

**For discussion
on 7 December 2017**

**BOARD PAPER
AAB/20/2017-18**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

**PROGRESS UPDATE OF HUNG LAU,
NEAR SHEK KOK TSUI VILLAGE,
CASTLE PEAK, TUEN MUN, NEW TERRITORIES**

PURPOSE

This paper updates Members on the latest development of Hung Lau, near Shek Kok Tsui Village, Castle Peak, Tuen Mun, New Territories following the declaration of Hung Lau as proposed monument under section 2A(1) of the Antiquities and Monuments Ordinance (Cap. 53) (the “Ordinance”) on 13 March 2017, and seeks Members’ advice on the way forward.

BACKGROUND

2. Hung Lau, a Grade 1 historic building, is situated on privately owned land at Lot No. 36 in D.D. 300 in Tuen Mun, New Territories. The heritage value of Hung Lau was considered by the Board in 1981, 1985, 1995, 2009 and 2011. In the last review in 2011, given the uncertainty of whether the existing Hung Lau was built before 1911, thus its relevance to the revolutionary activities, the Board agreed at the time that Hung Lau would not be considered for declaration as monument unless there was new information to support the direct relationship between Hung Lau and the revolutionary activities.

3. Hung Lau was sold to its current owner, Goodberg Limited (睿麗有限公司), in November 2016. In the light of the works carried out near Hung Lau in mid-February 2017 to remove vegetation and temporary structures, the Board discussed at a special meeting on 28 February 2017 whether it should recommend the Antiquities Authority to declare Hung Lau as proposed monument. At the time, the Board considered it unnecessary to trigger the

proposed monument declaration, given that there was no imminent demolition threat and that the Government had been in discussion with the owner on preservation proposals. Notwithstanding, on 8 March 2017, it was noticed and widely reported that two windows had been removed at Hung Lau, with possible further demolition works in the pipeline. In view of the imminent demolition threat, the Board at its meeting on 9 March 2017 recommended the Antiquities Authority to declare Hung Lau as proposed monument so as to provide immediate statutory protection to the building. With the support of the Board, and given the Grade 1 status of Hung Lau and the immediate demolition threat, the Antiquities Authority declared Hung Lau as proposed monument under section 2A(1) of the Ordinance on 13 March 2017. The declaration would be effective for a period of 12 months.

4. It should be noted that the declaration of a historic building as proposed monument does not necessarily lead to its declaration as monument under the Ordinance. It would be up to the Antiquities Authority, after consultation with the Board, and having considered various related factors, including but not limited to the heritage value, the views of the community, the views of the owner and cost implications, to decide whether a proposed monument should be declared as monument for permanent preservation and if so, to seek the Chief Executive's approval for the declaration.

LATEST PROGRESS

5. The Commissioner for Heritage's Office ("CHO") of the Development Bureau and the Antiquities and Monuments Office ("AMO") have been actively exploring preservation-cum-development options for Hung Lau with its owner's representatives in the past few months, and both parties have reached consensus. First, Hung Lau will be preserved and will not be demolished. The owner has applied for the Financial Assistance for Maintenance Scheme ("FAS") in September 2017 for restoring Hung Lau. As a condition of FAS, the owner shall not demolish Hung Lau or transfer its ownership within ten years from the completion of the maintenance works. The application is being processed. Furthermore, should there be any proposal for adaptive re-use of Hung Lau under a preservation-cum-development approach (which may involve the redevelopment of existing structure(s) besides Hung Lau and/or construction of new buildings), the owner undertakes to obtain

consent of relevant government departments. Where the proposal is consistent with the prevailing heritage conservation policy, CHO would render policy support and assistance to the owner from a heritage conservation perspective, including supporting the owner to submit planning application and/or rezoning application to the Town Planning Board, as well as applications to other departments for the compliance with relevant statutory requirements such as buildings and fire services.

6. To follow up the Board's request at its special meeting on 28 February 2017, AMO has conducted further research on the heritage value of Hung Lau. Besides reviewing materials examined in previous grading exercises, AMO has scrutinised materials submitted by community groups, and looked for new information on Hung Lau from various sources. Having reviewed all the reliable historical information available, AMO has, in accordance with prevailing practice, submitted the materials together with AMO's observations to the independent Historic Buildings Assessment Panel for review. All the information and materials have been passed to Members for consideration before the meeting. AMO will present its findings to the Board at the meeting.

ADVICE SOUGHT

7. Members are invited to note the latest development of Hung Lau and advise on the way forward.

Antiquities and Monuments Office
Leisure and Cultural Services Department
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