

**For discussion  
on 20 February 2013**

**BOARD PAPER  
AAB/5/2013-2014**

**MEMORANDUM FOR MEMBERS OF THE  
ANTIQUITIES ADVISORY BOARD**

**ASSESSMENT OF HISTORIC BUILDINGS  
FINALISATION OF THE GRADINGS  
OF BUILDINGS AND  
RESULTS OF ASSESSMENT OF NEW ITEMS**

**PURPOSE**

This paper invites Members to consider confirming the gradings of the buildings as detailed in paragraphs 4 and 5 below and endorsing the way forward for the assessment arrangement as set out in paragraphs 8 to 11 below.

**BACKGROUND**

2. Up to present, Members have endorsed the gradings of 931 buildings of the list of 1 444 historic buildings including -

- (a) 160 Grade 1 buildings;
- (b) 324 Grade 2 buildings; and
- (c) 447 Grade 3 buildings.

Members have also confirmed that 282 buildings do not warrant a grading. Besides, 46 items on the list of 1 444 historic buildings have been declared as monuments with the recommendation of the Antiquities Advisory Board (AAB).

3. In addition, Members confirmed that 12 new items for grading assessment should be accorded with gradings listed below –

- (a) Six Grade 1 buildings;
- (b) Two Grade 2 buildings; and
- (c) Four Grade 3 buildings.

Members have confirmed after consideration that two new items do not warrant a grading.

## **NEW ITEMS FOR CONSIDERATION**

4. At the meeting of 17 December 2012, Members accorded one new item with proposed grading at **Annex A**. After one-month public consultation, no comment on the proposed grading of the new item has been received. Members may wish to confirm the grading of this new item.

## **ITEMS WITH AAB'S QUERIES REVIEWED BY ASSESSMENT PANEL**

5. 10 items, whose proposed gradings were queried by Members in previous AAB meetings, have recently been reassessed by the Assessment Panel. Members are invited to consider confirming the latest proposed gradings of these items at **Annex B**.

## **ITEMS DEMOLISHED / SUBSTANTIALLY ALTERED**

6. The Government has an internal mechanism to monitor any demolition of / alterations to monuments / proposed monuments or graded buildings / buildings proposed to be graded. Under the mechanism, the Buildings Department, Lands Department and Planning Department will alert the Commissioner for Heritage's Office (CHO) of the Development Bureau and the Antiquities and Monuments Office (AMO) regarding any identified possible threat which may affect privately-owned sites of archaeological interests, monuments and historic buildings that have been brought to departments' attention through applications and enquiries received and in the normal course of duty such as regular inspections. The internal monitoring mechanism enables the CHO and the AMO to take timely follow-up action with the private owners concerned. CHO and AMO have been approaching owners of privately-owned historic buildings to explore conservation options on receipt of alerts from relevant departments under the mechanism that plans are afoot for the demolition or redevelopment of any privately-owned monuments or graded buildings.

7. Under some circumstances, no applications are required for demolition or alteration works of a building. For example, some minor building works do not require prior approval of the Building Authority and building works of the New Territories Exempted Houses in the New Territories are exempted from certain provisions of the Buildings Ordinance (Cap. 123) and its subsidiary regulations. Demolition or alteration works of privately-owned historic buildings in these cases may not be caught by the monitoring mechanism unless such works have been brought to the relevant departments' attention through enquiries received or in the normal course of duty such as regular inspections.

8. Since the implementation of the monitoring mechanism, 26 items on the list of 1 444 historic buildings have been demolished or substantially altered which are listed at **Annex C**. While the demolished items can no longer be further assessed, the Assessment Panel has completed the review of the proposed gradings of those substantially altered items and considered that these items do not warrant any gradings since their heritage merits have been greatly diminished. It is therefore suggested that the grading assessment of the buildings demolished and substantially altered as listed at **Annex C** will not be proceeded further.

## **REMAINING ITEMS PENDING GRADING FINALISATION**

9. On the list of 1 444 buildings, there are 185 buildings pending finalisation of grading. Most of them are subject to queries on the proposed gradings or delisting requests from the owners/affected parties. AMO will continue with the assessment work as well as seeking the owner's consent for the grading confirmation, and addressing their concerns about the implications of grading if and when required.

## **UPDATED NEW ITEM LIST**

10. Alongside the grading finalisation exercise of the 1 444 buildings, 202 suggestions received for new items/new categories for grading as listed at **Annex D**. AAB agreed at its meeting on 9 September 2009 that priority be accorded to the assessment of the 1 444 historic buildings before considering the new items, and AAB has been flexibly advancing its discussion on the grading of some new items if there is cogent need.

11. Given that only 185 buildings are left on the original list of 1 444 buildings, and it is anticipated that it would take time to discuss with the private owners/ affected parties to confirm the gradings of the buildings, it is recommended that Members start discussion on the grading of the new items / categories subject to the availability of research information on their heritage value.

### **ADVICE SOUGHT**

12. Members are invited to consider confirming the proposed gradings of the items mentioned in paragraphs 4 and 5 above and also endorsing the way forward for the assessemnt arrangement as detailed in paragraphs 8 to 11 above.

Antiquities and Monuments Office  
Leisure and Cultural Services Department  
February 2013

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Ref: LCS AM 22/3

**Items with AAB's queries reviewed by Assessment Panel**

Serial No.	1 444 Ref. No	Name and Address	名稱及地址	District	Year of Construction/ Restoration	Existing grading	Proposed grading queried by AAB	Proposed grading after review by the assessment panel for this meeting
1	378	No. 31 Lee Yick Street, Yuen Long Kau Hui, Yuen Long, N.T.	新界元朗元朗舊墟利益街31號	Yuen Long	Built before 1900	no grade	Grade 2	Grade 2
2	381	Yuen Kwan Tai Temple, Mong Tseng Wai, Ha Tsuen, Yuen Long, N.T.	新界元朗廈村輞井圍玄關帝廟	Yuen Long	Probably built in 1692. Numerous renovations.	Grade 1	Grade 2	Grade 1
3	400	Holy Family Chapel, Chek Keng, Tai Po, N.T.	新界大埔赤徑聖家小堂	Tai Po	Built in 1874	no grade	Grade 2	Grade 2
4	655	Rosary Mission Centre, No. 1 Wong Mo Ying, Sai Kung, N.T.	新界西貢黃毛應1號玫瑰小堂	Sai Kung	built in 1940	no grade	Grade 3	Grade 2
5	764	Salesian Mission House, Main Building, No. 18 Chai Wan Road, H.K.	香港柴灣道18號慈幼會修院主樓	Eastern	Built 1932-1939	no grade	Grade 3	Grade 2
6	795	Salesian Mission House, Villa, No. 18 Chai Wan Road, H.K.	香港柴灣道18號慈幼會修院房舍	Eastern	Built in 1923-1927	no grade	Grade 3	Grade 2
7	969	Hip Tin Temple (Kwan Tai Temple), Po Sam Pai, Tai Po, N.T.	新界大埔布心排協天宮(關帝廟)	Tai Po	Built in 1823	no grade	Grade 3	Grade 3
8	1053	Tam Kung Temple, Tam Kung Temple Road, Shau Kei Wan, H.K.	香港筲箕灣譚公廟道譚公仙聖廟	Eastern	Rebuilt in 2002	Grade 1	Grade 3	Grade 3
9	1358	Kwun Yam Temple, Ta Tit Yan, Tai Po, N.T.	新界大埔打鐵坳觀音宮	Tai Po	Built before 1907	Grade 3	no grade	Grade 3
10	New Item	Shek O Bus Terminus Building, Shek O, H.K.	香港石澳石澳巴士總站建物	Southern	1955	N/A	Grade 3	Grade 3

**1444 Items Demolished /Substantially Altered**

Serial No.	Number	Name and Address	名稱及地址	Existing Grading	Proposed Grading	Year of Construction / Restoration	Remarks
1	554	No. 187 Apliu Street, Sham Shui Po, KLN	九龍深水埗鴨寮街187號	no grade	Grade 2	Built in early 1920s	Substantially altered
2	589	Nos. 7-8 Sheung Wun Yiu, Tai Po, N.T.	新界大埔上碗窰7至8號	no grade	Grade 3	Probably built before 1921	Demolished
3	619	No. 23 Kat Hing Back Street, Tai O, Lantau Island	大嶼山大澳吉慶後街23號	no grade	Grade 3	Built before 1918	Demolished
4	652	No. 38 Fuk Hing Tsuen, Wang Chau, Yuen Long, N.T.	元朗橫洲福慶村38號	no grade	Grade 3	Built in 1884	Grade 3 confirmed on 2 Sept 2011 Demolished
5	680	No. 39 Fuk Hing Tsuen, Wang Chau, Yuen Long, N.T.	新界元朗橫洲福慶村39號	no grade	Grade 3	Built in 1884	Demolished
6	683	31 - 33 First Lane, Wu Kai Sha Tsuen, Sha Tin, N.T.	沙田烏溪沙村第一巷31至33號	no grade	Grade 3	Probably built between 1910 and 1936	Grade 3 confirmed on 20 Sept 2010 Demolished
7	783	Lee Sze Sai Kui, Entrance Gate, Nos. 86-88 Sheung Wo Hang, Sha Tau Kok, N.T.	新界沙頭角上禾坑86至88號 李氏世居門樓	no grade	Grade 3	Built in the 18th century	Substantially altered
8	909	No. 45 Tai Kei Leng Tsuen, Ancillary Building, Shap Pat Heung, Yuen Long, N.T.	新界元朗十八鄉大旗嶺村45號 附屬建築物	no grade	Grade 3	Built in 1926	Demolished
9	921	No. 4 Shek O Road, Shek O, H.K.	香港石澳石澳道4號	no grade	Grade 3	Built in 1929	Substantially altered
10	954	Lai Ancestral Hall, No. 146 Tsz Tong Tsuen, Sheung Tsuen, Pat Heung, Yuen Long, N.T.	新界元朗八鄉上村祠堂村146號 黎氏宗祠	Grade 3	Grade 3	Built before 1900	Substantially altered
11	965	Nos.92-93 Sai Pin Wai, Yuen Long, N.T.	新界元朗西邊圍92至93號	no grade	Grade 3	Built in the first half of the 19th century	Demolished
12	977	Nam Ancestral Hall, No. 121 Sheung Wo Che, Sha Tin, N.T.	新界沙田上禾輦121號藍氏家祠	no grade	Grade 3	Built in c.1901	Demolished
13	1021	No. 60 San Wai Tsuen, San Tin, Yuen Long, N.T.	新界元朗新田新圍村60號	no grade	Grade 3	Probably built around in the 1930s	Substantially altered

Serial No.	Number	Name and Address	名稱及地址	Existing Grading	Proposed Grading	Year of Construction / Restoration	Remarks
14	1063	Chung Ancestral Hall, Chung Uk Tsuen, Tuen Mun, N.T.	新界屯門鍾屋村鍾氏宗祠	no grade	Grade 3	Built around the 19th century	Substantially altered
15	1072	Lee Ancestral Hall, No. 87A Sheung Wo Hang, Sha Tau Kok, N.T.	新界沙頭角上禾坑87號A李氏祠堂	no grade	Grade 3	Built in the 18th century	Substantially altered
16	1110	Nos. 76-77 Hung Uk Tsuen, Png Shan, Yuen Long, N.T.	新界元朗屏山洪屋村76至77號	no grade	Grade 3	Built in or after the 1700s	Grade 3 confirmed on 17 May 2010 Demolished
17	1131	No. 12 Kak Tin Village Third Street, Kak Tin, Sha Tin, N.T.	新界沙田隔田隔田村第三街12號	no grade	Grade 3	Built in the 1920s-1930s	Demolished
18	1140	Nos. 21-24, Lane 5, Shan Pui Tsuen, Yuen Long, N.T.	新界元朗山背村5巷21至24號	no grade	Grade 3	Probably built around 1900	Demolished
19	1153	Wai Ancestral Hall, No. 5 Sheung Keng Hau, Sha Tin, N.T.	新界沙田上徑口5號韋氏家祠	no grade	Grade 3	Rebuilt in 1930	Substantially altered
20	1202	Shung Man Study Hall, No. 55 Wang Toi Shan Ho Lik Pui, Pat Heung, Yuen Long, N.T.	新界元朗八鄉橫台山河瀝背55號崇文書室	no grade	no grade	Built in Jiaqing reign (1760-1820)	Confirmed no grade on 4 Feb 2010 Demolished
21	1228	Hip Wo Se Hok, No. 151 Tai Ping Street, Tai O, Lantau Island	大嶼山大澳太平街151號協和社學	no grade	no grade	Built at the end of the 19th century	Confirmed no grade on 4 Feb 2010 Demolished
22	1283	Entrance Gate, Ma Tin Tsuen, Shap Pat Heung, Yuen Long, N.T.	新界元朗十八鄉馬田村圍門	no grade	no grade	Rebuilt in 1958	Confirmed no grade on 4 Feb 2010 Demolished
23	1285	No. 235 Hennessy Road, Wan Chai, H.K.	香港灣仔軒尼詩道235號	no grade	no grade	Built between 1929 and 1939	Confirmed no grade on 4 Feb 2010 Demolished
24	1300	Shrine, No. 90 Ma Tin Tsuen, Shap Pat Heung, Yuen Long, N.T.	新界元朗十八鄉馬田村90號神廳	no grade	no grade	Built around 1700	Confirmed no grade on 4 Feb 2010 Demolished
25	1301	Nos. 13-14 Lung Mei, Tai Po, N.T.	新界大埔龍尾13至14號	no grade	no grade	Built before 1945	Confirmed no grade on 4 Feb 2010 Demolished
26	1341	No. 44 Cheung Shing Street, Yuen Long Kau Hui, Yuen Long, N.T.	新界元朗元朗舊墟長盛街44號	no grade	no grade	Built before 1953	Demolished

Remarks: The captioned list does not include those items that discussions between the Government and the concerned private owners have been made to explore preservation-cum-development options.