

**For discussion
on 8 December 2022**

**BOARD PAPER
AAB/29/2021-22**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

ASSESSMENT OF HISTORIC BUILDINGS

PURPOSE

This paper invites Members to consider confirming the grading of 28 items set out in paragraphs 3 to 7, and endorsing the proposed grading of the five items set out in paragraphs 8 to 10 below.

BACKGROUND

2. Members are invited to note the position in assessing historic buildings as at the last meeting held on 8 September 2022:

- (a) 199 items with Grade 1 status;
- (b) 396 items with Grade 2 status;
- (c) 603 items with Grade 3 status;
- (d) 336 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 8 September 2022, Members endorsed the proposed grading of the following 26 items as listed at **Annex A** –

- (a) Wellington Street Public Toilet, Junction of Wellington Street and Queen's Road Central, Central, Hong Kong (Proposed Grade 2);
- (b) Lee Ancestral Hall, No. 13 Lin Au, Tai Po, New Territories (Proposed Grade 3);
- (c) No. 9 Kat On Street, Wan Chai, Hong Kong (Proposed Grade 3);
- (d) 17 items of Tai Long (Proposed Grade 2 / 3 / No grading); and
- (e) Six items of Ham Tin (Proposed Grade 2 / 3 / No grading).

4. Following the established practice, a one-month public consultation on the proposed grading of the items was carried out. For items (a), (b) and (e), no submissions were received. As for item (c), the owners of G/F, 2/F and 3/F of No. 9 Kat On Street raised objections to the proposed grading. For item (d), the respective owner of two of the five village houses under item N414 relayed that he has no comment on the proposed grading. The three written submissions were passed to the Assessment Panel for review and Members of the Board before the meeting.

5. AMO has requested owners of item (c), i.e. No. 9 Kat On Street, Wanchai, for inspection of the interiors of the building as the objection emails claimed that the building has no heritage value owing to substantial alternations in the interiors in the past. The request was either declined or not responded to. The Assessment Panel, after reviewing and discussing the two objections related to item (c), concluded that there was no new information on the heritage value of the building provided by the owners, and recommended that the proposed grading of item (c) should be maintained. Members are invited to confirm the grading of the 26 items.

Confirmation of Grading

6. As at 8 September 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, and proposed redevelopment 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 confirmation of the proposed grading are listed at **Annex B** –

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

7. 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. During the public consultation conducted earlier, views and enquiries on the proposed grading of Tai Long and Ham Tin were received in 2009 and 2010. Noting that the heritage values and condition of individual buildings in the two villages may be varied, further study and assessment of the historic value of the individual buildings for grading have been conducted. The respective proposed grading of individual buildings recommended by the Assessment Panel have been endorsed in the last Board meeting, except for the items listed in paragraphs 8(a) and (b) below. It was also agreed in the last Board meeting that the Board would be invited to consider confirming the proposed grading of the two villages in this meeting.

Review of Grading and Assessment of New Items

Review of grading

8. The grading / proposed grading of the following four items have been reviewed by the Assessment Panel:

Review requested by the Board at its last meeting on 8 September 2022:

- (a) Nos. 22 to 26 and structures nearby, Tai Long, Sai Kung, New Territories (item N404);
- (b) New and ancillary buildings and structures, Ham Tin, Sai Kung, New Territories (item N422); and
- (c) Chiu Lo, DD6 Lot 1218 (near Hon Ka Road), Tai Po, New Territories (item N394).

Review in response to the written submission by Walk in Hong Kong

- (d) No. 190 Nathan Road, Tsim Sha Tsui, Kowloon

9. In addition, the Assessment Panel has completed the grading assessment of the following item –

- (e) Historic Structures at the Former Chiu Chow Pak Yap Cemetery, Pok Fu Lam, H.K.

10. The Assessment Panel has studied thoroughly the written submission and review the proposed grading for items (a) – (d) as well as to assess the heritage values of item (e). Their recommendations for items (a) – (e) 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

11. Members are invited to:

- (a) consider confirming the grading of the 28 items set out in paragraphs 3 to 7 above; and
- (b) consider endorsing the proposed grading of the five items set out in paragraphs 8 to 10 above.

Antiquities and Monuments Office
December 2022

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