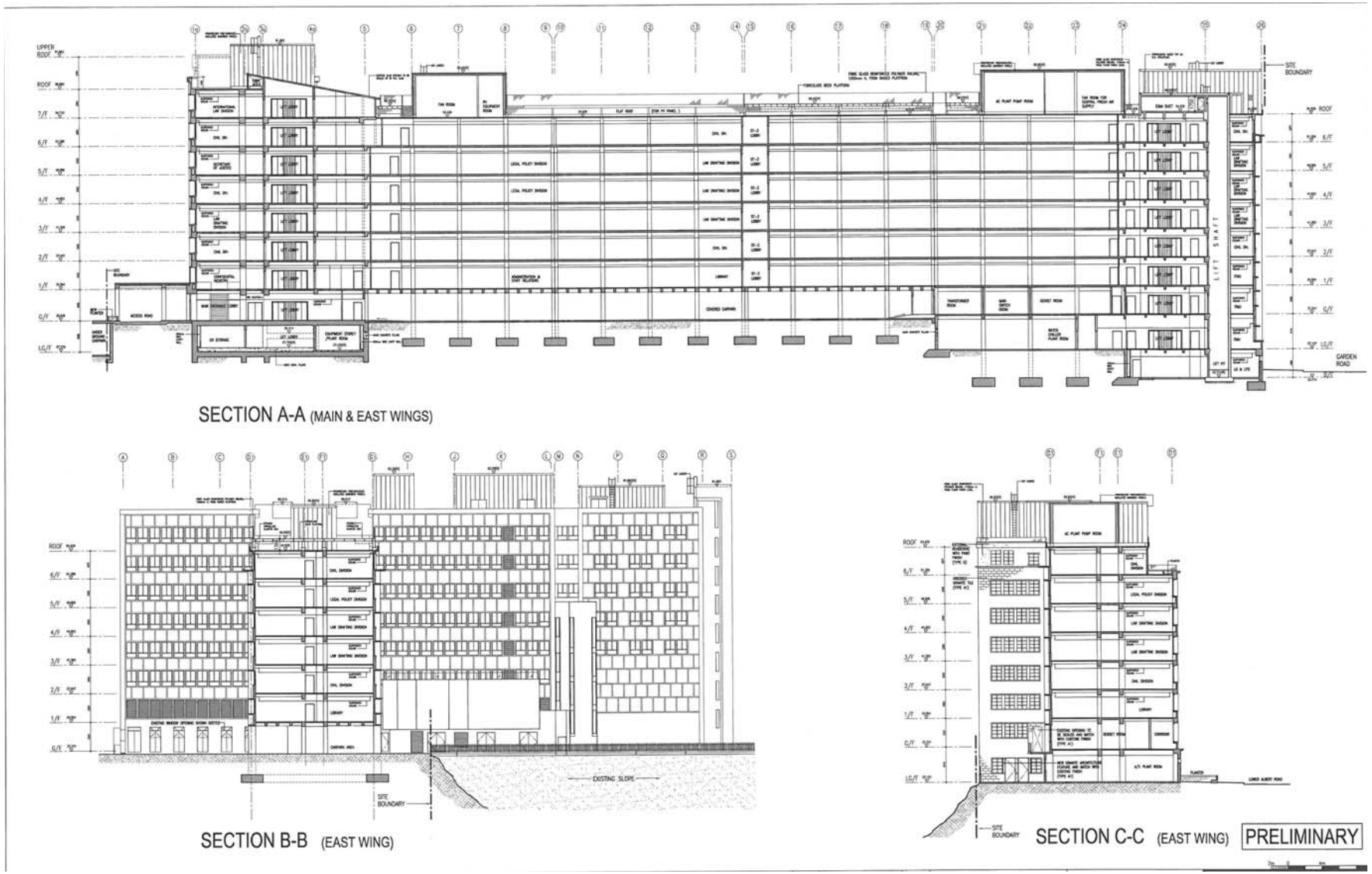
SOUTH - EAST ELEVATION



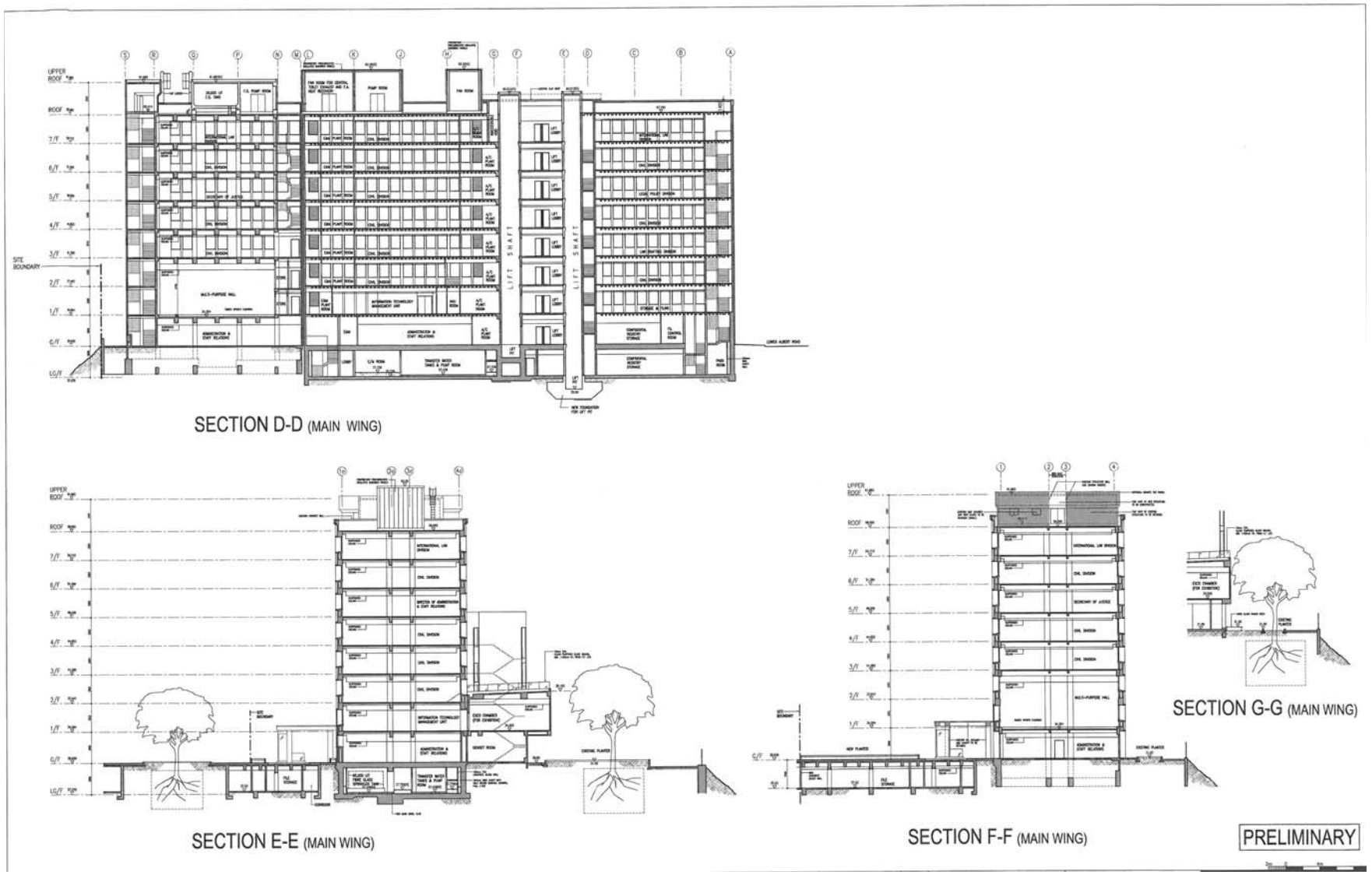
NORTH - WEST ELEVATION

PRELIMINARY

Appendix C  Design Plan (Section Plans A-A, B-B, C-C) (Figure 14)



Appendix C Design Plan (Section Plans D-D, E-E, F-F, G-G) (Figure 15)



Appendix D

Table of Impact Assessment and Mitigation Measures

Heritage Impact Assessment for the Relocation of the Department of Justice to the Former Central Government Offices (Main and East Wings)

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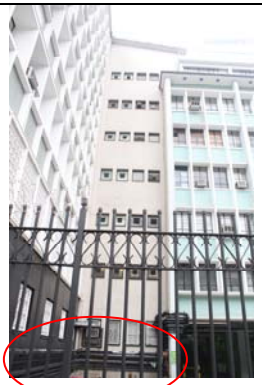
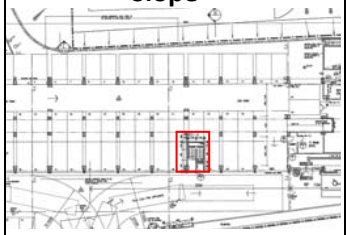
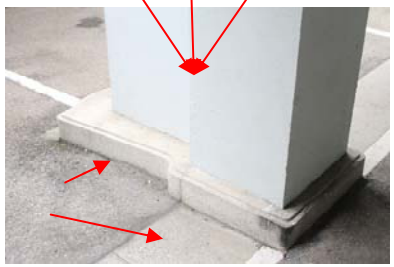
With reference to Section 6.2, the following tables have identified the overall assessment of the potential impacts and mitigation measures for the components of the existing building fabric including the key CDEs in respect of their level of significance towards the cultural value of the Former Central Government Offices (Main and East Wings).

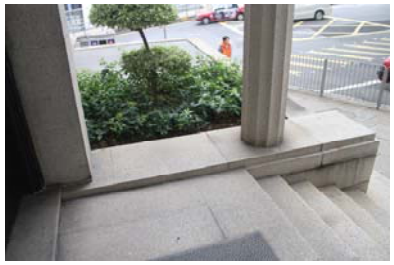
1. EXTERIOR

a.) East Wing

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.1 | Main Elevation (South elevation facing Lower Albert Road)<br><br>Part 1: Exposed concrete frame central section<br><br>Proposed Works/Alteration<br>• Remove all window type air conditioning units and replace the respective steel windows with new ones of matching details |  <br>1.1<br>  <br>1.2<br>  <br>1.3 | Moderate | • Preserve the entire elevation such as the exposed white concrete frame design, steel windows include the window heads and sills and its standard details, spandrel panel and the projected cornice and the square moulding details<br>• Repair defects if found to match existing<br>• Replace and repair defected windows to match existing. Remove all window type air conditioning units that affect the visual value of the building exterior (1.1 & 1.3) | Beneficial |

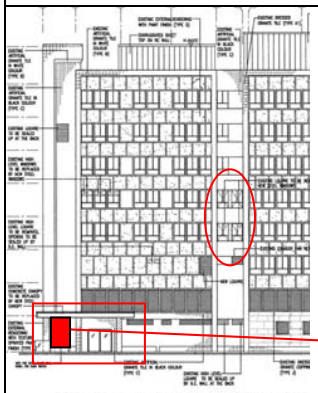
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.2 | Main Elevation (South elevation facing Lower Albert Road)<br><br>Part 2: Granite cladding west "transitional" section and east double-square tower section<br><br>Proposed Works/Alteration<br><br>• Remove all window type air conditioning units and replace the respective steel windows with new ones of matching details<br>• Remove the exposed building services from the exterior surface of the G/F of the west "transitional" section |  <br>1.4<br>  <br>1.5<br>  <br>1.6 | Moderate | • Preserve the entire elevation and remain their exposed granite slab cladding surface including those decorative features like zigzag and vertical elements (circled in 1.6) and cornice (squared in 1.6)<br>• General cleaning to granite surface by soft brush and water<br>• Additional work done to granite surface should be avoided as far as necessary only if crack is discovered. Repair should use motar mix with granite chips to match with the existing colour and material<br>• Preserve the window openings, patterns and make consistent with the original window designs with matching details<br>• Replace and repair defected windows to match existing. Remove all window type air conditioning units that affect the visual value of the building exterior<br>• Remove the exposed building services from the exterior surface of the G/F of the west "transitional" section which causing visual effect to the building (circled in 1.4) | Beneficial |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.3 | G/F covered car-park area<br><br>Proposed Works/Alteration<br><br>• Proposed new staircase leading down from upper floors to the car park area<br><br>Site Location<br><br>**Slope**<br>  <br>**Lower Albert Road**<br>Enlarged plan of the carpark area of the East Wing in G/F showing the new staircase landing (red square) |  <br>1.7<br>  <br>1.8<br>  <br>1.9<br>  <br>1.10 a.(left) & b.(right) | Moderate | • Preserve the spacious setting of the covered car-park area<br>• Preserve those original building features including the square load-bearing columns (1.7), all granite bases under peripheral columns and granite floor bounding (pointed in 1.8), square pattern coffer on the ceiling (1.9)<br>• Repair if defects found to match existing<br>• Preserve the two granite portal frame (1.10 a&b) going into the Main Wing (1.10a) and the East Wing (1.10b). Preserve the old timber doors (1.10a), the granite landing (squared in 1.10b) and also ceiling moulding (pointed in 1.10a&b)<br>• The new staircase should be in compatible design with the existing building. The construction should minimize the impact and damage to the identified features of this area especially the granite elements at the base of the columns | Acceptable with mitigation measures |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.4 | Main Entrance<br><br>(located at LG/F facing the junction of Lower Albert Road and Garden Road) |  <br>1.11<br>  <br>1.12<br>  <br>1.13<br>  <br>1.14 | High | • Preserve in-situ the entire main entrance and mark good to all recorded CDEs<br>• Preserve, repair and clean the affixed building name and address characters located on the wall (circled, 1.11) and bronze main entrance doors (1.14)<br>• Modern fittings such as CCTV (circled 1.12) should minimize its fixing area to minimize the visual impact<br>• New building name signage should not cover the old building name with compatible design. The erection should minimize the damage to the granite surface using demountable materials<br>• General cleaning to granite surface by soft brush and water<br>• Additional work done to granite surface should be avoided as far as necessary only if crack is discovered. Repair should use mortar mix with granite chips to match with the existing colour and material | N.A. |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.5 | East Elevation (towards Garden Road)<br><br>Proposed Works/Alteration<br><br>• Remove all window type air conditioning units and replace the respective steel windows with new ones of matching details |  <br>1.15<br>  <br>1.16 | Moderate | • Preserve in-situ the original external design of granite cladding surround and the middle exposed concrete frame body<br>• For exposed concrete frame section, preserve the entire elevation includes the exposed white concrete frame design, steel windows include the window heads and sills and its standard details, spandrel panel and the projected cornice<br>• For granite cladding surface, preserve its exposed features and all existing decorative elements<br>• General cleaning to granite surface by soft brush and water<br>• Additional work done to granite surface should be avoided as far as necessary only if crack is discovered. Repair should use mortar mix with granite chips to match with the existing colour and material<br>• Replace and repair defected windows to match existing. Remove all window type air conditioning units that affect the visual value of the building exterior | Beneficial |

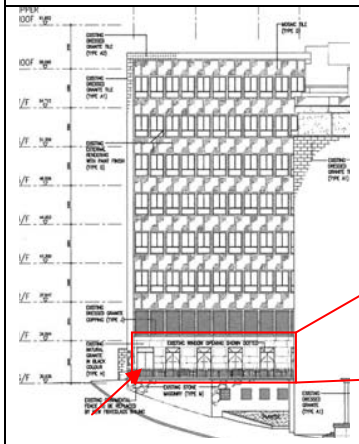
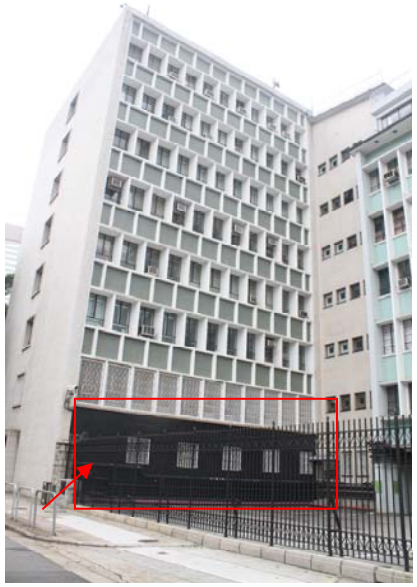
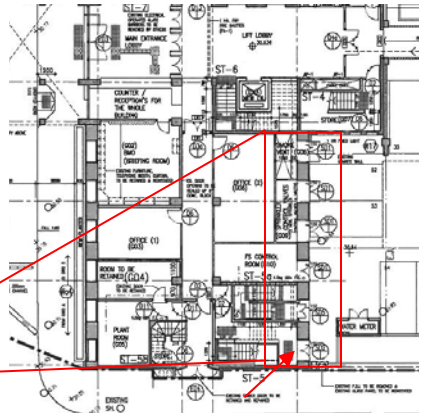
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.6 | North Elevation (facing the slope towards St. John's Cathedral)<br><br>Proposed Works/Alteration<br><br>• Remove all window type air conditioning units and replace the respective steel windows with new ones of matching details<br>• Modification of existing plant room windows into doors in LG/F facing to the open back yard for functional requirement (plant room facilities) |  <br>1.17<br>  <br>1.18<br>  <br>1.19 | Moderate | • The North elevation consist of the same design as the south elevation<br>• The treatment to this elevation can refer to that for the south elevation in Item No. 1.1 & 1.2<br>• The plant room area is an enclosed area from public and its exterior is in plain concrete surface which does not bear any architectural features. Modification of the existing windows and doors do not cause any visual impact to the overall outlook of the elevation. Modification should keep to minimum and do not cause damage and affect the CDEs (1.19)<br>• Exact locations and details will be agreed to AMO prior commencement of works | Beneficial |

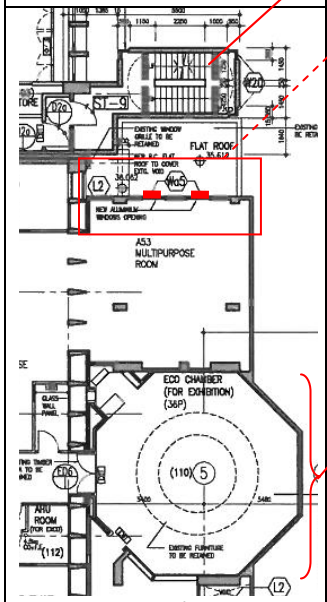
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.7 | Main Elevation (West elevation to the open ground between the West Wing)<br><br>Proposed Works/Alteration<br><br>• Remove all window type air conditioning units and replace the respective steel windows with new ones of matching details<br>• Installation of a dumb waiter under the canopy of annex block for file storage purpose in LG/F<br>• Replace the existing louvers (circled below) with new windows<br><br>Site Location<br><br>  <br><br>Elevation of annex block |  <br>1.20<br>  <br>1.21<br>  <br>1.22<br>  <br>1.23 | Moderate | • Preserve the entire elevation such as the exposed white concrete frame design, steel windows with standard pattern and spandrel panels.<br>• Preserve and retain the original design such as the granite cladding edge (1.21), the G/F black slates with square openings installed with security grilles (1.22)<br>• Replace and repair defected windows to match existing. Remove all window type air conditioning units that affect the visual value of the building exterior<br>• The new dumb waiter will be an independent structure and compatible design with the existing structure using light weight structure such as steel and glass to minimize the visual impact to the existing building. Details will be submitted to AMO for agreement.<br>• The new replacing windows should match with existing<br>• The north annex block is a later addition with style look like the old south block but with different construction materials. When repair should try matching the “tone” with the south block but no need to replace it by original materials to match with old one | Acceptable with mitigation measures |

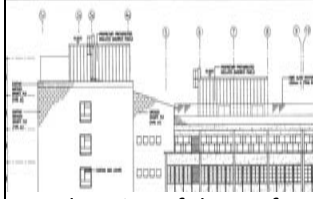
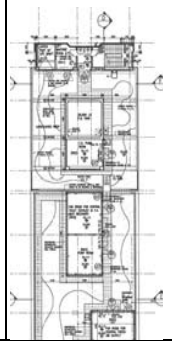
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.8 | Main Entrance<br><br>(located at the G/F of south block) |  <br>1.24<br>  <br>1.25<br>  <br>1.26<br>  <br>1.27 | Moderate | • Preserve the main entrance and the projected car-stopping canopy (1.24)<br>• Remain the design and material use as its original such as back-slate surface (1.26), exposed granite cornice cladding (pointed in 1.25), and the overhanging two emblems<br>• Preserve and repair the entrance bronze doors, side French window panels, upper ventilation vents and all associated ironmongeries on the doors and on the entrance floors (all pointed in 1.27) | N.A. |

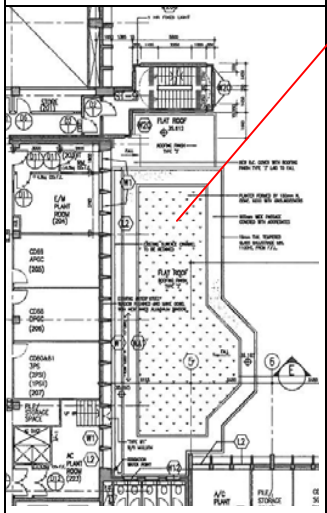
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.9 | South Elevation (facing to Lower Albert Road) |  1.28  1.29   1.30 | Moderate | • Preserve the entire granite cladding elevation including the identified features such as window openings, entrance porch, and the affixed building name and address characters<br>• General cleaning to granite surface by soft brush and water and remain its exposed surface<br>• Additional work done to granite surface should be avoided as far as necessary only if crack is discovered. Repair should use mortar mix with granite chips to match with the existing colour and material<br>• New building name signage should not cover the old building name with compatible design. The erection should minimize the damage to the granite surface using demountable materials | N.A. |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.10 | North Elevation |  <br>1.31<br>  <br>1.32 | Low | • The elevation is the new addition in 1989 and have no historic and architectural features are identified to be significant<br>• Repair using similar materials to match existing tone is acceptable | N.A. |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.11 | East Elevation<br>Part 1:<br>(South part facing Lower Albert Road)<br><br>Proposed Works/Alteration<br><br>• Remove all window type air conditioning units and replace the respective steel windows with new ones of matching details<br>• Modification of existing 5 window openings on G/F to new doors and one new door opening on its left to provide access to the fire services and MOE behind<br><br>Site Location<br><br>  <br>South-east elevation showing the part of Main Wing elevation facing Lower Albert Road |  <br>1.33<br>  <br>Part plan showing the south block of the Main Wing in G/F | Moderate | • This part has entirely preserved both the original design and materials same as the west elevation of old south block<br>• The treatment to this elevation can refer to first three points stated in the Section 1.7 of *Recommended Treatment* in this Appendix<br>• The fire services facilities will be grouped together and house inside G/F of the south block. Existing windows will be modified to provide access from open ground. New doors should match with existing<br>• Modification works should take down the affected covered black slates and security grilles carefully. Those are in good condition should salvage and reuse on site as much as possible<br>• The existing spandrel panels on upper floors are covered with dark green mosaic tiles. Check the structural stability of the tiles. Preserve them in-situ as much as possible if they are structurally stable. | Acceptable with mitigation measures |

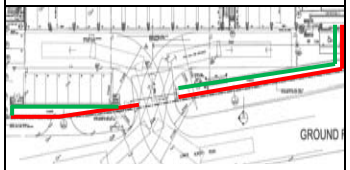
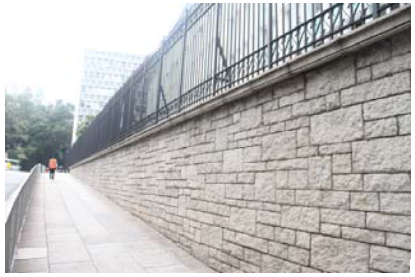
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.12 | East Elevation Part 2: (on the north end towards the slope)<br>Proposed Works/Alteration<br>• Remove all window type air conditioning units and replace the respective steel windows with new ones of matching details<br>• Two new window openings on the northern wall of the square block extension<br>Site Location<br>  <br><br>Floor Plan of 1/F ExCo Chamber showing two new window openings |  <br>1.34<br>  <br>1.35<br>  <br>1.36 | Moderate | • This part has entirely preserved both the original design and materials same as the west elevation of old south block<br>• The treatment to this elevation can refer to first three points stated in the Section 1.7 of *Recommended Treatment* in this Appendix<br>• The section of the entire north annex block, a four-storey high projected staircase (1.34), a two storey-high square extension north of ExCo Chamber (1.35) and the octagonal 2-storey high ExCo Chamber (1.36) are later additions built between 1989 and 1991<br>• The proposed two new window openings will be provided on the less prominent locations of northern side of the square extension for new functional use. New windows could match with existing design<br>• The existing spandrel panels on upper floors are covered with dark green mosaic tiles. Check the structural stability of the tiles. Preserve them in-situ as much as possible if they are structurally stable. | Beneficial |

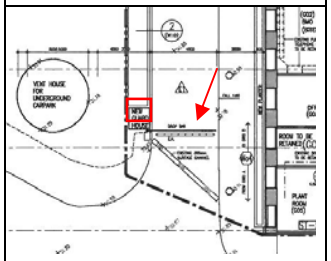
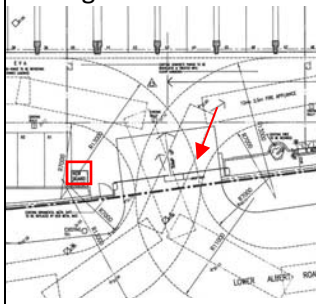
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.13 | Roof surfaces of the East and Main Wings<br>Proposed Works/Alteration<br>• Rearrange the ducting and building services and cover them to reduce visual impact<br>• Enhance the existing roof balustrades with greenery<br>• Erect green roof and install non-reflective solar panels<br>Site Location<br>  <br>Part elevation of the roof surface of East Wing showing the building services to be grouped and covered<br>  <br>Part plan showing the roof surface of the Main Wing with green roof design surrounding existing facilities |  <br>1.37 (East Wing Roof)<br>  <br>1.38 (West Wing new annex roof)<br>  <br>1.39 (Roof of the Main Wing south block facing Government House) | Low | • The existing facilities should rearrange and group together (1.37 & 1.38)<br>• All facilities should set back from the main elevations and covered under a planting platform (East Wing) to reduce the visual impact<br>• Check the water-proofing surface and implement the re-roofing works if necessary<br>• The newly constructed steel platform supporting the green roof and building facilities will be supporting by the existing load bearing columns which does not impose excessive loading to the existing roof<br>• The edge of the roof (balustrades) shall be softened by greenery to enhance the external facade<br>• Preserve the flat roof setting. The new erection should not block the view looking towards the coast from the Government House, the declared monument (1.39), locating on the upper slope of the site | Acceptable with mitigation measures |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.14 | Roof surfaces of the ExCo Chamber<br>Proposed Works/Alteration<br>• Erect green roof and light weight balustrades<br>Site Location<br>  <br>Part plan showing the proposed green roof surface on the ExCo Chamber |  <br>1.40 (East Wing Roof) | Low | • Check the water-proofing surface and ensure the structural stability with a Structural Engineer to judge if upgrading works are necessary<br>• Check the structural loading capacity of the roof surface for building the green roof here | Acceptable |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.15 | Rosewood tree on the open ground in front of the Main Wing<br><br>(out of site boundary) |  <br>1.41<br><br>  <br>1.42 | High | • The tree considers historically and ecologically significant to the evolution of CGO site and is an identified remains of the Old Colonial Secretariat<br>• The tree body and the surrounding soil should take good care or carefully fence off or protected before and during works to prevent any unexpected damage that harm to the tree<br>• The proposed paving improvement should take good care of the tree | N.A. |

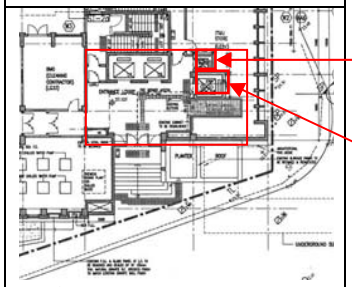
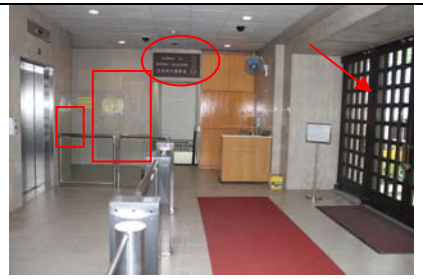
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.16 | Double flag poles on the vent openings in front of the Main Wing<br><br>(out of site boundary) |  <br>1.43 | High | • The pole and the platform is the construction of the CGO in 1956 with historic significance<br>• Take good care or carefully fence off before and during works to prevent any unexpected damage and harm to the structure including its base | N.A. |

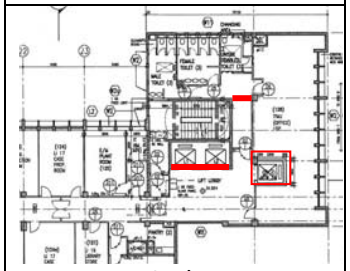
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.17 | Metal railing along Lower Albert Road<br><br>Proposed Works/Alteration<br>• Replace the existing by a lower railing<br>• Low lying planter boxes along the railing<br>Site Location<br>  <br>Part Plan showing the existing high fence located south of East Wing G/F facing Lower Albert Road to be replaced by lower railing in red and planter boxes in green |  <br>1.44<br>  <br>1.45<br>  <br>1.46 | moderate | • The existing high fence was built in 1997 which is an inappropriate design for a public building and block the scenery looking from the public area towards the building<br>• New design could take reference to the old railing or with a compatible design.<br>• Take good care to the granite elements including the railing base (1.46) and granite block retaining wall (1.44 & 1.45) and treat them with minimum intervention when new railings are installed<br>• Clean the granite with water and soft brush<br>• The new planter should not block the view to the building looking from Lower Albert Road | Beneficial |

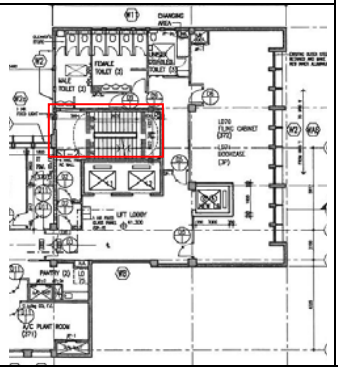
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 1.18 | Two car entrances and guard houses facing Lower Albert Road<br>Proposed Works/Alteration<br>• Replace by new drop bars (pointed) and new guard houses (red squares) for vehicle control<br>Site Location<br>  <br>Part Plan showing the new car entrance to the Main Wing by modifying existing<br>  <br>Part Plan showing the new car entrance to the East Wing by modifying existing |  <br>1.47<br>  <br>1.48 | low | • The new guard house should be compatible design with the existing building with light weight structure | Beneficial |

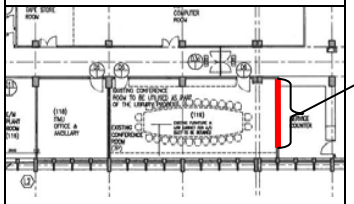
2.0 INTERIOR

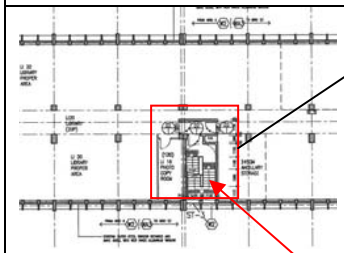
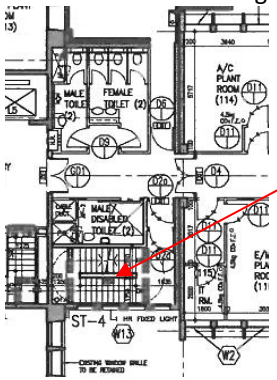
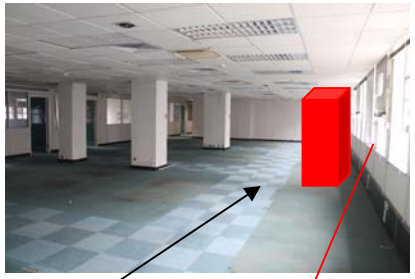
a.) East Wing

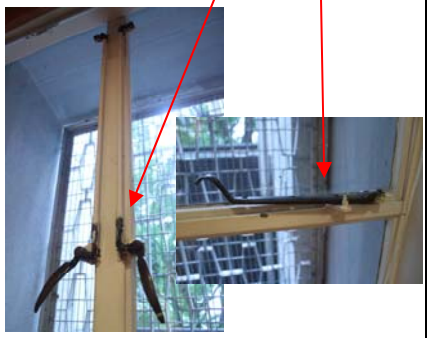
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.1 | Main Entrance Lobby LG/F East-end<br><br>Proposed Use/Alteration<br>• Remain as entrance<br>• Addition of a dumb waiter to the basement area for file transferring purpose (upper square in the floor plan)<br>• Addition of a new lift going from LG/F to 6/F to enhance vertical circulation (lower square in the floor plan)<br><br>Site Location<br>  <br>LG/F of the East Wing |  <br>2.01<br>  <br>2.02<br>Proposed new dumb waiter<br>Proposed new lift | Low | • The entrance lobby was extensively renovated and does not carry any original architectural features except the subway to Murray Building and the entrance bronze doors (pointed in 2.01)<br>• Preserve and not to block the subway at least the section visible from the lobby including the identified features such as the handrails and signage boards (2.01 & 2.02)<br>• The proposed dumb waiter is designed for file transferring purpose as the lift cannot be built to B/F (small red square in 2.01)<br>• The proposed new lift is designed to improve vertical circulation for the new users (big red square in 2.01)<br>• The new additions are chosen to place in less prominent locations to preserve the integrity of the building and enhance the working environment which have operation needs<br>• New additions should be constructed in reversible method, and compatible and distinguishable with the existing building structure | Acceptable with mitigation measures |

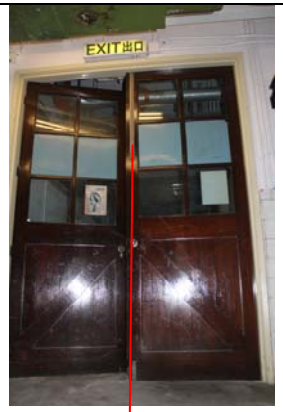
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.2 | Lift Lobby<br>G/F to All Upper Floors<br><br>Proposed Use/Alteration<br>• Remain as public lobby use<br>• Addition of a new lift to enhance vertical circulation<br><br>Site Location<br>  <br>Part plan of 1/F East Wing lobby showing the location of new lift (red square) and terrazzo finishes (red line) found with preservation values. They are the same for all other upper floor lobbies at the same locations of the East Wing |  <br>2.03<br>  <br>2.04<br>  <br>2.05<br>  <br>2.06 | moderate | • Preserve and do touch up repair to the original terrazzo finishes found on the lift surrounds, the rear entrance porch leading to the back toilets (2.03 & 2.04)<br>• The proposed new lift is designed to improve vertical circulation for the new users (red square in 2.06)<br>• The new addition is chosen to place in less prominent location to preserve the integrity of the building and enhance the working environment which has operation needs<br>• New additions should be constructed in reversible method as an independent structure, and compatible and distinguishable with the existing building structure<br>• Remain its highly illuminated setting and not to block or shade the huge steel window frames to enable natural lighting (2.05) | Acceptable with mitigation measures |

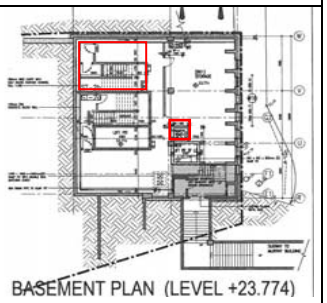
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.3 | Staircase behind the lift lobby (LG/F – 6/F)<br><br>Proposed Use/Alteration<br>• Preserve in-situ<br>• Remove the existing duct works away from the staircase<br>• This staircase has to use as a fire staircase for universal passage. Discrete stainless steel tactile dots are used instead of using square tactile to minimize the impact done to the blue mosaic tiles floor<br><br>Site Location<br>  |  <br>2.07<br>  <br>2.08<br>  <br>2.09 | moderate | • Preserve and do touch-up repair to the original architectural features including terrazzo finishes on dado level and blue mosaic floor tiles (2.07 & 2.08), timber handrail and railing design (2.07), ceiling moulding and old floor signage<br>• Remove the existing ductworks to reinstate the heritage value of the stairs (2.09)<br>• Repair those original fittings (the terrazzo finishes and timber rails) using similar materials and colours by skilled tradesman<br>• The new tactile dots should try to minimize the affected area to the blue mosaic tiles if practicable | Acceptable with mitigation measures |

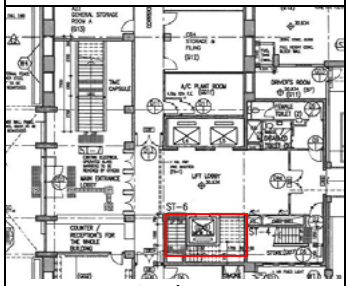
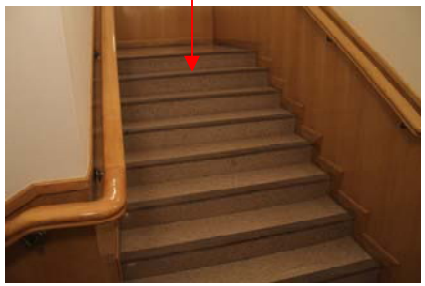
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.4 | Timber panel doors in 1/F corridor and conference room in Room 150<br>Proposed Use/Alteration<br>• Preserve the conference room and incorporate them as the reading corner of the future library<br>• Replace part of the partition with glass structure to enhance the linkage with the new library (red in plan)<br>Site Location<br>  <br>Part plan of 1/F East Wing showing the preserved conference room including its internal setting |  <br>2.10<br>  <br>2.11<br>  <br>2.12 | moderate | • Preserve the timber corridor partition on 1/F corridor and reuse it as the fire-door (2.10)<br>• If preserve in-situ is not possible, take down the timber elements carefully and relocate it on site if it is in good condition<br>• Preserve the setting of the conference room (2.11) including the long table, 3 crystal lamps, timber dado panels, the timber-sealing cover of the cupboard-type AC units next to windows and the window openings<br>• The new glass partition should remain the configuration of the original space setting of this room<br>• For the timberworks, retain, clean and restore to make good for them<br>• Replacement only limit to timber member who is rotted or in poor condition which beyond repair<br>• Apply anti-termite treatment to all timberworks<br>• Do general cleaning and strengthening to the crystals of the lamps using water and soft brush | Acceptable with mitigation measures |

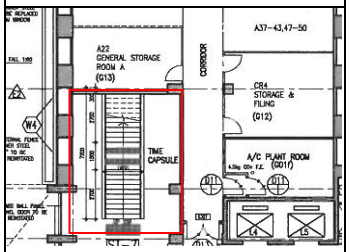
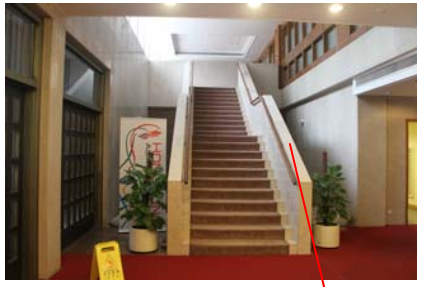
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.5 | Vertical circulation installation in the East Wing<br>Proposed Use/Alteration<br>• Addition of two fire-rated staircases with protected lobby within the East Wing<br>Site Location<br>  <br>A new staircase at the south central part of the middle section of the East Wing<br>  <br>A new staircase at the south part of the west transactional section of the East Wing |  <br>2.13<br>  <br>2.14<br>Proposed new staircases | Low | • The proposed locations for the two new staircases do not bear any architectural features<br>• The two new staircases are of functional requirement to provide access for MOE of the buildings<br>• Capacity of floor loading will be ascertain to ensure that the building including its exterior will not be affected by new facilities<br>• New additions should be constructed in reversible method and compatible and distinguishable with the existing building structure. The alignment should not cause visual impact to the building when looking from outside and should incorporate the existing window openings to the new design | Acceptable with mitigation measures |

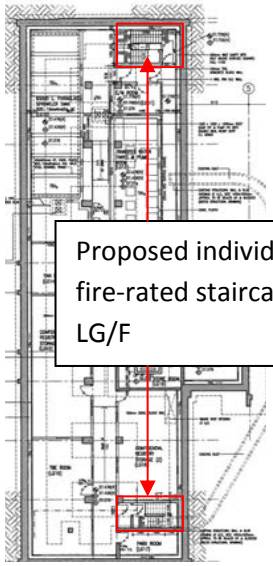
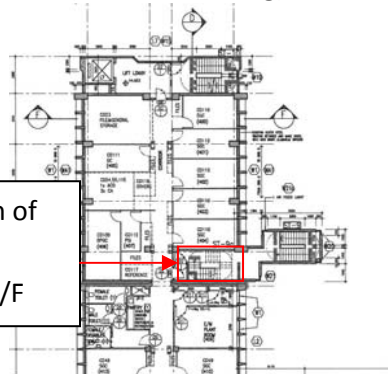
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.6 | Steel Windows<br>Proposed Use/Alteration<br>• Preserve in-situ<br>• Repair to match existing<br>• Replaced steel windows shall match existing<br>• Install second layer windows at the inner side of the window openings to improve the environmental condition with design not impair the external steel frame windows<br>Site Location<br>All existing window openings |  <br>2.15<br>  <br>2.16<br>  <br>2.17 | moderate | • Preserve and fix the external steel frame windows<br>• Replaced windows shall match existing (circled in 2.15)<br>• Remove those window-type air-conditioners (circled in 2.15)<br>• Preserve and repair those internal window features and make good to them including the vertical double lock system and window holds (2.17)<br>• New inner-side windows should not affect the building exterior outlook<br>• Existing internal security grilles which consider no use can dismantle and reframe in other rooms if useful to maintain the authenticity of the building fabric. (2.16)<br>• The new internal office layout should incorporate the existing window openings into the design | Acceptable with mitigation measures |

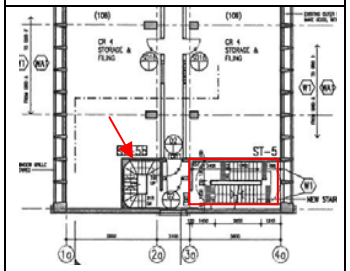
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.7 | Plant Room, LG/F<br><br>Proposed Use/Alteration<br>• Remain its plant room function<br><br>Site Location<br>  <br>LG/F of the East Wing |  <br>2.18<br>  <br>2.19<br>  <br>2.20 | low | • The plant room should remain its servicing function and preserved the original fitting found such as the timber entrance panels and the ironmongeries (2.18 & 2.19)<br>• Do a thorough survey to identify any vintage equipment (mainly old British brand like 2.20) inside. If upgrading work is necessary. Salvage them for the use of heritage interpretation | N.A. |

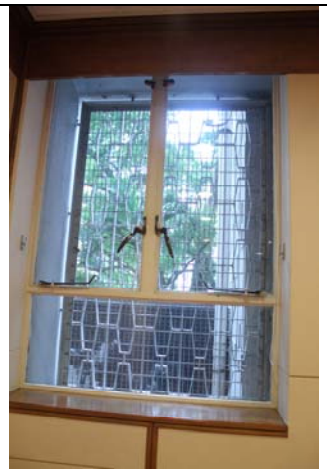
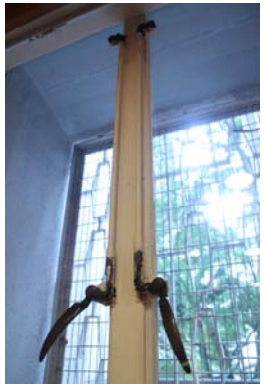
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.8 | Basement floor<br>Proposed Use/Alteration<br>• Remain its storage purpose<br>• Adding an individual fire-rated staircase with protected lobby to upper open ground for MOE purpose<br>• Installation of a dumb waiter up to LG/F for file transferring purpose<br>Site Location<br>  |  <br>2.21<br>  <br>2.22 | moderate | • This is the area which preserved much of its original setting and features. A considerable amount of vintage items included original storage shelves, furniture, fittings, archive and old publications were discovered in site visit.<br>• Try to preserve in-situ on site the fittings if not affecting future use and do general cleansing to them<br>• Do a careful screening before discharging the internal items<br>• The new staircase is of functional requirement to provide individual MOE for basement level of the building<br>• The new staircase and dumb waiter should be constructed in reversible method and compatible and distinguishable with the existing building structure. The extent of alteration should minimize as much as possible<br>• The list of vintage items identified in good condition to preserve for heritage interpretation and storage shall be agreed with AMO and building users in future | Acceptable with mitigation measures |

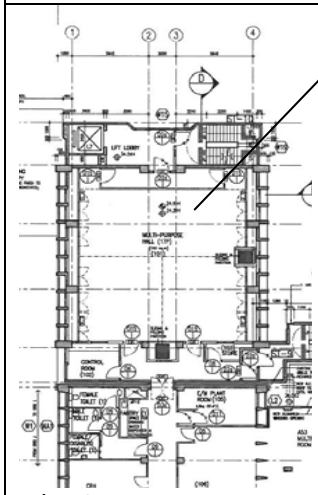
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.9 | G/F Entrance Lobby<br>Proposed Use/Alteration<br>• Reconstruct the spiral staircase with a central lift core for barrier free access down to LG/F and up to all floors (red square in plan)<br>Site Location<br>  <br>Part Plan of G/F Main Wing showing the main entrance lobby |  <br>2.23<br>  <br>2.24 | Lobby Area - Low | • The two existing lifts in the lobby are structurally not feasible to extend down to LG/F<br>• The existing spiral staircase is extensively renovated which does not bear any architectural features. A new lift will incorporate in its central void to provide access to LG/F (2.23 & 2.24)<br>• The design of the new lift should be compatible and distinguishable with the existing building structure. The extent of alteration should minimize as much as possible | Acceptable with mitigation measures |

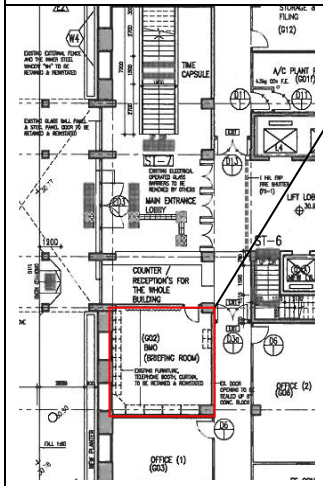
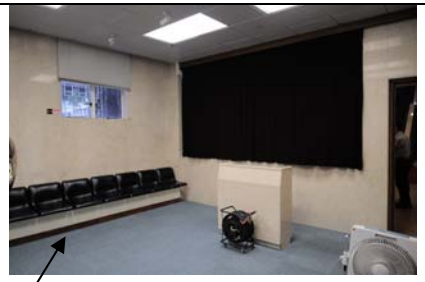
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.10 | G/F Entrance Lobby<br>Proposed Use/Alteration<br>• Preserve the marble staircase leading to 1/F ExCo Chamber<br>• Preserve the commemorative plaque and marble time capsule under<br>Site Location<br>  <br><br>Part Plan of G/F Main Wing showing the main entrance lobby |  <br>2.25<br>  <br>2.26 | Plaque and time capsule -High<br><br>ExCo Stair – moderate | • Preserve the marble cladding staircase (2.25), the commemorative plaque and the underside time capsule (2.26). Do a general cleansing to them.<br>• Redesign the current marble-stone filling landscape surrounding the floor area of the plaque and the lighting to provide a user friendly and accessible pathway. (2.26) | Acceptable with mitigation measures |

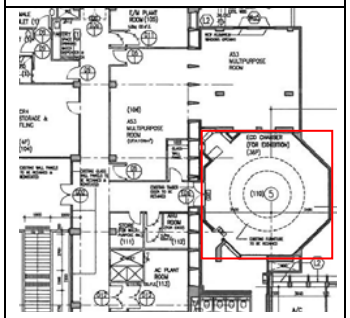
| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.11 | Vertical circulation installation in the Main Wing (for statutory requirement)<br>Proposed Use/Alteration<br>• Adding an individual fire-rated staircase with protected lobby for LG/F to upper open ground for MOE purpose<br>• Extension of the staircase north of ExCo Chamber from 4/F to 7/F.<br>Site Location<br>Please refer to Photo and Ref. |  <br>2.27 (LG/F, Main Wing)<br>  <br>2.28 (4/F, Main Wing) | Low | • The proposed locations for the two new staircases do not bear any architectural features<br>• The two new staircases are of functional requirement to provide access for MOE of the buildings<br>• Capacity of floor loading will be ascertain to ensure that the building including its exterior will not be affected by new facilities<br>• New additions should be constructed in reversible method and compatible and distinguishable with the existing building structure. The alignment should not cause visual impact to the building when looking from outside and should incorporate the existing window openings and the new design | Acceptable with mitigation measures |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.12 | Vertical circulation installation in the Main Wing (to preserve the original staircase and to provide a staircase to fulfill statutory requirement)<br><br>Proposed Use/Alteration<br>• Preserve in-situ the original staircase<br>• Build a new staircase beside to provide a MOE with statutory standard<br><br>Site Location<br>  <br>G/F, south part of Main Wing showing the proposed new staircase (red square) and the preserved old staircase (pointed) |  <br>2.29<br>  <br>2.30<br>  <br>2.31 | moderate | • Preserve the entire staircase with features identified with heritage values including terrazzo finishes on dado level (pointed 2.29), timber handrail (2.31), its spiraling design (2.30) and the sole unfinished steps and landing<br>• Repair those original fittings (the terrazzo finishes and timber rails) using similar materials and colour by skilled tradesman, do general cleaning and make good to them<br>• The proposed locations for the new staircases do not bear any architectural features<br>• The new staircases are of functional requirement to provide access for MOE of the buildings<br>• Capacity of floor loading will be ascertain to ensure that the building including its exterior will not be affected by new facilities<br>• New additions should be constructed in reversible method and compatible and distinguishable with the existing building structure | Beneficial |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.13 | Steel Windows<br>Proposed Use/Alteration<br>• Preserve in-situ<br>• Repair to match existing<br>• Replace the later altered windows with new ones to match existing<br>• Install second layer windows at the inner side of the window openings to improve the environmental condition with design not impair the external steel frame windows<br>Site Location<br>All existing window openings |  <br>2.32<br>  <br>2.33<br>  <br>2.34 | moderate | • The treatment of this part can refer to points stated in the Section 2.6 of *Recommended Treatment* in this Appendix | Acceptable with mitigation measures |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.14 | Press Hall (1/F Annex Block)<br>Proposed Use/Alteration<br>• Reuse as the multi-purpose hall<br>Site Location<br>  <br>1/F of the annex block |  <br>2.35<br>  <br>2.36 | Moderate (the double height setting and its use) | • The press hall is in modern fitting which does not bear any special features. Modification is acceptable.<br>• Preserve its double height layout of the press hall in the future use.<br>• The SAR emblem hanging inside if not using shall be salvaged for re-use on site | Acceptable with mitigation measures |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.15 | Small Press Room (G/F)<br>Proposed Use/Alteration<br>• Preserve the general layout for future interpretation purposes<br>Site Location<br>  <br><br>Part plan of G/F Main Wing showing the small press room |  <br>2.37<br>  <br>2.38 | Moderate | • The old press room preserve its old setting with facilities for media use before the broad use of internet<br>• Preserve the overall setting of this room for future interpretation purpose including its timber partition (2.38), marble covered wall surface, black curtain covered background with marble cladding stand and black seats fixed on timber cupboards<br>• If in-situ preservation is not feasible, carefully take down the parts and store them for interpretation purpose. However, intervention should keep minimum | Acceptable with mitigation measures |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 2.16 | ExCo Chamber (1/F auditorium)<br>Proposed Use/Alteration<br>• Preserve and convert into exhibition area<br>Site Location<br>  |  <br>2.39<br>  <br>2.40 | High (the space) | • Preserve the setting of the ExCo Chamber<br>• The round table, SAR emblem, carpet decors and the main entrance (2.40) are of the features which shall retain. Any modification works done inside this room are acceptable but should maintain the setting with minimum intervention | Acceptable with mitigation measures |

3.) SALVAGABLE ARTIFECTS

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 3.01 | Security Dial Lock<br>Proposed Use/Alteration<br>• Remain in-situ if practically feasible. Salvage them if dismantle needs<br>Site Location<br>Within the CGO site (wall surfaces, secure doors and safe) |  <br>3.01<br>  <br>3.02<br>  <br>3.03<br>  <br>3.04 | Moderate | • There are a number of dial lock (mainly from the British brand Chubb manufactured from UK) which bears value to recall the colonial past and the past technological standard<br>• Preserve those wall inserted dial lock if not affecting the future office use as the CGO features as far as practicable<br>• Those which are not preserving in-situ should be salvaged for heritage interpretation if consider not usable<br>• The list of vintage items identified in good condition to preserve for heritage interpretation and storage shall be agreed with AMO and building users in future | N.A. |

| Item No. | Identifies Elements / Materials | Photo and Ref. | Level of Significance | Recommend Treatment/ Justification/ Mitigation Measures | Impact Level |
|---|---|---|---|---|---|
| 3.02 | Vintage Office Fittings, Equipment and Archives<br>Proposed Use/Alteration<br>• Salvage for heritage interpretation<br>Site Location<br>Within the CGO site (mostly found in Basement and LG/F Plant Room of the East Wing) |  <br>3.05<br>  <br>3.06<br>  <br>3.07 | Moderate | • The list of vintage items identified in good condition to preserve for heritage interpretation and storage shall be agreed with AMO and building users in future<br>• Preserve them for future heritage interpretation purpose as far as practicable<br>• Archival documents shall handle carefully. Transfer them to Public Records Office for preservation instead of disposal if necessary | N.A. |