

**For discussion
on 10 March 2022**

**BOARD PAPER
AAB/19/2021-22**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

ASSESSMENT OF HISTORIC BUILDINGS

PURPOSE

This paper invites Members to consider confirming the grading of four items set out in paragraphs 3 to 6, and endorsing the proposed grading of the four items set out in paragraphs 7 to 9 below.

BACKGROUND

2. Members are invited to note the position in assessing historic buildings as at the last meeting held on 9 December 2021:

- (a) 199 items with Grade 1 status;
- (b) 392 items with Grade 2 status;
- (c) 597 items with Grade 3 status;
- (d) 332 items with no grading;
- (e) 46 items with no further processing due to their declaration as monuments; and
- (f) 26 items with no further processing due to their demolition or substantial alteration.

ITEMS FOR CONSIDERATION

Proposed Grading Endorsed at the Last Meeting

3. At the meeting on 9 December 2021, Members endorsed the proposed grading of the following two items as listed at **Annex A** –

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- (a) No. 95 Kat Hing Back Street, Tai O, Lantau Island (Proposed Grade 2); and
- (b) Staff Quarters of the Old Tai Po District Office North, No. 20 Wan Tau Kok Lane, Tai Po (Proposed Grade 2).

4. Following the established practice, a one-month public consultation on the proposed grading of the items was carried out. No submissions were received. Members are invited to confirm the grading of the two items.

Confirmation of Grading

5. As at 9 December 2021, under the list of 1 444 historic buildings, the proposed grading for eight of them has been endorsed by the Board but has yet been confirmed due to various reasons, such as objections, views or enquiries received during the public consultation earlier, inability to reach the owners, and proposed redevelopment or planning application related to the buildings. The grading system is administrative in nature and 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 taking forward the grading of the list of 1 444 historic buildings, the Antiquities and Monuments Office (“AMO”) invites the Board to review and confirm the proposed grading of the following two items:

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- (a) Nos. 405 & 407 Shek O Village, Stanley, H.K. (Proposed Grade 3, Item 1 at **Annex B**); and
 - (b) Central Market, No. 80 Des Voeux Road Central, Central, H.K. (Proposed Grade 3, Item 2 at **Annex B**).

6. The Board endorsed the proposed Grade 3 status for both items (a) and (b) in March 2009. Regarding item (a), the owner requested the Board in 2011 to withhold the confirmation of the grading of the buildings. The proposed grading of item (a) was later discussed and confirmed at the 191st AAB meeting held on 10 December 2020. Three previous objection letters from the owner’s representative and AMO’s reply were provided to the Board for reference. However, an objection letter from the owner’s representative dated 4 December 2020 came to the notice of the subject officers on 11 December 2020. Upon receipt of the objection letter, an urgent Assessment Panel meeting was immediately convened to study and advise on the submission. The Assessment Panel, after reviewing and discussing the objection letter, concluded that there

was no new information on the heritage value of item (a) that warranted a change in its proposed grading. However, given the Board had not reviewed this objection letter prior to the confirmation of the subject grading, all Members agreed to withdraw the Board's confirmation of the proposed grading of item (a), and to consider afresh the confirmation of the proposed grading at another Board meeting after having regard to the latest concerns and requests of the owner. AMO has responded to the owner's representative to explain the assessment on the heritage value of item (a) and the nature of the grading system. No further written submission is received from the owner and the owner's representative of item (a). For item (b), requests from the public to review the proposed grading of the building were received during the aforesaid public consultation. The relevant objection letters and replies on the two items have been provided to Members for consideration before the meeting. Members are invited to confirm the grading of the two items.

New Items for Grading Assessment

7. The Assessment Panel has completed the grading assessment of the following three items -

- (a) Stone House, Central Kwai Chung Park, San Kwai Street, Kwai Chung;
- (b) Zetland Hall, No. 1 Kennedy Road, Central; and
- (c) Ex-Kowloon Docks Memorial School, No. 2 Tsing Chau Street, Hung Hom.

8. Besides, the Assessment Panel also reviewed the proposed grading of the Ex-Lamma Police Post at Hung Shing Yeh Wan on Lamma Island at the request of the Board.

9. The recommended proposed grading for items (a) - (c) and the reviewed proposed grading for the Ex-Lamma Police Post are at **Annex C**. Subject to Members' endorsement, AMO will upload the proposed grading of the items and their heritage appraisals to the website of the Board for a one-month public consultation in accordance with the established practice. We will report to Members the views received for further consideration before finalising their grading.

ADVICE SOUGHT

10. Members are invited to:
- (a) consider confirming the grading of the four items set out in paragraphs 3 to 6 above; and
 - (b) consider endorsing the proposed grading of the four items set out in paragraphs 7 to 9 above.

Antiquities and Monuments Office

March 2022

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