

**For discussion  
on 8 June 2017**

**BOARD PAPER  
AAB/11/2017-18**

**MEMORANDUM FOR THE  
ANTIQUITIES ADVISORY BOARD**

**ASSESSMENT OF HISTORIC BUILDINGS**

**PURPOSE**

This paper invites Members to consider confirming the proposed grading of three items set out in paragraphs 4 to 6 below, and to consider the grading proposal of the items set out in paragraph 7 below.

**BACKGROUND**

2. As at the meeting held on 9 March 2017, Members have endorsed the grading of 1 354 buildings as follows:

- (a) 174 buildings with Grade 1 status;
- (b) 362 buildings with Grade 2 status;
- (c) 498 buildings with Grade 3 status;
- (d) 295 buildings with no grading; and
- (e) 25 buildings with no further processing due to their demolition or substantial alteration.

**ITEMS FOR CONSIDERATION**

**Confirmation of Grading for Cases where Objection(s) have been Received**

3. As at 9 March 2017, under the list of 1 444 historic buildings, there are 91 buildings of which proposed grading has been endorsed by the Board but yet to be confirmed due to objection(s) received during public consultation earlier. The grading system is administrative in nature and it does not affect

the ownership, usage, management and development rights of the owners concerned. With a view to better recognising the heritage value of these historic buildings, and wrapping up the grading of the list of 1 444 historic buildings, the Antiquities and Monuments Office (“AMO”) will continue to invite the Board to review and confirm the proposed grading of those buildings which have been objected, having regard to the circumstances of individual cases.

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**Oi Yuen Villa, Kwu Tung, Sheung Shui (first item listed at Annex A)**

4. Oi Yuen Villa was proposed a Grade 1 status by the Board in March 2009. However, objection from the owner was received during public consultation. The relevant objection letters and replies have been sent to Members for consideration before the meeting. Application for rezoning the site where Oi Yuen Villa is located from “Comprehensive Development Area” to “Comprehensive Development Area(1)” was submitted to the Planning Department in July 2016 under section 12A of the Town Planning Ordinance (Cap. 131). According to the rezoning application, Oi Yuen Villa will be preserved *in-situ* for use as a clubhouse.

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**King Siu Sai Kui and Hau Fuk Mun, Pak Sha O Ha Yeung, Tai Po (second item listed at Annex A)**

5. King Siu Sai Kui together with Hau Fuk Mun was proposed a Grade 1 status by the Board in March 2009. However, objection from the owner was received during public consultation. The relevant objection letters and replies have been sent to Members for consideration before the meeting.

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**Ho Yin Lo, No. 1 Kau Lung Hang, Tai Po (third item listed at Annex A)**

6. Ho Yin Lo was proposed a Grade 3 status by the Board in March 2009. However, objection from the owner was received during public consultation. The relevant objection letters and replies have been sent to Members for consideration before the meeting.

### **New Items for Grading Assessment**

7. The independent Historic Buildings Assessment Panel has completed the heritage assessment and grading recommendations of the building at No. 120 Wellington Street, Central and the 62 items related to the Old Dairy Farm in Pok Fu Lam listed at **Annex B**. Members are invited to consider the proposed grading of these new items. Subject to Members' views, AMO will upload the proposed grading of these items and their respective heritage appraisals to the website of the Board for a one-month public consultation as per the usual practice. We will report to Members on the information or views received for further consideration before finalising their grading.

### **ADVICE SOUGHT**

8. Members are invited to:
- (a) consider confirming the proposed grading of the items set out in paragraphs 4 to 6 above; and
  - (b) consider endorsing the proposed grading of the items set out in paragraph 7 above.

Antiquities and Monuments Office  
Leisure and Cultural Services Department

June 2017

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