



## Heritage Impact Assessment

in respect of the Revitalisation of  
Fong Yuen Study Hall into  
Fong Yuen Study Hall – Experiential Learning Center

26 Feb 2024

Heritage Impact Assessment in respect of the Revitalisation of Fong Yuen Study Hall into Fong Yuen Study Hall – Experiential Learning Center under Revitalising Historic Buildings Through Partnership Scheme Batch VI

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# Table of Contents

Chapter One – Introduction	9
1.1 Project Background	9
1.2 Site Location	10
1.3 Methodology	10
1.4 Site Particulars	11
Chapter Two – History	13
2.1 Ma Wan	13
2.1.1 Pre-historic period	14
2.1.2 Pre-colonial period	15
2.1.3 Early colonial period	20
2.1.4 Agriculture	21
2.1.5 Fishery	22
2.1.6 Manufacturing	24
2.1.7 Villages	26
2.1.8 Heritage Assets on Ma Wan Island	27
2.2 Tin Liu village	29
2.2.1 Early settlement	30
2.2.2 Architecture of village houses	32
2.2.3 Development	34
2.3 Fong Yuen Study Hall	37
2.3.1 Founding	37
2.3.2 Education development	41
2.3.3 Oral accounts on school days in Fong Yuen Study Hall	46
2.3.4 Ceased operation	46
Chapter Three – Architecture	48
3.1 Description	48
3.1.1 Setting and courtyard	48
3.1.2 Design	51
3.1.2.1 Main façade	58
3.1.2.2 North elevation	59
3.1.2.3 South elevation	60
3.1.2.4 Rear elevation	61
3.1.2.5 Balcony	62
3.1.2.6 Roof parapet	64
3.1.2.7 Interior layout	65
3.2 Comparative studies	68
3.2.1 Luk Tak Study Hall	68
3.2.2 Kai Choi School	69
3.3 Architectural evolution	72
3.3.1 Changes throughout history	72
3.3.2 Modernisation works before Batch 1 Revitalisation Scheme in 2012	76
3.3.3 Works in Batch I of the Revitalisation Scheme in 2012	77

Chapter Four – Significance	84
4.1 Overall significance	84
4.2 Statement of significance	85
4.2.1 Historic value	85
4.2.2 Architectural value	85
4.2.3 Social value	85
4.3 Character defining element (CDEs)	86
Chapter Five – Conservation policies	143
5.1 Conservation principles	143
5.1.1 Conserve heritage value	144
5.1.2 Retain authenticity and integrity	144
5.1.3 Minimum intervention	144
5.1.4 Reversible additions	144
5.1.5 Integrating old and new	144
5.2 Conservation policies and guidelines	145
5.2.1 New use	145
5.2.2 Built fabric	145
5.2.3 Addition and alteration	146
5.2.4 Setting and landscape	148
5.2.5 Interpretation	148
5.2.6 Documentation	149
5.2.7 Management and maintenance	149
Chapter Six – Impact assessment and recommendations	150
6.1 Project objective	150
6.2 Proposed use	151
6.2.1 Heritage interpretation area	151
6.2.2 Workshops	151
6.2.3 Administrative office	151
6.2.4 Outdoor courtyard	151
6.2.5 Guided tour	151
6.3 Statutory requirements	152
6.3.1 Town planning and land requirement	152
6.3.2 Compliance with the Building Ordinance	152
6.3.2.1 Enhanced Fire Safety Provisions	152
6.3.2.2 Licensing requirements	153
6.3.2.3 Means of escape (MOE)	153
6.3.2.4 Fire resisting construction (FRC)	153
6.3.2.5 Means of access for firefighting and rescue	154
6.3.2.6 Evacuation strategy	154
6.3.2.7 Barrier free access	154
6.3.2.8 Fire services	155
6.3.2.9 Provisions of sanitary fitments	156
6.3.2.10 Protective barrier	156
6.3.2.11 Lightning protection	156
6.4 Condition of fabric	157
6.4.1 Description of the existing site	157

6.4.2	Structural appraisal	158
6.4.3	Recommendations	158
6.4.3.1	Proposed use and design load	158
6.4.3.2	Relocation of external staircase	159
6.4.3.3	Conclusion	159
6.5	Key Design Proposal	159
6.6	Proposed layout	161
6.7	Heritage impact assessment	165
6.7.1	Impact level	165
6.7.2	Impact assessment study	166
Chapter Seven – Interpretation		199
7.1	Interpretation strategies	199
7.1.1	Presentation	200
7.1.1.1	Heritage interpretation area	200
7.1.2	Education	201
7.1.2.1	Guided historic tour	201
7.1.2.2	Experiential workshop	201
7.1.3	Engagement	202
7.1.3.1	Community programmes	202
Chapter Eight – Management		203
8.1	General	203
8.2	Maintenance	203
8.2.1	Building management team	204
8.2.2	Maintenance schedule	204
8.3	Documentation	204
8.4	Site supervision	205
8.5	Future Development	205
Bibliography		206

## List of Figures

- Figure 1 Site Plan of the Project – Revitalising of Fong Yuen Study Hall into “Fong Yuen Study Hall – Experiential Learning Center”
- Figure 2 Location of Ma Wan, Lautau, Tsing Yi, Sham Tseng and Tsuen Wan
- Figure 3 Map of Cang Wu Zong Du Jun Men Zhi.
- Figure 4 Map of Yue Da Ji.
- Figure 5 Map of Ma Wan and surroundings as drawn by H.W. Parish 1794.
- Figure 6 Tin Hau Temple, ca. 1964
- Figure 7 Tin Hau Temple in 1950s-1960s.
- Figure 8 Tin Hau Temple and its surroundings.
- Figure 9 Tin Hau Temple, ca. 1980s.
- Figure 10 Ma Wan in the late Qing Dynasty.
- Figure 11 Kowloon Customs, Ma Wan Island.
- Figure 12 The abandoned Known Customs behind the Ma Wan Public Pier.
- Figure 13 The remains of Kowloon Customs in 1960s.
- Figure 14 Stone tablet inscription with Kowloon Customs in Ma Wan.
- Figure 15 Population of Ma Wan in 1898.
- Figure 16 Vegetable cultivation in Ma Wan in 1970s.
- Figure 17 Deserted vegetation field in Ma Wan in 1970s.
- Figure 18 Pig shelter at Ma Wan.
- Figure 19 Hen house at Ma Wan.
- Figure 20 Dwelling boats of Ma Wan fishermen.
- Figure 21 Fishing boats at Ma Wan in 1960s.
- Figure 22 Ma Wan fishermen operated in sea in 1987.
- Figure 23 Ma Wan children having fun on boat in 1987.
- Figure 24 Fish rafts in Ma Wan in 1980s.
- Figure 25 Fish rafts in Ma Wan in 2010s.
- Figure 26 Ma Wan villagers making shrimp paste in 1960s.
- Figure 27 Sundried shrimp paste in front of Tin Hau Temple.
- Figure 28 Asia Vacuum Flask Factory Limited at Ma Wan.
- Figure 29 Hip Shing Boat Yard at Ma Wan.
- Figure 30 Villages on Ma Wan island.
- Figure 31 Ma Wan town in 1990s.
- Figure 32 Stilt houses at Ma Wan in 1984.
- Figure 33 The Fishermen’ Village at Ma Wan.
- Figure 34 Distribution of heritage assets in Ma Wan.
- Figure 35 Location of Tin Liu.
- Figure 36 Genealogy of Chan Clan in Tin Liu village, Ma Wan.
- Figure 37 Sketch of Tin Liu village.
- Figure 38 Sketch of village houses in Tin Liu village.
- Figure 39 Sketch of Chinese Hakka-style roof.
- Figure 40 Typical layout of dwellings in Tin Liu village.
- Figure 41 Sketch of the village houses in Tin Liu Village, drawn in late 1960s
- Figure 42 Tin Liu village in 1950s-1960s.
- Figure 43 Tin Liu village in 1978.
- Figure 44 Tin Liu village and their farmland on Ma Wan Island.
- Figure 45 Government letters in 1906 recorded nominal rent for the school on Ma Wan.

- Figure 46 Government letters in 1903 recorded the Chans failed to obtain permit for the construction of the school on Ma Wan.
- Figure 47 Fong Yuen Study Hall in the 1950s to 1960s.
- Figure 48 Fong Yuen Study Hall in the 1980s.
- Figure 49 Fong Yuen Study Hall in 1978.
- Figure 50 Teachers of King Sau School in front of the new school building.
- Figure 51 Fo Tan Public School.
- Figure 52 Ma Wan Public Fong Yuen School in 1966.
- Figure 53 Ma Wan Public Fong Yuen School in 1960.
- Figure 54 Sir Murray MacLehose visited Ma Wan Public Fong Yuen School.
- Figure 55 Group photo of Youth Summer Camp in front of school.
- Figure 56 Forecourt in 2023.
- Figure 57 Round arch doorway in 2023.
- Figure 58 Low boundary wall of the forecourt in 2023.
- Figure 59 Forecourt of Fong Yuen Study Hall in 2021.
- Figure 60 Comparison of the surrounding of the Fong Yuen Study Hall in the 1950s-60s (image above), and 2024 (image below)
- Figure 61 Mapping of the Fong Yuen Study Hall (coloured in red) and the playground (coloured in green) in 1962 Lands Department Survey Map (left image) compared to the current site condition (right image).
- Figure 62 Tenement buildings in Chikanzhen(赤坎), Kaiping (開平), 2014.
- Figure 63 Front portal of the Liangfang Building (聯芳樓) in Meizhou (梅州), 2010s.
- Figure 64 Taicheng (台城), Taishang(台山), 2020s.
- Figure 65 Front elevation of Kong Har Wai(江夏園), 2021. (grade 3 historic building)
- Figure 66 Glossary of architectural elements of Fong Yuen Study Hall.
- Figure 67 Architectural elements of the current Fong Yuen Study Hall (G/F).
- Figure 68 Architectural elements of the current Fong Yuen Study Hall (1/F).
- Figure 69 Front view of Fong Yuen Study Hall in 2023.
- Figure 70 Front elevation of the Fong Yuen Study Hall
- Figure 71 The adjacent Toilet Block
- Figure 72 North elevation of Fong Yuen Studey Hall 2020
- Figure 73 North elevation of the Fong Yuen Study Hall
- Figure 74 South elevation of Fong Yuen Study Hall in 2020
- Figure 75 South elevation of the Fong Yuen Study Hall
- Figure 76 Rear elevation of Fong Yuen Study Hall in 2020.
- Figure 77 Rear elevation of the Fong Yuen Study Hall
- Figure 78 Balcony in 2023
- Figure 79 Pattern balustrades of longevity symbol in 2023.
- Figure 80 Pattern balustrades of longevity symbol with drain outlet in 2023.
- Figure 81 Pattern balustrades in 2023.
- Figure 82 Moulding at balcony in 2023.
- Figure 83 Column of balcony in 2023.
- Figure 84 Bracket underneath balcony in 2023.
- Figure 85 Roof parapet and pediment in 2023.
- Figure 86 Pediment with Baoxianghua pattern in 2023.
- Figure 87 Roof parapet with Fang Sheng and Shidi patterns in 2023.
- Figure 88 Exhibition area on G/F.
- Figure 89 Exhibition area on G/F.
- Figure 90 Exhibition area on G/F.

Figure 91 Exhibition area on G/F.

Figure 92 Office area on 1/F.

Figure 93 Office area on 1/F.

Figure 94 Office area on 1/F.

Figure 95 Column with decorative moulding.

Figure 96 Column with decorative moulding.

Figure 97 Internal concrete staircase.

Figure 98 Internal concrete staircase.

Figure 99 Luk Tak Study Hall in 2019.

Figure 100 Luk Tak Study Hall.

Figure 101 Kai Choi School in 1984.

Figure 102 Old school building at the left is Kai Choi School.

Figure 103 Kai Choi School in 2022.

Figure 104 Aerial photograph of Ma Wan in 1924.

Figure 105a Survey map in 1962 of Tin Liu village.

Figure 105b Zoom-in of Figure 105a.

Figure 106a Survey map in 1967 of Tin Liu village

Figure 106b Zoom-in of Figure 105b.

Figure 107 Fong Yuen Study Hall in the 1950s to 1960s.

Figure 108 Zoom-in of figure 107, showing timber windows in the 1950s to 1960s

Figure 109 Blow up figure 107, showing drainage hole and water stain.

Figure 110 Fong Yuen Study Hall in the 1950s to 1960s.

Figure 111 Fong Yuen Study Hall in the 1950s to 1960s.

Figure 112 Fong Yuen Study Hall in the 1980s.

Figure 113 Fong Yuen Study Hall in 2008.

Figure 114 Diagram showing elements demolished (in red colour) and elements added (in blue colour) in the last revitalisation in 2012 (G/F plans).

Figure 115 Diagram showing elements demolished (in red colour) and elements added (in blue colour) in the last revitalisation in 2012 (1/F plans)..

Figure 116 Diagram showing elements added or altered in the last revitalisation in 2012.

Figure 117 Diagram showing elements added or altered in the last revitalisation in 2012

Figure 118 Diagram showing elements added or altered in the last revitalisation in 2012

Figure 119 Diagram showing elements added or altered in the last revitalisation in 2012

Figure 120 Location of wall openings on 1/F

Figure 121 Side view of the existing toilet block

Figure 122 Rear view of the existing toilet block.

Figure 123 Proposed Design ground floor plan

Figure 124 Proposed Design first floor plan

Figure 125 Proposed Design – Elevation

Figure 126 Indication of Assessment Items -Rendering of the Front Elevation of the Proposed Design

Figure 127 Indication of Assessment Items – Axonometric Drawing of the Proposed Design

Figure 128 Rendering of the proposed new toilets block design

Figure 129 Comparison between the new design (base drawing) and existing staircase and toilet block (highlighted in red).

Figure 130 Indication of Assessment Items – Rendering of the ground floor.

Figure 131 Indication of Assessment Items – Rendering of the first floor.

Figure 132 Indication of Assessment Items – G/F and 1/F

Figure 133 Diagram of heritage interpretation strategies

Figure 134 Exhibition panels/displays mounted on a frame offset from the wall.

# 01

## CHAPTER ONE INTRODUCTION

### 1.1 Project Background

Fong Yuen Study Hall, consisting of a historic building, a front garden, and a toilet block, underwent revitalization in 2012 as part of the Revitalising Historic Buildings Through Partnership Scheme's Batch I. The project underwent a revitalisation and was transformed into a Tourism & Chinese Cultural Centre cum Ma Wan Residents Museum. Since 1 Jan 2017, the site has been vacant and has been taken over by the Government.

The Advisory Committee on Built Heritage Conservation has completed the assessment of the proposals submitted for revitalising of the buildings under Batch VI of the Revitalising Historic Buildings Through Partnership Scheme. Following the committee's recommendation, the Secretary for Development granted approval-in-principle in 14 June 2022 to the Boys' Brigade, Hong Kong, for the revitalization of Fong Yuen Study Hall. The historical building will be revitalised into Fong Yuen Study Hall - Experiential Learning Center.

This Heritage Impact Assessment (HIA) report aims to evaluate the potential impacts on the historic fabric of Fong Yuen Study Hall resulting from the proposed project. The assessment aims to identify any adverse impacts and provide appropriate mitigation measures to avoid or minimize.

## 1.2 Site Location

Fong Yuen Study Hall is located in Tin Liu Village, Ma Wan. The site includes:

- The Fong Yuen Study Hall building;
- The adjacent Toilet Block, and
- The forecourt area.

## 1.3 Methodology

This report has been developed using the Burra Charter Process: Steps in planning for and managing a place of cultural significance, as well as James Kerr's model of Conservation Plan.

This report will conduct multi-disciplinary research, including surveys and investigations, aimed at comprehending the significance of the Fong Yuen Study Hall building and its landscape. The site, location, and architectural details will be thoroughly examined, taking into account the broader context of both the site and the surrounding area. By conducting research and analysis, the architectural, social, and historical significance of Fong Yuen Study Hall will be assessed to establish its heritage value. This information will then inform decisions regarding repairs, alterations, usage, and management.

The report will also outline a range of policies to guide the further development, design, implementation, and maintenance of the building. An assessment will be conducted to evaluate the potential impact of the proposed changes resulting from the revitalization project. Detailed guidelines for the conservation of the Character Defining Elements (CDEs) will be prepared, along with recommendations for preserving the building's architectural features to prevent any adverse effects resulting from the proposed revitalization.

## 1.4 Site Particulars

Fong Yuen Study Hall and the Gateway for the Study Hall were listed as a Grade 3 Historic Building by the Antiquities Advisory Board in 2010. “Grade 3 historic building” is defined as a “buildings of some merit, preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.”

Address	Tin Liu Village, Ma Wan, Tsuen Wan, New Territories
Gross floor area	About 140 sq.m
Site area	About 280 sq.m
Year built	1920s-1930s
Grading	Grade 3
Current use	Museum and Exhibition
Proposed use	Museum with ancillary learning area and administration office

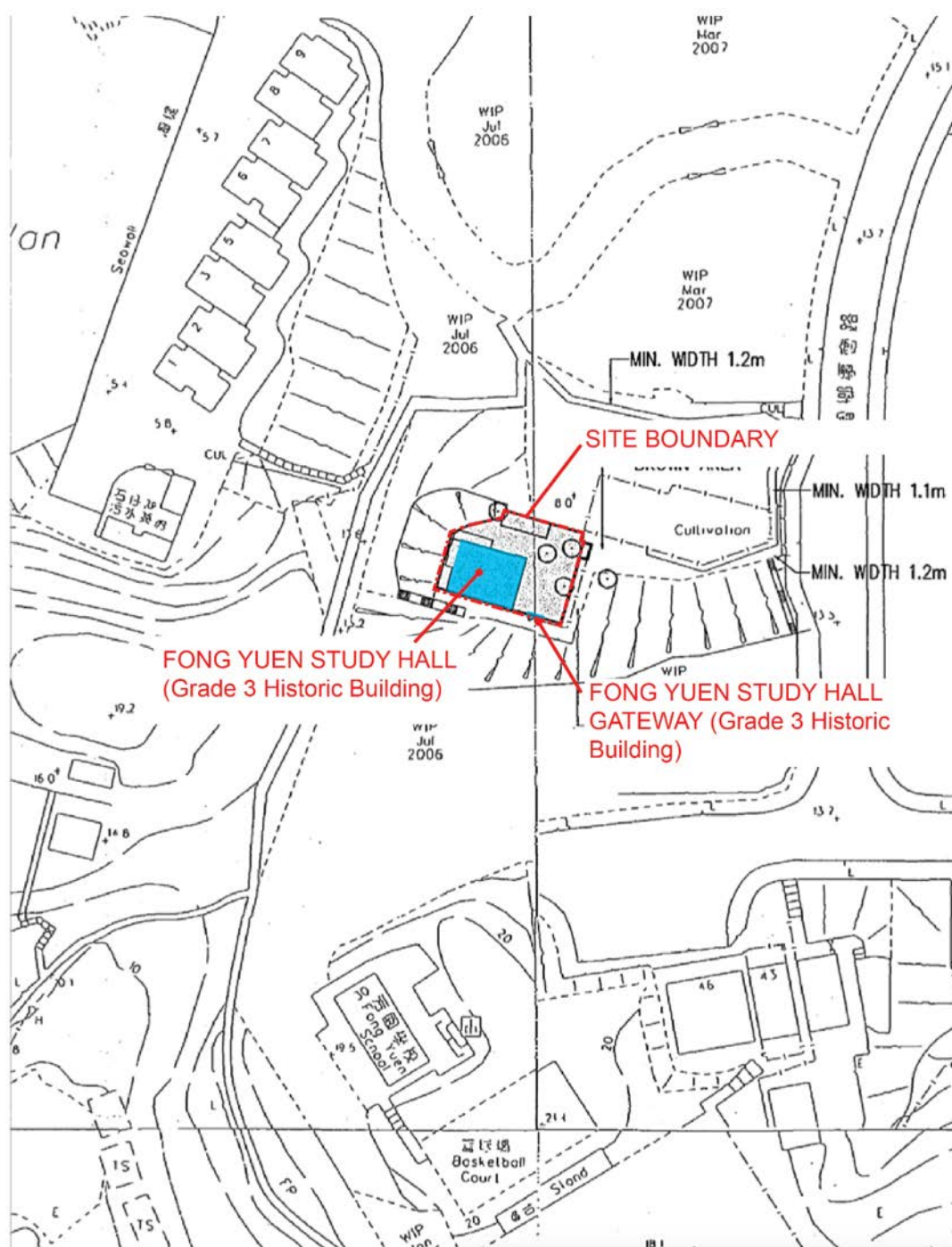


Figure 1 Site Plan of the Project - Revitalising of Fong Yuen Study Hall into "Fong Yuen Study Hall - Experiential Learning Center"

# 02

## CHAPTER TWO HISTORY

### 2.1 Ma Wan

Ma Wan is a small island, with an area of 240 acres, located between Tsing Yi island and the north-eastern corner of Lantau. The island is surrounded by two channels, with Ma Wan Channel to the east and Kap Shui Mun to the southwest. On the northern side, it faces Sham Tseng and Tsing Lung Tau, which are situated on the opposite shore.



Figure 2 Location of Ma Wan, Lantau, Tsing Yi, Sham Tseng and Tsuen Wan.<sup>1</sup>

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<sup>1</sup> Lands Department, GeoInfo Map, accessed on September 28, 2023, <https://www.map.gov.hk/>.

### 2.1.1 Pre-historic period

Human activity on Ma Wan island can be traced back the Neolithic Age, approximately 5000 years ago. Archaeological studies have uncovered evidence of long-term habitation by indigenous people, making it one of the notable archaeological sites in Hong Kong. These early inhabitants were identified as belonging to the Mongoloid race, which is commonly known as the East Asian race.<sup>2</sup>

As the availability of food sources on the island was limited, the prehistoric inhabitants of Ma Wan heavily relied on marine resources for sustenance. Fish, shrimp, crabs, oysters, and clams were among the primary food sources utilized by the early settlers of Ma Wan Island.<sup>3</sup> This reliance on marine resources signifies the close connection between Ma Wan and the ocean, which has been evident since ancient times.

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<sup>2</sup> 鄒興華，〈漁獵採集——香港沿海定居的史前先民生活模式〉。《華南研究資料中心通訊》，2003年1月15日，第30期，頁20。

<sup>3</sup> Frost, R. J. "Sha Chau", *Journal of the Hong Kong Archaeological Society*, pp.37-50, Vol.VI, 1976.

### 2.1.2 Pre-colonial period

Ma Wan, a tiny island situated in Kap Shui Mun (汲水門), which is a major sea route along South China, has been recognized by both Chinese and foreign nations and documented on historical maps dating back to the 16th century. One of the earliest mentions of Ma Wan can be found in an ancient maritime map that appeared in Ming (明) Dynasty gazetter *Cang Wu Zong Du Jun Men Zhi* (蒼梧總督軍門志) which was published in the 32nd year of Jiajing (嘉靖) (1553) did mark the position of Gap Shui Mun (急水門) (today's Ma Wan),<sup>4</sup> in Chinese meaning strong currents in strait. Subsequent Chinese maps of sea defence map found in the *Yue Da Ji* (粵大記) published in 1595<sup>5</sup> and *Xinan County Gazetteers* (新安縣志) in 1819, also recorded the geographical location of Ma Wan using the same name.

The steep and rugged seabed along the west coast of Ma Wan poses a danger during high tides.<sup>6</sup> Due to the negative connotations associated with the term 'Kap Shui' which referred to strong currents, it was renamed in Guangxu (光緒) period (1875-1908) in Qing (清) Dynasty as Kap Shui Mun (汲水門), and Ma Wan also known as Kap Shui Mun island (汲水門島).<sup>7</sup>



Figure 3 Map of Cang Wu Zong Du Jun Men Zhi.<sup>4</sup>

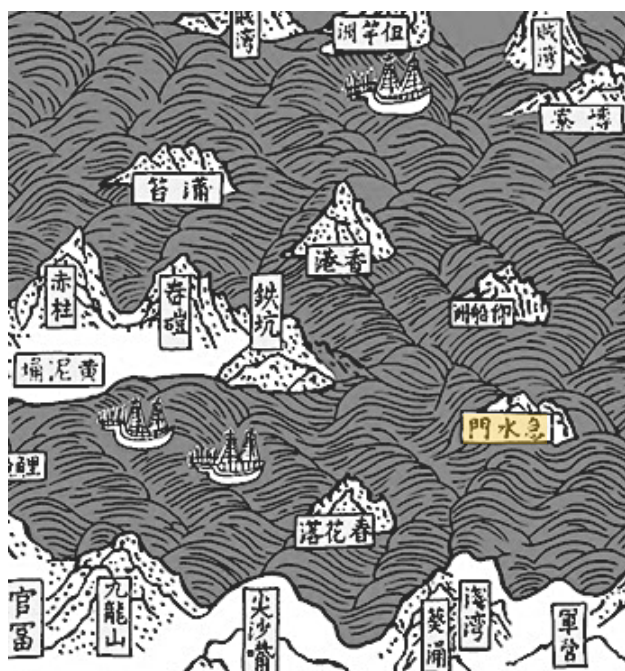


Figure 4 Map of Yue Da Ji.<sup>5</sup>

<sup>4</sup> 應懷編輯、劉堯誨重修：《蒼梧總督軍門志》（明萬曆九年刊）。臺北：臺灣學生書局，1970。

<sup>5</sup> 郭棐撰、黃國聲、鄧貴忠點校：《粵大記》下冊卷十三。廣州，中山大學出版社，1998。

<sup>6</sup> 朱維德：《朱翁同遊 香港原貌》。香港：雅集出版社有限公司，2017。頁 82。

<sup>7</sup> 沈思、蕭國健、文灼非合編：《離島訪古遊》。香港：中華書局，1993。頁 96。

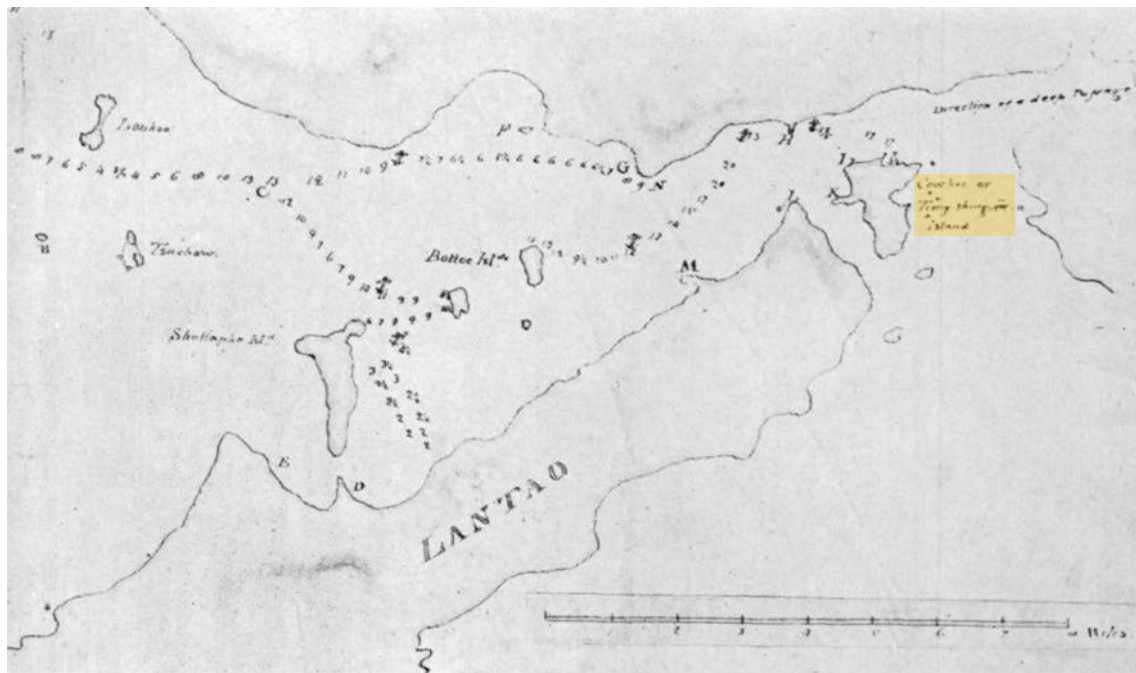


Figure 5 Map of Ma Wan and surroundings as drawn by H.W. Parish 1794.<sup>10</sup>

During the 18th century, European traders began to get involved in commercial activities in Guangzhou, China, and undertook geographical explorations in the surrounding regions. Ma Wan, due to its strategic location along a major route, attracted the attention of Western nations. On foreign records, the island was referred to as 'Coehee'<sup>8</sup> (also spelled as 'Couhee'<sup>9</sup> and 'Cowhee'<sup>10</sup>), or 'Toong Shing Owa' (銅錢洲)<sup>11</sup> in some instances.

<sup>8</sup> "A Chart of the China Sea from the Island of Sanciam to Pedra Branca with the course of the River Tigris from Canto to Macao", published in 1794, London. Retrieved from National Library of Australia.

<sup>9</sup> "Steel's new Chart of the Coast of China, from St. John's Island to Pedra Branca, shewing the entrances to, and course of the River Tigris to Canton", published in 1810, London. Retrieved from British Library.

<sup>10</sup> Map drawn by H.W. Parish in 1794. Retrieved from J. L. Cranmer-Byng & A. Shepherd, "A Reconnaissance of Ma Wan and Lantau Islands in 1794," *Journal of the Royal Asiatic Society*, pp.105-119, Vol.4, 1964.

<sup>11</sup> Ibid.

The current name of the island, Ma Wan, is believed to have originated in the 19th century with the construction of the Tin Hau Temple on the southwest side of the island.<sup>12</sup> Tin Hau, also known as Ma-Zu (媽祖) or A-Ma (阿媽), is a revered sea goddess in Chinese culture. It is a common belief among the villages on the island that Tin Hau protects and blesses the local fishing community and ensures safe journeys at sea. The bay in front of the temple was named Ma Wan, with the character 'Wan' meaning sea bay in Chinese, signifying its association with the bay of Tin Hau.<sup>13</sup> Over time, the name Ma Wan extended to the entire island.



Figure 6 Tin Hau Temple, ca. 1964.<sup>14</sup>



Figure 7 Tin Hau Temple in 1950s-1960s.<sup>15</sup>

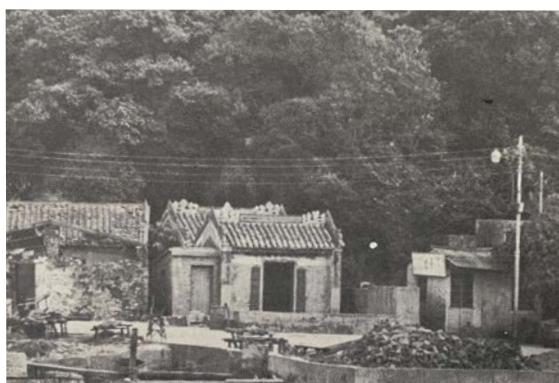


Figure 8 Tin Hau Temple and its surroundings, year unknown.<sup>16</sup>



Figure 9 Tin Hau Temple, ca. 1980s.<sup>17</sup>

<sup>12</sup> Tin Hau Temple was built in or before 1860. 饒玟才：《香港的地名與地方歷史，下，新界》。香港：天地圖書，2012。頁 251。

<sup>13</sup> 蕭國健：《香港離島史蹟志》。香港：顯朝書室，1985。頁 29。

<sup>14</sup> J. L. Cranmer-Byng & A. Shepherd, "A Reconnaissance of Ma Wan and Lantau Islands in 1794." *Journal of the Royal Asiatic Society*, pp.105-119, Vol.4, 1964.

<sup>15</sup> 朱維德：《香港舊景掌故新談(一)》。香港：香港自然探索學會，2007。頁 37。

<sup>16</sup> 《馬灣鄉事委員會第廿六屆執行委員就職典禮特刊》。香港：馬灣鄉事委員會，1982。頁 25。

<sup>17</sup> 陳迹：《離島風光》。香港：山邊社，1984。頁 86。



*Figure 10 Ma Wan in the late Qing Dynasty.<sup>18</sup>*

From the available information, the modern human settlement on Ma Wan began during the Ming Dynasty<sup>19</sup> However, the island experienced a period of desertion due to the implementation of the Coastal Evacuation Order (遷界令) in the early Qing Dynasty (1661-1683). It was not until the ban was lifted that the Hakka settlers of the Chans (陳) in Tsing Yi, were originally from Weichow (惠州), established their branch in Ma Wan.<sup>20</sup>

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<sup>18</sup> The National Archives UK, Kap Shui Mun, 1898, Colonial Office photographic collection, CO 1069/453.

<sup>19</sup> 郭棻：《粵大記》（卷三十二），載於蕭國健：《香港離島史蹟志》。香港：顯朝書室，1985。頁 29。

<sup>20</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. pp.6-7. Special Collections of the University of Hong Kong Libraries.



Figure 11 Kowloon Customs, Ma Wan Island, 1898.<sup>22</sup>



Figure 12 The abandoned Kowloon Customs behind the Ma Wan Public Pier, year unknown.<sup>23</sup>



Figure 13 The remains of Kowloon Customs in 1960s.<sup>24</sup>



Figure 14 Stone tablet inscription with Kowloon Customs in Ma Wan.<sup>25</sup>

As Ma Wan is strategically placed in Kap Shui Mun and overlooks one of the main routes of the Pearl River boats. From 1868 to 1871, a revenue-collecting station was set up by the Qing government on Ma Wan. Later, in an agreement between the Qing and the British governments on customs matters, the Kowloon Customs (九龍關) was installed in 1887 which established a new checkpoint on Ma Wan in 1897 until the British leased the New Territories in 1898.<sup>26</sup> As the number of merchant ships coming to Ma Wan increased due to the requirement to pay duties, the island gained recognition among outsiders and experienced a period of prosperity. Even after the British took over and the Chinese customs house closed, the development of the island continued.<sup>27</sup>

<sup>21</sup> "Kap Shui Mun, 1898", Colonial Office photographic collection, CO 1069/453. UK National Archives, London.

<sup>22</sup> Hong Kong Museum of History, Old Customs Station, Ma Wan Island, 1898, accession no. PH80.018, repository at Hong Kong Public Libraries.

<sup>23</sup> 朱維德：《香港舊景掌故新談(一)》。香港：香港自然探索學會，2007。頁 47。

<sup>24</sup> J. L. Cranmer-Byng & A. Shepherd, "A Reconnaissance of Ma Wan and Lantau Islands in 1794." Journal of the Royal Asiatic Society, pp.105-119, Vol.4, 1964.

<sup>25</sup> 陳迹：《離島風光》。香港：山邊社，1984。頁 84。

<sup>26</sup> 沈思、蕭國健、文灼非合編：《離島訪古遊》。香港：中華書局，1993。頁 96。

<sup>27</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. pp.7. Special Collections of the University of Hong Kong Libraries.

### 2.1.3 Early colonial period

After the British and the Qing government reached an agreement in 1898 for the lease of New Territories (a portion of the county of Xinan) adjoining the British Colony of Hong Kong, Ma Wan and the other areas on the north of Boundary Street, as well as outlying islands, came under British control. Though the Kowloon Customs ceased operation since then, Ma Wan remained busy for a period as ships carrying primary produce from Yuen Long and other places in the New Territories had to pass through Ma Wan on their way to Hong Kong Island.<sup>28</sup> In 1898, during the census conducted when the British government took over the New Territories, it was revealed that around 400 Punti people had established settlements on Ma Wan Island.<sup>29</sup>

ISLANDS.			
Island.	Name of Village.	Population.	People.
Ts'ing i.....青衣	Ts'ing i.....青衣	400	H.
Ma wán.....馬灣	Ma wán.....馬灣	400	P.
Tái ũ shán (LANTAO).....大嶼山	I ts'ün.....二村	10	T.
"	Tái ts'ün.....大村	10	T.
"	Kái shek.....界石	10	T.
"	Ts'ing chau.....青洲	10	T.
"	Kong shün au.....江船凹	10	T.
"	Yam ó.....壬澳	20	H.
"	Tung ip hang.....東葉坑	10	H.
"	Sham shui kok.....深水角	30	H.
"	Tái hó.....大壕	100	H.
"	Pák mong.....白芒	100	H.
"	Ma wán.....馬灣	50	H.
"	Pa mi.....罷尾	80	H.
"	Ling p'í.....嶺皮	1,000	H. P.
"	Shek mun káp.....石門夾	30	H.
"	Nim ũn.....捻元	50	H.
"	Shek lau pó.....石榴布	150	H.

Figure 15 Population of Ma Wan in 1898.<sup>29</sup>

<sup>28</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. pp.7. Special Collections of the University of Hong Kong Libraries.

<sup>29</sup> *Sessional Papers*, 1899. Retrieved from Hong Kong Government Reports Online under the University of Hong Kong Libraries, p. 207.

#### 2.1.4 Agriculture

Agriculture served as the primary occupation of the inhabitants of Ma Wan Island, mostly the Chans, who operated a self-sustaining community. The fertile land on Ma Wan supported various crops, with early practices focusing on rice, tapioca, and sweet potato cultivation.<sup>30</sup> In the late 1970s, the cultivation of vegetables and flowers became the predominant agricultural activities on the island.<sup>31</sup>

Due to the hilly terrain of the island, the farmlands on Ma Wan were generally small, spanning less than an acre in area.<sup>32</sup> Crops grown were mostly used for home consumption. During bumper harvests, any surplus agricultural produce could be sold to other islanders on Ma Wan or in the Tsuen Wan area, providing an additional source of income. Most of the farming activities were carried out by individual families, with the farmers, their wives, and later their children involved. This simple rural lifestyle persisted for the majority of the 20th century until the agricultural industry started to decline from the mid-1970s.<sup>33</sup>



*Figure 16 Vegetable cultivation in Ma Wan in 1970s.<sup>34</sup>*



*Figure 17 Deserted vegetation field in Ma Wan in 1970s.<sup>34</sup>*

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<sup>30</sup> Liu Kam-Tai and Others. "Teun Liu Village, Ma Wan". Retrieved from Hong Kong Public Records Office, Reference No.: 722.11 TEI 1968, 1968. pp.5.

<sup>31</sup> James Hayes. "Tsuen Wan Growth of a 'New Town' and its People". Hong Kong: Oxford University Press, 1993. pp.153.; Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. pp.7. Special Collections of the University of Hong Kong Libraries. pp. 28.

<sup>32</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. pp.7. Special Collections of the University of Hong Kong Libraries. pp. 28.

<sup>33</sup> James Hayes. "Tsuen Wan Growth of a 'New Town' and its People". Hong Kong: Oxford University Press, 1993. pp.153.

<sup>34</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong

In addition to crop cultivation, farmers also engaged in small-scale backyard animal rearing, including pigs and fowls, as an additional source of income.<sup>35</sup> They typically kept one to two of sows for breedings and sold the piglets once they reached maturity. Apart from pig raising, they maintained a few flocks of chickens alongside their pig-raising activities.



*Figure 18 Pig shelter at Ma Wan, year unknown.<sup>36</sup>*



*Figure 19 Hen house at Ma Wan, 1978.<sup>37</sup>*

### 2.1.5 Fishery

When Hong Kong opened port in the 19th century, fishery was the main economy in the early Hong Kong. Ma Wan has always been a heaven for a small fishing fleet, and fishing became the second occupation of the Ma Wan people. Fishermen and their family worked and lived on junks anchored along the waterfront of Ma Wan, deriving their livelihood entirely from fishing. The small waterboat of Ma Wan fishermen generally operated and traded for fish in the nearby waters of Kap Shui Mun.

By the late 1970s, there were approximately 500 boat people living on water at Ma Wan. However, in the 1990s, due to overfishing and the resulting serious damage to the marine habitat, a shortage of sea products emerged. As a response, some fishermen shifted to maintaining fish rafts in Ma Wan as an alternative method of fish cultivation.

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<sup>35</sup> The farmers of Ma Wan established a cooperative in 1955 to collectively acquire feed and engage in pig rearing activities. See 〈馬灣豬社今日揭幕〉，《華僑日報》，1955年2月1日。See also Liu Kam-Tai and Others. "Teun Liu Village, Ma Wan". pp.5.

<sup>36</sup> 朱維德：《香港舊景掌故新談(一)》。香港：香港自然探索學會，2007。

<sup>37</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong.

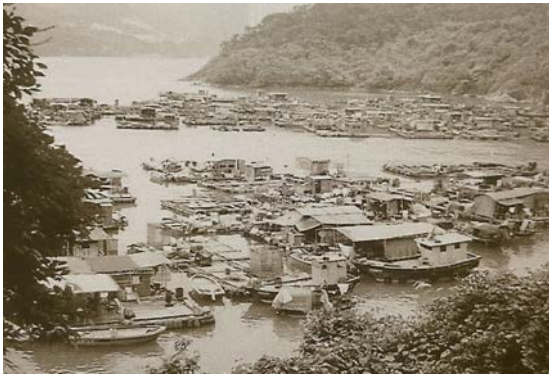


Figure 20 Dwelling boats of Ma Wan fishermen, year unknown.<sup>38</sup>



Figure 21 Fishing boats at Ma Wan in 1960s.<sup>39</sup>



Figure 22 Ma Wan fishermen operated in sea in 1987.<sup>40</sup>



Figure 23 Ma Wan children having fun on boat in 1987.<sup>40</sup>



Figure 24 Fish rafts in Ma Wan in 1980s.<sup>41</sup>



Figure 25 Fish rafts in Ma Wan in 2010s.<sup>42</sup>

<sup>38</sup> 沈思、蕭國健、文灼非合編：《離島訪古遊》。香港：中華書局，1993。

<sup>39</sup> J. L. Cranmer-Byng & A. Shepherd, "A Reconnaissance of Ma Wan and Lantau Islands in 1794." *Journal of the Royal Asiatic Society*, pp.105-119, Vol.4, 1964.

<sup>40</sup> "All About Us: Episode 48" (Video). Radio Television Hong Kong, 1987. Retrieved from Hong Kong Public Records Office, Reference no. HKRS2292-1-24, 1987.

<sup>41</sup> 《馬灣鄉事委員會第廿六屆執行委員就職典禮特刊》。香港：馬灣鄉事委員會，1982。頁 26。

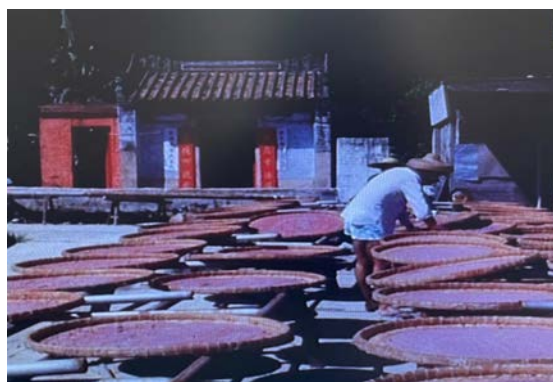
<sup>42</sup> 黎燕芬：《飄浮歲月：生存之道各不同》。香港：長春社文化古蹟資源中心，2019。頁 81。

### 2.1.6 Manufacturing

In addition to fishing, Ma Wan was once renowned for the production of shrimp paste. During the production season, which typically in the summertime from July to August, boat people headed out and collected silver shrimp at dusk and returned in the early morning. The land people would then spread the crushed shrimp on winnowing baskets and leave them to dry in the open space in front of Tin Hau Temple.<sup>43</sup> However, by the 1990s, only a few shrimp paste makers remained in operation along the main street.<sup>44</sup> During winter, fishermen would continue their fishing activities and sell a portion of their locally caught fish. Another portion of their catches would be sold for the production of salted fish. Most of the salted fish was directly sold to shops and restaurants in Tsuen Wan.<sup>45</sup>



*Figure 26 Ma Wan villagers making shrimp paste in 1960s.<sup>46</sup>*



*Figure 27 Sundried shrimp paste in front of Tin Hau Temple, year unknown.<sup>47</sup>*

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<sup>43</sup> 〈街知巷聞：馬灣古島記憶〉，《明報》，2013年9月1日。

<sup>44</sup> Hayes, James. "Tsuen Wan Growth of a 'New Town' and its People". Hong Kong: Oxford University Press, 1993. pp.153.

<sup>45</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong Libraries. pp. 33.

<sup>46</sup> J. L. Cranmer-Byng & A. Shepherd, "A Reconnaissance of Ma Wan and Lantau Islands in 1794." *Journal of the Royal Asiatic Society*, pp.105-119, Vol.4, 1964.

<sup>47</sup> "All About Us: Episode 48" (Video). Radio Television Hong Kong, 1987. Retrieved from Hong Kong Public Records Office, Reference no. HKRS2292-1-24, 1987.



Figure 28 Asia Vacuum Flask Factory Limited at Ma Wan, year unknown.<sup>48</sup>



Figure 29 Hip Shing Boat Yard at Ma Wan, year unknown.<sup>49</sup>

After the second world war, Hong Kong experienced a period of economic stagnation due to the trade embargo with China resulting from the Korean War, Hong Kong began to industrialise and prospered. Ma Wan was also influenced by this, in addition to traditional farming and fishing, Ma Wan people engaged in small-scale industries to some extent. However, these industries formed only a minor part of the island's economy. In 1968, there were two factories on the island: Asia Vacuum Flask Factory (亞細亞熱水瓶廠), which operated in the old customs house in Ma Wan Town, and Hip Shing Boat Yard (協成船廠), a small fiberglass boat factory located in the bay to the north of the town.<sup>50</sup> Both factories ceased operations in the 1980s to 1990s.<sup>51</sup>

<sup>48</sup> 沈思、蕭國健、文灼非合編：《離島訪古遊》。香港：中華書局，1993。

<sup>49</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong Libraries.

<sup>50</sup> Notes for Visit of Hon. Mrs Ellen Li Shu-pui and Hon. Wilson T.S. Wang to Ma Wan Island on 31st October, 1968. Retrieved from Hong Kong Public Records Office, "Ma Wan Development," Record ID: HKRS70-3-270, 1963-1972; Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong Libraries.

<sup>51</sup> 《荃灣二百年：歷史文化》。香港：荃灣區議會，1991。頁 45。

### 2.1.7 Villages

The island consisted of three main settlements: Tin Liu village, Ma Wan village, and fishermen community dwelling on their boats at Shek Tsai Wan. Tin Liu village, where Fong Yuen Study Hall is located, is primarily a Hakka-speaking community with residents engaged in farming activities.<sup>52</sup> Ma Wan village, situated in the southern west of the island, was the most prominent area. The residents of Ma Wan village have familial connections to Shap Pat Heung and Ping Shan.<sup>53</sup> They were mainly businessmen running grocery stores and tea houses along the main street of the village.

For most parts, the fishermen community form a separate part of the island. Before the construction of village houses on land, they lived on fishing vessels anchored in the Ma Wan shelter. In 1965, with the assistance of the Cooperative for American Relief Everywhere (CARE), the Fishermen's Village was constructed to provide housing for fishermen and their families.<sup>54</sup>



Figure 30 Villages on Ma Wan island, 1983.<sup>55</sup>



Figure 31 Ma Wan town in the early 1990s.<sup>56</sup>



Figure 32 Stilt houses at Ma Wan in 1984.<sup>57</sup>



Figure 33 The Fishermen's Village at Ma Wan, 1965.<sup>58</sup>

<sup>52</sup> 張雙慶、萬波、莊初昇。〈香港新界方言調查報告〉。《中國文化研究所學報》，1999年，第8期，頁391。

<sup>53</sup> Hong Kong Public Records Office, "Ma Wan Development," Record ID: HKRS70-3-270, 1963-1972.

<sup>54</sup> 〈馬灣漁民新村興建已告完成〉，《華僑日報》，1965年9月20日。

<sup>55</sup> Aerial view of Ma Wan, 1983, accession no. hkid\_aerial\_00262, repository at Special Collections of the University of Hong Kong Libraries.

<sup>56</sup> 沈思、蕭國健、文灼非合編：《離島訪古遊》。香港：中華書局，1993。頁98。

<sup>57</sup> "All About Us: Episode 48" (Video). Radio Television Hong Kong, 1987. Retrieved from Hong Kong Public Records Office, Reference no. HKRS2292-1-24, 1987.

<sup>58</sup> 〈馬灣漁民新村興建已告完成〉，《華僑日報》，1965年9月20日。

## 2.1.8 Heritage assets on Ma Wan Island

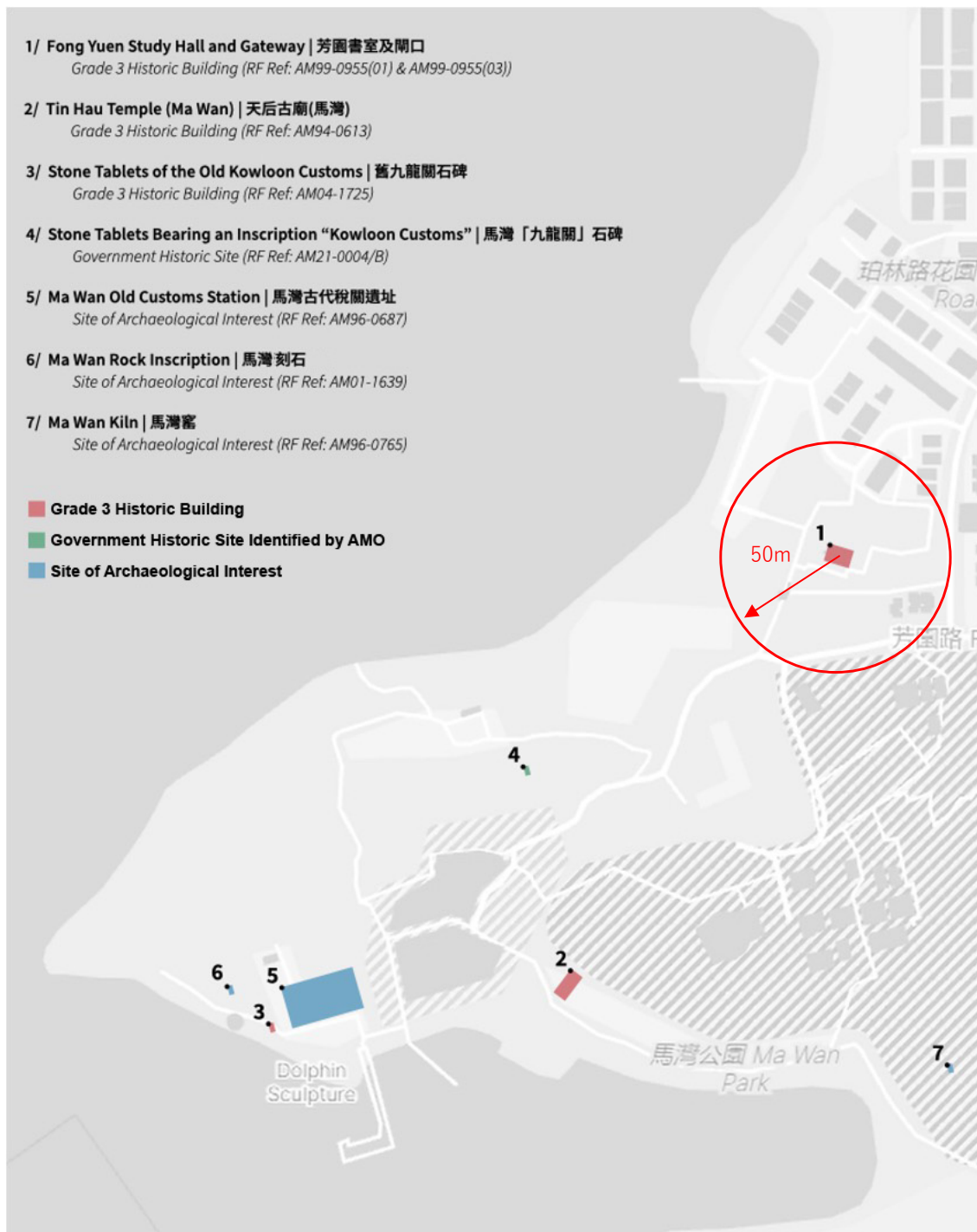


Figure 34 Distribution of heritage assets in Ma Wan.

### Tin Hau Temple, Ma Wan

The Tin Hau Temple in Ma Wan Town is one of the two Tin Hau Temples on the island and the biggest one. It was built by the boat people probably before 1860. The temple was a Qing vernacular building with a two-hall-one-courtyard plan, built against a small hill and faces the sea to the south-east.<sup>59</sup>

### Stone Tablet of the Old Kowloon Customs

Between 1860s and 1870s, the Qing government established custom stations in Ma Wan and three other places in the New Territories. Later, the Kowloon Customs was installed and a new checkpoint in Ma Wan was set up in 1897. Since the checkpoint occupied civilian land, an agreement was made between the government and the villagers agreed on the construction of a road not more than 7 feet wide. A set of stone tablets with the inscriptions “Kowloon Customs”(「九龍關」) and “Kowloon Customs leased seven feet of land”(「九龍關借地七英尺」) were erected to mark the site.<sup>60</sup>

### Stone Tablet Bearing an inscription “Kowloon Customs”

One of the boundary stones of the Kowloon Customs. According to former villagers of the Ma Wan Town, there were several of these boundary stones but most of them are lost.<sup>61</sup>

### Ma Wan Old Customs Station

Former site of the Kowloon Customs station, which is one of the checkpoints of the Kowloon Customs set up in 1897, and operated until the British leased the New Territories in 1898.

### Ma Wan Rock Inscription

The rock inscription with the writing 「梅蔚」. Year and details unknown.

### Ma Wan Kiln

Relocated remains of a kiln from the Tang Dynasty discovered in the Tung Wan Tsai North archaeological excavation conducted jointly by the Antiquities and Monuments Office and the Institute of Archaeology of the Chinese Academy of Social Sciences in 1997.

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<sup>59</sup> Historic Building Appraisal, Tin Hau Temple, Ma Wan Town, Ma Wan. Number 1115. AMO, HKSAR Government.

<sup>60</sup> “馬灣舊村、舊九龍關 Ma Wan Old Village & Old Kowloon Customs”. CACHe website. 13 Jan 2022. Accessed 22 Jan 2024. <[https://cache.org.hk/blog/heritage100\\_089/](https://cache.org.hk/blog/heritage100_089/)>

<sup>61</sup> 王潔恩, 張嘉敏. “馬灣公園二期上馬 民間發現「九龍關」石碑 促原址保留”. HK01. 8 Apr 2021. Accessed 22 Jan 2024. <[https://www.hk01.com/article/609527?utm\\_source=01articlecopy&utm\\_medium=referral](https://www.hk01.com/article/609527?utm_source=01articlecopy&utm_medium=referral)>.

## 2.2 Tin Liu village (田寮村)

Tin Liu village, situated at the centre of Ma Wan island, is a rural Hakka community inhabited by the Chan Clan, who have a long and illustrious history of settlement in Ma Wan. Although their descendants have relocated to a new village and their previous settlements were demolished during the millennial development, Tin Liu village stands as a living testament of the early history of Ma Wan.



Figure 35 Location of Tin Liu.<sup>62</sup>

<sup>62</sup> District Office Tsuen Wan, "Tourist Map of Ma Wan Island", July 1970. Retrieved from Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong Libraries.

### 2.2.1 Early settlement

The establishment of Tin Liu village can be traced back to late 17th century to 18th century when the branch of Chans migrated from Tsing Yi to settle in Ma Wan.<sup>63</sup> However, the linkage between the Chans and Ma Wan actually was prior to the formation of Tin Liu village. The Chans had moved from Weichow (惠州) to Tsing Yi in the Kangxi (康熙) period (1662-1722) and had established graves in a near island, Ma Wan, before the Tin Liu village settlement.<sup>64</sup> In the Qianlong (乾隆) period (1736-1796), Chan Ying Hon (陳英漢), was attracted to Ma Wan by the rich agricultural soils in making better livelihood. He along with his four sons, Chan Wing Sing (陳永勝), Chan Wing Hing (陳永興), Chan Wing Lai (陳永來), and Chan Wing Jau (陳永就) moved from Tsing Yi to Ma Wan and developed village near the fertile lands for agricultural pursuits.<sup>65</sup>

Tin Liu village embraced a simple rural lifestyle and villagers are exclusively farmers. The community relied on farming as their primary means of sustenance, cultivating tapioca and sweet potatoes to meet their own consumption needs.<sup>66</sup> When there was an abundance of agricultural produce, the villagers would offer their surplus to other islanders or neighbouring communities of Tsuen Wan to generate additional income.<sup>67</sup> Villages also engaged in a limited amount of livestock farming, primarily focused on raising pigs and fowls for personal consumption.

In 1794, while returning to their country from China, Lord Macartney, the leader of the British diplomatic embassy, initiated a series of investigations along the route in order to explore potential trading bases with the Chinese. One of the locations identified for investigation was Ma Wan.<sup>68</sup> According to the report provided by Lieutenant HW Parrish of the Royal Artillery, the British soldiers encountered villagers believed to be from Tin Liu Village and observed agricultural and fishing activities on the island.<sup>69</sup> These encounters not only provided valuable insights into the existence of a settled community in Ma Wan and attests to the longstanding presence and livelihoods of the Tin Liu village on the island, they also shed light on the political and economical interactions between the British and local Chinese people before the beginning of colonial occupation in 1841.

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<sup>63</sup> Commissioner for Heritage's Office, Development Bureau. *Revitalising Historic Buildings Through Partnership Scheme: Fong Yuen Study Hall – Resource Kit*. 2019. pp.3.

<sup>64</sup> 《馬灣田寮村陳氏族譜》。

<sup>65</sup> Liu Kam-Tai and Others. "Teun Liu Village, Ma Wan", 1968. pp.4; 《馬灣田寮村陳氏族譜》。

<sup>66</sup> Ibid. pp.5.

<sup>67</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong Libraries. pp. 14.

<sup>68</sup> J. L. Cranmer-Byng & A. Shepherd, "A Reconnaissance of Ma Wan and Lantau Islands in 1794," *Journal of the Royal Asiatic Society*, pp.105-119, Vol.4, 1964; Hayes, James. "Tsuen Wan Growth of a 'New Town' and its People". Hong Kong: Oxford University Press, 1993. pp. to 203.

<sup>69</sup> Hayes, James. "Tsuen Wan Growth of a 'New Town' and its People". Hong Kong: Oxford University Press, 1993. pp. to 203.

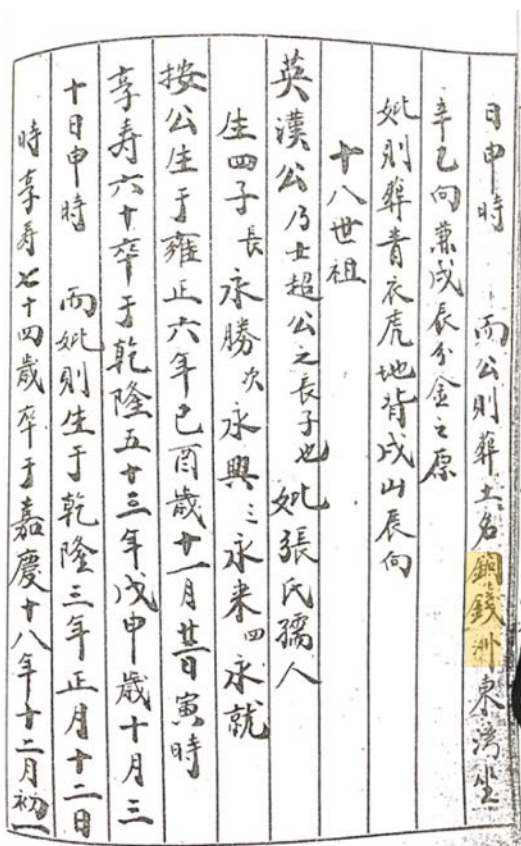


Figure 36 Genealogical record (族譜) of Chan Clan in Tin Liu village,



Figure 37 Sketch of Tin Liu village done by HKU architecture students during a visit in the late 1960s.<sup>71</sup>

<sup>70</sup> 《馬灣田寮村陳氏族譜》。

<sup>71</sup> Liu Kam-Tai and Others. "Teun Liu Village, Ma Wan", 1968. pp.3.

## 2.2.2 Architecture of Village Houses

The village is strategically located in a sheltered valley in the central part of Ma Wan Island. The choice of this location can be attributed to two main factors: rich soil and the consideration of 'feng shui' principles.<sup>72</sup> In the late 1960s, some students from the HKU Department of Architecture conducted a survey of the Tin Liu village. The findings and sketches were documented into a report in 1968.<sup>73</sup> The students noted that the Tin Liu village does not feature defensive walls or large ancestral halls for communal activities, which was typical in other Hakka villages in the New Territories. Instead, dwellings in the village are flexibly and loosely constructed along the pathway, reflecting an adaptable architectural approach.<sup>74</sup> In this report, the students noted that The buildings in Tin Liu village generally lack decorative elements, except for a few ridge decorations on the rooftops, which reflected their relatively challenging and simple life here.<sup>75</sup>

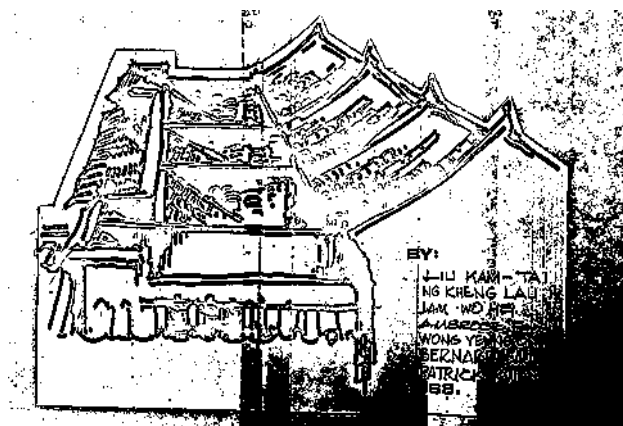


Figure 38 Sketch of village houses in Tin Liu Village, drawn in late 1960s<sup>76</sup>



Figure 39 Sketch of Chinese Hakka-style roof drawn in late 1960s.<sup>77</sup>

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<sup>72</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong Libraries. pp.14.

<sup>73</sup> Liu Kam-Tai and Others. "Teun Liu Village, Ma Wan", HKU, 1968.

<sup>74</sup> *ibid.* pp.10.

<sup>75</sup> *ibid.* pp.18.

<sup>76</sup> *ibid.* pp.2.

<sup>77</sup> *ibid.* pp.19.

The dwellings in the village showcased traditional Hakka-style vernacular architecture and exemplified the utilization of in-situ materials. They featured a typical narrow rectangular layout, with a width of approximately 11 feet (3,350mm) and a depth of around 34 feet (10,360mm).<sup>78</sup> The walls were load-bearing structures made of mud bricks, with a thickness of about 11 inches (280mm).<sup>79</sup> Villagers took clayey mud from the ground and compacted it in moulds to create yellowish mud bricks, which were then sun-dried for solidification before being used for wall construction. The bricks were bonded with mud and a thin rendering was applied to the wall surface for protection. The first 3 feet (915mm) of the ground were rubber stone construction.<sup>80</sup> The roofs were built with a single-layered Hakka-style Chinese tiled roof on a timber roof structure composed of purlins and battens. The timber for building was obtained from the abundant resources of trees surrounding the village.<sup>81</sup> Rainwater pipes or gutters were not equipped in the dwellings; instead, rainwater freely fell and slid off the eaves of the pitched roofs on both sides.<sup>82</sup>

In comparison, the scale of these typical village houses matches with the modularity in the layout of Fong Yuen Study Hall's. The dimensions of each of the two bays of the Fong Yuen Study Hall is roughly equal to the dimensions of a typical dwelling unit.

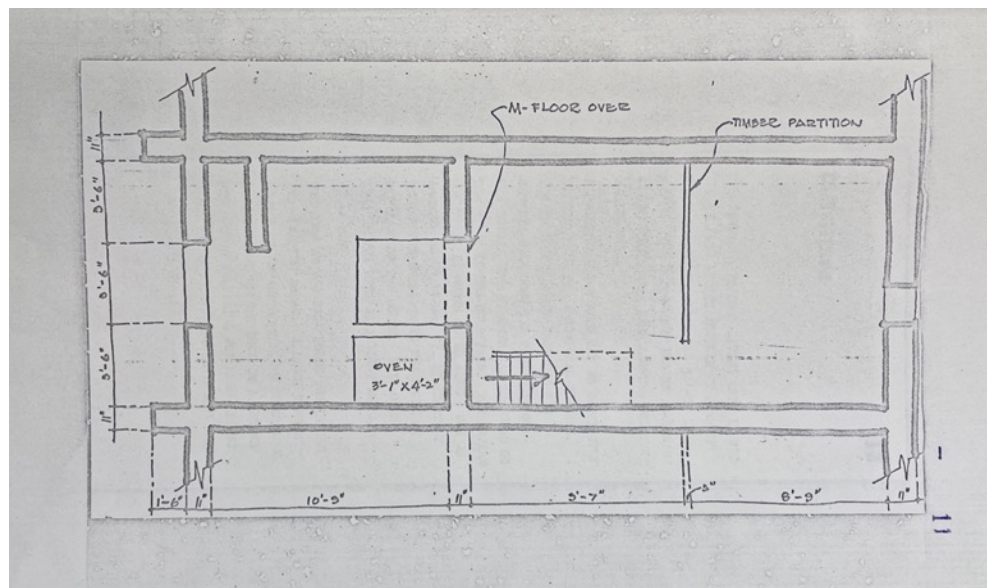


Figure 40 Typical layout of dwellings in Tin Liu village, sketch drawn in late 1960s<sup>83</sup>

<sup>78</sup> Liu Kam-Tai and Others. "Teun Liu Village, Ma Wan", HKU, 1968. pp.12.

<sup>79</sup> Ibid. pp.16.

<sup>80</sup> Ibid. pp.15.

<sup>81</sup> Ibid. pp.5.

<sup>82</sup> Ibid. pp.17.

<sup>83</sup> Ibid. pp.11.

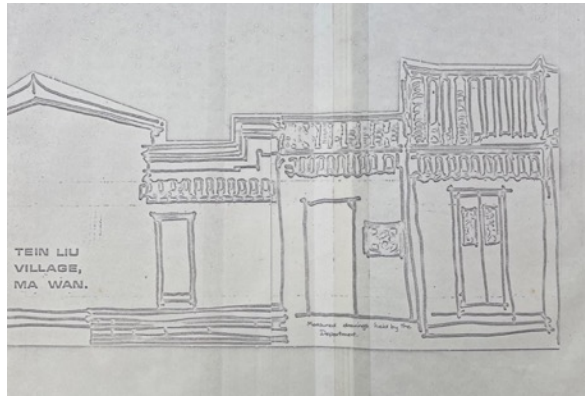


Figure 41 Sketch of the village houses in Tin Liu Village, drawn in late 1960s<sup>84</sup>

### 2.2.3 Development

Facing the challenges of modernization in the late 20th century, the traditional rural life in Tin Liu village gradually declined. Hong Kong experienced a rapid industrial development following the Second World War. Numerous light industries were established and there were abundant job opportunities in urban areas. Consequently, starting from the 1950s, the younger villagers in Tin Liu village transited away from farming and sought employment in factories in Kowloon and eventually moved to urban.<sup>85</sup> The remaining villagers on the island, predominantly the elderly and children, encountered difficulties in managing the demanding agricultural activities. They increasingly relied on purchasing food and supplies from sources outside the island.<sup>86</sup> This shift not only signified a decline in the traditional, self-sustaining farming practices that had been sustained in Tin Liu village for over two centuries, but also resulted in a significant decrease in the village population leading to its overall decline.



Figure 42 Tin Liu village in 1950s-1960s<sup>87</sup>

<sup>84</sup> Liu Kam-Tai and Others. "Teun Liu Village, Ma Wan", HKU, 1968. pp.15

<sup>85</sup> Liu Kam-Tai and Others. "Teun Liu Village, Ma Wan". pp.6-8.

<sup>86</sup> Residents of Ma Wan would purchase pork from vendors in Sham Tseng, who would deliver it to the ferry operating between Ma Wan and Sham Tseng. The buyers from Ma Wan would collect the goods at the pier and settle the payment in Sham Tseng at a later time. See 林若雁, 彭綽婷, 劉天佑合編：《村梭深井：他們的百味時代》。香港：長春社文化古蹟資源中心，2021。頁 238。

<sup>87</sup> 朱維德：《香港舊景掌故新談(一)》。香港：香港自然探索學會，2007。頁 30。



Figure 43 Tin Liu village in 1978.<sup>88</sup>



Figure 44 Tin Liu village and their farmland on Ma Wan Island.<sup>89</sup>

In the late 1960s, the government announced a proposal to develop Ma Wan into a tourist destination. Seizing this opportunity, developers purchased most of the farmland owned by the Tin Liu villagers, intending to construct a golf course and resort.<sup>90</sup> However, the proposed development had never materialized, leaving the agricultural lands deserted. As a result, the decline of the rural community was indirectly accelerated. By the mid-1990s, only a few farming activities persisted, primarily carried out by post-war outsiders settled on the island and focused on cultivating vegetables.<sup>91</sup>

<sup>88</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong Libraries.

<sup>89</sup> 《青衣展望：青衣鄉事委員會成立十七週年特刊》。香港：青衣鄉事委員會，1966。

<sup>90</sup> Hayes, James. "Tsuen Wan Growth of a 'New Town' and its People". Hong Kong: Oxford University Press, 1993. pp.153.

<sup>91</sup> Ibid.

Following the completion of the Tsing Ma Bridge, Ma Wan attracted the attention of large-scale property developer who embarked on a private housing development project. The old Tin Liu village was subsequently demolished, and the remaining 400 villagers, mostly from the indigenous Chan clan, were gradually relocated to modern village houses in the newly established Tin Liu New village in the 2000s.<sup>92</sup> This marked the definitive end of the old rural way of life in this traditional Hakka farming village, but found new ways to adapt and endure within the changing urban landscape.

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<sup>92</sup> Civil Service Bureau, SCS visits Tsuen Wan District, accessed on 24 November, 2023, <https://www.csb.gov.hk/english/info/1052.html>.

## 2.3 Fong Yuen Study Hall

### 2.3.1 Founding

The exact origin of Fong Yuen Study Hall is contested. One source claimed that the current Fong Yuen Study Hall was built on the original site of the Chan Study Hall (陳氏書齋) in the 1920s to 1930s.<sup>93</sup> Another sources suggested that a Chinese school house (unnamed in these records) began construction in Tin Liu village in 1902. According to two internal letters found in government records, the construction of the unnamed Chinese school house in Tin Liu village commenced in 1902, with a total cost of \$800, funded through ancestral contributions from the Chan family.<sup>94</sup> The construction process, however, encountered significant challenges due to the chaos surrounding land claims and demarcation in Ma Wan following the British acquisition of the New Territories in 1898.<sup>95</sup>

When the Chans commenced the construction of the school house on what they believed to be their family's land near the village. However, their works was halted midway as it was discovered that the land in question was actually crown land. A letter dated December 18, 1903, from the Registrar General's Office, provides a detailed account of the events and challenges faced by village representatives, Chan Tang Ming (陳登明) and Chan Kam Wing (陳錦榮), in their efforts to obtain permit for the construction of school house.<sup>96</sup> They sought assistance from various authorities including the Public Works Department, Land Court, and Registrar General's Office but still unsuccessful.<sup>97</sup> Despite the apparent failure to obtain a permit, the school house was still erected and began operating. A record from 1906 indicated that the school were to be occupied by “about a dozen” students.<sup>98</sup> Coincidentally, around the same time, the government was considering a policy of granting free education land in the New Territories. The government eventually granted the Chans a lease for the school house at a nominal rent of \$1 per annual.<sup>99</sup>

It is important to note that it remains uncertain whether the school house mentioned here in these two sources was the Chan Study Hall, Fong Yuen Study Hall, or an entirely different building. Nevertheless, it is noteworthy that educational activities in Ma Wan began as early as the 1900s.

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<sup>93</sup> Commissioner for Heritage's Office, Development Bureau. *Revitalising Historic Buildings Through Partnership Scheme: Fong Yuen Study Hall – Resource Kit*. 2019. pp. 3.

<sup>94</sup> Hong Kong Public Records Office, “School House - As to the Erection of a - on Crown Land at Tin Liu Village, Ma Wan Island”, Record ID: HKRS58-1-36-7, 1906; Hong Kong Public Records Office, “Wong Nai Au Village, N. T. - [name] Requests Permission to Build Three Houses in -”, Record ID: HKRS58-1-23-50, 1903-1904.

<sup>95</sup> The submission of claims to land in 1900 received a poor response from the people of Ma Wan. In addition, it is likely that no demarcation was initially carried out during the cadastral survey of Ma Wan and was subsequently done at a later time. See Hayes, James. “The great difference: Hong Kong's New Territories and its people, 1898-2004”. Hong Kong: Hong Kong University Press, 1993. pp. 33-37, 195.

<sup>96</sup> Hong Kong Public Records Office, “Wong Nai Au Village, N. T. - [name] Requests Permission to Build Three Houses in -”, Record ID: HKRS58-1-23-50, 1903-1904.

<sup>97</sup> Hong Kong Public Records Office, “Wong Nai Au Village, N. T. - [name] Requests Permission to Build Three Houses in -”, Record ID: HKRS58-1-23-50, 1903-1904.

<sup>98</sup> Hong Kong Public Records Office, “School House - As to the Erection of a - on Crown Land at Tin Liu Village, Ma Wan Island”, Record ID: HKRS58-1-36-7, 1906.

<sup>99</sup> Ibid.

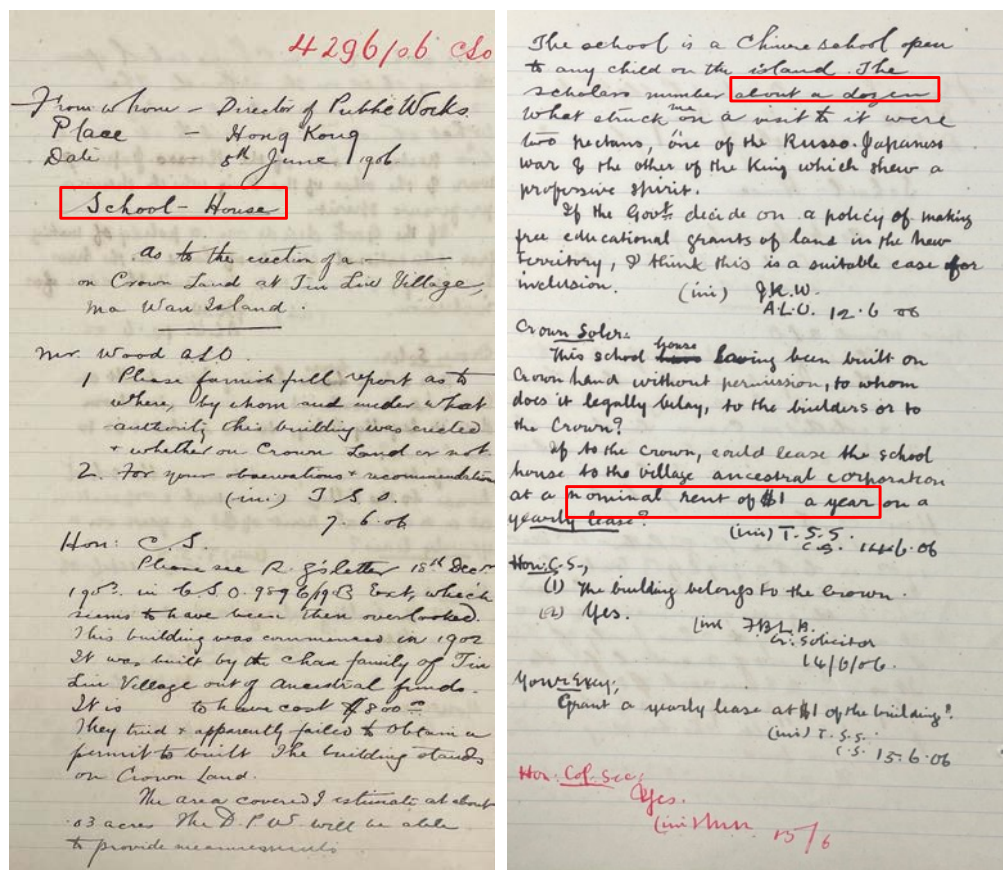


Figure 45 Government letters dated 1906 recording the nominal rent and number of students for the "school house" on Ma Wan.<sup>100</sup>

<sup>100</sup> Hong Kong Public Records Office, "School House - As to the Erection of a - on Crown Land at Tin Liu Village, Ma Wan Island", Record ID: HKRS58-1-36-7, 1906.

9948.

Hong Kong  
Registrar General's Office  
18th December 1903.

Sir,

In continuation of my letter  
No 65/03 of the 17th instant I have  
the honour to report that two men  
named Chan Tang Ming (陳登明)  
and Chan Kam Ming (陳錦明) of  
Ma Wan in the New Territory  
applied to me yesterday for  
permission to erect a school  
on some land near the village  
which they say is common  
family land. They say that they  
were commencing building  
operations when they were  
stopped by the Police and told  
to apply for a permit to the  
Public Works Department. They  
went to that Office and were  
told they must obtain a permit  
from the Land Court. They  
applied to the Court and were  
informed that nothing could be  
done for them, and that they  
had better apply to me. They  
did so and I informed them  
that I could not promise them  
that

The Honourable  
A. M. Thomson  
Acting Colonial Secretary

19

Figure 46 Government letters in 1903 recorded the Chans failed to obtain permit for the construction of the school on "some land near the village" in Ma Wan.<sup>101</sup>

Based on the available information, it appeared that the school was not yet named at the time of its construction. Two early official records of the school house's construction mentioned only the name 'School House of Ma Wan,' without any reference to 'Fong Yuen Study Hall.' According to the Survey Report of Education in the New Territories by Sung

101 According to the genealogical record of the Tin Liu village's Chan's clan (《馬灣田寮村陳氏族譜》), in 1905, the villagers elected two villagers, named Chan Tang Ming (陳登明) and Chan Kam Ming (陳錦明), as the registrant of the hoes in Tin Liu village. Prior to this, they were already put in-charge of handling matters related to tax collection and land registration on behalf of the village. The name Chan Kam Wing (陳錦榮) mentioned in the 1903 letter might have mistaken the name of Chan Kam Ming (陳錦明), since the two names are highly similar phonetically. For details, see 香港陳氏網：香港馬灣田寮村陳氏族譜簡史，瀏覽日期：2023年8月31日，<http://www.nanchens.com/hkcs/hkcs0195.htm>。For source of 1903 letter, please refer to, Hong Kong Public Records Office, "Wong Nai Au Village, N. T. - [name] Requests Permission to Build Three Houses in -", Record ID: HKRS58-1-23-50, 1903-1904.

Hok Pang (宋學鵬) in 1913 and Administrative Reports, schools in the New Territories were commonly identified by the name of the village rather than having specific school names.<sup>102</sup> This suggests that the formal naming of 'Fong Yuen Study Hall' may have occurred later.<sup>103</sup>

The school name 'Fong Yuen' (芳園) carries a literal meaning that may be associated with the pleasant landscape surrounding the school house. The character 'Fong' (芳) conveys the idea of fragrance and pleasantness, while 'Yuen' (園) means garden. In Chinese, 'Fong Yuen' often used in classical Chinese poetry to describe a beautiful garden.<sup>104</sup>

The term 'Fong Yuen' has also appeared in a famous line of poetry by the Tang (唐) Dynasty (618-690, 705-907) poet Li Bai (李白).<sup>105</sup> In his poem *The Spring Evening Banquet at the Peach and Pear Blossom Garden* (春夜宴桃李園), wrote:

「會桃李之芳園，序天倫之樂事。」 (Meet in the fragrant garden, exchanging the joys of brotherhood.)

In this poem, Li Bai depicted a scene where he gathered with a group of brothers in a peach blossom garden in full bloom. They engaged in activities such as tea brewing, appreciating flowers, viewing paintings, reciting poetry, and enjoying the pleasures of life. The term 'Tao Lee' (桃李) in the poem carried a double meaning. On one hand, it referred to the blossoming fruit trees in the garden. On the other hand, it was commonly used to symbolize brothers and students. The choice of the school's name 'Fong Yuen study Hall' may have suggested a connection to the joyous atmosphere of gathering students in a blossoming garden, as beautifully described in the poem.

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<sup>102</sup> 羅慧燕：《藍天樹下：新界鄉村學校》。香港：三聯書店(香港)有限公司，2015。頁55。

<sup>103</sup> Commissioner for Heritage's Office, Development Bureau. *Revitalising Historic Buildings Through Partnership Scheme: Fong Yuen Study Hall – Resource Kit*. 2019. pp. 3. No official records were accessed regarding this in our research. However, according to *Commissioner for Heritage's Office, Development Bureau*, it is understood that the study hall was renamed during the 1920s to 1930s.

<sup>104</sup> For example, in the Song (宋) Dynasty (960-1279), the poet Zhong Bing (仲並) wrote in his poem 《念奴嬌 (和耿時舉賦雪韻)》：「一色初梅開盡也，不數芳園紅綠。」；in the Ming Dynasty (1368-1644), the poet Gao Qi (高啟) wrote in his poem 《王隱君行》：「惆悵步芳園，山櫻還獨摘。」 Both poets compared 'Fong Yuen' to a garden.

<sup>105</sup> Li Bai (701-762) was a Chinese poet, and is acclaimed as one of the greatest and most important poets in the Chinese history.

### 2.3.2 Education development

The imperial examination system has long been utilized by the Chinese government to combine education with the recruitment of officials. It encouraged individuals to pursue education and excel in the imperial examination, providing them with the opportunity to be selected as government officials and improve their lives. This traditional thinking is deeply rooted in Chinese culture over many generations. Due to limited transportation in the past, numerous study halls that taught Chinese Classics in preparation for the imperial examination were established by clans in the New Territories, including Yuen Long, Ping Shan, Tai Po, and others.<sup>106</sup> These study halls provided education to the children in the villages, allowing them to strive for governmental positions and bring glory to their families and ancestors. Even after the British government took control of the New Territories in 1898, they adopted a non-intervention policy toward the traditional way of life and education. As a result, the responsibility for education still fell upon prominent clan members.<sup>107</sup>

Although Ma Wan is a remote island where the people primarily relied on farming for their livelihoods, there was limited access to formal education and exposure to literary culture. The Chans, however, recognized the importance of education and established the first school in Ma Wan, providing early childhood education for children in Tin Liu village and the rest of the island, aiming to ensure a better future for the next generation.



Figure 47 Fong Yuen Study Hall in the 1950s to 1960s. <sup>108</sup>

<sup>106</sup> 李子建：《林蔭下教育：新界和離島學校的故事》。香港：中華書局(香港)有限公司，2022。頁 16。

<sup>107</sup> 明基全編輯，何惠儀，游子安撰文：《教不倦：新界傳統教育的蛻變》。香港：香港區域市政局，1996。頁 15-16。

<sup>108</sup> 朱維德：《香港舊景掌故新談(一)》。香港：香港自然探索學會，2007。頁 29



Figure 48 Fong Yuen Study Hall in the 1980s.<sup>109</sup>



Figure 49 Fong Yuen Study Hall in 1978.<sup>110</sup>

Fong Yuen Study Hall was originally established as a traditional Chinese study hall, where students were taught Chinese Classics.<sup>111</sup> Children would generally have studied in school for a few years to acquire fundamental reading and writing skills before returning to their family's field work.<sup>112</sup> In 1913, the government seconded Sung Hok Pang, the Senior Chinese Master at Belilios Public School, to conduct a survey of schools and teachers in the New Territories. His report highlighted the poor condition of education he observed during his visit and recommended subsidizing 50 schools out of the 260 under government supervision, with an annual subsidy of \$60 each.<sup>113</sup> The predecessor of Fong Yuen Study Hall is believed to be one of the vernacular schools in the New Territories selected to receive this subsidy.<sup>114</sup> The selection process for the subsidy considered various factors,

<sup>109</sup> 陳迹:《離島風光》。香港:山邊社, 1984。頁 86。

<sup>110</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong Libraries.

<sup>111</sup> Hong Kong Public Records Office, "School House - As to the Erection of a - on Crown Land at Tin Liu Village, Ma Wan Island", Record ID: HKRS58-1-36-7, 1906; Antiquities and Monuments Office, *Historic Building Appraisal - Fong Yuen Study Hall (Number 868)*.

<sup>112</sup> Commissioner for Heritage's Office, Development Bureau. Revitalising Historic Buildings Through Partnership Scheme: Fong Yuen Study Hall - Resource Kit. 2019. pp. 3.

<sup>113</sup> Appendix N, Report of the Director of Education for the Year 1913. *Administrative Report for the Year 1913*. pp. N16.

<sup>114</sup> The subsidy of Fong Yuen Study Hall was temporarily suspended for two years in 1917 when the teacher transferred to teach in Tsing Yi. However, it was reinstated in 1919. See *Administrative Report for the Year 1918*. pp. 09; *Administrative Report for the Year 1919*. pp. 010.

such as the school's location, the qualifications of its teachers, the support of village elders, and the number of students attending. Fong Yuen Study Hall became a subsidized school not only affirms its crucial role in providing educational services in Ma Wan but also reflects its satisfied teaching performance during that time.

Since the abolishment of the Chinese imperial examination, many traditional study halls in the New Territories had reformed their academic structure to align with changes in the Mainland China. They began to incorporate elements of modern education and knowledge into their curriculum, integrating practical subjects such as abacus and letter writing alongside the traditional classics. The predecessor of Fong Yuen Study Hall, believed to be a subsidized school under government supervision, was one of the earliest vernacular schools to adopt the modern education system. School inspectors would conduct annual visits to monitor the educational standards and review the list of schools eligible for subsidies to ensure the quality of education.<sup>115</sup>

During the Japanese occupation (1941-1945), Fong Yuen Study Hall experienced a temporary suspension of classes. The school house was occupied by Japanese forces and soldiers before they relocated elsewhere.<sup>116</sup> After the Second World War, the school was reopened for educational activities.

After World War II, Hong Kong experienced a significant population increase, leading to a surge in the number of students and rapid expansion of rural village schools in the New Territories. Fong Yuen Study Hall, originally a small and simple old-style school house primarily serving children in the village, also faced increasing pressure due to the growing student population on the island. By 1955, there were more than 50 students attending Fong Yuen Study Hall, with the number continuing to rise.<sup>117</sup> In the 1950s, a Ma Wan Free School (馬灣義學) was established in Ma Wan Town but was closed down in the 1950s. The site has been used as the office of the Ma Wan Rural Committee since then.<sup>118</sup>

In the 1950s, the Education Department introduced the 'dollar-for-dollar policy' — villagers contributed one dollar, and the government provided a matching subsidy for the construction — to encourage private sectors to establish schools, thereby easing the pressure on existing schools due to the high demand for education.<sup>119</sup> Under this policy, many new rural schools, mostly in similar design of single-story bungalows, were constructed in the New Territories. Examples include King Sau School (敬修學校) in Lin Ma Hang village, Fo Tan Public School (火炭公立學校) in Wo Liu Hang Village, and Lo Wai Public School (老圍公立學校) in Lo Wai village. During the visit to Ma Wan by the District Office South in 1955, the Ma Wan Rural Committee expressed concerns about the insufficient capacity of the existing Fong Yuen Study Hall and requested financial support of government to expand and construct a new premises with a budget of \$2500.<sup>120</sup>

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<sup>115</sup> 羅慧燕：《藍天樹下：新界鄉村學校》。香港：三聯書店(香港)有限公司，2015。頁2。

<sup>116</sup> Antiquities and Monuments Office, Historic Building Appraisal – Fong Yuen Study Hall (Number 868).

<sup>117</sup> 〈彭德昨日訪問各離島〉，《華僑日報》，1955年9月21日。

<sup>118</sup> “Historic Building Appraisal (number 868), Fong Yuen Study Hall”, Antiquities and Monuments Office, HKSAR Government.

<sup>119</sup> 明基全編輯，何惠儀，游子安撰文：《教不倦：新界傳統教育的蛻變》。香港：香港區域市政局，1996。頁27；

羅慧燕：《藍天樹下：新界鄉村學校》。香港：三聯書店(香港)有限公司，2015。47。

<sup>120</sup> 〈南約理民府高志巡青衣馬灣兩島〉，《華僑日報》，1955年3月22日。



Figure 50 Teachers of King Sau School in front of the new school building.<sup>121</sup>



Figure 51 Fo Tan Public School.<sup>122</sup>



Figure 52 Ma Wan Public Fong Yuen School in 1966.<sup>123</sup>

The new school building, named Ma Wan Public Fong Yuen School (馬灣公立芳園學校), was finally constructed to the south of the original Fong Yuen Study Hall in 1956.<sup>124</sup> This

<sup>121</sup> 劉蜀永、蘇萬興：《蓮麻坑村志》。香港：中華書局(香港)有限公司，2015。頁143。

<sup>122</sup> Information Services Department, Fo Tan Public School in Sha Tin, 1969, accession no. PHPH070445, repository at Hong Kong Public Libraries.

<sup>123</sup> Information Services Department, Lo Wai Public School, 1972, accession no. PHPH070023, repository at Hong Kong Public Libraries.

<sup>124</sup> Commissioner for Heritage's Office, Development Bureau, *Revitalising Historic Buildings Through Partnership Scheme: Fong Yuen Study Hall – Resource Kit*. 2019. pp. 3.

expansion facilitated the addition of two classrooms, named 'Cheung Yiu Tong' (傳耀堂) and 'Win' Yiu Tong' (永耀堂).<sup>125</sup> To distinguish between the two school buildings, the original school house was 'nicknamed' 'Senior Fong Yuen' (大芳園), while the new building became known as 'Junior Fong Yuen' (小芳園) among the islanders. The school provided instruction in various subjects, including Chinese and English. In the 1960s, both schools had an approximate total of 170 students attending primary grades 1 to 6.<sup>126</sup> By the 1970s, Fong Yuen reached its peak, with around 300 pupils on the island receiving elementary education provided by the schools.<sup>127</sup>



Figure 53 Ma Wan Public Fong Yuen School in 1960.<sup>128</sup>



Figure 54 Sir Murray MacLehose visited Ma Wan Public Fong Yuen School.<sup>129</sup>



Figure 55 Group photo of Youth Summer Camp in front of school.<sup>130</sup>

<sup>125</sup> 《青衣展望：青衣鄉事委員會成立十七週年特刊》。香港：青衣鄉事委員會，1966。頁 58。

<sup>126</sup> 《青衣展望：青衣鄉事委員會成立十七週年特刊》。香港：青衣鄉事委員會，1966。頁 57。

<sup>127</sup> 《馬灣鄉事委員會第廿六屆執行委員就職典禮特刊》。香港：馬灣鄉事委員會，1982。頁 21。Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong Libraries. pp. 18.

<sup>128</sup> 朱維德：《香港舊景掌故新談(一)》。香港：香港自然探索學會，2007。頁 31。

<sup>129</sup> Information Services Department, H.E. The Governor Visits "Youth Work" Camp On Ma Wan Island, 31 July, 1976. Photo ID 14838-25.

<sup>130</sup> 〈荃灣青年夏令營助建成，馬灣新路啟用〉，《華僑日報》，1968 年 8 月 12 日。

### 2.3.3 Oral accounts on school days in Fong Yuen Study Hall

Fong Yuen Study Hall was the only surviving pre-war school on the island and served as the first educational institution for children growing up in Ma Wan.<sup>131</sup> Its significance extended beyond providing basic education in a remote area, it also fostered a sense of community and kinship connection. Many of the original residents of the Tin Liu village, who was resettled in the newly constructed Tin Liu New Village due to the development of Ma Wan Park, had studied in the Fong Yuen Study Hall or the Ma Wan Public Fong Yuen School. The joyous memories of school days is a collective memory of the original residents of the Tin Liu Village.

According to one of the former students of the Fong Yuen Study Hall in the 1950s, Mr. Chau, many of the former students of the school still lives in the Tin Liu New Village today.<sup>132</sup> He recalled that the students would play football and climb trees in the playground nearby the school.<sup>133</sup> The students and their family had a close relationship with each other. In the 1960s when Fong Yuen Study Hall started to admit students from outside of Ma Wan, some students would stay overnight in Mr Chau's grocery store in the Ma Wan Town, especially during typhoon.<sup>134</sup> Mr Chau also recalled that one of the rooms on the first floor of the building was used as a storage for the props for the Kirin dance owned by the Chan's clan of Ma Wan until late 1950s.<sup>135</sup>

### 2.3.4 Ceased operation

With improved transportation between Ma Wan and urban areas, many students from the island switched to attending mainstream schools in the city. In 1991, the combined total of students and teachers in the two schools was only 28 and 5 respectively.<sup>136</sup> The number of students further decreased, especially after the construction of the Tsing Ma Bridge.

In response to the considerably higher operating costs of rural village schools compared to those in urban districts, the government introduced the *Consolidation of High Cost and Under-utilized Primary Schools* policy<sup>1</sup> in the 21st century. Sadly, this policy compelled the reluctant closure of several village schools, including the two schools of Fong Yuen and their operations ceased in 2003.

Due to the development plan of Ma Wan, the land of the Fong Yuen Study Hall was resumed. The two school buildings were preserved in-situ. The old school of Fong Yuen Study Hall underwent restoration and adaptive re-use under the Government's Batch I of the *Revitalising Historic Buildings Through Partnership Scheme*. The Fong Yuen Study Hall was revitalised into a Tourism & Chinese Cultural Centre cum Ma Wan Residents

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<sup>131</sup> According to an anonymous oral interview record, the interviewee is believed to be a descendant of the Chan family. See Ng, Kassia. "Ma Wan landscape from distance and up close". Hong Kong: Blurb Inc, 2012. pp. 101.

<sup>132</sup> Oral history interview with Mr. Chau Kai Chuen (studied in the Fong Yuen Study Hall in 1955-1959 (primary one to five)) on 29 Jan 2024.

<sup>133</sup> Ibid.

<sup>134</sup> Ibid.

<sup>135</sup> Ibid

<sup>136</sup> 《荳灣二百年：歷史文化》。香港：荳灣區議會，1991。頁 45-46。

Museum. Works began in 2012 and the site was officially opened in 2013. On the other hand, the school building of Ma Wan Public Fong Yuen School was preserved in-situ and converted into Ma Wan Heritage Centre within the Ma Wan Park. Currently, it showcases the archaeological findings of the Tung Wan Tsai North archaeological excavation conducted jointly by the Antiquities and Monuments Office and the Institute of Archaeology of the Chinese Academy of Social Sciences in 1997, including the relocated remains of a kiln from the Tang Dynasty.

# 03

## CHAPTER THREE ARCHITECTURE

### 3.1 Description

#### 3.1.1 Setting and courtyard

Historically, the Fong Yuen Study Hall was adjacent by a playground to the south, and farmlands and village houses to the north. According to accounts of one of the former students, there use to be a pond at the south-eastern corner of the site outside the low boundary wall. But the pond was filled in the late 1950s.<sup>137</sup>

The current Fong Yuen Study Hall situates in a sunken area, surrounded by retaining walls on its northern side, and green slopes on its south-eastern, south, and western side. This sunken terrain was formed artificially throughout history. Originally, there was a playground to the south of the site at the same level with the Fong Yuen Study Hall. It was taken over by the slope formation due to the raised terrain caused by the construction of new roads on the east and south side of the site. On the northern side of the site, a raised platform for a group of New Territories rural houses was constructed in the 2010s.

At the front of the study hall, there is a low walled forecourt. The forecourt is enclosed by low brick walls, and the entrance is adorned with an arched gateway, designed in harmony with the architectural style of the study hall.

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<sup>137</sup> Oral history interview with Mr. Chau Kai Chuen (studied in the Fong Yuen Study Hall in 1955-1959 (primary one to five)) on 29 Jan 2024.



*Figure 56 Forecourt in 2023.*



*Figure 57 Round arch doorway in 2023.*



*Figure 58 Low boundary wall of the forecourt in 2023.*



*Figure 59 Forecourt of Fong Yuen Study Hall in 2021.*



*Figure 60 Comparison of the surrounding of the Fong Yuen Study Hall in the 1950s-60s (image above)<sup>138</sup>, and 2024 (image below)*

<sup>138</sup> 朱維德:《香港舊景掌故新談(一)》。香港:香港自然探索學會, 2007。頁 31。

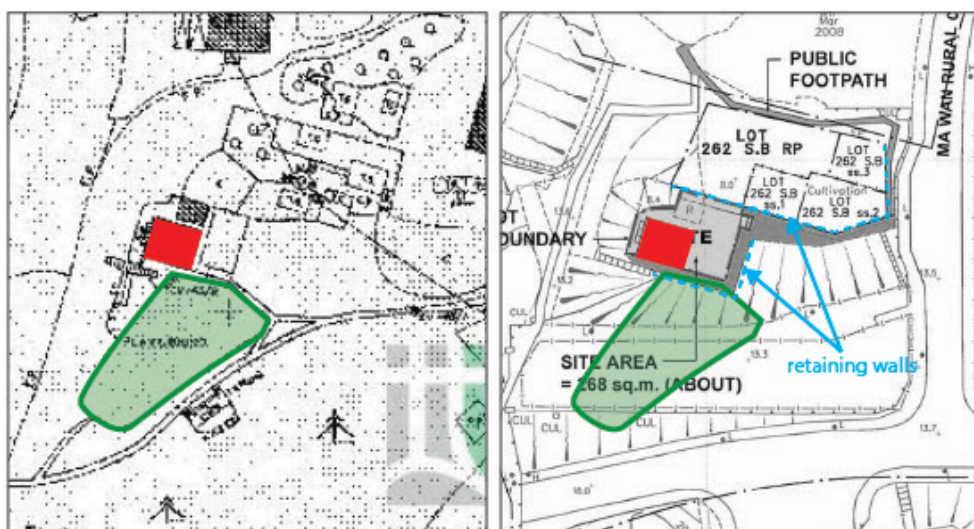


Figure 61 Mapping of the Fong Yuen Study Hall (coloured in red) and the playground (coloured in green) in 1962 Lands Department Survey Map<sup>139</sup> (left image) compared to the current site condition (right image).

### 3.1.2 Design

Fong Yuen Study Hall is a two-storey building with a harmonious blend of Chinese and Western architectural styles and construction technique. On one hand, the main body of the Fong Yuen Study Hall (the parts behind the balcony) follows the structure of a typical one-hall two-bay Chinese-styled village house, featuring a rectangular building form, masonry gable walls, and a pitched roof. This is consistent with the typology of traditional Chinese village houses. On the other hand, the balcony, balcony balustrade, as well as the roof parapet and pediment above the balcony shows similarities with other 1920s and 1930s architecture with a hybridised style in the Lingnan region of China and major port cities in the Southeast Asia, eg. Singapore, Bangkok, Penang, Malacca, etc.

The incorporation of Western influences can be observed in several design elements. For instance, the presence of an open balcony, which is characteristic of Southern East architecture influenced by the West, serves to adapt to the local climate. The front elevation features a parapet wall with a central pediment, adding a distinct touch to the overall design. The plaster characters displaying the study hall's name in Chinese, '芳園書室' (Fong Yuen Study Hall), can be found on the front of the parapet. Furthermore, the columns and beams are adorned with mouldings, giving the element a Western classical architecture overtone. In recent years, some scholars define this type of architecture with a hybridised style as *Qiaoxiang* architecture (僑鄉建築).<sup>140</sup> It demonstrated how traditional technique and architectural culture was influenced by the importation of Western architecture and construction technology, and evolved into a new, unique type of architecture. Notable examples include the *Liangfang* Building (聯芳樓) in Meizhou (梅州).

<sup>139</sup> Lands Department, Survey Map No. 159-NE-D, 1962

<sup>140</sup> For more, please refer to 鄭德華, 廣東僑鄉建築文化, 三聯書店(香港)有限公司, 2003

built by the *Qiu* (丘) family with *Hakka* origin, and the tenement buildings in *Chikanzhen* (赤坎), *Kaiping* (開平), and *Taicheng* (台城), *Taishang* (台山). Examples in Hong Kong includes Luk Tao Study Hall (六德書室) (1930s; grade 3 historic building), Kai Choi School (1931; 啟才學校) (grade 3 historic building), and Kong Har Wai (江夏圍) (1933-36; grade 3 historic building), Fat Tat Tong (發達堂) (1933, declared monument).

Many of the examples of *Qiaoxiang* architecture featured a front façade a qilou (騎樓) or balcony, and pediment above the top floor decorative elements in hybridised styles. Most of these decorations were reliefs constructed with lime plastering material and technique. These features can be found in the hybridised front façade, particularly the roof parapet and pediment, of the Fong Yuen Study Hall.

While the original village houses of Tin Liu village was constructed using mud bricks, the gable walls of the Fong Yuen Study Hall was constructed using granite blocks. The use of granite, which was more expensive and durable than mud bricks, indicated that the status and importance of the Fong Yuen Study Hall in the village. While the construction of the main body of the Fong Yuen Study Hall follows that of the Chinese vernacular houses, some of the elements, such as the internal column on G/F and the balcony, was constructed in concrete, which is a Western, modern construction material and technology. The use of concrete in Hong Kong started in the 19<sup>th</sup> Century, it only become popular and easily accessible in the inter-war years (1920s and 1930s).

The employment of Western architectural style and modern material in the construction of Fong Yuen Study Hall not only demonstrated its importance and status in the village, but also revealed that the villagers of Tin Liu were culturally progressive and willing to adopt new architectural style and technology. It also showed how the villagers of Tin Liu village saw education as one of the most valued facets of the community. The employment of *Qiaoxiang* architecture may be related to the Chan's clan's origin in Weichow (惠州). Members of Tin Liu village might have seen the Westernised architecture in Weichow (惠州) or other *Qiaoxiangs* (僑鄉), and decided to bring this unique type of architecture back to Tin Liu village. It is also possible that the villagers of Tin Liu saw examples of *Qiaoxiang* architecture in other villages in Hong Kong. Research materials available to this date did not give a definite conclusion on this yet.



Figure 62 Tenement buildings in Chikanzhen (赤坎), Kaiping (開平), 2014.<sup>141</sup>



Figure 63 Front portal of the Liangfang Building (聯芳樓) in Meizhou (梅州), 2010s.<sup>142</sup>

<sup>141</sup> “赤坎古镇 02--CNGD-750-065.jpg” by TAOZilovewiki, 20 April 2014. Licensed under CC4.0. Wiki commons. Accessed 21 Jan 2024. <[https://commons.wikimedia.org/wiki/File:赤坎古镇\\_02--CNGD-750-065.jpg](https://commons.wikimedia.org/wiki/File:赤坎古镇_02--CNGD-750-065.jpg)>

<sup>142</sup> “联芳楼”. 梅江区西阳镇新联村 website. Accessed 30 Jan 2024. <<http://xiyang.kedumz.com/wap/disArticle.asp?fid=5&id=69>>



Figure 64 Taicheng (台城), Taishang(台山), 2020s.<sup>143</sup>



Figure 65 Front elevation of Kong Har Wai(江夏圍), 2021. (grade 3 historic building)

<sup>143</sup> 陈方欢摄. "五一台城去哪蒲? 请收下这份攻略". 江门台山市台城街道办事处 website. Accessed 30 Jan 2024. <[http://www.cnts.gov.cn/jmtsstcj/gkmlpt/content/2/2849/post\\_2849604.html#4662](http://www.cnts.gov.cn/jmtsstcj/gkmlpt/content/2/2849/post_2849604.html#4662)>.

- 01/ Balcony
- 02/ Cornice
- 03/ Shaped Bracket
- 04/ Pediment
- 05/ Acroterion
- 06/ Pedestal
- 07/ Finial
- 08/ Plastered Character
- 09/ Parapet
- 10/ Roof
- 11/ Main Ridge
- 12/ Gable Ridge
- 13/ Window
- 14/ French Door
- 15/ Entrance Door
- 16/ Metal Staircase
- 17/ Toilet Block



Figure 66 Glossary of architectural elements of Fong Yuen Study Hall.

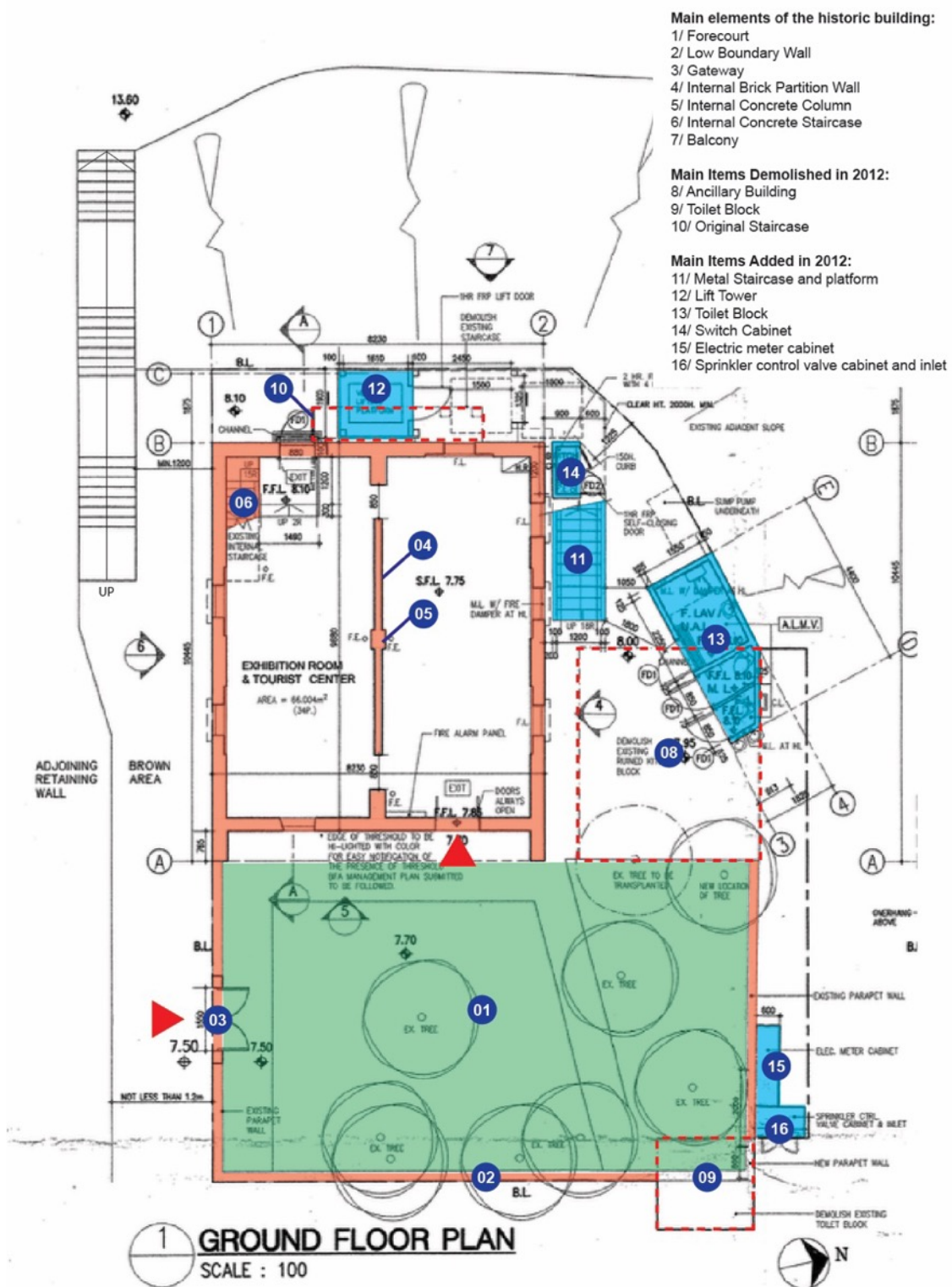


Figure 67 Architectural elements of the current Fong Yuen Study Hall (G/F)

**Main elements of the historic building:**

- 1/ Forecourt
- 2/ Low Boundary Wall
- 3/ Gateway
- 4/ Internal Brick Partition Wall
- 5/ Internal Concrete Column
- 6/ Internal Concrete Staircase
- 7/ Balcony

**Main Items Demolished in 2012:**

- 8/ Ancillary Building
- 9/ Toilet Block
- 10/ Original Staircase

**Main Items Added in 2012:**

- 11/ Metal Staircase and platform
- 12/ Lift Tower
- 13/ Toilet Block
- 14/ Switch Cabinet
- 15/ Electric meter cabinet
- 16/ Sprinkler control valve cabinet and inlet

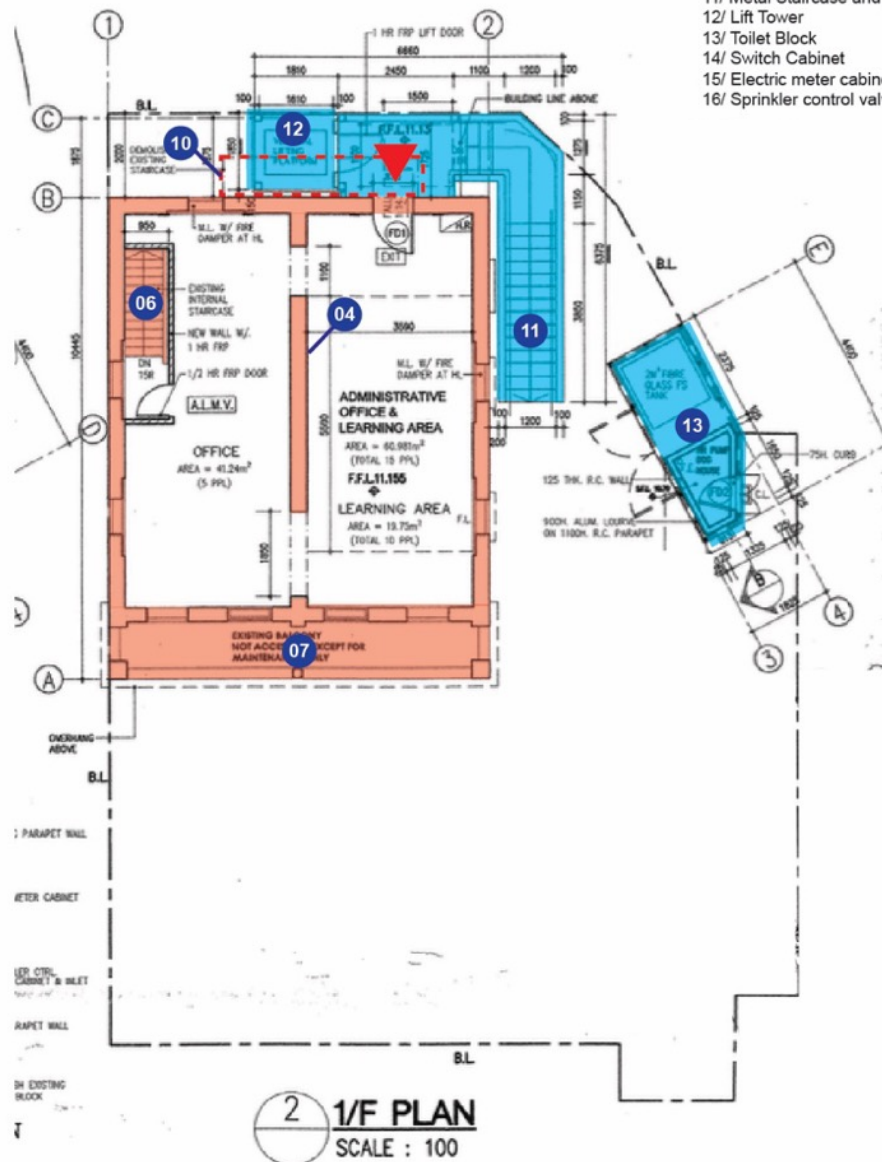


Figure 68 Architectural elements of the current Fong Yuen Study Hall. (1/F)

### 3.1.2.1 Main Façade

Front facade of Fong Yuen Study Hall showcases distinctive architectural elements. The first floor features a cantilever balcony that extends outward, while the ground floor is recessed with a balcony positioned above it. The cantilever balcony is adorned with patterned balustrades, and cornices can be seen both below and above it. A shaped bracket provides support underneath the balcony, enhancing its architectural composition.

The roof parapet, acroteria, and pediment above the balcony featured projecting profiles, pedestals with decorative finial, and decorative relief in both Chinese and Western styles. Plastered characters of the name of the school “Fong-Yuen Study Hall” - “芳園書室” in Chinese calligraphy is featured at the centre of the roof parapet.

The main entrance of the building is situated towards the right end of the facade. This elevation features a plain, cream-coloured plaster-rendered surface.



Figure 69 Front view of Fong Yuen Study Hall in 2023.

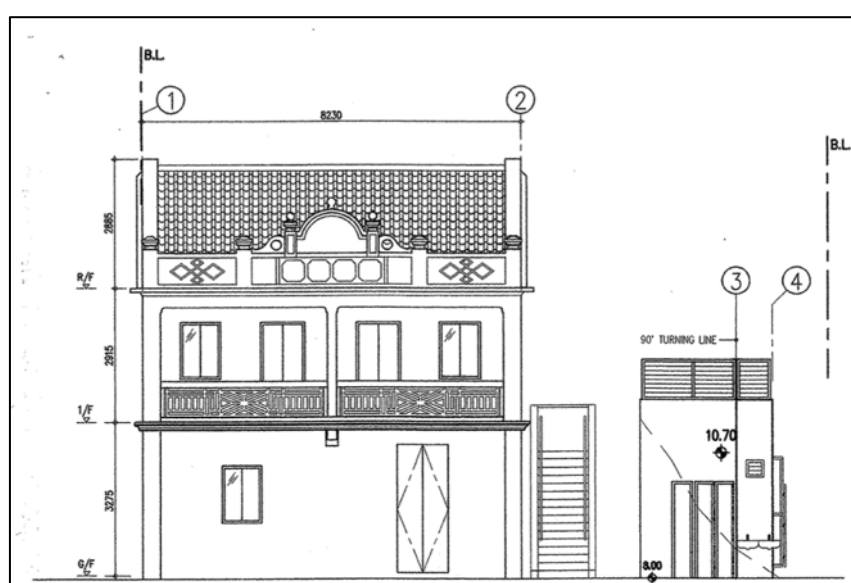


Figure 70 Front elevation of the Fong Yuen Study Hall (As-built drawing (2012), extracted from Fong Yuen Study Hall – Resource Kit. 2019).

### 3.1.2.2 North Elevation

The north elevation of the building features a metal staircase attached to it, providing access to a side entrance located at the rear elevation, specifically leading to the first floor. A PVC rainwater downpipe existed on north elevation before Batch I revitalization works. During the Batch I revitalization works, a ceramic encasement was installed over a replaced PVC rainwater downpipe in order to restore the appearance of the pipeworks of the period. The outlook of the ceramic encasement made reference to the ceramic downpipe found at nearby historic village houses constructed in the similar period.

There are two rows of timber windows with security bars, including hood mouldings, which are partially blocked by the later-added metal escape staircase. During the last revitalization, fixed glass panels were installed in the windows on this elevation, replacing the original open-air configuration.



Figure 71 The Toilet Block in 2023.



Figure 72 North elevation of Fong Yuen Study Hall in 2020.

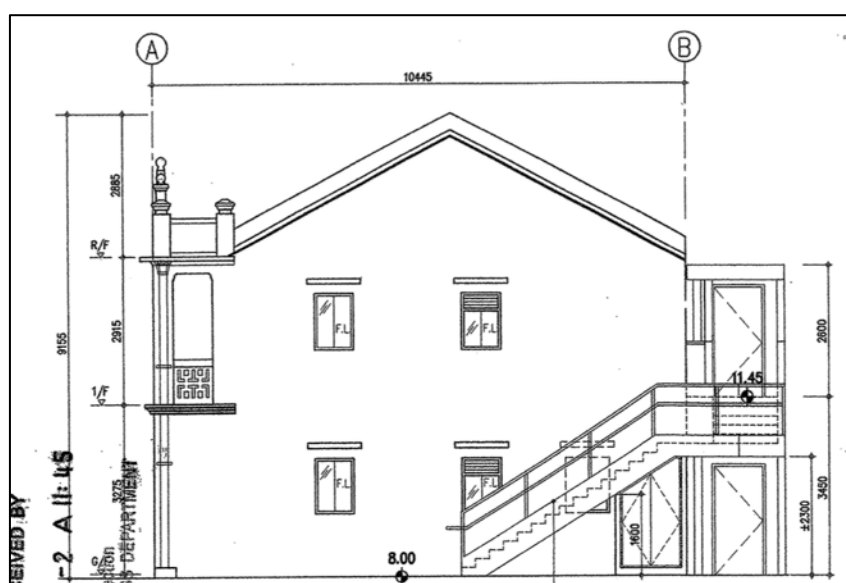


Figure 73 North elevation of the Fong Yuen Study Hall (As-built drawing (2012), extracted from Fong Yuen Study Hall – Resource Kit. 2019).

### 3.1.2.3 South Elevation

The south elevation of the building faces a slope and includes the low boundary wall of the forecourt along with a round arch gateway. This section also features two rows of timber windows with security bars, including hood mouldings. These windows are set against a plain plaster-rendered surface, painted in a creamy white colour.



Figure 74 South elevation of Fong Yuen Study Hall in 2023.

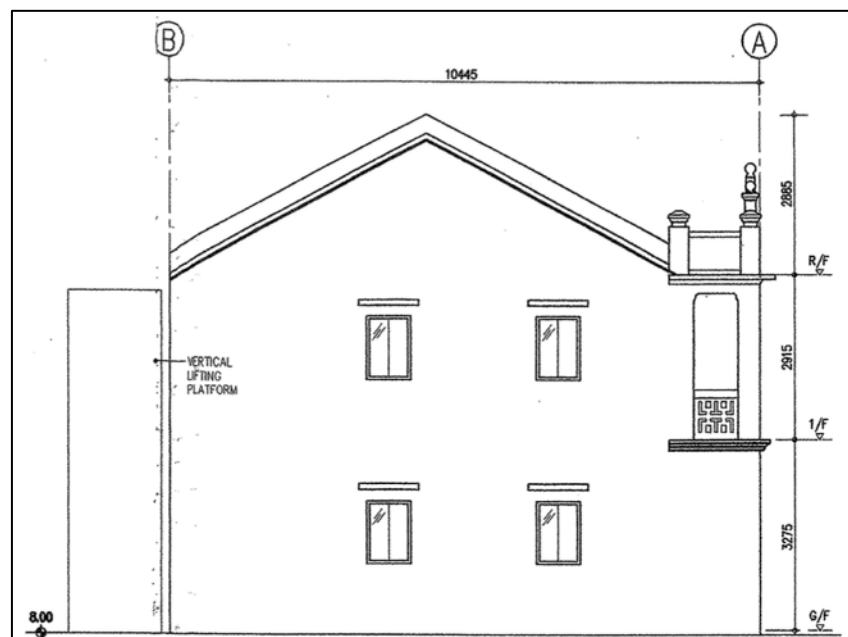


Figure 75 South elevation of the Fong Yuen Study Hall (As-built drawing (2012), extracted from Fong Yuen Study Hall – Resource Kit. 2019).

### 3.1.2.4 Rear Elevations

The rear elevation of the building faces a retaining wall. There were almost no distinct aesthetic features, and the main focus of this facade is functionality rather than visual appeal. It includes a single door on the ground floor providing access to the existing exhibition area and another door on the first floor, accessible via the metal staircase from the North Elevation. There are also two window openings on different floors. Additionally, a vertical lift tower is present on this façade.



Figure 76 Rear elevation of Fong Yuen Study Hall in 2020.

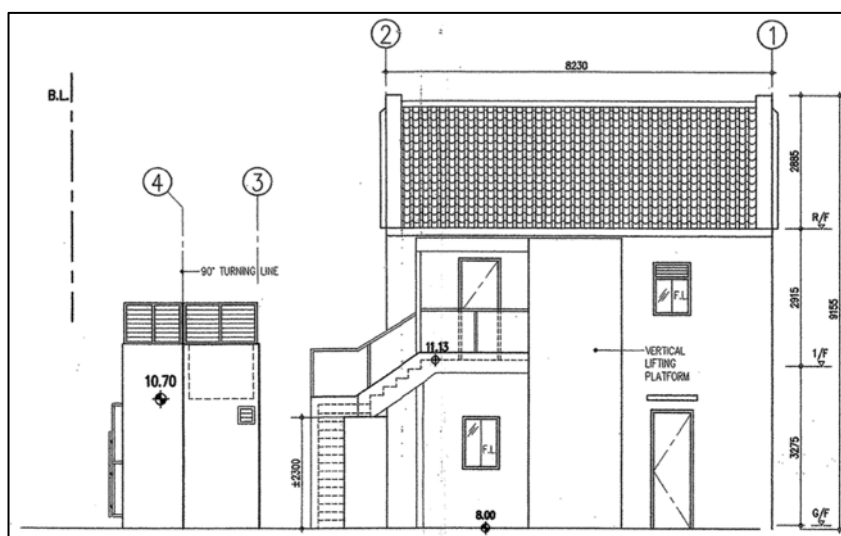


Figure 77 Rear elevation of the Fong Yuen Study Hall (As-built drawing (2012), extracted from Fong Yuen Study Hall – Resource Kit. 2019).

### 3.1.2.5 Balcony

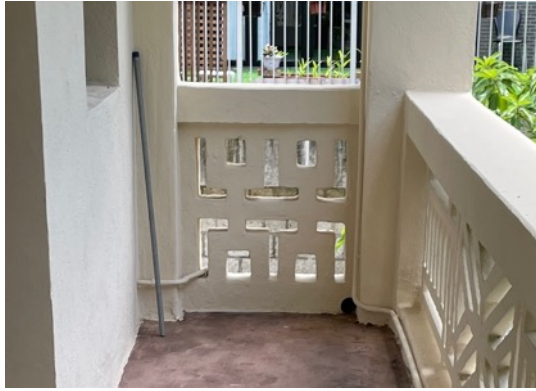
The balcony of the Fong Yuen Study Hall is an open space that is fenced by geometric pattern screen balustrades with coping rails. It is constructed with reinforced concrete and designed as a cantilevered balcony, supported by columns and brackets. The balusters located at both ends of the balcony are intricately carved with longevity symbols.<sup>144</sup> The projecting floor slab of the balcony showcases cornice moulding. Its edge is currently painted in black. There is an opening in the ceiling of the balcony that provides access to the flat roof through the use of a cat ladder.



*Figure 78 Balcony in 2023.*

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<sup>144</sup> 港文化 18 區：芳園書室，瀏覽日期：2023 年 9 月 11 日，<http://had18.huluhk.org/article-detail.php?id=574&lang=tc>。



*Figure 79 Pattern balustrades of longevity symbol in 2023.*



*Figure 80 Pattern balustrades of longevity symbol with drain outlet in 2023.*



*Figure 81 Pattern balustrades in 2023.*



*Figure 82 Moulding at balcony in 2023.*



*Figure 83 Column of balcony in 2023.*



*Figure 84 Bracket underneath balcony in 2023.*

### 3.1.2.6 Roof Parapet

The upper part of the Fong Yuen Study Hall showcases a blend of Western and Chinese architectural elements. The roof parapet, which consists of a pediment and acroteria, reflects common Western architectural decoration and practices, while the surface of the parapet features plastered reliefs depicting Chinese auspicious motifs. The parapet and pediment feature a symmetrical design, adorned with acroterion, pedestal and decorative finials. The outline of the pediment followed those commonly found in Baroque architecture. This practice can be seen in other examples of *Qiaoxiang* architecture as well.<sup>145</sup> The parapet is inscribed with the Chinese characters '芳園書室' (Fong Yuen Study Hall), along with Western style diamond-shaped geometric patterns and the *Shidi* pattern (柿蒂; four-lobed persimmon pedicel pattern).<sup>146 147</sup> On the pediment, there is a plastered floral pattern known as *Baoxianghua* (寶相花), which was commonly used as an auspicious flower motif during the Tang Dynasty.<sup>148</sup>



Figure 85 Roof parapet and pediment in 2023.



Figure 86 Pediment with *Baoxianghua* pattern in 2023.



Figure 87 Roof parapet with Western style diamond-shaped geometric patterns and *Shidi* patterns in 2023.

<sup>145</sup> Please refer to examples in section 3.1.2 of this report for comparisons.

<sup>146</sup> 蘇萬興：《香港中式建築上的吉祥圖案》。香港：中華書局(香港)有限公司，2022。頁25，頁96。

<sup>147</sup> Similar Western style diamond-shaped geometric pattern can be found in Cihong Former Residence (陳慈鸞故居) in Shantou (汕頭), China. For details, see 傅華, 陳澤泓, 嶺南建築文化, 開明書店, 2020. pp142.

<sup>148</sup> 蘇萬興：《香港中式建築上的吉祥圖案》。香港：中華書局(香港)有限公司，2022。頁27。

### 3.1.2.7 Interior Layout

Fong Yuen Study Hall features a simple rectangular layout, resembling the combination of two Chinese dwellings into one. The building is divided into two floors, with each floor partitioned into two separate spaces. In the past, the study hall housed four classrooms, with two classrooms located on the ground floor accessible through the main entrance. The two classrooms on the upper floor could be reached either through the internal staircase located within one of the ground floor classrooms or via an external staircase at the rear of the building.



Figure 88 Exhibition area on G/F, 2021.



Figure 89 Exhibition area on G/F, 2021.



Figure 90 Exhibition area on G/F, 2021.



Figure 91 Exhibition area on G/F, 2021.



Figure 92 Office area on 1/F, 2023.



Figure 93 Office area on 1/F, 2023.



Figure 94 Office area on 1/F, 2023.

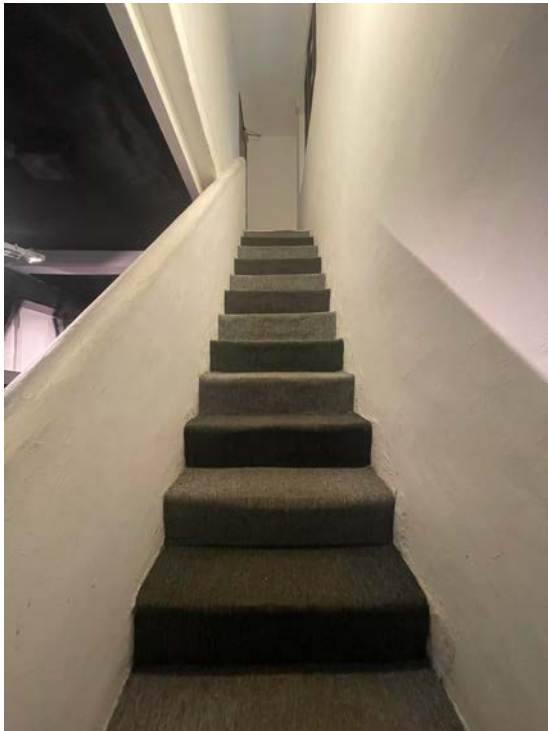
Fong Yuen Study Hall is structurally supported by reinforced columns and load-bearing walls made of brick and granite blocks. The interior partitions are constructed using bricks, while the flat roof-slab, floor slab, and beams are made of reinforced concrete. Notably, the columns and beams feature decorative moulding elements, which enhance the visual appeal of the building. The moulding decorations on the columns and beams of both the ground floor and first floor have been preserved in the last revitalisation.



*Figure 95 Column with decorative moulding, 2023.*



*Figure 96 Column with decorative moulding, 2023.*



*Figure 97 Internal concrete staircase, 2021.*



*Figure 98 Internal concrete staircase, 2021.*

## 3.2 Comparative Studies

### 3.2.1 Luk Tak Study Hall (六德書室)

Luk Tak Study Hall, located in Lam Tsuen (林村) of Tai Po, was constructed by the Cheung family, a single-clan Hakka village, during the 1930s. The purpose of the study hall was to provide education to the children of the village. The building is a two-storey structure, combining elements of Chinese and Western design within its rectangular form. It features a verandah on the ground floor and a balcony on the first floor. Above the balcony, a parapet and pediment are adorned with the name of the study hall and decorative symbols. Constructed with plastered grey brick walls, the building supports a pitched Hakka-style tiled roof. The overall scale and design is quite similar to Fong Yuen Study Hall.

Originally, the study hall consisted of four classrooms on the ground floor and two classrooms on the upper floor.<sup>149</sup> However, the partitions have been removed and leaving the building vacant.



Figure 99 Luk Tak Study Hall in 2019.<sup>150</sup>

<sup>149</sup> Antiquities and Monuments Office, Historic Building Appraisal – Luk Tak Study Hall (Number 834).

<sup>150</sup> Skylines of Our City 我城側影. Facebook. Accessed on Sep 20, 2023.



Figure 100 Luk Tak Study Hall, year unknown.<sup>151</sup>

### 3.2.2 Kai Choi School (啟才學校)

Kai Choi School, constructed in 1931 in Kuk Po (谷埔), is a two-story building spanning three bays. The design of the school blends elements of Qing vernacular and Western architecture, incorporating both Chinese and Western building materials. The front facade of the building features an open verandah on the ground floor and a balcony on the upper floor, both constructed using reinforced concrete. Both floors are adorned with colonnades featuring round arch openings. The balcony is enclosed with vase-shaped green ceramic balustrades. The building showcases a flat roof with a parapet above the balcony, as well as a pitched Hakka-style tiled roof. In terms of scale, it is larger than Fong Yuen Study Hall.

Inside the building, there were two classrooms on the first floor and one classroom on the ground floor.<sup>152</sup> Additionally, a staff room is located in the middle bay on the ground floor.<sup>153</sup> The left bay of the building is occupied by a temple dedicated to the worship of Kwan Tai. Adjacent to the school building, a small annex provides staff dormitories for teachers.<sup>154</sup>

<sup>151</sup> Antiquities and Monuments Office, Luk Tak Study Hall, accessed on September 20, 2023, repository at Geographical Information System on Hong Kong Heritage.

<sup>152</sup> 〈啟才學校：鄉村教育，遇上國際與現代〉。《谷報》，2022年6月，創刊號，頁27。

<sup>153</sup> Antiquities and Monuments Office, Historic Building Appraisal – Kai Choi School and Hip Tin Temple (Number 1105).

<sup>154</sup> 〈啟才學校：鄉村教育，遇上國際與現代〉。《谷報》，2022年6月，創刊號，頁28。



Figure 101 Kai Choi School in 1984.<sup>155</sup>



Figure 102 Old school building at the Left is Kai Choi School.<sup>156</sup>



Figure 103 Kai Choi School in 2022.<sup>157</sup>

<sup>155</sup> John Holmes, Kuk Po's Kai Choi School, 1984, image ID 2K47YD9, repository at Alamy Stock Photo.

<sup>156</sup> 〈啟才學校:鄉村教育，遇上國際與現代〉。《谷報》，2022年6月，創刊號，頁17。

<sup>157</sup> 〈沙頭角谷埔「針灸式」復育，客家村屋擬變廢墟公園〉，《星島日報》，2022年12月30日。

	Fong Yuen Study Hall	Luk Tak Study Hall	Kai Choi School
Construction year	1920s-1930s	1930s	1931
Location	Tin Liu village, Ma Wan	Lam Tsuen, Tai Po	Kuk Po, Luk Keng
			
Historical status	Grade 3	Grade 3	Grade 3
No. of storey	Two-storey	Two-storey	Two-storey
Style	Mix of Chinese and Western	Mix of Chinese and Western	Mix of Chinese and Western
Bay	Two bays	Two bays	Three bays
Wall	Plastered stone wall (gable); Internal plastered brick partition wall and reinforced concrete columns	Plastered grey brick wall	Plastered grey brick/stone rubbers wall
Floor	Reinforced Concrete beams and floor slab	NA	Reinforced Concrete beams and floor slab
Roof	Pan-and-roil tiled roof (reconstructed)	Hakka-style roof	Hakka-style roof
Balcony	Cantilevered balcony	Verandah and Balcony	Verandah and Balcony
Parapet	Yes	Yes	Yes, without pediment
Forecourt	Yes	Yes	No

### 3.3 Architectural Evolution

#### 3.3.1 Changes throughout history

As shown in an aerial photograph of the area in 1924, the current location of the Fong Yuen Study Hall was located to the west of the Tin Liu village. Due to the resolution of the photograph, it is unclear whether the current Fong Yuen Study Hall building is present. As of the time of writing, there is no direct evidence indicating the exact date of construction for the current Fong Yuen Study Hall. However, in a record dated 1906, it was mentioned that a traditional Chinese-style school building in Ma Wan covering an area of approximately 0.03 acres (121 square meters), which is similar to its present-day dimensions.<sup>158</sup> However, as it was iterated in section 2.3.1, it is important to note that it is unclear whether the school building mentioned in this 1906 record was the current Fong Yuen Study Hall building.



Figure 104 Aerial photograph of Ma Wan in 1924 (Lands Department, Aerial Photo No. H41-0008, November 20, 1924)

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<sup>158</sup> Hong Kong Public Records Office, "School House - As to the Erection of a - on Crown Land at Tin Liu Village, Ma Wan Island", Record ID: HKRS58-1-36-7, 1906.

Having said that, based on the hybridised method of construction, which involves a mixture of vernacular and modern construction, it can be derived that even if the Fong Yuen Study Hall building was constructed in 1906, it must have undergone major modification or alternation during the 1920s-1930s. Nevertheless, it is also possible that the entire building was constructed in the 1920s and 1930s.



Figure 105a Survey map in 1962 of Tin Liu village. (Lands Department, Survey Map No. 159-NE-D, 1962.)

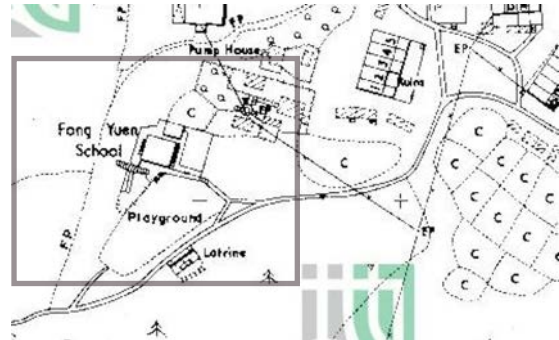


Figure 106a Survey map in 1967 of Tin Liu village. (Lands Department, Survey Map No. 159-NE-D, 1967.)



Figure 105b Zoom-in of Figure 105a



Figure 106b Zoom-in of Figure 106a

Based on the earliest available survey map dating back to 1962, it is noteworthy that the ancillary building and forecourt were already in existence at that time. Additionally, the presence of an external staircase, albeit faintly visible, linking the ground to the first floor at the rear facade of the study hall can be observed. Students were able to enter the school building through the main entrance, traversing the forecourt. Alternatively, they could utilize the rear staircase for direct access to the classrooms on the first floor. The school provide lodging for the school's teachers employed from other parts of Hong Kong.<sup>159</sup> According to oral accounts, the teachers would slept on first floor.<sup>160</sup> The ancillary building was used as toilet and kitchen.<sup>161</sup>

<sup>159</sup> Chan Chung Pik Wan, Sunny Webley, Lui Wai Kwong. "Ma Wan" (Typescript), 1978. Special Collections of the University of Hong Kong Libraries. pp. 21.

<sup>160</sup> Oral interview with Mr. Chau Kai Chuen (studied in the Fong Yuen Study Hall in 1955-1959 (primary one to five)) on 29 Jan 2024.

<sup>161</sup> *ibid*

The building was observed to have timber windows and metal grilles installed at the window openings in the past. The metal grilles were positioned on the exterior side of the side elevation, while the window panels were installed on the interior and opened inward. However, it should be noted that the ground floor window on the front facade featured a timber casement window that opened outward, distinguishing it from the other windows in the building.



Figure 107 Fong Yuen Study Hall in the 1950s to 1960s.<sup>162</sup>

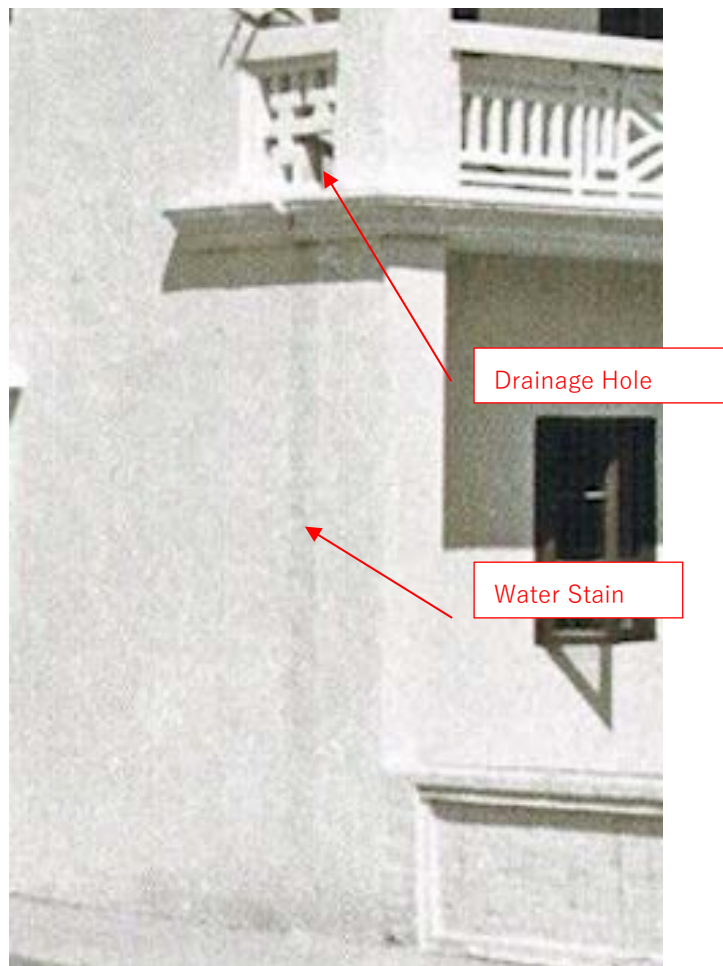


Figure 108 Zoom-in of figure 107, showing timber windows in the 1950s to 1960s.

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<sup>162</sup> 朱維德：《香港舊景掌故新談(一)》。香港：香港自然探索學會，2007。頁 29。

From the photograph taken in Figure 61 (ca. 1950s-1969s) and 63 (1980s), water stains caused by water draining from a drainage hole on the balustrade of the balcony can be observed. It can also be observed that the patterned balustrade was incomplete on this side of the balustrade, presumably because of the provision of the drainage hole on this side.



*Figure 109 Blow up figure 107, showing drainage hole and water stain*

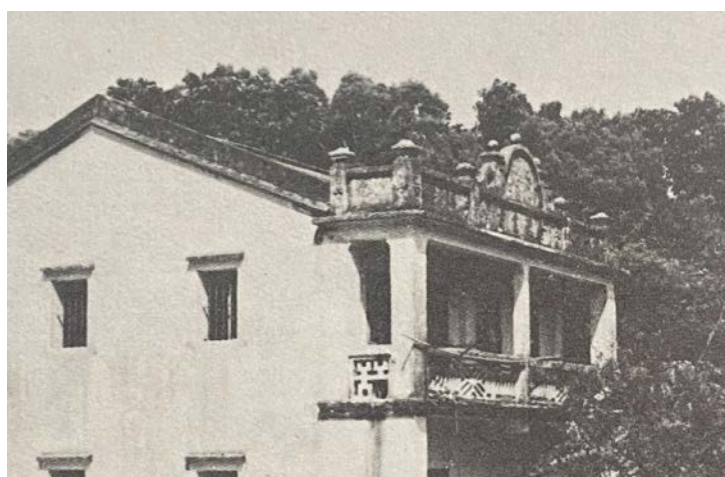
Throughout the years, the external structure of Fong Yuen Study Hall has remained largely unchanged. While there have been no significant alterations to its overall appearance, there have been some variations over time.

### 3.3.2 Modernisation works before Batch 1 Revitalisation Scheme in 2012

In the 1990s, Fong Yuen Study Hall underwent two renovations.<sup>163</sup> It was likely that during one of these renovations, the traditional Chinese tiled pitched roof was removed and replaced with a metal corrugated plate. Additionally, the original windows were replaced with metal casement windows, and the metal grilles were also removed. Furthermore, one window opening was converted to a door opening on the first floor to provide access to the balcony area.



Figure 110 Fong Yuen Study Hall in the 1950s to 1960s. Marked location (currently a door opening) was originally a window (the wall is solid below the window).<sup>164</sup>



<sup>163</sup> Antiquities and Monuments Office, *Historic Building Appraisal – Fong Yuen Study Hall (Number 868)*.

<sup>164</sup> 朱維德:《香港舊景掌故新談(一)》。香港:香港自然探索學會, 2007。頁 29。

Figure 111 Fong Yuen Study Hall in the 1980s.<sup>165</sup>



Figure 112 Fong Yuen Study Hall in 2008.<sup>166</sup>

### 3.3.3 Works in Batch I of the Revitalisation Scheme in 2012

Following the closure of Fong Yuen Study Hall, an extensive conversion work was undertaken on the Main Building under Batch I of the Revitalisation Scheme. This revitalisation project was completed in 2012.

Significant changes were made to the exterior of the building. The later-added metal roofing was replaced, and was restored with pan-and-roll tiles based on the type of roof found in the demolished kitchen block. Although it was suspected that the original tiled roof was in Hakka style, evidence is insufficient and solid conclusion could not be made. Therefore, in 2012, the team made reference to the demolished kitchen which also had a pan-and-rolled tiled roof, and restored the roof accordingly. If in the future new evidences pointing to the original style of the historical roof is found, further restoration work could be reviewed and considered.

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<sup>165</sup> 陳述:《離島風光》。香港:山邊社, 1984。頁 86。

<sup>166</sup> Hong Kong Yearbook 2009: Photo Gallery, Heritage Conservation and Revitalisation, accessed on September 5, 2023, [https://www.yearbook.gov.hk/2009/photogallery/en/heritage\\_06.html](https://www.yearbook.gov.hk/2009/photogallery/en/heritage_06.html).

According to AMO's record, a ceramic downpipe casing was installed over a replaced PVC rainwater downpipe, due to aesthetic reasons and to restore the appearance of pipeworks of the period. The parapet and pediment and the decorative elements were repainted in burglary red and black colours. It is believed to be the original colour scheme. According to AMO's record, after stripping the later-applied top-layer finishes during the last revitalisation, traces of the old paint layer was revealed. The parapet and pediment and the decorative elements were subsequently repainted according to the colours of the old paint layer.

Likewise, the metal windows were substituted with timber windows that featured grilles, while the metal doors were replaced with timber doors.

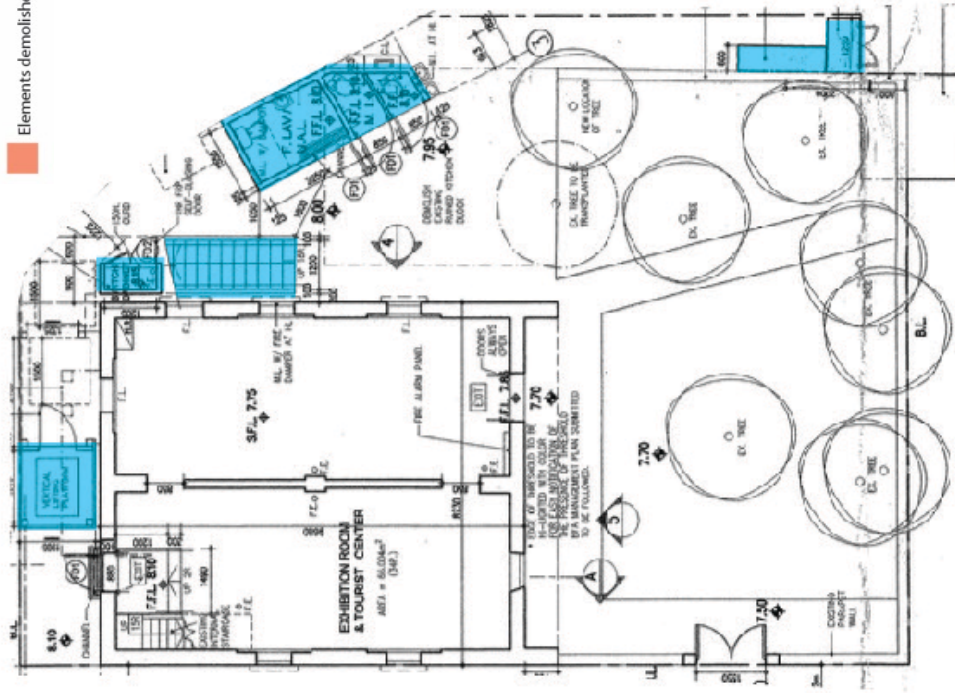
The ancillary building and the toilet block were demolished, and a new toilet block was constructed. Additionally, an escape staircase, as well as a lift tower, were erected to replace the original rear external staircase. Fire-rated fixed light windows were added on the external side of windows within the six meter of the external staircase as per the recommendations of the fire-engineering study.

Internally, the overall layout of the study hall was generally preserved, with minor modifications made to improve circulation. Part of the partition wall on the first floor was removed to enhance the flow between spaces. Currently, the two ground floor areas serve as exhibition spaces, while the two upper rooms, formerly used as offices, remain unoccupied.

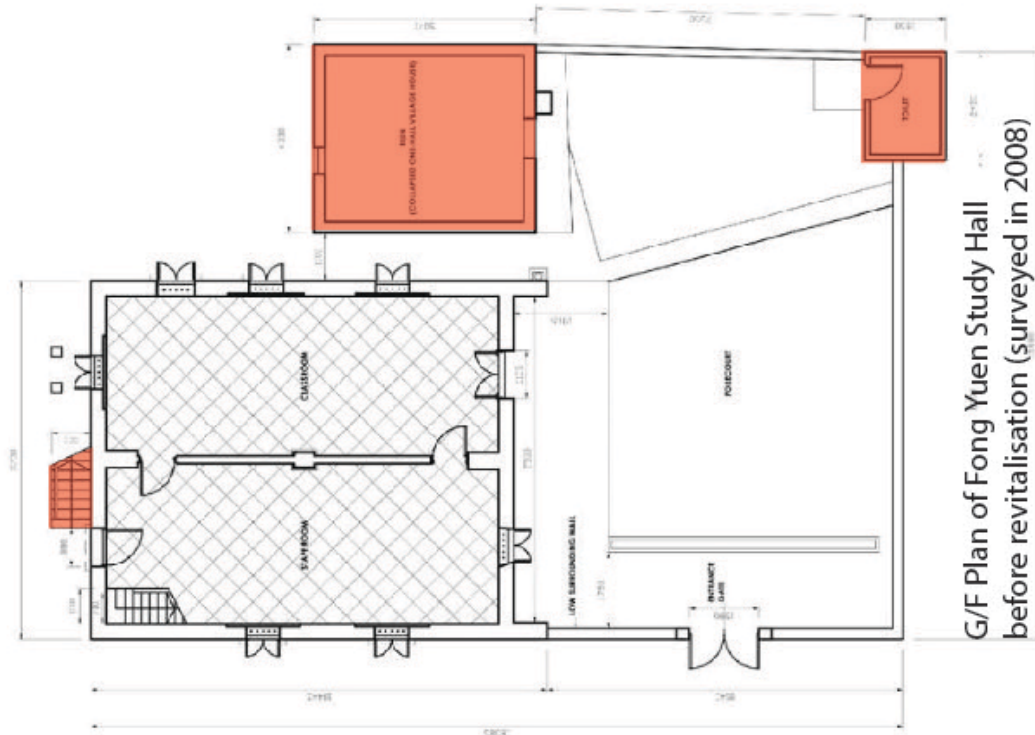


*Figure 113 Fong Yuen Study Hall in 2023.*

■ Elements added in 2012  
■ Elements demolished in 2012



G/F Plan (As-built drawing, 2012)



G/F Plan of Fong Yuen Study Hall before revitalisation (surveyed in 2008)

Figure 114 Diagram showing elements demolished (in red colour) and elements added (in blue colour) in the last revitalisation in 2012 (G/F plans).

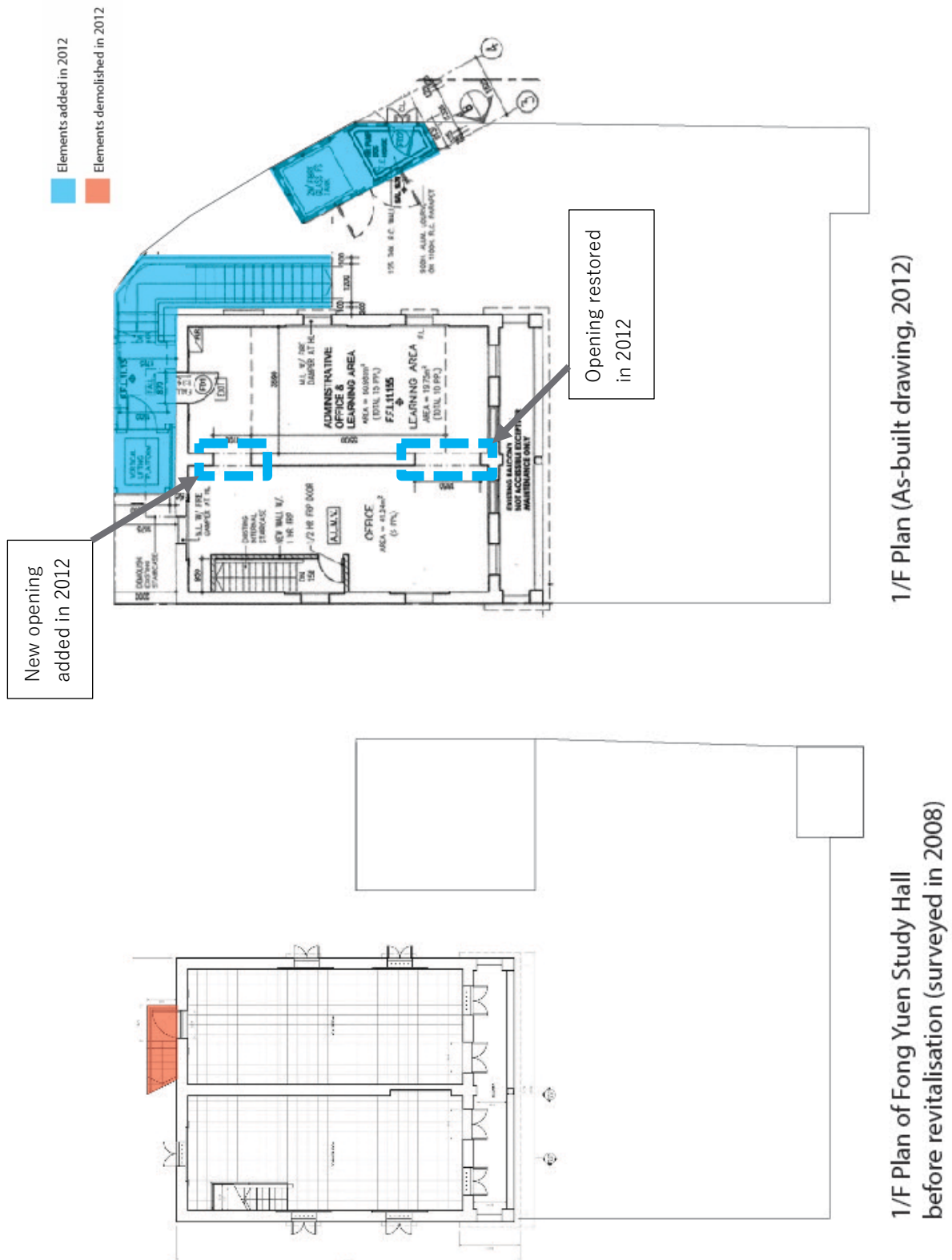
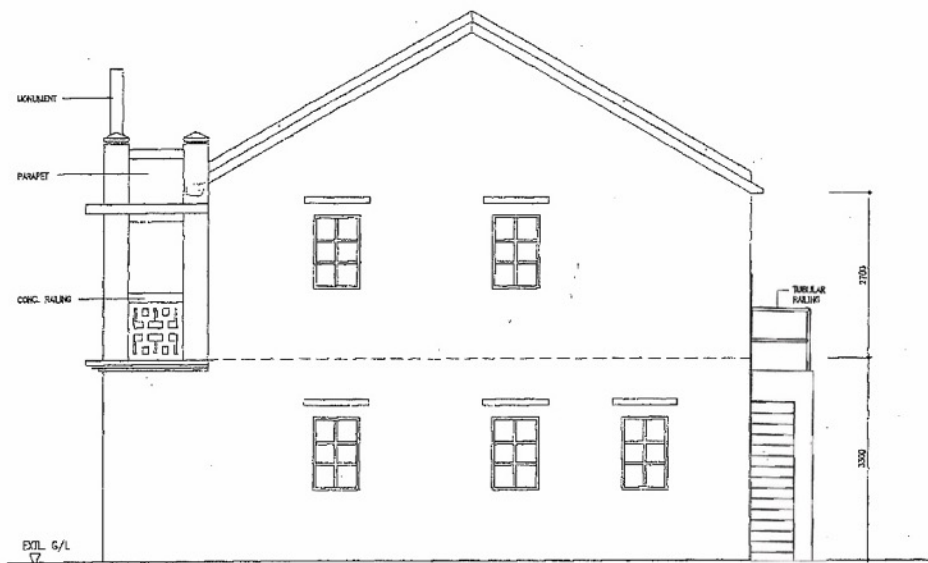
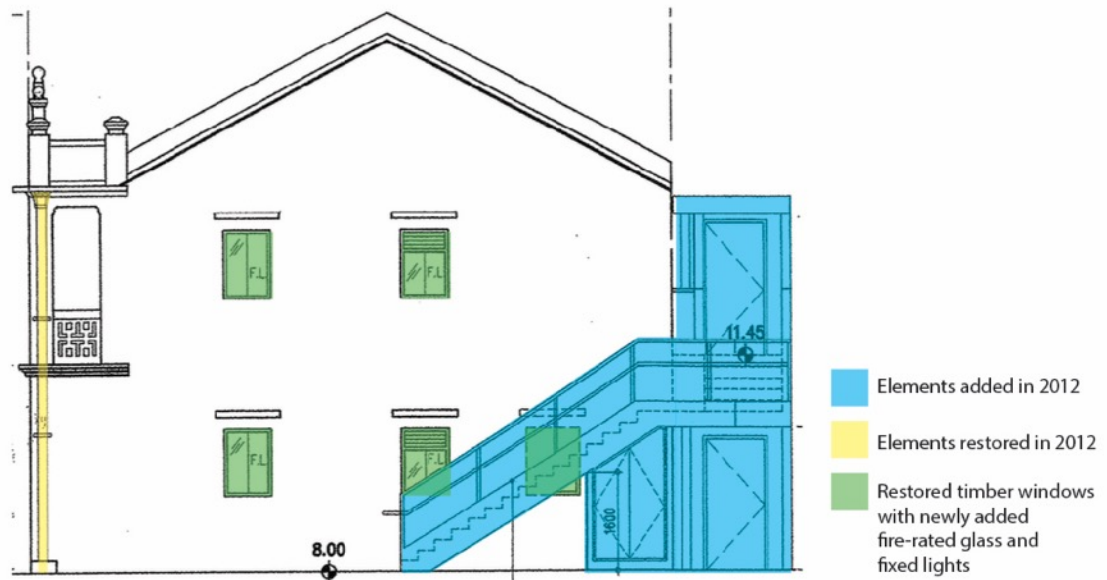


Figure 115 Diagram showing elements demolished (in red colour) and elements added (in blue colour) in the last revitalisation in 2012 (1/F plans).



North Facade of Fong Yuen Study Hall  
before revitalisation (Survey drawing in 2008)



North Facade (As-built drawing, 2012)

Figure 116 Diagram showing elements added or altered in the last revitalisation in 2012.

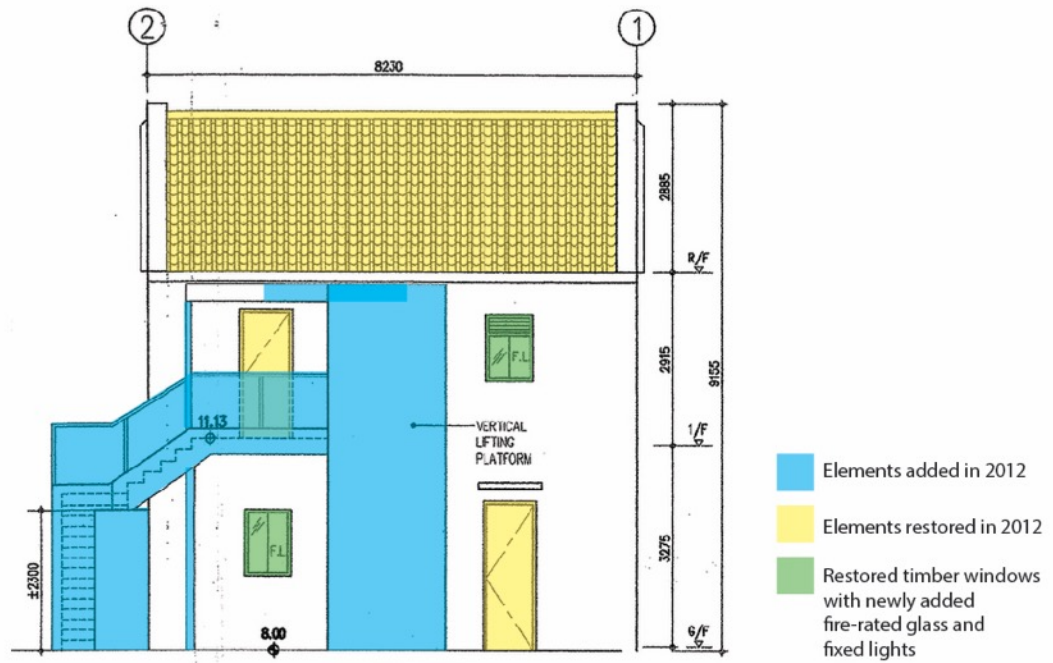


East Facade of Fong Yuen Study Hall  
before revitalisation (Survey drawing in 2008)



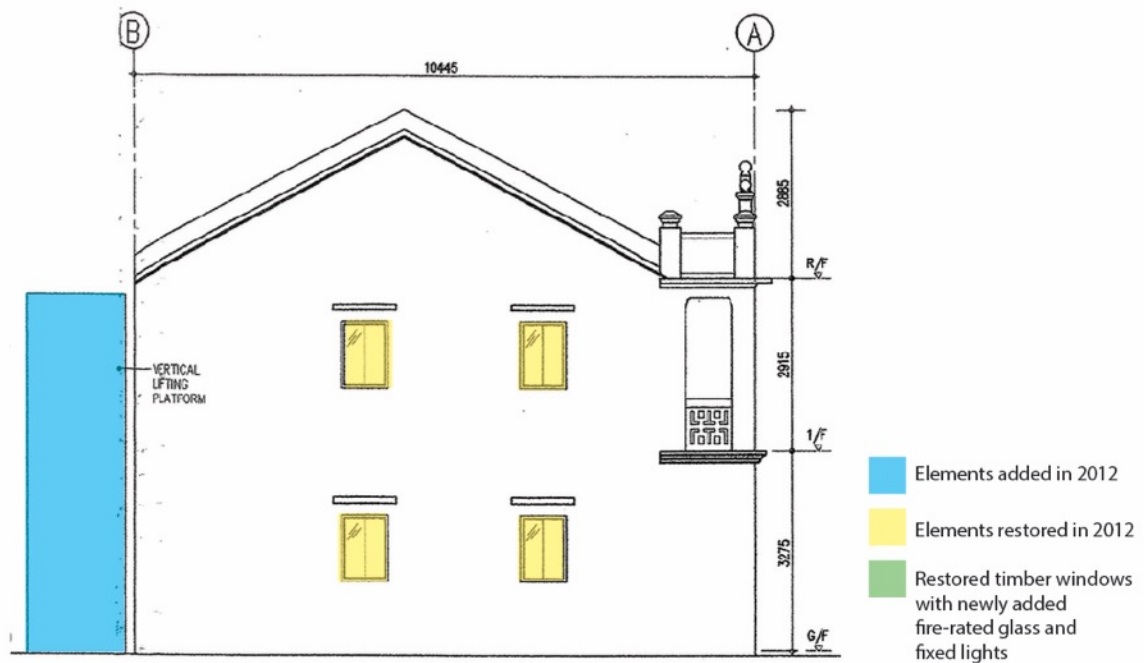
East Facade (As-built drawing, 2012)

Figure 117 Diagram showing elements added or altered in the last revitalisation in 2012



West Facade (As-built drawing, 2012)

Figure 118 Diagram showing elements added or altered in the last revitalisation in 2012



South Facade (As-built drawing, 2012)

Figure 119 Diagram showing elements added or altered in the last revitalisation in 2012

# 04

## CHAPTER FOUR SIGNIFICANCE

### 4.1 Overall Significance

Fong Yuen Study Hall is a rectangular two-storey building built in around 1920-30s and is the only surviving pre-war school on Ma Wan Island. Being the only school in Ma Wan before World War II, the study hall became indispensable to villagers. It provided education of basic knowledge of reading and writing to the children before they started earning a living as farmers or fishermen. It is also an example that could reflect the history of the transformation of private study halls to modern village school in New Territories. Its historic value as a private study hall which associated with the history and development of the island and its social value associated with the villagers are important to be interpreted and presented to the public.

## 4.2 Statement of Significance

### 4.2.1 Historic Value

Fong Yuen Study Hall is a significant historical building as it is the only surviving pre-war school in Ma Wan Island. Built in the 1920s and 1930s, the building's rich history is closely linked to the development of the Chan clan's village settlements and the overall history of Ma Wan Island. Its primary purpose was to provide basic education to the children of villagers, island residents, and later, those from nearby islands. Fong Yuen Study Hall played a crucial role in the educational development of not only Ma Wan but also the Lantau region as a whole in the 20th century. Moreover, it serves as an exemplary model of the transformation of private study halls into modern village schools in the New Territories, providing insights into the evolution of education in Hong Kong.

### 4.2.2 Architectural Value

Fong Yuen Study Hall boasts a remarkable architectural style that highlights the fusion of Chinese and Western elements, while also showcasing the evolution of traditional Chinese architecture into modern structures. Although the building's form and layout are largely based on the traditional Chinese village houses found on the island, the structure incorporates distinctive Western features such as a pediment and balcony with balusters featuring geometric patterns on the main elevation. Its similarities with other examples of *Qiaoxiang* architecture (僑鄉建築) offers insights into the possible cultural and kinship connections with other *Qiaoxiang* (僑鄉) in the Lingnan region of China. Additionally, it utilizes a blend of traditional Chinese materials such as clay tiles, wood, stone, and soil, alongside trendy foreign technology of the time like reinforced concrete. This combination of traditional and modern elements offers a glimpse into the transformation of architectural design in rural area during this period, and serves as a fine example in the modernisation of architectural design and technology in pre-WWII Hong Kong.

### 4.2.3 Social Value

Fong Yuen Study Hall has played a vital role in the local community, both in the past and present, by fostering social connections through educational activities within the building and forecourt. Its social significance is further underscored by its association with education and the history of the island community, dating back to the 20th century. This connection is indispensable to the villagers, who have collective memories and long relied on the Study Hall as a hub for social and educational activities. Today, with its revitalization, the Study Hall will continue to serve as a landmark to the community. Its longstanding legacy as a social and educational institution will endure, as it has since its construction. In the 2000s, due to the development of Ma Wan, the villagers of Tin Liu village was relocated to the newly built village houses in the current Tin Liu New Village. Many former students of the Fong Yuen Study Hall still lives in the Tin Liu New Village today. According to the account of former students of the Fong Yuen Study Hall, the memories of their school The experience of going to school and playing in the Fong Yuen Study Hall was one of the few remaining ties and shared memories of the diasporic

villagers of Tin Liu village, and the older generation often recalls fond memories of school days in the Fong Yuen Study Hall and their childhood lives Ma Wan.<sup>167</sup>

### 4.3 Character Defining Elements (CDEs)

This section offers a systematic analysis and summary description of the significance of individual elements of the site, commonly referred to as Character Defining Elements (CDEs). These elements may include building fabric, individual spaces, landscape elements, or any other features. The primary aim of this schedule is to provide a comprehensive understanding and facilitate decision-making regarding the establishment of conservation policies, recommended treatments, and future developments.

This assessment is measured based on five levels of significance to evaluates the value of each component and excludes items marked as “neutral” and “intrusive” from being considered as Character Defining Elements (CDEs). Each item identified in this schedule is accompanied by a photograph of a sample, and additional similar examples can be observed on the site.

It is important to note that this schedule of CDEs is based on currently available information and focuses solely on buildings, structures, and spaces within the study area.

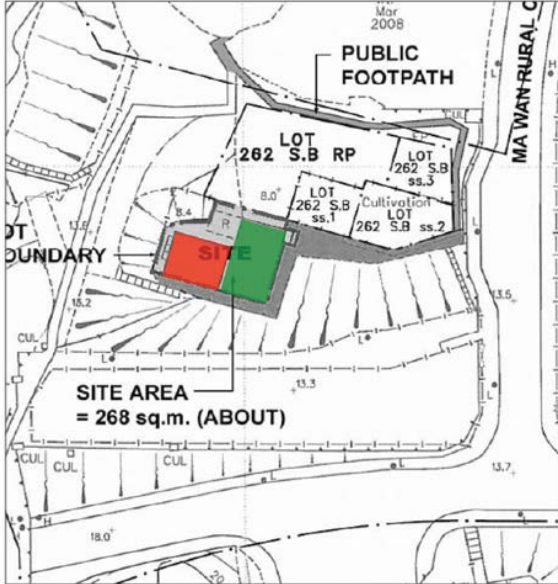

The significance level is set out in the table below:<sup>168</sup>



Significance Level	Definition
High	Elements which make a major contribution to the overall significance of the place.  Spaces, elements, or fabric originally of substantial intrinsic quality, and exhibit a high degree of intactness and quality, though minor alterations or degradation may be evident.
Moderate	Elements which make a moderate contribution to the overall significance of the place.  Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration or degradation.



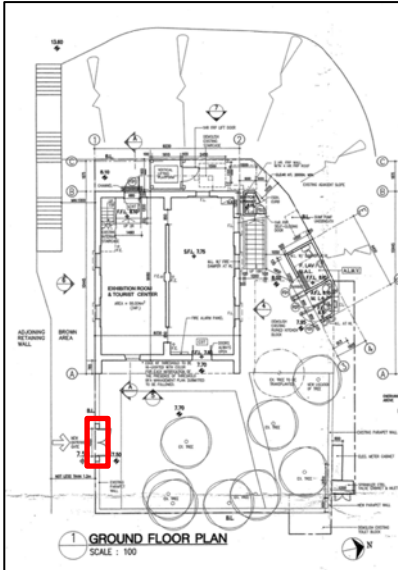
<sup>167</sup> Oral interview with Mr. Chau Kai Chuen (studied in the Fong Yuen Study Hall in 1955-1959 (primary one to five)) on 29 Jan 2024.


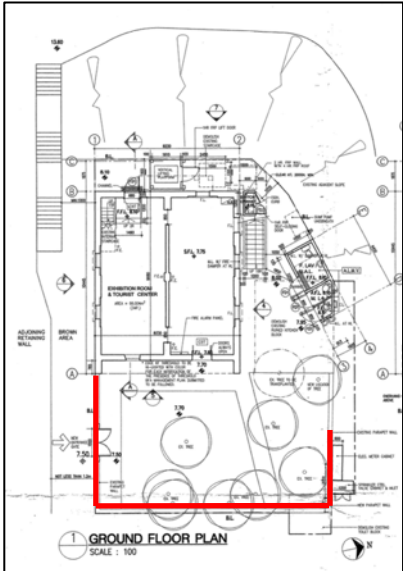
<sup>168</sup> Definition of terms is developed based on, Kerr, J, Conservation plan: A guide to the preparation of conservation plans for places of European cultural significance, Seventh Edition, Australia ICOMOS, 2013, pp. 19-20; and, Assessing Heritage Significance – Guidelines for Assessing Places and Objects against the Heritage of Council of NSW Criteria. Environment and Heritage Group Department of Planning and Environment, State of New South Wales, Australia, 2023, pp. 19;


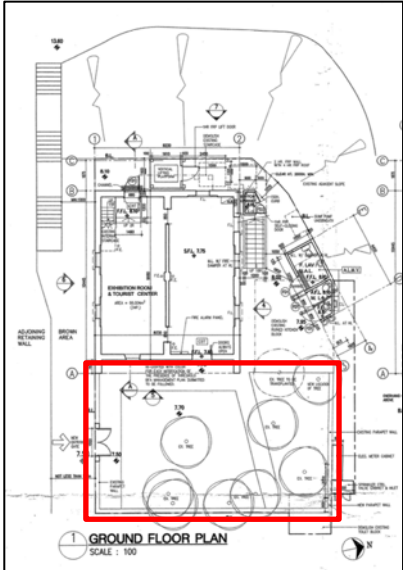
Low	<p>Elements which make a minor contribution to the overall significance of the place.</p> <p>Spaces, elements or fabric originally of little intrinsic quality, and may have undergone alteration or degradation.</p> <p>Original spaces, elements or fabrics of some quality, which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive.</p>
Neutral	<p>Elements which are of little consequence in terms of understanding or appreciating the site and its developments, without being intrusive.</p>
Intrusive	<p>Elements which are visually intrusive or which obscure the understanding of significant elements of the site, and may be identified for removal.</p>


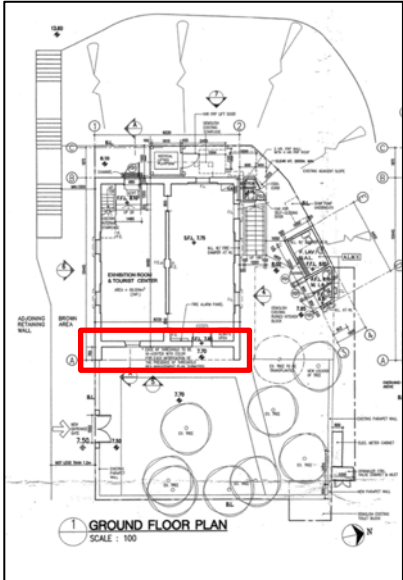
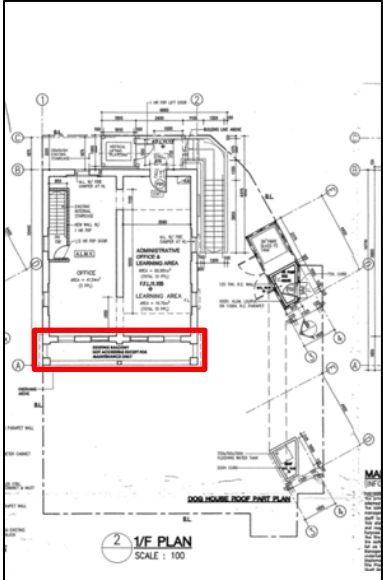
Item No.		
	<b>General Setting and Site Context</b>	
A1	<p>Description of the Element</p> <p>Integrity of the site, spatial organization, and architectural form</p> <ul style="list-style-type: none"> <li>• Configuration of Fong Yuen Study Hall (marked red in diagram below) and the relationship with the forecourt (marked green in diagram below)</li> <li>• The building form (traditional Chinese vernacular architecture with 1/pitched roof and masonry gable wall, 2/balcony (including its supporting structure with roof parapet and pediment), 3/one-hall-two-bay layout.</li> <li>• Surrounded by natural landscape beyond the site boundary</li> </ul> 	<p>Level of Significance</p> <p>High</p> <p>Notes/Justifications</p> <p>The spatial relationship between the building and the site are original and unaltered.</p> <p>Photo(s)</p> 



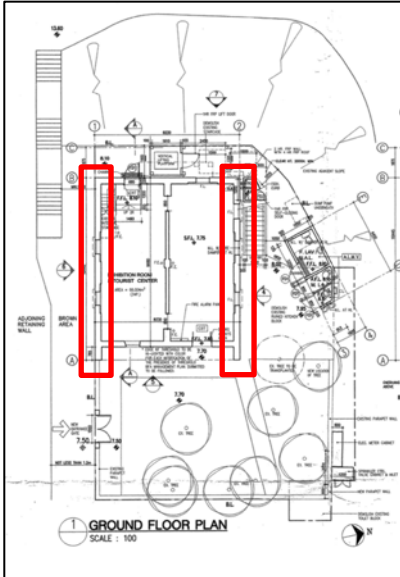
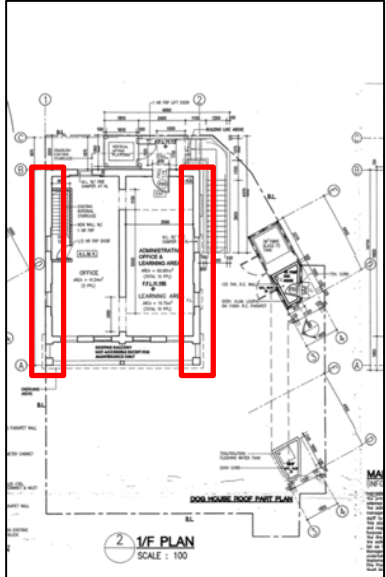
	Location Plan	 <p>GROUND FLOOR PLAN SCALE : 100</p>
A2	Description of the Element	<p>Entrance gateway</p> <ul style="list-style-type: none"> <li>• Ornamental arch-shaped</li> <li>• Use as entrance to the forecourt and the building</li> </ul>
	Level of Significance	High
	Notes/ Justifications	The entrance gateway is original, and in good condition, and contribute greatly to the overall significance of the place.
	Photo(s)	


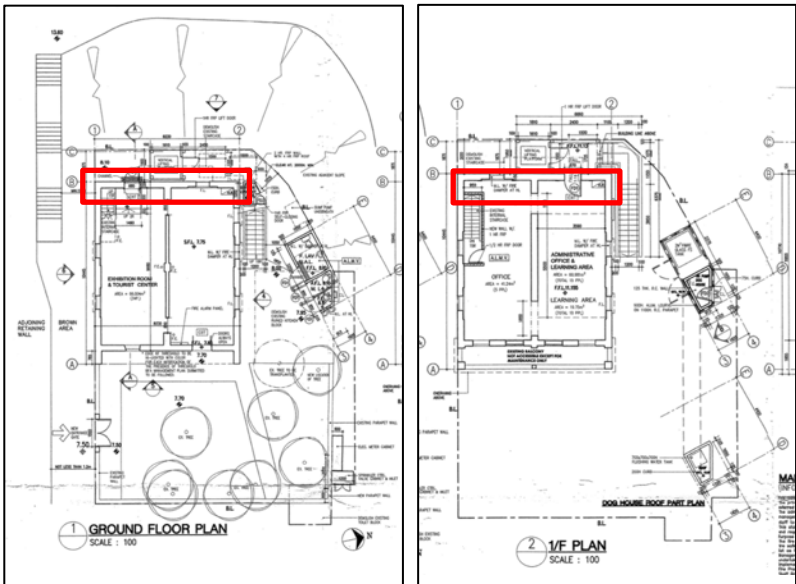
		 
	Location Plan	
A3	Description of the Element	<p>Low boundary walls</p> <ul style="list-style-type: none"> <li>Fence walls with paneled design</li> </ul>
	Level of Significance	High
	Notes/ Justifications	<p>The element is intact and original, although minor repairs and cleaning may be required. A portion of the element near the north-eastern corner (where the original toilet block was) was reconstructed during the revitalisation. Overall speaking, the element contributes greatly to the overall significance of the place.</p>

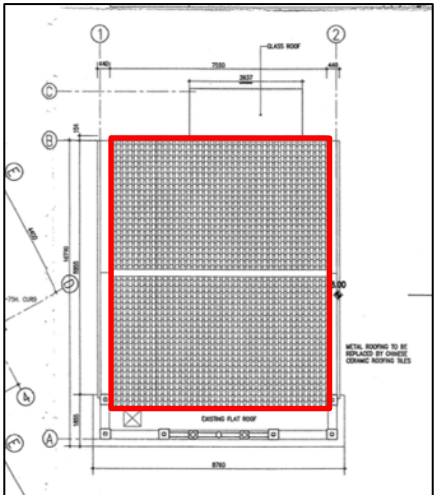
	Photo(s)	
	Location Plan	
A4	Description of the Element	<p>Forecourt Spatial Setting</p> <ul style="list-style-type: none"> <li>The setting of having open spaces in front of the front elevation of the building</li> </ul>
	Level of Significance	High
	Notes/ Justifications	The openness of the forecourt is original and is an integral part of the character of the place. The existing landscape elements and floor finishes were replaced in the last revitalization.

	P-oto(s)	
	Location Plan	
<b>Fong Yuen Study Hall - Exterior</b>		
B1	Description of the Element	<p>Front elevation</p> <ul style="list-style-type: none"> <li>• Roof parapet and pediment with decorative motifs</li> <li>• Balcony and its supporting structures</li> <li>• Balcony balustrade</li> <li>• Windows and doors, and their openings on the wall</li> </ul>
	Level of Significance	High
	Notes/ Justifications	The front elevation remains largely unaltered and original, and contributes greatly to the character of the historic building.



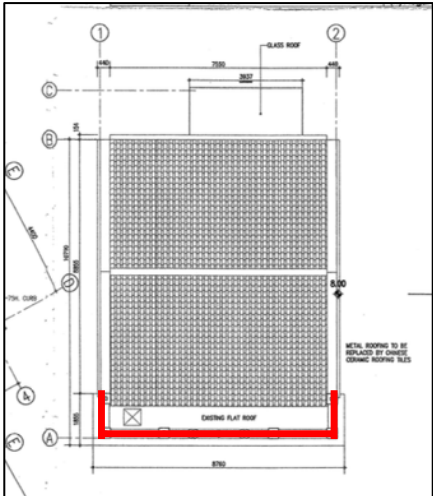
	Photo(s)	
	Location Plan	 
B2	Description of the Element	Side Elevation (excluding the hanging points) <ul style="list-style-type: none"> <li>• Masonry gable walls</li> <li>• Projecting fins above windows</li> </ul>
	Level of Significance	High
	Notes/Justifications	The side elevation is largely unaltered and original, with minor additions such as the fire-rated glass and PVC downpipe with ceramic encasement. The element contribute greatly to the overall character of the historic building.

	Photo(s)	<div> <div>South Façade:</div>  </div> <div> <div>North Façade:</div>  </div>
	Location Plan	<div>  <p>1 GROUND FLOOR PLAN SCALE : 100</p> </div> <div>  <p>2 1/F PLAN SCALE : 100</p> </div>
B3	Description of the Element	Rear elevation <ul style="list-style-type: none"> <li>Window and door openings and the overall composition of the rear façade</li> <li>Projecting fins above the rear exit door</li> </ul>
	Level of Significance	Low
	Notes/ Justifications	<p>The rear façade has much less architectural features and is not prominent. It is extensively covered by the later-installed building service elements, such as the lift tower and platform.</p>

	Photo(s)	<p>West Façade:</p> 
	Location Plan	
B4	Description of the Element	<p>Roofs</p> <ul style="list-style-type: none"> <li>• Flat roof above the balcony</li> <li>• Restored Chinese-style pitched roof</li> <li>• Restored timber roof structure (purlins and timber battens)</li> <li>• Main ridge,</li> <li>• Curbs and mouldings at the top of gable wall</li> <li>• Restored roof Tiles (single-layered pan-and-roll tiles)</li> </ul>
	Level of Significance	High
	Notes/ Justifications	The timber roof structure and pan-and-roll tiles of the Chinese-style pitched roof was reconstructed to the style of the period during last revitalisation.


	<p>Photo(s)</p>	
	<p>Location Plan</p>	

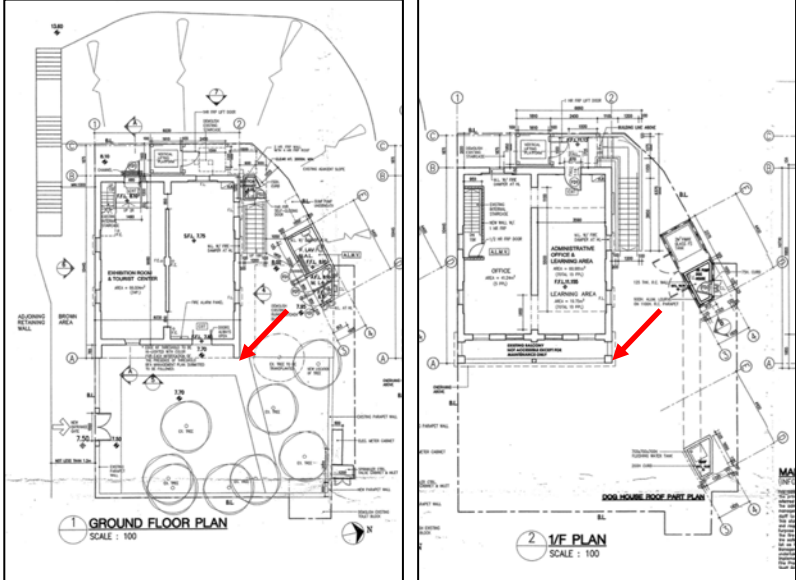

B5	Description of the Element	<p>Roof Parapet and Pediment</p> <ul style="list-style-type: none"> <li>• Roof parapet, acroteria and pediment with projecting profiles and decorative motifs in plastered relief around the flat roof with access hatch panel</li> <li>• Pedestals with decorative finial</li> <li>• Decorative motifs in plastered relief</li> <li>• Plastered characters “芳園書室” (name of the school “Fong Yuen Study Hall”) in Chinese calligraphy</li> </ul>
	Level of Significance	High
	Notes/ Justifications	According to the heritage consultant of the last revitalization, after cleaning and removing the top layer paints, it was discovered that the colours of the roof parapet and pediment was in other colour. The elements was subsequently painted according to the colour of the paint below the top-layer. The elements and its decorations remain intact and original.
	Photo(s)	

		 
	Location Plan	
B6	Description of the Element	<p>Balcony</p> <ul style="list-style-type: none"> <li>• Open balcony</li> <li>• Concrete balustrades and coping rails with geometric patterns</li> <li>• Decorative mouldings at the junction between the beams and the columns (1/F)</li> <li>• Column with decorative mouldings near the top and along the edges (1/F)</li> <li>• Shaped bracket with decorative mouldings (G/F)</li> <li>• Cornice and mouldings on the edges of floor slab, with a small break on one of the sides (floor drainage hole for the balcony)</li> </ul>

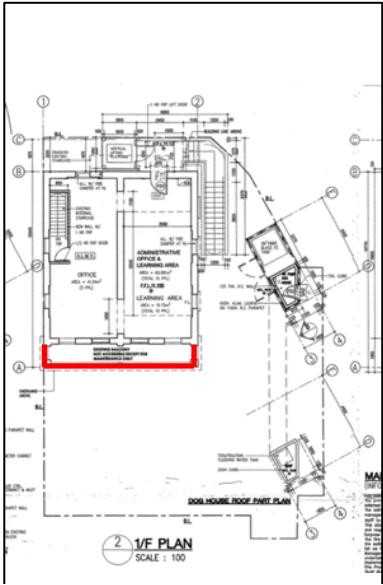

	Level of Significance	High
	Notes/ Justifications	The element is intact and original, and is an integral part of the character of the historic building.
	Photo(s)	  

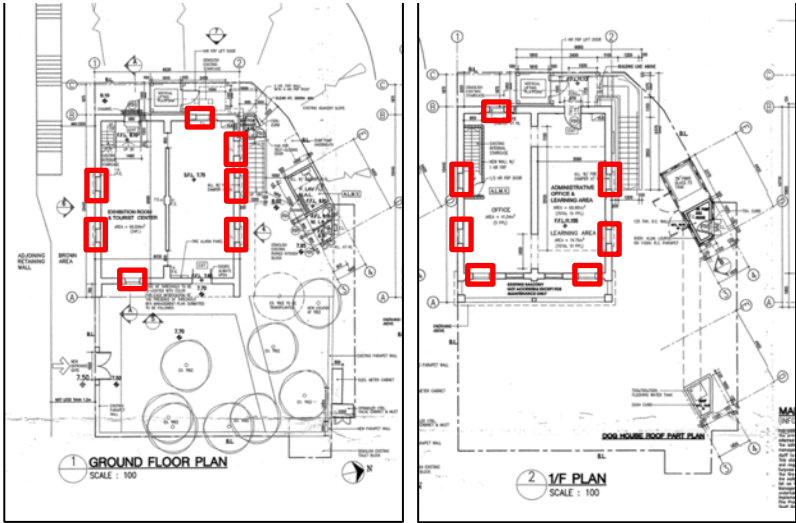

		 
	Location Plan	
B7	Description of the Element	Ceramic downpipe encasement

	Level of Significance	High
	Notes/ Justifications	Although the ceramic downpipe encasement was not an original element and was added to encase the UPVE pipe in the last revitalization, the encasement was restored during the last revitalisation according to the outlook of downpipes found in nearby historic village houses constructed in similar period. However, the historic outlook of the ceramic downpipe encasement may cause confusions in whether or not it is an authentic historical element.
	Photo(s)	

	Location Plan	
B8	Description of the Element	Coping Rails and balustrades with geometric, cross-like patterns (front) and traditional longevity symbol patterns (both sides) with coping rails
	Level of Significance	High
	Notes/ Justifications	<p>One of the longevity symbol on the balustrade was incomplete. It is, however, likely to be original and was done to make room for the floor drainage hole of the balcony.</p> <p>The element remains intact and original, and is an integral part of the character of the historic building.</p>
	Photo(s)	

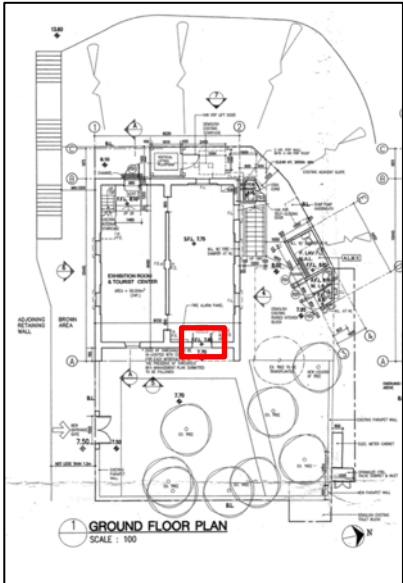



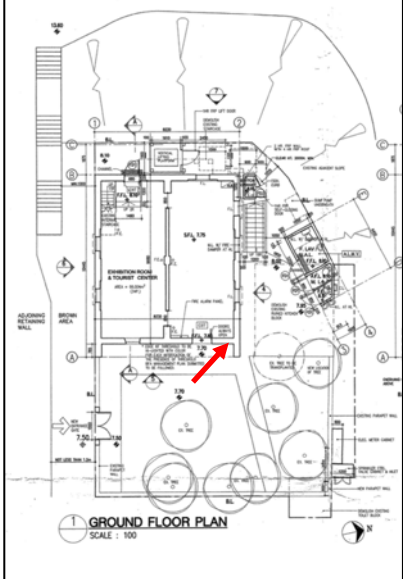

	Location Plan	
B9	Description of the Element	<p>Restored timber windows</p> <ul style="list-style-type: none"> <li>• Restored timber casement window</li> <li>• Restored metal grille</li> </ul>
	Level of Significance	High
	Notes/ Justifications	Casement windows and metal grill were restored in 2012 to the style of the period.
	Photo(s)	


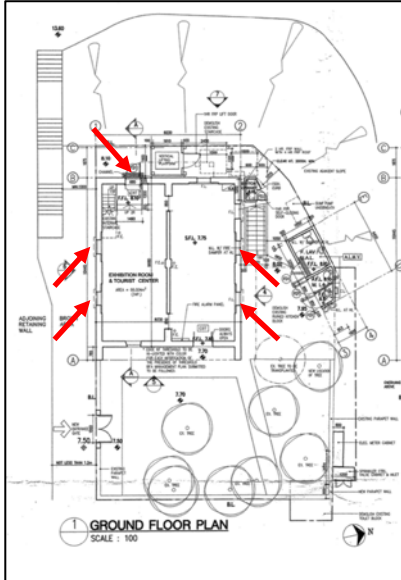
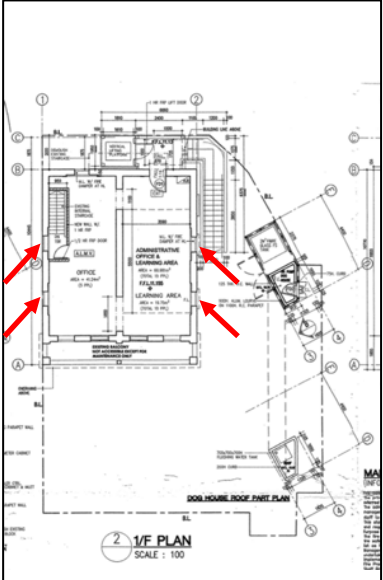
	Location Plan	 <p>The image shows two architectural floor plans. The left plan is the 'GROUND FLOOR PLAN' at a scale of 1:100, and the right plan is the '1/F PLAN' at a scale of 1:100. Both plans feature red rectangular boxes highlighting the locations of the main entrance doors on the ground floor and the first floor.</p>
B10	Description of the Element	<p>Restored main Entrance door (G/F)</p> <ul style="list-style-type: none"> <li>• Chinese-style timber double-leaf doors</li> <li>• Original floor hinges</li> <li>• Traditional timber door lock (interior side) and metal door lock (exterior side)</li> <li>• Original granite threshold</li> <li>• Door jambs and head with decorative mouldings</li> <li>• Metal door pulls</li> <li>• Decorative plaster moulding at the corner of the door opening</li> </ul>
	Level of Significance	High
	Notes/ Justifications	<p>Door leaves and door frame was reconstructed to the style of the period in the last revitalization.</p> <p>Most of the other elements are intact and original, and is an integral part of the character of the historic building.</p>
	Photo(s)	 <p>The image contains two photographs of the restored main entrance door. The left photograph shows an interior view looking out through the doorway, with a sign on the left wall that reads '小心地滑' (Slippery Floor) and '小心碰撞' (Beware of Collision). The right photograph shows an exterior view looking in through the doorway, with red decorative paper (Fu) on the door and a small table with a bottle on the right.</p>


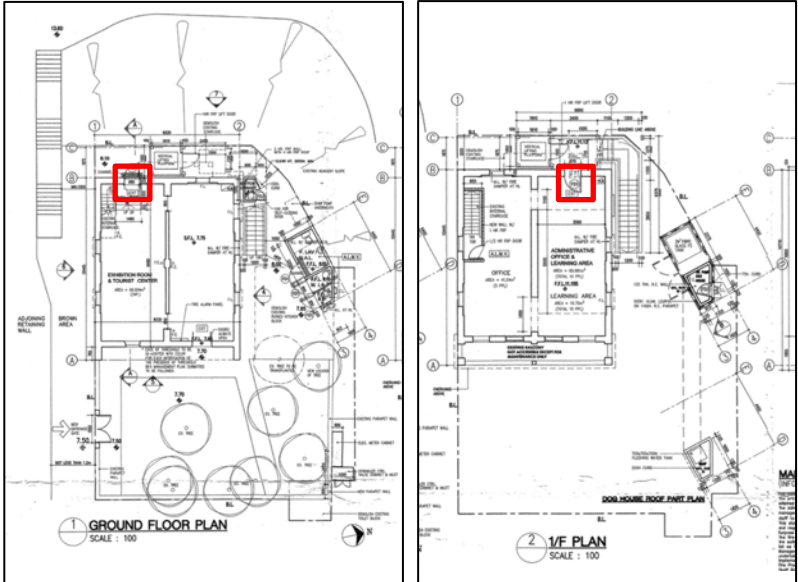


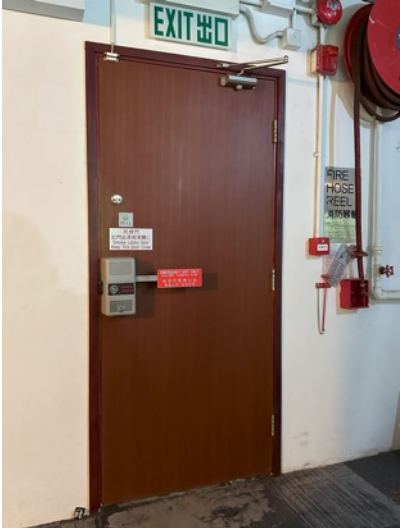







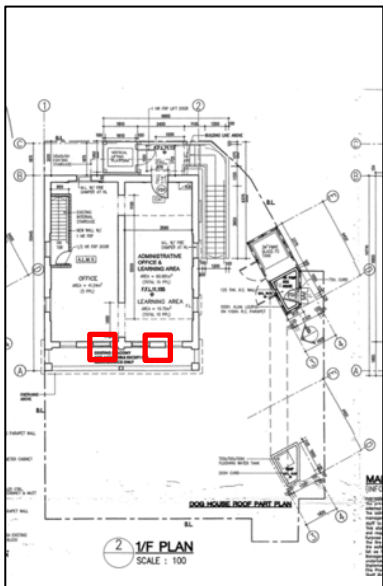
	Location Plan	 <p>The image is a detailed ground floor plan of a building. A red rectangular box highlights a specific area in the central part of the plan, near a staircase and some rooms. The plan includes various labels for rooms, corridors, and outdoor areas. At the bottom, it is labeled 'GROUND FLOOR PLAN' with a scale of 1:100 and a north arrow.</p>
B11	Description of the Element	Signage (G/F)
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalisation
	Photo(s)	 <p>The photograph shows a corner of a room with light-colored walls. A metal structure, possibly a piece of signage or a utility fixture, is mounted on the wall. It consists of a vertical pipe with several horizontal brackets or shelves attached. The floor is covered with a patterned tile. A doorway is visible on the left side of the frame.</p>

	Location Plan	 <p>GROUND FLOOR PLAN SCALE: 1:100</p>
B12	Description of the Element	Projecting fins above windows/rear exit door (G/F)
	Level of Significance	High
	Notes/Justifications	The element remains intact and original, and is an integral part of the character of the historic building
	Photo(s)	


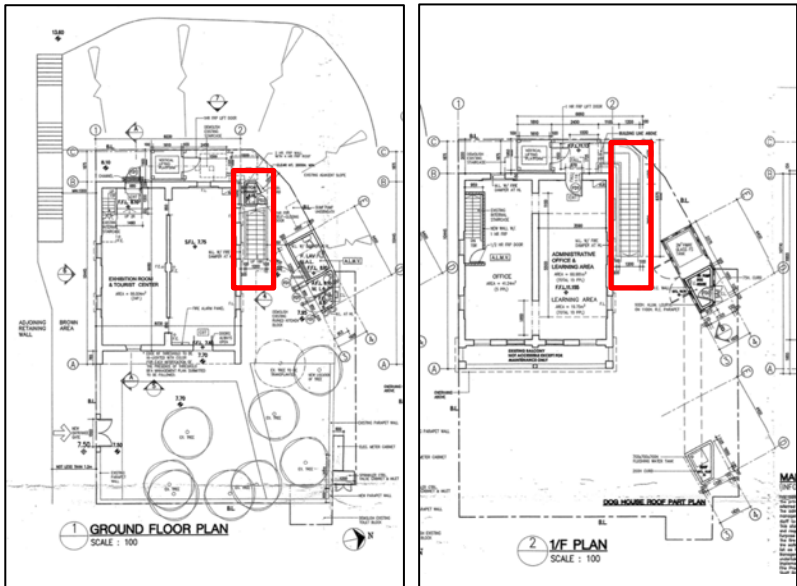
		
	Location Plan	 
B13a	Description of the Element	Rear exit door (G/F) and (1/F) - door opening
	Level of Significance	High
	Notes/Justifications	The door opening is original and is an integral part of the character of the historic building.


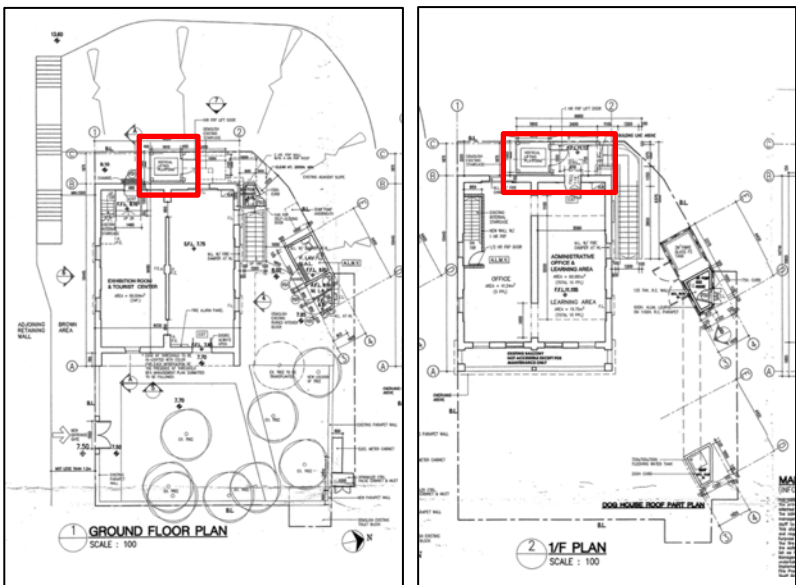
	Photo(s)	
	Location Plan	
B13b	Description of the Element	Rear exit door (G/F) – newly-installed door leaf and door frame, including hinges, door drum, and fire door alarm
	Level of Significance	Neutral
	Notes/Justifications	Newly installed in the last revitalisation


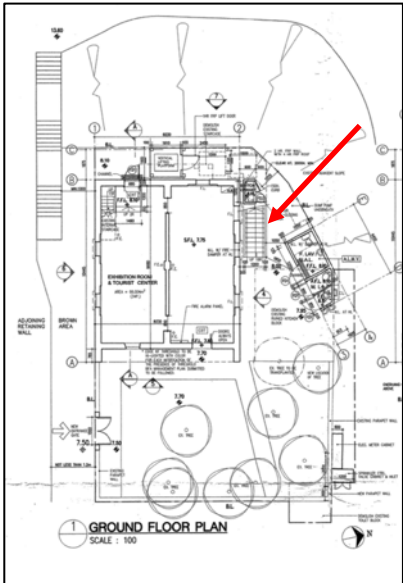
	<p>Photo(s)</p>	<div></div>
	<p>Location Plan</p>	


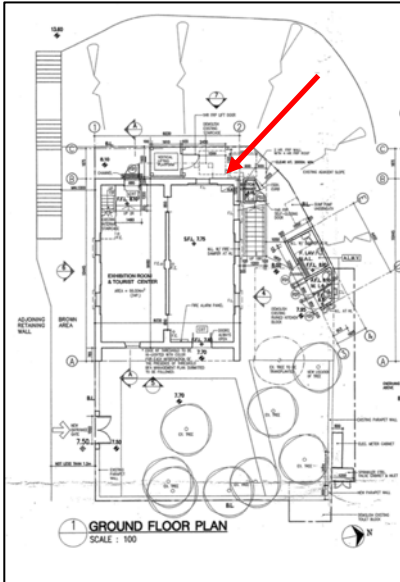
B14a	Description of the Element	Door to balcony (1/F) – door opening
	Level of Significance	High
	Notes/Justifications	The element is intact and original, and is an integral part of the character of the historic building.
	Photo(s)	<div>Door near north side:</div>  <div>Door near south side:</div> 
	Location Plan	
B14b	Description of the Element	Door to balcony (1/F) – restored timber paneled French door frame and door leaves, including ironmongeries
	Level of Significance	High
	Notes/Justifications	Door leaves was reconstructed to the style of the period in the last revitalisation


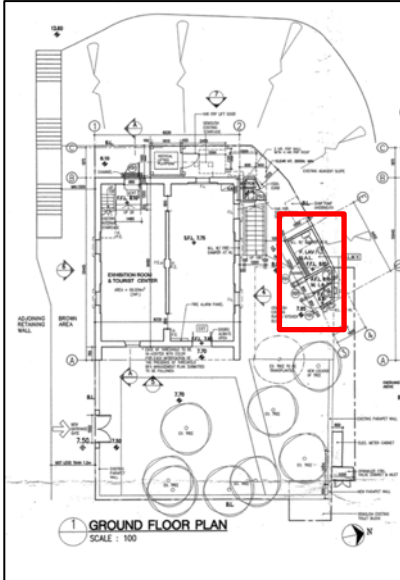
	Photo(s)	<p>Door near north side:</p>  <p>Door near south side:</p> 
	Location Plan	
B15	Description of the Element	External Staircase
	Level of Significance	Neutral


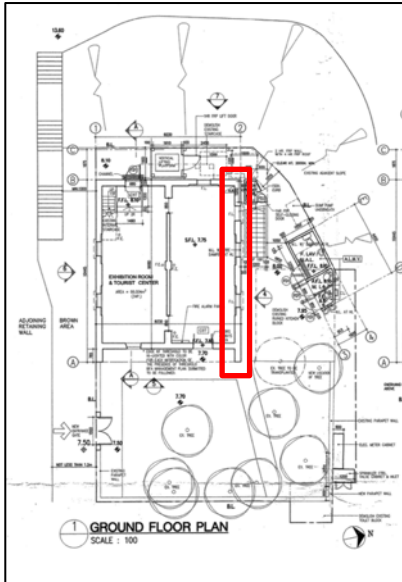
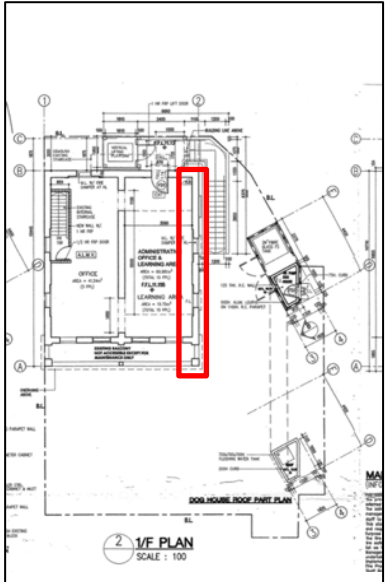
	Notes/ Justifications	Added in last revitalisation
	Photo(s)	
	Location Plan	
B16	Description of the Element	Lift tower and landing platform


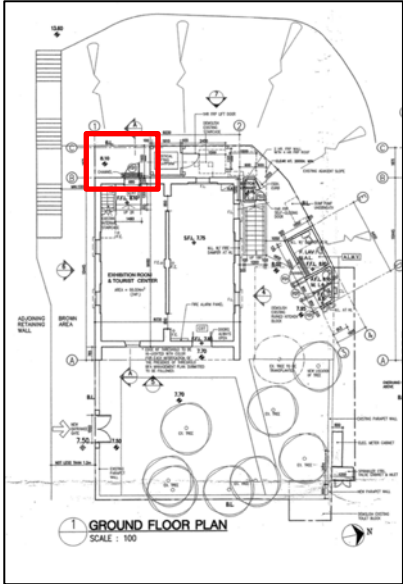
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalisation
	Photo(s)	
	Location Plan	
B17	Description of the Element	Switch Cabinet
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalisation


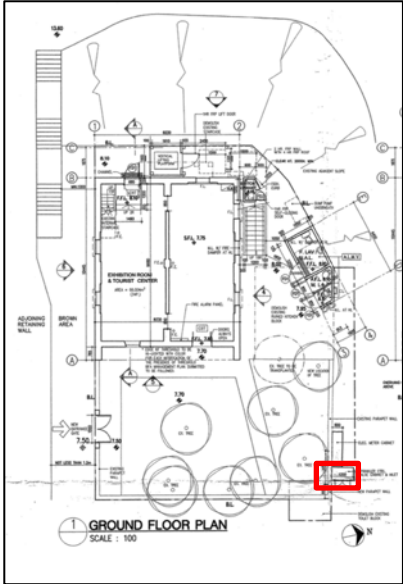
	Photo(s)	
	Location Plan	
B18	Description of the Element	Control Cabinet of Lift
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalisation


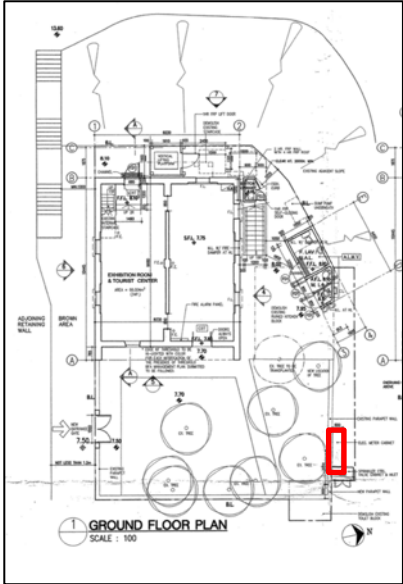
	Photo(s)	
	Location Plan	
B19	Description of the Element	Toilet Block
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalisation


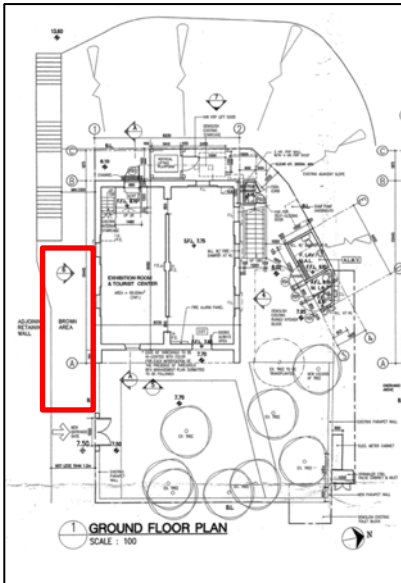
	Photo(s)	
	Location Plan	
B20	Description of the Element	Hanging points on north facade
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalisation

	Photo(s)	
	Location Plan	 
B21	Description of the Element	Outdoor unit of air-conditioning system
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalization. Element will be kept and reused in this revitalization.

	Photo(s)	
	Location Plan	
B22	Description of the Element	Sprinkler control valve cabinet and inlet
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalization. Element will be kept and reused in this revitalization.

	Photo(s)	
	Location Plan	
B23	Description of the Element	Electric meter cabinet
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalization. Element will be kept and reused in this revitalization.

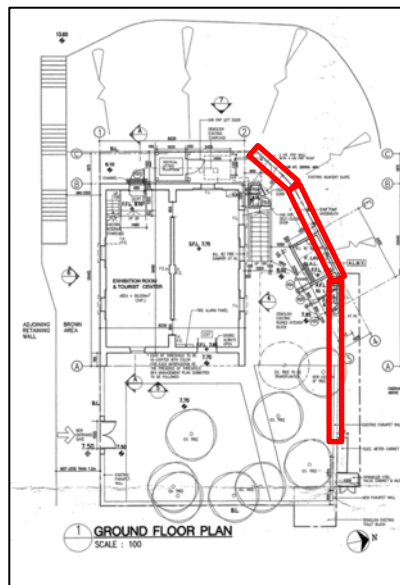
	Photo(s)	
	Location Plan	
B24	Description of the Element	Metal deck at south elevation
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalization. Element will be kept and reused in this revitalization.


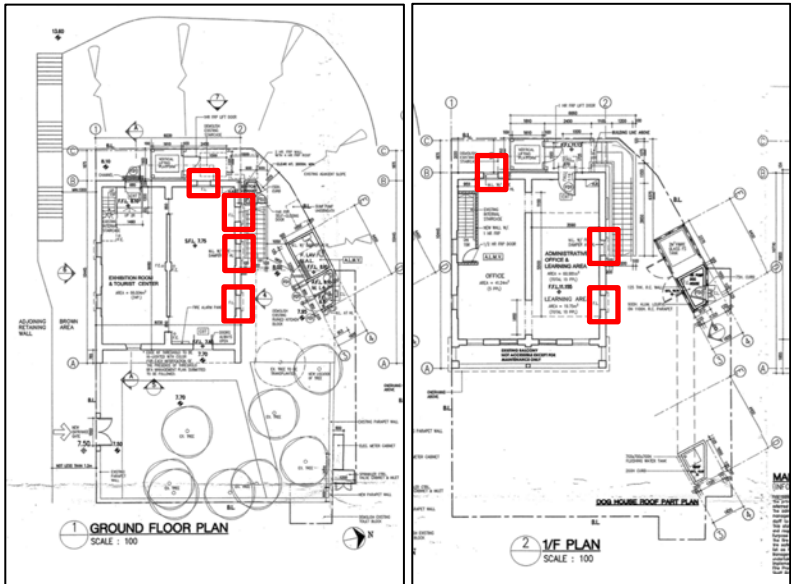
	Photo(s)	
	Location Plan	
B25	Description of the Element	Metal fences
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalization.


Photo(s)

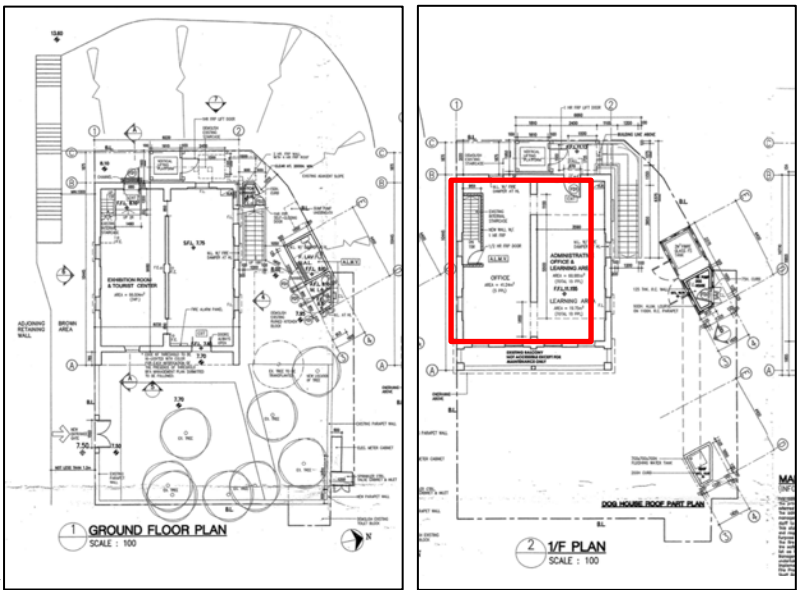



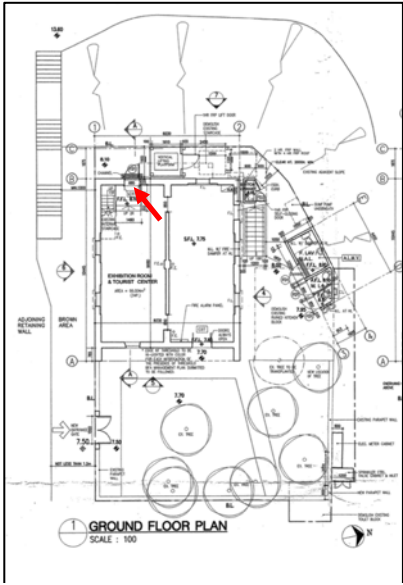


Location  
Plan

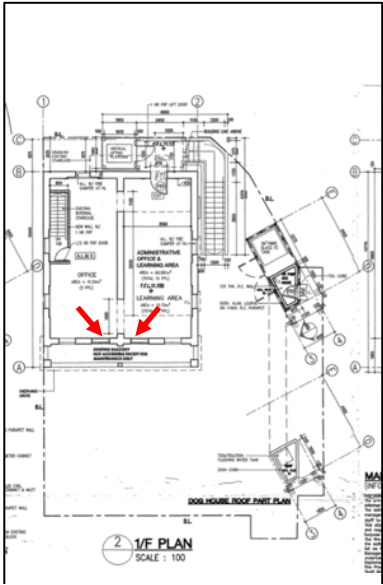



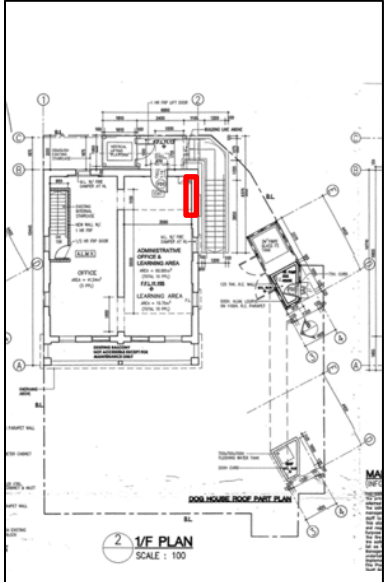

B26	Description of the Element	Fire-rated glasses and metal fixed lights
	Level of Significance	Neutral
	Notes/Justifications	Added in last revitalization.
	Photo(s)	
	Location Plan	


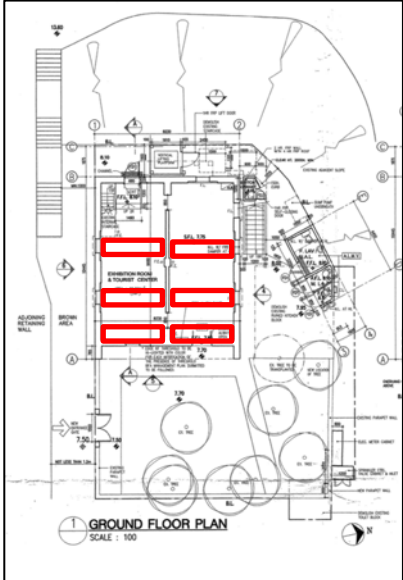
	<b>Fong Yuen Study Hall – Interior</b>	
C1	Description of the Element	Interior Spatial Configurations (G/F & 1/F) with two open-floor spaces separated by a brick partition wall on each floor.
	Level of Significance	High
	Notes/ Justifications	The partition and the two partitioned spaces on each floor is the original spatial configuration of the historic building, and is an integral part of the character of the historic building.
	Photo(s)	


	Location plan	
C2	Description of the Element	Rear exit door (G/F) - door lintel above G/F rear exit door
	Level of Significance	High
	Notes/Justifications	The element is intact and original, and is an integral part of the character of the historic building.
	Photo(s)	

	Location Plan	 <p>GROUND FLOOR PLAN SCALE : 100</p>
C3	Description of the Element	Door to balcony (1/F) – metal door security bar
	Level of Significance	Neutral
	Notes/Justifications	Added in the last revitalisation
	Photo(s)	<p>Door security bar of door near north side:</p>  <p>Door security bar of door near south side:</p> 

	Location Plan	
C4	Description of the Element	Exhibit window of exposed stone wall (1/F)
	Level of Significance	Neutral
	Notes/Justifications	The exhibit window was added in 2012. It protects the exposed granite blocks underneath the plastering layer of the wall.
	Photo(s)	

	Location Plan	 <p>Architectural floor plan of the 1/F floor slab. The plan shows various rooms including an OFFICE, ADMINISTRATIVE OFFICE, and LEARNING AREA. A red rectangle highlights a specific structural beam area. The plan is labeled 'DOCK HOUSE 1/F FLOOR PLAN' and includes a scale of 1:100.</p>
C5	Description of the Element	Structural Beams of 1/F floor slab with decorative mouldings
	Level of Significance	High
	Notes/ Justifications	The element is intact and original, and is an integral part of the character of the historic building.
	Photo(s)	 <p>Photograph of the interior of the building, showing the structural beams of the 1/F floor slab. The beams are painted white and feature decorative mouldings. A large red and yellow floral arrangement is visible in the foreground.</p>

		
	Location Plan	

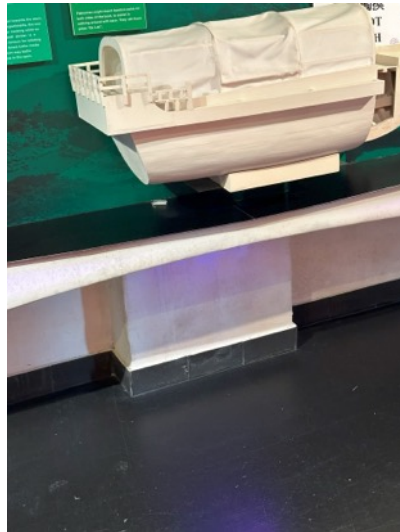
C6	Description of the Element	<p>Interior column and brick partition wall (G/F ) with original openings and decorative mouldings:</p> <ul style="list-style-type: none"> <li>• Two original openings</li> <li>• Decorative mouldings on both sides of the wall in these locations: <ul style="list-style-type: none"> <li>• around the base of the column</li> <li>• at the top of the column</li> </ul> </li> </ul> <p>at the corner near the rear opening</p>
	Level of Significance	High
	Notes/Justifications	<p>Openings on G/F existed before last revitalisation (please refer to survey drawings from 2008 HIA report).</p> <p>The element is intact and original, and is an integral part of the character of the historic building.</p>
	Photo(s)	


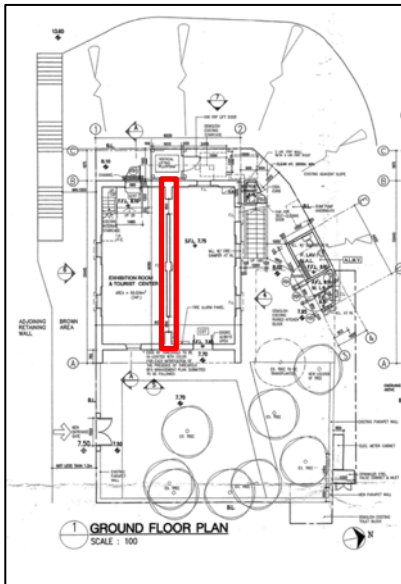
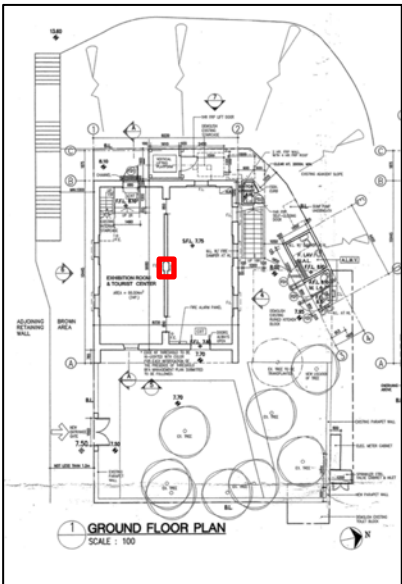





Decorative mouldings at the top of the column:



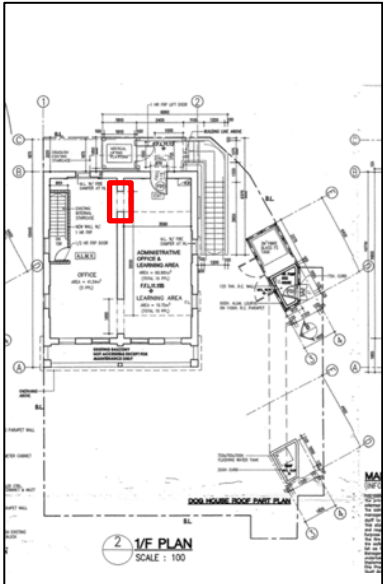

Decorative mouldings at the base of the column:

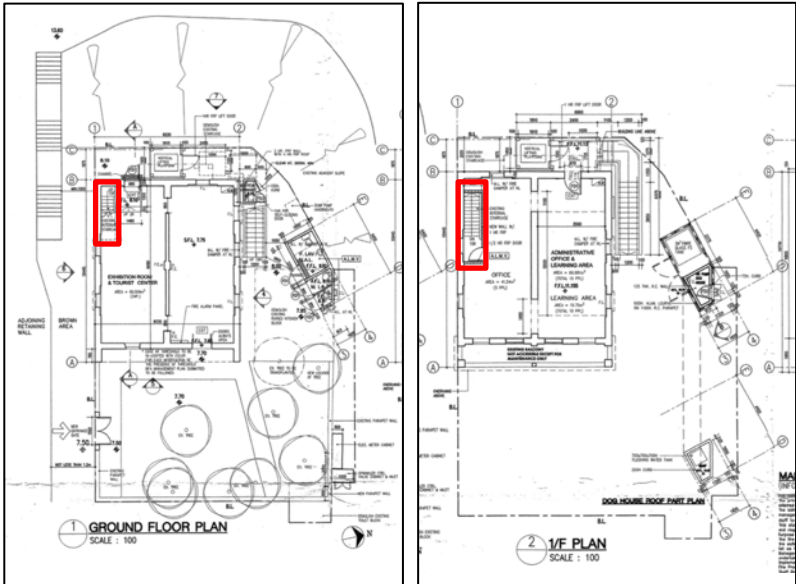



		<p>Decorative mouldings at the corner near the rear opening:</p> 	
	Location Plan	<p>Location of brick partition wall:</p> 	<p>Location of column:</p> 
C7	Description of the Element	<p>Interior brick partition wall (1/F ) with original opening near the front part of the building and decorative mouldings at both the top corners of the front opening.</p>	
	Level of Significance	<p>High</p>	
	Notes/ Justifications	<p>The front openings on 1/F did not exist before last revitalization. However, according to 2008 survey drawing, the wall thickness at the location of the current front opening was thinner than the rest of the partition wall. This may suggest that an opening may have existed originally, and may have been blocked by users before the last revitalization. It was then re-opened during last revitalization.</p> <p>Although there are minor alternations of the element, the element is original and is an integral part of the character of the historic building.</p>	

	<p>Photo(s)</p>	 <p>Front Opening:</p>  <p>Decorative Mouldings at Corners of Front Opening:</p> 
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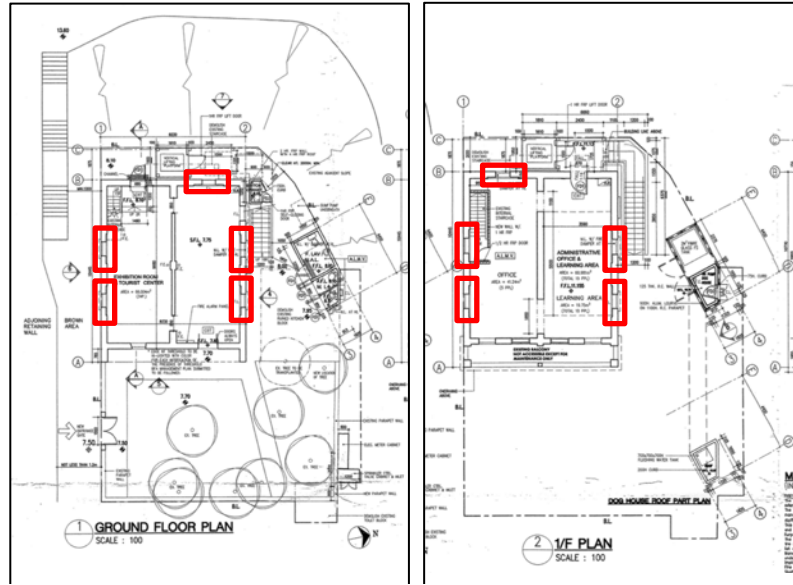
	Location Plan	
C8	Description of the Element	Rear opening of interior brick partition wall (1/F ) with no decorative elements
	Level of Significance	Neutral
	Notes/Justifications	The rear opening did not exist before the last revitalization. (please refer to survey drawings from 2008 HIA report) and was added in the last revitalization.
	Photo(s)	

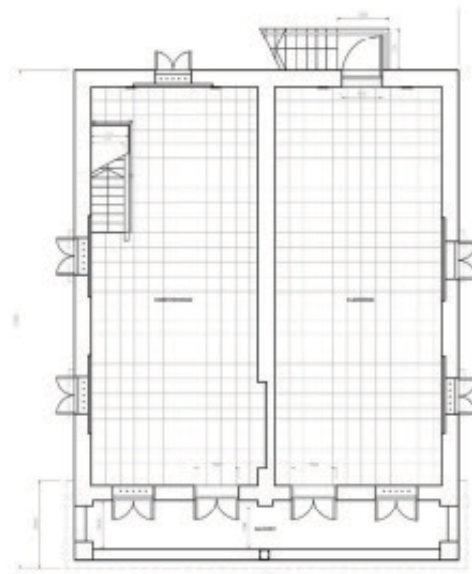
	Location Plan	
C9	Description of the Element	<p>Internal staircase</p> <ul style="list-style-type: none"> <li>• Concrete staircase</li> <li>• Balustrade with round profile at the top</li> </ul>
	Level of Significance	High
	Notes/Justifications	The concrete staircase is currently covered by carpet. But the element is intact and original, and is an integral part of the character of the historic building.
	Photo(s)	

	Location Plan	
C10	Description of the Element	Staircase enclosure and fire door
	Level of Significance	Neutral
	Notes/Justifications	Staircase enclosure and fire door was added in the last revitalisation
	Photo(s)	

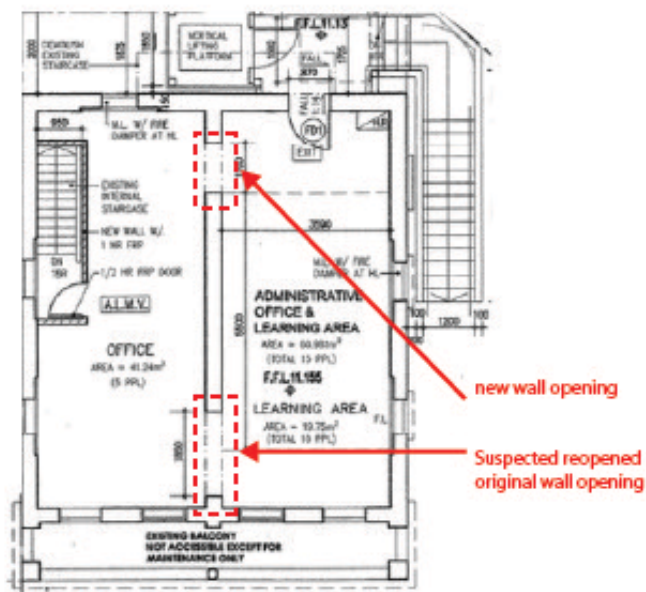
	Location Plan	
C11	Description of the Element	Internal recessed wall enclave for the windows in-swings
	Level of Significance	High
	Notes/Justifications	The element is intact and original, and is an integral part of the character of the historic building.
	Photo(s)	

Location  
Plan





1/F plan of Fong Yuen Study Hall  
before revitalisation (surveyed in 2008)



1/F plan (As-built drawing, 2012)

Figure 120 Location of wall openings on 1/F

# 05

## CHAPTER FIVE CONSERVATION POLICIES

The conservation policies has been developed to ensure appropriate maintenance, management and conservation process, and guide the repair, restoration and alterations & additions of Fong Yuen Study Hall. These policies ensure the compatibility of the heritage building with its new use, while also preserving its status as an important heritage landmark and retaining its high heritage values.

### 5.1 Conservation Principles

This conservation plan has been developed in accordance with the principles and standards outlined in various international charters, including:

- Venice Charter (1964)  
*ICOMOS International Charter for the Conservation and Restoration of Monuments and Sites*
- Burra Charter (2013)  
*The Australia ICOMOS Charter for Places of Cultural Significances*
- The China Principles (2015)  
*The ICOMOS China Principles for the Conservation of Heritage Sites in China*

There is no doubt that to cater the project objective for adaptive reuse of the conserved historic building, converting the existing Fong Yuen Study Hall from Tourism & Chinese Cultural Centre cum museum into the Experiential Learning Center, sufficient flexibility for new additions & alteration works for meeting new requirements such as storage, conservation, display and education area should be balanced off. Any new changes to the existing structures should be well considered and provided that such alterations will not impair the heritage value of the Grade 3 historic building, where designation: Building of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable allows for certain necessary changes to be made and indicates that alternative ways of recording detail may be appropriate. However, the following policies and guidelines of determining appropriate treatments and level of intervention for future conservation works should be noted also.

### 5.1.1 Conserve heritage value

Preserving the heritage value of a historic place in a nuanced approach that respects the changes that occur over time and are representative of a particular period. Refrain from removing, replacing, or substantially altering the intact or repairable character-defining elements that contribute to its heritage value.

Later additions considered of no significance or intrusive should be removed. In the case of elements necessary for the fulfilment of statutory requirements, keeping of such elements can be considered, and/or be replaced with better-designed elements that could minimise the impact (both visually and architecturally) to the historic building and its CDEs.

### 5.1.2 Retain authenticity and integrity

Respect their original character and architectural style and retain their traditional building materials and construction systems to the greatest extent possible. Ensure that the building remains an authentic representation of its time and place and contributes to our understanding of the cultural and historical context in which it was constructed.

Avoid creating a false sense of historical development, do not add elements from other historic places or combine features of the same property that never co-existed.

### 5.1.3 Minimum intervention

When undertaking interventions on historic building, respect its heritage value and minimize any treatment or intervention to the building fabric. The gentlest means possible should be used for any intervention, and it should be physically and visually compatible with the original structure and identifiable. Character-defining elements should be repaired rather than replaced, unless they are too severely deteriorated to repair, in which case new elements should match the forms, materials, and detailing of the original elements. It is important to thoroughly document any intervention for future reference, including a detailed description, materials used, and any changes to the building's fabric.

### 5.1.4 Reversible additions

When making any interventions or adaptations to a historic building, ensure that any changes made to the building fabric are reversible without causing damage to the existing structure. Any new additions or related construction should be designed in a way that does not impair the essential form and integrity of the historic place. In the event that the new work needs to be removed in the future, the building should be able to revert back to its original state without causing any damage.

### 5.1.5 Integrating old and new

When creating new additions or constructions in a historic place, it is important to conserve the heritage value and character of the building fabric. The new work should be physically and visually compatible with the original fabric, while still distinguishable.

## 5.2 Conservation Policies and Guidelines

This section presents a comprehensive set of specific standards and guidelines to facilitate the planning and design of the proposed revitalization and adaptive reuse of Fong Yuen Study Hall. These guidelines aim to ensure the successful implementation of recommended conservation processes, including interventions related to building fabric, structure, materials, and building services. Additionally, the guidelines specify the necessary requirements and procedures to be followed throughout the various stages of the conservation work.

### 5.2.1 New Use

#### Policy 1

The original use of Fong Yuen Study Hall is formerly built to house a school. The new use of Fong Yuen Study Hall should be compatible to its original use. The proposed use should be accommodated as far as possible within the existing layout of the heritage building and should avoid any unnecessary interventions.

- The proposed use should not extensively alter the historic structure and layout in order to suit the new use.

### 5.2.2 Built Fabric

#### Policy 2

The key architectural features of Fong Yuen Study Hall should be subject to minimal intervention in order to preserve their character and heritage value. Retaining these features as far as possible to maintain the architectural merits of this historic building.

#### Policy 3

In cases where changes are necessary to accommodate adaptive reuse for operational or statutory compliance, flexibility should be allowed. However, modifications to the Character Defining Elements should be avoided especially the building's main elevations. Where possible, additions and changes should focus on areas of low impact to the historic building.

- The characteristics of the buildings, a traditional Chinese village house influenced by Western features, should be maintained.
- The building fabrics and the original features of the front elevation, including all external rendered walls, gable walls and projecting fins over window & door openings should be retained and unaltered and repaired as necessary.
- The roof form including the flat roof and pitch roof with its clay tiles and ridges should in general be retained and kept intact.
- The entrance on the front elevation including mouldings at its door jambs and head, granite threshold, timber doors, timber door frame, traditional door lock, ironmongeries and granite threshold should be retained unaltered. There should be no additional installation or opening or change in the size of the opening.

- The window and door openings should be retained unaltered. Alterations to these openings on side and rear elevations may be permitted to suit current building standards subject to further review, provided that the projecting fins is left unaltered.
- The balcony and roof parapet around the flat roof including its columns, bracket, balustrades with coping rails, geometric pattern screens, pediment and pedestals with decorative finals, Chinese characters, motifs and cornice mouldings should be preserved in-situ and repaired as necessary.
- If additions and changes are necessary, they can be done on areas of low impact to the historic building, such as the rear and side elevation.

#### Policy 4

Prioritize the principle of repair over replacement when carrying out conservation works. If replacement becomes necessary, it should be carried out in a like-for-like manner, encompassing both design and material and utilizing the skills and technologies from the relevant period whenever possible.

- The identified Character Defining Elements should be retained and repaired to the greatest extent possible.
- Replacement should only be considered when the identified element is beyond repair and there is no practical alternative.
- Salvage and reuse any original materials and components on site that are in good condition to preserve the heritage value of the historic building.

### 5.2.3 Additions and alterations

#### Policy 5

When undertaking new additional works, ensure that the new design integrates sensitively with the original building fabric without compromising its heritage value. The design should be compatible with the existing historic building fabric while also being distinguishable from it. In the event that removal of these additions is required in the future, they should be reversible without causing any unnecessary damage to the existing building fabric.

- Any new building block, which replaces the existing one (added in last revitalisation) should be as compact as it is technically possible, while balancing the need of future user.
- New building block should maintain a visual and architectural distinction with the original historic building. The massing of the building block should be separated from the original historic building as far as possible.
- The material finishes chosen for the new stair platform should contrast with the materials of the historic building, so that the new and the old parts remain visually legible.

#### Policy 6

Provision for a new additional structure should be designed to be both contemporary and compatible with the existing building fabric. The new construction should be set away or detached from the existing structure to the greatest extent practical in order to create a readable narrative and minimize adverse visual impacts to the historic building.

- Additional structure constructed outside the building should have a subdued and low-profile design that is both compatible with and distinguishable from the surrounding area.

#### Policy 7

Provide adequate provisions for universal access to the building for people with disabilities, while minimizing any potential impacts on the existing building fabric. Avoid any intervention in the Character Defining Elements of the building where feasible, in order to preserve the historical and cultural significance of the site.

- The granite threshold (CDE item with high significance) of the G/F main entrance may cause obstruction to the universal access route. The current wheelchair ramp disrupted the integrity of the front façade and partially masked the granite threshold. A removable wheelchair ramp shall be designed and the on-site staff should be properly trained and instructed to store the ramp properly after use.

#### Policy 8

When modifying existing building services and systems, integrate and arrange them sensitively without compromising the building's main elevations (front and side elevations) and character defining elements. Conceal new building services as much as possible, and if exposure is avoidable, to minimize any visual impact with neat and careful arrangement.

- Building services and systems should be carefully designed to minimize any potential adverse impact on the character defining elements.
- The restored timber roof structure of historic interest should not be concealed from public appreciation, installation of main services or pipelines at the timber roof structure should be avoided as far as possible.
- Make use of existing openings wherever possible to avoid creating new openings in the existing brick or granite block walls. If new openings are deemed necessary, salvage the entire pieces of affected brickwork for on-site use.

#### Policy 9

Remove any unsympathetic modern additions from a historic building to maintain its integrity and authenticity. If necessary, replace these additions with styles, materials, and finishes that are appropriate to the building.

- Signage on the right-hand side of the main entrance should be removed and replaced with a signage located further away from the historic building.
- Hanging points on the side elevation should be removed.
- Elements that were/are reconstructed according to the historic style of the building should be marked with the year of their restoration in less visible locations, so that the authenticity of the elements can be well-communicated and better interpreted.

## 5.2.4 Setting and landscape

### Policy 10

Preserve the setting of open space at the front of Fong Yuen Study Hall and any future modification or improvement works to this area should respect the existing natural landscape around the site.

- Maintain the prominent open space in the forecourt, which is bounded by low fence walls and the entrance path leading to the historic building through the existing arched gateway.
- The soft landscape elements in the new design should preserve the openness of the forecourt.

## 5.2.5 Interpretation

### Policy 11

Provide interpretation to explain and promote cultural significance of the historic site to the general public. Designated areas inside the building should be reserved for displays, guided tours, and other forms of interpretation to encourage visitors to engage with the site and foster a deeper understanding of its heritage value.

- Regular guided tours and open days should be provided to the public to enhance their awareness of the built heritage and promote education about the cultural significance of the site.
- The 1/F area of the building will be preserved and converted into a heritage interpretation gallery, with a newly constructed stair platform connected to the entrance forecourt.
- The interpretation content should cover key themes such as the historic, architectural, and social significance of the Fong Yuen Study Hall, traditional Hakka livelihood in Tin Liu, the history of old Ma Wan, and the processes of previous (Batch I) and current (Batch VI) revitalisation. These contents could be displayed through 2D printed materials and/or digital displays, and be complimented with interactive materials/methods such as QR codes and/or mixed-reality mediums.

### Policy 12

Present the retained character-defining elements of a historic building in a manner that highlights their heritage value and former use. Appropriate signage, illustrative, or textual information should be provided to explain how the retained elements were used and their significance to the historic building's values.

- Expose original building features, eg. timber roof structure, moulding, and exposed stone walls, granite door threshold and door lintel, etc. to enhance public awareness of the building's special features and significance.

## 5.2.6 Documentation

### Policy 13

A photographic and cartographic survey should be completed before commencing any programme of works on the historic building. This survey should include photographs related to a layout plan and deposited in an appropriate archive to ensure the creation of a comprehensive record of the building's existing condition for future reference.

### Policy 14

The documentation produced for obtaining statutory approvals, procurement, and construction purposes, including method statements, contractor-designed elements, and manufacturers' data sheets, be retained indefinitely. These documents, along with the Heritage Impact Assessment, photographic survey, and cartographic survey, should serve as a comprehensive record of the changes made to the building and the policy considerations related to these changes.

- A photographic and cartographic survey of the current Fong Yuen Study Hall and its gateway should be carried out before the commencement of construction works on site.
- A copy of the photographic and cartographic survey, record drawings, construction drawings, method statements, contractor-designed elements, and manufacturers' data sheets should be kept at the office of the operator's management team, and should be provided to the AMO for future references.

## 5.2.7 Management and maintenance

### Policy 15

Establish a detailed maintenance and management plan to ensure the proper use and preservation of a historic building during adaptive reuse. This plan should guarantee that the heritage site is kept in good condition and is in compliance with conservation policies and best practices.

- A maintenance and management manual for the Fong Yuen Study Hall should be developed after the revitalisation work.
- The manual should be reviewed periodically.
- The frontline staff and management team of the operator should be given proper training to ensure proper understanding of the contents of the manual.
- For details, please refer to Chapter 8 of this report.

# 06

## CHAPTER SIX

### IMPACT ASSESSMENT AND RECOMMENDATIONS

#### 6.1 Project Objective

The revitalisation project of Fong Yuen Study Hall into an Experiential Learning Center is an engaging initiative aimed at serving a diverse range of individuals, including children, youth, families, seniors, public visitors, and members of the BBHK. The program offers a wide range of services tailored to different groups. These services include free guided tours and open days for public visitors, as well as specialized guided tours, experiential workshops, and STEM learning sessions that are available for a fee. The objectives of revitalizing Fong Yuen Study Hall are as follows:

- To educate the visitors about the historical, cultural, social, and architectural significance of the Fong Yuen Study hall with exhibitions and displays, as well as through the architectural elements of the historic building
- To preserve and enhance the original function of Fong Yuen Study Hall as a place of learning and to highlight its place within the landscape of heritage sites in Ma Wan. The project will also seek to continue its original function of education and learning.
- To revitalise the historic building by integrating STEM (Science, Technology, Engineering, and Mathematics) elements and offer high-quality experiential activities related to history, culture and the environment.
- To enhance the interest and skills in innovation and technology among different age groups, cultivate their common abilities such as creative thinking, resilience, problem-solving skills and teamwork, and thereby cultivate their morals and character, promote whole-person development and growth, and continues Fong Yuen Study Hall's historic role as a place for education
- To foster connections among local residents, organizations and institutions, encouraging their active participation in the revitalisation process and contributing to the preservation of intangible cultural heritage through highlighting its symbolic meanings in the local community. The project seeks to invite old neighbours in the community to work together to create diversified experience activities, allowing people from all walks of life to see, hear, and feel the rich and unique history, culture and natural ecology of Ma Wan. It also allows different community stakeholders in Ma Wan to unite and jointly build the unique community capital of Ma Wan in the process of revitalizing the Fong Yuen Study Hall

## 6.2 Proposed Use

The revitalized site will accommodate the following facilities and functions:

### 6.2.1 Heritage interpretation area

An indoor heritage interpretation area will be established in the building. It will showcase the rich history of Fong Yuen Study Hall and the Ma Wan area, conveying the cultural significance of the historic building, the traditional Hakka livelihood in Tin Liu, and the history of old Ma Wan.

### 6.2.2 Workshops

Experiential workshops that facilitate STEM learning sessions will be provided in the learning areas of the building.

### 6.2.3 Administrative office

An administrative office will be provided on the first floor to support the operation and management of the historic building.

### 6.2.4 Outdoor courtyard

The reconstruction of the escape staircase and toilet block will encourage the use of the open forecourt for public gatherings by the local community, visitors and students.

### 6.2.5 Guided tour

Guided tours will be organized for public to gain an understanding of the cultural significance of Fong Yuen Study Hall.

## 6.3 Statutory Requirements

### 6.3.1 Town planning and land requirement

The subject site is situated within the "Village Type Development" ("V") zone, as delineated in the approved Ma Wan Outline Zoning Plan ("ZP) No. S/I-MWI/14. Presently, the site functions as the "Ma Wan Residents Museum with Ancillary Tourist Centre, Learning Centre, and Administrative Office under Revitalising Historic Buildings Through Partnership Scheme," operating under planning permission No. A/I-MWI/41 since 2009.

The proposed use, designated as the Fong Yuen Study Hall, remains consistent with the existing purpose. Primarily classified as a museum, it falls under the "Place of Recreation, Sports, or Culture" category in Column 2 of the OZP. Alongside the main use, ancillary functions such as learning areas and administrative offices are included. Given that the planning permission was originally obtained in 2009 and the proposed revitalisation maintains the existing main use, a Section 16 planning application to the Town Planning Board is unnecessary subject to no-objection comment anticipated in February 2024.

### 6.3.2 Compliance with the Building Ordinance

The proposed revitalisation works are alterations and additions works (A&A works) necessitating statutory submissions to the Buildings Department. The general building plan submission was made to the Buildings Department in December 2023, anticipating approval in February 2024.

#### 6.3.2.1 Enhanced Fire Safety Provisions

Three non-compliance items with Hong Kong's current building codes have been identified due to site constraints. These include:

1. An existing 750mm width exit staircase;
2. the presence of 49 persons in the PPE site without abutting on any thoroughfare; and
3. an unprotected external exit staircase within 6m from the site boundary.

The fire engineering study conducted in 2012 comprehensively analysed the fire safety aspects of the building. The study incorporated a Computational Fluid Dynamics (CFD) analysis, demonstrating that all occupants could safely egress from the building in case of fire with the proposed enhanced measures and on the assumption of occupancy of 34 people on G/F and 15 people on 1/F. The provisions are listed below.

Technical measures:

1. Provide fast-response sprinkler to cover the building.
2. Provide smoke detector to cover the building; the detectors is connected to Fire Services Communication Centre by direct link.
3. Provide audio/visual advisory system to the building.
4. Provide breathing masks at 1/F.
5. Provide dry powder fire extinguishers at G/F and 1/F.
6. Provide edge tile or equivalent measure to the step edges of the internal staircase.

7. Provide emergency lighting to the internal staircase.

#### Management Measures:

1. Keep the G/F main entrance doors open during opening hours.
2. Limit the use of 1/F as office and learning area instead of PPE.
3. Allow only staff and members of BBHK to 1/F and provide briefing on the evacuation strategy once the visitors arrive. All visitors participating in guided tours will become BBHK members.
4. Provide staff training for fire fighting and crowd control.
5. Conduct fire drill every half year.

The above technical measures and management measures will be adhere to in the revitalised Fong Yuen Study Hall. In view of management measures 2 and 3, the current proposed learning area at 1/F is considered acceptable uses as the participants of the learning activities are members of BBHK, and will be guided and attended by the staff of Fong Yuen Study Hall at all times. The staff shall assist evacuation of the participants in case of fire to align with the intention of the established management measures and provide the sufficient safety margin.

#### 6.3.2.2 Licensing Requirements

In terms of licensing requirements, the proposed revitalization requires a temporary Public Place of Entertainment licence for the exhibitions on the ground floor, while a school licence is not deemed necessary. Consultation has been undertaken with the Food and Environmental Hygiene Department and the Education Bureau to ensure adherence to the regulatory framework.

#### 6.3.2.3 Means of Escape (MOE)

The 2012 fire engineering report justifies the deviations from the Code of Fire Safety for both internal and external staircases. The fire engineering study in 2012 took into account various fire scenarios, assuming a medium fire growth rate, and demonstrated Available Safe Egress Time (ASET) greater than the Required Safe Egress Time (RSET) using CFD analysis. The study suggested that the fire safety of the Fong Yuen Study Hall would be at an acceptable level with the proposed enhanced measures.

The external fire escape staircase serving the first floor is proposed for reconstruction. The redesigned staircase, with a minimum width of 1500mm, is designed to facilitate two-way traffic, serving as both access and escape in case of a fire. This design aligns with the fire scenarios outlined in the existing 2012 fire engineering report.

The provisions from the fire engineering reports have been considered and incorporated into the submitted General Building Plans, subject to review and approval from the Buildings Department and/or the Fire Services Department.

#### 6.3.2.4 Fire Resisting Construction (FRC)

In light of the revitalization conducted in 2012, the building elements then met the Fire Resisting Construction (FRC) requirements. The proposed new external staircases and associated building services have been designed to align with the latest FRC requirements,

incorporated into the General Building Plans. As of January 2024, the relevant provisions are under review by the Buildings Department for their approval.

The fire engineering study in 2012 indicated that all openings within 6 metres of the external staircase would be provided with fire rated wall and door, fixed lights or fire shutters with a fire resistance period (FRP) of at least half an hour. It ensures that occupants inside the building will be shielded from fire hazards outside for at least 30 minutes. With design considerations, the fixed lights will be relocated to the internal side of the window openings.

#### 6.3.2.5 Means of access for firefighting and rescue

Emergency Vehicular Access (EVA) provision could not be complied with due to topographical features, with modification granted by the Buildings Department during the 2012 revitalization works. The focus of the 2012 fire engineering study is on safe evacuation, demonstrating the occupants' ability to escape in a short time, even in the absence of proper thoroughfares and EVA.

The 2012 fire engineering study did not prioritise the access of firemen as a critical measure for fire safety. Instead, the report underscored the effectiveness of safe evacuation for occupants with an evacuation strategy in place even without the provision of thoroughfares. The study demonstrated that, in the three worst credible fire scenarios, occupants inside the FYSH could evacuate to open air rapidly, maintaining a sufficient safety margin. The evacuation simulations revealed that the building's small-scale, two-story structure with a spacious courtyard eliminated the possibility of jamming among evacuees.

#### 6.3.2.6 Evacuation strategy

In terms of fire emergency response, FYSH management plays a crucial role. In the event of a fire, the management is responsible for appointing safety staff to perform their duties. Upon confirmation of a fire accident, immediate notification to the fire brigade via the emergency call number 999 is essential. The evacuation process is initiated promptly, with public announcements guiding visitors to evacuate immediately and follow FYSH staff instructions regarding egress directions and routes.

FYSH staff positioned near the fire origin direct visitors away from the affected area in an orderly manner. Upon the arrival of the fire brigade, FYSH management would hand over control to the fire service, providing accurate information on site and building conditions, means of escape, fire situation, and evacuation status. While there is no provision of vehicular access of the fire brigades in the fire engineering study, the study attributes this to the proven safety margin of evacuation outlined in the report.

#### 6.3.2.7 Barrier free access

Despite the absence of vehicular access to the entrance of Fong Yuen Study Hall due to geographical constraints, a pedestrian access route from the public footpath has been established. Existing removable ramp at the main entrance and the existing vertical lifting platform are to be retained to provide barrier-free access. Nonetheless, new accessible toilets compliant with the latest Design Manual for Barrier-Free Access, are planned for inclusion in the revitalised Fong Yuen Study Hall. These features have been incorporated

in the current general building plan submission to the Buildings Department in December 2023.

#### 6.3.2.8 Fire services

The provisions of fire hose, hose reel, sprinkler system, manual fire alarm, visual fire alarm, emergency lighting, and exit signs will be retained or replaced as needed. To align with the proposed layout of the new external staircase, the system hose reel water tank, one duty pump, and one standby pump will be relocated. Potable fire extinguishers for the new pump house and switch cabinet will also be provided.

Regarding the sprinkler system, the source of water supply for the sprinkler system is directly linked to the Town's Main Connection. The sprinkler system incorporates fast-response type sprinklers which activate more swiftly than standard-response sprinklers under identical conditions for enhanced efficiency. The existing improvised sprinkler system, without a sprinkler water tank, will remain unchanged. However, its layout may be reconfigured to accommodate the alterations proposed in the revitalization project.

The actual actuation time of these sprinklers depends on specific fire scenarios, with predictions extracted from the fire engineering study conducted in 2012 for G/F and 1/F as follows:

Parameter	Value	
	G/F	1/F
Input		
Headroom, m	3.2	5.4
Sprinkler RTI, (m/s) <sup>0.5</sup>	50	50
sprinkler actuation temperature, °C	68	68
Initial room temperature, °C	25	25
Horizontal distance between sprinkler and fire, m	2.5	2.5
Fire growth characteristic constant, kW/s <sup>2</sup>	0.01172	0.01172
Output		
Sprinkler actuation time, s	210	282
Fire size when sprinkler actuated, kW	516	930

Nonetheless, the 2012 fire engineering study has considered scenarios involving the failure of the improvised sprinkler and the suspension of the main water supply, and demonstrates that in such scenarios all occupants were anticipated to safely evacuate to a temporarily secure location before untenable conditions could be reached in the event of a fire.

#### 6.3.2.9 Provision of sanitary fitments

A new toilet block, featuring new toilets and an accessible toilet, is proposed for the external staircase area, ensuring compliance with the minimum provisions of sanitary fitments.

#### 6.3.2.10 Protective barriers

The existing historical balustrades of the balcony do not comply with the current statutory requirements. Since it is not preferable to alter the historical balustrade with additional protective barriers and railings which inevitably cause damages to the historical building element(s), “management approach” will be adopted by keeping the balcony inaccessible to general visitors and users to mitigate potential hazards without compromising the historical building elements.

#### 6.3.2.11 Lightning protection

Currently, there is lightning pit and rod provision at the lifting platform. The Building Services Engineer advised that it shall be able to cover the entire site, ie. the historic building and the new staircase and toilet block. In the project’s AP’s view, the building is not of high risk to lightning, subject to BD’s approval.

## 6.4 Condition of Fabric

### 6.4.1 Description of the existing site

#### The main block

The structural elements of the existing heritage building include the periphery stone masonry walls, the central brick wall, reinforced concrete beams and floor slabs on the first floor, balcony on the first floor, and the original central concrete column on the ground floor.

As the building was revitalised in around 2012, the roof was constructed with a new grid of timber purlins which are supported on the central brick wall and the end stone block walls. They were designed to resist dead loads and uplift due to wind loads. All other existing structures were retained.

Schedule of Materials for the main block	
Reinforced Concrete	NA
Timber	Type of timber: Chinese fir Class: Class A Flexural stress in extreme fibres: 7MPa Flexural stress in extreme fibres of floorboards: 5.5MPa Shear stress in direction of grain: 0.7MPa Compress stress perpendicular to grain: 2.4MPa Tension in direction of grain: 10.3MPa Modulus of elasticity (mean): 11,000MPa
Soil	Allowable bearing capacity of completely decomposed tuff: 80kPa

#### The toilet block

As part of the 2012 enhancements, a one-hour fire-rated steel staircase with a disabled lift platform elevator was newly constructed on the western and northern sides of the original heritage structure. The lift meets the Barrier-Free Access requirement and is supported by steel beams with Durasteel panels resting on a 450mm thick footing. Additionally, a two-storey lavatory of reinforced concrete was introduced during the same period, structured as a slab-bearing wall system supported by a 250mm thick footing. The external staircase and the toilet block are planned to be replaced with enhanced design.

Schedule of Materials for the toilet block	
Reinforced Concrete	Concrete grade: C35/20 Concrete cover: - Slab 25mm - Wall 25mm - Footing 50mm Reinforcement: - High yield steel bar: 460N/mm <sup>2</sup>

	- Mild steel bar: 250N/mm <sup>2</sup>
Structural Steelwork	Grade S275



Figure 121 Side view of the existing toilet block.



Figure 122 Rear view of the existing toilet block.

#### 6.4.2 Structural Appraisal

The structural appraisal from 2011 employed a design load of 5.0kPa at ground level and 3.0kPa at the first floor. In this connection, the minimum requirements of 5.0kPa for museum use on the ground floor and the 3.0kPa requirements for offices and classrooms as per the Code of Practice for Dead and Imposed Loads 2021, could be met.

The RSE had conducted visual assessment, and determined that the existing Main Block is in good condition. It is expected that no substantial reinforcement or repair is necessary. A structural appraisal report is under preparation.

Design load of Fong Yuen Study Hall (FYSH), toilet block, and external staircase						
	FYSH		Toilet Block		External Staircase	
Floor	Imposed Load (kPa)	Finish Load (kPa)	Imposed Load (kPa)	Finish Load (kPa)	Imposed Load (kPa)	Finish Load (kPa)
G/F	5	1.5	3	1.5	3	N/A
1/F	3	1.5	10	1.5	-	N/A
1/F Balcony	0.75	1.5	-	-	-	-
Flat Roof	0.75	1.5	7.5	1.5	0.75	N/A
Pitched Roof	0.75	-	-	-	-	-

#### 6.4.3 Recommendations

##### 6.4.3.1 Proposed use and design load

The proposed allocation of uses maintains the ground floor for museum use, while the office is designated on the first floor. Learning areas for STEM workshops will be distributed across both the ground floor and the first floor, optimising space for students and visitors to engage more effectively with the rich history of Ma Wan from diverse

perspectives. These arrangements were supported by the 2011 structural appraisal report for satisfying the minimum required design load.

#### 6.4.3.2 Relocation of external staircase

Strategic relocation of the external staircase further away from the building is recommended. This not only facilitates a clearer appreciation of the original heritage building's fabric but also enhances the distinction between the new and the old. The existing external staircase and the associated toilets and plant rooms shall be demolished and replaced with the proposed external staircase, ancillary plant rooms, flushing water tank, fire services water tank and sanitary fitments which will be located on-grade instead of underground.

In the preliminary structural design, the external staircase will be supported on steel beams with Durasteel panels, the foundation shall be spread footing.

#### 6.4.3.3 Conclusion

A comprehensive structural appraisal is currently in preparation, for consolidating the structural adequacy and assessment of the building in its existing condition. An interim version of the appraisal with calculations concluded that, in view of the good condition of the building and the proposed uses aligning with the previously designed and approved uses, it is anticipated that no major repair or strengthening is necessary.

## 6.5 Key Design Proposal

The key proposed works for the revitalisation project are listed below:

1. Overall site approach
  - a. The project intends to renovate and adaptively re-use the existing FYSH as Experiential Learning Center with learning areas, exhibition area and an office area.
  - b. A new, integrated fire escape staircase and toilet block will replace the existing fire escape staircase and toilet block, together with a new pump house as a new block. It will be lower than the existing toilet block and located further away from the historic building, leaving the north façade to be more visible for the appreciation by the visitors.
  - c. The existing fire services water tank and flush water tank will be relocated to the outside of the low boundary wall. While the entrance gateway and low boundary walls will be repainted. The new landscape design of the forecourt will maintain its current openness.
2. Conservation and Conversion Works:
  - a. Exterior  
No major works will be carried out on the façades and roof of the

historic building, except the following:

- Clean, repair and repaint the facades of the building and boundary walls;
- Clean, repair and repaint the roof and its structure;
- Clean, repair and repaint the restored main entrance doors, restored balcony doors, restored timber windows and grilles; and
- Take down and re-install the existing fire-rated (FRR) glasses on north and west façade from the external side to the space between the timber windows and metal grilles, in order to minimise the visual impact and clearly disclose the historic appearance

b. Interior

The layout and setting of the interior will be retained, with the following works proposed:

- Repair and repaint the interior walls, ceilings, beams and columns;
- Replace the existing fire escape doors with new ones;
- Installation of new operable wall panels to interior side walls and new storage shelves to the brick partition walls; and
- Rearrange and reroute the building services elements (eg. indoor air-conditioner units and conduits, components of the fire safety system, electrical conduits and junction boxes, etc.) to provide a tidier outlook and minimise visual disturbance to the underside of the roof.

c. Preserved features for heritage interpretation

The following will be preserved and interpreted by guided tours:

- Low boundary walls and arched entrance gateway;
- Front elevation with roof pediment and parapet, the balcony and its supporting structures, the balustrade with geometric patterns, restored main entrance door and original granite threshold, restored balcony doors, and restored timber windows and grilles;
- Roof pediment and parapet with projecting profiles, decorative motifs in plastered relief, and plastered characters “芳園書室” (name of the school “Fong Yuen Study Hall”) in Chinese calligraphy;
- Side elevations with projected fins over windows ;
- Original internal staircase and balustrade;
- Restored tiled roof and timber structure;
- Existing exposed wall surface showing granite blocks of the northern façade gable wall;
- All decorative mouldings and internal recessed wall enclave for the window in-swings; and

- General spatial organisation of the site and the interior.

## 6.6 Proposed Layout

The new uses of the building is compatible with the existing layout. Therefore the existing layout of the historic building will be retained.

On the G/F, an indoor heritage interpretation area will be established in the building. It will showcase the rich history of Fong Yuen Study Hall and the Ma Wan area, conveying the cultural significance of the historic building, the traditional Hakka livelihood in Tin Liu, and the history of old Ma Wan. A learning area will also be set up to provide STEM leaning sessions and workshops.

On the 1/F, an administrative office will be set up, housing staffs to support the operation and management of the historic building. On the other side of the 1/F, a learning area will similar to the G/F will be set up.

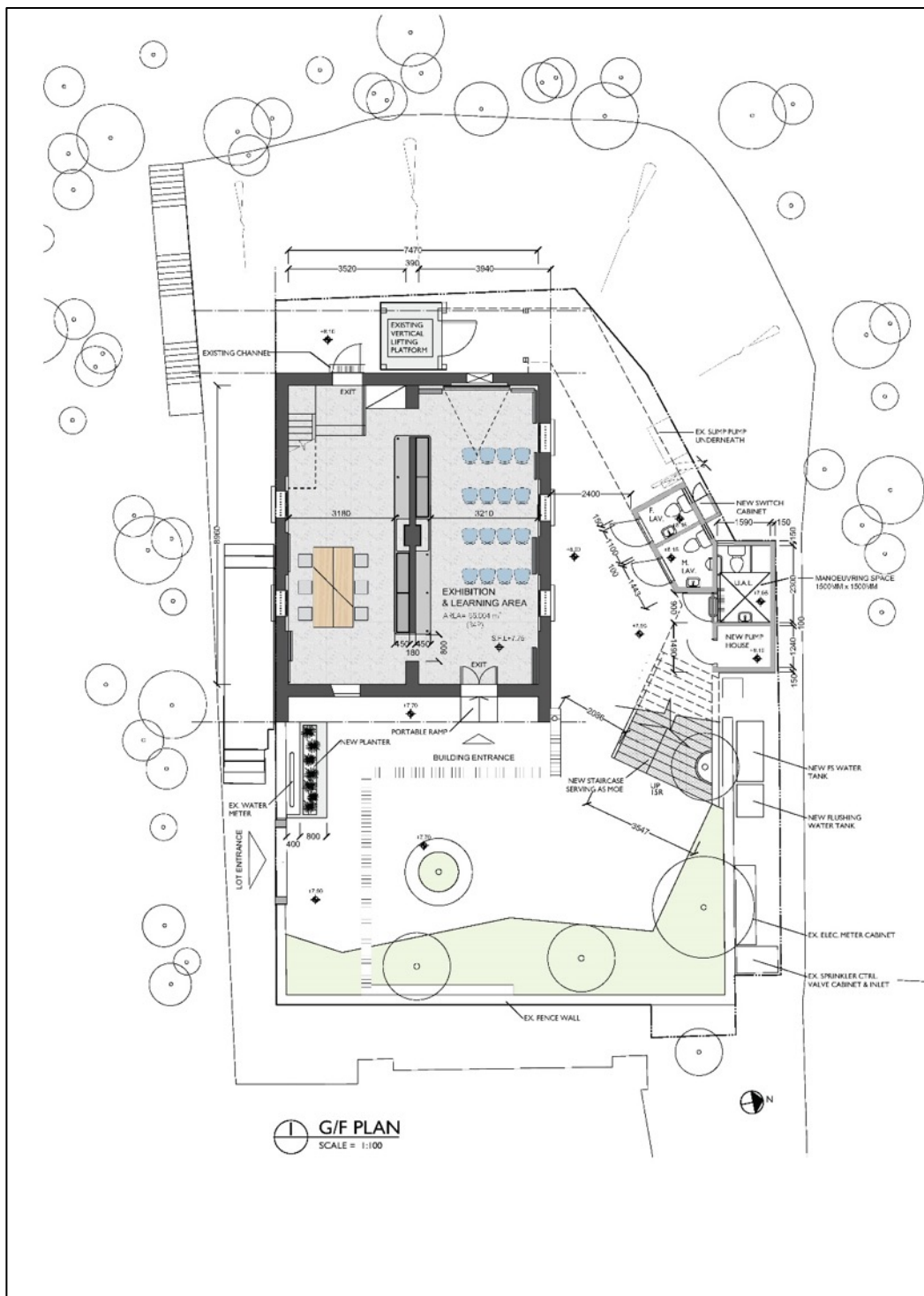
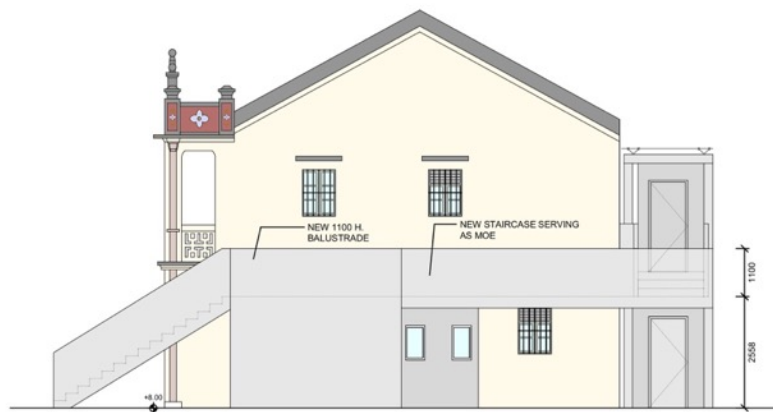
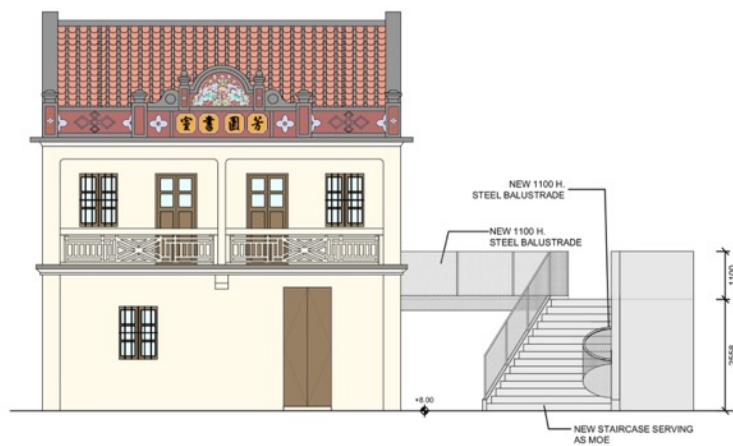


Figure 123 Proposed Design ground floor plan





3 NORTH ELEVATION  
SCALE = 1:100



4 FRONT ELEVATION  
SCALE = 1:100



5 REAR ELEVATION  
SCALE = 1:100

Figure 125 Proposed Design - Elevation

## 6.7 Heritage Impact Assessment

### 6.7.1 Impact Level

The impacts on historic buildings are classified into five levels of significance based on type and extent of the effects concluded in the impact assessment study.<sup>169</sup>

Assessment Level	Definition
Beneficial impact	The impact is beneficial if the proposal will enhance the preservation of the heritage site.
Acceptable impact	The assessment indicates that there will be no significant effects on the heritage site.
Acceptable impact with mitigation measures	There will be some adverse effects, but these can be eliminated, reduced or offset to a larger extent by specific measures.
Unacceptable impact	The adverse effects are considered to be too excessive and are unable to mitigate practically.
Undetermined impact	The significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Further detailed study will be required for the specific effects in question.

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<sup>169</sup> Antiquities and Monuments Office, "Guidelines for Heritage Impact Assessment for Historic Underground Structure", February 2022. Development Bureau, "Technical Circular (Works) No. 1/2022 – Heritage Impact Assessment Mechanism for Capital Works Projects", 2009.

## 6.7.2 Impact assessment study

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
<b>Site</b>							
S-1	Convert the Fong Yuen Study Hall into Fong Yuen Study Hall – Experimental Learning Center	NA	NA	NA	<ul style="list-style-type: none"> <li>To cope with the needs of new operator</li> </ul>	<ul style="list-style-type: none"> <li>Cartographic and photographic surveys to record the FYSH will be conducted before commencement of the construction works. A set of record drawings will be prepared and furnished to AMO after completion.</li> <li>Provision for protection of CDEs will be incorporated into the contract documents for the construction works, followed by regular monitoring of the protection measures by site supervisory staff during the construction.</li> <li>Any renovation, alteration and maintenance works during the construction and future operation of the building should follow the principles set out in the HIA and prior consultation with the relevant bureaux / departments as necessary.</li> <li>The evolution of the building in history should be included in the interpretation contents so that the</li> </ul>	Acceptable impact with mitigation measures

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
						historical and cultural significances of the building can be properly understood.	
S-2	Provide a set of new planter bench to hide the existing water pipe mains in the courtyard	A3	Low boundary walls	High	<ul style="list-style-type: none"> <li>The existing water pipe mains visually disrupted the historic atmosphere of the Fong Yuen Study Hall</li> </ul>	<ul style="list-style-type: none"> <li>The new planter bench should not be structurally attached to the low boundary wall and affect structural stability of the historic building.</li> <li>The appearance of the new addition should be compatible with but distinguishable from the heritage site.</li> <li>The new addition should be understated in design which should not overwhelm the appearance of the forecourt and Fong Yuen Study Hall.</li> <li>The species of plants chosen shall be low in height to avoid obstructing the front elevation visually.</li> <li></li> </ul>	Acceptable impact with mitigation measures
		A4	Forecourt Spatial Setting	High			
S-3	Demolition of the existing external	A4	Forecourt Spatial Setting	High	<ul style="list-style-type: none"> <li>The existing toilet block obstructs</li> </ul>	<ul style="list-style-type: none"> <li>The new staircase and the toilets will be integrated into a unified</li> </ul>	Beneficial impact

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
	staircases, lift tower, and toilet block, and replacing them with a new integrated staircase and toilet block	B3	Rear elevation	Low	<p>the view of Fong Yuen Study Hall from the outside.</p> <ul style="list-style-type: none"> <li>The new design will allow for the relocation of the existing water tanks on the roof of the toilet block, hence reducing the overall height of the toilet block and minimise visual impact to the historic building</li> <li>The later-added metal staircase partially obstructed the side elevation of the historic building, and will be replaced with a more appropriate and better-designed alternative.</li> </ul>	<p>structure and located as far away as possible from the existing historic building to minimise visual impact, and to widen the visual gap for the appreciation of the side elevation of the historic building, and to optimise the openness of the forecourt.</p> <ul style="list-style-type: none"> <li>The new toilet block should have a low-profile design, and should not overwhelm the outlook of Fong Yuen Study Hall.</li> <li>The structure and foundation of the new staircase and toilet block should be light-weighted and independent from the structure of the Fong Yuen Study Hall, and should not affect structural stability of Fong Yuen study hall.</li> <li>The ultimate height of the new staircase and toilet block should be kept as low as possible and minimise the visual impact on the historic building.</li> <li>The outlook of the new staircase and toilet block should be understated in design and complement the historic building architecturally, while</li> </ul>	
		B15	External Staircase	Neutral			
		B16	Lift tower and landing platform	Neutral			
		B19	Toilet Block	Neutral			
		B2	Side elevation	High			

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
						<p>remaining distinguishable from the heritage elements.</p> <ul style="list-style-type: none"> <li>The new staircase and toilet block will be finished in grey colour paint, with steel staircase steps and metal wire mesh balustrade, so as to maintain contrasts with the architectural materials of the Fong Yuen Study Hall (ie. Brick, granite, plaster, tiles, etc.) so that the new staircase and toilet block can be easily distinguished from the historic building.</li> <li>Drawing documentations and photographic survey should be conducted before and after the construction to record the changes.</li> </ul>	

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
S-4	Modification of the layout and landscape design of the forecourt	A4	Forecourt Spatial Setting	High	<ul style="list-style-type: none"> <li>The existing layout of the forecourt was designed to complement the existing toilet block in the past revitalisation. Since a new toilet block is proposed, a new landscape design is necessary.</li> </ul>	<ul style="list-style-type: none"> <li>The design of the new garden should preserve existing trees. Additional elements, including both soft and hard landscape elements should not impose visual impact to the Fong Yuen Study Hall, and should not obstruct the sightline of the front façade of the main historic building.</li> <li>New paving materials should be compatible with, but distinguishable from the historic building</li> </ul>	Acceptable impact with mitigation measures
S-5	Relocation of existing FS water tank on the roof of the toilet block, and flush water tank to the outside of low boundary wall	A3	Low boundary walls	High	<ul style="list-style-type: none"> <li>Since a new toilet block is proposed, the water tank needs to be relocated.</li> </ul>	<ul style="list-style-type: none"> <li>The new water tanks will be installed in the gap between the retaining wall and the low boundary wall.</li> <li>The new location of the new water tanks will not cause visual impact to the low boundary wall, since the low boundary wall is in front of the water tank. Trees can be planted to soften the visual weight of the water tank.</li> <li>The new water tanks will be understated in design which should not</li> </ul>	Acceptable impact with mitigation measures

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
						<p>overwhelm the appearance of the forecourt.</p> <ul style="list-style-type: none"> <li>Trees will be planted around the new water tanks, and screening will be provided to help masking the new water tanks.</li> </ul>	
S-6	Removal of metal fences	B25	Metal fences	Neutral	<ul style="list-style-type: none"> <li>To enhance the authenticity of the historic building</li> </ul>	<ul style="list-style-type: none"> <li>The element was installed in last revitalisation before the formation of the site and construction of platform at the north side of the site. The fence wall had become obsolete after the construction of the platform.</li> </ul>	Beneficial impact
Building - Exterior							
A-1	Relocation of the switch cabinet to the new toilet structure	B2	Side elevation	High	<ul style="list-style-type: none"> <li>To enhance the authenticity of the side elevation</li> </ul>	<ul style="list-style-type: none"> <li>The switch cabinet will be placed at the back of the new open stair, and will not obstruct the sightline to the existing historic building.</li> </ul>	Beneficial impact
		B17	Switch Cabinet	Neutral			
A-2	Removal of hanging points on the side elevations	B2	Side elevation	High	<ul style="list-style-type: none"> <li>To enhance the authenticity of the side elevation</li> </ul>	<ul style="list-style-type: none"> <li>Repair and repaint any damaged façade and drill holes on the external façade and internal walls with</li> </ul>	Beneficial impact
		B20	Hanging points on north façade	Neutral			

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
						materials matching the existing after the work is completed.	
A-3	Removal of signage on the right-hand side of the Main Entrance Door (G/F), and replacing it with a new design	B11	Signage (G/F)	Neutral	<ul style="list-style-type: none"> <li>To enhance the authenticity of the front elevation</li> </ul>	<ul style="list-style-type: none"> <li>Repair and repaint any damaged façade and drill holes on the external façade and internal walls with materials matching the existing after the work is completed.</li> <li>New signage should have a subtle in design and should not overwhelm the front elevation</li> <li>The installation methods of the new signage should be revisable and should not cause any permanent damage to the historic fabric.</li> </ul>	Beneficial impact

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
A-4	Marking the year of reconstruction on existing ceramic rainwater downpipes encasement.	B7	Ceramic downpipe encasement	Neutral	<ul style="list-style-type: none"> <li>To enhance the interpretation on the authenticity of the building element.</li> </ul>	<ul style="list-style-type: none"> <li>The existing rain water ceramic downpipe encasement is not original and was added in last revitalisation. The historic outlook may cause confusions about its authenticity. It is therefore recommendable to mark the year of its reconstruction/addition in relatively less visible location on the body of the pipe casing, so that the authenticity can be better interpreted.<sup>170</sup></li> </ul>	Beneficial impact

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<sup>170</sup> Similar practice can be seen in “Restoration of Duddell Street Steps and Gas Lamps”, where part of the steps and balustrade was damaged when Super Typhoon Mangkhut hit Hong Kong in 2018 and replaced with reconstructed elements. The year of reconstruction was marked on elements that are reconstructed according to historic outlook.

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
A-5	Relocating the existing fire-rated (FRR) glasses on north and west façade to the gaps between the timber French windows and metal grills.	B2	Side elevation	High	<ul style="list-style-type: none"> <li>To enhance the authenticity of the historic building.</li> </ul>	<ul style="list-style-type: none"> <li>Care should be exercised when removing the existing FRR glasses, and minimise the damage to the plaster renderings and granite blocks/bricks on the facades.</li> <li>Timber French windows are to be taken down temporarily with care, and reinstalled after the installation of FRR glasses in the gaps between the timber French windows and metal grills.</li> <li>Repair and repaint any damaged façade and drill holes on the external façade and internal walls with materials matching the existing after the installation is completed.</li> </ul>	Beneficial impact
		B3	Rear elevation	Low			
		B9	Restored timber windows	High			
		B26	Fire-rated glasses and metal fixed lights	Neutral			
A-6	Low boundary walls and entrance gateway - clean and remove organic growth, repair defective plaster renderings, and repaint.	A3	Low boundary walls	High	<ul style="list-style-type: none"> <li>To clean, maintain and/or ensure the proper operation the historic building/element</li> </ul>	<ul style="list-style-type: none"> <li>Soiling and organic growth on the surfaces of the element are to be cleaned with water-based cleaning methods, before other stronger methods (eg. abrasive cleaning, blasting, poultices, chemical, etc) are to be considered.</li> <li>Abrasive cleaning and blasting methods should not be used unless absolutely necessary.</li> </ul>	Beneficial impact
		A3	Entrance gateway	High			

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
						<ul style="list-style-type: none"> <li>Use of polyvinyl alcohol-based peelable poultices and chemical cleaning is generally not allowed, unless approval from the conservation consultant and the AMO is being granted.</li> <li>Spalling to be repaired with material matching the existing.</li> <li>Repaint with a painting system to be approved by the conservation consultant and the AMO.</li> <li>“Like-for-like” approach should be adopted for the repair and repainting. Laboratory tests should be conducted to investigate and determine the ingredients and mixing ratio of plastering material.</li> </ul>	
A-7	Facades of historic building (including roof parapet and pediment, and balcony and its balustrade and supporting	B1	Front elevation	High	same as above	same as above	Beneficial impact
		B2	Side elevation	High			

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
	structures) - clean and remove organic growth, repair defective plaster renderings, and repaint	B3	Rear elevation	Low			
A-8	Roof – to repair defective roofing, main and gable ridges and replace defective roof tiles	B4	Roofs (restored timber roof structures)	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>• “Like-for-like” approach should be adopted for the repair and repainting. The outlook and colour of the elements should not be altered.</li> <li>• Repair the element with traditional methods matching with existing, and with material(s) matching the colour, timber species, design, and size of the existing</li> <li>• Check the timber elements for termite infestation and take necessary actions to exterminate and control the infestation, if any.</li> <li>• Continue monitoring and enforcing termite control measures after the checking</li> </ul>	Beneficial impact

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
A-9	Roof – to repaint main and gable ridges, roof parapet and pediment	B4	Roofs	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>The elements are to be painted with colours matching the existing, and with a painting system to be approved by the conservation consultant and the AMO.</li> </ul>	Beneficial impact
		B5	Roof parapet and pediment	High			
A-10	Roof – repair and refinish defective timber purlins and battens as necessary	B4	Roofs (restored timber roof structure)	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>“Like-for-like” approach should be adopted for the repair and repainting. The outlook and colour of the elements should not be altered.</li> <li>Repair the element with traditional methods matching with existing, and with material(s) matching the colour, timber species, design, and size of the existing</li> <li>Check the timber elements for termite infestation and take necessary actions to exterminate and control the infestation, if any.</li> </ul>	Beneficial impact

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
						<ul style="list-style-type: none"> <li>Continue monitoring and enforcing termite control measures after the checking</li> </ul>	
A-11	Repair of flat roof above the balcony as necessary	B4	Roofs	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>Check for defects such as cracks and water seepages.</li> <li>Repair the defective element(s) with method matching with existing, and with material(s) matching the colour, design, and size of the existing</li> </ul>	
A-12	Main entrance door (G/F) - cleaning of floor hinges and granite threshold	B10	Restored main Entrance door (G/F)	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>The element should be first cleaned with water-based cleaning methods.</li> <li>Abrasive cleaning and blasting methods should not be used unless absolutely necessary.</li> <li>Use of polyvinyl alcohol-based peelable poultices and chemical cleaning is generally not allowed, unless approval from the conservation consultant and the AMO is being granted.</li> </ul>	Beneficial impact

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
A-13	Main entrance door (G/F) – clean, repair, and repaint	B10	Restored main Entrance door (G/F)	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>• “Like-for-like” approach should be adopted for the repair and repainting. The outlook and colour of the door should not be altered.</li> <li>• Repair and repaint the element with traditional method matching with existing, and with material(s) matching the colour, timber species, design, and size of the existing</li> <li>• Check the timber elements for termite infestation and take necessary actions to exterminate and control the infestation, if any.</li> <li>• Continue monitoring and enforcing termite control measures after the checking</li> </ul>	Beneficial impact

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
A-14	Clean and repair of flooring and balustrade at the balcony as necessary	B6	Balcony	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>• Check for broken and loose tiles.</li> <li>• Repair the defective element(s) with method matching with existing, and with material(s) matching the colour, design, and size of the existing</li> <li>• The height of the existing historical balustrades of the balcony do not comply with the current statutory requirements. In this revitalisation proposal, it will continue the current practice of “management approach”. General visitors and users can appreciate the balcony via the glass panels of the balcony doors and windows, but access to the balcony will be blocked as to avoid potential hazards.</li> </ul>	Beneficial impact

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
A-15	Clean, repair, and repaint of windows (including seals, ironmongeries, and glass panes)	B9	Restored timber windows	High	To clean, maintain and/or ensure the proper operation of the historic building/element	<ul style="list-style-type: none"> <li>• “Like-for-like” approach should be adopted for the repair and repainting. The outlook and colour of the windows should not be altered.</li> <li>• Broken glass panes (if any) are to be replaced, and reinstalled using the same method as existing.</li> <li>• Faulty hardwares and/or ironmongeries are to be repaired as far as technically possible.</li> <li>• If the faulty hardwares and/or ironmongeries is beyond repair, replace the elements with new ones with a design matching the original.</li> <li>• Check the timber elements for termite infestation and take necessary actions to exterminate and control the infestation, if any.</li> <li>• Continue monitoring and enforcing termite control measures after the checking</li> </ul>	Beneficial impact

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
A-16	Clean, repair, and repaint of doors to balcony (1/F) (including seals, ironmongeries, and glass panes)	B14b	Door to balcony (1/F) – restored timber paneled French door frame and door leaves, including ironmongeries	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>• “Like-for-like” approach should be adopted for the repair and repainting. The outlook and colour of the doors should not be altered.</li> <li>• Broken glass panes (if any) are to be replaced, and reinstalled using the same method as existing.</li> <li>• Faulty hardwares and/or ironmongeries are to be repaired as far as technically possible.</li> <li>• If the faulty hardwares and/or ironmongeries is beyond repair, replace the elements with new ones with a design matching the original.</li> <li>• Check the timber elements for termite infestation and take necessary actions to exterminate and control the infestation, if any.</li> <li>• Continue monitoring and enforcing termite control measures after the checking</li> </ul>	Beneficial impact

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
A-17	Reusing elements added during last revitalisation - outdoor unit of air-conditioning system, sprinkler control valve cabinet and inlet, electric meter cabinet, metal deck at south elevation	B21	Outdoor unit of air-conditioning system	Neutral	<i>same as above</i>	<ul style="list-style-type: none"> <li>Check and repair the elements as necessary</li> </ul>	Beneficial impact
		B22	Sprinkler control valve cabinet and inlet	Neutral			
		B23	Electric meter cabinet	Neutral			
		B24	Metal deck at south elevation	Neutral			

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
<b>Building - Interior</b>							
B-1	Conversion of the existing interior space to accommodate new use	C1	Interior Spatial Configurations (G/F & 1/F)	High	<ul style="list-style-type: none"> <li>To cope with the needs of new operator</li> </ul>	<ul style="list-style-type: none"> <li>Exhibition and learning area will be set up at the rooms on G/F, and office and learning area will be set up at 1/F. The original building layout and spatial organization will not be altered.</li> <li>The new furniture shall be added in a way where the original decorative moulding would still be readable.</li> <li>The new interior design should be in minimal and subtle design, which could be distinguishable and will not overwhelm the existing historic fabric.</li> <li>Exhibition will be set up on G/F in order not to overload the existing structural capacity of the FYSH.</li> </ul>	Acceptable impact with mitigation measures
B-2		B9	Restored timber windows	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>The design of the new operable wall panels should be minimal and subtle,</li> </ul>	Acceptable impact with

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
	Installation of new operable wall panels to interior side walls	C11	Internal recessed wall enclave for the windows in-swings	High		<p>which could be readily distinguishable from the heritage site.</p> <ul style="list-style-type: none"> <li>The installation of the new operable wall panels should be reversible, and the panels should not be structurally attached to the interior stone wall and affect structural stability of the historic building.</li> <li>The installation of new panels should be designed in such a way that the original recessed wall surface of windows will still be exposed and readable by visitors.</li> <li>The wall panels will be folded during daily operation to ensuring minimum disturbance and visual impact to the CDEs.</li> <li>The new operable wall panels should be designed as reversible, minimal and subtle, so as to make it distinguishable from the historic fabrics and make sure it will not overwhelm the historic elements in the interior space</li> </ul>	mitigation measures
		C4	Exhibit window of exposed stone wall (1/F)	Neutral			

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
B-3	Conversion of one of the existing rooms on 1/F into office and learning area, including the existing exposed portion of the original stone wall	C1	Interior Spatial Configurations (G/F & 1/F)	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>The original building layout and spatial configuration will not be altered.</li> <li>The team is seeking to extend the exposed portion of the original gable wall for better understanding and interpretation of the architecture and construction. Further technical investigation will be conducted to explore the feasibility of exposing bigger area of gable wall, and the protection of the exposed masonry, and will seek further consultation and approval from the AMO prior to the commencement of construction works.</li> </ul>	Acceptable impact with mitigation measures
		C4	Exhibit window of exposed stone wall (1/F)	Neutral			
B-4	Installation of new storage shelves in front of the brick partition walls on G/F & 1/F	C6	Interior column and brick partition wall (G/F )	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>The design of the shelf should leave a gap between the column (G/F) and the shelf so that the architectural element can be more visible and properly interpreted.</li> <li>The shelf should be self-standing and structural independent from the brick partition wall, and should not cause irreversible damage to the masonry elements of the wall.</li> </ul>	Acceptable impact with mitigation measures
		C7	Interior brick partition wall (1/F )	High			

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
						<ul style="list-style-type: none"> <li>Decorative mouldings should remain visible.</li> <li>The new storage shelves should be in minimal and subtle design, so as to make it distinguishable from the historic fabrics and make sure it will not overwhelm the historic elements in the interior space</li> </ul>	
B-5	Replacing existing fire escape doors with new ones	B13a	Rear exit door (G/F) and (1/F) - door opening	High	<ul style="list-style-type: none"> <li>To reduce the current visual interference with the historic atmosphere of the historic building by providing a more minimal design with integrated door drums and panic push bars</li> </ul>	<ul style="list-style-type: none"> <li>The new doors should utilise the existing openings on the walls and avoid damages to the walls.</li> <li>The frames and jambs of the G/F exit door must not cause damage or interference with the original door lintel above the rear exit door</li> <li>Design of the exit door should be compatible with and distinguishable from the historic building.</li> <li>The new doors should be in minimal and subtle design, so as to make it distinguishable from the historic fabrics and make sure it will</li> </ul>	Acceptable impact with mitigation measures
		B13b	Rear exit door (G/F) – newly-installed door leaf and door frame, including hinges, door drum, and fire door alarm	Neutral			
		C2	Rear exit door (G/F) - door lintel above G/F rear exit door	High			

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
		B13a	Rear exit door (G/F) and (1/F) – door opening	High		not overwhelm the historic elements in the interior space	
		B13b	Rear exit door (1/F) – newly-installed door leaf and door frame, including hinges, door drum, and fire door alarm	Neutral			
B-6		B3	Rear elevation	Low	<i>same as above</i>		Acceptable

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
	Modification of building services such as electrical system, lighting, air conditioning system, plumbing and drainage system, irrigation systems	B4	Roof	High		<ul style="list-style-type: none"> <li>Building services (eg. ACs, electricity conduits, lighting fixtures, etc.) shall be re-routed to minimise visual disturbance to the historical building elements, especially the CDEs.</li> <li>Minimise disturbance to the historic walls as far as possible. Instead of forming new holes, existing openings on walls should be utilised as far as technically feasible.</li> <li>New openings for passage of pipes should be at less prominent location of rear elevation and should be agreed</li> </ul>	impact with mitigation measures

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
		C5	Structural Beams of 1/F floor slab with decorative mouldings	High		<p>prior to the works. All the locations of new openings should be submitted to AMO for approval.</p> <ul style="list-style-type: none"> <li>The openings shall be formed by removal of masonry units subject to the advice from Registered Structural Engineer.</li> <li>No new conceal type conduit and pipe is allowed at existing historic fabrics. The exposed routing should be carefully designed and be integrated into a trunking with minimal dimension be placed at less prominent locations and tidily aligned to minimum disturbance and visual impact to historic fabrics of timber roof structure and decorative mouldings, such as a light trough trunking along the wall and below the pitch roof.</li> <li>Decorative mouldings on column heads and beams should remain visible after the installation of building services and their trunkings</li> </ul>	

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
B-7	Replacement of security bars in front of doors to balcony (1/F)	C3	Door to balcony (1/F) – metal door security bar	Neutral	<i>same as above</i>	<ul style="list-style-type: none"> <li>Design and installation of new security bar should be submitted to the AMO for approval.</li> <li>The design of new security bar should be compatible with but distinguishable from the restored doors</li> </ul>	Beneficial impact
B-8	Repair defective plaster renderings, and repaint the surfaces of beams, columns, walls, and balustrade and soffit of the internal staircase	C5	Structural Beams of 1/F floor slab with decorative mouldings	High	<i>same as above</i>	<ul style="list-style-type: none"> <li>Surfaces of the element are to be cleaned with water-based cleaning methods.</li> <li>Abrasive cleaning and blasting methods should not be used unless absolutely necessary.</li> <li>Use of polyvinyl alcohol-based peelable poultices and chemical cleaning is generally not allowed, unless approval from the conservation consultant and the AMO is being granted.</li> <li>Spalling to be repaired with material matching the existing.</li> <li>Repaint with a painting system to be approved by the conservation consultant and the AMO.</li> <li>“Like-for-like” approach should be adopted for the repair and repainting.</li> </ul>	Beneficial impact
		C6	Interior column and brick partition wall (G/F )	High			
		C7	Interior brick partition wall (1/F )	High			
		C9	Internal staircase	High			

No.	Assessment Items	Element no.	Description of Element	Level of Significance	Reasons for Proposed Changes	Recommendations / Mitigation Measures	Impact Level
						Laboratory tests should be conducted to investigate and determine the ingredients and mixing ratio of plastering material.	
B-9	Demolition of existing floor finish and construction of new terrazzo floor	-	-	-	<i>same as above</i>	<ul style="list-style-type: none"> <li>Demolish existing flooring with care.</li> <li>Investigation should be done before the commencement of construction to study the historic layers of flooring material.</li> <li>If historic flooring material other than generic cement screed (such as tile) is discovered, further investigation should be done to determine whether reveal and restoration is possible.</li> <li>The new terrazzo floor should be in minimal and subtle design, so as to make it distinguishable from the historic fabrics and make sure it will not overwhelm the historic elements in the interior space</li> </ul>	Beneficial impact



Figure 126 Indication of Assessment Items – Artist impression of the Front Elevation of the Proposed Design



Figure 127 Indication of Assessment Items - Axonometric Drawing of the Proposed Design



Figure 128 Artist impression of the proposed new toilets block design

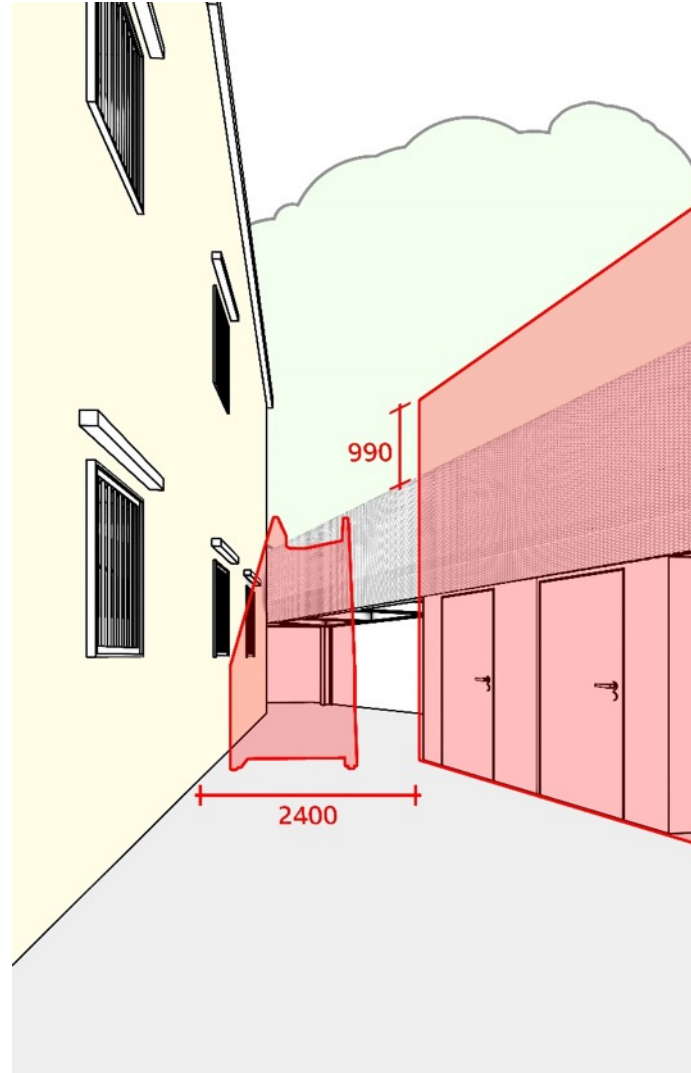


Figure 129 Comparison between the new design (base drawing) and existing staircase and toilet block (highlighted in red).

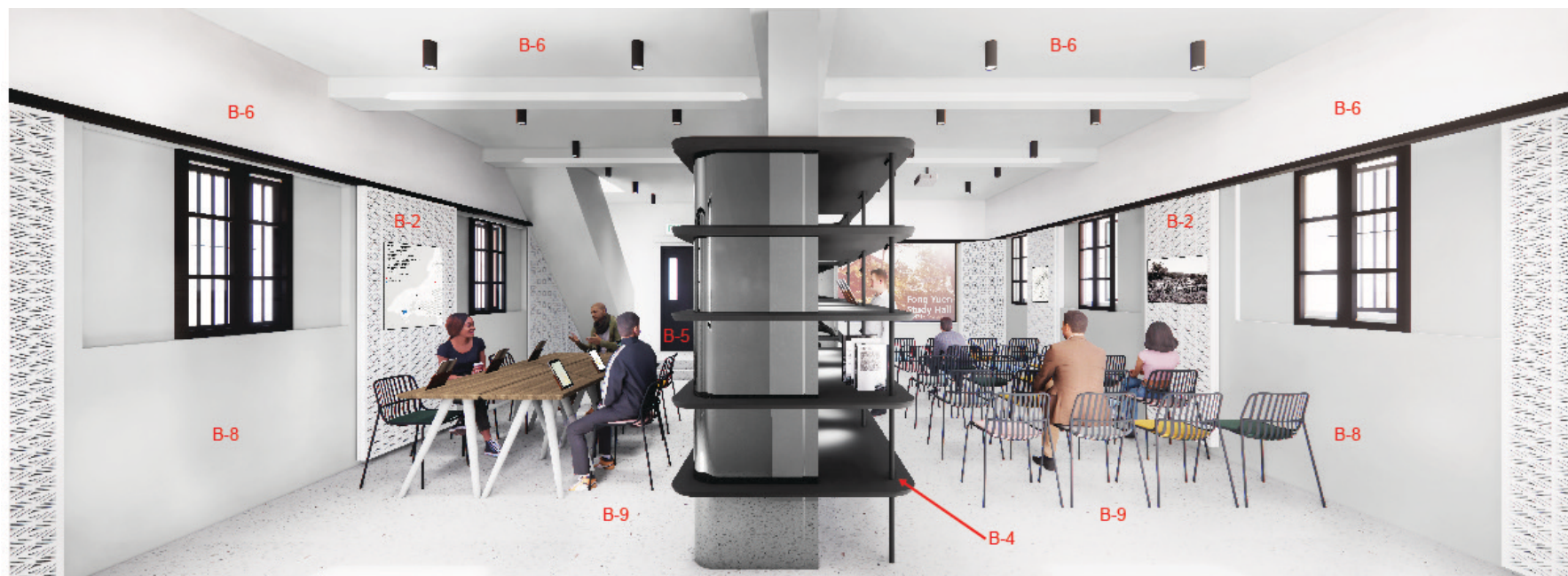


Figure 130 Indication of Assessment Items – artist impression of the ground floor.

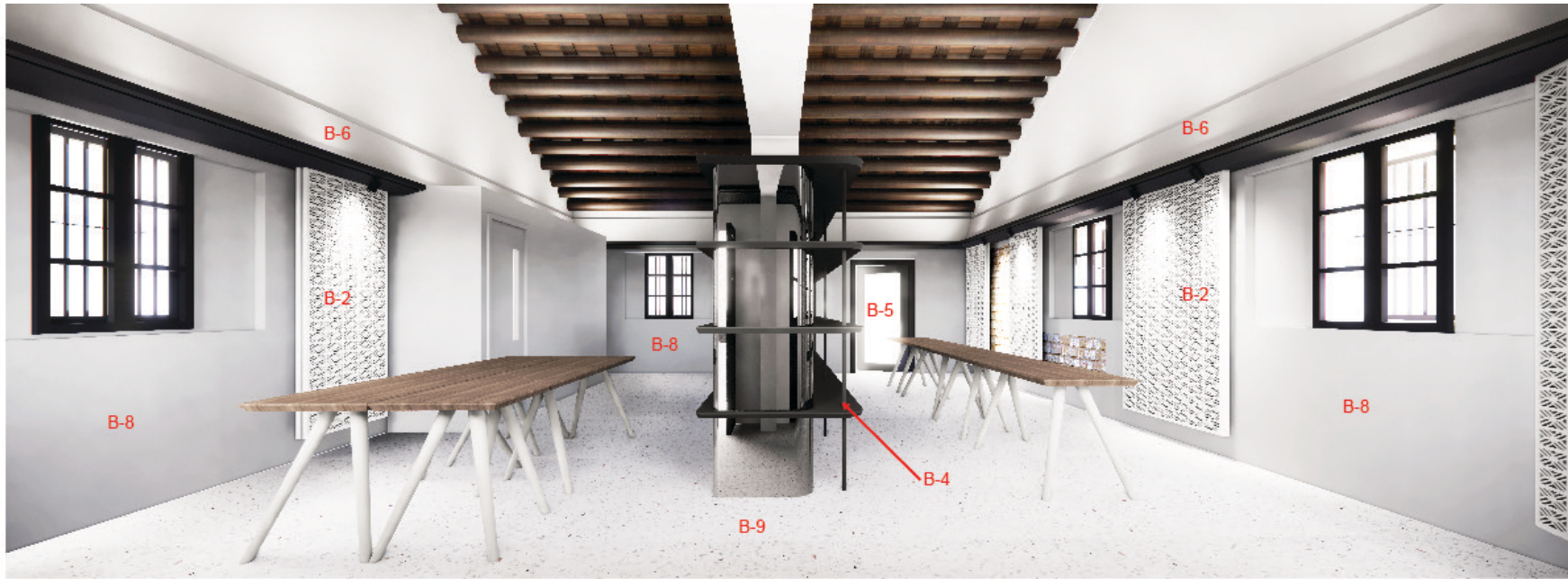


Figure 131 Indication of Assessment Items – artist impression of the first floor.



# 07

## CHAPTER SEVEN INTERPRETATION

### 7.1 Interpretation Strategies

Heritage interpretation is an educational activity that aims to uncover factual information, meanings, and relationships found within historical assets. It seeks to foster a connection between visitors or the public and the historic site by relating it to their own knowledge, experiences, and backgrounds. Through first-hand experiences, media, and other supporting elements, heritage interpretation operates in three dimensions: presentation, education, and engagement. These dimensions work together to provide a comprehensive and immersive experience for participants, allowing them to gain a deeper understanding and appreciation for the historic building.

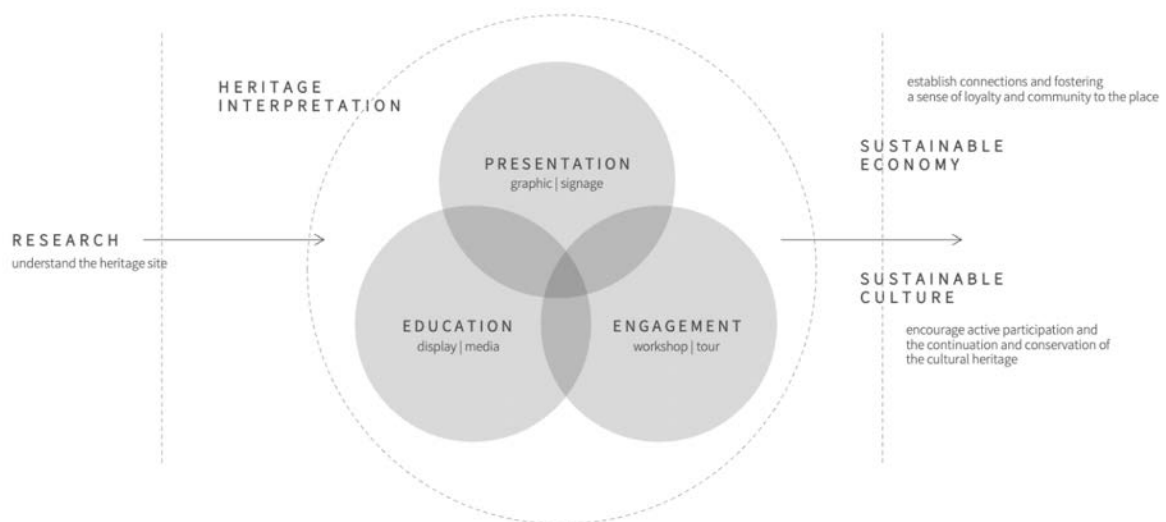


Figure 133 Diagram of heritage interpretation strategies.

## 7.1.1 Presentation

### 7.1.1.1 Heritage interpretation area

The ground floor of Fong Yuen Study Hall will be adapted as a heritage interpretation area. The objective of this interpretation is to convey the cultural and historical significance of Fong Yuen Study Hall, with specific emphasis on its historical connection to Ma Wan, its educational role within the local community, and its architectural importance.

The exhibition space on G/F will serve as a platform to highlight key themes related to the histories of Fong Yuen Study Hall:

- The historic, architectural, and social significance of the Fong Yuen Study Hall.
- The traditional Hakka livelihood in Tin Liu.
- The history of old Ma Wan.
- Processes of previous (Batch I) and current (Batch VI) revitalisation.

The following media and facilities could be incorporated:

- Digital and printed displays that showcase contents (eg. text, copies of old photographs and records, contemporary photographs, drawings, diagrams, etc.) related to the above key themes.
- QR codes that visitors can scan to access information about the architectural design and character-defining elements of the historic building.
- Pamphlets and website that offer additional resources and details for visitors to explore.
- All fixtures will be installed without irreversible impact to the historic building and will not cover up the existing character defining elements and historic features of the historic building.



*Figure 134 Exhibition panels/displays mounted on a frame offset from the wall.  
(image: National Museum of Singapore)*

## 7.1.2 Education

### 7.1.2.1 Guided historic tour

Regular guided tours of Fong Yuen Study Hall and other heritage assets along the Ma Wan heritage trail will be conducted by The Boys' Brigade, Hong Kong (BBHK) periodically to promote local cultural tourism and enhance public appreciation for the cultural significance of Fong Yuen Study Hall. Recommended guided tours routes are as follows:

- Guided history, cultural and ecological tours in Ma Wan. The proposed routes are as follows:
  - History tours: Fong Yuen Study Hall, Heritage Centre, Ma Wan Main Street, Kap Shui Mun Old Custom Station, Stone Tablets of the Old Kowloon Customs, stone tablets with the inscription “Kowloon Customs”, Ma Wan Rock Inscription, stone tablet praying for calm sea, old Ma Wan Pier, Tin Hau Temple.
  - Cultural tours: Fong Yuen Study Hall, Ma Wan Main Street, old Ma Wan Pier, Tin Hau Temple.
  - Ecological tours: Mangrove, Coastline of Ma Wan, natural areas in Ma Wan.
- Regular guided group tours at Fong Yuen Study Hall, offering interpretation on the following preserved architectural features:
  - Low boundary walls and arched entrance gateway;
  - Front elevation with roof pediment and parapet, the balcony and its supporting structures, the balustrade with geometric patterns, restored main entrance door and original granite threshold, restored balcony doors, and restored timber windows and grilles;
  - Roof pediment and parapet with projecting profiles, decorative motifs in plastered relief, and plastered characters “芳園書室”(name of the school “Fong Yuen Study Hall”) in Chinese calligraphy;
  - Side elevations with projected fins over windows ;
  - Original internal staircase and balustrade;
  - Restored tiled roof and timber structure;
  - Existing exposed wall surface showing granite blocks of the northern facade gable wall;
  - All decorative mouldings and internal recessed wall enclave for the window in-swings; and
  - General spatial organisation of the site and the interior.

### 7.1.2.2 Experiential workshop

Periodic education programs and activities incorporating STEM (Science, Technology, Engineering, and Mathematics) elements will be organized to foster local interest in Fong Yuen Study Hall and its historical significance. These programs may include activities such as historical orientation exercises, drone photography of Fong Yuen Study Hall, and UV printing workshops to create architectural models of the study hall.

### 7.1.3 Engagement

#### 7.1.3.1 Community programmes

To engage the Ma Wan community in the revitalisation project of Fong Yuen Study Hall and cultivate a sense of belonging and pride in their local heritage, various community programs and events will be introduced. These programs and events may include:

- Historical Corridor (歷史迴廊): Encourage the Ma Wan community to collaborate on creating a community mural on the retaining wall outside Fong Yuen Study Hall.
- Shared Garden (共種芳園): Invite the Ma Wan community to participate in planting activities at the forecourt of Fong Yuen Study Hall to carry on the spirit of the study hall.
- History seminars and cultural workshops: Invite Ma Wan residents to become ambassadors, sharing their stories and knowledge of the intangible heritage of the area.

# 08

## CHAPTER EIGHT MANAGEMENT

### 8.1 General

Fong Yuen Study Hall should be managed in a manner that ensures its sustainability and, where feasible, to enhance its significance. Ongoing maintenance is crucial for the proper upkeep of the historic building, and it is essential that all stakeholders involved in the utilization of the historic site understand its value.

### 8.2 Maintenance

A management and maintenance manual for Fong Yuen Study Hall should be compiled after the revitalisation work. Maintenance work should be governed by the Burra Charter principle of “Do as much as necessary and as little as possible”. The manual should be reviewed the maintenance management program annually with input from management and heritage conservation professionals to ensure proper execution of the maintenance schedule.

The maintenance manual should include, but not limited to, the follow information:

- Structure of operational staffs and building management team,
- CDE maintenance schedule,
- Frequency of inspection of building elements, with specifications on the personnel in-charge of the inspection, and guidelines on when to seek advice(s) from experts,
- Strategies in trainings for operational staffs and other potential users and make sure that the heritage values of site and their duties are well understood.
- Glossary of terms and building elements to aid frontline maintenance staffs and management team in understanding their duties and values of the heritage site and building elements.

- Operational issues on the use of site, ie. access control, assistance for visitors, arrangements of tours, operation of the interpretation area, fire-safety, etc.
- Maintenance and repair guidelines, with information on recommended procedures and methods of carrying out the maintenance works, schedule of building materials,

Routine maintenance and minor repair works should be carried out in accordance with the guidelines in the maintenance manual. No new work, however minor or seemingly insignificant, shall be done without approval from the building management team.

### 8.2.1 Building management team

A building management team comprising heritage conservation professional(s) should be established to oversee regular upkeep, day-to-day maintenance, and repair works of Fong Yuen Study Hall. The team should be provided with maintenance and management manuals. Handbooks summarizing the cultural, social, architectural, historical significance of the Fong Yuen Study Hall, as well as maintenance requirements and guidelines, should be made available to the frontline staff and management staff. It should be reinforced by briefing sessions or training workshops to ensure a thorough understanding of maintenance responsibilities.

### 8.2.2 Maintenance schedule

A maintenance schedule should include but not limit to the following:

- Regular inspections of the condition of all character-defining elements.
- Regular inspections of the condition of building structure
- Regular inspections of internal and external finishes and fittings.
- Regular inspection and enforcement of termite control, especially on the timber elements such as doors, windows, and roof structures.
- Regular checks of the site drainage system, both above and below-ground.
- Regular maintenance of the condition of the surrounding vegetation slopes.

## 8.3 Documentation

Before the commencement of any major repairs, alterations, and additions on the heritage site, a detailed photograph and cartographic survey should be conducted by qualified surveyor/architect/conservationist/ to provide reference to future restoration or renovation. For minor repairs, a photographic record before and after the works should be carried out.

All documentations of the whole conservation process, including all the studies, researches, investigation findings, as well as all reports, plans, photographic records, construction stage records, mock-up results, and future alteration works should be filed and kept at the site office during construction, and at the management team's office after construction, for future references. These reports and record shall be made available to

the users and professionals responsible for the up-keeping and maintenance of the historic site. These materials may also form part of the interpretation and educational materials for the general public. The process of renovation of the FYSH shall be documented for record and interpretation purposes as well.

## 8.4 Site Supervision

The following actions should be carried out during the construction period of this revitalisation work:

- Implement adequate protective and monitoring measures to safeguard existing historic building throughout the construction period.
- Supervision and monitor the construction work stages by qualified site supervisors with experiences in historic building projects.
- Conduct regular site supervision by conservation architect or heritage consultant at bi-weekly intervals.

## 8.5 Future Development

Prior consultation and consent should be sought from the Development Bureau and Antiquities & Monuments Office before the commencement of any renovation works, alterations or additions that deviates from the final drawings vetted by the AMO, or may impact the retained features or character-defining elements.

For any future proposed works not specified in this HIA, including demolition, alternation and addition works, restoration and repair works to the CDEs, shall be reported to the AMO with mitigation measures for further approval.

All future developments should follow the policies and guidelines outlined in the Heritage Impact Assessment, the Conservation Guidelines set out in the Resource Kit and the internationally recognised conservation principles, which should be carried out by qualified conservation architects or heritage consultants.

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