

**For discussion
on 7 September 2017**

**BOARD PAPER
AAB/17/2017-18**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

ASSESSMENT OF HISTORIC BUILDINGS

PURPOSE

This paper invites Members to consider confirming the grading of 27 items set out in paragraphs 3 to 9 below, and endorsing the proposed grading of 42 items set out in paragraph 10 below.

BACKGROUND

2. As at the meeting held on 8 June 2017, Members have endorsed the grading of 1 357 buildings as follows:

- (a) 176 buildings with Grade 1 status;
- (b) 362 buildings with Grade 2 status;
- (c) 499 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

3. At the meeting on 8 June 2017, Members endorsed the proposed grading of the building at No. 120 Wellington Street, Central and 21 cowsheds, bull pen and paddocks of the Old Dairy Farm in Pok Fu Lam as listed at Annex A. Following the established practice, a one-month public consultation on the proposed grading of the 22 items was subsequently carried out. All written submissions on the proposed grading of the 22 items received

during the public consultation period have been passed to Members for consideration before the meeting. The number of submissions and their stance on the proposed grading are set out in the ensuing paragraphs.

———— **No. 120 Wellington Street, Central (Item 1 listed at Annex A)**

4. On the proposed Grade 1 status of the building at No. 120 Wellington Street, two written submissions supporting the proposed grading were received during the public consultation.

———— **21 Items related to the Old Dairy Farm, Pok Fu Lam (Items 2 to 22 listed at Annex A)**

5. On the proposed grading of 21 cowsheds, bull pen and paddocks of the Old Dairy Farm, eight written submissions were received during the public consultation, with one support, six objections and one without indicating preference.

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

6. As at 8 June 2017, under the list of 1 444 historic buildings, there are 88 buildings the proposed grading of which 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 buildings 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 these buildings, having regard to the circumstances of individual cases.

———— **(a) Li Cottage, Tung Lo Wan, Sha Tin (Item 1 listed at Annex B)**

———— **(b) No. 53 Yen Chow Street, Sham Shui Po (Item 2 listed at Annex B)**

7. Li Cottage and No. 53 Yen Chow Street were proposed a Grade 1 status by the Board in March 2009. However, objections from the respective

owners were received during public consultation. The relevant objection letters and replies have been sent to Members for consideration before the meeting.

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(c) Kam Tsin Lodge, No. 8 Kam Tsin South Road, Sheung Shui
(Item 3 listed at Annex B)

8. Kam Tsin Lodge was proposed a Grade 2 status by the Board in March 2009. However, objection from the owner was received during public consultation. The relevant objection letter and reply have been sent to Members for consideration before the meeting.

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(d) Siu Lo, No. 643 Tai Kei Leng Tsuen, Shap Pat Heung, Yuen Long
(Item 4 listed at Annex B)

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(e) No. 67 Fung Yuen, Tai Po (Item 5 listed at Annex B)

9. Siu Lo and No. 67 Fung Yuen were proposed a Grade 3 status by the Board in March 2009. However, objections from the respective owner/previous owner were 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

10. As reported to the Board at the last meeting on 8 June 2017, the independent Historic Buildings Assessment Panel (the “Assessment Panel”) has completed the heritage assessment and grading recommendations of the 62 items related to the Old Dairy Farm in Pok Fu Lam. During the public consultation (as mentioned in paragraph 3 above) on the proposed grading of the 21 items (Items 2 to 22 of Annex A) endorsed by the Board, a request was received to include an item identified as manure pit (Item 42 of Annex C) in this grading exercise. The Assessment Panel has assessed the manure pit and proposed a grading for this additional item. Members are therefore invited to consider the proposed grading of the remaining 41 items of the Old Dairy Farm (Items 1 to 41 of Annex C) and the newly proposed item (Item 42 of Annex C). Subject to Members’ endorsement on the proposed grading of the 42 items, AMO will upload the proposed grading and the heritage appraisals of

these items 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 and views received for further consideration before finalising their grading.

ADVICE SOUGHT

11. Members are invited to:
- (a) consider confirming the proposed grading of the 27 items set out in paragraphs 3 to 9 above; and
 - (b) consider endorsing the proposed grading of the 42 items set out in paragraph 10 above.

Antiquities and Monuments Office
Leisure and Cultural Services Department
September 2017

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