

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

ASSESSMENT OF HISTORIC BUILDINGS

PURPOSE

This paper invites Members to consider confirming the grading of five items set out in paragraphs 3 to 4, and endorsing the proposed grading of the twenty-nine items set out in paragraphs 6 to 9 below.

BACKGROUND

2. Members are invited to note the position in assessing historic buildings as at the last meeting held on 9 June 2022:

- (a) 199 items with Grade 1 status;
- (b) 396 items with Grade 2 status;
- (c) 600 items with Grade 3 status;
- (d) 334 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 June 2022, Members endorsed the proposed grading of the following five items as listed at Annex A –

- (a) Village houses, Nos. 24 – 25 Fung Wong Wu, Ta Kwu Ling, New Territories (Proposed Grade 3);
- (b) Lee Kee Memorial Dispensary, No. 99 Carpenter Road, Kowloon City, Kowloon (Proposed no grading);

- (c) Our Lady of Perpetual Help Chapel, No. 112 Tai O Tai Ping Street, Tai O, Lantau Island (Proposed Grade 3);
- (d) Epiphany of Our Lord Chapel, Sham Chung, Tai Po, New Territories (Proposed Grade 3); and
- (e) Sung Ming School, Tan Ka Wan, Tai Po, New Territories (Proposed no grading).

4. Following the established practice, a one-month public consultation on the proposed grading of the items was carried out. No submissions were received for items (a), (b), (c) and (e). As for item (d), a submission from “Following Thy Way” (古道行) of Catholic Diocese of Hong Kong was received. It supports the proposed Grade 3 of the Epiphany of Our Lord Chapel and explained the work the team was doing to study and conserve the Chapel. Members are invited to confirm the grading of the five items.

Reassessment of the Items on List of 1,444 Historic Buildings

5. As at 9 June 2022, under the list of 1 444 historic buildings, the proposed grading for four 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. Two of the four items pending for confirmation of the proposed grading are:

- (a) Tai Long, Sai Kung, N.T. (Proposed Grade 2, Serial No. 403); and
- (b) Ham Tin, Sai Kung, N.T. (Proposed Grade 2, Serial No. 501).

6. The Assessment Panel noted that the proposed grading boundaries for (a) Tai Long and (b) Ham Tin endorsed in 2009 cover the entire villages, including village houses, village setting and the environs of the villages. Noting that the heritage values and condition of individual buildings in the two villages may be varied, it is recommended to further study and assess the historic value of the individual buildings for grading. As such, the following 16 items with heritage values in the two villages, including ten items in Tai Long and six items in Ham Tin, have been identified for study with their respective proposed grading recommended by the Assessment Panel listed below:

Tai Long

- (a) Nos. 13, 14 & 15, Tai Long, Sai Kung (Proposed Grade 3)
- (b) Nos. 18A, 18B & 18C, Tai Long, Sai Kung (Proposed Grade 3)

- (c) Yuk Ying School and kitchen, No. 18D and Latrine at the side of No. 18E, Tai Long, Sai Kung (Proposed Grade 3)
- (d) No. 27, Tai Long, Sai Kung (Proposed Grade 3)
- (e) No. 29, Tai Long, Sai Kung (Proposed Grade 3)
- (f) No. 30, Tai Long, Sai Kung (Proposed Grade 3)
- (g) Nos 30A, Tai Long, Sai Kung (Proposed Grade 2)
- (h) No. 31, Tai Long, Sai Kung (Proposed Grade 3)
- (i) Nos. 32 & 33, Tai Long, Sai Kung (Proposed Grade 2)
- (j) Nos. 34, 35, 36, 37 & 38, Tai Long, Sai Kung (Proposed Grade 2)

Ham Tin

- (k) Nos. 5 & 6, Ham Tin, Sai Kung (Proposed Grade 3)
- (l) Nos. 7 & 8, Ham Tin, Sai Kung (Proposed Grade 3)
- (m) No. 9, Ham Tin, Sai Kung (Proposed Grade 3)
- (n) Nos. 10, 11 & 12, Ham Tin, Sai Kung (Proposed Grade 2)
- (o) Nos. 14 & 15, Ham Tin, Sai Kung (Proposed Grade 2)
- (p) Nos. 16 & 17, Ham Tin, Sai Kung (Proposed Grade 3)

In addition, a total of 9 items in the two villages, including 8 items in Tai Long and 1 item in Ham Tin, have been assessed and recommended no grading by the Assessment Panel. They are listed below:

Tai Long

- (q) Building remains near the hillslope, Tai Long, Sai Kung
- (r) Structure near No. 18A, Tai Long, Sai Kung
- (s) Structures near No. 30A, Tai Long, Sai Kung
- (t) Nos. 22 to 26 and structures nearby, Tai Long, Sai Kung
- (u) No. 26A, Tai Long, Sai Kung
- (v) No. 28, Tai Long, Sai Kung
- (w) No. 30B and structure nearby, Tai Long, Sai Kung
- (x) No. 39 and buildings and structures nearby, Tai Long, Sai Kung

Ham Tin

- (y) New and ancillary buildings and structures, Ham Tin, Sai Kung

7. The proposed grading recommended by the Assessment Panel for items (a) - (y) are at **Annex B**. Subject to Members' endorsement, AMO will upload the proposed grading of the items and their photos to the website of the Board for a one-month public consultation. We will report to Members the views received for further consideration before finalising their grading.

New Items for Grading Assessment

8. The Assessment Panel has completed the grading assessment of the following four items -

- (a) Wellington Street Public Toilet, Junction of Wellington Street and Queen's Road Central, Central, Hong Kong;
- (b) Chiu Lo, DD6 Lot 1218 (near Hon Ka Road), Kam Shan, Tai Po, New Territories;
- (c) Lee Ancestral Hall, No. 13 Lin Au, Tai Po, New Territories; and
- (d) No. 9 Kat On Street, Wan Chai, Hong Kong.

9. The proposed grading recommended by the Assessment Panel for items (a) - (d) 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 five items set out in paragraphs 3 to 4 above; and
- (b) consider endorsing the proposed grading of the twenty-nine items set out in paragraphs 6 to 9 above.

Antiquities and Monuments Office

September 2022

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