National History Education Centre (Youyou Villa) Limited

Heritage Impact Assessment in Respect of the Revitalisation of Homi Villa into Centre of National History Education Youyou Villa

Revitalising Historic Buildings Through Partnership Scheme (Batch VI)

Final Report

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Substance Lab Limited

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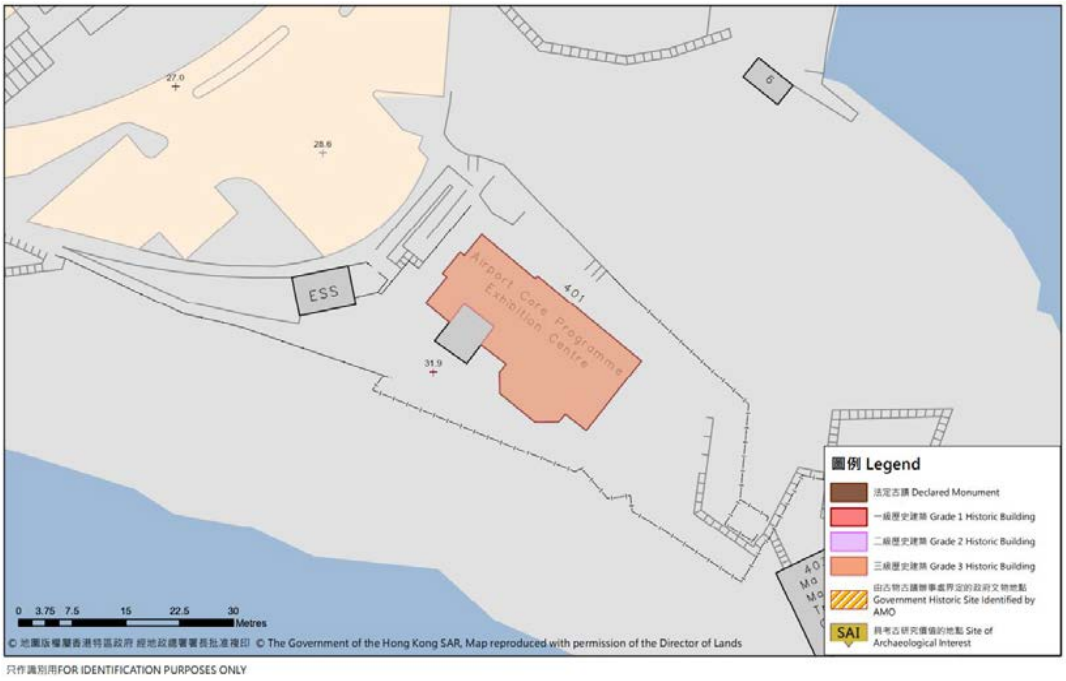
1. Introduction

1.1 Reasons for the Conservation Management Plan

1.1.1 Homi Villa (白樓) (the Site, HV), No. 401 Castle Peak Road, is an important historic site in Hong Kong with considerable heritage value. It is located in Ting Kau, Tsuen Wan West.

1.1.2 Homi Villa has been selected to be one of the historic buildings in the Batch VI of Revitalising Historic Buildings Through Partnership Scheme in 2019. The Development Bureau (DevB) has approved the revitalization of Homi Villa as Centre of National History Education Youyou Villa (國史教育中心悠悠館) (CNHE Youyou Villa). This report is prepared for the Heritage Impact Assessment Submission (HIA Submission) required under DevB Technical Circular (Works) No. 1/2022 for the project, revitalization of Homi Villa as CNHE Youyou Villa, a learning centre that integrates Chinese culture and history with environmental studies.



1.1-1 Boundary of Homi Villa Grade 3 Historic Building designation (Source: AMO 2023).

1.2 Authorship and Copyright

1.2.1 This HIA is produced by Ka Sing Yu, Elzaphan Liu and Flora Lee of Substance Lab Limited.

1.2.2 This document is co-owned by National History Education Centre (Youyou Villa) Limited NHEC(YV) and the Government of the Hong Kong Special Administrative Region (the Government). No part of the HIA shall be quoted or reproduced without the written permission from NHEC(YV) and the Government.

1.3 Objectives

1.3.1 The primary objectives of this HIA include the following:

1. Understand the Site better on its historical, planning and architectural, and social aspects
2. Assess the significance of the Site and identify its character-defining elements
3. Explore the opportunities for, and pinpoint the constraints on the conservation of the Site
4. Develop a practical conservation policy with implementation in mind
5. Identify possible impacts to HV introduced by the proposed revitalisation
6. Explore and identify mitigation measures to alleviate adverse impacts to the Site
7. Assess the overall effects on the significant fabrics upon implementation of the mitigation measures
8. Revisit the adaptive reuse proposal when the impacts after mitigation measures are still not acceptable

1.4 Scope of Works

1.4.1 The HIA covers the area known as Homi Villa, on 401 Castle Peak Road.

1.4.2 As there is some background research and study which has already been conducted by various individuals and groups, rather than unnecessarily duplicating existing information it will be the intention of this HIA to summarise and reference any of it.

1.4.3 The HIA summarises the research conducted previously. The impact to the graded building will be discussed and considered holistically. It will also investigate the impact exerted to the Site as a whole as well as to its context.

1.4.4 Relevant assessment prepared by other consultants engaged by Homi Villa would also be coordinated and incorporated into this HIA as follows:

- Architectural design by ARCA
- Structural assessment and condition survey by JMK

1.5 Methodology

1.5.1 HIA is a conservation planning process which generally follows the Burra Charter Process and James Kerr's model of Conservation Plan. It includes a brief appraisal of the history and development of the site, with an emphasis on assessing and understanding the significance of the site. The assessment is based on desktop documentary research, site visits, and brief study of the surrounding area's character and history.

1.5.2 This assessment of significance is then used to identify any threats within the site, as well as discussing any possible future opportunities. It also forms the basis for the recommended conservation or mitigation works and prioritization thereof under the proposed adaptive-reuse of Homi Villa. The sections included within this HIA are:

A. Introduction
A summary of background information that is consisted of the author & ownership of the HIA, definition of the required tasks and scope of study, building particulars, methodology, limitations, acknowledgements, etc.

B. Understanding the Place
This section contains the following sub-sections:

- Historical grading: A description to describe the current historic status of Homi Villa
- Site location and setting: A description of the location and setting of the site, as well as the surrounding areas
- Historical appraisal: The historic and socio-cultural development, as well as physical development and uses of the site, including its immediate surroundings, are explained based on evidence and oral history generated from interviews with the site manager and personnel having knowledge of the site
- Site/map/photo progression: Included and arranged in chronological order, supplemented with the discussions of findings
- Summary timeline of events of the site: Key dates and events of the site summarised with a timeline
- Architectural appraisal: The architecture, including design, spatial qualities and use of materials, described in details
- Intervention to the site: An inventory of intervention in the past, including documented and observed demolition/alteration/later additions to the site with drawings and/or photographs

C. Assessment of Significance

This section contains the following sub-sections:

- The criteria used to assess the significance of the site
- Statement of significance
- Cultural heritage values, categorized into the major aspects including historic, contextual, social, aesthetic, evidential, etc.
- Character-defining elements of HV, with the assessed level of significance

D. Opportunities and Constraints

- First, it appraises on opportunities available on the conservation of the site. They aim to improve the site, enhance its own cultural heritage values and that of the heritage sites in the vicinity, use the site as a valid reference for the conservation of other heritage sites.

- Then, it provides insights into the existing issues/conflicts that create obstacles to the preservation, management and use. Threats to the significance of the site are also discussed. They are divided in terms of physical conditions, security, safety and access, current statutory requirements and significance etc.

E. Conservation Policies and Guidelines

With reference to international conservation charters/ principles/ guidelines, this section contains:

- Conservation approach e.g. repair and maintenance, restoration, preservation, adaptive reuse, interpretation, etc.

- A set of policies formulated relating to the sustainable conservation of the site.

F. Heritage Impact Assessment

- A brief introduction of the works involved in the revitalisation of Homi Villa based on the latest design to provide a macro view of the works that Homi Villa will face.

- A table listing out the impact to the fabric of Home Villa both internal and external by the proposed works and the corresponding mitigation measure and recommendations, as well as the level of impact of the heritage value of Homi Villa, coupled with images and drawings.

G. Implementation

Specific directions and strategic guidance on the success of the conservation, and future management and operation of the Site are given.

H. Bibliography

A list of publications and internet resources used in the body of the HIA.

I. Notes and References

An inventory of notes, references and first-hand information used in the body of the HIA, e.g. Joshua Law Chi-kwong (羅智光) GBS, JP's photographic records of HV in the 1980s, etc, oral history, information provided by stakeholders etc.

J. Appendices

Other relevant maps, drawings, aerial/history/condition photos and any information relevant to the HIA, for example, ArchSD's construction drawings for the Airport Core Programme Exhibition Centre dated 1993 to 1995, etc.

1.6 Limitations

1.6.1 This HIA is prepared to cover foreseeable change or uncertainties in the later detailed design stage. The inspection of the walls is hindered as the exhibition of the ACP is still there. It is currently not possible to verify the conditions of the chimney breasts believed to be located on the two structure walls of the original living room. Moreover, the verification of location of the original fireplaces and the original windows that were filled for the ACP is yet to be carried out by open-up inspection on site.

1.6.2 There are also gaps in knowledge on research aspects that require further research in future. Aspects include discrepancies of the names of the Parsee merchants that participated in the 1841 first land auction from different publications in which the original land sale auction records are not available, land sale records of the Ruttonjee family, the exact location for the spring of high quality water that was used for brewing beer, the evolution of the coastline of Sham Tseng and Ting Kau, the full list of tenants residing in Homi Villa, old drawing records in the 1930s, and A&A records before 1995.

1.7 Acknowledgements

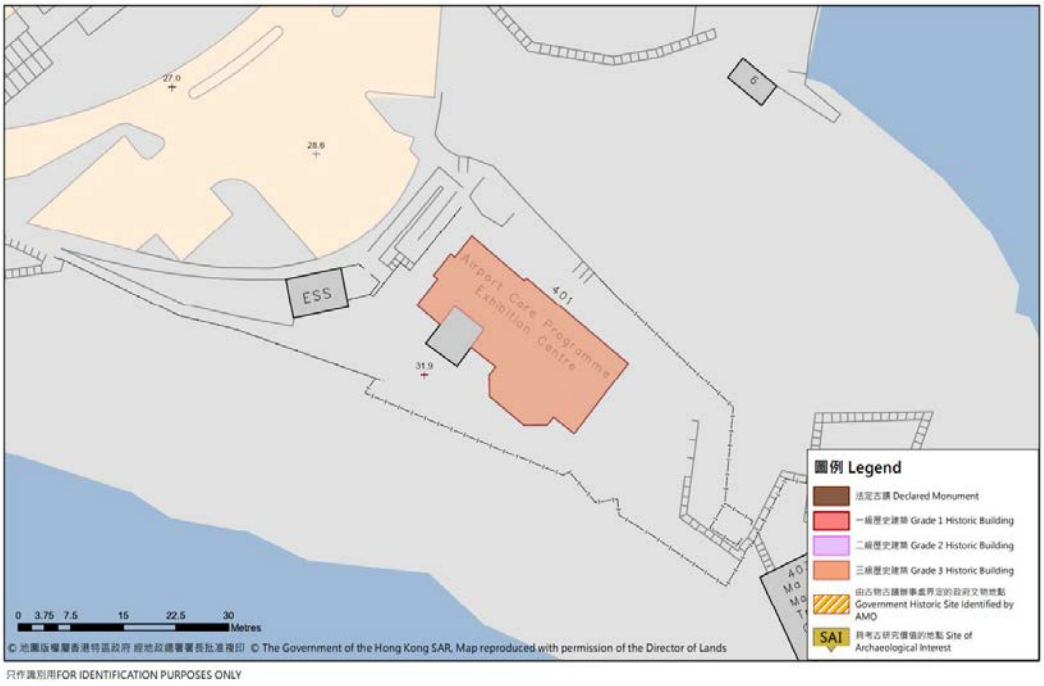
1.7.1 The authors would like to thank Commissioner of Heritage's Office, CHNE, Joshua Law Chi-kwong, GBS, JP, Mr. Fu Wai Kwong, and Mr. Fu On Yan for their generous support.

2. Site and Context

2.1 Historical Grading of Homi Villa

2.1.1 Homi Villa is a building in 401 Castle Peak Road, Ting Kau, Tsuen Wan, New Territories, of which the historic building concerned is the Main Building and the Extension (excluding the Ancillary Building) which was accorded a Grade 3 Historic Building status on 22 January 2010 by the Antiquities Advisory Board (AAB), among the Assessment of 1,444 Historic Buildings. By definition, it is a building of special merit, preservation in some form would be desirable and alternative means should be considered if preservation is not practicable.

2.1.2 The definition of gradings are administrative guidelines adopted by the AAB and Antiquities and Monuments Office (AMO) for the preservation of historic buildings, with no statutory status as opposed to declared monuments.



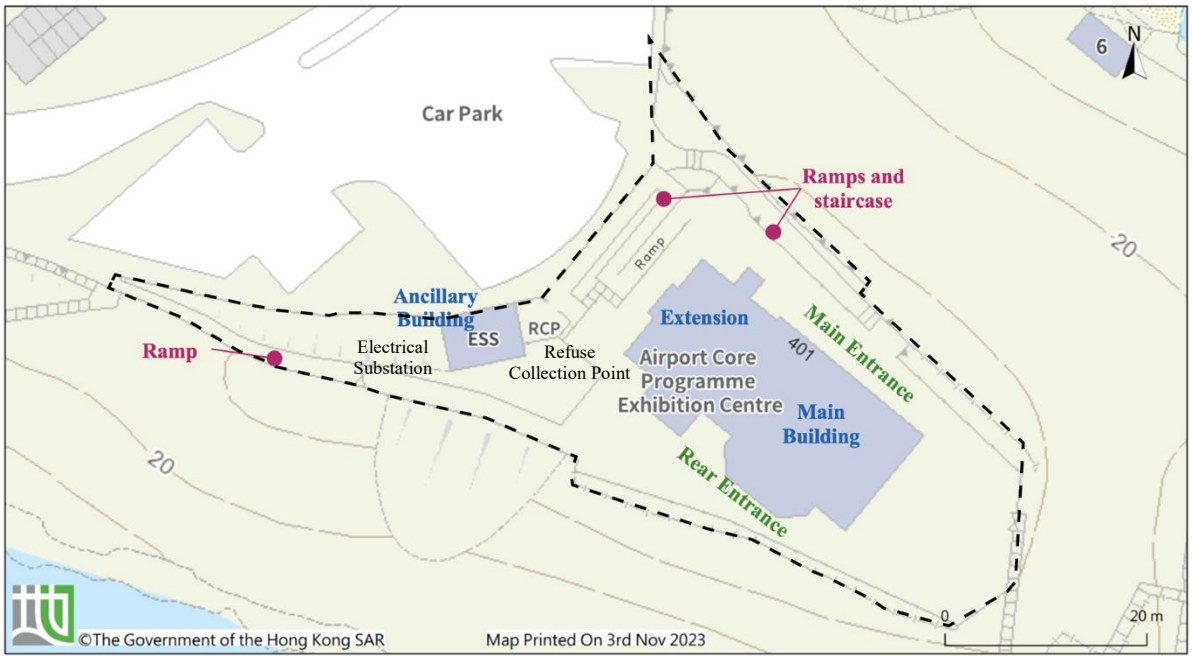
2.1-1 Boundary of Homi Villa Grade 3 Historic Building designation (Source: AMO 2023).

2.2 Site Location and Setting

2.2.1 Located on a promontory and occupying Lot No. 165 in D.D. 390, the site of Homi Villa is approximately 1761 square metres. It faces Ting Kau Bridge, Tsing Ma Bridge and the Ma Wan Channel, enjoying a spectacular sea view. The site of Homi Villa comprises two or more lot numbers: the Main Building and the Extension (MBE), and the Ancillary Building. MBE, which is the graded building, comprise of a single storey exhibition centre with basement and an adjoining open garden. MBE occupies 413 square metres and the

open garden is around 1288 square meters. The Ancillary Building is an electrical substation and a refuse collection point located beside the public carpark in GLA-TTW679. It occupies 60 square metres of the total site area and is located adjoining the Lot together with the accessible ramp and the two staircases.

2.2.2 Currently, entrances accessible on foot and vehicles to Homi Villa are all via Castle Peak Road – Ting Kau. Built on a slope platform at a level higher than the Castle Peak Road, MBE is surrounded by natural slope features on three-sides from northeast to southwest. It can be accessed by the accessible ramp and staircase at the northwest of Homi Villa. There is also a rear exit at the southwest of Homi Villa near Slope No. 6SE-C/82, leading to a ramp towards the pedestrian street of Castle Peak Road. The Ancillary Building is located at the level of Castle Peak Road beside the car park.



2.2-1 Buildings in the site of Homi Villa. The lot boundary is in black dotted lines (Source: Geoinfo Map 2023, edited by Substance Lab Limited).

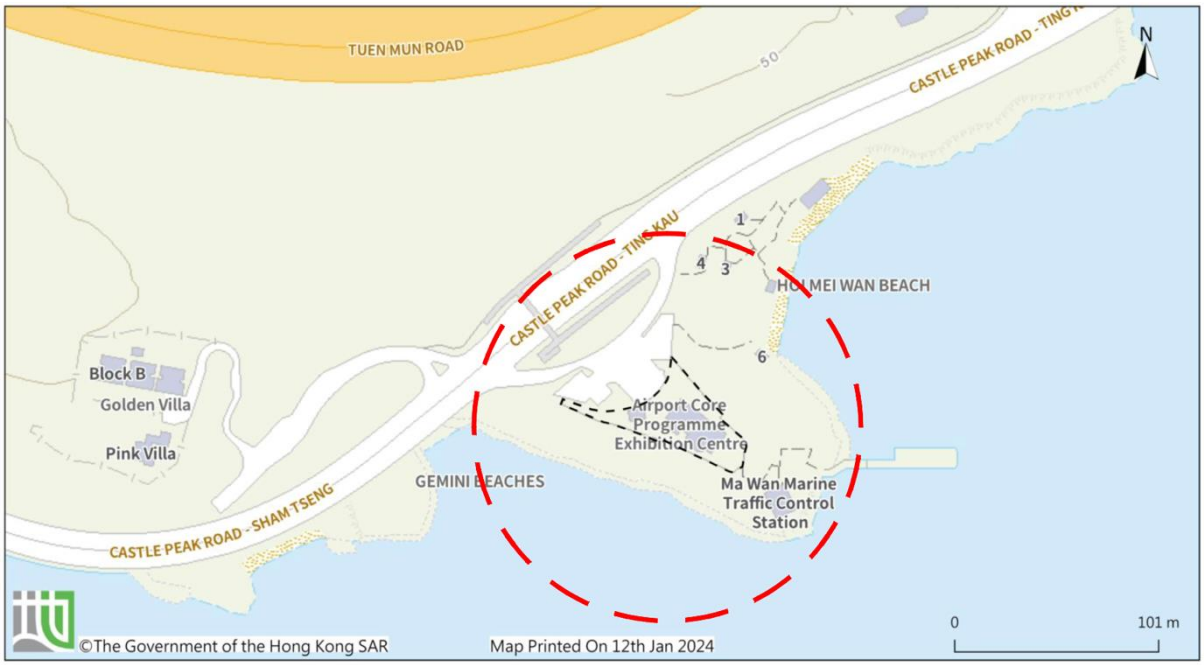
2.2.3 There is a mixture of land uses around the site. Homi Villa is of Other Specific Uses, categorized as tourism and recreation related use. Another site of Other Specific Use is the Gemini Point Pier. A large portion of the land is categorized as green belt, around Homi Villa and around the two major roads, Tuen Mun Road and Castle Peak Road – Ting Kau. Ample open spaces in the neighbourhood, including Hoi Mei Wan Beach and Gemini Beaches. There are some Residential (C) uses on the northwest and northwest of Homi Villa, meaning that the area is for medium-density residential buildings. Ma Wan Marine Traffic Control Station, a Government, Institution and Community use, can be accessed through the associated staircase at the southeast of Homi Villa.

2.2-2 Outline Zoning Plan of Homi Villa and its neighbourhood (Source: Town Planning Board 2023).

2.2.4 In the vicinity of Homi Villa, the site towards northeast direction of Homi Villa is of Residential (C) uses, mid-density residential buildings. There are more different uses towards Sham Tseng, i.e., Village Type Development uses along Tuen Mun Road, Residential (A) uses, meaning sites of high-density residential buildings, Sham Tsz Street Playground as an open space use, and Sham Tseng Fire Station Cum Ambulance Depot as a Government, Institution or Community use. Industry building of The Garden Co. Ltd., Residential (E) use, and the Sham Tseng Sewage Treatment Plants, other specific use, are also in the vicinity of Homi Villa.

2.2-3 Outline Zoning Plan of Homi Villa and its vicinity. Homi Villa is known as Airport Core Programme Exhibition Centre in this plan and is of OU (Other Specific Uses) as mentioned in Section 2.2.3 (Source: Town Planning Board 2023).

2.3 Other Heritage Sites



2.3-1 50m boundary of the project site boundary (red dotted lines). The project site boundary is in black dotted lines (Source: Geoinfo Map 2023, edited by Substance Lab Limited).

2.3.1 According to DEVB Technical Circular (Works) No. 1/2022, "Heritage Sites" include all declared monuments, proposed monuments, sites and buildings/ structures graded by AAB, sites/ buildings/ structures in the list of new items pending for grading assessment by AAB, all sites of archaeological interest, and government sites identified by AMO. There is no other Heritage Site partly or wholly within 50 metres of the project site boundary (inclusive of works area).

2.3-2 Location of Homi Villa and Dragon Garden (Source: Geoinfo Map 2023, edited by Substance Lab Limited).

2.3.2 Although there is no Heritage Site in the 50m boundary from Homi Villa. Yet, slightly further away from Sham Tseng, there is a Grade 2 historic building, the Hong Kong Dragon Garden (龍圃). Located in the backdrop of Sham Tseng, on Nos. 32-42 Castle Peak Road, Tsing Lung Tau, the Hong Kong Dragon Garden is the biggest existing private park in Hong Kong. Lee Iu Cheung (李耀祥) purchased a barren hill from the Government in 1949 and spent the next 20 years in planning, designing and landscaping the Garden.[1] The Garden features architectural design from the Song, Ming and Qing dynasties with Buddhist, Taoist and Confucian elements. It is opened to the public for guided tours.

2.4 In the vicinity – Castle Peak Road

2.4.1 Castle Peak Road was constructed after the British leased the New Territories in 1898. The first stage of the construction started in 1908 and the entire road was completed in 1920. The proximity to Castle Peak Road, facilitating land transport, may be one of the reasons the construction of Homi Villa and the Brewery. More details to be mentioned in Chapter 3. Divided into 22 sections, Castle Peak Road is the longest road in Hong Kong (32 km long), running West from Tai Po Road in Sham Shui Po, to Tuen Mun, then north to Yuen Long, then east to Sheng Shui.[2] The road is one of the most distant roads in early Hong Kong.

2.4.2 Named after Castle Peak, a peak in the western New Territories, the road was originally known in Chinese as Tsing Shan To (青山道) for the entire length. In the 1970s, in order to differentiate the different road sections in the New Territories and the urban area, the government only kept the Kowloon section as Castle Peak Road (青山道).[3] All the sections in the north of Butterfly Valley Road (蝴蝶谷道) to the New Territories was changed to "Castle Peak public road" or "Castle Peak Highway". The Chinese name is "Tsing Shan Kung Lo" (青山公路). Also, these sections are attached with their section names behind "Castle Peak Road". The section where Homi Villa is situated at is the "Castle Peak Road – Ting Kau Section", in which, this section ranges from Greenview Terrace, Yau Kom Tau (油柑頭近翠景台) till Gemini Beach, Sham Tseng (深井雙仙灣).

2.4.3 Parallel to the original Castle Peak Road – Ting Kau Section, "Castle Peak Road – New Ting Kau Section" is an expansion of Castle Peak Road. The construction was commenced and completed in the 2000s.[4] It connects the Ting Kau Section near Approach Beach and ends at the Ting Kau roundabout.

[1] AMO 2011.

[2] Tsing Kung Run 2021.

[3] Tsing Kung Run 2021.

[4] 香港巴士大典 n.d.

2.5 In the vicinity – Tuen Mun Road

2.5.1 Tuen Mun Road is the first and major expressway in Hong Kong, connecting Tuen Mun with Tsuen Wan within the New Territories. The road was built along the winding coastline and the steep terrain. The highway has a few interchanges with Castle Peak Road, at Lam Tei Interchange, Sham Tseng Interchange and Tsuen Wan.

2.5.2 Tuen Mun Road was completed in a few phases. The first phase which is the present-day Tsuen Wan bound carriageway was built in 1977 and was officially opened in May 1978 by Governor Murray MacLehose.[5] Opened in 1981, the second phase included the Tuen Mun bound carriageway between Sham Tseng and Tsuen Wan. The remaining Tuen Mun Bound carriageway was completed in 1983.[6] Homi Villa lies in the Ting Kau Section of Tuen Mun Road, i.e., the second phase, in which Tuen Mun Road is in the north direction of Castle Peak Road and Homi Villa.

2.6 In the vicinity – Ting Kau

2.6.1 Homi Villa is situated in the area Ting Kau, west Tsuen Wan District. Ting Kau lies between Yau Kom Tau (油柑頭) and Sham Tseng. Castle Peak Road is the main access to Ting Kau and also to Homi Villa. In the 1940s and 1950s, Ting Kau was developed together with Sham Tseng as an area of luxurious and private housings. Ting Kau Village is a village along Castle Peak Road and below Tuen Mun Road.

2.6.2 Lying along the coastline, Ting Kau has multiple beaches, i.e., Approach Beach, Ting Kau Beach, Lido Beach, Casam Beach, Hoi Mei Wan and Gemini Beach. It was once a popular site for beaches and swimming, among which, Gemini Beach was once the cleanest one. Yet, due to the pollutants brought by the ACP, these beaches were closed in the 1990s. Under water quality improvement plans, the surrounding water quality has been improved. The beaches were gradually opened in 2011-2014.

2.7 In the vicinity – Sham Tseng

2.7.1 Sham Tseng locates in southern New Territories and is about 11 miles west of Kowloon. Sham Tseng has a literal meaning of “deep well”. In 1911, the population of Sham Tseng was 72, in which 32 of them were male.[7]

2.7.2 There were a few villages in Sham Tseng before developments in the late 20th century. In 1982, the government launched a new town project about a massive housing scheme. Since the 1990s, there were more private housing estates built in the area for its panoramic views of Tsing Ma Bridge over Ma Wan Channel. Villages that remain include Sham Tseng

[5] SCMP 1978: 7.

[6] 巴士道路大典 n.d.

[7] Hase 1996: 78.

Commercial New Village, Sham Tseng Kau Tsuen, Sham Tseng San Tsuen, Sham Tseng East Village, Sham Tseng Village and Sham Tseng West Village.[8]

[8] gia.info.gov.hk 2023: 2.

3. Historical Appraisal

3.1 Purpose of the Chapter

3.1.1 This section provides the historical information of Homi Villa. A consolidated summary of the historical development is also provided. A summary timeline and photo progression shall follow at the end of the chapter (Sections 3.3 – 3.4).

3.2 The Parsee Community in Hong Kong[9] (18th century -- now)

3.2.1 The Parsees in Hong Kong are mostly originated from Bombay, western India. Adhered to Zoroastrianism[10] (瑣羅亞斯德教), commonly known as "拜火教"[11] or "祆教", the Parsees are the descendants from Persians[12] who migrated to Medieval India during and after the Arab conquest of the Persian Empire. They settled down in Bombay. Although they adapted to the local Gujurati language, they remained practising the Persian Calendar[13].

3.2.2 Owning a lot of ships in the west coast of India, the Parsees were the most powerful merchants in Bombay. They were trading partners with the British East India Company (英國東印度公司). The Parsees came along with the British East India Company to Canton and Macao in the 18th century for trading. There were 28 Parsee merchants in Canton in the early 1830s and the number rose to 45 in 1848.[14] The Parsee commercial power in Canton was even greater than the British. Parsee merchants was one-third of the total foreign merchants in Canton and in 1835, there were 32 Parsee and 35 British merchants.[15] It was recorded in the 1837 Chinese Repository (中國叢報) that many Parsees opened their business in Canton and moved to Macao after the trading seasons, mainly selling opium. After the Opium War, some Parsee merchants moved to Shanghai and Hong Kong and some continued the business of smuggling opium.

[9] Brad, S. 1993: 85 – 89; 丁新豹 & 盧淑櫻 2014: 185 – 193.; 鄭宏泰 2022: 63.

[10] Zoroastrianism is a monotheistic faith dated back to the 6th century and is one of the oldest religions still in existence.

[11] The reason behind naming the religion as "拜火教" is because that worshippers treat fire as sacred and fire is ever burning in their temples. 丁新豹 & 盧淑櫻 2014: 186.

[12] The current Iran (伊朗).

[13] Known as the Second Persian Empire, the Sassanid Empire began in 224 AD and ended in 651 AD.

[14] 鄭宏泰 2022: 63.

[15] 鄭宏泰 2022: 63.

TABLE NO. I.

Statement of the sales of opium by the E. I. Company at Calcutta from 1798–99 to 1836–37.

Thirty-nine	*Seasons.*	*Total Chests.*	*Total annual Sales in Sicca Rupees.*
1.	1798-99	4,172	17,31,161
2.	1799-1800	4,054	31,42,591
3.	1800-1	4,570	31,43,035
4.	1801-2	3,947	37,19,748
5.	1802-3	3,292	45,55,728
6.	1803-4	2,840	39,44,595
7.	1804-5	3,159	62,03,805
8.	1805-6	3,836	58,94,919
9.	1806-7	4,126	40,77,948
10.	1807.8	4,538	68,54,157
11.	1808-9	4,208	51,05,760
12.	1809-10	4,561	80,70,955
13.	1810-11	4,968	80,88,330
14.	1811-12	4,891	79,96,870
15.	1812-13	4,966	62,76,705
16.	1813-14	4,769	88,71,475
17.	1814-15	3,672	89,14,290
18.	1815-16	4,230	90,93,980
19.	1816-17	4,618	90,79,972
20.	1817-18	3,692	80,43,197
21.	1818-19	3,552	63,43,265
22.	1819-20	4,006	82,55,603
23.	1820-21	4,244	1,05,63,891
24.	1821-22	3,293	1,31,76,313
25.	1822-23	3,918	1,08,29,496
26.	1823-24	3,360	65,08,610
27.	1824-25	5,690	74,01,553
28.	1825-26	3,810	88,80,225
29.	1826-27	6,570	83,30,025
30.	1827-28	6,650	1,12,28,416
31.	1828-29	7,709	1,06,35,134
32.	1829-30	8,778	1,12,55,767
33.	1830-31	7,548	1,18,07,008
34.	1831-32	7,938	1,17,70,875
35.	1832-33	10,638	1,24,59,572
36.	1833-34	12,223	1,16,31,830
37.	1834-35	12,977	1,32,15,464
38.	1835-36	14,745	1,87,95,355
39.	1836-37	16,916	2,53,95,300

N. B. This table is from Mr. Phipps's book, with additions (in the number of seasons) from other sources. It may not be perfectly correct in all the details, but is, doubtless, very near to the truth. We have omitted to insert the fractions in the average cost of each year. The value of the sicca rupee varies; it is about 46 hundreths of a dollar, or two shillings sterling.

TABLE NO. III.

Quantity of Malwa opium exported from Bombay and Damaun to China, from 1821 to 1836.

Seasons.	*Chests from Bombay.*	*Chests from Damaun.*	*Total amount of Chests.*	*Average Bom'bay Rs.*
1821	1,600	678	2,278	2,024
1822	1,600	2,255	3,855	2,007
1823	1,500	1,535	5,535	1,764
1824	1,500	2,063	6,063	1,288
1825	2,500	1,563	5,563	971
1826	2,500	2,605	5,505	1,877
1827	2,980	1,524	4,504	1,383
1828	2,820	3,889	7,709	1,765
1829	3,502	4,597	8,099	1,686
1830	3,720	9,136	12,856	1,202
1831	4,700	4,633	9,333	1,450
1832	11,000	3,007	14,007	1,250
1833	——	——	11,715	——
1834	8,985	2,693	11,678	——
1835	7,337	5,596	12,933	1,093
1836	8,224	3,500	11,724	958

"The foregoing statement may be looked upon as an authentic document, since it will be found as correct as it was possible to make it; and from its being a tabular history of the opium trade for so long a period, it will serve as a standard of reference hereafter, to judge of the future by the past, on a subject hitherto involved in mystery, not only as respects the capability of the Indian soil to produce an almost indefinite supply of the article, according to the demand for it, but in regard to the probable out-turn in China, where it is consumed with reference to the number of chests exported.—*From Bombay Price Current, 23d March*, 1833." See Phipps's China, p. 235.

N. B. The above applies to the statement down to 1832 only; the account of the subsequent years is taken from other sources. "The estimated quantity of Malwa opium to pass through Bombay this season is stated at 19,000 chests, of which 17,300 had arrived,—in addition to about 2,450 chests at Damaun, 450 of which had arrived." See Calcutta Courier, 29th of April 1837, as quoted in the Singapore Chronicle for June 17th, 1837. This account gives only 21,450 chests of Malwa for this season; but we are informed (by the Macaista Impartial of the 26th of July,) that passes have been granted at Bombay, for 19,754 chests, of which, on the 1st of June, 16,122 had been exported to China, in addition to about 2400 from Damaun, which have arrived.

From this note it appears that, at present, a larger part of the Malwa drug passes through Bombay, than was stated in a former article. By an order, dated at Bombay October 24th 1835, the duty was reduced from 175 to 125 rupees per chest: which on the 19,000 chests for 1837, gives another item of 23,75,000 to the E. I. Company's treasury; this added to the profits on the 16,916 chests sold in Bengal presents a grand total of 2,77,70 300 rupees of revenue to the British government in India: in Spanish dollars $12,622,869; or sterling money £2,945,336.

"Under the convention between France and Great Britain, dated 7th March 1815, the French government are entitled to demand any quantity of opium, not exceeding 300 chests in each season, at the average cost: such requisitions have not been of frequent occurrence, the French authorities preferring to take from the Company, the difference, between its cost and sale rates, in money, which yields to the French an annual revenue of from three to four lacks of rupees." *See Phipps's China.*

3.2-1,2 Opium trades by the East Indian Company, exported from India (Calcutta, Bombay and Daman) to China in the late 1700s to early 1800s, stated in the Volume 4, August 1837, of the Chinese Repository. (Source: Bridgman, E. C. 1837)

3.2.3 The British acquired Hong Kong Island in 1841. Cowasjee Pallanjee & Co. which had a branch at Canton from 1794 was moved from Canton to Hong Kong in 1841.[16] It was the first Parsee company that opened a brand in Hong Kong. F.M. Talati, Cama & Co. was also established in Hong Kong.[17] In June 1841, the first land auction of Hong Kong was conducted in Macao, in which, four Parsee merchants purchased seven coastal lands.[18] The lots of the seven coastal lands vary among sources, but no direct evidence shows that the coastal lands were related to the coastal land of Homi Villa.

3.2.4 The full names of the four Parsee merchants vary in different sources. From "Traders of Hong Kong", the four merchants were Dhunjibhoy Ruttonjee Bisney, Hirjibhoy

[16] Bard, S. 1993: 86.

[17] 丁新豹 & 盧淑櫻 2014: 186.

[18] Education Bureau n.d.: 100; 丁新豹 & 盧淑櫻 2014: 186.

Rustomjee, Pestonji Cowasjee and Framjee Jamsetjee.[19] Written in the historic appraisal for the Former Band Stand in Hong Kong Zoological and Botanical Gardens prepared by the Antiquities and Monuments Office, the four merchants were Dhunjibhoy Ruttonjee Bisney, Hirjibhoy Rustonjee, Pestonji Cawasji, and Framjee Jamsetjee.[20] From the book "澳門宗教" written by 鄭煒明 and 黃啟臣, the four merchants were Pestonjee Cowasjee Darabsha Setha Esqre, Dhunjeebhoy Ruttonjee (Bisney), Hirijibhoy Rutomjee and Framjee Jamsetjee.[21] In the book "非我族裔 : 戰前香港的外籍族群", the four merchants were D. Rustonjee, H. Rustonjee, P. Cowasjee and F. Jamsetjee.[22] In another source, Farmer mentioned that Dadabhoy Rustomjee Banaji and Maneckjee Rustomjee Banaji who established the D & M Rustomjee & Co. were two of the Parsee merchants who had bought land during the First Hong Kong Land Auction.[23] There were discrepancies among sources on who the four Parsee merchants were and require further research in the future. Yet, the sources share the same insight on Parsee merchants acquiring a lot of land and moving to Hong Kong since the British arrival. Such facilitated their expansion of business and eventually, the early development of Hong Kong.

3.2.5 As the trading conditions were developing, many Parsees settled down in Hong Kong. According to the 1860 Hong Kong Directory (香港年鑑), there were 73 foreign firms at that time, in which, 17 of them were owned by the Parsees. Among the Parsee community in Hong Kong in the mid to late 19th century, eight to nine out of ten Parsees were merchants, in which Cowasjee Pallanjee & Co. (高華治・巴倫治洋行), Dhunjeebhoy Rustonjee & Co. (郭治寶・律斯敦治洋行), Dorabjee Narojee & Co. (多拉治・那路治洋行), Framjee Jamsetjee & Co. (法蘭治・詹塞治洋行), Hormusjee Naorojee Mody (H. N. Mody) (麼地), Pestonjee Cowasjee (巴士敦治 ・高華治), Hormusjee Ruttonjee (H. Ruttonjee) (律敦治), Framjee Merwanjee Talati (F. M. Talati) (他拉地), etc., were foreign firms of larger scale and longer history. [24]

3.2.6 Established in 1822, The Incorporated Zoroastrian Charity Funds of Hong Kong, Canton and Macao (粵港澳祆教慈善基金) is the only Zoroastrian association in China up till today.[25] Its office is located in the present Zoroastrian Building (善樂施大廈) on Leighton Road. In the late 19th century, the Parsees registered two non-governmental organization, namely "瑣羅亞斯德會" and "Parsee Prayer Hall and Clubhouse". Given that the Parsees lived near Elgin Street (伊利近街), the Parsee Clubhouse, also known as the Zoroastrian House, was established on No.49 Elgin Street in 1861.[26] The Zoroastrian House was sold in the 1920s and had been relocated to the current location on 101 Leighton Road in 1931.

[19] Bard, S. 1993: 85, 86.

[20] AMO 2021: 4.

[21] The name of the four Parsee merchants are in the exact wording extracted from the book, i.e., "(Bisney)". The brackets do not indicate that "Bisney" is used as an abbreviation in the book. 鄭煒明 & 黃啟臣 1994.

[22] 丁新豹 & 盧淑櫻 2014: 187.

[23] Farmer 2020-a.

[24] 丁新豹 & 盧淑櫻 2014: 187.

[25] Zoroastrains.net 2008; 鄒頌華 2018.

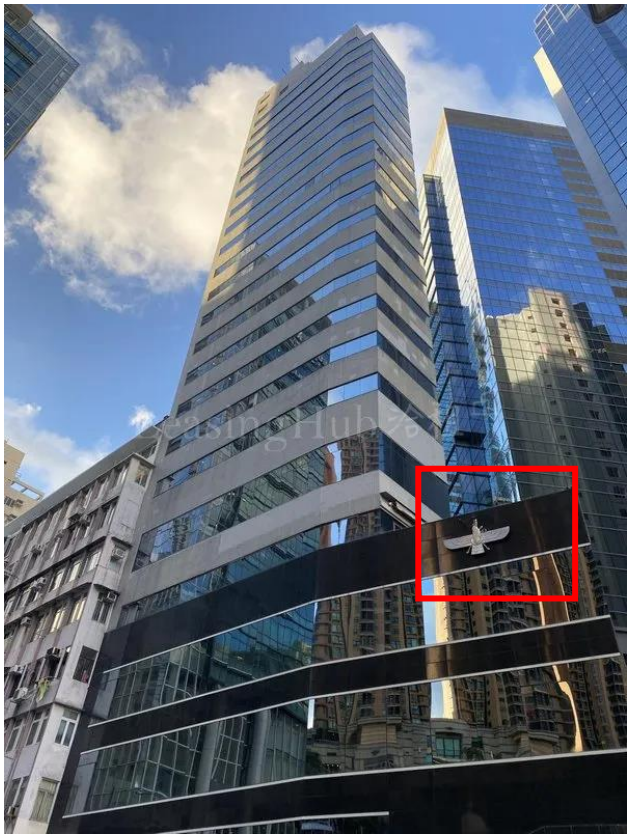
[26] 鄒頌華 2018.

It was named as the Zoroastrian Building, and commonly known by the Chinese as "白頭教堂".[27] In 1970, it had changed from two-storeys to three-storeys, and was reconstructed as the now Zoroastrian Building in 1993.[28] Although the façade of the building had transformed from classical to modern, the symbol of Zoroastrian, The Faravahar (法拉瓦哈), can be clearly seen on the façade.[29] The Prayer Hall remains in the building, serving as a gathering point for the Parsee community.

3.2-3 The old two-storey Zoroastrian Building at 101 Leighton Road in 1931. (Source: Mogul, R. 2020)

[27] The Parsees wrapped their head using white cloth, so they were locally known as "白頭摩囉". 鄒頌華 2018.
[28] 鄒頌華 2018.
[29] 黃家豪 2023.

3.2-4 The old and three-storey Zoroastrian Building in the late 20th century. (Source: HK Man 2009)



3.2-5, 6 The current Zoroastrian Building and The Farvahar. (Sources: Leasing Hub n.d.; 鄒頌華 2018)

3.2.7 The number of Parsees that resides in Hong Kong is not high. In 1877, there were 74 Parsees in Hong Kong.[30] In 1881, the number raised till 91, but the impacts bought by the Parsees could not be ignored.[31] Some Parsee companies in Hong Kong branched out into business lines that were more closely connected with Hong Kong, but some remained the business on trading Indian goods, eg. cotton yard, metals and opium.[32] Among Parsee merchants, Hormusjee Naorjee Mody (H. N. Mody), Hormusjee Ruttonjee (H. Ruttonjee), Jehangir Hormusjee Ruttonjee (J. H. Ruttonjee), Dhun Ruttonjee (D. Ruttonjee) and Dorabjee Naorojee Mithaiwala were some famous Parsee merchants that had a high contribution to the growth of Hong Kong. Their contribution had extended into sports, welfare and community work, while their community remains active in business and other aspects in current Hong Kong.[33]

3.2.8 As mentioned by various sources, Dhunjibhoy Ruttonjee Bisney (Bisney) was one of the Parsee merchants arriving early in Hong Kong.[34] Bisney was one of the founders of the Hong Kong and Shanghai Banking Corporation.[35] Due to his contribution to the growth of early Hong Kong and Bisney Road in Pokfulam was named after him.[36]

3.2.9 Being one of the four Parsee merchants arriving Hong Kong in 1841, Pestonji Cowasjee purchased Marine Lot 7 at the first Hong Kong land auction.[37] He joined his father's company, Cowasjee Pallanjee & Co, and had been the principal since 1859. As mentioned, Cowasjee Pallanjee & Co started as a subsidiary of the Bombay firm, Cursetjee Bomanjee & Co., and had a branch in Canton since 1794 before moving to Hong Kong in 1841. The company's main trading interests were opium, spices, silk and yarn. It was located in Gage Street in 1983 and later at 6 Queen's Road Central.[38] The company had prospered throughout the nineteenth century but had disappeared by the mid-1920s after WWI.

3.2.10 Framjee Jamsetjee had resided in Canton from 1830s. He was one of the four Parsee merchants that bought land at the first land auction. He established his business and agency on Queen's Road.[39] Yet, his name disappeared from the Business Directory after 1846.

3.2.11 Dorabjee Naorojee Mithaiwala arrived Hong Kong in 1852 and joined Duddell & Co. He opened his own bakery, "打笠治麵包公司", in 1863 and signed contract with the Army and Navy to supply them with products.[40] His business expanded rapidly, including hotel business. By 1870, he owned several high-class hotels on Hong Kong Island and Kowloon.

[30] 丁新豹 & 盧淑櫻 2014: 190.

[31] 丁新豹 & 盧淑櫻 2014: 190.

[32] Bard, S. 1993: 86.

[33] Bard, S. 1993: 86.

[34] AMO 2021: 4; Bard 1993: 86; 鄭煒明 & 黃啟明 1994.

[35] Tensecs 2018.

[36] Tensecs 2018.

[37] Bard, S. 1993: 86.

[38] Bard, S. 1993: 86.

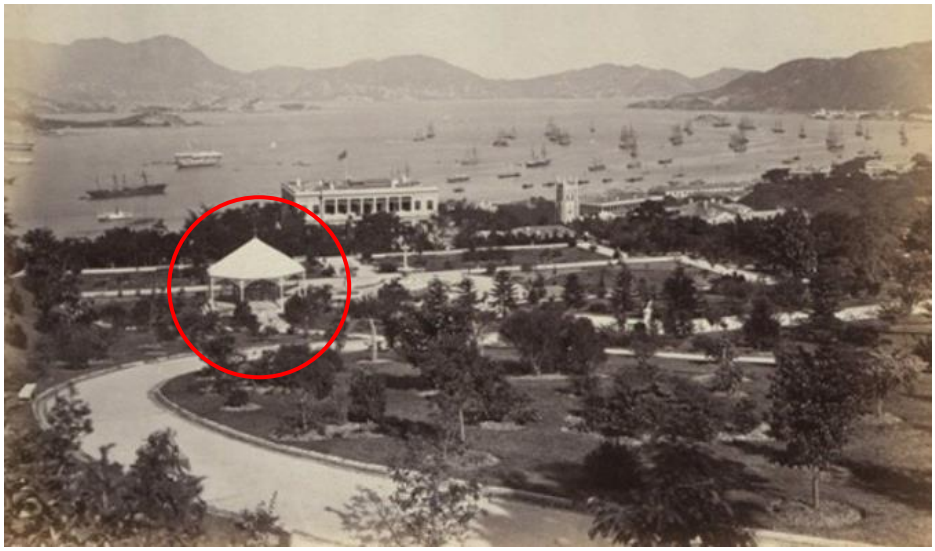
[39] Bard, S. 1993: 86.

[40] Bard, S. 1993: 87.

Naorojee's greatest contribution to Hong Kong was developing the then cross-harbour passenger ferry company, Kowloon Ferry Company, in 1880, owning 4 ferries.[41] Paul Chatchick Chater bought all the ferries and took over the company, in which is the current Star Ferry Company.

3.2.12 Arrived in 1858, H. N. Mody was one of the most successful business men and one of the greatest benefactors in Hong Kong. He established his own company in the 1860s, mainly trading opium. Soon, Mody switched to the exchange industry. Together with Paul Chatchick Chater, they established the Chater & Mody. Mody involved in many important public projects, eg. the Praya Reclamation in the central district that was commenced in 1889.[42] He invested heavily in Kowloon's real estate, building many housings in Tsim Sha Tsui. Mody Road was named after him.[43] Also, he was the president of Kowloon Cricket Club in Jordan when it was built in 1908. Mody's greatest contribution to Hong Kong was the construction of the Main Building of the University of Hong Kong. Given his significant contributions to the development of Hong Kong, Mody was knighted in 1910, the year when the foundation stone of the Main Building was laid.[44] He passed away in 1911, not able to witness the completion of Main Building.

3.2.13 In 1866, the Parsee community built a pavilion in the Hong Kong Zoological and Botanic Gardens for music performances.[45] Formerly a band stand, the Pavilion was recently accorded a Grade 1 Historic Building in 2021. The Pavilion, Mody Road, Bisney Road in Pokfulam, the Main Building of the University of Hong Kong, the Star Ferry and the Ruttonjee Hospital are the testimonies of the prominence of the Parsee community.



3.2-7 The Pavilion in the Hong Kong Zoological and Botanic Gardens with the Government House and Victoria Harbour as the background in the late 19th century. (Source: LCSD 2021)

[41] 丁新豹 & 盧淑櫻 2014: 188.

[42] Bard, S. 1993: 87.

[43] Bard, S. 1993: 87.

[44] Bard, S. 1993: 87, 88.

[45] LCSD 2021.

3.2-8 The current Pavilion in the Hong Kong Zoological and Botanic Gardens. (Source: Substance Lab Limited 2024).

3.3 The Parsee Cemetery[46] (1853 - now)

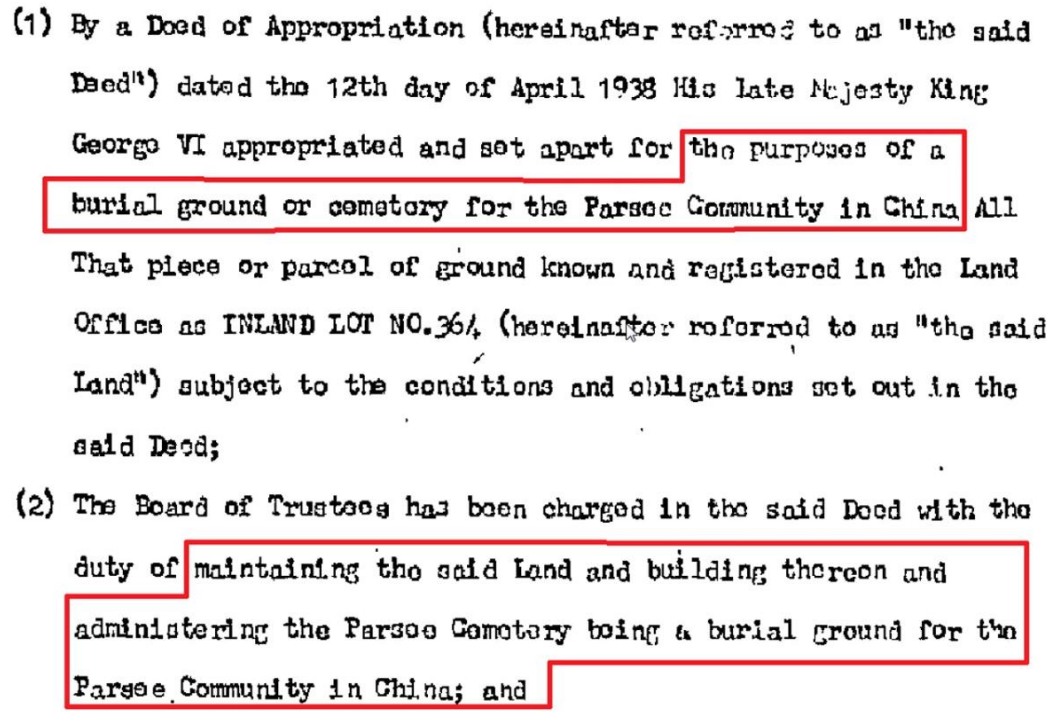
3.3.1 Established in 1852, the Parsee Cemetery (波斯墳場) or the Zoroastrian Cemetery (祆教墳場) was the third ethnic group[47] to receive land allocated by the colonial government to build a cemetery. It was located at the right side of the Hong Kong Cemetery in Happy Valley, reflecting the intimate relationship between the Parsee and the British. This was the first Parsee establishment in Hong Kong.[48] Since 1877, the colonial government has leased the land of the Cemetery to The Incorporated Zoroastrian Charity Funds of Hong Kong, Canton and Macao with a nominal rent of 1 dollar per year to manage the Cemetery.[49]

[46] 丁新豹 & 盧淑櫻 2014: 185 – 193; CACHe 2022.

[47] The first group is the British and the second group is the Irish, including the Portuguese.

[48] Mogul, R. 2020.

[49] Hong Kong Unison n.d.:14.



(1) By a Deed of Appropriation (hereinafter referred to as "the said Deed") dated the 12th day of April 1938 His Late Majesty King George VI appropriated and set apart for the purposes of a burial ground or cemetery for the Parsee Community in China All That piece or parcel of ground known and registered in the Land Office as INLAND LOT NO.364 (hereinafter referred to as "the said Land") subject to the conditions and obligations set out in the said Deed;

(2) The Board of Trustees has been charged in the said Deed with the duty of maintaining the said Land and building thereon and administering the Parsee Cemetery being a burial ground for the Parsee Community in China; and

3.3-1 1938 land allocation deed from Lands Department to The Incorporated Zoroastrian Charity Funds of Hong Kong, Canton and Macao. (Source: 羅保熙 et al. 2016)

3.3.2 Sky burial (天葬) is the traditional way for the Parsees to dispose of the dead. Earth burial has been practised in Hong Kong instead, with the body cleaned and placed inside an elevated coffin before the burial. Only believers of Zoroastrianism from South Asia can be buried in this cemetery.[50] Many famous merchants who had high contribution to the development of Hong Kong, eg. H. N. Mody and the Ruttonjee family, were buried here.

3.3.3 As mentioned in Section 3.2.1, the Parsees remained practising the Persian Calendar. “1852” (the Cemetery was built in 1852) and “1222” (1222 of the Persian Calendar corresponds to year 1852) have been carved on the main entrance of the Cemetery. The Gardener’s House, Service Hall and Pavilion of the Cemetery were accorded Grade 2 status by the Antiquities Advisory Board.

[50] 史檔 2018.

3.3-2 The Cemetery in 1837. (Source: Floyad, W. P. 1873)

3.3-3 "1222" and "1852" are carved on the main entrance of the Cemetery (Source: Chong Fat 2007).

3.4 The Ruttonjee Family and their businesses[51] (1830s – 1920s)

3.4.1 The first name of "Ruttonjee" had appeared in the "中華商業名錄" (Chinese Commercial Directory) numerous times. In 1830s, there were Ruttonjee Parsee merchants arriving China. Among them, Pestonjee Ruttonjee (P. Ruttonjee) received the most attention. Arriving Canton in 1832, he worked in Chow Chow Hong (周周行) and Pou Shun Hong (寶順行) successively.[52]

3.4.2 Opium trading and smuggling was rampant, destroying and harming the economy and the people. In 1839, Imperial Daoguang appointed Lin Zexu (林則徐) to investigate in Canton. Many foreign merchants, including the British, Jews, Parsee and Indian, etc., handed over part of their opium and wrote to the British government as British citizens for protection. In the lists of handing over opium and writing for protection, there were two Ruttonjee opium merchants, Rustomjee Ruttonjee (R. Ruttonjee) and Bomanjee Ruttonjee. They were believed to be partners of the R. Ruttonjee & Co. (R · 律敦治洋行).[53] Many Parsee companies were formed by different members in the family at that time. Together with old British companies, eg. Jardine Matheson & Co., Dent & Co., David Sasson & Co., R. Ruttonjee & Co. followed rules of the Qing government to operate export businesses of Chinese tea, silk and chinaware.[54] They were attracted by the smuggling of opium and changed to this business of small cost but big profit. After the British winning in the opium war, these merchants received compensation and Hong Kong as a business spot.[55] Some foreign companies transferred their headquarters from Canton and Macao to Hong Kong.

3.4.3 The relationship between these Ruttonjee merchants and Hormusjee Ruttonjee, the father of the first owner of Homi Villa, was not known due to insufficient information. Yet, Ruttonjee merchants had operated in Hong Kong and Canton for many years. These business networks established a concrete foundation for Hormusjee Ruttonjee (H. Ruttonjee) to start his own business.

[51] 鄭宏泰 2022: 234 – 296.

[52] 鄭宏泰 2022: 236.

[53] 鄭宏泰 2022: 236, 237.

[54] 鄭宏泰 2022: 236, 237.

[55] 鄭宏泰 2022: 237.

3.4.4 H. Ruttonjee, came to Hong Kong in August 1884 from his native town of Bulsar in India at the age of 24. After his arrival, he joined the company opened by a Parsee kinsman, P.F. Davar & Co.[56] (大化洋行), as an assistant.[57] Switched to an opium trading company, B.P. Kavarana & Co. (嘉娃蘭娜洋行), H. Ruttonjee stayed in Canton as manager. He quit the job and joined B.M. Ruttonjee & Co.[58] (BM・律敦治洋行) in 1888 as manager in Hong Kong. B.M. Ruttonjee & Co. was established by B. and E. Ruttonjee.[59] The full names of B. and E. Ruttonjee were not known. In 1892, H. Ruttonjee became the largest shareholder and took over the company, renaming it as H. Ruttonjee & Co. (律敦治洋行).[60] Branches were opened on D'Anguilar Street and Staunton Street, reflecting the continuing development and expansion of the business. At that time, the names of the original founders of B.M. Ruttonjee & Co., eg. B. and E. Ruttonjee, were soon disappeared in the Business Directory. In 1890s, the only other Ruttonjee on the Directory was M. Ruttonjee, who was an assistant in "打笠治麵包公司".[61] The full name of M. Ruttonjee was not known.

3.4.5 The main business of H. Ruttonjee Co. was the import of foreign goods. It was basically a "all-in-one" business in the early days, eg. Western chocolate, biscuits, bread and other foods, spirits, port wine and beer, daily necessities and Christmas decorations.[62] At that time, there was a lack of supplies. If the price was low, there would be buyers for whatever products. Therefore, the business was well developed and was soon expanded to Kowloon Peninsula, in which a branch was opened on Elgin Road (now Haiphong Road) in 1897. At a later stage, the sale of Western wine was the most ideal, so H. Ruttonjee focused more on the imports of wine.

3.4.6 Born in Bombay in 1880, the son of H. Ruttonjee, Jehangir Hormusjee Ruttonjee (J. H. Ruttonjee) (Ruttonjee) was a famous Indian Parsi philanthropist. Ruttonjee came to Hong Kong in 1892 to join his father and attended school in St. Joseph College.[63] He would help in his father's company after school. Therefore, his name was shown in the Directory in 1894 when he was only 14 years old.[64] His position was 'employee' at first and then 'assistant'. In 1902, Ruttonjee went back to Bombay and get married with Banoo Master. They gave birth to a son and three daughters, namely Dhun, Khrosed, Tehmi and Freni.

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[56] P. F. Davar & Co. had been established by H. Ruttonjee's Parsee kinsman since 1862. 鄭宏泰 2022: 240.

[57] 鄭宏泰 2022: 240.

[58] B.M. Ruttonjee & Co. was located at 2 and 4 Lyndhurst Terrace. A year before H. Ruttonjee joined the company, the company acquired P.F. Davar Co. There was another company operated by a Ruttonjee merchant. It was B&E Ruttonjee & Co., located on Peel Street. As mentioned by 鄭宏泰, the two Ruttonjee companies might had kinship. 鄭宏泰 2022: 242.

[59] 鄭宏泰 2022: 242.

[60] 鄭宏泰 2022: 242.

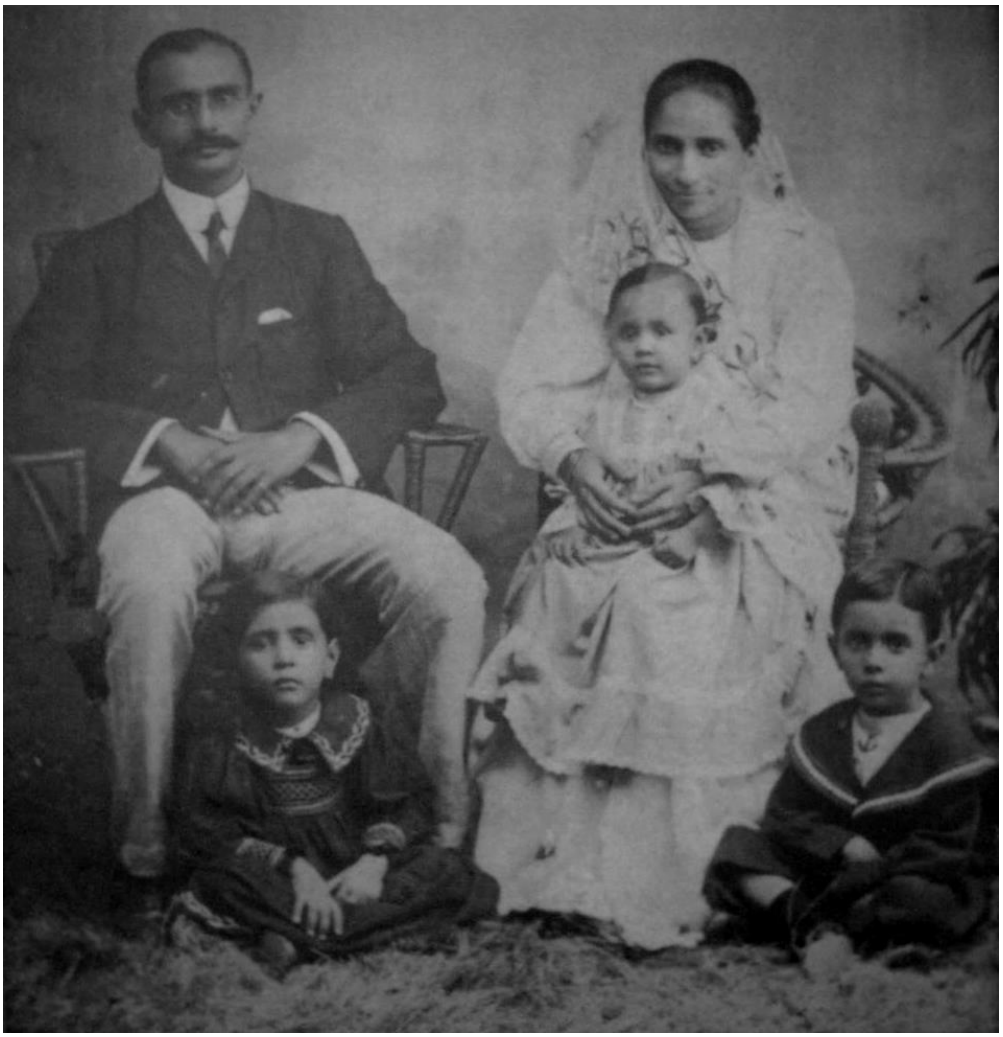
[61] 鄭宏泰 2022: 242.

[62] 鄭宏泰 2022: 243, 244.

[63] St. Joseph's College n.d.

[64] 鄭宏泰 2022: 242, 243.

3.4-1 Ruttonjee and his wife, Banoo (Source: Farmer, H. 2020-b).



3.4-2 The Ruttonjee family. Ruttonjee and his wife, Banoo, sat on the chairs. Their eldest daughter, Khorshev, was on Banoo's lap. The boy at the far right was Dhun and the girl in the left was the second eldest daughter, Tehmi (Source: User:RFID1 1908).

3.4.7 In the 1904 Juror List, H. Ruttonjee was the "Storekeeper" of H. Ruttonjee & Co. and Ruttonjee was the "Assistant" of H. Ruttonjee & Co.[65] In 1907, H. Ruttonjee announced to admit Ruttonjee as a new partner. The company was renamed as H. Ruttonjee & Son Co. (律敦治父子洋行). To boost sale and promote the company, Ruttonjee adopted a marketing strategy to advertise on different newspaper every day. With simple words, eye-catching drawings or photos and quotes from famous people in history, the meticulously designed daily advertisements on newspaper made deep impressions on readers, attracting potential customers.[66] Such strategy had still been used for H.B. Beer in the early to mid-20th century. The solidly established company handled Hong Kong agencies for importing many popular brands of wines, spirits and beers. Soon, it became one of the pillars of Hong Kong wine trade.[67] The wealth of the Ruttonjee family had continued to grow. As a long-term investment, H. Ruttonjee started to acquire land and also developed other businesses on real estate and agency, eg. the operation of Royal George Hotel in Tsim Sha Tsui in the early 20th century.[68] As shown in the lease for the lot that Homi Villa was situated at, the lease was commenced in 1898 and the indenture was signed by Banoo Ruttonjee in 1929 (refer to Section 3.9). There are discrepancies on exact when the lot was bought and bought by who, i.e., bought by the Ruttonjee Family or Banoo, bought in the late 19th century or in 1929. Also, the reason of acquiring the land was not known. There are limitations on research.

3.4.8 H. Ruttonjee suddenly announced his retirement in June 1913. In October, H. Ruttonjee published a notice declaring that H. Ruttonjee & Son Co. was dissolved on 27 June 1913.[69] A few days later, Ruttonjee published a notice declaring that the company was dissolved and was changed to be operated by his own. In 1933, the father and son had quarrels on assets and the dispute was settled. Mentioned by 鄭宏泰, a reason behind their contradictions may be H. Ruttonjee having an affair with Alice.[70]

3.4.9 H. Ruttonjee passed away in 1944. After the Second World War, Alice Ruttonjee would donate to charities, eg. Hong Kong St. John Ambulance, the former Society for the Prevention of Cruelty to Animals, The Community Chest of Hong Kong, etc., every year in the name of H. Ruttonjee. In 1971, the Hong Kong Sheng Kung Hui planned to establish a church in Wah Fu Estate. As the capital for the establishment was not enough, Alice Ruttonjee donated thirty thousand dollars and was thanked by the then Bishop Baker for her generosity and her contribution on the society. Alice Ruttonjee passed away in 1974 and her legacies were donated to Hong Kong St. John Ambulance and Ruttonjee Hospital. As she was not a believer of Zoroastrian, she was not buried in Zoroastrian Cemetery.

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[65] Gwulo 2010.

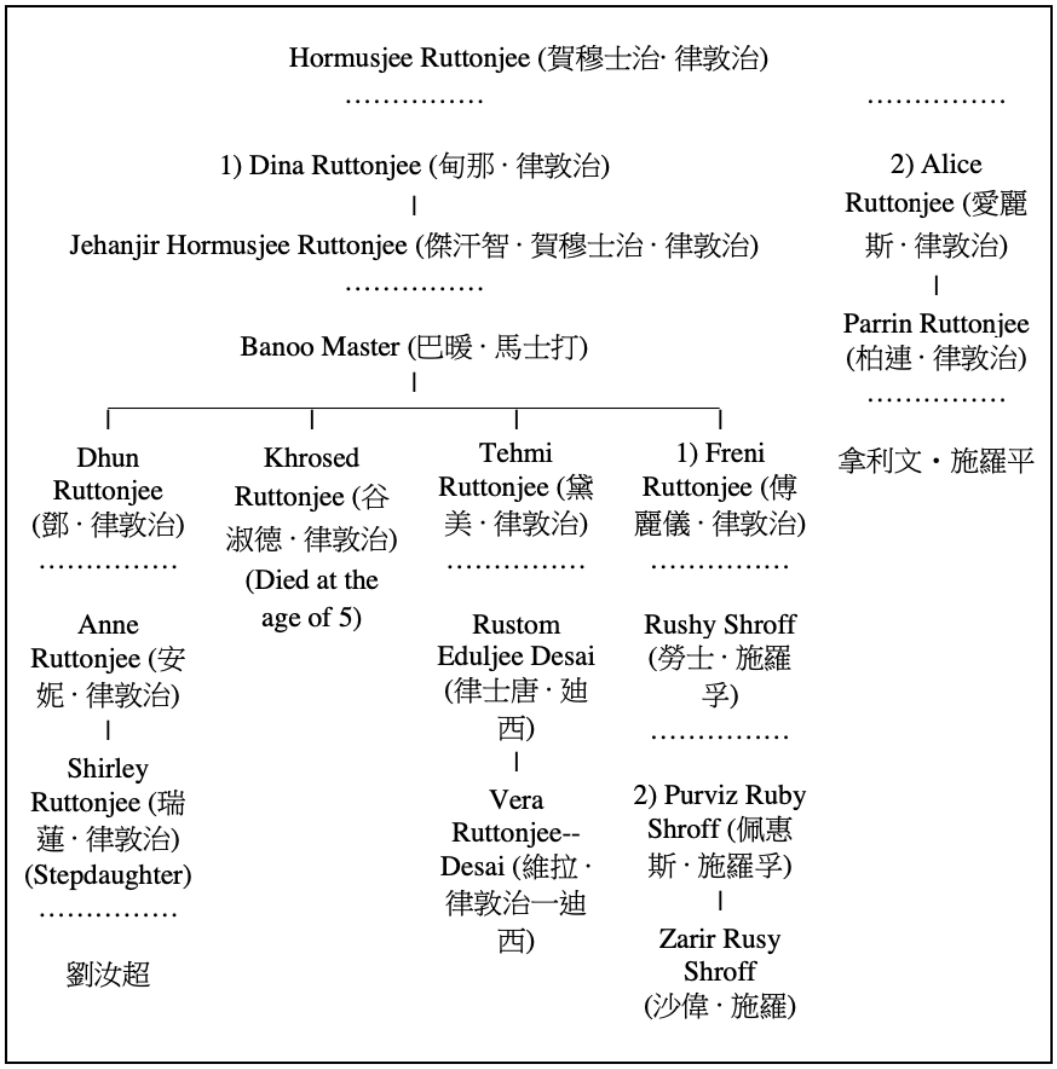
[66] 鄭宏泰 2022: 245, 246.

[67] 丁新豹 & 盧淑櫻 2014: 189, 190.

[68] 鄭宏泰 2022: 246.

[69] 鄭宏泰 2022: 247, 248.

[70] In the traditional belief of Parsee and Zoroastrian, worshippers have to be loyal to their companion.; The original name of Alice was Tung Fuk Chi. 鄭宏泰 2022: 250, 251.



3.4-3 Family tree of the Ruttonjee Family. (Source: 鄭宏泰 2022: 166, 167)

3.5 The Hong Kong Brewers and Distillers Ltd. (1933 -- 1936), the Hong Kong Brewery and Distillery Ltd. (1936 -- 1947) and the San Miguel Brewery Ltd. (1948 -- 1996)

3.5.1 Before the 20th century, Hong Kong relied heavily on imported beer without a brewery of its own.[71] Since 1900s, some foreign merchants started to plan to establish brewery in Hong Kong. In 1907, a Macao Portuguese merchant opened a brewery in Wong Ngai Chung and another brewery was opened in Lai Chi Kok in 1908.[72] Yet, due to their small scale and quality, the two breweries were closed.

3.5.2 With many experiences and a mature import and export network of foreign wine, Ruttonjee saw the potential in developing his business in the beer market. This encouraged Ruttonjee

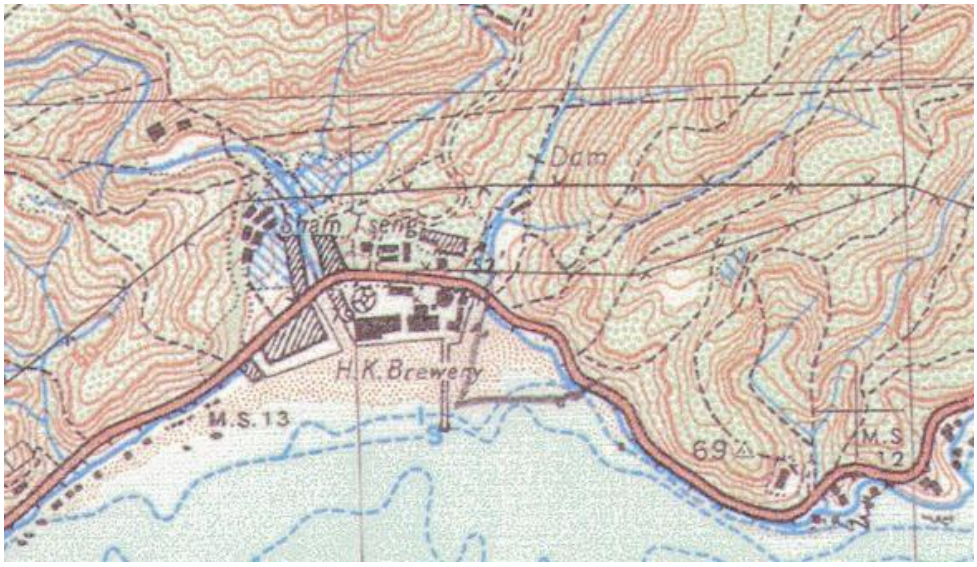
[71] Resource kit: 3; .鄭宏泰 2022: 254.
[72] 鄭宏泰 2022: 254.

to start his own brewery.[73] In the early 1930s, Ruttonjee started to reclaim lands in Sham Tseng and construction works like pier, brewery and the facilities for the collection of water.[74] Yet, in the maps from 1937 to 1945, there is no concrete evidence on when the land of the Brewery was reclaimed (refer to **Figs. 3.12.2-5 to 3.12.2-8**). There are limitations on researching the complete picture of the evolution of Sham Tseng's and Ting Kau's coastline.

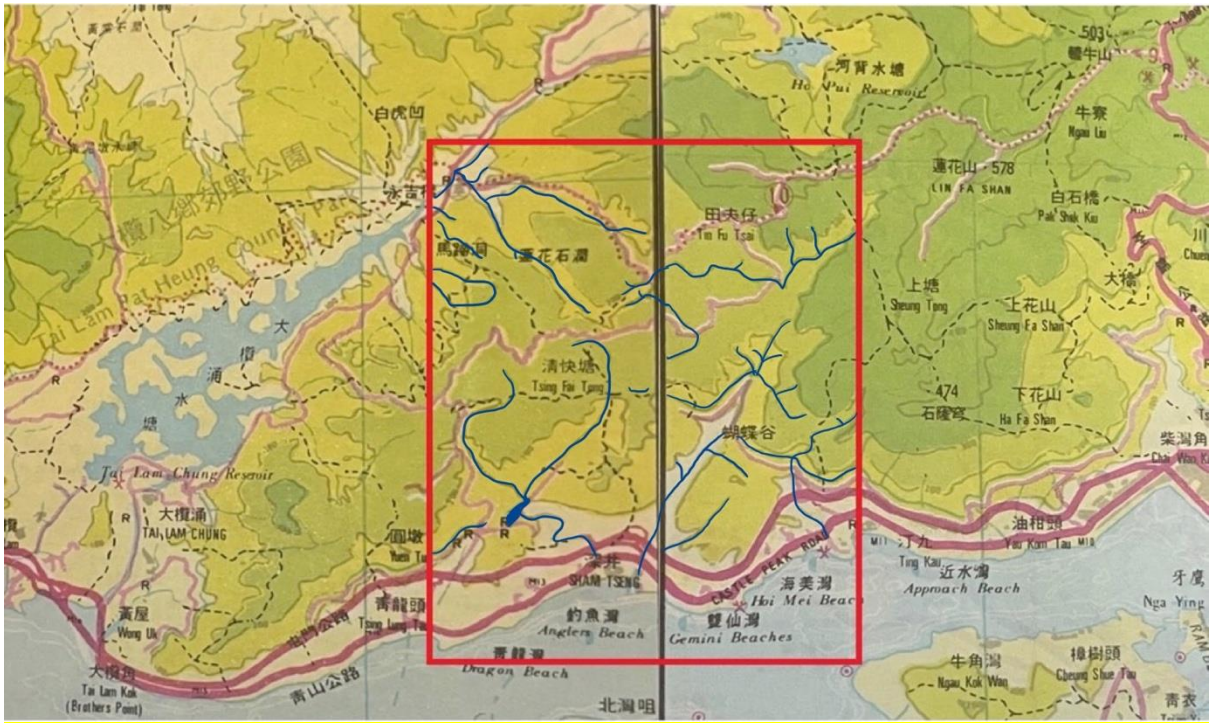
3.5.3 There were some reasons behind the site selection of the brewery in Sham Tseng. The proximity to Rambler Channel could establish piers to facilitate water transport and the proximity to the newly built Castle Peak Road facilitated the land transport for raw materials and finished products. Also, there was sufficient high quality of water supply in the hills of Sham Tseng.[75] It was mentioned in advertisement of the official opening of the Brewery on Hong Kong Sunday Herald on 30 June 1933 "A sample of the water, from a spring in the hills above Sam Tseng […] The water come to the Brewery in covered pipes from a filter bed in the hills just above."

3.5.4 The occurrence of the high quality water was a major reason for constructing the Brewery in Sham Tseng. However, the exact locations of the springs or water that were used for brewing beer at that time was not documented. After Ruttonjee sold the Brewery to San Miguel in 1947 (to be mentioned in Section 3.5.8 and 3.5.9), San Miguel built a farm with a man-made water pond for rearing dairy cattle, pigs and poultries in 1953 [76], which was uphill of the current Tsing Fai Tong New Village (清快塘新村) [77] established by villagers who moved downhill from Tsing Fai Tong Village.[78] Many of them worked in the Brewery. Relics and foundation of the farm including the pond and the associated inlet and outlet with running water can still be found (refer to **Fig. 3.5-5,6**). From historic maps from 1957 and 1986, there were quite a lot of springs running downhills to Sham Tseng. Although, the possible routes nor locations of the springs cannot be clearly identified, given the fact that the farm was started and managed by Horatio Annesiey Waller[79] who was appointed by Ruttonjee to run the Brewery and continued to manage the beer factory after the change of ownership, the spring running through the pond uphill of Tsing Fai Tong New Village (refer to **Fig. 3.5-4**) has a possibility to be one of the springs of high-quality water that was used for brewing beer.

[73] Farmer 2020-b.
[74] 鄭宏泰 2022: 255.
[75] 鄭宏泰 2022: 253.
[76] San Miguel Brewery Hong Kong Limited 2021.
[77] Oral history with Mr. Fu Wai Kwong, current villager of Tsing Fai Tong New Village, conducted on the 16th January, 2025. Oral history with Mr. Fu On Yan, who used to live in Tsing Fai Tong Village, moved to the New Village and worked at San Miguel Brewery till retirement, conducted on the 16th January, 2025.
[78] It was recalled by Mr. Fu On Yan that Tsing Fai Tong Villagers moved downhill some years after the San Miguel farm had been established, and established the current Tsing Fai Tong New Village, oral history conducted on the 16th January, 2025.
[79] Oral history with Mr. Fu On Yan, conducted on the 16th January, 2025.

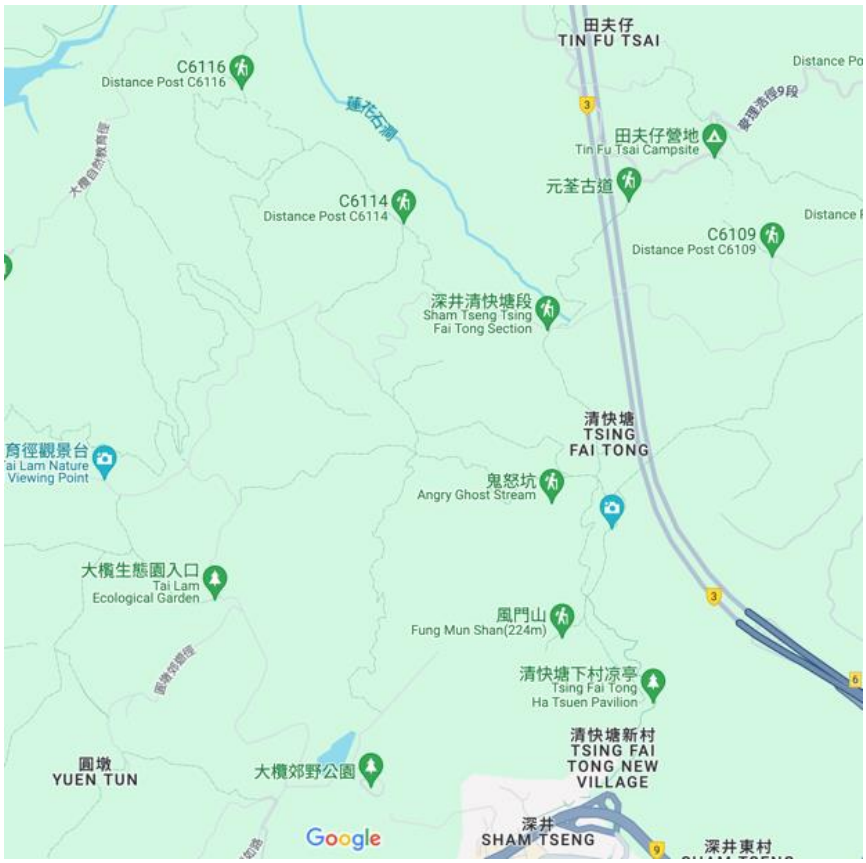


3.5-1 1957 map of Sham Tseng. Numerous springs running from the hills to Sham Tseng (Source: Mellor 1957).



3.5-2 1986 map of Sham Tseng. Location of Sham Tseng, Tsing Fa Tong and different springs (the very light blue lines) running to Sham Tseng. The blue lines that indicate the location of springs in the red box are traced in blue colour. The black dotted lines on the map indicate footpaths. The middle black line is the edge of the both pages. Therefore, how springs were connected or whether there were extra springs at the area of the black line were not known. (Source: 通用圖書有限公司 1986: 69, 70, edited by Substance Lab Limited).

3.5-3 Current map of Sham Tseng. Location of Sham Tseng and Tsing Fa Tong (Source: Google Map 2023).



3.5-4 Location of Lotus Stream, Tsing Fai Tong, Tsing Fai Tong New Village and Sham Tseng. A possible route of the spring (Source: Google Map 2023).


3.5-5,6 The abandoned man-made water pool and its outlet. A collapsed metal sign bearing the Chinese text which reads "Notice: Private Land – Please Do Not Plant" is found next to the outlet which advised the fact that the land on which the farm was established was privately owned (Photos taken on 16th January, 2025).

3.5.5 With the support of Governor Sir Reginald Edward Stubbs on granting him a concession on using the water running through the hills behind as the supply in brewing beer, Ruttonjee officially opened the Hong Kong Brewers and Distillers Ltd. (香港啤酒廠有限公司) in Sham Tseng (深井) in August 1933 together with many Hong Kong foreign business elites, eg. Dodwell & Co. (天祥洋行), J.P. Warren (大班華倫), Elly Kadoorie (愛利．嘉道理), etc., to produce local beer, H.B. (Hong Kong Brewers) beer.[80] The Pilsner brewing method (皮爾森式釀酒法) was adapted to produce beer, distilled water and ice. All workers in the brewery were villagers in Sham Tseng. There were 60 male workers and 21 female workers at the start.

[80] Farmer 2020-b; 鄭宏泰 2022: 253.

3.5-7 Advertisement of H.B. Beer in the 1930s (Source: 香港食史 2020).

3.5.6 The official opening of the Brewery was on August 16, 1933. More than 700 guests were invited to the ceremony. Mr. Stanley H. Dodwell was the Chairman, while Ruttonjee was the Managing Director. Both of them gave an opening speech. Mrs. Borrett, wife of the General Officer Commanding, Major-General Sir O. C. Borrett, unlocked the door of the Brewery with a silver key, marking the opening (refer to **Fig. 3.5-9**).[81]

[81] Hong Kong Telegraph 1933: 7.

Colony's Brewery To Open On Aug. 16

Hygenic Conditions And Expert Brewers

The drive to Castle Peak has always been a favourite with Hong Kong people and it is now more interesting on account of the new plant of the Hong Kong Brewers and Distillers, Ltd.

The Brewery situated at Shum Tseng, is a finely designed mass of buildings of ferro-concrete, and is not, as are so many factories, a blot on the landscape. It will be more attractive, however, when the reclamation on which it is built is finally tidied up and planted with grass, flowers, and trees.

Process of Brewing.

The first process in the brewing of the beer takes place in the brew house. The malt, which has been ground in the top storey, comes down a schute into the mash tun where it is mixed with tepid water. A third of the mash is drawn off and passed into the copper where it is steam heated to a temperature of 75 dgs. Cent. and then pumped back again to the mash tun. The process is called saccharification.

It is then filtered through the bottom of the tun and runs down in four pipes to a sort of wash basin served by taps. The brewer runs off a certain amount from each tap to see if it is quite clear and, if satisfied, the mash is pumped once more into copper. This time the hops are added and the two together are boiled for two hours.

The next step is straining which takes place on the ground floor. The clear liquid is then pumped up to the fourth floor and goes into the wort cooler. The liquid, beer in the raw so to speak, has been called "mash" so far, now that it has been strained free free from grain and hop leaves it is called "wort."

Fermented In Cellar.

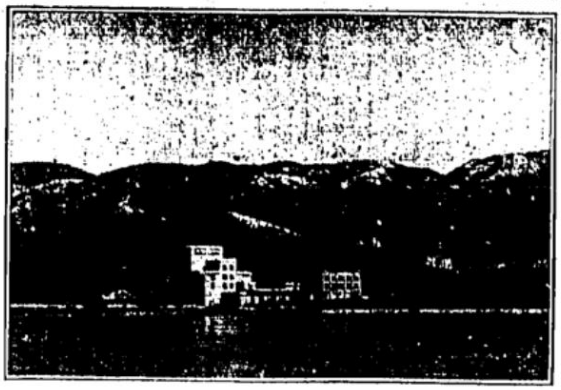
The addition of the yeast is the next step. The wort passes to the fermenting cellar on the ground floor where it is received into big vats and the yeast added. The fermenting wort stays here for 10 days before passing to the maturing room where it has to spend two months in a temperature of 1 dg. cent. After this, a last known to the brewer as "beer," it is drawn off into beer receivers and is strained clear of the remaining yeast cells.

Modern Equipment.

The Brewery is equipped with an absolutely modern brewing plant built and installed by Messrs. Skodaworks Ltd. and is under the charge of a highly qualified engineer and two master brewers who hold the highest diplomas, in the case of the chief brewmaster, from the Vienna Brewery Academy, and in that of the assistant brew master, the First Special Brewery and Maltery Academy of Prague. Both of them have had many years practical brewing experience.

The beer is untouched by hand during the whole process of brewing, and, Chinese employees of the Company must enter the Brewery by way of the wash house, where they must bath and change into garments provided by the Company before passing through to work.

The European Employees are housed in "Ormes Bungalow" about half a mile from the Brewery, while most of the Chinese work-people live in quarters, built by the Company, just across the road from the Brewery under the supervision of a matron. A well equipped distillery also a part of the Brewery buildings, serves both the employees of Company and the neighbouring villagers.



The model plant of the Hong Kong Brewers and Distillers, Ltd., which will be opened on August 16, at Shum Tseng on the Castle Peak Road. The products of this new enterprise will shortly be on the market.

Suitable Water Found.

It is not, perhaps, generally known that a most important consideration for any prospective Brewery is the quality of the water that they propose to use. When the question of forming the present Company was first discussed a sample of the water, from a spring in the hills above Sam Tseng, was sent to the Institute for brewing Science at Pilsen, Prague. A most gratifying report, issued on the authority of the Ministry of Public Health was received, coupled with the opinion, that there was no reason why beer, fully equal in quality to that brewed at Pilsen, should not be produced. The water comes to the Brewery in covered pipes from a filter bed in the hills just above.

The official opening of the Brewery, to which a large number of guests have been invited, takes place on August 16, when an opportunity will be given to all guests to sample H.B. Beer.

SAVAGE ATTACK WITH CHOPPER.

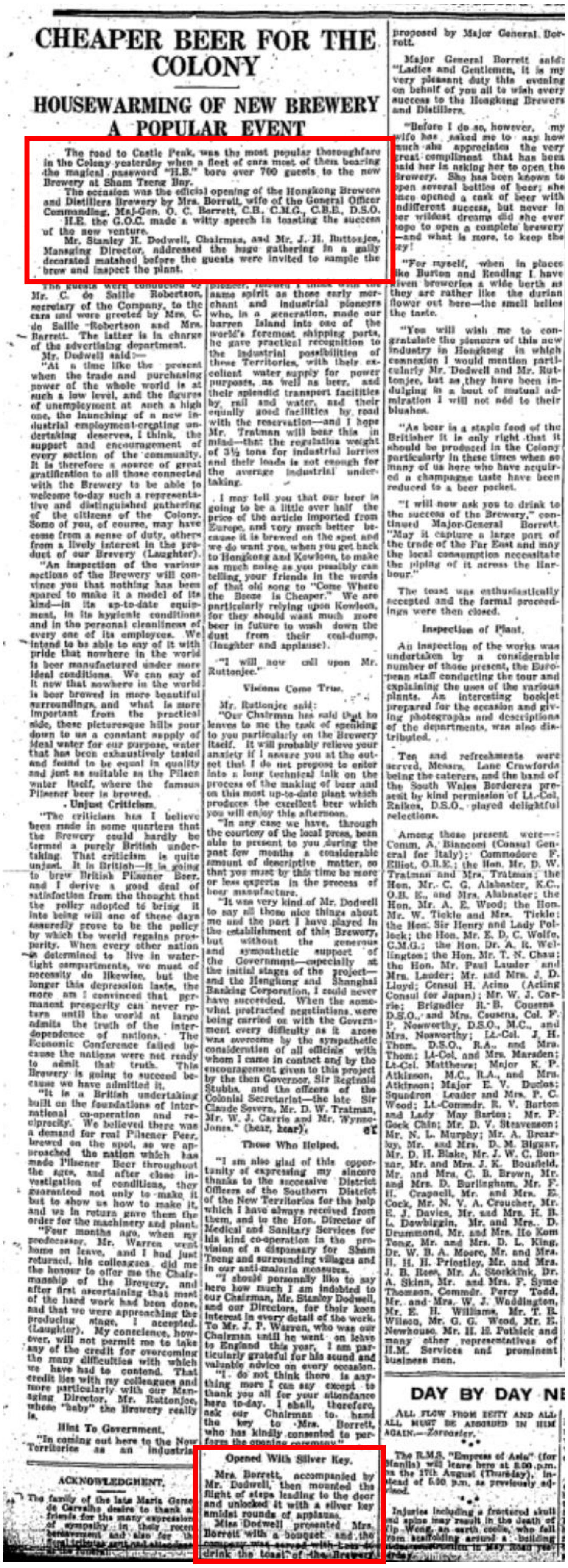
Market Elder Assaulted By Stall-Holder.

At the Central Police Court yesterday Mak Man Chan, a fishmonger at the Sai Ying Pun Market was remanded in police custody until Monday on a charge of assaulting, Au Cheong, the Market Elder, with a chopper.

It was stated that the defendant was told by the Market Elder that he was occupying more space for his stall than he was allowed, whereupon he lost his temper and attacked Au Cheong with a chopper. He was seized and restrained by some fishmongers standing near.

His Majesty the King has been pleased to approve the provisional appointment of the Hon. Commander Joseph Bernard Newill, D.S.O., R.N., (Retired), to be temporarily an Official Member of the Legislative Council in the place of the Hon. Commander George Francis Hole, R.N., (Retired), who is temporarily absent from the Colony, with effect from March 14, 1933.

3.5-8 An advertisement of the official opening of the Brewery scheduled on August 16 in the same year, on 30th July 1933. The red box highlighted the high quality of water found in Sham Tseng (Source: Hong Kong Sunday Herald 1933: 3).



CHEAPER BEER FOR THE COLONY

HOUSEWARMING OF NEW BREWERY A POPULAR EVENT

The road to Castle Peak, was the most popular thoroughfare in the Colony yesterday when a fleet of cars most of them bearing the magical password "H.B." bore over 700 guests to the new Brewery at Sham Tseng Bay.

The occasion was the official opening of the Hongkong Brewers and Distillers Brewery by Mrs. Borrett, wife of the General Officer Commanding, Maj-Gen. O. C. Borrett, C.B., C.M.G., C.B.E., D.S.O.

H.E. the G.O.C. made a witty speech in toasting the success of the new venture.

Mr. Stanley H. Dodwell, Chairman, and Mr. J. H. Ruttonjee, Managing Director, addressed the huge gathering in a gaily decorated matshed before the guests were invited to sample the brew and inspect the plant.

The guests were conducted by Mr. C. de Saille Robertson, secretary of the Company, to the cars and were greeted by Mrs. C. de Saille Robertson and Mrs. Barrett. The latter is in charge of the advertising department.

Mr. Dodwell said:—

"At a time like the present when the trade and purchasing power of the whole world is at such a low level, and the figures of unemployment at such a high one, the launching of a new industrial employment-creating undertaking deserves, I think, the support and encouragement of every section of the community. It is therefore a source of great gratification to all those connected with the Brewery to be able to welcome to-day such a representative and distinguished gathering of the citizens of the Colony. Some of you, of course, may have come from a sense of duty, others from a lively interest in the product of our Brewery (Laughter).

"An inspection of the various sections of the Brewery will convince you that nothing has been spared to make it a model of its kind—in its up-to-date equipment, in its hygienic conditions and in the personal cleanliness of every one of its employees. We intend to be able to say of it with pride that nowhere in the world is beer manufactured under more ideal conditions. We can say of it now that nowhere in the world is beer brewed in more beautiful surroundings, and what is more important from the practical side, these picturesque hills pour down to us a constant supply of ideal water for our purpose, water that has been exhaustively tested and found to be equal in quality and just as suitable as the Pilsen water itself, where the famous Pilsener beer is brewed.

Unjust Criticism.

"The criticism has I believe been made in some quarters that the Brewery could hardly be termed a purely British undertaking. That criticism is quite unjust. It is British—it is going to brew British Pilsener Beer, and I derive a good deal of satisfaction from the thought that the policy adopted to bring it into being will one of these days assuredly prove to be the policy by which the world regains prosperity. When every other nation is determined to live in water-tight compartments, we must of necessity do likewise, but the longer this depression lasts, the more am I convinced that permanent prosperity can never return until the world at large admits the truth of the inter-dependence of nations. The Economic Conference failed because the nations were not ready to admit that truth. This Brewery is going to succeed because we have admitted it.

"It is a British undertaking built on the foundations of international co-operation and reciprocity. We believed there was a demand for real Pilsener Beer, brewed on the spot, so we approached the nation which has made Pilsener Beer throughout the ages, and after close investigation of conditions, they guaranteed not only to make it but to show us how to make it, and we in return gave them the order for the machinery and plant.

"Four months ago, when my predecessor, Mr. Warren went home on leave, and I had just returned, his colleagues did me the honour to offer me the Chairmanship of the Brewery, and after first ascertaining that most of the hard work had been done, and that we were approaching the producing stage, I accepted. (Laughter). My conscience, however, will not permit me to take any of the credit for overcoming the many difficulties with which we have had to contend. That credit lies with my colleagues and more particularly with our Managing Director, Mr. Ruttonjee, whose "baby" the Brewery really is.

Hint To Government.

"In coming out here to the New Territories as an industrial pioneer, imbued I think with the same spirit as those early merchant and industrial pioneers who, in a generation, made our barren Island into one of the world's foremost shipping ports, he gave practical recognition to the industrial possibilities of these Territories, with their excellent water supply for power purposes, as well as beer, and their splendid transport facilities by rail and water, and their equally good facilities by road with the reservation—and I hope Mr. Tratman will bear this in mind—that the regulation weight of 3½ tons for industrial lorries and their loads is not enough for the average industrial undertaking.

I may tell you that our beer is going to be a little over half the price of the article imported from Europe, and very much better because it is brewed on the spot and we do want you, when you get back to Hongkong and Kowloon, to make as much noise as you possibly can telling your friends in the words of that old song to "Come Where the Booze is Cheaper." We are particularly relying upon Kowloon, for they should want much more beer in future to wash down the dust from their coal-dump. (laughter and applause).

"I will now call upon Mr. Ruttonjee."

Visions Come True.

Mr. Ruttonjee said:

"Our Chairman has said that he leaves to me the task of speaking to you particularly on the Brewery itself. It will probably relieve your anxiety if I assure you at the outset that I do not propose to enter into a long technical talk on the process of the making of beer and on this most up-to-date plant which produces the excellent beer which you will enjoy this afternoon.

"In any case we have, through the courtesy of the local press, been able to present to you during the past few months a considerable amount of descriptive matter, so that you must by this time be more or less experts in the process of beer manufacture.

"It was very kind of Mr. Dodwell to say all those nice things about me and the part I have played in the establishment of this Brewery, but without the generous and sympathetic support of the Government—especially at the initial stages of the project—and the Hongkong and Shanghai Banking Corporation, I could never have succeeded. When the somewhat protracted negotiations were being carried on with the Government every difficulty as it arose was overcome by the sympathetic consideration of all officials with whom I came in contact and by the encouragement given to this project by the then Governor, Sir Reginald Stubbs, and the officers of the Colonial Secretariat—the late Sir Claude Severn, Mr. D. W. Tratman, Mr. W. J. Carrie and Mr. Wynne-Jones." (hear, hear).

Those Who Helped.

"I am also glad of this opportunity of expressing my sincere thanks to the successive District Officers of the Southern District of the New Territories for the help which I have always received from them, and to the Hon. Director of Medical and Sanitary Services for his kind co-operation in the provision of a dispensary for Sham Tseng and surrounding villages and in our anti-malaria measures.

"I should personally like to say here how much I am indebted to our Chairman, Mr. Stanley Dodwell, and our Directors, for their keen interest in every detail of the work. To Mr. J. P. Warren, who was our Chairman until he went on leave to England this year, I am particularly grateful for his sound and valuable advice on every occasion.

"I do not think there is anything more I can say except to thank you all for your attendance here to-day. I shall, therefore, ask our Chairman to hand the key to Mrs. Borrett, who has kindly consented to perform the opening ceremony."

Opened With Silver Key.

Mrs. Borrett, accompanied by Mr. Dodwell, then mounted the flight of steps leading to the door and unlocked it with a silver key amidst rounds of applause.

Miss Dodwell presented Mrs. Borrett with a bouquet and the company was served with [illegible] drink the toast of the Brewery proposed by Major General Borrett.

Major General Borrett said: "Ladies and Gentlemen, it is my very pleasant duty this evening on behalf of you all to wish every success to the Hongkong Brewers and Distillers.

"Before I do so, however, my wife has asked me to say how much she appreciates the very great compliment that has been paid her in asking her to open the Brewery. She has been known to open several bottles of beer; she once opened a cask of beer with indifferent success, but never in her wildest dreams did she ever hope to open a complete brewery—and what is more, to keep the key!

"For myself, when in places like Burton and Reading I have given breweries a wide berth as they are rather like the durian flower out here—the smell belies the taste.

"You will wish me to congratulate the pioneers of this new industry in Hongkong in which connexion I would mention particularly Mr. Dodwell and Mr. Ruttonjee, but as they have been indulging in a bout of mutual admiration I will not add to their blushes.

"As beer is a staple food of the Britisher it is only right that it should be produced in the Colony particularly in these times when so many of us here who have acquired a champagne taste have been reduced to a beer pocket.

"I will now ask you to drink to the success of the Brewery," continued Major-General Borrett. "May it capture a large part of the trade of the Far East and may the local consumption necessitate the piping of it across the Harbour."

The toast was enthusiastically accepted and the formal proceedings were then closed.

Inspection of Plant.

An inspection of the works was undertaken by a considerable number of those present, the European staff conducting the tour and explaining the uses of the various plants. An interesting booklet prepared for the occasion and giving photographs and descriptions of the departments, was also distributed.

Tea and refreshments were served, Messrs. Lane Crawfords being the caterers, and the band of the South Wales Borderers present by kind permission of Lt.-Col. Raikes, D.S.O., played delightful selections.

Among those present were—: Comm. A. Bianconi (Consul General for Italy); Commodore F. Elliot, O.B.E.; the Hon. Mr. D. W. Tratman and Mrs. Tratman; the Hon. Mr. C. G. Alabaster, K.C., O.B. E., and Mrs. Alabaster; the Hon. Mr. A. E. Wood; the Hon. Mr. W. Tickle and Mrs. Tickle; the Hon. Sir Henry and Lady Pollock; the Hon. Mr. E. D. C. Wolfe, C.M.G.; the Hon. Dr. A. R. Wellington; the Hon. Mr. T. N. Chau; the Hon. Mr. Paul Lauder and Mrs. Lauder; Mr. and Mrs. J. D. Lloyd; Consul H. Acino (Acting Consul for Japan); Mr. W. J. Carrie; Brigadier R. B. Cousens D.S.O., and Mrs. Cousens, Col. F. P. Nosworthy, D.S.O., M.C., and Mrs. Nosworthy; Lt.-Col. J. H. Thom, D.S.O., R.A., and Mrs. Thom; Lt.-Col. and Mrs. Marsden; Lt.-Col. Matthews; Major K. P. Atkinson, M.C., R.A., and Mrs. Atkinson; Major E. V. Duclos; Squadron Leader and Mrs. P. C. Wood; Lt.-Commdr. R. V. Barton and Lady May Barton; Mr. P. Gock Chin; Mr. D. V. Steavenson; Mr. N. L. Murphy; Mr. A. Brearley, Mr. and Mrs. D. M. Biggar, Mr. D. H. Blake, Mr. J. W. C. Bonnar, Mr. and Mrs. J. K. Bousfield, Mr. and Mrs. C. B. Brown, Mr. and Mrs. D. Burlingham, Mr. F. H. Crapnell, Mr. and Mrs. E. Cock, Mr. N. V. A. Croucher, Mr. E. J. Davies, Mr. and Mrs. H. B. L. Dowbiggin, Mr. and Mrs. D. Drummond, Mr. and Mrs. Ho Kom Tong, Mr. and Mrs. D. L. King, Dr. W. B. A. Moore, Mr. and Mrs. H. H. H. Priestley, Mr. and Mrs. J. B. Ross, Mr. A. Stockkink, Dr. A. Skinn, Mr. and Mrs. F. Syme Thomson, Commdr. Percy Todd, Mr. and Mrs. W. J. Waddington, Mr. E. H. Williams, Mr. T. B. Wilson, Mr. G. G. Wood, Mr. E. Newhouse, Mr. H. H. Pothick and many other representatives of H.M. Services and prominent business men.

ACKNOWLEDGMENT.

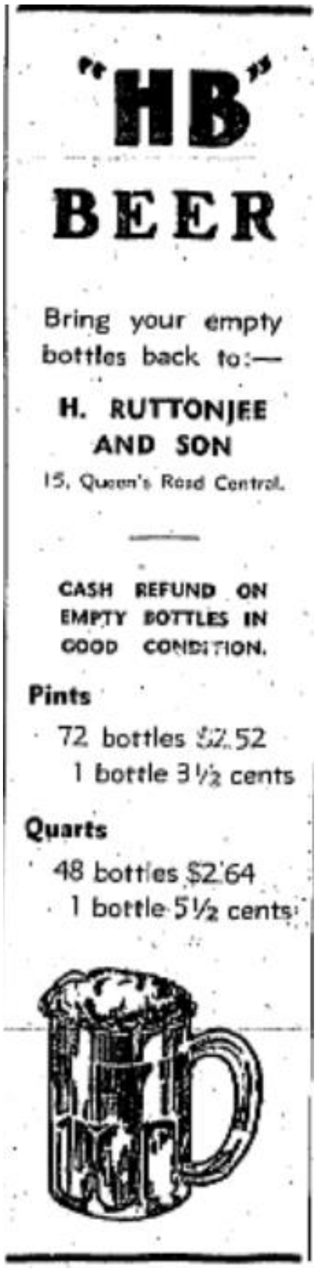
The family of the late Maria Gene de Carvalho desire to thank all friends for the many expressions of sympathy in their recent bereavement and also for the floral tributes sent and attendance at the funeral.

DAY BY DAY NE

ALL FLOW FROM DEITY AND ALL, ALL MUST BE ABSORBED IN HIM AGAIN.—Zoroaster.

The R.M.S. "Empress of Asia" (for Manila) will leave here at 8.00 p.m. on the 17th August (Thursday), instead of 5.00 p.m. as previously advised.

Injuries including a fractured skull and spine may result in the death of Yip Wong, an earth coolie, who fell from scaffolding around a building under construction in May Road yesterday.



3.5-10 An advertisement of the cash refund of good conditioned H.B. Beer empty bottles to H. Ruttonjee and Son Ltd. with the address of 15, Queen's Road Central on 30th August 1933 implying that an office at Central was maintained. (Source: China Mail 1933-a: 3).

3.5-9 An article of the official opening of the Brewery on 16th August 1933. Article published on 17th August. The red boxes echo with Section 3.5.5 (Source: Hong Kong Telegraph 1933: 7).

3.5.7 Although Ruttonjee adopted the marketing strategy to advertise the brand on different newspaper, there had been some hard times for the Brewery. The main reasons for the failure were the violent exchange fluctuations and Hong Kong imports and exports department had no experience in assessing the duty to paid on Home-produced beer.[82] The Brewery made a loss for the financial year 1935 of nearly $138,000.[83]

3.5-11 The Hong Kong Brewers and Distillers, Ltd. in the 1930s (Source: CACHe 2021).

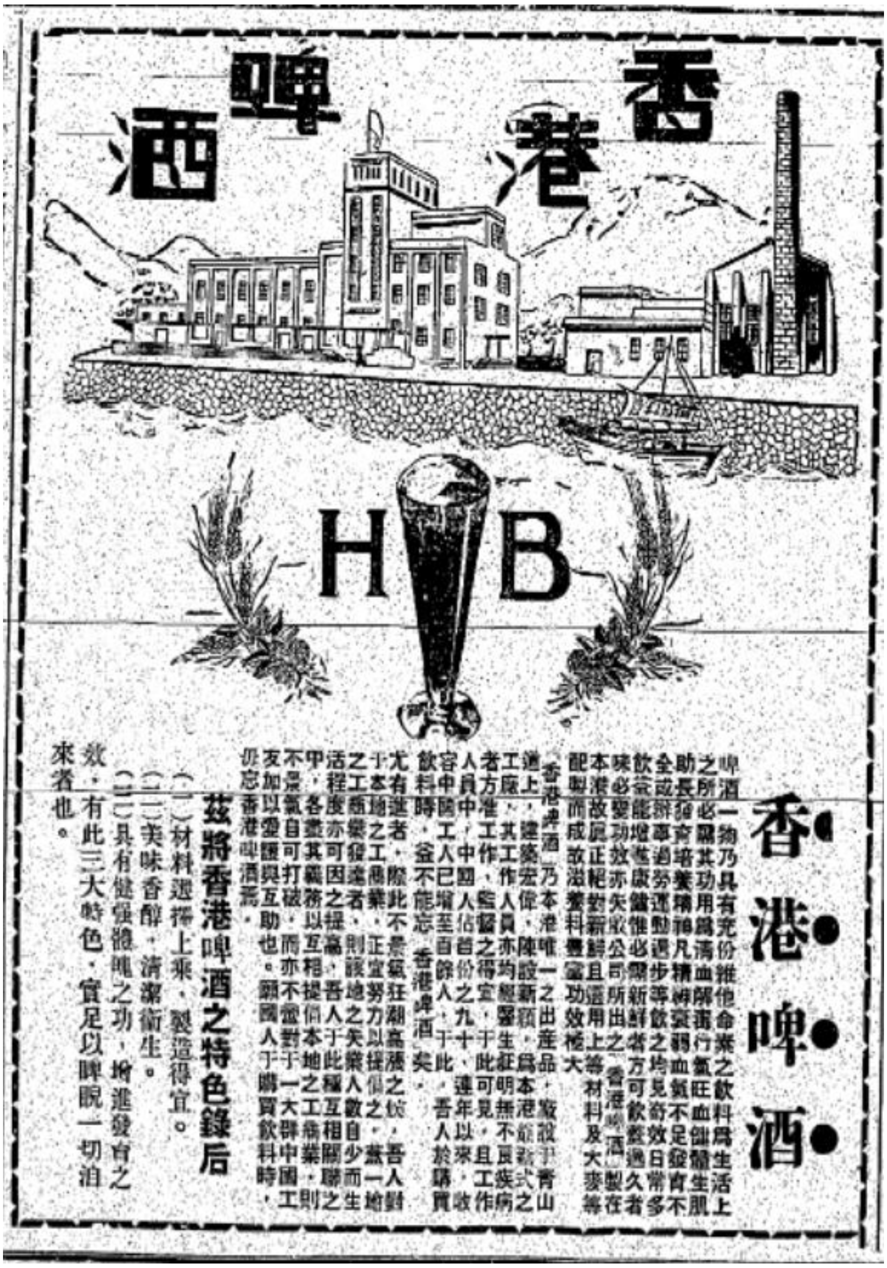
3.5.8 After the winding up of the Brewery, Ruttonjee incorporated to a new firm names as the Hong Kong Brewery and Distillery Ltd in 1936. Things had been getting better for the Brewery. Land auction was conducted in 1937. Ruttonjee bought a 6,500-square-feet of land in Sham Tseng using the name of the Brewery with 195 dollars. As mentioned by 鄭宏泰, the specific use of the lot at that time was "興建教堂的建築地段 (a building lot for Church purpose)".[84] No concrete evidence or research mention about what had been constructed by Ruttonjee on this piece of land. However, Ruttonjee's action to buy land reflected his confidence and hope for future developments. The Brewery was taken over by the Japanese during the period of Japanese Occupation and had been managed by Inouye Yahei, a businessman from Osaka.[85]

[82] Farmer, H. 2022.

[83] Farmer, H. 2022.

[84] 鄭宏泰 2022: 259, 260.

[85] Farmer, H. 2016.



3.5-12 An advertisement of the Brewery on 9th July 1938 (Source: 香港工商日報 1938: 12).

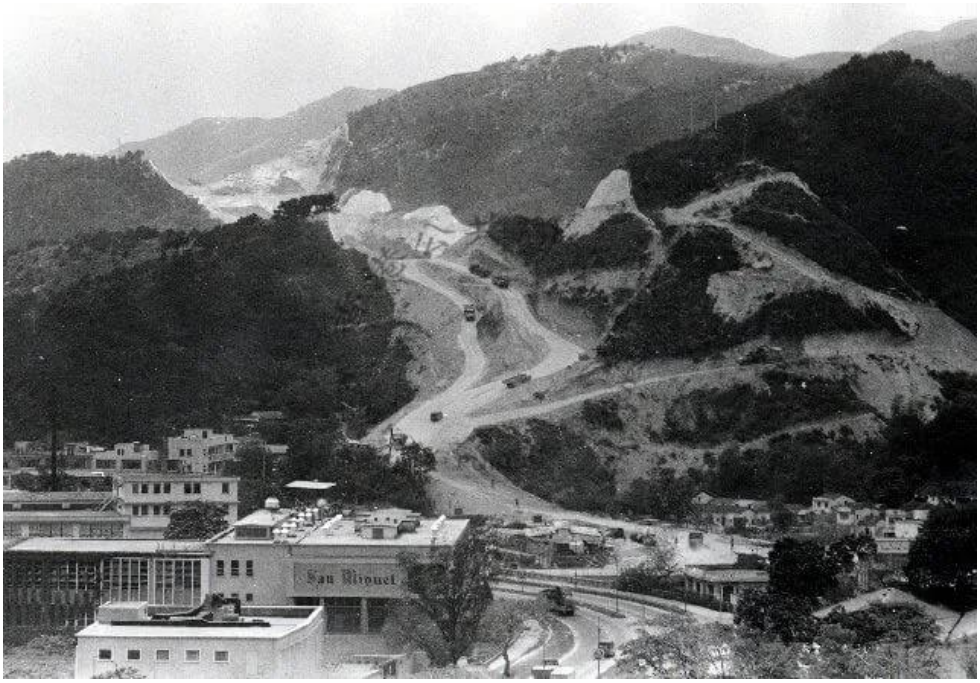
3.5.9 After the Second World War, Ruttonjee was accompanied by Royal Navy officers to visit the Brewery in September 1945. A bombing was raided in the near vicinity of the Brewery by the United States Air Force some months earlier and damages were caused to the Brewery.[86] The worst damage to the Brewery throughout the War was by this bombing.[87] Fortunately, the operation of the Brewery had resumed quickly with Ruttonjee back in charge within a few months. His local beer brand, H.B. Beer, was much cheaper than imported beer. According to the official government list of price-controlled goods in 1946, it was HK$1.10 a pint of H.B. Beer and HK$1.50 a pint in a pub or a bar, in which, imported beer brands, eg. Carlsberg, Pabst, Blue Ribbon, Schlitz, "Kangaroo" and Tubory were

[86] Farmer, H. 2016.

[87] Farmer, H. 2016.

HK$1.70 a pint in a bar.[88] Yet, Ruttonjee would like to focus more on charity works. He sold the Brewery to the San Miguel Brewery Incorporation of the Philippines for HK$6 million in 1947, and gradually moved his business out from Sham Tseng. The San Miguel Brewery (香港生力啤酒廠) started its operation in Sham Tseng in 1948.

3.5.10 In 1996, the San Miguel Brewery Ltd. sold the land to the New Asia Realty and Trust Company, Limited, now the Wheelock Properties (Hong Kong) Ltd. (會德豐地產), for the development of a private housing, Bellagio (碧堤半島). The San Miguel Brewery relocated its Brewery to Yuen Long Industrial Estate.



3.5-13 The San Miguel Brewery (Source: Farmer 2015).

3.5-14 The current map of Sham Tseng and Ting Kau. Bellagio is situated at the former site of Hong Kong Brewery and Distiller Ltd. and the San Miguel Brewery. (Source: Geoinfo Map 2023)

[88] Farmer, H. 2016.

3.6 Ruttonjee during the Second World War

3.6.1 Japanese Occupation started in December 1941. Many businesses had been occupied as well. As the Ruttonjee family were ordinary wealthy Parsee merchants and did not have any positions in the government, they would not be mistreated nor tortured. Yet, Ruttonjee and his son D. Ruttonjee tried to help British friends and the poor citizens, they had been imprisoned by the Japanese twice.[89] They suffered from torture severely.

3.6.2 Ruttonjee had once accepted 40 Parsee, British and Chinese friends in Ruttonjee Centre-Dina House on Duddell Street, provided them with shelter and food. His action was seen as "engaged in anti-Japanese activities" and the House had been surrounded by Japanese troops for a few weeks.[90] Ruttonjee and his son were imprisoned for the first time in early 1942. In late 1943, they were imprisoned for the second time as they had provided people in concentration camps with money and food, helped Indian police, government official and Indians. Also, they bought funds on Chinese anti-Japanese and helped Hong Kong Indian associations to welcome Indian medical groups which would be going to Chongqing.[91] During the time when the Ruttonjees were imprisoned in the Stanley concentration camp, Ruttonjee's father, H. Ruttonjee, and his second daughter, Tehmi Ruttonjee, were passed away. Tehmi Ruttonjee died of tuberculosis during an outbreak in 1943 and did not receive proper medical treatment.

3.7 Ruttonjee's Association with Hong Kong's Public Affairs

3.7.1 Due to Ruttonjee's contribution in helping the British during the Japanese Occupation, they had been shown appreciation from the British government. Admiral Harcourt gave a lot of support to Ruttonjee rejuvenating the Brewery after the Second World War, eg. importing raw materials to produce local beer.[92] D. Ruttonjee was appointed as Assistant Superintendent in managing Indian police and Indian affairs. The Hong Kong Government conferred on Ruttonjee the honour of Commander of the Order of the British Empire (C.B.E.) in the 1947 New Year's Honours list 'for courageous and loyal services during the enemy occupation of Hong Kong'.[93]

3.7.2 Ruttonjee was closely associated with Hong Kong's public affairs. He announced his retirement after selling the Brewery and passed the business to his son-in-law, Rushy Shroff. He founded the Hong Kong Anti-Tuberculosis Association in 1948, now the Hong Kong Tuberculosis, Chest and Heart Disease Association, to promote and educate the public on anti-tuberculosis, and also to conduct research on tuberculosis treatment. In 1949, Ruttonjee donated 500 thousand dollars to establish a sanatorium in curing tuberculosis.[94]

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[89] 鄭宏泰 2022: 263, 264.

[90] 鄭宏泰 2022: 264, 265.

[91] 鄭宏泰 2022: 265, 266.

[92] 鄭宏泰 2022: 267.

[93] Farmer, H. 2016.

[94] 鄭宏泰 2022: 271, 272.

In memory of his second daughter, Tehmi Ruttonjee, who died of tuberculosis, Ruttonjee established the Ruttonjee Sanatorium in early 1949, replacing the former Royal Naval Hospital in Wan Chai. Also, he donated and supported the Hong Kong Society for the Protection of Children. He was elected to become the president in 1950. In memory of her other daughter, Freni Ruttonjee, who had passed away in 1953, Ruttonjee set up the Freni Memorial Convalescent Home. In 1991, the Ruttonjee Sanatorium was redeveloped and transformed into a general hospital known as Ruttonjee Hospital. The Freni Memorial Convalescent Home was redeveloped into a 250-bed Care and Attention Home for the Elderly in 1999.

3.7.3 Ruttonjee passed away in 1960 in Hong Kong at the age of 81. His son, Dhun Jehangir Ruttonjee (D. Ruttonjee), carried on his philanthropic works. He had helped his father in establishing the Hong Kong Anti-Tuberculosis Association and the Ruttonjee Sanatorium. From 1950 to 1957, he was a member of the Urban Council. Due to his significant contribution, D. Ruttonjee was appointed a member of the Hong Kong Legislative Council in 1953 till 1968. He was the first Parsee councillor. Apart from these position, D. Ruttonjee had once been the chairman of the Board of Directors in Ruttonjee Sanatorium, the chairman of the Board of Directors in Grantham Hospital, the director of the Hong Kong Settlers Housing Corporation Limited, a member of the "香港工商業顧問委員會", the vice-chairman of the "香港貿易拓展局" and the chancellor of the Court of the University of Hong Kong, etc.[95] In 1957, he was awarded the honour of Officer of the Order of the British Empire (O.B.E.) and the honour of Commander of the Order of the British Empire (C.B.E.) in 1964. D. Ruttonjee passed away in 1974 at the age of 71.

3.7-1 J. H. Ruttonjee. (Source: The Hong Kong Tuberculosis, Chest and Heart Diseases Association n.d.).

3.7-2 Dhun Ruttonjee. (Source: Government Information Resources 1967).

[95] 鄭宏泰 2022: 279.

3.8 Ruttonjee's Association with Hong Kong's Housing Development

3.8.1 As mentioned in the previous section, H. Ruttonjee and Ruttonjee had developed their business in real estates. Both of them had bought land in Hong Kong. In 1935, Ruttonjee established the Ruttonjee Estates Ltd. (律敦治產業有限公司) to reorganize his assets systematically.[96] In October 1945, Ruttonjee was appointed by Admiral Harcourt as a member of the Rent Committee (組務委員會). There were four members in the Committee. Their job was to advice Admiral Harcourt on dealing with housing problems, eg. post-war housing shortage and rental disputes. The Tenancy Tribunals (租務法庭) was established under the guidance of the Committee.[97] In 1948 to 1951, Ruttonjee was the chairman of the Housing Society and established the Hong Kong Model Housing Society. Under the allocation of land by the government and the investment of The Hongkong and Shanghai Banking Corporation Limited, the North Point Model Housing Estate, which was completed from 1951 to 1956 in phases, was the early public housings in Hong Kong. Hong Kong Settlers Housing Corporation Limited was established in 1952 by Ruttonjee, Ngan Shing-kwan, Fung Ping-fan Kenneth, etc. The Limited built affordable housings and rented them to people in need.

3.8.2 The Ruttonjee family had a high contribution in the development of Hong Kong, especially on enhancing public health, improving housings and housing rent, promoting trading and boosting economy, protecting the minorities and their welfare, monitoring the government and raising its efficiency, and also different social welfares on education and transport.[98]

3.9 Homi Villa as a Private Residence of the Ruttonjee Family (1930s -- 1973)

3.9.1 As mentioned, The Hong Kong Brewers and Distillers Ltd was established in Sham Tseng in 1931. To monitor the operation of the Brewery in the vicinity conveniently, Ruttonjee built Homi Villa as his private residence in the 1930s at his fifties. Homi Villa is situated on an Old New Grant Lot, Lot No. 165 in D.D. 390. Ruttonjee had started to acquire lands in the late 19th century (as mentioned in Section 3.4.7). The lease of the Lot No. 165 in D. D. 390 was commenced in 1898 (refer to Fig 3.9-2 and 3.9-3). The indenture of the Lot was signed by Banoo Ruttonjee (Ruttonjee's wife) in 1929 and she was then the owner of the lot as shown in the land register. There is limited research and information on whether the Ruttonjee family owned the lot starting from 1898 or from 1929; and on if the Ruttonjee family had owned the land in the late 19th century, as well as why the lot was not signed until 1929 and was signed by Banoo. Although discrepancies exist, it is believed that the lot of Homi Villa was owned by Banoo or the Ruttonjee family starting from 1929 until it was sold to the then The Colonial Treasurer Incorporated in 1973.

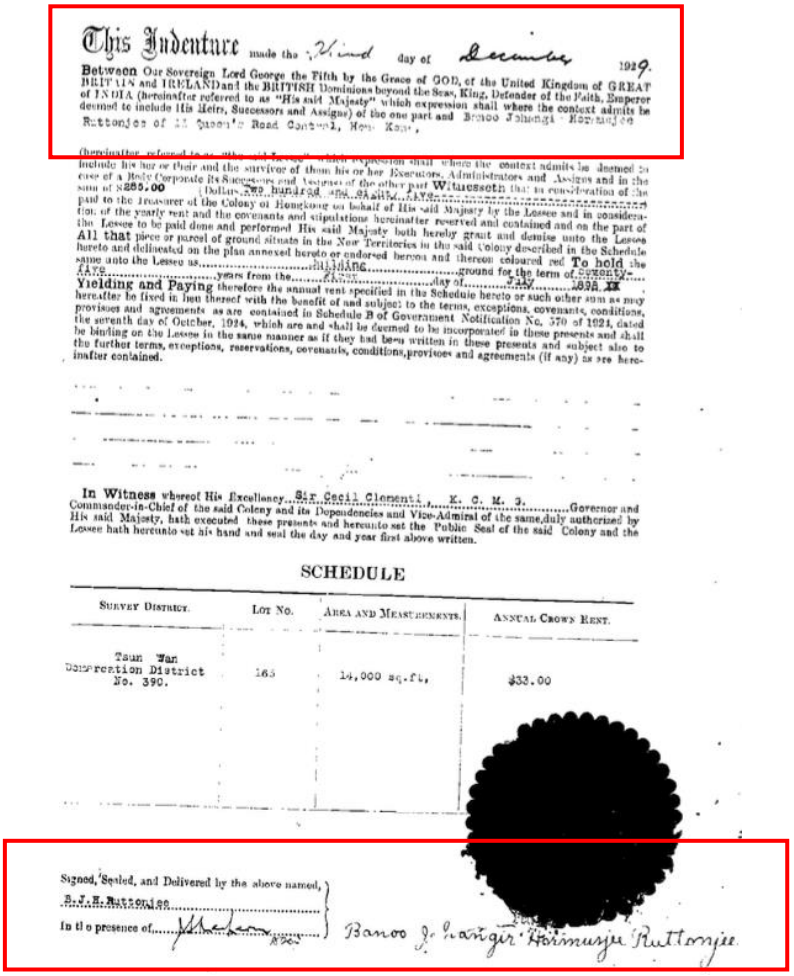
3.9.2 Homi Villa is situated at a promontory. The maps from the 1900s to 1920s showed discrepancies from the actual contours and the extent of land along the Sham Tseng

[96] 鄭宏泰 2022: 256.

[97] 鄭宏泰 2022: 269.

[98] 鄭宏泰 2022: 276 - 278.

coastline. The promontory cannot be seen in the 1904, 1915 and 1922 survey maps (refer to **Figs. 3.12.2-1 to 3.12.2-3**), but it is shown on the 1928 survey map (refer to **Fig. 3.12.2-4**). This is possibly due to the absence of advanced surveying techniques in these territorial maps.



This Indenture made the 2nd day of December 1929.

Between Our Sovereign Lord George the Fifth by the Grace of GOD, of the United Kingdom of GREAT BRITAIN and IRELAND and the BRITISH Dominions beyond the Seas, King, Defender of the Faith, Emperor of INDIA (hereinafter referred to as "His said Majesty" which expression shall where the context admits be deemed to include His Heirs, Successors and Assigns) of the one part and Banoo Jehangir Hormusjee Ruttonjee of 11 Queen's Road Central, Hong Kong,

(hereinafter referred to as "the said Lessee" which expression shall where the context admits be deemed to include his heir or their and the survivor of them his or her Executors, Administrators and Assigns and in the case of a Body Corporate its Successors and Assigns of the other part Witnesseth that in consideration of the sum of $285.00 (Dollars two hundred and eighty five) paid to the Treasurer of the Colony of Hongkong on behalf of His said Majesty by the Lessee and in consideration of the yearly rent and the covenants and stipulations hereinafter reserved and contained and on the part of the Lessee to be paid done and performed His said Majesty both hereby grant and demise unto the Lessee All that piece or parcel of ground situate in the New Territories in the said Colony described in the Schedule hereto and delineated on the plan annexed hereto or endorsed hereon and thereon coloured red To hold the same unto the Lessee as building ground for the term of Seventy-five years from the 1st day of July 1898 XX Yielding and Paying therefore the annual rent specified in the Schedule hereto or such other sum as may hereafter be fixed in lieu thereof with the benefit of and subject to the terms, exceptions, covenants, conditions, provisoes and agreements as are contained in Schedule B of Government Notification No. 370 of 1924, dated the seventh day of October, 1924, which are and shall be deemed to be incorporated in these presents and shall be binding on the Lessee in the same manner as if they had been written in these presents and subject also to the further terms, exceptions, reservations, covenants, conditions, provisoes and agreements (if any) as are hereinafter contained.

In Witness whereof His Excellency Sir Cecil Clementi K. C. M. G. Governor and Commander-in-Chief of the said Colony and its Dependencies and Vice-Admiral of the same, duly authorized by His said Majesty, hath executed these presents and hereunto set the Public Seal of the said Colony and the Lessee hath hereunto set his hand and seal the day and year first above written.

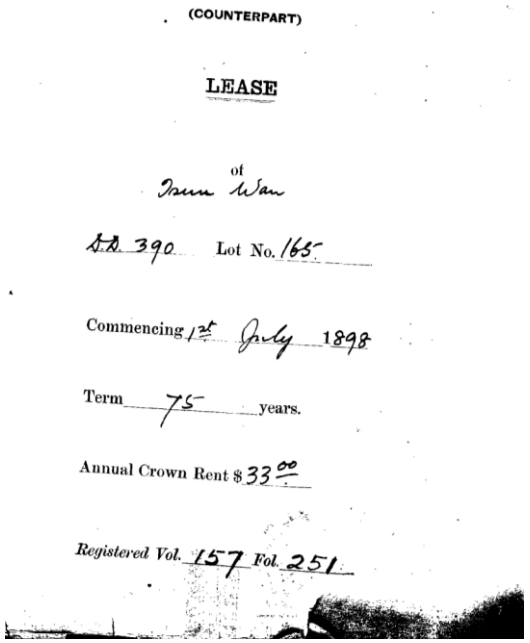
SCHEDULE

Survey District.	Lot No.	Area and Measurements.	Annual Crown Rent.
Tsun Wan Demarcation District No. 390.	165	14,000 sq.ft.	$33.00

Signed, Sealed, and Delivered by the above named, B.J.H. Ruttonjee in the presence of [illegible]

Banoo J. Ruttonjee Hormusjee Ruttonjee

3.9-1 The indenture of the lot was signed by Banoo Ruttonjee in 1929 (Source: Lands Department).



(COUNTERPART)

LEASE

of Tsun Wan

D.D. 390 Lot No. 165

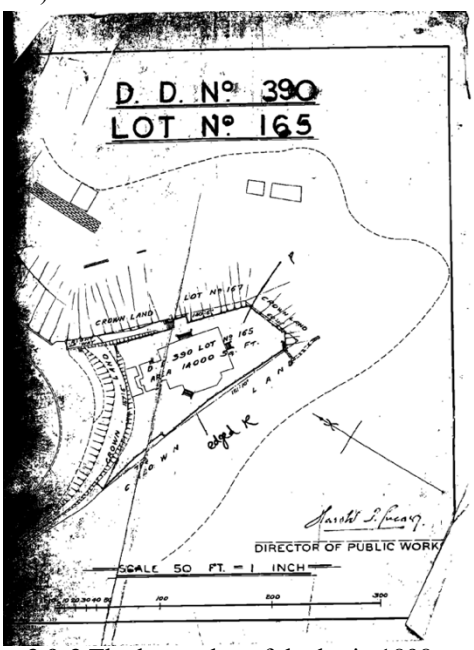
Commencing 1st July 1898

Term 75 years.

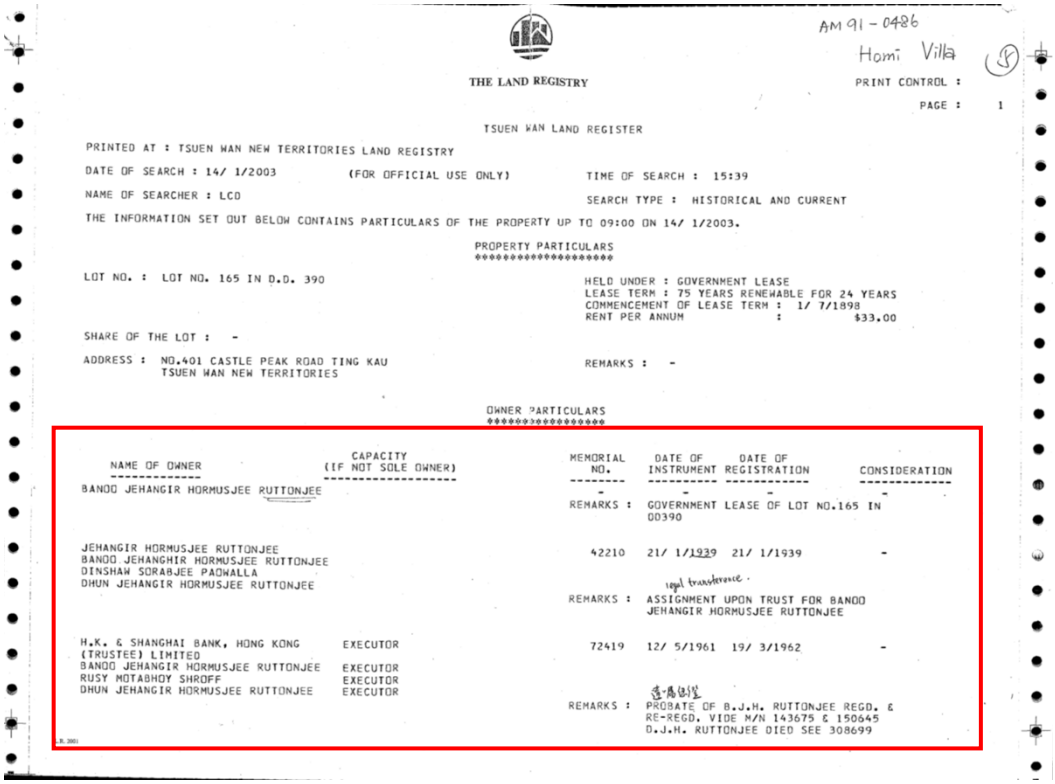
Annual Crown Rent $33.00

Registered Vol. 157 Fol. 251

3.9-2 The lease for the lot that was commenced in 1898. (Source: Lands Department)



3.9-3 The lease plan of the lot in 1898. (Source: Lands Department)



AM 91 - 0486
Homi Villa

THE LAND REGISTRY

PRINT CONTROL :
PAGE : 1

TSUEN WAN LAND REGISTER

PRINTED AT : TSUEN WAN NEW TERRITORIES LAND REGISTRY
DATE OF SEARCH : 14/ 1/2003 (FOR OFFICIAL USE ONLY) TIME OF SEARCH : 15:39
NAME OF SEARCHER : LCD SEARCH TYPE : HISTORICAL AND CURRENT
THE INFORMATION SET OUT BELOW CONTAINS PARTICULARS OF THE PROPERTY UP TO 09:00 ON 14/ 1/2003.

PROPERTY PARTICULARS

LOT NO. : LOT NO. 165 IN D.D. 390
HELD UNDER : GOVERNMENT LEASE
LEASE TERM : 75 YEARS RENEWABLE FOR 24 YEARS
COMMENCEMENT OF LEASE TERM : 1/ 7/1898
RENT PER ANNUM : $33.00
SHARE OF THE LOT : -
ADDRESS : NO.401 CASTLE PEAK ROAD TING KAU
TSUEN WAN NEW TERRITORIES
REMARKS : -

OWNER PARTICULARS

NAME OF OWNER	CAPACITY (IF NOT SOLE OWNER)	MEMORIAL NO.	DATE OF INSTRUMENT	DATE OF REGISTRATION	CONSIDERATION
BANOO JEHANGIR HORMUSJEE RUTTONJEE		-	-	-	-
		REMARKS :	GOVERNMENT LEASE OF LOT NO.165 IN DD390		
JEHANGIR HORMUSJEE RUTTONJEE BANOO JEHANGHIR HORMUSJEE RUTTONJEE DINSHAW SORABJEE PADWALLA DHUN JEHANGIR HORMUSJEE RUTTONJEE		42210	21/ 1/1939	21/ 1/1939	-
		REMARKS :	legal transference. ASSIGNMENT UPON TRUST FOR BANOO JEHANGIR HORMUSJEE RUTTONJEE		
H.K. & SHANGHAI BANK, HONG KONG (TRUSTEE) LIMITED	EXECUTOR	72419	12/ 5/1961	19/ 3/1962	-
BANOO JEHANGIR HORMUSJEE RUTTONJEE	EXECUTOR				
RUSY MOTABHOY SHROFF	EXECUTOR				
DHUN JEHANGIR HORMUSJEE RUTTONJEE	EXECUTOR				
		REMARKS :	遺囑認證 PROBATE OF B.J.H. RUTTONJEE REGD. & RE-REGD. VIDE M/N 143675 & 150645 D.J.H. RUTTONJEE DIED SEE 308699		

3.9-4 The land register of the lot. (Source: Lands Department)

3.9.3 Bellagio (碧堤半島), a current private housing estate in the seafront, is the location of the former Brewery and is approximately 1.1 km from Homi Villa. No concrete evidence has been retrieved on whether Ruttonjee used the Villa as his residence or a holiday home and whether Ruttonjee still lived at Duddell Street after Homi Villa was built. However, it is believed that Ruttonjee had spent more time in Homi Villa during the 1930s when the Brewery was in operation. Besides, whether D. Ruttonjee, who was about thirty years old at the 1930s occupied the Villa remains as a question. Regarding its striking white appearance, Homi Villa was once known as Pak Lau (白樓).

3.9.4 After Ruttonjee sold the Hong Kong Brewery and Distillery Ltd. to the San Miguel Brewery Incorporation in 1947, Ruttonjee gradually moved his business out from Sham Tseng. Ruttonjee bought land in Stanley and built Banoo Villa in 1949. He had lived in Banoo Villa instead of Duddell Street since then to enjoy a better retirement with his wife.[99] Homi Villa had been leased out to several tenants since 1950, including the San Miguel Brewery Hong Kong Ltd. It had been leased out to the then The Colonial Treasurer Incorporated, an investment agency under the colonial government, for 2 years from 1964.

[99] 鄭宏泰 2022: 273.

3.10 Homi Villa as the Government Staff Quarters (1973 – 1990s)

3.10.1 Homi Villa was acquired by the then The Colonial Treasurer Incorporated in 1973. It served as the residence of the then Financial Secretary, Sir Philip Haddon-Cave (夏鼎基). In the 1980s, it was then used as government private quarters. Patrick Hugh Hase (夏思義) stayed at HV when he was posted as the District Officer of Shatin District (沙田理民官). Alan Lai Nin GBS, JP (黎年), and Joshua Law Chi-kwong GBS, JP (羅智光) also resided there when they were civil servants.[100]

3.10.2 Throughout the years till the 1990s, Homi Villa had been government staff quarters. Several minor interior conversion works had been carried out by the Public Works Department to suit the needs of the users. Refer to Section 4.5 for further descriptions.

3.11 Homi Villa as the Airport Core Programme Exhibition Centre (1995 – Nov 2023)

3.11.1 In 1995, Homi Villa was converted into the Airport Core Programme Exhibition Centre (機場核心計劃展覽中心) by the New Airport Projects Co-ordination Office. The exhibition centre is run by the Home Affairs Department (HAD) for the Airport Core Programme (ACP). The site was opened to the public and has become a hot spot of Tsuen Wan tourism.

3.11.2 The ACP was a series of infrastructure projects centred on the new Hong Kong International Airport during the early 1990s. It was part of the Port and Airport Development Strategy, commonly known as the Rose Garden Project. The Programme included ten core projects[101] and was completed with the opening of the new Hong Kong International Airport at Chek Lap Kok in July 1998.

3.11.3 Regarding its panoramic view facing the islands of Tsing Yi and Ma Wan and being linked to Lantau Island by the Tsing Ma Bridge, Homi Villa had been chosen as the exhibition to introduce the ACP. The roof top of the centre offers a dramatic view to the Ma Wan Channel.

3.11.4 There are five exhibition areas with display models and photographs in the centre. Conversion, alteration and addition works were carried out at the Main Building of Homi Villa. The original annex block with servants' quarters was demolished and replaced by a single storey Extension with partially sunken basement at enlarged footprint to accommodate the new use. Detailed explanation on the additional and alteration works to Homi Villa is provided in the later sections.

[100] Oral histories conducted by NHEC(YV) with Patrick Hugh Hase, Alan Lai and Joshua Law in 2023.

[101] The ten core projects include Hong Kong International Airport, Airport Railway, Lantau Link, Western Harbour Crossing, North Lantau Expressway, Route 3 – Kwai Chung and Tsing Yi Sections, West Kowloon Highway, land reclamation in West Kowloon, central reclamation phase 1 and phase 1 of North Lantau New Town.

3.11.5 As a core project in the Rose Garden Project, Tsing Ma Bridge is the world's 16th-longest span suspension bridge and was the second longest at time of completion. It was opened in 1997, linking Tsing Yi Island and crossing the Ma Wan Channel. The bridge was named after the two islands it connects, which are Tsing Yi and Ma Wan. It remained an important gateway to Lantau Island.

3.11.6 As another core project in the Rose Garden Project, Ting Kau Bridge is the world's first major 4-span cable-stayed bridge that spans from the Northwest of Tsing Yi Island and Tuen Mun Road. Being near to Tsing Ma Bridge, it serves as a major connector between the Hong Kong International Airport on Lantau Island and the rest of Hong Kong. Ting Kau Bridge was designed by Ting Kau Contractors Joint Venture and was built between 1995 and 1998.

3.11.7 Located between Lantau Island and Tsing Yi, Ma Wan is an island and is used to be a fishing village with more than 200 years of history. Ma Wan Channel is situated at the east of Ma Wan and separates Ma Wan from Tsing Yi Island. The Channel is crossed by Tsing Ma Bridge. On the north seaside of Ma Wan, the opposite mainland is Tsing Lung Tau and Sham Tseng. The roof top of Homi Villa offers a dramatic view to Ma Wan Channel with Ting Kau Bridge at the east direction and Tsing Ma Bridge at the south direction.

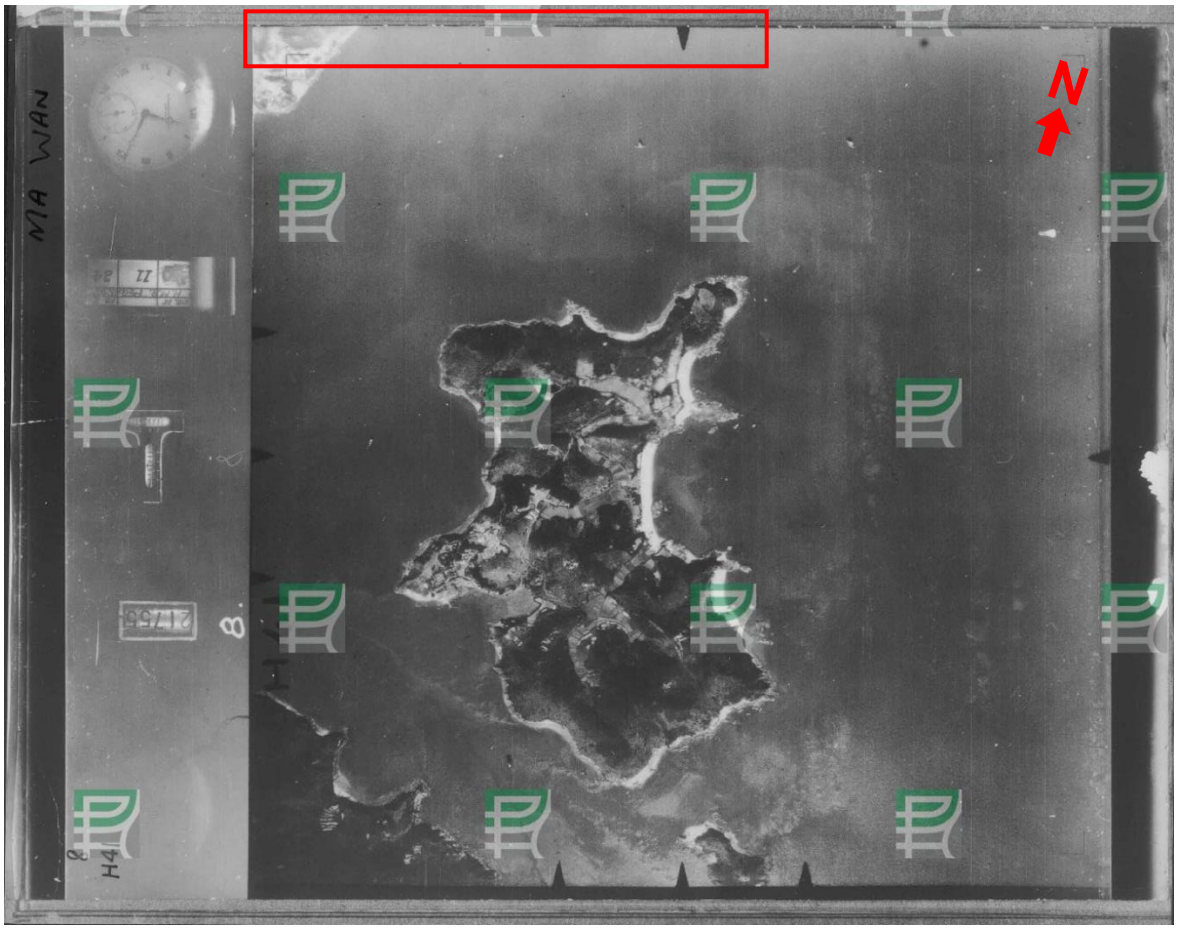
3.11.8 Gemini Point Pier (雙仙角碼頭) is located outside Ma Wan Marine Traffic Control Station, 403 Castle Peak Road – Ting Kau Section. It is near Hoi Mei Wan and Homi Villa. In 1995, the government announced to build a pier and bridge for the Marine Department to berth patrol boats at the east of Gemini Beach.[102] The original pier was demolished. The Pier may be one of the ACP infrastructure projects.

[102] HK Ferry n.d.

3.12 Site/ Map/ Photo Progression

3.12.1 Aerial Photo Progression

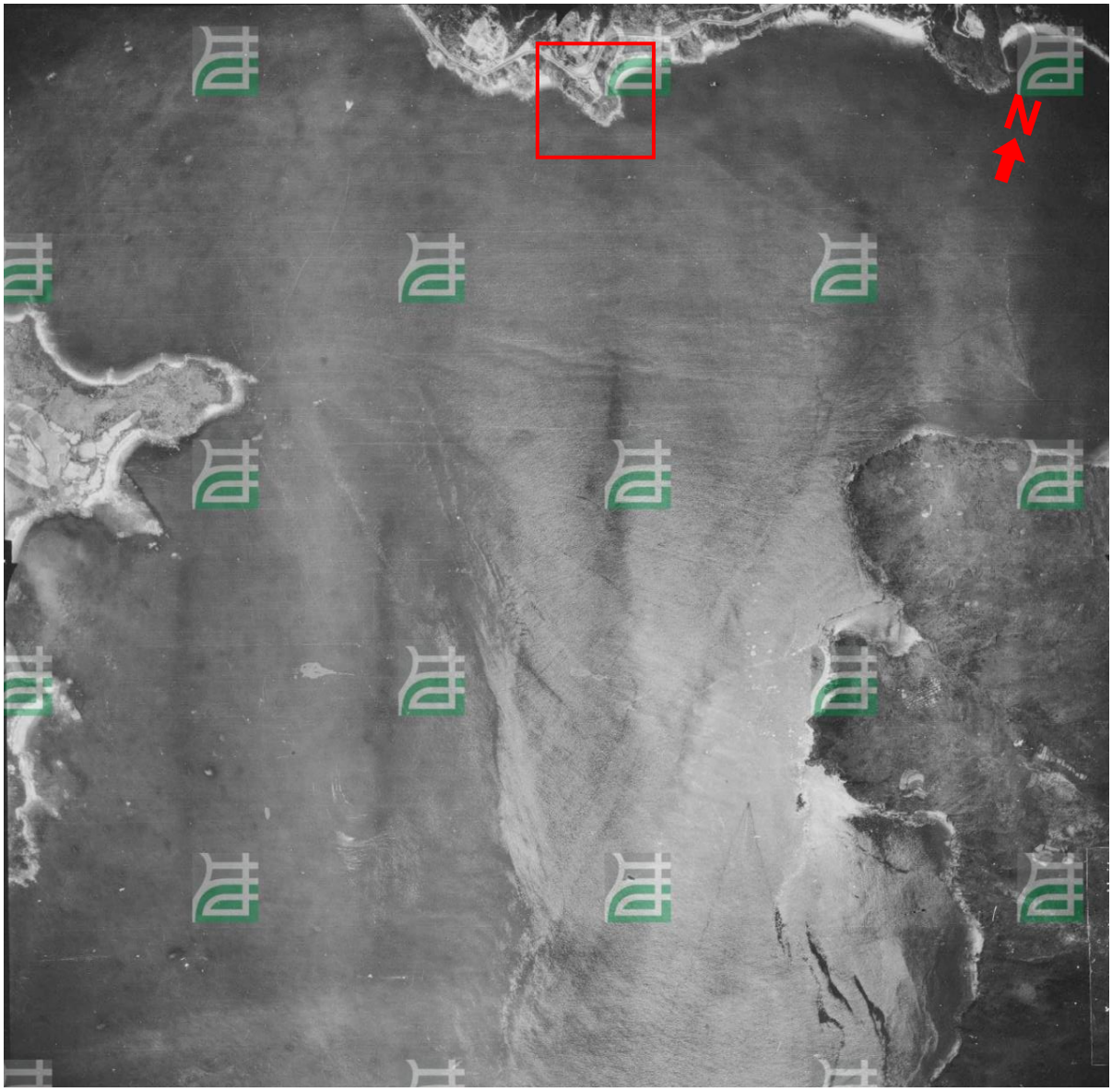
1924



3.12.1-1 1924 (1924_H41-0008) (Source: Survey and Mapping Office)

- The earliest aerial photo available in the area. The left part in a lighter colour and a clock seems to be a reflection and is not related to Sham Tseng, Ting Kau, Ma Wan or Homi Villa.
- Sham Tseng has undergone reclamations throughout the 20th century. As compared with the current map, the current coastline of Sham Tseng lies in the red box. Yet, no coastline can be seen from this photo. The reason behind the unseen coastline may due to the land in Sham Tseng had not been reclaimed or the photo does not show the complete picture of Sham Tseng.

1949



3.12.1-2 1949 (1949_81A_118-5001) (Source: Survey and Mapping Office)

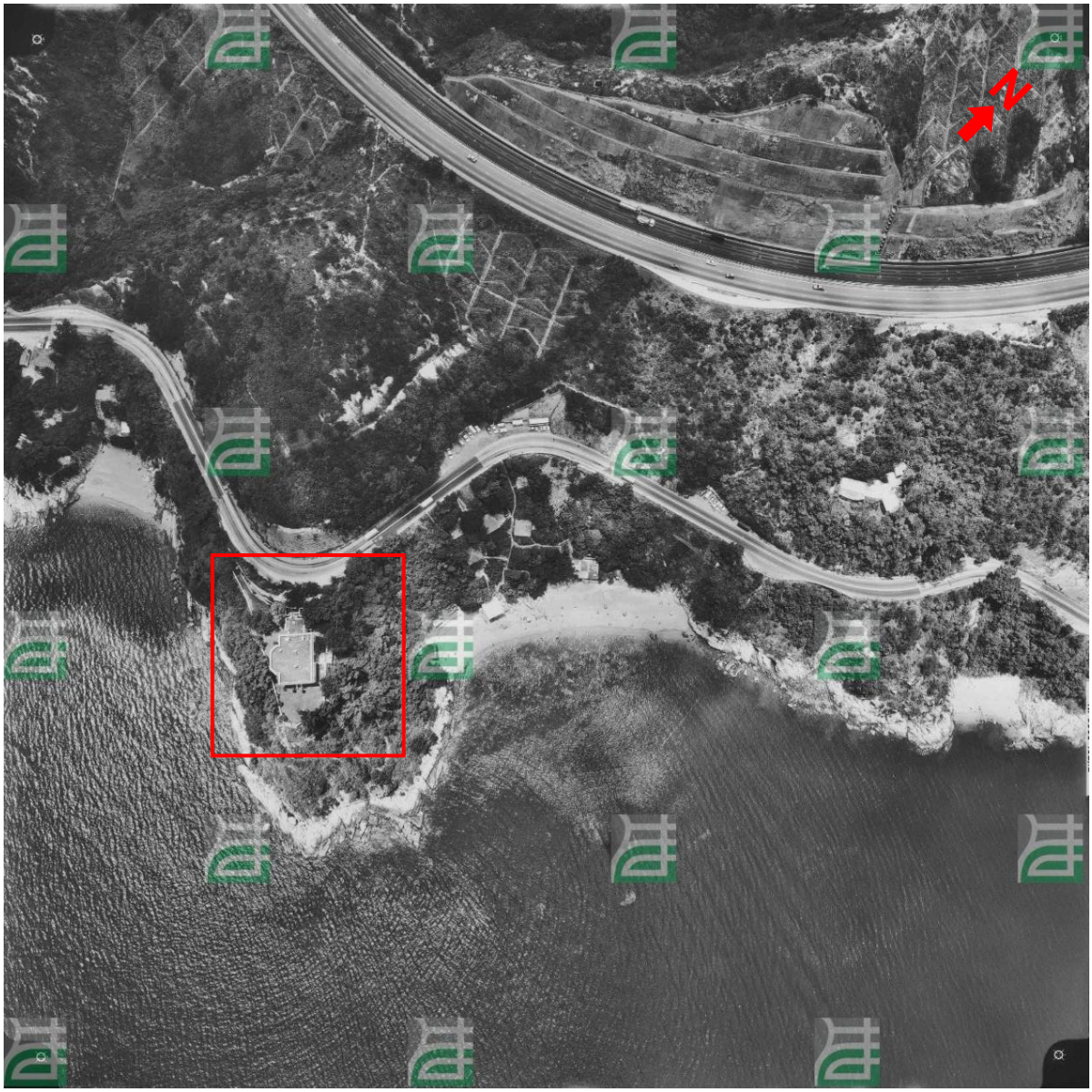
- The second earliest aerial photo available.
- The promontory at which Homi Villa was built.
- Homi Villa can only be accessed by Castle Peak Road, the road along the coastline.

1964

3.12.1-3 1964 (1964_4939) (Source: Survey and Mapping Office)

- The building form of Homi Villa can be seen very clearly in this aerial photo. The kitchen and the servants' quarters in the annex building were not detached, but not entirely attached (The plan of Homi Villa to be provided in Chapter 4). They were connected by the toilet core. More information on the building form of Homi Villa are included in Chapter 4.

1985



3.12.1-4 1985 (1985_A02176) (Source: Survey and Mapping Office)

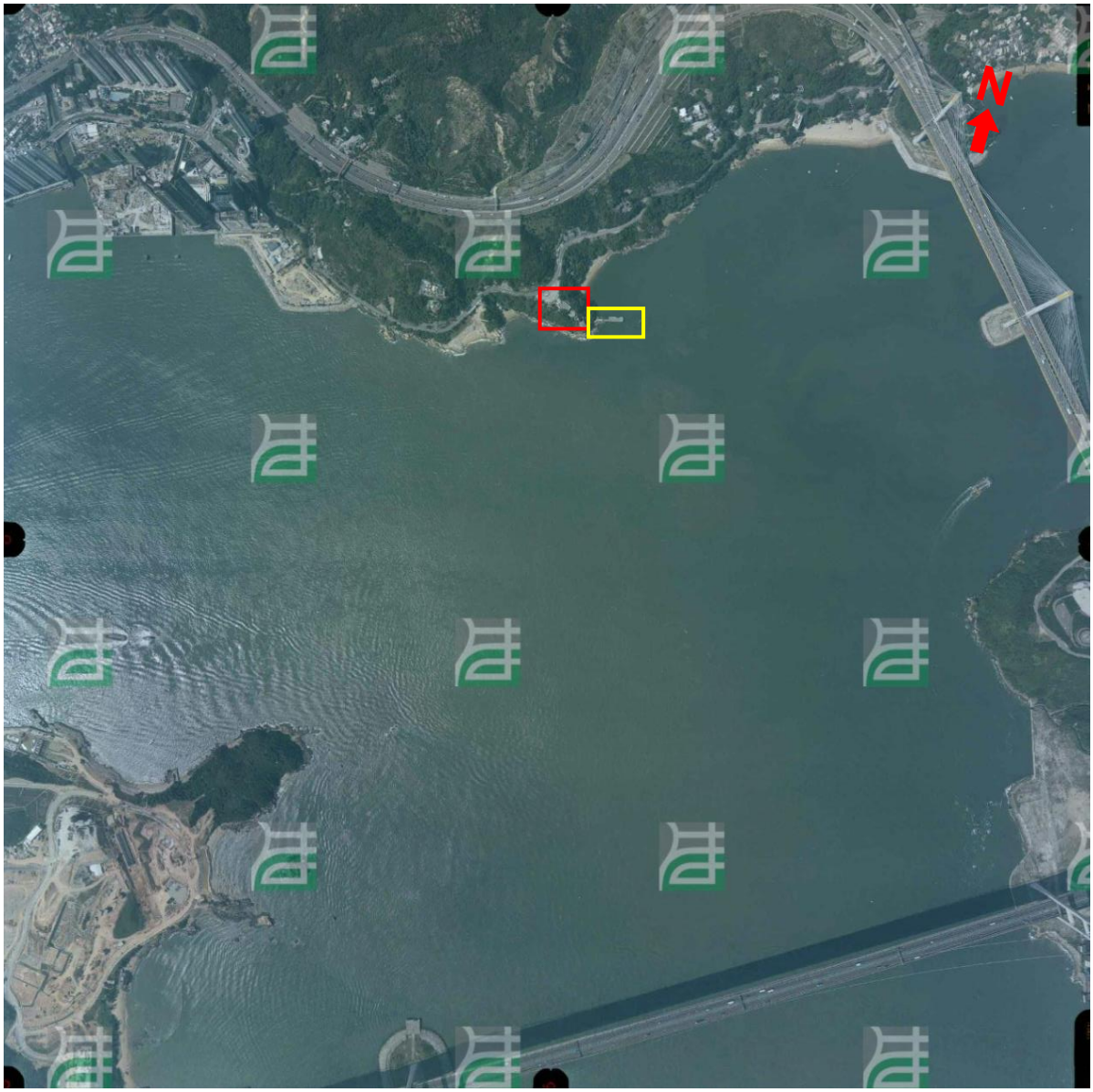
- This aerial photo clearly shows the roof, the garden, the Main Building and the then annex block with kitchen and servants' quarters of Homi Villa.

1996

3.12.1-5 1996 (1996_CN14256) (Source: Survey and Mapping Office)

- The Airport Core Programme Exhibition Centre started operation.
- A public car park on Castle Peak Road was newly built to the Northwest of Homi Villa.

2000



3.12.1-6 2000 (2000_CN28036) (Source: Survey and Mapping Office)

- Homi Villa (red box).
- The Gemini Point Pier (the yellow box) was built, facilitating the berthing of patrol boats.
- Ting Kau Bridge (northeast of Homi Villa) and Tsing Ma Bridge (east of Homi Villa) completed in 1998 were also completed.

2022

3.12.1-7 2022 (2022_E173105C) (Source: Survey and Mapping Office)

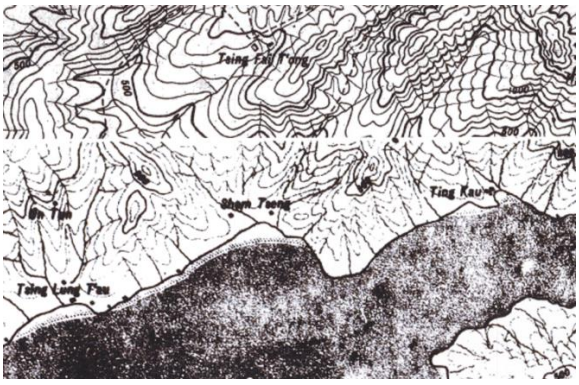
- The latest aerial photo of Homi Villa.

3.12.2 Survey Map Progression

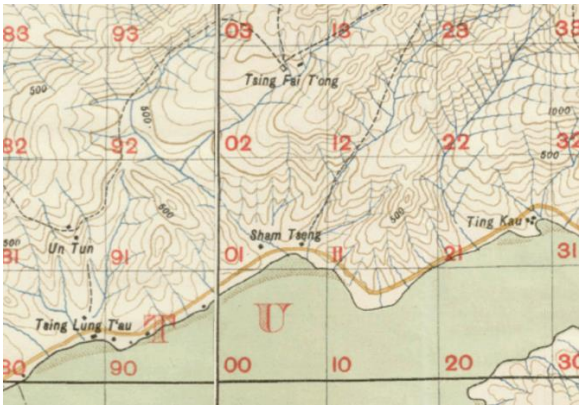
Evolution of the Coastline of Sham Tseng and Ting Kau

(The blow-up versions of the historic maps and observations are on later pages)

1904 Map

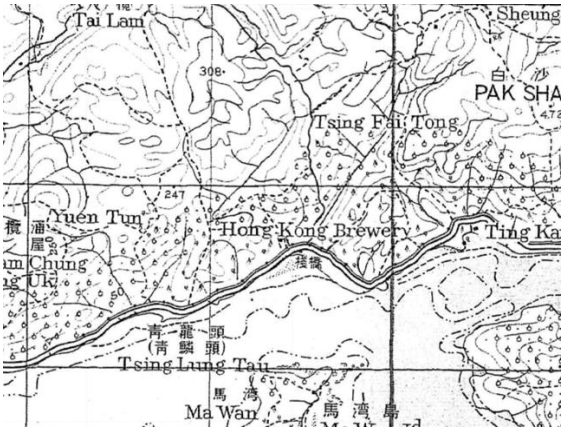


1915 Map



1922 Map

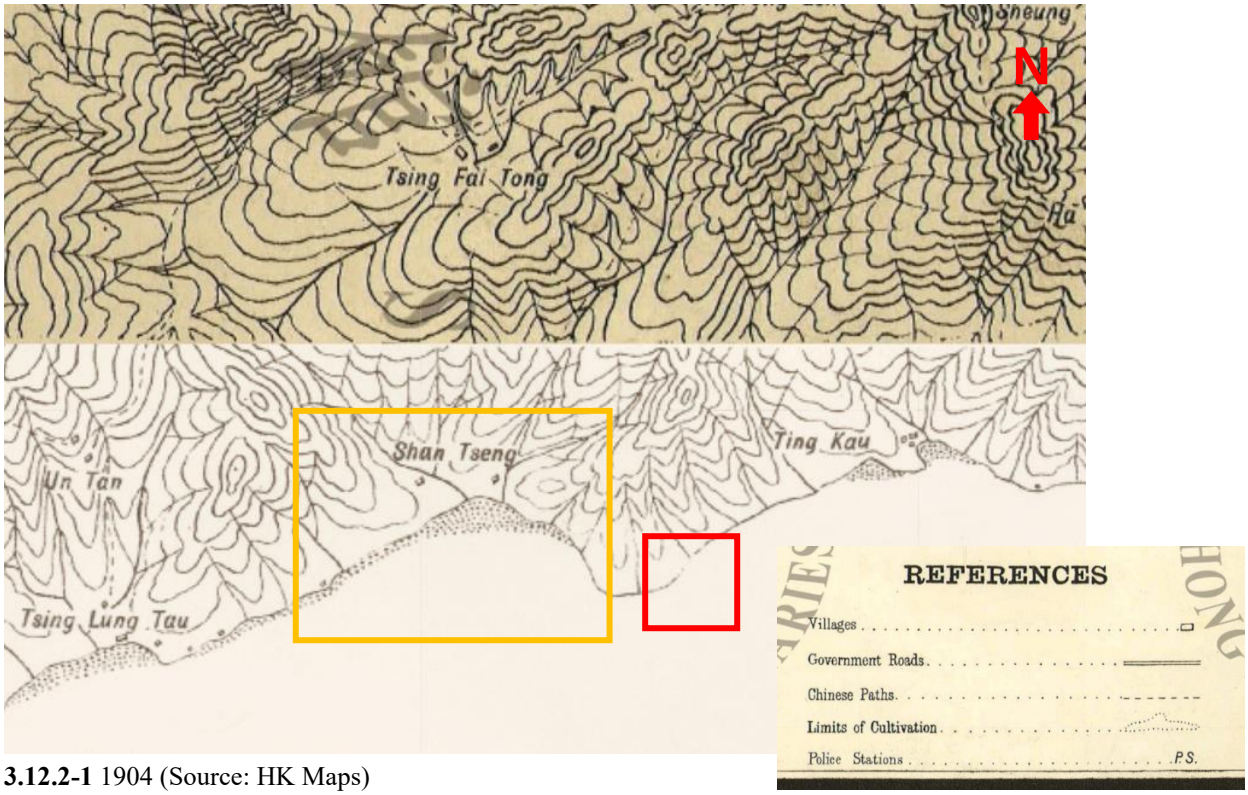
1928 Map



1937 Map

1945 Map

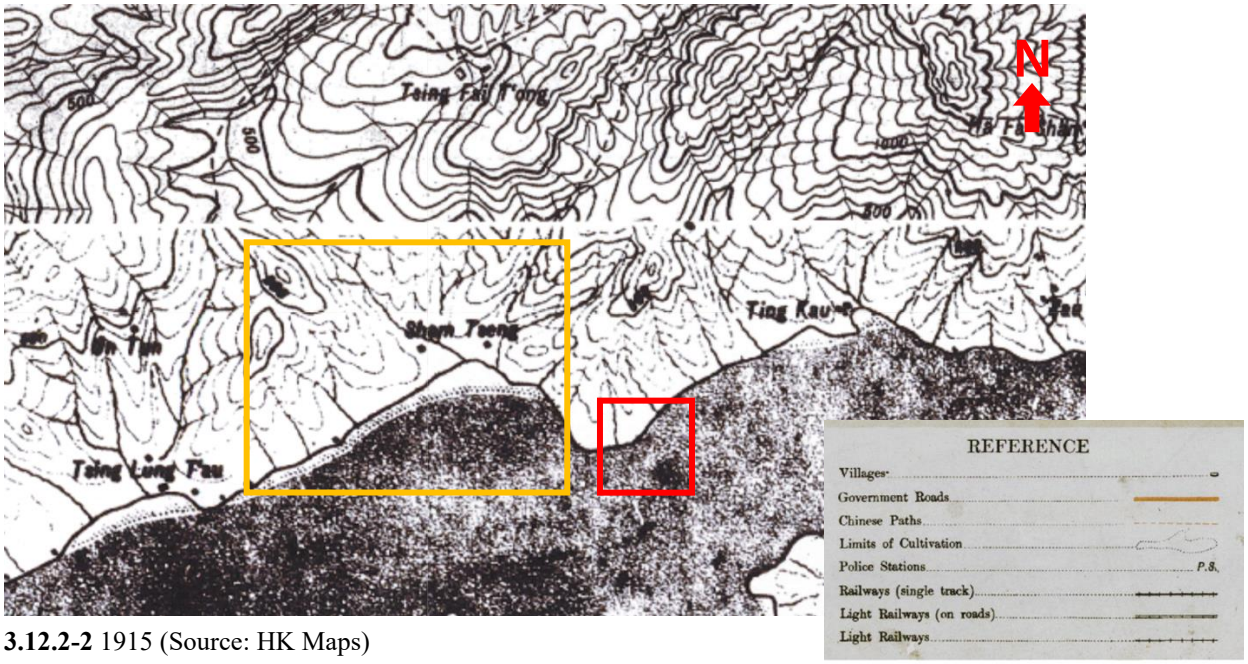
1904



3.12.2-1 1904 (Source: HK Maps)

- The promontory of where Homi Villa would be situated in the 1930s (red box) cannot be seen clearly due to the scale of the map.
- Sham Tseng is highlighted in the yellow box. The dotted area within the yellow box was a beach which was later formed into a flat area and further reclaimed for the Brewery in the 1930s.

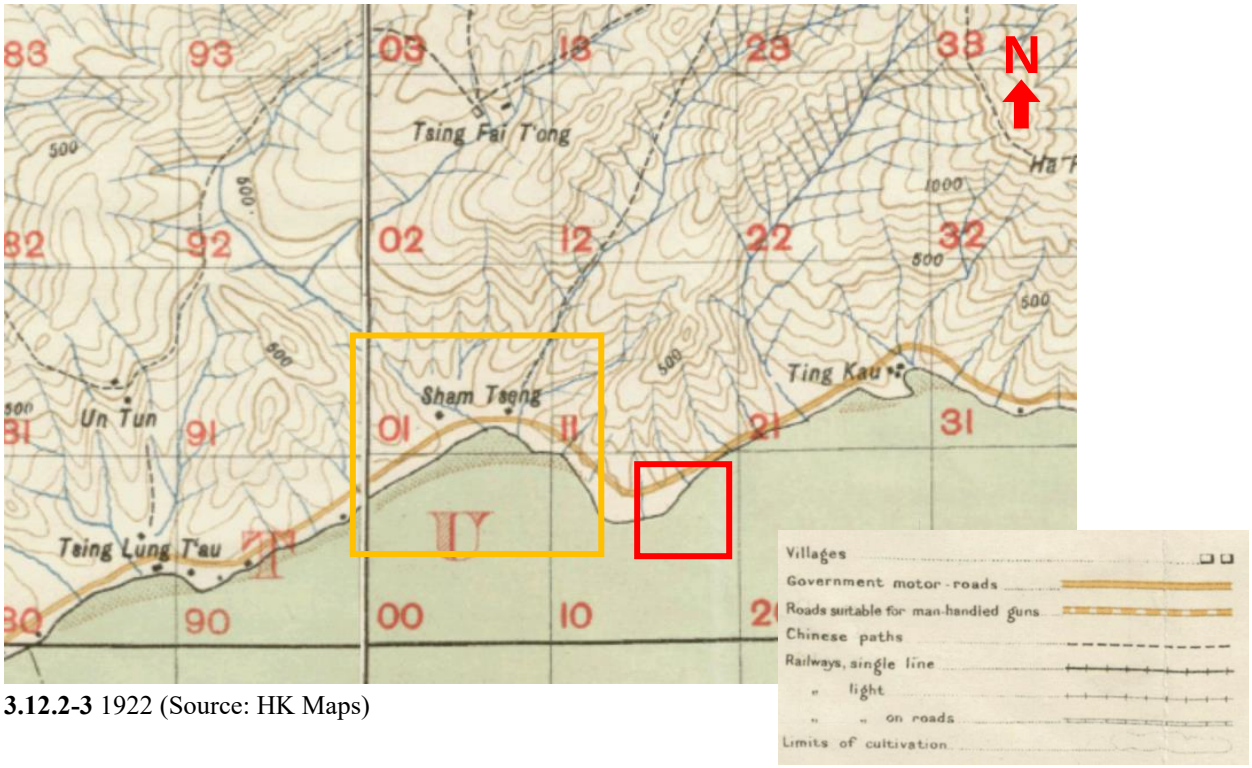
1915



3.12.2-2 1915 (Source: HK Maps)

- Comparing to the 1904 map, the coastline had no significant change.
- The promontory of where Homi Villa would be situated in the 1930s (red box) cannot be seen clearly due to the scale of the map.
- Sham Tseng is highlighted in the yellow box. The dotted area within the yellow box was a beach which was later formed into a flat area and further reclaimed for the Brewery in the 1930s.

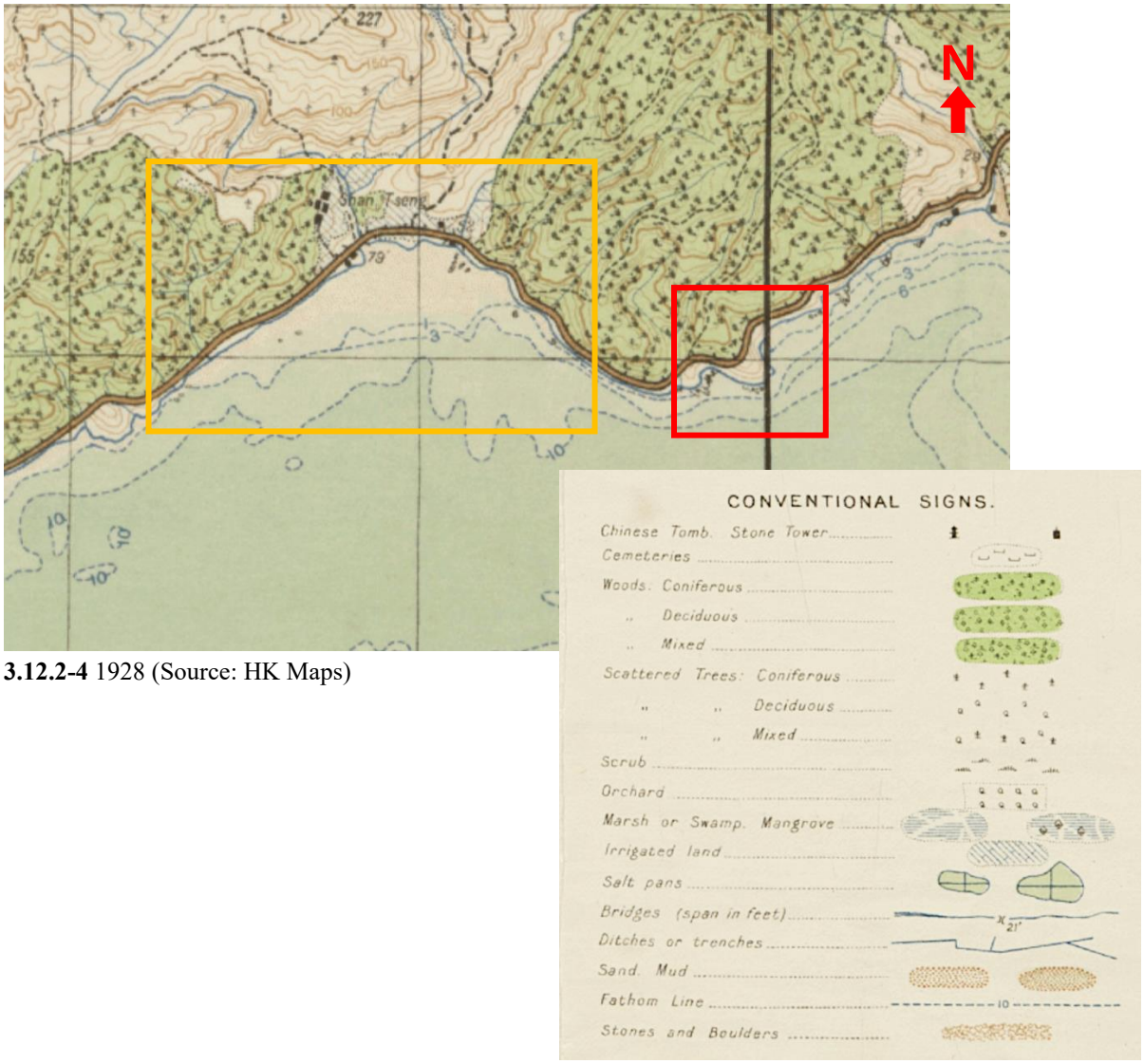
1922



3.12.2-3 1922 (Source: HK Maps)

- Comparing to the 1904 and 1915 maps, the coastline had no significant change.
- The promontory of where Homi Villa would be situated in the 1930s (red box) cannot be seen clearly due to the scale of the map.
- Sham Tseng is highlighted in the yellow box. The dotted area within the yellow box was a beach which was later formed into a flat area and further reclaimed for the Brewery in the 1930s.
- Castle Peak Road was opened.

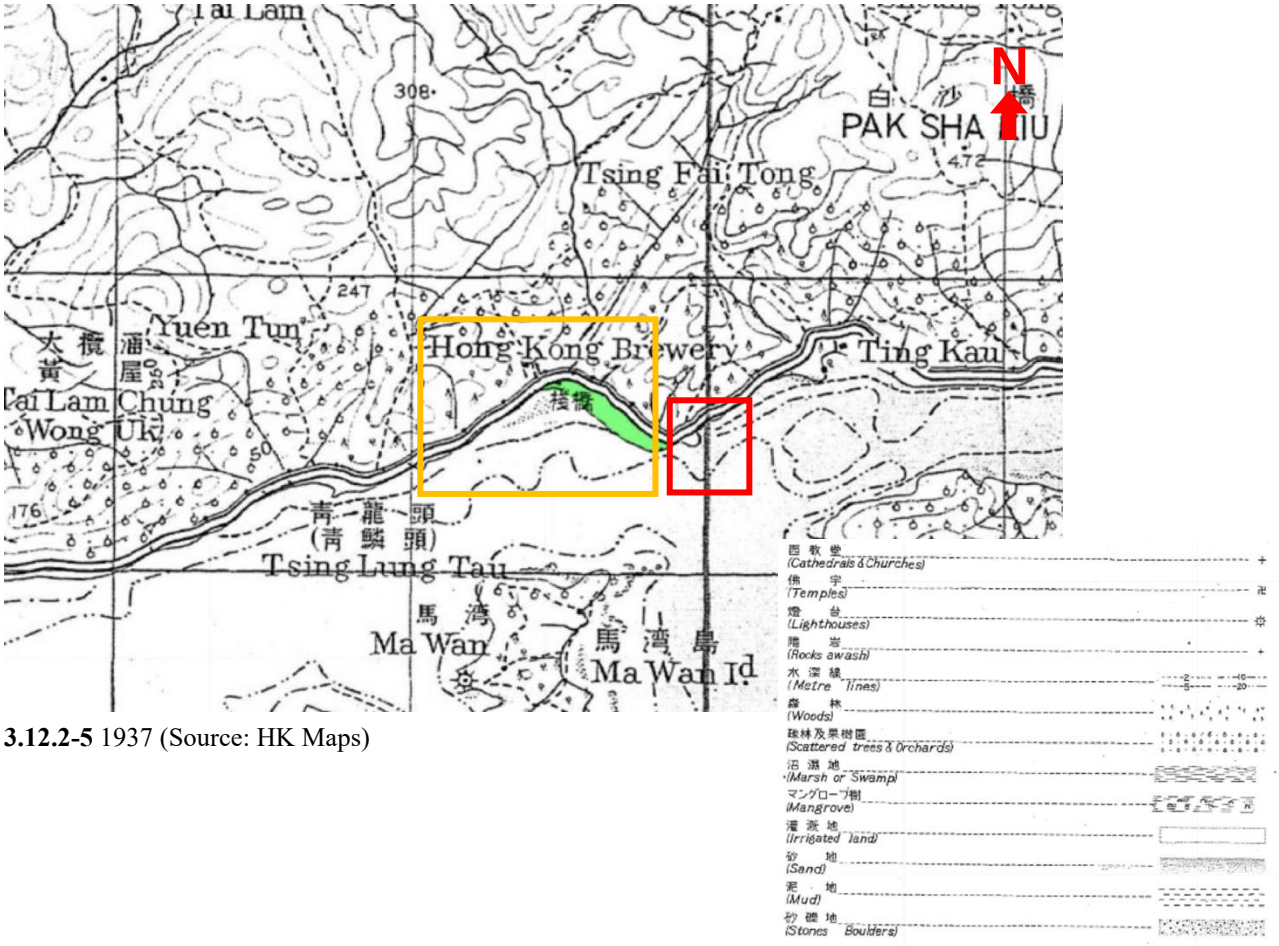
1928



3.12.2-4 1928 (Source: HK Maps)

- Comparing to the 1922 map, the coastline (blue line) had some changes.
- The promontory of where Homi Villa would be situated in the 1930s (red box) can been seen in this map.
- Sham Tseng is highlighted in the yellow box. There are some slight changes to the coastline (blue line) in this area. The changes may because that this newer map was drawn more precisely under a more advanced technology in the late 1920s.
- The dotted blue line and the light brown dots on the south of the coastline of Sham Tseng represented “Fathom line” and “Sand Mud” respectively.

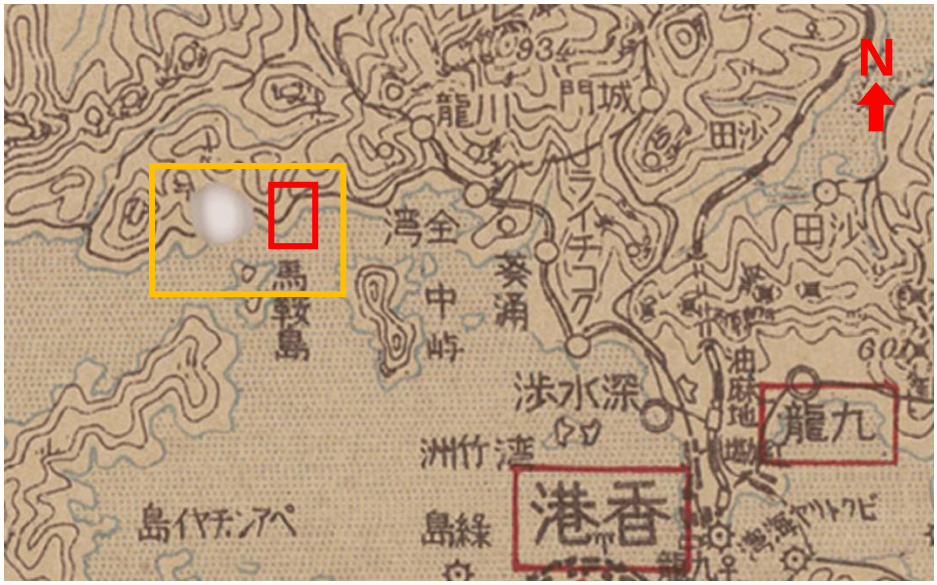
1937



3.12.2-5 1937 (Source: HK Maps)

- The map shows both the promontory of Homi Villa (red box) and Sham Tseng (yellow box).
- The dots on the south of the coastline of Sham Tseng represented “Sand”.
- The Hong Kong Brewers and Distillers Limited was opened in 1933. It was indicated as “Hong Kong Brewery” in this map. A pier was indicated along the coast of Sham Tseng.
- From various sources and mentioned in **Section 3.5.2**, Ruttonjee started to reclaim lands in the 1930s and to construct the Brewery, a pier and facilities for collecting water before the opening. The green highlighted area, including the pier, may be the reclaimed portion.
- This 1937 map is the nearest map to the previous 1928 map that can be researched.

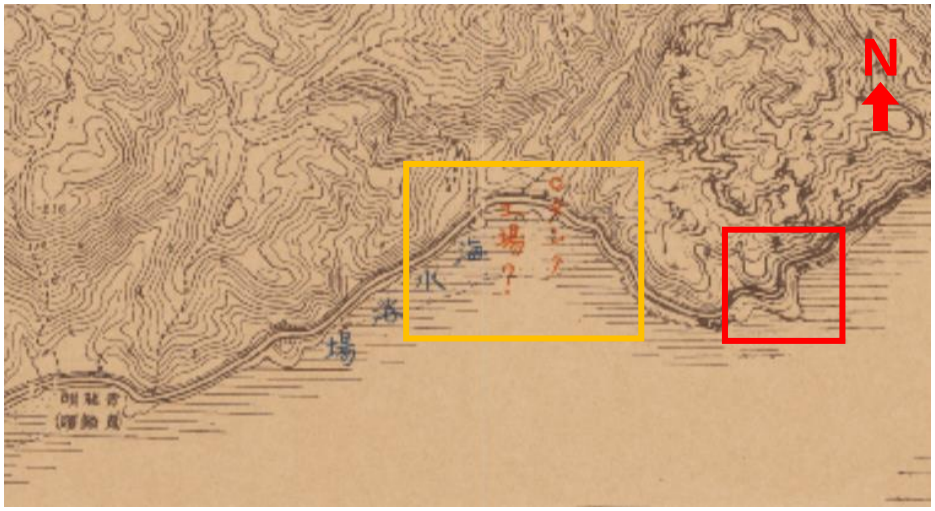
1938



3.12.2-6 1938 (Source: HK Maps)

- The map is “廣東省水路圖”, produced by the Japanese “波集團司令部”. There are some differences in the names of the places, eg. “馬鞍島” refers to Ma Wan. Two dark red boxes “香港” and “九龍” were drawn originally on the map.
- The area where Sham Tseng and Ting Kau was situated at is blurred in the map. The promontory of where Homi Villa would be situated in the 1930s (red box) cannot been seen in this map due to the scale of the map.

1939



3.12.2-7 1938 (Source: HK Maps)

- The map is “防禦施設圖”, produced by the Japanese “陸地測量部 參謀本部”.
- Sham Tseng (yellow box) and the promontory of Homi Villa (red box) can be seen.
- There are markings marked on the map. “工場？” was marked on the map at the area of where the Brewery should be situated at. Together with the previous 1938 map in which the Sham Tseng, Ting Kau and Homi Villa area was blurred, there might be a possibility that accurate maps of the late 1930s or those produced in Hong Kong were missing.

1945

3.12.2-8 1945 (Source: HK Maps)

- The map shows both Homi Villa (red box) and Sham Tseng (yellow box).
- The Hong Kong Brewery and Distillery Limited was indicated as “H.K. Brewery” in this map.

- This 1945 map is the earliest survey map researched that showed the reclaimed lands of the Brewery clearly. The pier constructed for the Brewery in the early 1930s can also be clearly seen.
- Comparing with the previous 1937, 1938 and 1939 maps that did not show the new coastline, there are some possible reasons of not showing the reclaimed lands in the previous maps. Firstly, the delayed production of the accurate map as the reclamation extent could had only been ascertained after the works were completed. Secondly, errors due to limited technology in the 1930s. Thirdly, more or other clear survey maps in the 1930s to 1940s cannot be researched in the meantime. The whole picture of how the coastline had evolved cannot be shown.

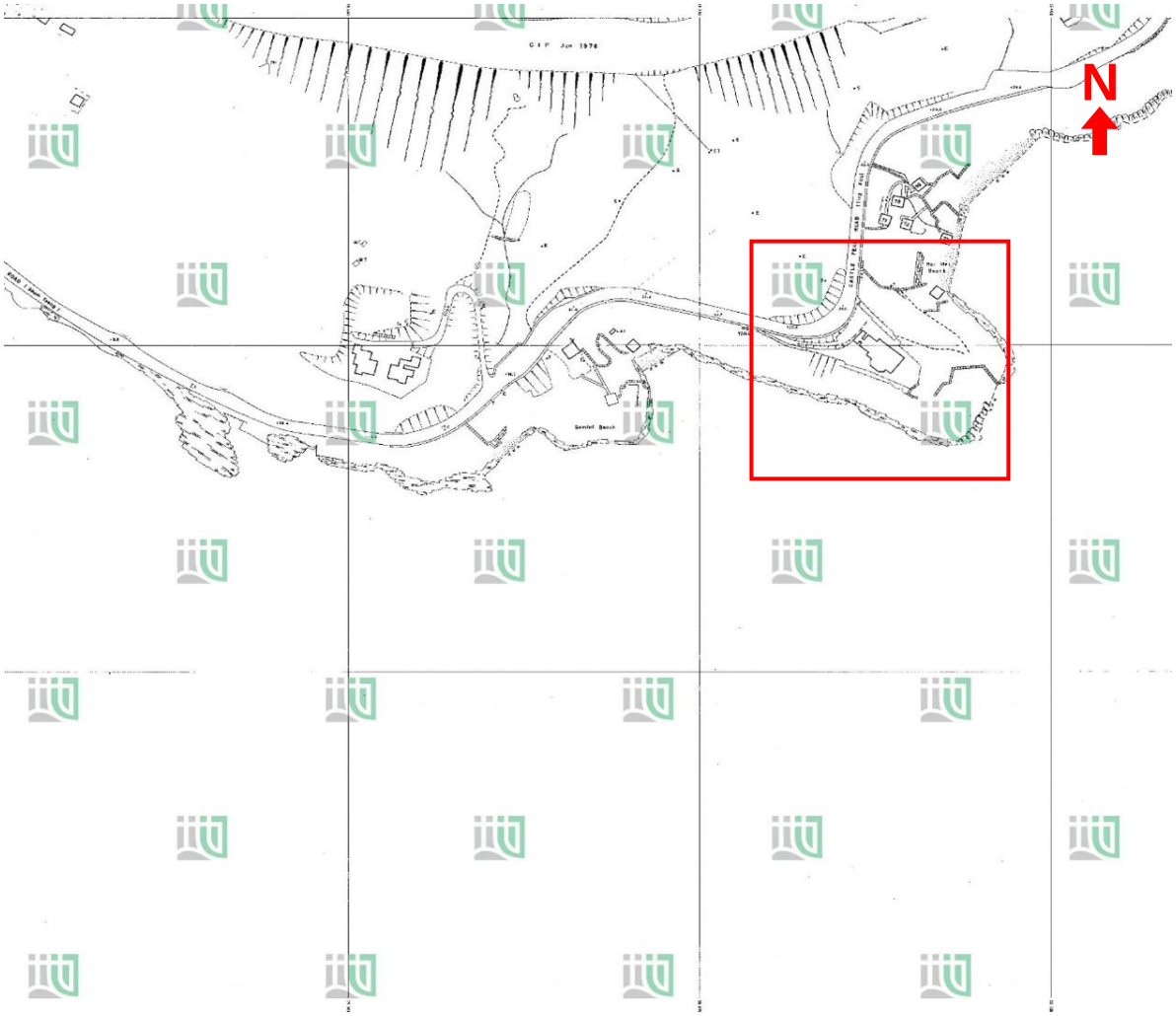
- The exact period of when the lands were reclaimed in Sham Tseng was unknown. Yet, comparing this map with the earlier maps, it is believed that part of the land of the Brewery was reclaimed before WWII or even earlier together with the construction of the Brewery.

1958

3.12.2-9 1958 (Source: Survey and Mapping Office)

- The map shows both Homi Villa (marked in red) and the Brewery (marked in yellow).
- Homi Villa was annotated as “Pak Lau” (白樓).

1977



3.12.2-10 1977 (Source: Survey and Mapping Office)

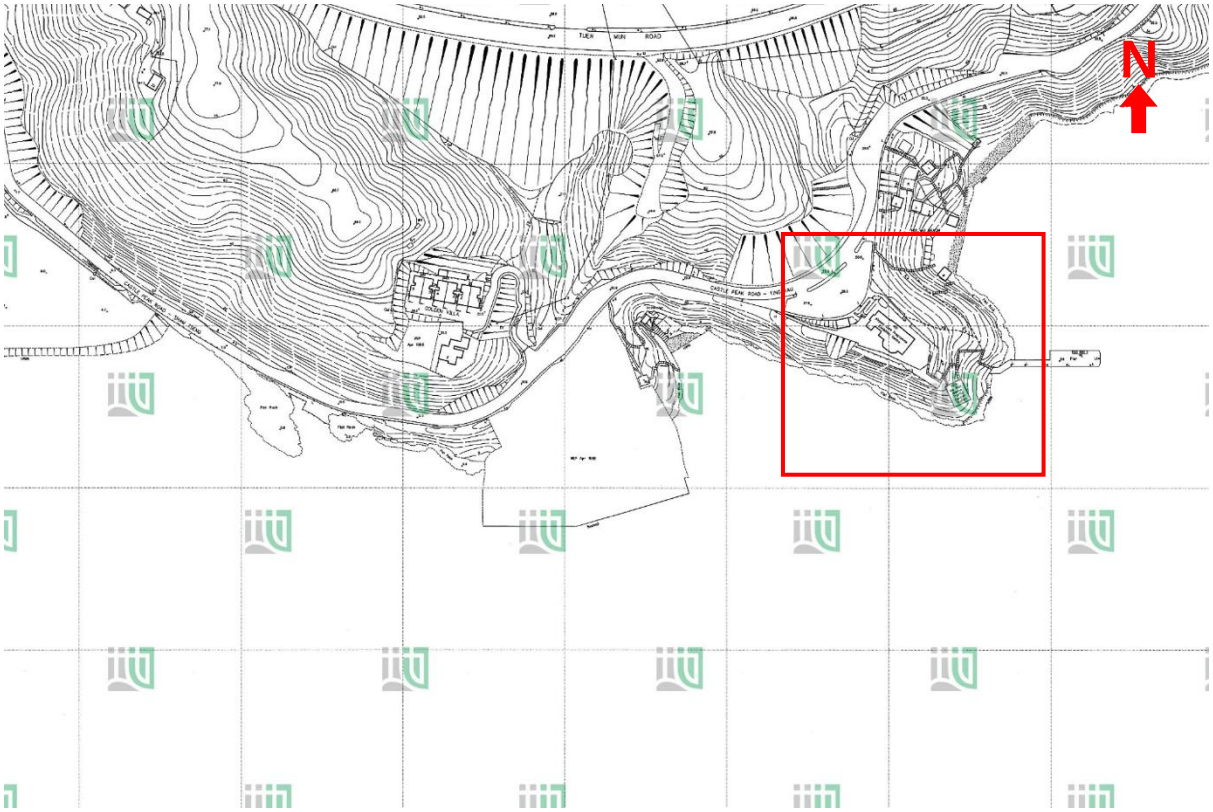
- There were a few settlements around Homi Villa. The building structure of Homi Villa can be clearly seen: the Main Building and the then annex block with servants' quarters at the left side of Homi Villa. The area of where the current Tuen Mun Road is situated at was still vacant. The construction of Tuen Mun Road commenced in the coming year.

1997

3.12.2-11 1997 (Source: Survey and Mapping Office)

- Homi Villa became the Airport Core Programme Exhibition Centre.
- The original annex with kitchen and servants' quarters had been demolished. The mound that act as a screen for the Villa at the Northwest was removed. Replacing the annex and the mound is the Extension building, an accessible ramp, and a public car park.
- It can be seen that there was a small pier at the promontory. This may be the original pier located in Gemini Beach.

1998



3.12.2-12 1998 (Source: Survey and Mapping Office)

- The original Gemini Pier was demolished and the new Gemini Point Pier was constructed.

2023

3.12.2-13 2023 (Source: Survey and Mapping Office)

- The latest survey map of Homi Villa.

3.13 Consolidated Historic Timeline

Year	Hong Kong	HK Parsee Community	Ruttonjee Family	Events/Development associated to Homi Villa	Homi Villa
1822		Establishment of the Incorporated Zoroastrian Charity Funds of Hong Kong, Canton and Macao.			
1841		4 Parsee merchants arrived Hong Kong and purchased seven coastal lands in the first land auction of Hong Kong.			
1842	Hong Kong Island was ceded to Britain				
1852 (also 1222 Sassanid Empire)		Parsee Cemetery (its Pavilion, Service Hall & Gardener's House are Grade 2 historic buildings) established in Happy Valley			
1858		H. N. Mody arrived Hong Kong.			
1860	New Kowloon was ceded to Britain	H. N. Mody established his own company.	H. Ruttonjee was born.		
1861		Zoroastrian House was established on Elgin Street.			
1866		Band Stand (Grade 1) in The Hong Kong Zoological and Botanical Gardens constructed with funding by the Parsee community			
1868				Kap Shui Mun (Ma Wan) Customs Station was established to collect likin on opium trade.	

Year	Hong Kong	HK Parsee Community	Ruttonjee Family	Events/Development associated to Homi Villa	Homi Villa
1877		A total of 74 Parsees resided in HK			
1880		Dorabjee Naorojee established the Kowloon Ferry Company.	J. H. Ruttonjee was born in Bombay.		
1884			H. Ruttonjee came to HK.		
1888			H. Ruttonjee became the manager of B.M. Ruttonjee & Co.		
1892			H. Ruttonjee became the largest shareholder of B.M. Ruttonjee & Co. and renamed the company as H. Ruttonjee & Co. J.H. Ruttonjee came to HK at the age of 12.		
1897 (Year 23 of the Reign of Emperor of Guangxu 光緒)			A branch of H. Ruttonjee & Co. was opened on Elgin Road.	The associated two Stone Tablets of Old Kowloon Customs (Grade 3) from Kap Shui Mun (Ma Wan) Customs Station were erected.	
1898	New Territories was leased to Britain		The Ruttonjee family acquired lands in the late 19th century		HV lease was commenced in 1898.
1899				Kap Shui Mun (Ma Wan) Customs Station was suspended and fell into ruin.	
1902			J. H. Ruttonjee got married with Banoo Master in Bombay.		
1903			D. Ruttonjee was born.		
1907			J. H. Ruttonjee was admitted to H. Ruttonjee Co. as a new partner. The company was renamed as H.		

Year	Hong Kong	HK Parsee Community	Ruttonjee Family	Events/Development associated to Homi Villa	Homi Villa
			Ruttonjee & Son Co.		
1908				Construction of Castle Peak Road commenced	
1910		H. N. Mody was knighted. The foundation stone of the Main Building of the University of Hong Kong was laid.			
1911		H. N. Mody passed away.		Sham Tseng has a population of 72 people	
1913			H. Ruttonjee retired.		
1920				Castle Peak Road completed	
1929					The indenture of the lot was signed by Banoo Ruttonjee
1930s				J. H. Ruttonjee reclaimed lands in Sham Tseng	HV was built as J. H. Ruttonjee's private residence.
1931		Zoroastrian House relocated to Leighton Road and renamed as Zoroastrian Building.	J.H. Ruttonjee became the Managing Director of Hong Kong Brewers & Distillers Ltd.		
1933				Hong Kong Brewers and Distillers Ltd. Was opened in Sham Tseng on 16 August 1933.	
1935			J. H. Ruttonjee established the Ruttonjee Estates Ltd.	Winding up of the Brewery and incorporated a new firm, Hong Kong Brewery and Distillery Limited.	
1937			J. H. Ruttonjee bought land in Sham Tseng.		
1941	Japanese Occupation started			The Brewery was taken over by the Japanese	

Year	Hong Kong	HK Parsee Community	Ruttonjee Family	Events/Development associated to Homi Villa	Homi Villa
1942			J. H. Ruttonjee and D. Ruttonjee were imprisoned in Stanley concentration camp.		
1943			J. H. Ruttonjee and D. Ruttonjee were imprisoned again in Stanley concentration camp. J.H. Ruttonjee's second daughter passed away due to tuberculosis.		
1944			H. Ruttonjee passed away.		
1945			J. H. Ruttonjee was a member of the Rent Committee.	J.H. Ruttonjee took back the Brewery and resumed its operation.	
1947			J.H. Ruttonjee was conferred the honour of C.B.E.	J.H. Ruttonjee sold the Brewery to the San Miguel Brewery Incorporation of the Philippines.	
1948			Hong Kong Anti-Tuberculosis Association founded by J.H. Ruttonjee.	The San Miguel Brewery started operation in Sham Tseng.	
1948-1951			J. H. Ruttonjee was the chairman of the Housing Society and established the Hong Kong Model Society.		
1949			Ruttonjee Sanatorium was set up. Ruttonjee bought land in Stanley and built Banoo Villa.		
1950			J. H. Ruttonjee was elected to become the president of the HK Society for the Protection of Children.		

Year	Hong Kong	HK Parsee Community	Ruttonjee Family	Events/Development associated to Homi Villa	Homi Villa
1950s					HV leased out to several tenants
1950-1957			D. Ruttonjee was a member of the Urban Council		
1951-53	Headquarters building of Hong Kong Anti-Tuberculosis Association (Grade 3) constructed				
1952			J. H. Ruttonjee established the Hong Kong Settlers Housing Corporation Limited.		
1953			D. Ruttonjee was a member of the HK LEGCO.		
1957			D. Ruttonjee was awared O.B.E.		
1960			J.H. Ruttonjee passed away		
1964			D. Ruttonjee was awarded C.B.E.		
1964-66					HV leased out to the then The Colonial Treasurer Incorporated
1970		Zoroastrian Building changed from two-storeys to three-storeys.			
1974			D. Ruttonjee passed away.		
1973					HV acquired by the then The Colonial Treasure Incorporated and converted into government staff quarters. Served as the residence of the then Financial Secretary, Sir Philip Haddon-Cave.

Year	Hong Kong	HK Parsee Community	Ruttonjee Family	Events/Development associated to Homi Villa	Homi Villa
1978-83				Construction of Tuen Mun Road completed by phases.	
1993		Zoroastrian Building was reconstructed.			
1993-95					HV's kitchen and servants' quarters demolished.
1996				The San Miguel Brewery Ltd. sold the land to the Hongkong Realty and Trust Co., Ltd.	HV revitalised as The Airport Core Programme Exhibition Centre
1997				Tsing Ma Bridge's construction completed	
1998				Hong Kong International Airport and Ting Kau Bridge started operation	
2003-06				Occupation of Bellagio	
2010					HV was accorded a Grade 3 status by the Antiquities Advisory Board.

4. Architectural Appraisal

4.1 Purpose of the Chapter

4.1.1 This Chapter aims to appraise the architectural values of the Site by understanding the siting, spatial arrangement and exterior design, consider the cultural background of the original owner J.H. Ruttonjee. Interventions conducted on the site in the 1990s will be discussed at the later part of this Chapter.

4.2 Architectural Typology – The Bungalow Archetype

Origin of the Bungalow Typology[103]

4.2.1 At the beginning of the 20th century, a wide variety of indigenous house types existed in India, varying in layout and articulation in response to socio-cultural and geo-climatic locales.

4.2.2 The new concept of the bungalow arrived as an alien house form in this setting. Its roots lie in the early attempts by British military engineers in Bengal during the 18th century to transform a model of a traditional domestic structure into a standardised and permanent dwelling for the East India Company when they were still traders in the subcontinent.

4.2.3 The basic model developed into a more European Classical form in outward appearance in the 19th century to indicate the superior socio-position of the British owners. At the beginning of the 20th century, the bungalow, set in a spacious lot, was the norm as the residential house type for British military officers associated with the Indian Army, colonial administrators and business people, as well as a small group of wealthy Indian elites.

[103] Desai, Miki & Desai Madhavi, 2016. "The origin and indigenisation of the Imperial bungalow in India". The Architectural Review.

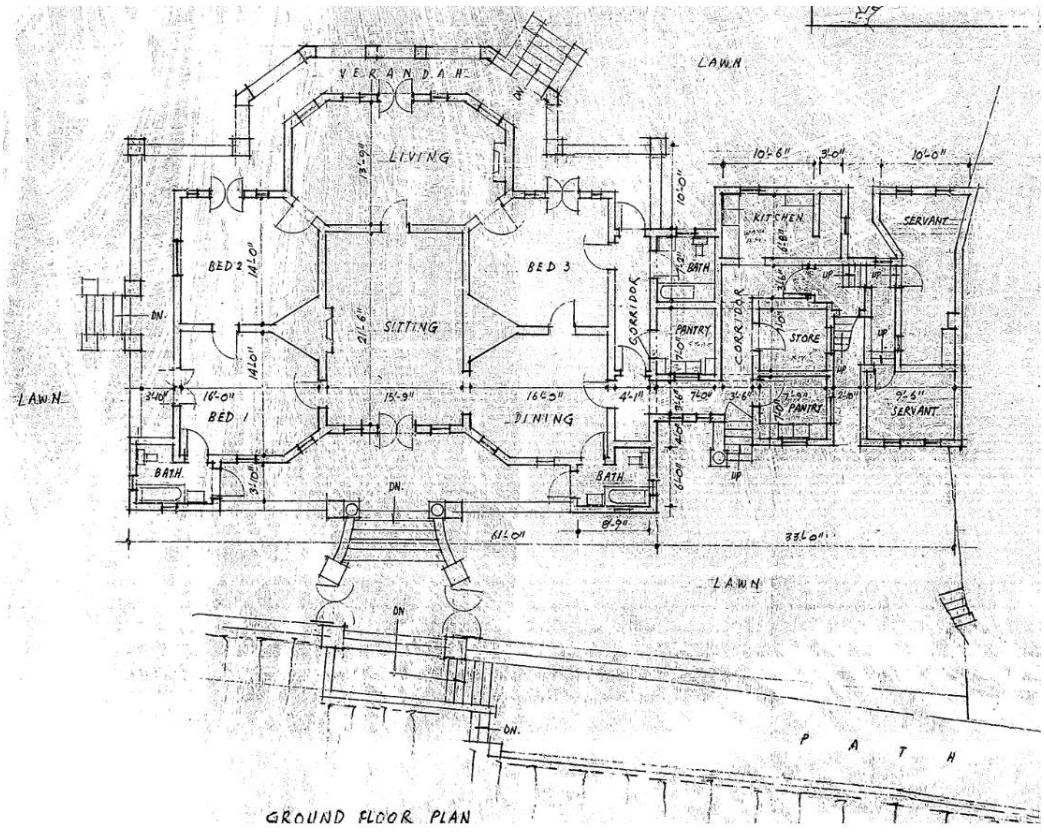
General Design Features of the Bungalow Typology[104]

4.2.4 The early bungalow was typically austere, built from brick or stone, with simple volumes and a stark whitewashed finish. The roof was either hipped-gabled or flat. The bungalow at times resembled a villa, with its Doric or Tuscan columns on the façade holding up the roof.

4.2.5 Bungalows are typically symmetrical in form and largely so in spatial organisation. It had a hall in the centre, rooms on each side, and a verandah in front facing the garden and sometimes also on both sides. The kitchen and servants' quarters were detached and located behind the main house in most instances.

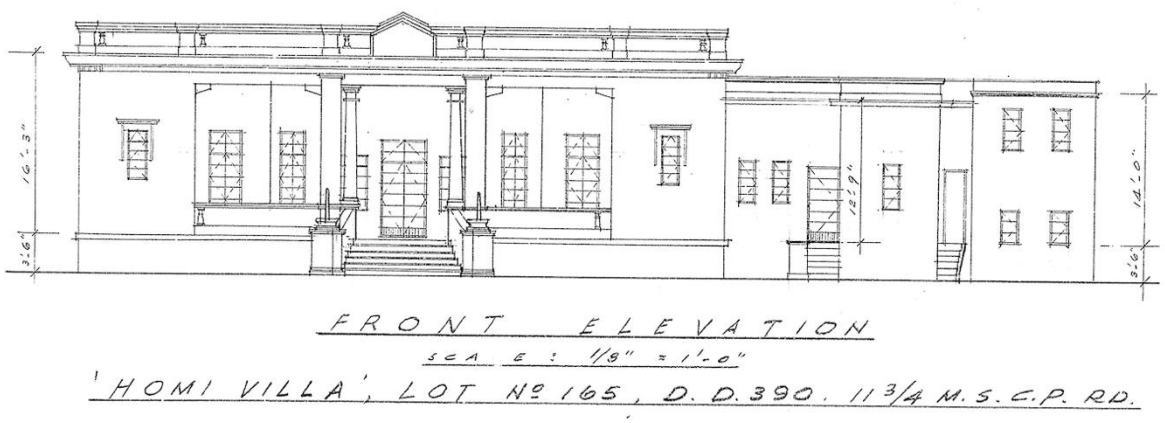
4.3 The Original Design of Homi Villa

4.3.1 Completed in the 1930s, HV possess many typical features of a bungalow, including the setting within a spacious lot, symmetrical plan in both the main façade and spatial arrangement, presence of verandahs on three sides of the Villa, and kitchen and servants' quarters located at an annex semi-detached from the Villa at the northwest end.



4.3-1 Record plan of HV in the 1970s. (Source: Architectural Office Maintenance Division, 1973)

[104] Ibid.



4.3-2 Record front elevation of HV in the 1970s. (Source: Architectural Office Maintenance Division, 1973)

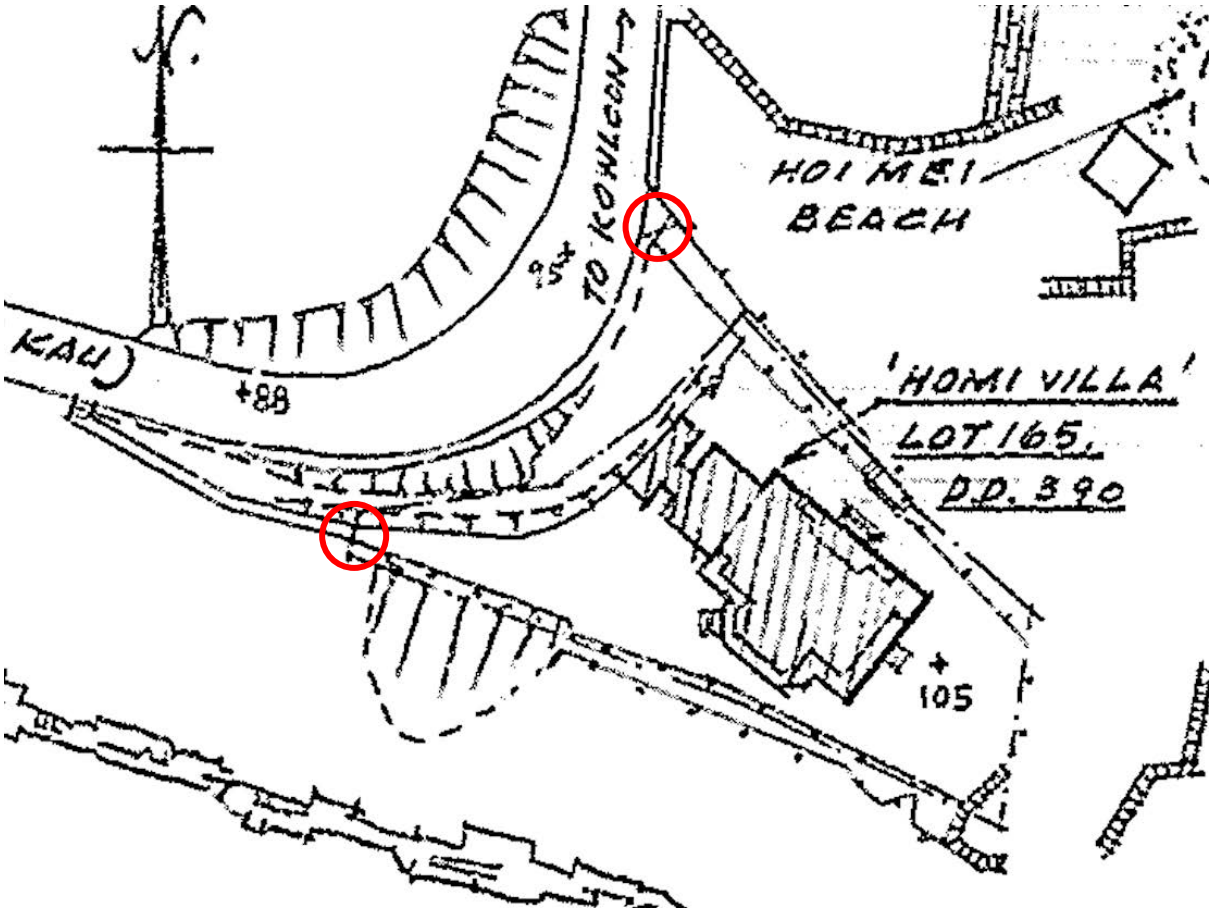
Location and Setting

4.3.2 The name "Homi" (**होमि**) is Sanskrit, carries the meaning of both fire and water. They are most important elements belonging to Zoroastrianism, reflecting the cultural background of HV's original owner. The name could also demonstrate the site's convenient access to water.

4.3.3 The location of HV in Ting Kau was close to the Brewery. It is also the only promontory which provides panoramic views of the sea at three sides, a place which allows the access to air and water, two of the most important elements of Zoroastrianism. The orientation of the Villa has maximised the available area of the natural promontory. Lawn areas as soft landscaping were designed at three sides of the house forming the front and back gardens. Most portions of balustrades surrounding the lawn of the site follow the same design used at along the verandahs and roof of the main building of HV.

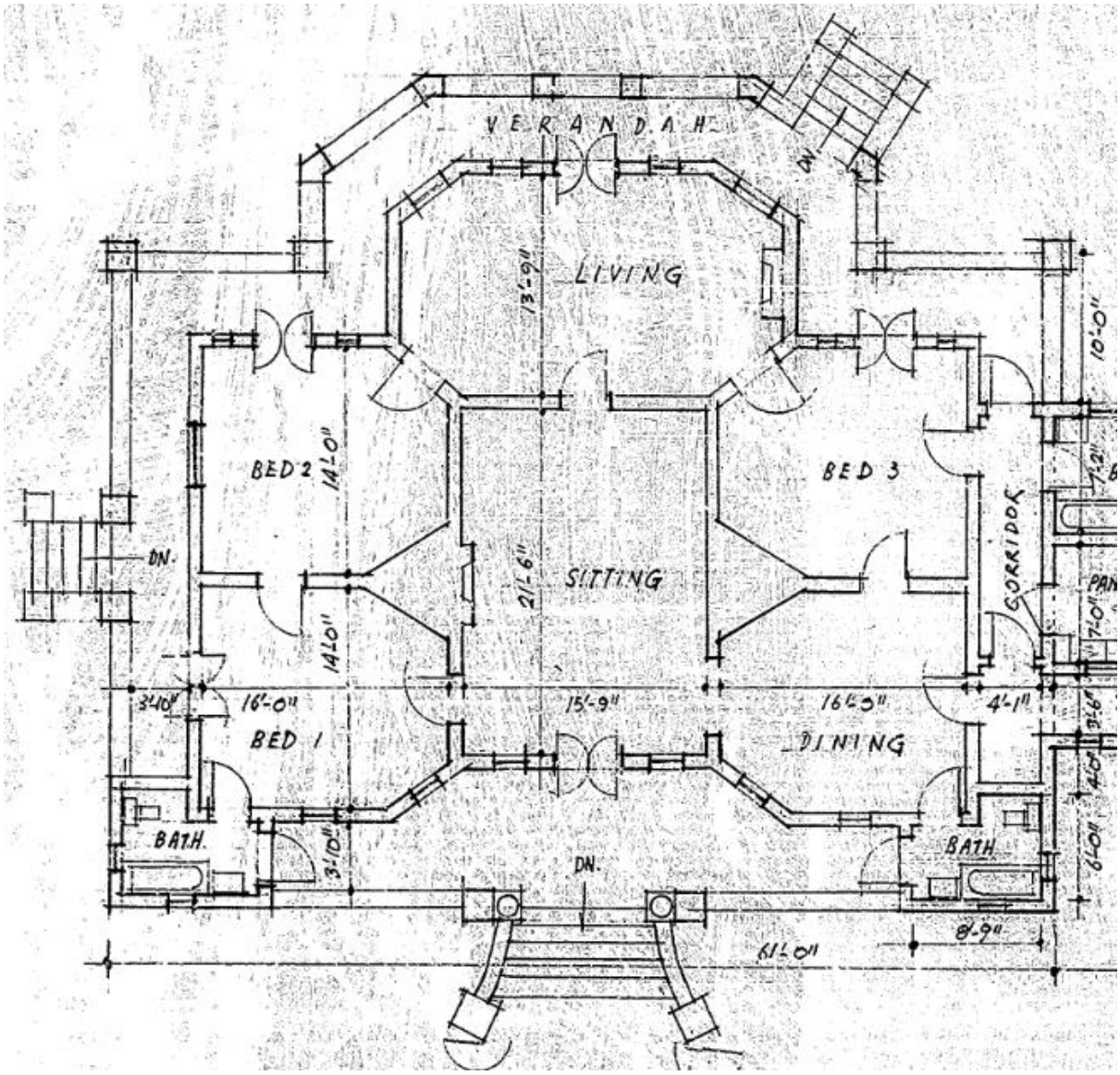
4.3-3 (left) Views to the south from the lawn of HV, showing Tsing Yi, in the 1980s. (Source: Courtesy Joshua Law)
4.3-4 (right) Balustrades surrounding the lawn of the site in the 1980s. (Source: Courtesy Joshua Law)

4.3.4 The original design of the site was to minimise the extent of site formation works and thus the environmental impact or disturbance to the natural topography caused by the construction works. Thus, much of the original slopes remained intact, particularly the slope between the site and Castle Peak Road, after the completion of HV until the interventions in the 1990s. The original main access to HV was either through the main gate to the north of the site or the back gate to the west of the site. Both access paths are slopes, while the main path also comprises a few steps prior to reaching the front elevation of the main building.



4.3-5 Site plan of HV drawn in the 1970s, with the access to the site circled in red. (Source: Architectural Office Maintenance Division, 1973)

4.3-6, 7 The main access to the site from the north (left) and back access to the site from the the west (right), taken in the 1980s. (Source: Courtesy Joshua Law)



4.3-8 Extracted record plan showing the main building of HV in the 1970s. (Source: Architectural Office Maintenance Division, 1973)

4.3.5 The whole structure of the main building (MB) is elevated, which is a typical design of the bungalow typology. However, there is no evidence of functional openings that the elevated design of HV is to provide ventilation and mitigate termite infestation at foundation level.

4.3.6 Main entry into MB is through the curvaceous front stairs in the northwest of the core. Another two flights of steps were connected from the side and back gardens to the verandah at sides respectively.

4.3.7 The design of MB generally adopted a symmetrical plan, typical of Classical architecture, and the core of the building is basically rectangular in shape divided into three bays. The sitting room, the largest room of the building of around 31 square metres, and an additional octagonal room at the end as the living room, of around 28 square metres, were placed along the central bay, which forms the axis of MB. Meanwhile, the three bedrooms and the dining rooms, each having similar sizes of 19 square metres, were arranged along the side bays with two rooms on each side. All rooms were once equipped with fireplaces to keep the house warm in cold weather.

4.3-9, 10 Fireplaces at the original sitting room (left) and living room (right) in the 1980s. (Source: Courtesy Joshua Law)

4.3.8 One would enter MB to the sitting room, the central room of the building, through the main entrance. Access was provided to the living room at the central bay, as well as bedroom 1 and the dining room at the two side bays. Each room in the past (except the dining room) has its independent access to a verandah with double-swing doors. The three rooms at the southwest have a pair of windows on the two sides of the double-leaf doors. Access to the two bathrooms at two corners of MB were from bedroom 1 and the dining room respectively.

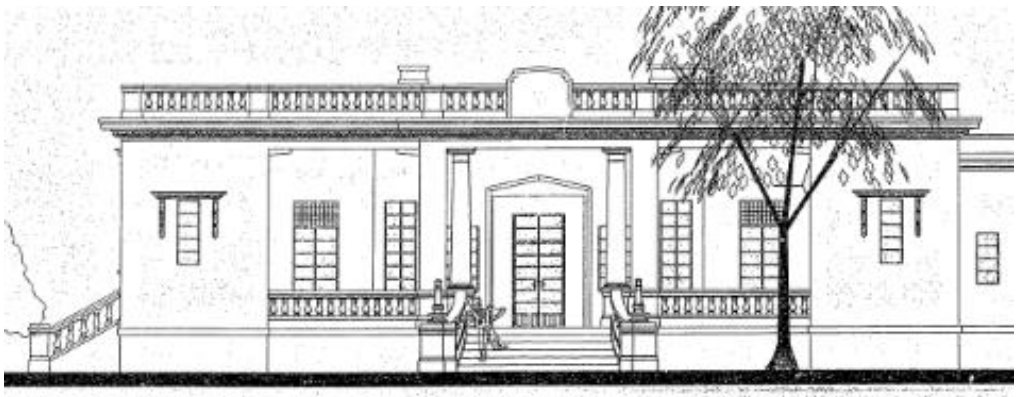
4.3.9 The octagonal projecting bay is an important feature of the Arts and Crafts movement (which began in Britain in the second half of the 19th Century and continued into the 20th Century).[105] Normally adopted for use in the main room (the living room of MB), giving a panoramic view towards the verandah as well as a feel of home.

[105] Spence Robinson Ltd. 2017. *Heritage Impact Assessment for the Revitalisation of the Old Dairy Farm Senior Staff Quarters into The Pokfulam Farm,* p. 42.

Architectural Features of the Main Building

4.3.10 MB has a multitude of architectural features which were influenced by both European and Parsee architecture.

4.3.11 Neoclassical features include the commanding deep eave projection[106] all around the flat roof which is decorated with tooth dentil cornice along its external walls, a pair of majestic round columns of Tuscan Order at the main entrance, pillars on the remaining facades, the centre-piece on the roof level of the main facade, the fanned main entrance staircase[107] and urn-shaped balusters. The moulding at the main entrance resembles the original entrance gateway at the Ruttonjee Hospital, demonstrating some Art Deco influence, which was also a prevalent architectural style in the 1930s.



4.3-11 Drawing of the main elevation of MB in 1992, showing from top to bottom: The centre-piece with urn-shaped balustrades on roof level, round columns of Tuscan Order, and the fanned main entrance staircase. These features collectively demonstrate high order of symmetry. (Source: Property Services Branch, ArchSD, 1992)

[106] A Neoclassical building generally features a boxed eave with a moderate overhand, often with dentils or modillions beneath. Occasionally a wide frieze band is employed. In Clinton Brown Company Architecture/Rebuild, 2012, "High & Locust Streets Historic District Nomination", https://buffaloah.com/a/DCTNRY/n/neoclass.html .

[107] The use of curved designs on plan such as rooms and staircases, similar to the use of domes, are globally common in Neoclassical design as long as they demonstrate symmetry and proportion to create a balanced exterior and interior of a building. In Royal Institution of British Architects, 2024, "Neoclassical Style Guide: Symmetry and Proportion", https://www.ribapix.com/neoclassical-style-guide-symmetry-and-proportion.

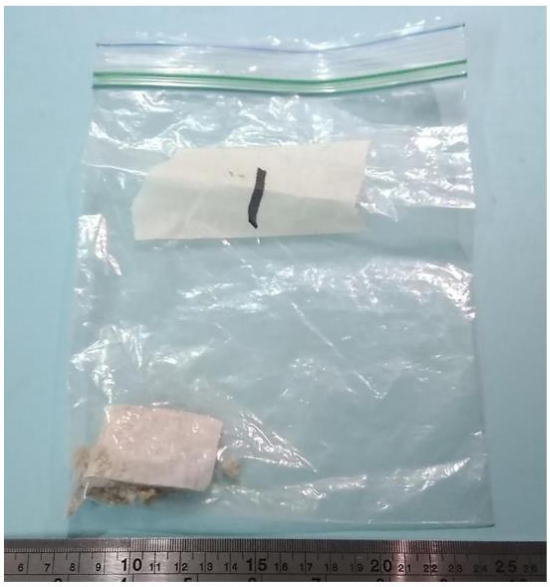
4.3-12 Original stone entrance gateway of Ruttonjee Hospital. (Source: Humphries, 1996)

4.3.12 The aesthetics of HV showcase the influence of Zoroastrianism through the choice of colours in materials and finishes. In Persian literature, colours are defined as “the attempt of light to become visible”. They are a kind of veil through which the colourless light can be perceived. They have always played a symbolic role in religion, poetry, and daily life.

4.3.13 In Zoroastrianism, the three basic colours are white, black, and red. White is the colour of the faces of the blessed on Doomsday, and the inhabitants of paradise are dressed in white and green silk, indicating the heavenly light in which they are clad. It equates nobleness, used also for the garment of priests in Zoroastrianism. It is also related to the prophetic power, power of love, and transformation through love. On the contrary, black is the counterpart of white representing evil. Thus, black and white placed together serve to express the contrasts between good, pure, radiant, on one hand, and evil, dark and dangerous, on the other. Red carries the power of blood, life and energy. It signifies life and is also connected to strength. Deep red tones were most popular as the background colour in carpets.

4.3.14 The use of colours typical of Zoroastrianism is much manifest in HV. The Villa is nicknamed “white house” because of the white-painted facades dominating the building, finished with stucco-work rendering and groove lines imitating stonework construction. The paint analysis conducted in January 2024 with four exterior wall samples revealed that the external facades of HV was originally applied with ochre stucco (grey stucco on round columns) using white Portland cement which was considerably more expensive than standard Portland cement. The stucco could have been non-coated or painted. If it was painted, the oldest probable finish layers of the four samples collected at the centre piece of the roof balustrade (Sample 1), underside of G/F copping of balustrade (Sample 4), the moulding at the base of MB (Sample 7), and the round column at main entrance (Sample 10) were warm grey, dull cream, off-white and pastel yellow respectively. They are the variations of off-white colour. Dull light blue as observed on the moulding at the base of MB is definitely an alien colour not found in the original colour scheme.

Sample 1:



Sample 4:

Sample 7:

Sample 10:

4.3-13 As-received sample photos of Samples 1, 4, 7 & 10. (Source: Prime Testing Group Limited, 2024)

4.3.15 Other features include the use of white and black mosaic tiles at the three staircases, and the use of red colour for the terrazzo of staircases and floor tiles of the verandahs. The hexagonal shape might be chosen for the red floor tiles because it is a symbol which stands for harmony and balance and also male and female energy.

4.3-14, 15 Red terrazzo staircase with white and black mosaic tiles (left) and red hexagonal floor tiles (right), as in 2023. (Source: Substance Lab Limited)

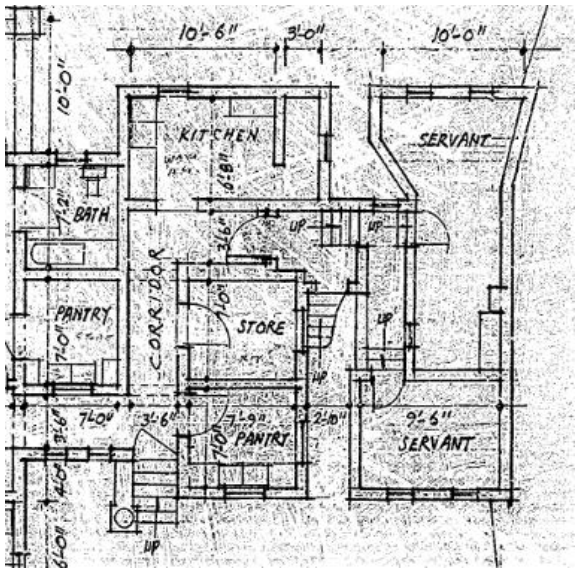
4.3.16 Other Zoroastrianism architectural features once found at the exterior of MB include the pair of statues symbolising lamps or fire at the end pillars of the curved balustrades at the main entrance staircase, and the pair of statues also symbolising lamps or fire atop the access gate pillars. However, they were demolished during the intervention in the 1990s.

4.3-16 Pair of statues at the main entrance fanned staircase in the 1980s. (Source: Courtesy Joshua Law)

4.3.17 In the interior of MB, portions of decorative timber panels with three different wallpaper patterns can be found at the high level of two of three bedrooms on the two side bays, as well as the living room at the central bay. They are not only traces of the original decorations, but also evidence which proves the original layout and design intent of the rooms.

4.3-17-19 (from left to right) Three different wallpaper patterns, covered up by false ceiling as in 2023. The pattern shown on 4.3-17 and 4.3-18 were found at rooms originally marked as Bedroom 1 and Bedroom 2 respectively in the record plan of the 1970s (refer to Figure 4.3-8), while the pattern shown on 4.3-19 was found at original living room. (Source: Substance Lab Limited)

Annex Blocks



4.3-20 Extracted record plan of the Annex Blocks in the 1970s. (Source: Architectural Office Maintenance Division, 1973)

4.3.18 The Kitchen Block (KB) and Servants' Quarters Block (SQB) were found to the northwest of the MB, with the KB found between MB and SQB. KB (with a pantry, a store, a kitchen) and SQB had its own entrance. They were connected with the staircase core which provided access to the roof of KB where a flight of steps connecting the flat roof of MB was located.

4.3.19 The building mass of both the KB and SQB are smaller than MB, showing the hierarchy in architectural design and spatial arrangement.

4.3-21 (left) View of the SQB (to the left) and KB (to the right), with MB at the background. Taken in 1991. (Source: AMO, 1991)
4.3-22 (right) View of the SQB (at the foreground), the pantry and entrance staircase to the Annex Blocks, with MB at the background. Taken in 1991. (Source: AMO, 1991)

4.4 Other Buildings in Hong Kong Belonging to the Same Typology

4.4.1 The Former West Point Filters Bungalow in Pokfulam, completed in the 1890s, shares a similar spatial arrangement and hierarchy with HV.

4.4-1 The Former West Point Filters Bungalow in 2019. (Source: Substance Lab Limited)

4.4.2 The Former Senior Staff Quarters of the Old Dairy Farm in Pokfulam (also known as the Braemar), built in the 1880s, also shares a similar design with HV.

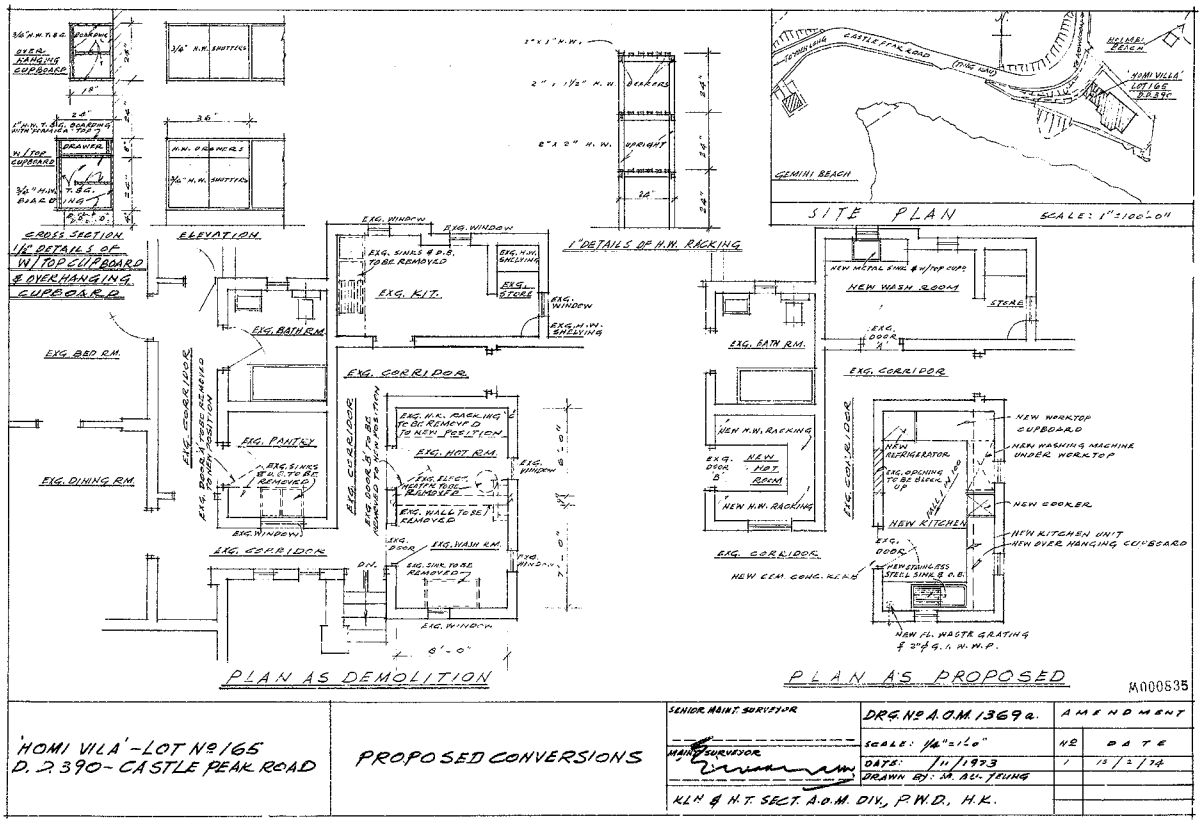
4.4-2 The Former Senior Staff Quarters of the Old Dairy Farm in 2022. (Source: Substance Lab Limited)

4.5 Interventions

4.5.1 No information directly related to HV from after its completion in the 1930s to the end of the Second World War has been found. As mentioned in Section 3.5, a bombing was raided in the near vicinity of the Brewery by the United States Air Force and had damaged the Brewery. However, there is no sufficient information to ascertain whether HV had suffered any major damage amidst the War.

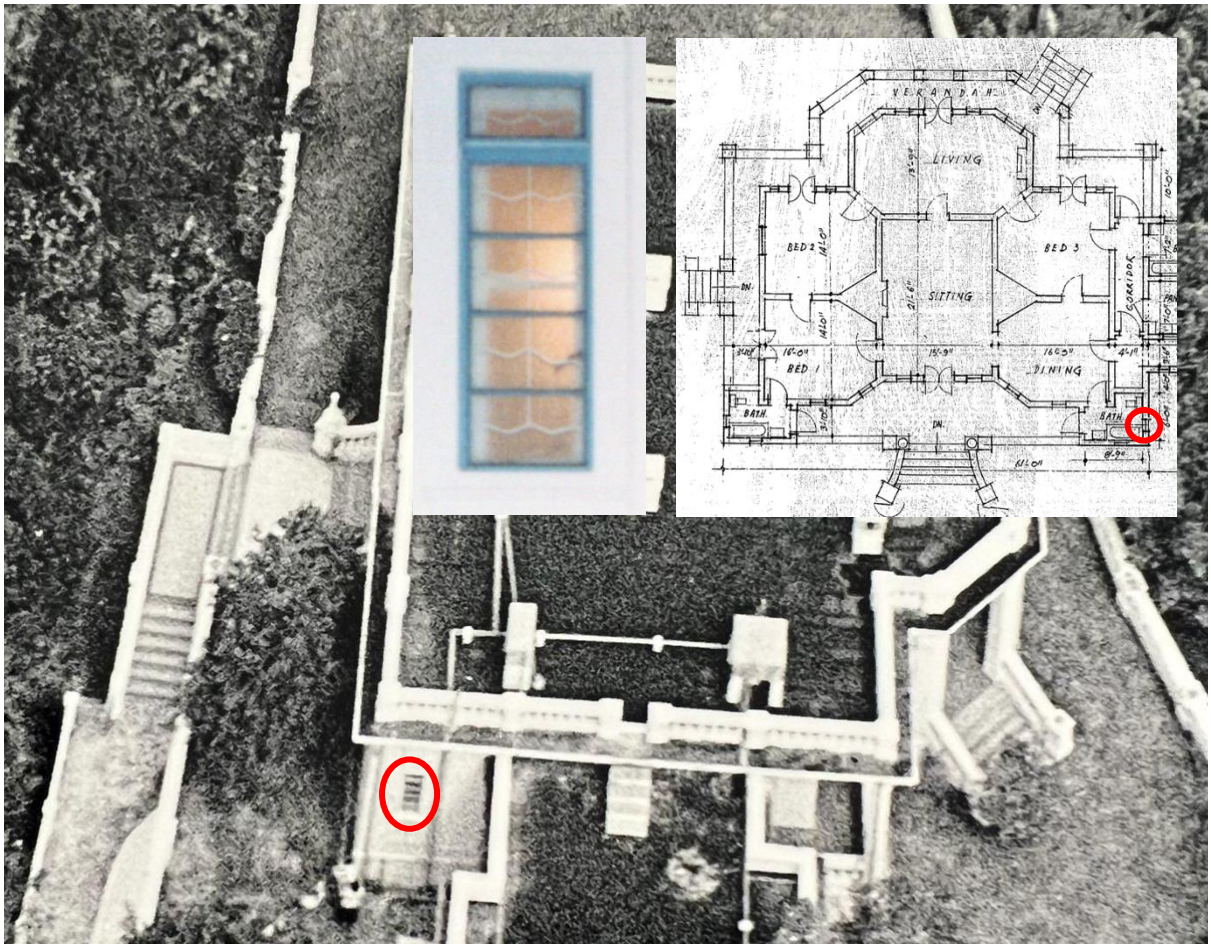
4.5.2 By comparing aerial photographs and survey maps taken and produced from 1949 to 1970s (refer to **Sections 3.12.1 and 3.12.2**) there were no observable interventions in this period to the plan or building massing of HV, including the Annex Blocks.

4.5.3 The earliest record drawings of HV date back to 1973. As described in the previous chapter, HV was then used as a staff-quarters for civil servants from the 1970s to 1990s. According to the drawings, the interventions were mainly alterations to building facilities and services. The sinks, hanging cabinets, and electric heater in the kitchen were replaced. New metal doors, windows, and false ceilings were also installed.

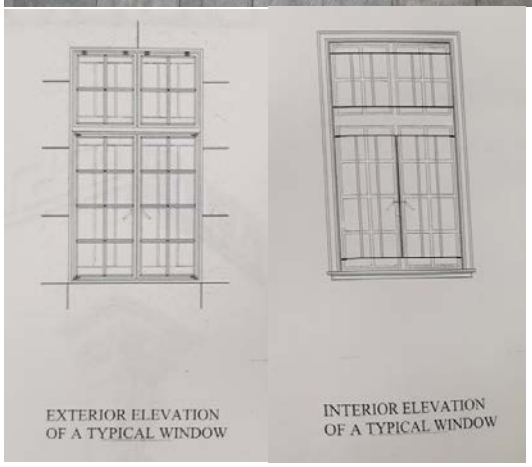


4.5-1 Plan showing the conversions to the Annex Blocks in 1973. (Source: Architectural Office Maintenance Division, 1973)

4.5.4 From an oblique view aerial photo taken in 1972, it is deduced that steel windows having large glazed areas were apparently already existent prior to the alterations in the 1970s. By comparing with other buildings in Hong Kong, including residences and institutional buildings, completed in 1930s, they predominantly consist of steel windows in their original design.



4.5-2 Oblique view aerial photo taken in 1972, showing the window of one of the bathrooms of MB (indicated in red), which appears to be the same steel window design as photos from the 1980s. (Source: Survey and Mapping Office, 1972 [aerial photo]; Architectural Office Maintenance Division, 1973 [plan]; Courtesy Joshua Law [closeup photo])



Tang Chi Ngong Building (1931), Declared Monument
(Source: Substance Lab Limited [top], The University of Hong Kong [below])

Fung Ping Shan Building (1932), Declared Monument, taken in the 1930s.
(Source: Substance Lab Limited [top], The University of Hong Kong [below])

Morrison Building (1936), Declared Monument
(Source: AMO)

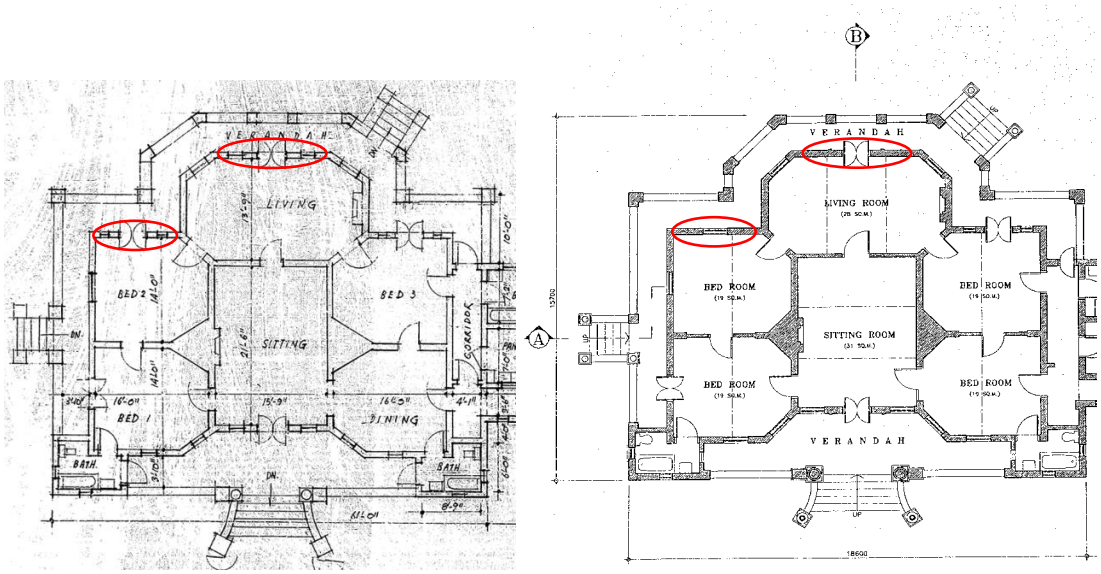
Fanling Lodge (1936), Grade 1 Historic Building. Photo taken in 1946.
(Source: Hong Kong Museum of Education)

Block C, Kowloon Hospital (1932), Grade 2 Historic Building (Source: Chong Fat)

Block M, Kowloon Hospital (1934), Grade 2 Historic Building (Source: Chong Fat)

4.5-3 Examples of buildings of the same era in Hong Kong having steel windows in their original design.

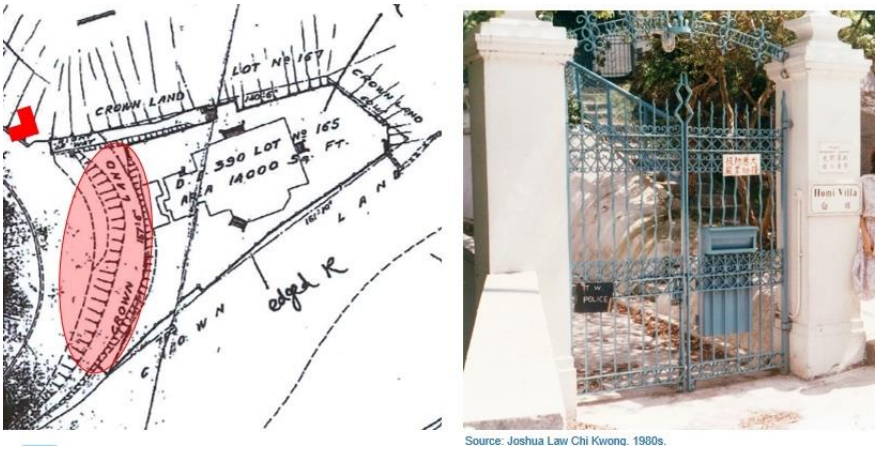
4.5.5 HV is believed to have maintained the original architectural design substantially till before the adaptive reuse as ACP exhibition centre in the 1990s. This is evidenced by the photographs provided by Mr. Joshua Law taken in the 1980s. However, when comparing the record drawings of 1974 and 1992 (prior to the 1990s intervention), some windows and doors (in the room marked as bedroom 2 and living room in the 1970s) appeared to have been already blocked.



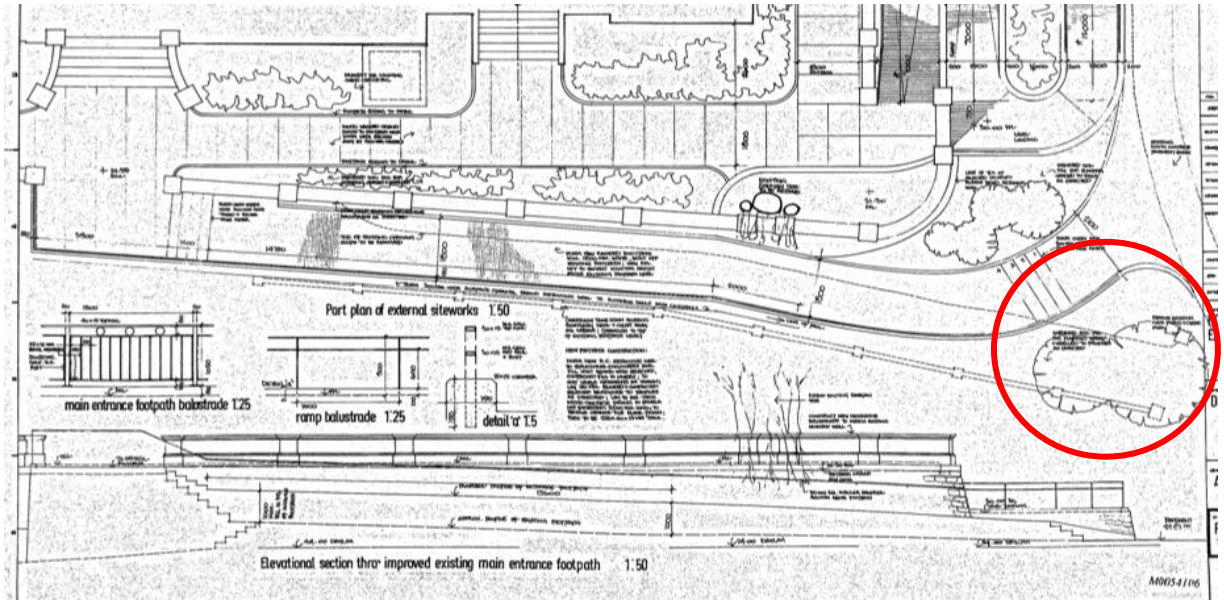
4.5-4, 5 Plan in 1974 (left) and 1992 (right) showing changes in door and window openings (circled in red). (Source: Architectural Office Maintenance Division, 1973 [left] Property Services Branch, ArchSD, 1992 [right])

4.5.6 The adaptive reuse of HV as ACP Exhibition Centre, operated in 1996, has introduced a number of architectural interventions to the Site. The interventions undertaken in the 1990s are listed below:

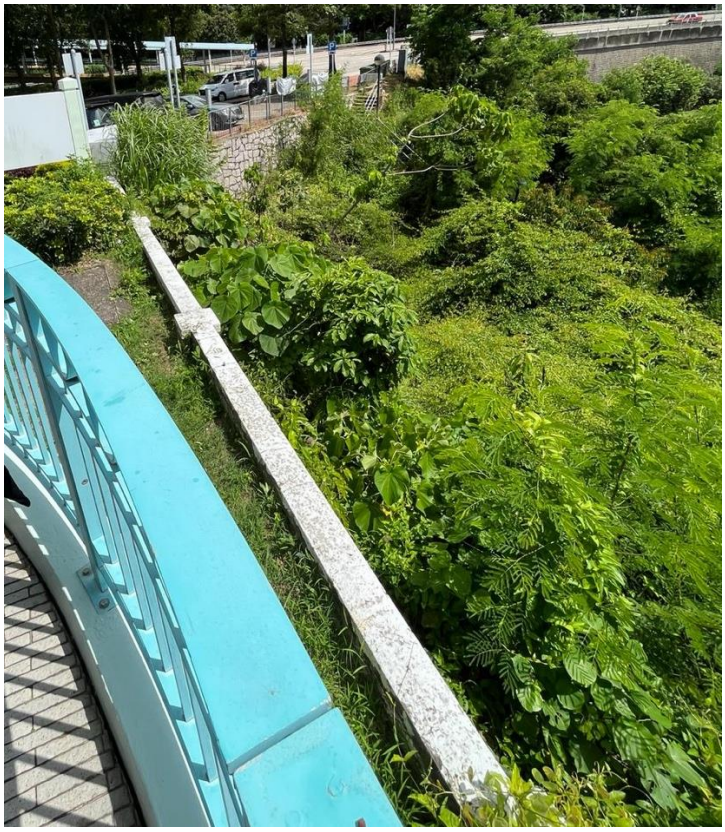
4.5.7 **Outdoor area:** When the natural headland of the Site was formed into a flat land for the construction of HV and the garden, there used to be a left-over natural mount to the NW of HV acting as a screen between HV and Castle Peak Road. In the 1990s, the natural mount was removed and turned into an accessible ramp as BFA and a staircase. The original entrance pillars with gates were also demolished, but there are still traces of the fence walls belonging to the original path to the building. The original grass lawn which is a typical bungalow setting was also turned into hard monolithic paving. Some portions of the balustrades with classical urn-shaped balusters and pillars were altered, and new metal railing was installed beside the balustrades surrounding the lawn.



4.5-6 Lease plan (left) dated 1929 showing the location of the natural mount (circled in red) and a photograph (right) showing the original entrance pillars with gates in the 1980s. (Source: Lands Department (left); Courtesy Joshua Law (right))



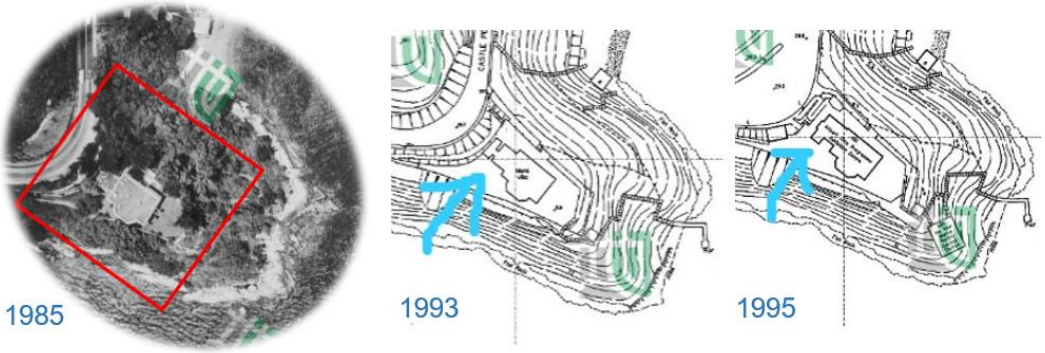
4.5-7 Plan showing the removal of the original entrance pillars with gates (circled in red). (Source: Property Services Branch, ArchSD, 1994)



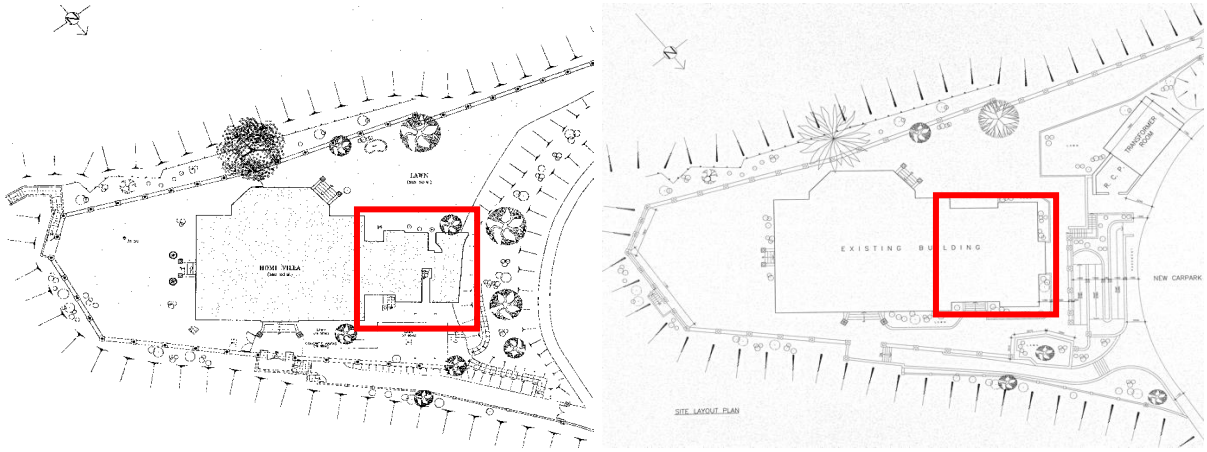
4.5-8 Remains of the fence walls of the original path. Taken in 2023. (Source: NHEC(YV))

4.5-9 New metal railing beside the balustrades surrounding the original lawn, taken in 2023. The balustrade portions next to the red ACP memorial (circled in red) appears to have already been blocked in photos in the 1980s. (Source: Substance Lab Limited [left]; Courtesy Joshua Law [right])

4.5.8 **Building massing:** The KB and SQB annexes at the northwest of MB was demolished between 1993 to 1995 for the construction of the extension, which houses a new entrance with an exhibition room, and a stair core, with an accessible toilet, female and male toilets on the G/F, and chair store and pump room on the LG/F. A lifting platform was added to the NE elevation as BFA. Refer to Figures 4.5-10 to 12 for the changes in building massing, i.e. the demolition of KB and SQB and construction of the new extension building at the northwest of MB.

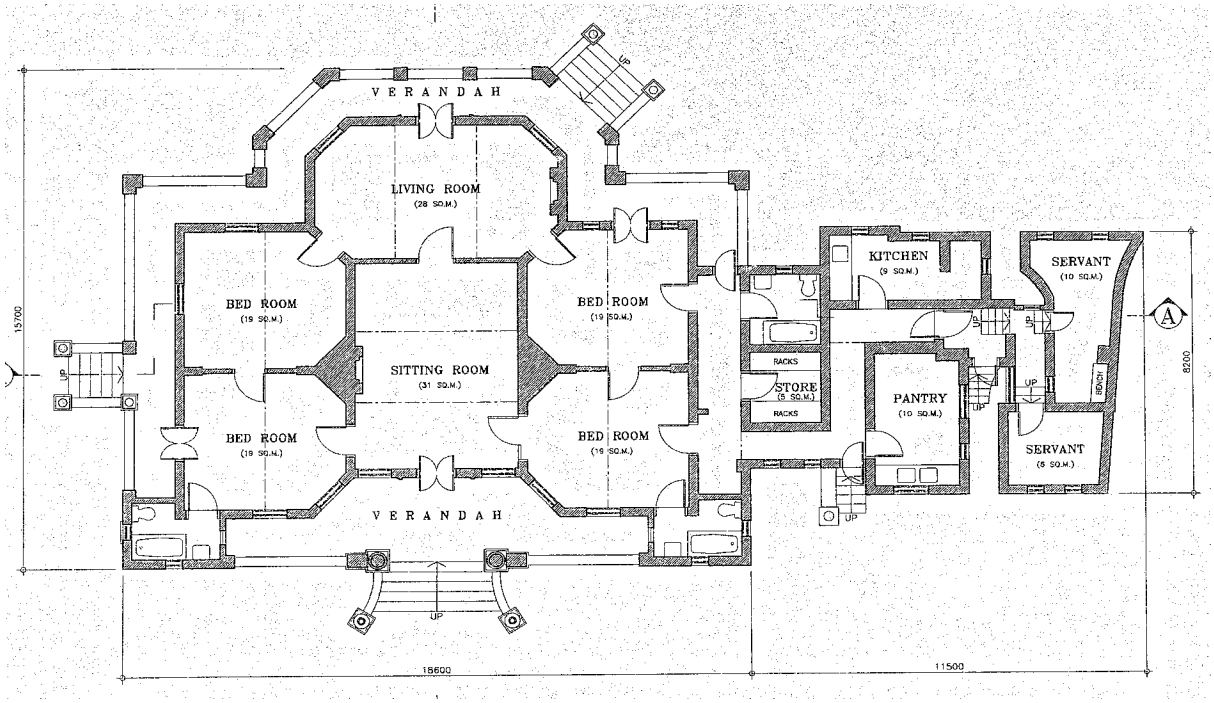


4.5-10 Comparison of aerial photograph and topographical survey maps from the 1980s to 1990s, showing the change of building massing before and after the interventions in the 1990s. (Source: Survey and Mapping Office)

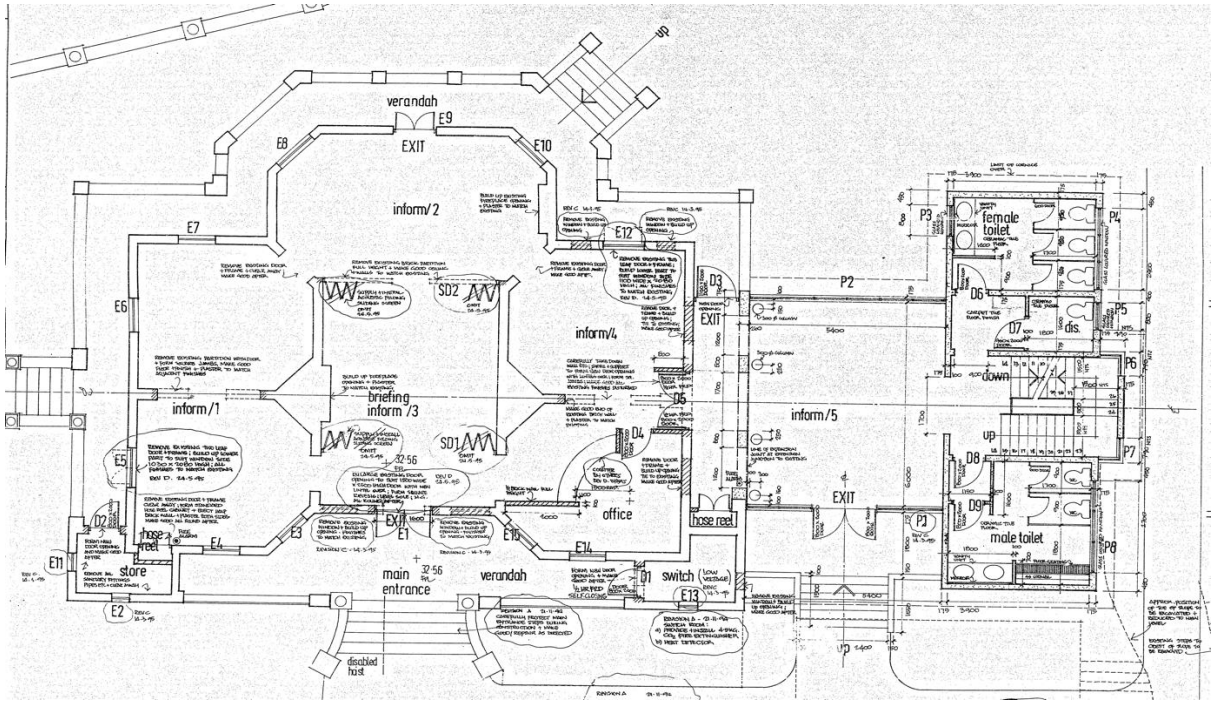


4.5-11, 12 Block plans before (left, drawn in 1992) and after (right, drawn in 1995) the 1990s renovations, showing the difference of building footprint at portions marked in red rectangles. They show the demolition of the KB and SQB and construction of the new extension building at the northwest of MB. (Source: Property Services Branch, ArchSD, 1992 (left); Property Services Branch, ArchSD, 1995 (right))

4.5.9 **The Main Building:** During the 1990s alterations, 3 chimneys on the flat roof above the rooms of MB were removed, while the pair of statues on the balustrades of the fan-shaped main entrance staircase (refer to **Figure 4.3-16**) were also removed. All steel windows and doors were replaced with aluminium ones. Internally, some doors and windows of the room openings to the verandah were blocked, while some internal partitioning were removed to facilitate the circulation of the new use as an exhibition centre. 2 fireplaces which could be found from photos in the 1980s were removed. After the renovation, MB mainly functions as exhibition spaces and an office serving the exhibition centre.



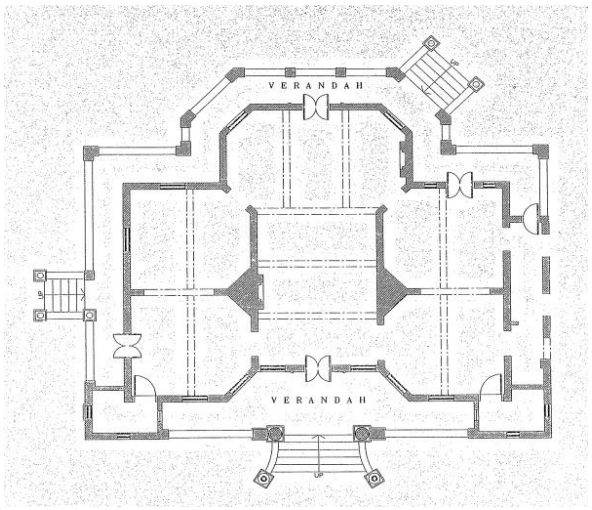
4.5-13 Record plan dated 1992. (Source: Property Services Branch, ArchSD, 1992)

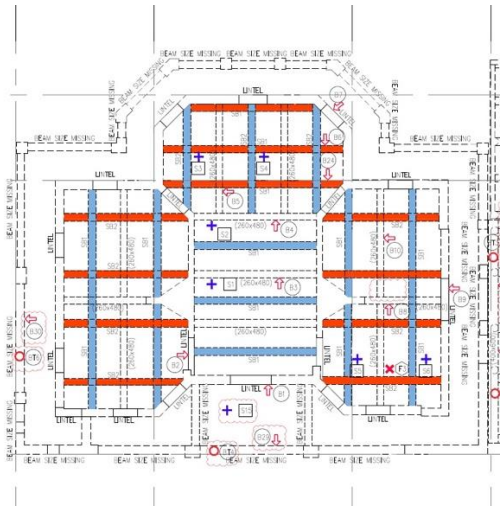


4.5-14 Plan showing the interventions to the general layout of HV. The main interventions to the MB include the replacement of windows and doors and blocking of original window or door openings, removal of brick partitions and doors in between the rooms, and blocking of original fireplace openings. A new opening towards the new extension building was introduced. One room was converted into an office, and new partitioning was introduced. The two original bathrooms were converted a storeroom and switch room respectively. (Source: Property Services Branch, ArchSD, 1994)

4.5.10 Besides the alterations to internal spatial configurations, new structural framing was also introduced to MB. False ceilings were introduced to conceal the building services installations. As a result, the original mouldings and decorative features along the ceilings were also concealed.


4.5-15, 16 Photos showing the ceiling of the original living room in 1991 (left) and 2023 (right). (Source: AMO, 1991 (left); Substance Lab Limited (right))





4.5-17, 18 Comparison of structural plans before (left) and after (right) the 1990s intervention. (Source: Property Services Branch, ArchSD, 1992 [left]; JMK, 2023 [right])

5. Assessment of Cultural Significance

5.1 Purpose of the Chapter

5.1.1 The concept of cultural significance is used to encompass all cultural values and meanings that are recognised in the place. Through the process of investigating the place and assessing different cultural values, we could clearly describe why HV is important, and ensure that any decisions and actions of interventions do not diminish its significance, assisting subsequent policy formulation.

5.1.2 The statement of significance aims to provide a distilled and concise summary of the cultural significance of HV. It follows an analysis of each aspect of significance against each criterion of heritage value. It has been developed from the understanding of the historical and physical development of SHB and its surroundings.

5.2 Criteria

5.2.1 The criteria to evaluate cultural heritage significance is based on international standards with considerations to local situations, derived from the documents listed below:

"BC"	The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance (ICOMOS, 2013; accompanied with practice notes)
"CPPG"	Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (Historic England, 2008)
"CP"	Principles for the Conservation of Heritage Sites in China, also known as "The China Principles" (The Getty Conservation Institute, 2015)

5.2.2 Criteria in accessing the cultural heritage significance of a place from The BC (2013), CP (2015), and CPPG (2008) that are relevant to the Site are consolidated and as listed below.

5.2.3 Historic/ Historical Significance

BC (2013):
- It is intended to encompass all aspects of history, therefore often underlies other values
- A place may have historic value because it has influenced, or has been influenced by, a phase, movement or group of people

CP (2015):
- The value that a heritage site has as a witness to history

CPPG (2008):
- Derives from the ways in which past people, events and aspects of life can be connected through a place to the present
- Has the power to aid interpretation of the past through making connections with, and providing insights into, past communities and their activities through shared experience of a place
- Depends upon both sound identification and direct experience of fabric or landscape that has survived from the past. The authenticity of a place indeed often lies in visible evidence of change as a result of people responding to changing circumstances

5.2.4 Aesthetic/ Architectural/ Artistic Significance

BC (2013)
- It refers to the sensory and perceptual experience of a place – that is, how we respond to visual and non-visual aspects such as sounds, smells and other factors having a strong impact on human thoughts, feelings and attitudes. Aesthetic qualities may include the concept of beauty and formal aesthetic ideals. Expressions of aesthetics are culturally influenced

CP (2015)
- The value that a heritage site embodies of the artistic creativity, aesthetic preference, and representative style of a particular period in history

CPPG (2008)
- Derives from the ways in which people draw sensory and intellectual stimulation from a place
- The result of the conscious design of a place or the seemingly fortuitous outcome of the way in which a place has evolved and been used over time
- Maintain the integrity of a designed concept, be it landscape, architecture, or structure

5.2.5 Social/ Communal Significance

BC (2013)
- It refers to the associations that a place has for a particular community or cultural group and the social or cultural meanings that it holds for them

CP (2015)
- The value that society derives from the educational benefit that comes from dissemination of information about the site, the continuation of intangible associations, as well as the social cohesion it may create

CPPG (2008)
- The meanings of a place for the people who relate to it, or for whom it figures in their collective experience or memory
- Associated with places that people perceive as a source of identity, distinctiveness, social interaction and coherence
- Tend to be less dependent on the survival of historic fabric. They may survive the replacement of the original physical structure so long as its key social and cultural characteristics are maintained

5.3 Statement of Cultural Significance

5.3.1 Cultural Heritage Significance

a. Historic/ Historical Significance

Homi Villa is one of the existent evidences of Parsee's contribution to the industrial, economic and social aspects of the early development of Hong Kong.

It was built as the residence of J. H. Ruttonjee, a well-known Parsee merchant and philanthropist who was closely associated with Hong Kong's public affairs, including the establishment of the Ruttonjee Sanatorium in Wan Chai (1949-1991) and development of public housing. He officially opened the Hong Kong Brewers and Distillers Limited in 1933 in Sham Tseng. HV is believed to have been built in the 1930s as Ruttonjee's

residence to facilitate the monitoring of the business. The Villa is the only remaining evidence of J. H. Ruttonjee's pioneering development of Sham Tseng in the early 20th century and his contribution of the industrial development of the area.

The transfer of the ownership of HV to the Government in 1973 has allowed the Site to serve members of the government and the public. Due to its unique location and panoramic views, it was later converted into the Airport Core Programme (ACP) Exhibition Centre in the 1990s. The history of Homi Villa as ACP Exhibition Centre reminds the public the accelerated infrastructure developments in Hong Kong in the 1990s.

b. Aesthetic/ Architectural/ Artistic Significance

The single-storey Homi Villa is a residence equipped with the architectural languages of a British colonial style bungalow adaptive to Hong Kong's hot and humid climate. The architectural features of both neo-classical style and Parsee vernacular architecture can be found in HV which is rarely found in Hong Kong. They reflect the social status, the wealth and the origin of the original owner, J. H. Ruttonjee. The Parsee features and the external finishes in white, black and red colours are J. H. Ruttonjee's tribute to Zoroastrianism, the religion of Parsees.

c. Social/ Communal Significance

Homi Villa is of some local interest. It has earned the name "white house" due to its striking white appearance. Although the establishment of the ACP Exhibition Centre in 1996 has facilitated public's visit, such use has existed for a relatively short period and the social/ communal value recognized by the community is limited. Its social value mainly relies on its association with J. H. Ruttonjee who has great contributions in Sham Tseng and Hong Kong.

5.4 Character-defining Elements

5.4.1 Identifying and describing character-defining elements (CDEs) are fundamental to heritage conservation. CDEs are the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, which must be retained in order to preserve its heritage value.[108]

5.4.2 Each CDE is assessed in terms of its level of significance which is the measurement of the degree of the cultural heritage significance embodied in each specific CDE in relation to the historic site. The measurement of significance of CDEs of a place is an important management tool. Decisions on the future conservation and development of a place shall be based on an understanding of the nature and degree of significance of the various qualities which comprise the place. The grading is an essential guide to determine how particular components and areas should be treated. Various elements and fabric are graded in accordance with the levels identified in James Semple Kerr's The Conservation Plan (1996).

5.4.3 The CDEs of HV are listed and described in this Section. Key plans, photographs and supporting descriptions are provided for each feature. The CDEs are listed according to spatial order of the building, from the exterior to the interior.

5.4.4 Definition of terms:

	Levels of significance	**Definition**
Character-defining Elements	Exceptional	Elements that are essential to the overall significance of the site which could not be replaced. Their loss would have a severe impact on the understanding of the place, and would be irreversible and would represent a loss to the people. Conservation of these items maintains the key characteristics that make the place culturally significant.
	High	Elements of substantial intrinsic quality which make a major contribution to the overall significance of the place. They exhibit a high degree of intactness, though minor alterations may be evident. Their loss would have a negative impact on the understanding of the place. Conservation of these items maintains important characteristics which are central of its cultural significance.
	Medium	Elements which make a moderate contribution to the overall significance of the site. They may have undergone minor or extensive alteration or degradation, but still have a contribution to the character and overall significance of the site. They should not be removed unnecessarily as the loss of them would detract the value of elements of exceptional or high significance.
	Low	Elements which make a minor contribution to the overall significance of the site. They have undergone extensive alteration or adaptation to the extent that only isolated remnants survive. However, they still should not be

[108] Parks Canada, 2011. *Standards and Guidelines for the Conservation of Historic Places*

		removed unnecessarily as they contribute to the context of the elements of comparatively higher significance.
Not Character-defining Elements	Neutral	Elements which make a neither contribution nor damages to the overall significance of the site. Their removal will have no impact on the overall significance.
	Intrusive	They are items considered to be physically or visually damaging to the overall significance of the place. Their removal will lessen and, in some cases, reverse the negative impact on significance.

5.4.5 Only elements assessed with levels of significance from "Low" to "Exceptional" are considered as CDEs, while elements of "Neutral" and "Intrusive" levels are not considered as CDEs.

A summary of CDEs is as follows:

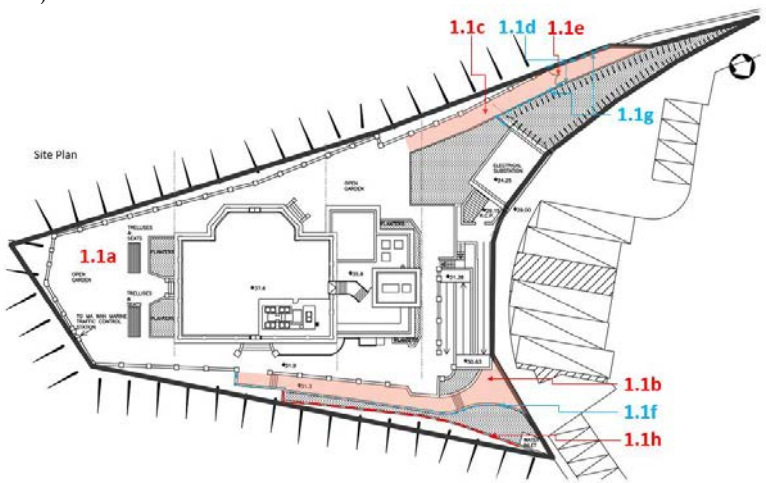
Photo	CDE & Justifications	Level of Significance	Location
1. External Grounds			
 1.1b and 1.1f  1.1c and 1.1g  1.1d and 1.1e	**1.1 Setting /Surrounding grounds:** a. The general topography b. Old access path at the north side (mainly the approach but not the entire alignment) c. Old access path at the west side d. Old access gate pillars leading to the rear garden (not including the gate) at the west side e. Gate at the old access leading to the rear garden at the west side f. Metal balustrades along and finishes of old access path at the north side g. Metal balustrades along old access path at the west side h. The remaining balustrades of the old access path at the north side *Justification* *a. The general topography at the three sides of the historic main building facing the sea has remained unchanged. The area to the Northwest has drastic redevelopment where a natural mound has been levelled in 1990s for the adaptive reuse of the Site as the ACP Exhibition Centre.*	Medium High High Exceptional Neutral Neutral Neutral High	(The use of blue and red colours for the annotations and arrows are for clarity sake) 

Photo	CDE & Justifications	Level of Significance	Location
 1.1h	*b & c. The old access paths are located at the original location but substantially repaved. They reflect the original layout and setting of the historic residence. The path at the west side is believed to be used by servants in the past. The urn-shaped balustrades are original but not the metal balustrades.* *d. The old gate pillars (not including the gate) are original and are located at the original location. The features symbolizing fire or lamp at the top are Zoroastrianism features.* *h. The remaining original balustrade at the old access path at the north side is believed to be original. They were found in 1980s historic photo.*		

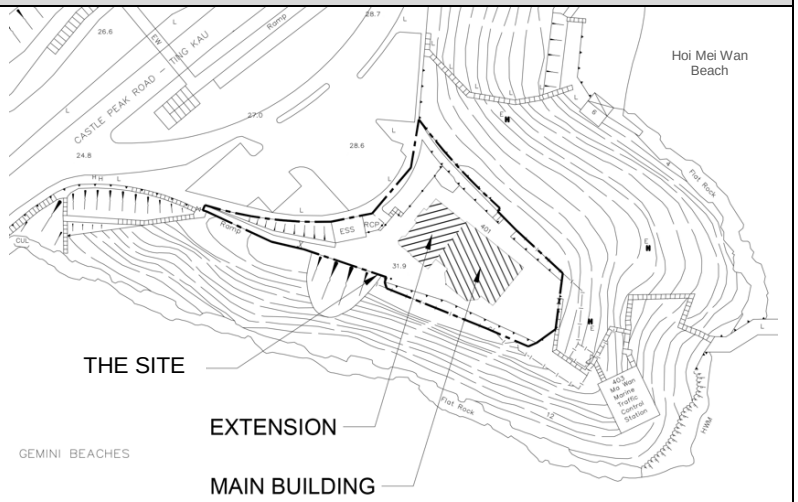
Photo	CDE & Justifications	Level of Significance	Location
 1.2	**1.2 Vista to surroundings** *Justification* *The unobstructed views of the surrounding environment from the Site including Tsing Ma Bridge and Tin Kau Bridge of ACP project and Ma Wan Channel are unique to the location being on the promontory.*	Exceptional	
 1.3	**1.3 Open space** at the northeast, Southeast and southwest of HV *Justification* *The open space contributes to the original setting of HV. It is also a typical yet significant feature of bungalow, reflecting the origin of the original owner. It has been changed from grass lawn to hard paving.*	High	

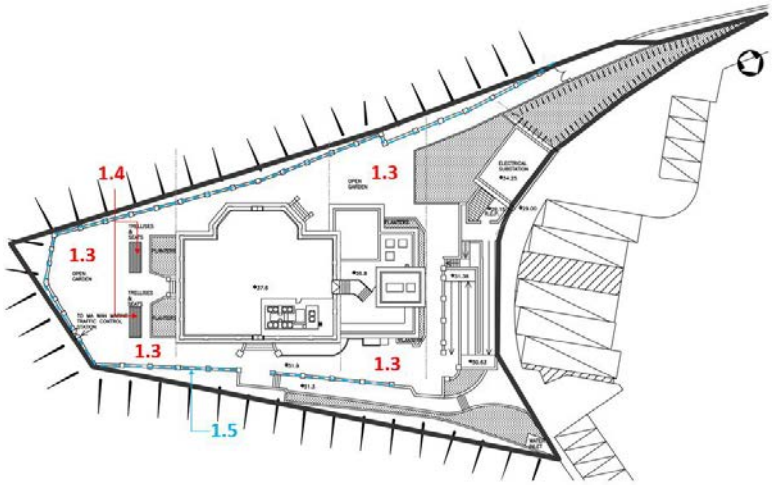
Photo	CDE & Justifications	Level of Significance	Location
 1.4	**1.4 Shelters and seating at open space** at the southeast of HV *Justification* *The shelters and seating were introduced in the 1990s for the ACP Exhibition Centre and possess no cultural heritage value.*	Neutral	(The use of blue and red colours for the annotations and arrows are for clarity sake) 
 1.5	**1.5 Balustrade with classical urn-shaped balusters and pillars (with a circular recess on the top plane) at intervals** fringing the open space at the Northeast, Southeast and Southwest of HV (not including the portion at the 1990s accessible ramp) *Justification* *The design of the balustrade is typical in colonial architecture and bungalow. The provision of a drain hole at the circular recess on the top of the pillars prevent rainwater from accumulating. Certain decorative elements are believed to have been placed there.*	Exceptional	

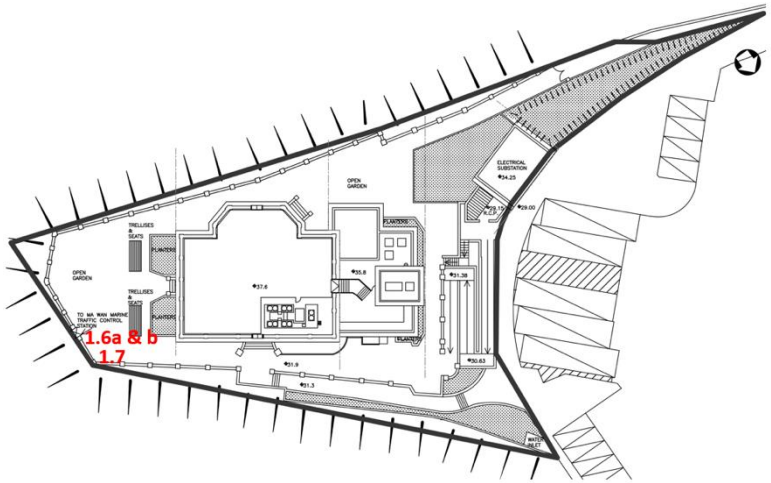
Photo	CDE & Justifications	Level of Significance	Location
 1.6a and 1.6b	**1.6a Metal balustrade and** **1.6b Access to Marine Traffic Control Station** *Justification* *a. The metal balustrade is believed to have been introduced in the 1990s for the ACP Exhibition Centre.* *b. The access to Marine Traffic Control Station has been here since the establishment of HV and has been renovated in the past. They possess no cultural heritage value.*	Neutral Neutral	
 1.7	**1.7 Red Airport Core Programme marble memorial on the promotion of safety of the construction industry** *Justification* *The memorial pays tribute to the 49 fatalities at the ACP construction sites which led to the introduction of safety management system for construction industry in Hong Kong.*	Medium	

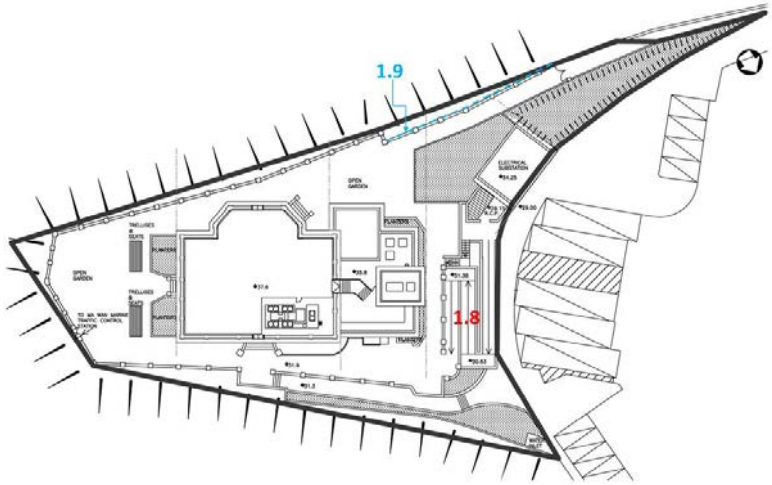
Photo	CDE & Justifications	Level of Significance	Location
  1.8	**1.8 1990s ramp** with replicated balustrades mimicking classical urn-shaped balusters and metal protective barriers to the Northeast of HV *Justification* *The ramp and the inauthentic balustrade with new urn-shaped balusters that mimics the existing balustrades and metal protective barriers obstruct the appreciation of the historic Main Building. The replicated balustrades confuse the public about the original setting.*	Intrusive	
 1.9	**1.9 Chain-link fence** at the fringe of the Site *Justification* *The chain-link fence provides the safety barriers along the boundaries of the Site that are next to the existing slopes. They are functionally necessary. They should have been introduced since 1990s. They do not possess any cultural heritage significance.*	Neutral	

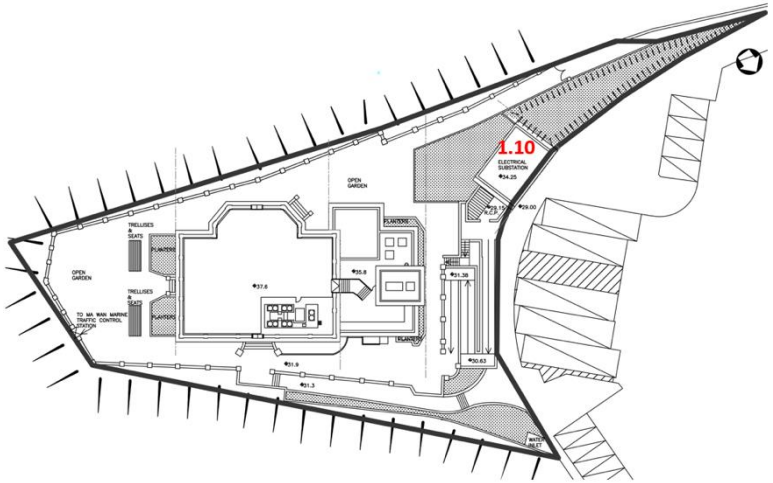
Photo	CDE & Justifications	Level of Significance	Location
 1.10	**1.10 The Electrical Substation (ESS), Refuse Collection Point (RCP) and there access** *Justification* *The Electrical Substation (ESS) and Refuse Collection Point (RCP) were introduced in the 1990s for the ACP Exhibition Centre so were the access to the ESS and RCP. They do not possess any cultural heritage significance.*	Neutral	

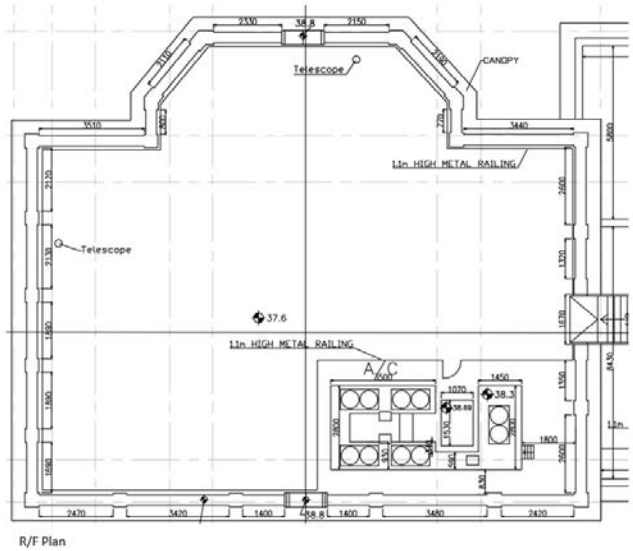
Photo	CDE & Justifications	Level of Significance	Location
2. EXTERIOR			
 2.1	**2.1 Massing, form and white colour of MB** a. Massing: a single storey building with a high headroom and a flat roof b. Form: a building shaped like a rectangular prism raised from the ground. Its plan is symmetrical and primarily rectangular featuring a splayed bay at the rear c. White colour of the facades *Justification* *a & b. HV is a bungalow which is single storey but raised from the ground. Its flat roof creates a monolithic gesture. It has verandahs on three sides. The massing and form have been kept intact since HV was built.* *c. The white colour is commonly used in Zoroastrianism which reflects the religion of J.H. Ruttongee as a Parsee.*	Exceptional Exceptional Exceptional Exceptional	 R/F Plan

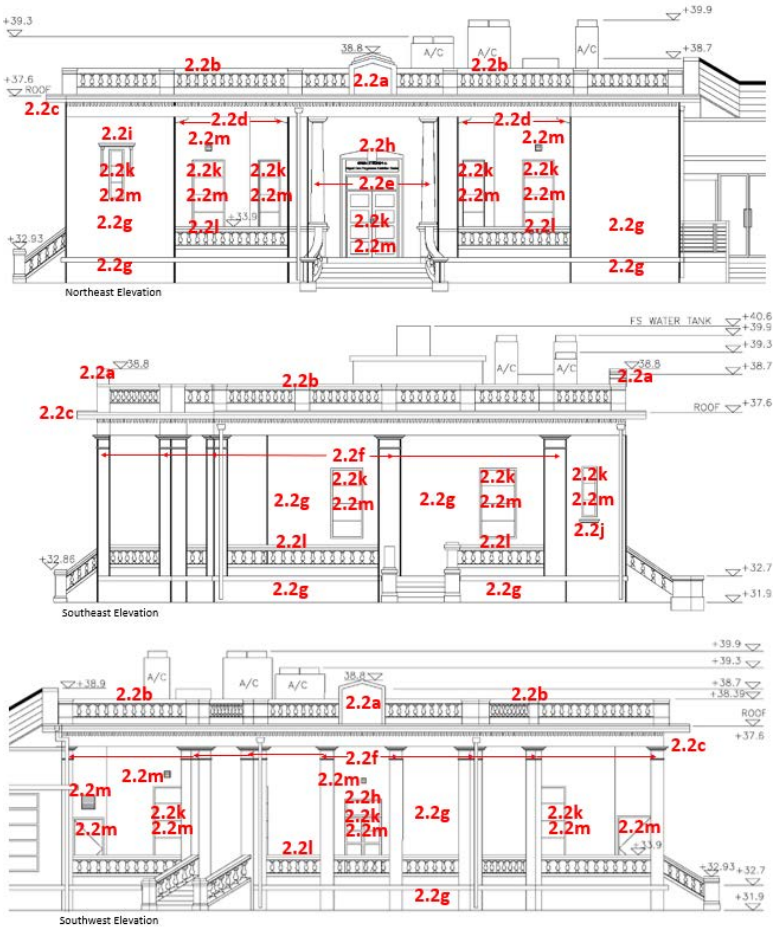
Photo	CDE & Justifications	Level of Significance	Location
 2.2  2.2a (on main façade/ NE elevation)  2.2a (on SW elevation)	**2.2 External building facades of MB including:** a. Centre-pieces incorporated into the roof balustrade right above the main entrance at the northeast elevation, and at the southwest elevation b. Balustrades with classical urn-shaped balusters and pillars on the roof c. Horizontal protruding roof eaves with dentil cornice d. Architrave and corbels e. Circular columns on Tuscan Order and pillars with capitals at main entrance f. External pillars g. White stucco-work rendering with groove lines imitating masonry construction and moulding at the base h. Relief moulding surrounding the main and rear entrances i. Window head with label moulding over window j. Window sill k. Original openings on the wall for doors and fenestration l. Balustrades with classical urn-shaped balusters and pillars (with a circular recess on the top surface) on the G/F verandahs m. 1990s windows, doors and louvres	Exceptional Exceptional Exceptional Exceptional Exceptional Exceptional Exceptional Exceptional Exceptional Exceptional Exceptional Exceptional Intrusive	

Photo	CDE & Justifications	Level of Significance	Location
 2.2b & 2.2c  2.2d  2.2e	*Justification* *a. to l. The exterior is composed of architectural features commonly found in both Parsee temples and vernacular buildings, and Neo-Classical architecture, reflecting the origin of the original owner. They are the original features retained on Site.* *m. The current windows and doors found at the Site are not the original ones. The windows have aluminium frames, and the doors are cladded with reflective metal panels. They were installed in the 1990s for the ACP Exhibition Centre, which the original designs are believed to be steel doors and windows.*		

Photo	CDE & Justifications	Level of Significance	Location
 2.2f  2.2g			

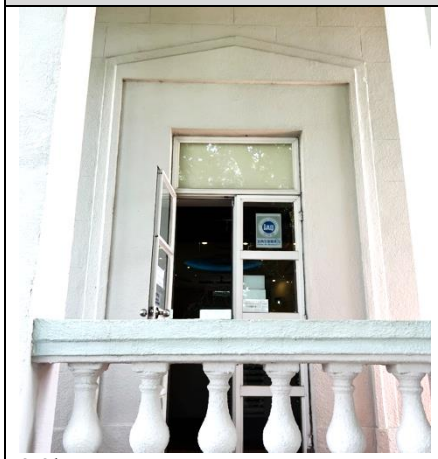
Photo	CDE & Justifications	Level of Significance	Location
 2.2h  2.2i			

Photo	CDE & Justifications	Level of Significance	Location
 2.2j  2.2k  2.2l			

Photo	CDE & Justifications	Level of Significance	Location
 2.2m Door at main entrance  2.2m Windows and louvres			
 2.3a	**2.3 Staircases to the verandah of MB,** - **finished with vermilion terrazzo** - **tiled with black and white checkered mosaic tiles on the treads** - **with balustrades supported by classical urn-shaped balusters and pillars (with a circular recess on the top surface) on both sides** a. Fan-shaped staircase at main entrance (northeast elevation)	Exceptional Exceptional	

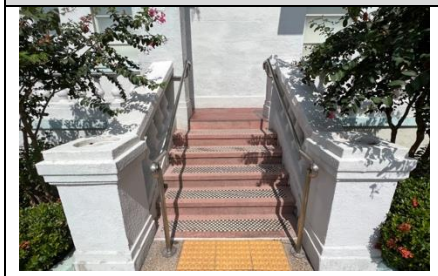
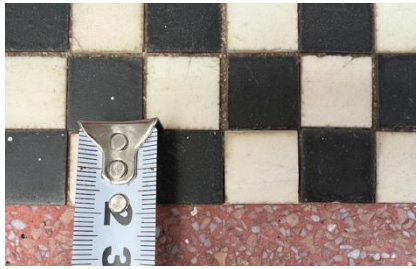
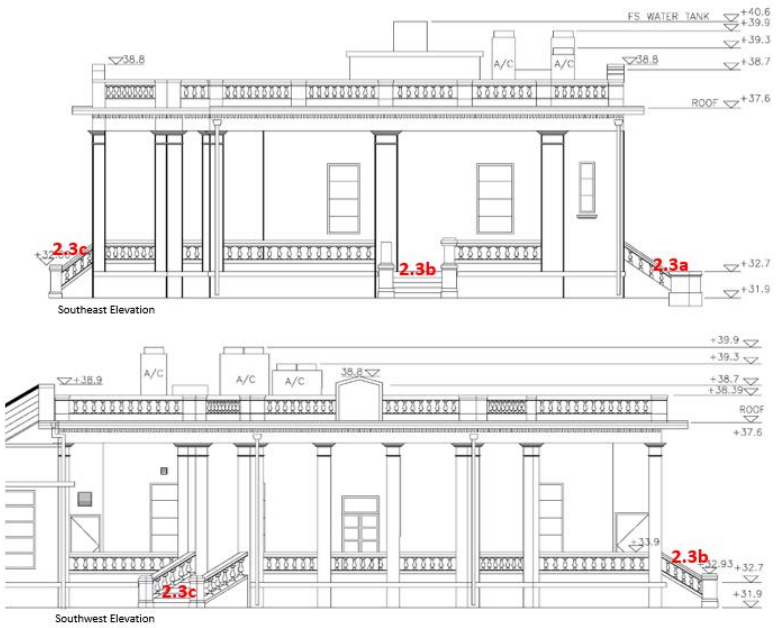
Photo	CDE & Justifications	Level of Significance	Location
 2.3b  2.3c  Mosaic tiles and terrazzo	b. A straight staircase at the southeast entrance c. A straight staircase at the west entrance *Justification* *The fanned staircase at main entrance is a feature which is often used in Zoroastrianism temples. White, black and red are the three basic colours of Zoroastrianism which reflects J. H. Ruttongee's religion.*	Exceptional Exceptional	

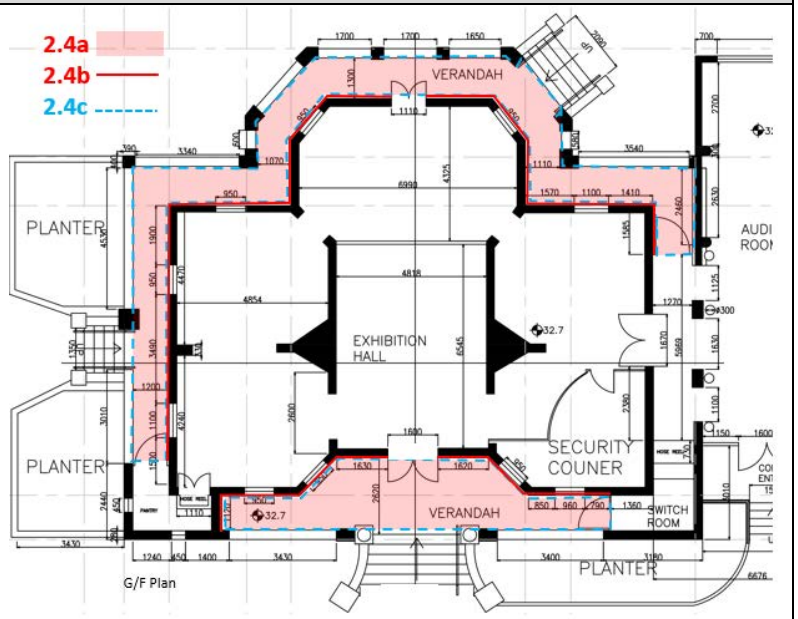
Photo	CDE & Justifications	Level of Significance	Location
 2.4a  2.4b  2.4c	**2.4 Opened verandahs on northeast, southeast and southwest façade of MB including:** a. Vermilion hexagonal clay floor tiling b. Rendered skirtings c. Crown mouldings at ceilings *Justification* *a. Verandah is a typical spatial design of bungalow. Red is one of the three basic colours of Zoroastrianism.* *b. Rendered skirtings are found at the external wall area used by the residents and their guests, which are original design.* *c. Crown mouldings are found at ceilings of front-out-house areas that used by the residents and their guests, which are original design.*	Exceptional Exceptional Exceptional Exceptional	

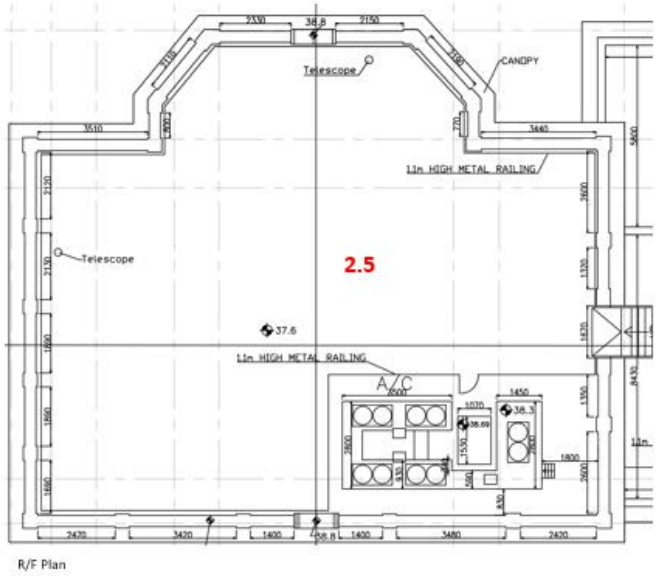
Photo	CDE & Justifications	Level of Significance	Location
 2.5	**2.5 Flat roof of MB** *Justification* *The flat roof is original. However, 3 chimneys were removed in 1990s and the original floor finishes have been replaced.*	High	 R/F Plan

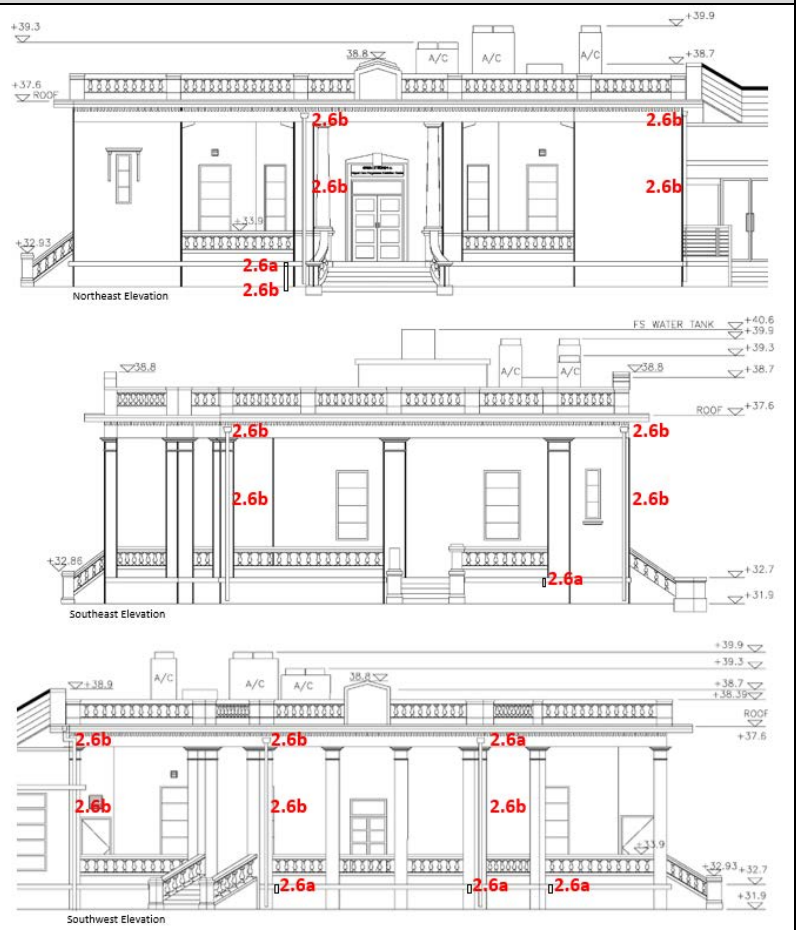
Photo	CDE & Justifications	Level of Significance	Location
 2.6a An original hopper  2.6a Close-up of an original hopper  2.6a Original drainage outlets	**2.6 Roof, soil, waste drainage, rain water pipings, hoppers, outlets, and other fittings of MB** a. Original cast iron ones b. Replaced ones *Justification* *A few components of the pipings and fittings are original e.g. the rain water hopper at the splayed bay facing south, while most have been replaced, e.g. the rain water hoppers on the front and southeast façades, and all of the rainwater down pipes.*	High Intrusive	

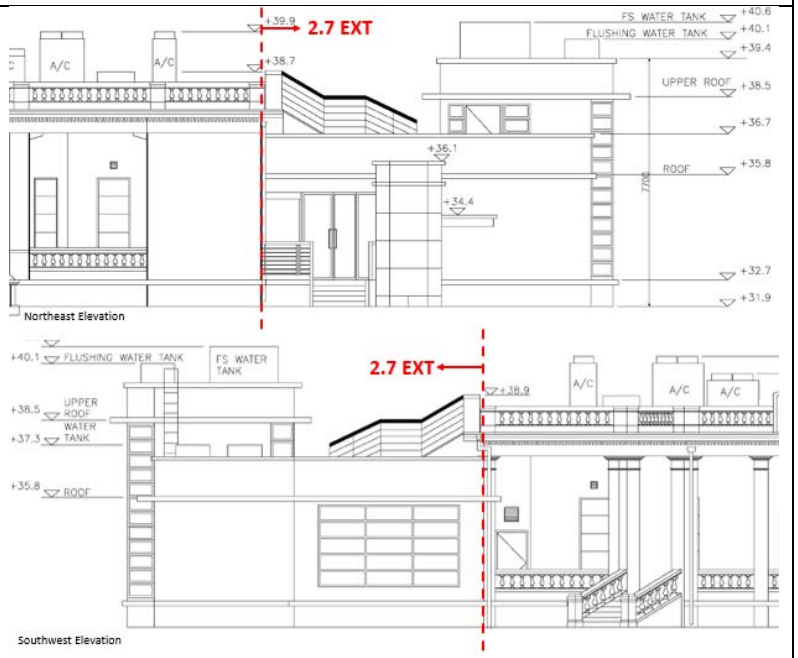
Photo	CDE & Justifications	Level of Significance	Location
 2.6b A replaced hopper			
 	**2.7 1990s Extension (EXT)** to the northwest of MB *Justification* *The 1990s extension has greatly impaired the balance portrayed by MB. Its excessive height is not respecting the scale of MB. Besides, its design is also incompatible to that of the main building.*	Intrusive	

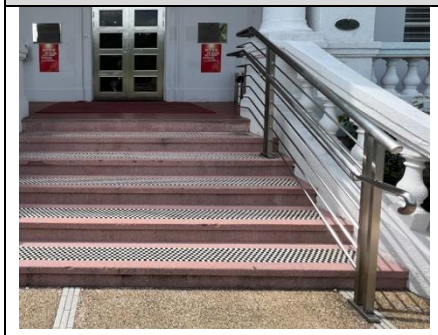
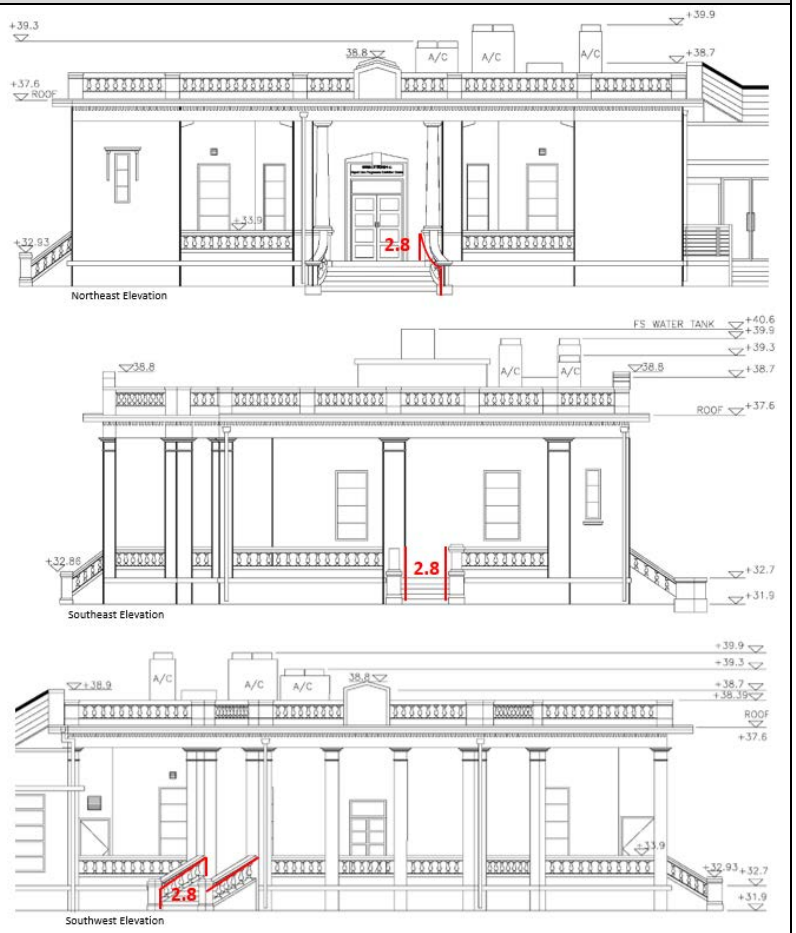
Photo	CDE & Justifications	Level of Significance	Location
 2.8 At main entrance staricase  2.8 At rear staricase	**2.8 Stainless steel balustrades and railings at staircases** *Justification* *The historic staircases are a CDE with exceptional significance. The later-added s.s. balustrades and railings with acrylic panels at the staircases were constructed to fulfill the requirements for protective barriers. They are considered an intervention with minimal impact to the historic staircases.*	Intrusive	

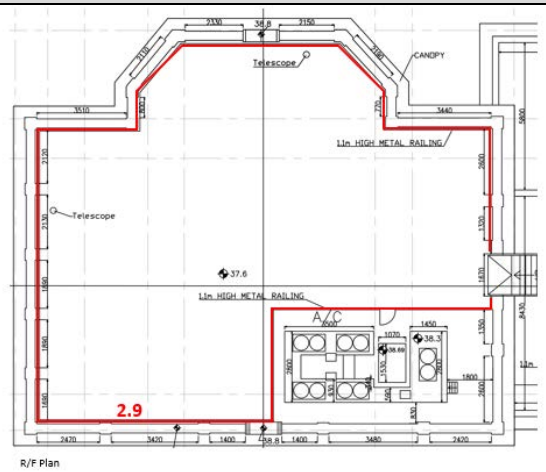
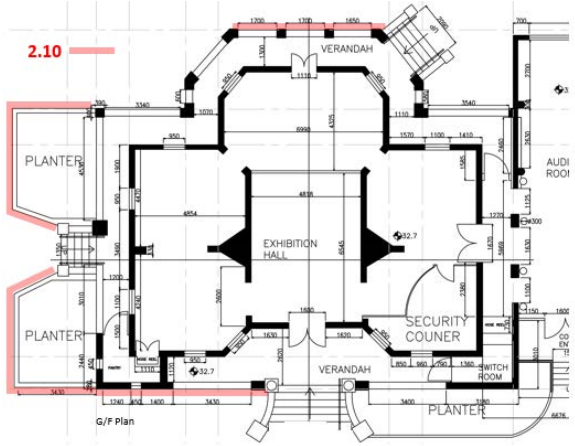
Photo	CDE & Justifications	Level of Significance	Location
 2.9	**2.9 Stainless steel balustrades and railings with acrylic panels at roof of MB** *Justification* *The balustrades with urn-shaped balusters are a CDE with exceptional significance. The later-added s.s. balustrades and railings with acrylic panels at the roof are obscuring the appreciation of the exceptional CDEs.*	Intrusive	
 2.10	**2.10 Surface channel around MB** *Justification* *The surface channel complements the drainage system of MB where rainwater collected by the hoppers and down pipes are channeled here.*	Low	

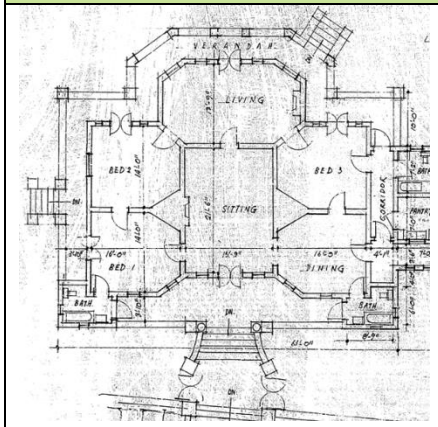
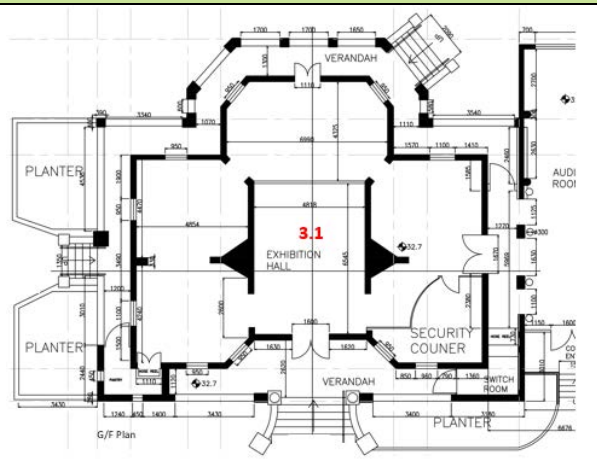
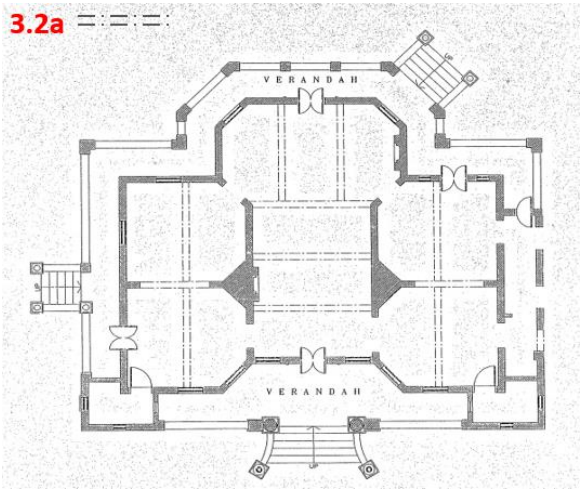
Photo	CDE & Justifications	Level of Significance	Location
3. INTERIOR			
 3.1	**3.1 Symmetrical spatial design of MB with original two larger rooms on central axis and two smaller rooms on each side** *Justification* *The symmetrical layout is a typical feature of bungalow. It represents the overseas cultural influence in the architectural design in Hong Kong. The remaining original brick wall partitions could still read the original 6-room-layout spatial design.*	High	
 3.2a  3.2b	**3.2 Original building structure and elements of MB** a. Original beams, columns, structural masonry walls and slabs b. Later-added R.C. beams in 1990s *Justification* *The building structure and elements includes the structural walls, beams, columns, G/F slab and roof slab of MB. Original structural beams have corner mouldings on both sides. The walls are also elements that determine the spatial design as they partition the space. There are later-added structural beams introduced to strengthen MB for the use as ACP*	High Intrusive	

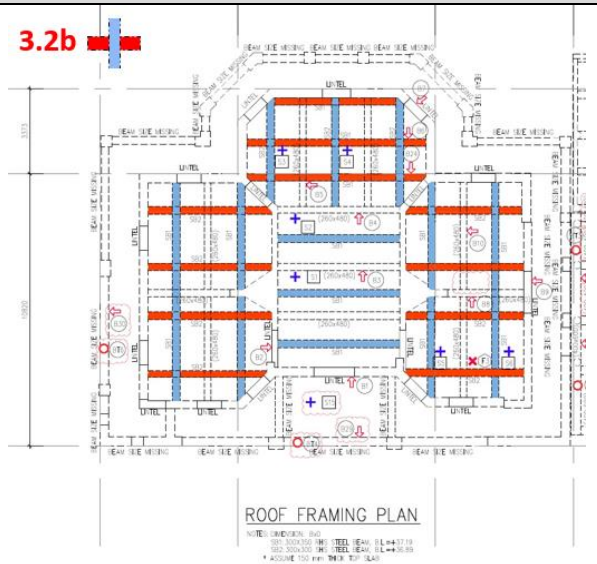
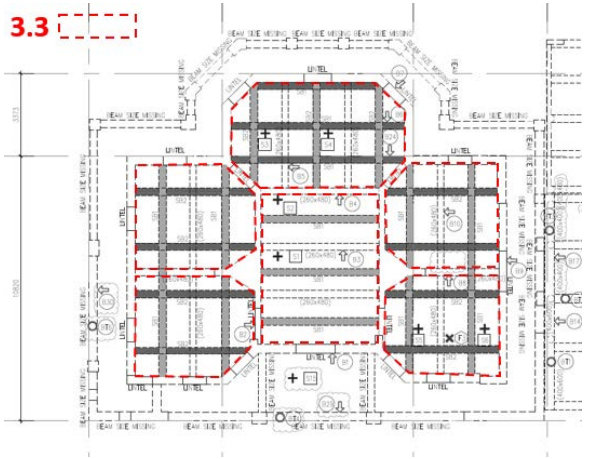
Photo	CDE & Justifications	Level of Significance	Location
	Exhibition Centre that do not have corner mouldings.		
	**3.3 Ceiling mouldings** *Justification* *The decorative mouldings are original and are found on the ceiling and at the corners of walls and beams with the ceiling. They advise that there were no false ceilings in the original design and the interior space has a high headroom.*	High	

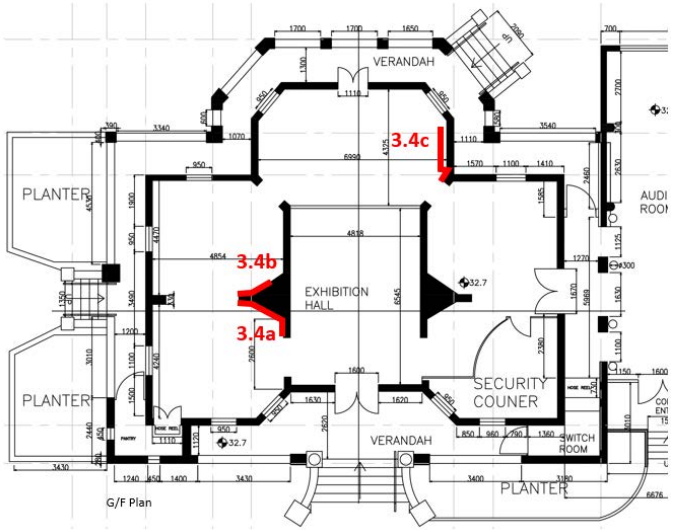
Photo	CDE & Justifications	Level of Significance	Location
 3.3			
 3.4a  3.4b	**3.4 Decorative timber panels** at high levels of walls of two side bedrooms and the living room with splayed corners, MB *Justification* *Segments of 3 types of timber panels with different wall paper patterns are found at the high level of 3 of the 5 rooms believed to be original bedrooms or living room.*	High	

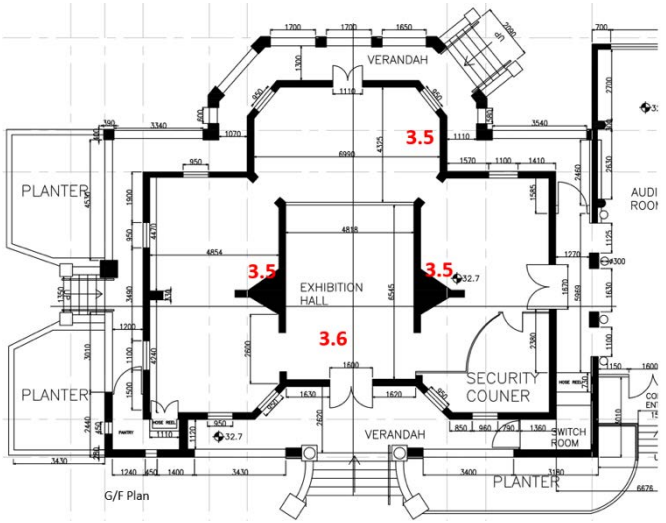
Photo	CDE & Justifications	Level of Significance	Location
 3.4c			
 3.5	**3.5 Original chimney breast at the original living room and the side bedrooms and dining room, MB** *Justification* *The chimney breast at the original living room protruding from the wall has been substantially damaged with the lower portion entirely removed. Others, subject to further on site open-up inspection. It helps to advise the original location of one of the fire places.* *The other chimney breasts are currently covered by the exhibition panels pending further investigation.*	Medium	

Photo	CDE & Justifications	Level of Significance	Location
 3.6	**3.6 Existing floor finishes, MB** *Justification* *The original parquet floor has been replaced. The current floor finishes are carpet tiles*	Neutral	

6. Opportunities & Constraints

6.1 Purpose of the Chapter

6.1.1 According to the *Burra Charter* Article 6.2, the development of conservation policies should include the consideration of factors affecting the future of the place, such as (a) the future uses, (b) conservation approaches namely restoration, revitalisation, interpretation, etc., (c) architectural intervention and prevailing codes, (d) management, (e) maintenance, (f) development in the vicinity, (g) government policies, and (h) external constraints, etc. Thus, managing a place effectively means identifying all the potentials and issues which may influence its future. Some may pose significant constraints, while some open up windows of opportunities. The opportunities and constraints are investigated based on the research findings in the previous chapters, as well as the proposed revitalisation of HV, which are all included, expended and summarised in the subsequent sections.

6.1.2 HV is a graded historic building occupying a highly strategic location. The conservation of HV can produce a number of opportunities that are beneficial to the future operation and management of HV. However, there are also the constraints and problems to be tackled so to achieve sustainable conservation of HV.

6.2 Opportunities

6.2.1 **A Rare Site of Great Historical and Architectural Values**

HV is a rare example of bungalow in Hong Kong. It was built by J.H. Ruttonjee, an historic figure who participated actively in the economic, industrial and social aspects of the early development of Hong Kong. It possesses high historic/historical and aesthetic/ architectural/ artistic values. Therefore, its conservation will not only demonstrate the contribution of Parsee community to Hong Kong, but also the multi-cultural character of the city. It also enriches public's understanding towards the diversity of the architectural design of built heritage in Hong Kong.

6.2.2 **Exemplar of Sustainable Conservation: Revitalising Historic Buildings Through Partnership Scheme (R-scheme)**

HV is owned by the Government. In the light that it will be revitalised through partnership between the Government and the NPO/future operator i.e. CHNE, the project will be able to fully tap the wisdom of the community to reveal the historical values and unleash the social and economic values of HV through the new lease of life. HV will be taken care of diligently and showcased to the public through carefully planned adaptive reuse for education on history orchestrated by CHNE. It will also become more accessible through facility upgrading allowing the public to visit and enjoy. Such approach tallies the concept of sustainable conservation of which "partnership" is one of the five core components.

6.2.3 Potential Resources as a R-scheme Project

As a R-scheme project, the Government will cover the costs of works of the building. Besides, the Government will charge only nominal rent and provide one-off start-off grants to assist CHNE in meeting the start-up costs as well as possible deficits in the first two years of operation. In additional, the Government will also provide a one-stop service to help CHNE resolve issues relating to heritage conservation, land use and planning, building construction and more. When the future Youyou Villa is in operation, it is expected that CHNE will be able to invest the profit gained through the project in the protection and sustainable upkeeping of HV. The Government will also continue to monitor the operation and provide advice and funding for the continuous maintenance. Better protection of HV is forecast.

6.2.4 Opportunity to Rectify Intrusive Changes to the Residence

To facilitate the use of HV as ACP Exhibition Centre which demands large spaces for the display of large panels and exhibitions, original wall partitioning and fixtures such as fireplaces and the associated chimney breasts and chimneys have been removed. Besides, a few doors providing access of each of the three original bedrooms to the verandah have been converted into windows, and windows at the sides of these doors have been blinded. In addition, this 1990s Extension accommodating the staircase which provides access to the roof of the MB is of a height much greater than that of the MB. Its scale, volume and architectural design are disrespectful to the MB. All of these changes have weakened visitors' understanding of the original spatial layout of the residence. All of these issues can be rectified in the upcoming revitalisation.

6.2.5 Window for Demonstrating Conservation Best-Practice

The revitalisation serves as an opportunity to increase public understanding towards the cultural significance of the site of HV, and how decisions in conservation are made to uphold and enhance the significance. Besides, throughout the years, HV had experienced additions and alterations which have diminished its architectural authenticity and integrity. One of the aims of the revitalisation is to reinstate the original features of HV through restoration, and to enhance the overall aesthetics of the entire building including the later additions. Better interpretation of the cultural significance of the site can be done as well. Moreover, there is also a window to re-align the existing accessible ramp which will no longer obstruct the appreciation of the historic Villa. Last but not the least, it can also demonstrate the efforts of the HKSAR in upholding the principle in protecting historic buildings.

Besides, no interpretation of the cultural significance, and CDEs can be found on the site. It hinders the understanding of this piece of heritage and jeopardises the potential in telling the good story of Hong Kong. The future adaptive reuse can provide more in-depth interpretation on the architectural and historical evolution of HV and Sham Tseng, no matter on-site or on other media to raise the public awareness towards the Site.

The stakeholders of HV might not be familiar with the concept of a CMP or HIA and the topic of conservation management. Upon implementation of this CMP and HIA, the

contents of this report can be conveyed to the stakeholders and allow for their input and feedback into the overall conservation management process with increased inclusiveness and user participation.

6.2.6 Possibilities and Synergies Brought by the New Revitalization of HV

HV is located at a prime location with breath-taking view of Ma Wan Channel. With the new revitalisation project, it will become an education centre on our history and continue to open to the public. The new education programmes, exhibitions, interpretation programmes, F&B facilities, and event venues, etc. with longer opening hours will reposition HV as a cultural icon for visitors of all ages. The project will also inject new initiatives to the district, link up the cultural assets nearby, and boast the cultural tourism, while further heighten her reputation in providing a good destination for the understanding of our history and collective identity. This will benefit all stakeholders using the education centre, including students, educators, researchers, staff, neighbouring villagers and the general public.

6.3 Constraints

6.3.1 Insufficient Documentation

There is a lack of proper records of the architectural design and construction drawings of HV, other than the alteration and addition in 1990s for the ACP. There are also no photographic records of both the exterior and interior of HV when it was first constructed.

6.3.2 Remote Location Inducing Inconvenience

Although located close to Castle Peak Road – Ting Kau which is served by a number of bus and minibus routes, HV is quite far away from the city centre of Tsuen Wan and is not in the vicinity of highly populated areas, thus might not be frequented by regular visitors. The closest MTR station is Tsuen Wan West which is 5.3km (9 minutes by car) from HV.

6.3.3 Restrictions in Architectural Intervention of the Main Building

The façade of the MB is of exceptional level of significance. Changes to be conducted on the façade should prioritise the enhancement of aesthetic/ architectural/ artistic value but not solely to fulfil the needs and requirements introduced by the new uses of the interior. Besides, components and parts of building services systems supporting the operation of the new uses have to be carefully positioned to avoid creating eyesores for the appreciation of the MB especially when viewing from a distance.

6.3.4 Limited Usable Floor Area Available for The New Revialisation Project

HV is a single-storey building. The area that is fit for a range of programmes, activities and uses is limited. The covered spaces at the surrounding verandahs and the uncovered roof can only serve certain uses due to constraints of the area, and/or existing structural capacity.

6.3.5 Impairment to the Architectural Integrity of HV as a Whole

The original kitchen and servants' quarter building was replaced by the extension constructed in 1995 to facilitate HV's conversion into ACP Exhibition Centre. The irreversible change has impaired the architectural integrity of HV.

6.3.6 Existing Provisions Not Complied with Statutory and Licensing Requirements

Thanks to the 1996 revitalisation as ACP Exhibition Centre, some up-to-date building safety, fire safety, building services systems and sanitary-fitments, etc. have been introduced to support the Site as a venue serving the public, however, a number of areas still require upgrading in view of the future adaptive reuse:

- **Protective Barriers**

  The original balustrades on the roof, at the verandahs, entrance staircases, and at the open space do not comply with the current minimum requirements for protective barriers. Their height is less than 1.1m and the gaps between the classic urn-shaped balusters are greater than 100mm. Application of exemption of up-grading works with appropriate measures to avoid intervention of the historic balustrades have to be considered, otherwise, the design of the historic balustrades has to be enhanced to fulfil the statutory requirement.

- **Means of Escape**

  Only one compliant means of escape is found at the Site which does not fulfil the current codes.

- **Means of Access**

  An Emergency Vehicular Access (EVA) is not provided for HV. An existing vehicular thoroughfare is found at the public car park to the northwest of the Site which will be able to serve HV as an EVA subsequent to modification.

- **Barrier Free Access (BFA)**

  The lifting platform introduced in 1990s could only provide BFA from the open space to the G/F. Visitors that are physically challenged cannot access to the roofs of Main Building (MB) and 1990s Extension (EXT).

- **Fire Resisting Construction to Floors, Doors, Walls and Staircase**

  The interior space of MB is currently used solely as an exhibition space. Future adaptive reuse involving display areas, restaurant, kitchen etc. are of different fire hazards and have to be separated by fire resisting construction, for example, fire-rated doors. Should such separation is not preferred due to special spatial arrangement, fire-rated shutter that will be activated in case of a fire has to be provided.

- **Structural Loading of the Flat Roof of MB**

  Although the flat roof of MB is an excellent venue for gatherings, its designed loading capacity as advised by the preliminary structural assessment is 3kPa which falls below the required loading of place of public entertainment (5kPa). Structural strengthening of the slab is challenging and is not recommended. Structural appraisal of its load bearing capacity has to be assessed to determine the maximum number of users it can withstand.

- **New Building Services Induced by the New Restaurant and Kitchen**

  The kitchen of the new restaurant will emit cooking odour and greasy fumes. It has to be equipped with a code-compliant exhaust system so to fulfil the operation needs, environmental control, and licensing requirement. The design of such system in particular the exhaust outlet has to be considered well in advance as it will cast an impact to the exterior appearance.

- **Heating, Ventilation and Air Conditioning (AC) Installation**

  The current out-door units of the A/C system are placed on the roof of MB which have created an eyesore.

- **Fire Services Installation**

  An automatic sprinkler system has to be provided to protect the entire building except E&M plant room, switch room, trench, pipe duct and cable duct, with fast response type sprinkler heads. The sprinkler system can be do without should an approved EVA is provided for HV.

  Portable fire extinguishers have to be provided at each E&M rooms and kitchen. The latter also requires a fire blanket.

- **Electricity Supply**

  The existing electricity supply is provided by a CLP 300A TPN service cutout fed from the CLP sub-station near the Site. It is not adequate to support the future kitchen equipment.

- **Plumbing, Drainage and Sanitary Fitments**

  Existing storm water drainage system collecting storm water from the roofs of MB and EXT can continued to be used. The storm water to be collected by future outdoor staircases has to be connected to a new storm water terminal manhole and discharged to Government manhole. The plumbing/drainage systems for future toilets may have to be modified if the sanitary fitments are to be relocated.

- **Other Building Services and Utilities**
  - Hose Reel and Emergency Call Alarm System: The existing hose reel and emergency call alarm system fulfils the future need. It may have to be replaced or its piping may have to be modified with regards to future fit-out works.

- Lightning Protection System: The existing system with lightning bands has to be modified or replaced should there are any works that would require their relocation, such as the replacement of the existing roof flooring of MB.
- Security System Installation: The existing security system has to be upgraded as trespassers are found during non-opening hours. Besides there will be changes in the location of future entrances that also warrant a new system.

▪ **Licensing Requirements**

The current HV has neither general restaurant licence nor place for public entertainment (PPE) licence. Both licences are required for the future adaptive reuse.

6.3.7 Physical Conditions

o **General Findings**

The MB and the 1990s EXT are of relatively better physical condition than many other historic buildings of similar age, only minor cracks have been identified, and no water-leaking has been observed.

o **Structural Loading Capacity of MB and EXT**

Imposed Loading of Main Building

Floor	Original		Current		Proposed	
	Use (1930)	*Imposed Load LCC 1915*	*Use (1995)*	*Imposed Load B(C)R 1990*	*Use (2023)*	*Imposed Load CoP 2011*
G/F (On-grade)	Domestic	3.35kPa	Art galleries and museums	5.0 kPa	Restaurants Museum	4.0 kPa 5.0 kPa
Roof (R.C. slab/beam)	Roof	2.68 kPa	Limited accessibility for 60 visitors (with strengthening steel beams for removal of some brick walls)	2.0 kPa	Leisure and recreational	3.0 kPa

Imposed Loading of Extension

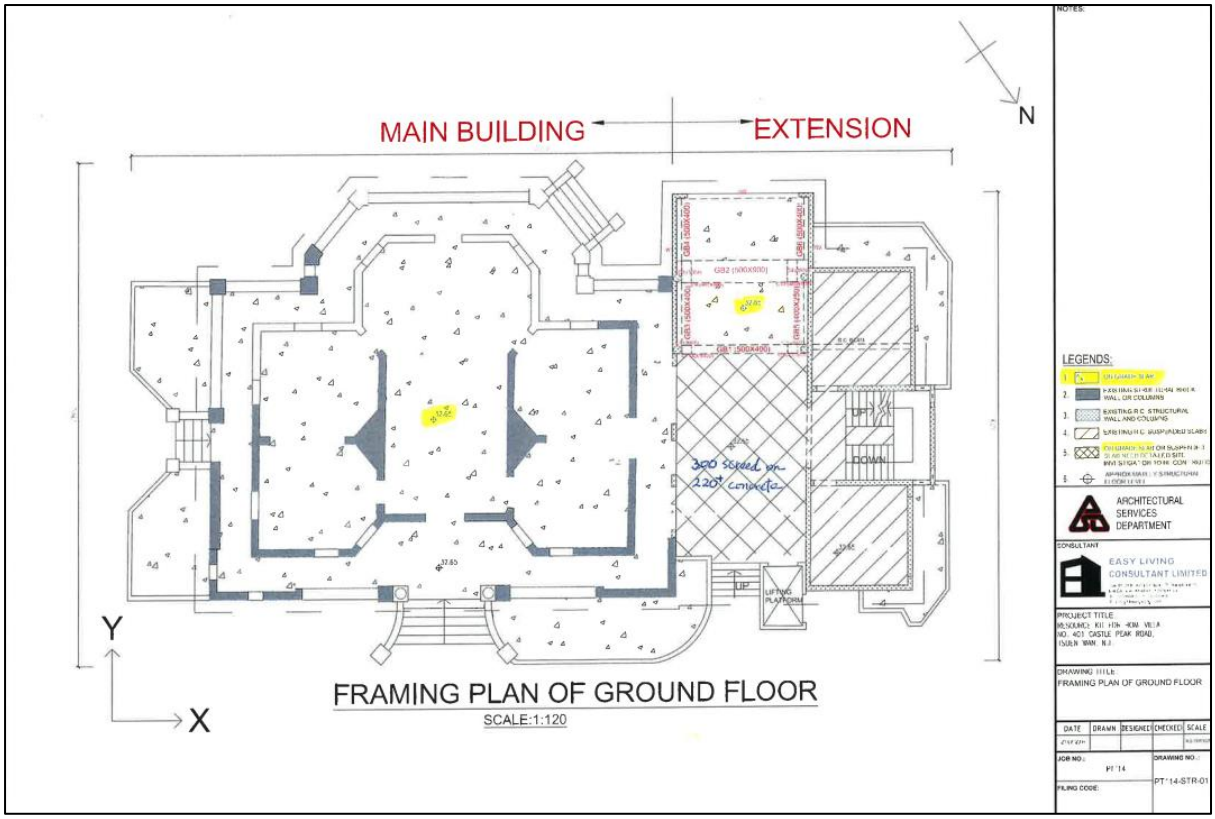
Floor	Original/Current		Proposed	
	Use (1995)	*Imposed Load B(C)R 1990*	*Use*	*Imposed Load CoP 2011*
LG/F (Raft footing)	Plant room	7.5 kPa	Toilets/lift and staircase lobby	5.0 kPa

Floor	Original/Current		Proposed	
	Use (1995)	*Imposed Load B(C)R 1990*	*Use*	*Imposed Load CoP 2011*
G/F (R.C. slab/beam)	Exhibition hall	5.0 kPa	Museum/lift lobby Kitchen Office	5.0 kPa 4.0 kPa 3.0 kPa
Roof (R.C. slab/beam)	Accessible for maintenance	2.0 kPa	Leisure and recreational	3.0 kPa

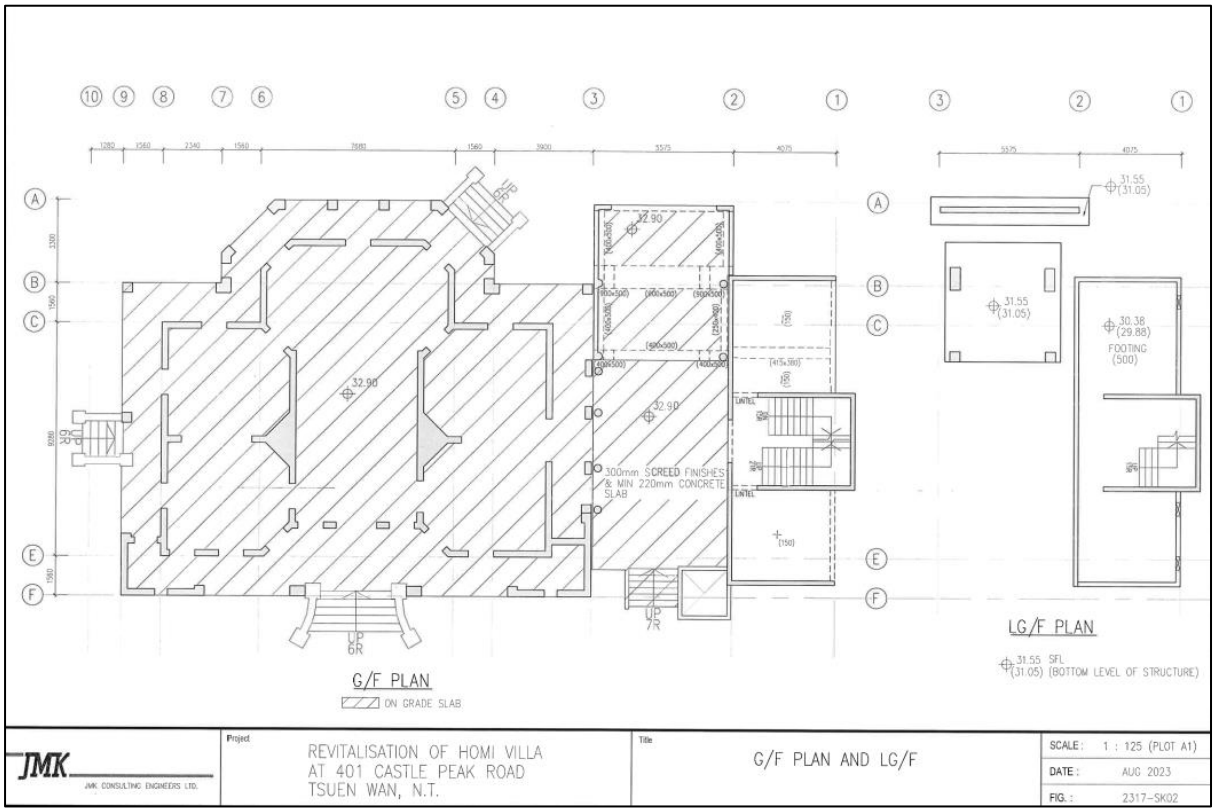
The imposed loading provisions for original design, current use and proposed use are shown in the tables above. With the available S.I. findings, the existing structures are found structurally adequate for the current use.

Both the ground floor slabs of MB and EXT are on grade as shown on the drawings on the next page. They have no problem to sustain 5kPa imposed load and are suitable for exhibition use, no structural strengthening is required.

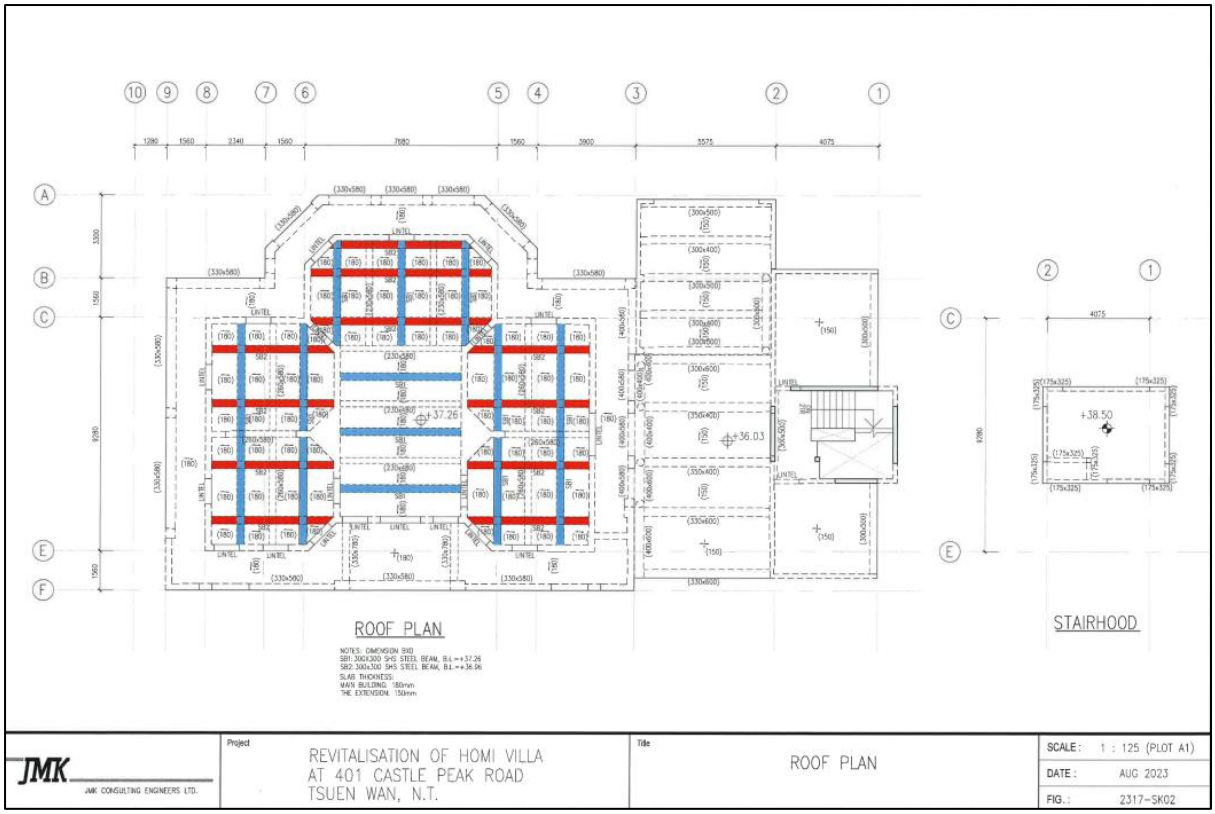
For the proposed use, it is noted that only the loadings on roofs of MB and EXT will slightly exceed the current use. With the existing roof finishes to be replaced with lighter material, the imposed load can be upgraded to 3.0kPa without major structural strengthening works. Structural strengthening of the slab is challenging and will bring substantial impact to HV, is thus strongly not recommended.



6.3.7.1 Record framing plan of G/F of MB and EXT.



6.3.7.2 As-built framing plan of G/F of MB and EXT.



6.3.7.3 As-built framing plan of Roof of MB and EXT.

7. Conservation Policies and Guidelines

7.1 Purpose of the Chapter

7.1.1 Conservation policies and guidelines are the shorthand for all the actions required to manage a place of cultural significance and its different values. They follow the overarching principles stated in Section 7.2. The development of policies and guidelines is an essential prerequisite to making and implementing decisions about the future of HV, covering both tangible and intangible aspects of heritage conservation.

7.1.2 These policies and guidelines should only be seen as a starting point for decisions about the future works proposed for the site. There is always room for further research, which may result in necessary revision of the policies and guidelines.

7.1.3 They should be handled seriously and with great care as the historic fabrics are precious and embody the different cultural heritage values of the Site. Besides, they have been changed to various extents (different degrees of intervention), and are and will be continuously affected by external factors such as use, operation and new developments in the immediate surrounding areas, etc. The policies proposed below should also be seen as providing a framework for the features and qualities that must be conserved (i.e. the CDEs) and the areas where interventions or changes are permissible.

7.1.4 The conservation policies and guidelines are based on internationally renowned conservation charters/principles/guidance, including Burra Charter (2013) and Principles for the Conservation of Heritage Sites in China (2015) and Conservation Principles, Policies and Guidance for the Sustainable Management of the Historic Environment (2008), and the findings and analysis stated in the previous chapters of this HIA.

7.2 Overarching Principles

7.2.1 The three overarching principles that are to be followed by all the conservation policies and guidelines listed in Section 7.3 are as follows:

a. **Character-defining elements (CDEs) should be repaired as far as possible to maintain architectural integrity.**
b. **The approach of minimal intervention with maximum reversibility for alteration and addition (A&A) works and new works.**
c. **New works should be compatible to and distinguishable from the original fabrics.**

7.3 Structure of the Conservation Policies

7.3.1 The policies and guidelines, are divided into the following sections aiming to address all topics related to the retaining and enhancement of cultural significance and its management in the future, including:

1) Setting and External Areas;
2) Proposed New Uses;
3) Conservation of Built Fabric through Preservation, Repair and Restoration;
4) Additions and Alterations;
5) Interpretation;
6) Documentation

7.3.2 The policies are set out with justification and guidance note in *italics* that are separately presented to give the purpose of each policy.

7.3.3 Apparently, the cultural significance of the site changes over time. It is important to note that the policies and management tools in this present form are seen as relevant to the situation in early 2024 when this document was prepared. The CMP should be updated regularly while the changes are made to the site, its building, and its landscape.

7.4 The Conservation Policies and Guidelines

7.4.1 Setting & External Areas

1a. The setting of Homi Villa (HV) surrounded by the open space on three sides should be respected and preserved. The spatial hierarchy and the massing of the heritage main building and the supporting new extension(s) should be recognized.

- *Any new works on the Site should not obstruct, but to encourage the reinstatement of the sightline for the appreciation of both HV and its original setting, Besides, the visual corridor from HV should also be maintained.*
- *The extension added in 1990s and any future new works should respect the historic main building both on the 2D plan and the 3D volume.*
- *No proposed works shall overwhelm the presence of the historic HV and open space.*

7.4.2 Proposed New Uses

2a. The proposed new uses at MB flat roof should not lead to substantial alteration of the original structure and layout in order to suit the new use.

- *The proposed new uses should be accommodated as far as possible within the existing layout and structure of the heritage building. Any unnecessary interventions should be avoided and minimised.*

2b. The allowable structural loading of MB flat roof should be considered when designing for the new use.

- *The Main Building of HV was built during the 1930s as a reinforced concrete and brick building. The new use should be compatible with the original intended use in terms of the existing loading capacity of the historic structure.*
- *It will be most ideal if structural strengthening can be kept to a minimum.*
- *Structural safety must not be jeopardised. Advice from a structural engineer should be taken into consideration so as to devise the most probable solution that can strike a balance between the intended use and extent of reinforcement works.*
- *An area can only qualify as a place of public entertainment (PPE) and be granted a licence when it fulfills the structural requirement on loading capacity which is larger than the existing design loading capacity of the flat roof of MB. Therefore, the flat roof of MB should not be used as a PPE.*

2c. HV is an architectural gem which should continue to serve the public. Its future use and operation should respect Hong Kong unique history as a cultural melting pot.

- *HV has served as a private residence and a public exhibition centre in history, implying its spatial versatility and special location.*

- *It is a unique creation of the socio-economic history of Hong Kong. It should continue to open for public use. Its future operation should also encourage the understanding of the culture of different ethnicities and their interactions in the metropolitan.*

7.4.3 Conservation of Built Fabric through Preservation, Repair and Restoration

3a. Preservation of historic fabrics on the facades should be prioritized.

- *The design and the colour of the exterior of the Main Building of HV is a CDE of exceptional level of significance. The facades including the fittings and fixtures should generally be unaltered and preserved as much as possible with restoration as the first and prioritised option.*

- *Yet, sacrificial materials such as plastering on interior brick walls that are applied to the elements of construction for protection can be removed completely.*

- *The repainting of the facades over the years has concealed the delicate profile and details of the decorative features. Painting can be removed subsequent to a comprehensive paint analysis exercise to reveal the past, if not the original painting layers. Complete stripping off of the existing painting layers is recommended prior to application of the new painting system.*

- *External redecoration including painting should be restricted to colour that are compatible with the age, character, and original design of the HV. Only painting system that is reversible and breathable should be used.*

3b. The original structure, finishes, decorations, and the spatial setting at the staircases, verandah and interior identified as having exceptional and high level of significances should be preserved *in-situ*.

- *Every effort shall be made to preserve, restore and reveal as much as possible the elements of historic fabric of exceptional and high levels of significance based on available historical documents and records.*

- *These, in particular, include the staircases finished with vermilion terrazzo and tiled with black and white checkered mosaic tiles, hexagonal tiling at verandahs, and residual decorative timber panels at high level in the interior.*

3c. Restoration is considered appropriate when solid evidence obtained through desktop research is available. Verification of the evidence through site visit and open-up inspection is required.

- *The original design of the front façade of HV emphasises on symmetry.*

- *Fenestrations on all facades were carefully designed to allow the appreciation of the natural landscape from the inside while maximising the provision of natural lighting for the six main internal spaces. The original living room and each of the original bedrooms used to have their own access to the verandahs.*

- *The best endeavour should be made to restore the facades to its original appearance based on evidence and carefully planned open-up inspection for the verification purpose should be accepted. The same approach should also be considered for the interior fixtures that have been removed, for example, the fireplaces.*

3d. All repair works should be carried out with the principle of repair rather than replacement.

- *In the course of repair, where replacement cannot be avoided, it should be carried out on a like-for-like basis as far as technically feasible in terms of design, material and techniques.*

3e. Intrusive later-additions should be removed to restore the hinder/disturbed CDEs as far as possible, or modified to minimize the impact to the CDEs.

- *Later additions might have been carried in the past without due consideration of the cultural heritage significance of the CDEs. They should be carefully removed from site or modified to alleviate the impact caused.*

- *For example, the 1990s Extension is of a scale which substantially distracts the appreciation of the MB. Appropriate interventions should be carried out to this extension so to make it more compatible with the MB. The EXT with excessive height should be modified to respect the MB.*

7.4.4 Additions and Alterations (A&A)

4a. The approach of minimum intervention with maximum reversibility should be adopted for all A&A works.

- *A&A works should only be considered when they are of essential needs as they may impose impact to or obstruct the CDEs.*

- *Adding extra loading to historic structure should be avoided in principle.*

- *For example, new false ceiling at the interior of the MB should be of an extent as far as necessary to expose the CDEs at the ceiling and high level of wall, such as ceiling mouldings and decorative timber panels at bedrooms.*

4b. Any A&A works necessary to be carried out at the exterior, shall be constructed at location as far away from the main façade of MB as possible and at less significant area. Any new bulk introduced by the new works shall be so designed to respect and be compatible to but distinguishable from the historic building.

- *It is generally not acceptable to carry out any addition or alteration works on the three sides facing the sea/ open space, except for restorations that reinstate the original design.*

- *The northwest side facing the public carpark where A&A was carried out in the 1990s is relatively less significant and is considered acceptable for the new structure, if any.*

- *Given the scale of HV which is relatively small, the bulk of the existing 1990s Extension should be shrunken so not to overwhelm that of the historic structure. Besides, the massing of new works should be as minimum as possible, and their height should not be substantially higher than that of MB. The highest point of the parapets of EXT connecting the MB should be lower than that roof eaves of MB.*

- *The design of the later-added and new works should be easily distinguishable from the original building, and one's understanding of the Site should not be deterred, for example, the new lifting platform for the disabled.*

- *Any additional works at the open space should not obstruct the existing sightline viewed from the two old entrances and access paths to the MB.*

4c. New works should be so designed to have maintenance in mind.

- *Design for maintainability is the first step of an effective maintenance programme because it links the conservation's goals to the design process and brings long-term benefits.*

- *It is becoming more and more critical as ongoing operations induce incurring maintenance issues and thus the costs which recur annually for the life of the building.*

- *For example, the new glass enclosure to the lifting platform although can minimize obstruction for the appreciation of the historic building may get be susceptible to dirt and grime. Methods to keep the glass enclosure clean should be considered in the design.*

4d. Any addition or alteration works necessary to be carried out at the interior of the MB should be kept to a minimum. Major alterations and additions should be confined to the areas of later added structure.

- *In order to suit new uses and to meet current statutory requirements, addition and alteration works as well as upgrading works will be necessary. However, they should be accommodated inside the 1990s Extension as far as possible.*

- *These works shall be subject to the approval of AMO, and their locations and methods of construction should be carefully chosen so to minimize the obstruction to the CDEs in both the interior and exterior, and impact to the appreciation of the interior space.*

4e. Enhancement to the existing protective barriers should be simple and practical to preserve the classic balustrades with urn-shaped balusters and minimize A&A and new works.

- *Historic urn-shaped protective barriers are found at the periphery of the open space, entrance staircases, verandahs and on the roof. They are not compliant to the current building codes. Given their high level of significance, these barriers should be preserved in-situ.*
- *While the later-added metal barriers should be removed as they obstruct the historic barriers, no new barriers should be erected in front of the historic barriers as far as possible.*
- *If inevitable, enhancement to upgrade the existing protective barriers should be simple and practical in style, being as unobtrusive as possible. Removable metal racks serving as planters to prevent visitors from getting close to the protective barriers should be adopted.*

4f. Physical protection and structural strengthening measures should be provided to prevent or reduce damage to HV.

- *The protection and structural strengthening measures must not damage the original fabric and as far as possible. They must not impair the original character of the building.*
- *They are acceptable as long as there is no adverse impact to the existing structural system and CDEs of MB. Methods and systems which respect the original shall be adopted. Any new structures used to strengthen HV, if necessary, should be designed to minimize their visual impact and interference with daily operations.*

4g. New building services systems should not jeopardize the cultural significance of the Site.

- *Building upgrading works to fulfill the requirements of the latest codes and bring the Site to meet the needs of the current standards are necessary.*
- *Yet, they should be carefully designed to minimize the visual impact brought to the heritage place.*

- *For example, the new lift which is required to provide barrier free access to the building for all users shall be minimal in the bulk, carefully sited, and be constructed with building materials that will not turn the new facility as an eyesore. It can be combined with a raising platform so to minimize the height of the new lift shaft.*

- *Besides, the routing of the newly introduced piping and conduits should be carefully designed so to utilize existing wall openings as far as possible and avoid creating new openings on the historic structures. They should also be designed to minimize obstruction of the space above the false ceiling. When they are not be covered by any false ceiling, the use of casing can be considered. Any false ceiling or casing installed should not hinder public appreciation of the decorative timber panels at high level of walls and the ceiling mouldings.*

7.4.5 Interpretation

5a. Appropriate interpretation should be provided to enhance the understanding of HV and to enrich users' experience.

- *Currently, there has been no interpretation on Site. Cultural significance of the Site should be properly interpreted to the public. The recommended key storylines related to the cultural significance include but not limited to:-*

    - *The historical development and architectural evolution of HV such as the architectural design and CDEs of the site, the interventions over time, the revitalization process of the future adaptive reuse,*

    - *The contribution of Ruttonjee Family and Parsee community to the early development of Hong Kong, and*

    - *The industrial development of Sham Tseng, etc.*

- *Spaces inside HV could be utilized more wisely to provide room for more effective interpretation strategies employing different and novel interpretation tools. The entire HV except the spaces housing the future office and kitchen shall be open for public's appreciation, with or without the guidance of a docent.*

- *The original sitting room which is the first and biggest space upon entering the MB and two of the existing side rooms are planned to be a display area for interpretation. The former is intended to interpret the 90-year history of HV and its evolution into Youyou Villa, and the contribution of Parsee community and Ruttonjee Family to the early development of Hong Kong. The two side rooms are planned to advise the industrial development of Sham Tseng post WW2, and the significant navigation routes between the East and West in the waters near HV.*

- *When receiving bigger groups of visitors, the proposed multi-purpose room to be accommodated in the 1990s Extension can be used for different interpretation activities.*

- *Due to limited space on-site, innovative ideas on interpretation could be considered. More dedicated information kit and webpage could be placed on the internet to enhance understanding and enjoyment of HV.*

5b. Guided tours of HV, or open days, could be organized as a means of interpretation.

- *Guided tours focusing on the sites of historical and cultural interests of Sham Tseng can be organized.*

- *When considering the content for guided tours, the points of interest at the surrounding areas of HV, for example, Ma Wan Channel, Tsing Ma Bridge, Ting Kau Bridge, Ma Wan, etc. should be considered to let visitors have a better understanding towards the place. Given the strategic location of the site with vista of the surrounding environment, the open space should be well utilized for interpretation.*

- *Open days and guided tours are necessary for members of the public to understand the cultural significance of HV, as one of the historic buildings in Tseun Wan.*

- *The suggested route for the half-day tour in Sham Tseng and nearby areas include a number of affordable points of interests for the public, with the aim to enhance the number of visitors to Youyou Villa..The tour plans to include the following checkpoints:*

    - *The first stop - Fujia Village Ancestral Hall (傅家村宗祠)*
    - *The second stop - Cheng Kee Store (鄭記士多)*
    - *The third stop - Light House (光屋)*
    - *The fourth stop – Gods of Heaven and Earth Temple (天地父母廟)*
    - *The fifth stop – Tsing Fai Tong (清快塘) (about 1.5 hours round trip)*
    - *The sixth stop – Roast goose (燒鵝) meal*
    - *The seventh stop – Garden Factory*
    - *The eighth stop – National History Education Center Youyou Villa*
    - *The ninth stop (only in summer) - Hai Mei Bay (summer)*

7.4.6 **Documentation**

6a. A full photographic, cartographic and condition surveys should be carried out prior to any works to the HV.

- *The photographic and cartographic survey should be carried out by architects, building surveyors or professional heritage conservationists by referring to the requirements from AMO. All of these records help to determine the choice and design of restoration works thereafter. They can also be useful for future studies, research, repair and maintenance. A set of records shall be kept by both the CHNE and AMO.*

- *Records of existing fabric and contents, and the condition thereof, such as photographic survey, dimensioned cartographic survey and 3D scanning, and condition survey should be prepared prior to any conservation or restoration works. Previously concealed areas, such as those covered with plastering or rendering, or layers under the existing floor tiles, should only be exposed after careful "investigation with minimum intervention" or non-destructive testing. The whole process of adaptive reuse including restoration, repair and improvement works, such as the removal of external finishes, the method statements, mock-ups, etc. also require thorough documentation.*

6b. All the records of studies, researches, investigation findings, etc. should be well kept by NPO.

- *The keeping of the records of studies, researches, investigation findings, etc. is essential and should be maintained by NPO.*

- *Such records do not only provide the materials for future interpretation of the conservation process, they also advise the reasons and justifications for the conservation works proposed and executed on the Site.*

- *The records may also provide the clues for the answers for any management and maintenance issues found on the Site.*

6c. All the future repair works during operation of the new use should be properly documented and well kept by NPO.

- *The keeping of the future repair works during operation of the new use is essential and should be maintained by NPO.*

- *Such records can allow evaluation of the frequency of and the different repair methods.*

- *The records may also provide the clues for the answers for any repair issues found on the Site.*

8. Heritage Impact Assessment

8.1 Purpose of the Chapter

8.1.1 Heritage Impact Assessment (HIA) is a useful tool to categorize the different intervention proposed to the heritage site, understand their impacts to the heritage site, assess the impacts and propose corresponding mitigation measures. HIA does not end at the point where mitigation measures are proposed. Should the impact subsequent to the application of mitigation measures remain high/unacceptable, the design which trigger the intervention should be reviewed and re-evaluated again.

8.1.2 This chapter will list out the proposed interventions/ works, advise the guidance used for this HIA process, with the ultimate aim to minimize the impact so to maintain the cultural heritage significance of the Homi Villa (HV).

8.2 Proposed Works

8.2.1 **Homi Villa as Centre of National History Education (Youyou Villa) (CNHE(YV))**

The Site is to be revitalised as a learning centre that integrates Chinese culture and history studies with environmental studies. The reuse aims to deepen public's understanding of the environment, history and culture and to allow visitors to learn about the history of Hong Kong through exhibitions, guided tours, lectures and workshops, etc. A restaurant serving Indian (Parsee) and Chinese cuisine will operate at the Site to reflect the background culture of the Site and the Ruttonjee family. The following provisions are to be accommodated in the Site:

	Main Building (MB)	**1990s Extension (EXT)**	**Outdoor Area (OA)**
Roof	▪ Leisure area	▪ Circulation space ▪ 2 lifting platforms ▪ 2 means of escape ▪ Location for new A/C outdoor units and 3 existing water tanks	N/A
G/F	▪ 2 display areas ("Augmented Reality" ("AR") exhibition area", and "station of Ruttonjee" (PPE) ▪ 2 new licensed restaurant areas ▪ 1 reception for disabled ▪ 1 switch room ▪ 1 nursery room	▪ 1 kitchen ▪ 1 multi-purpose room (PPE) ▪ 1 office ▪ 1 accessible toilet ▪ 1 lifting platform ▪ 2 means of escape	▪ Open garden ▪ Alfresco dining ▪ Area for education, exhibition, and interpretation (PPE)
Lower G/F	N/A	▪ 1 female toilet ▪ 1 male toilet ▪ 1 means of escape ▪ 1 circulation staircase	▪ Existing 37000L sprinkler tank, new 18000L FS/HR water tank and a new FS & Sprinkler pump room

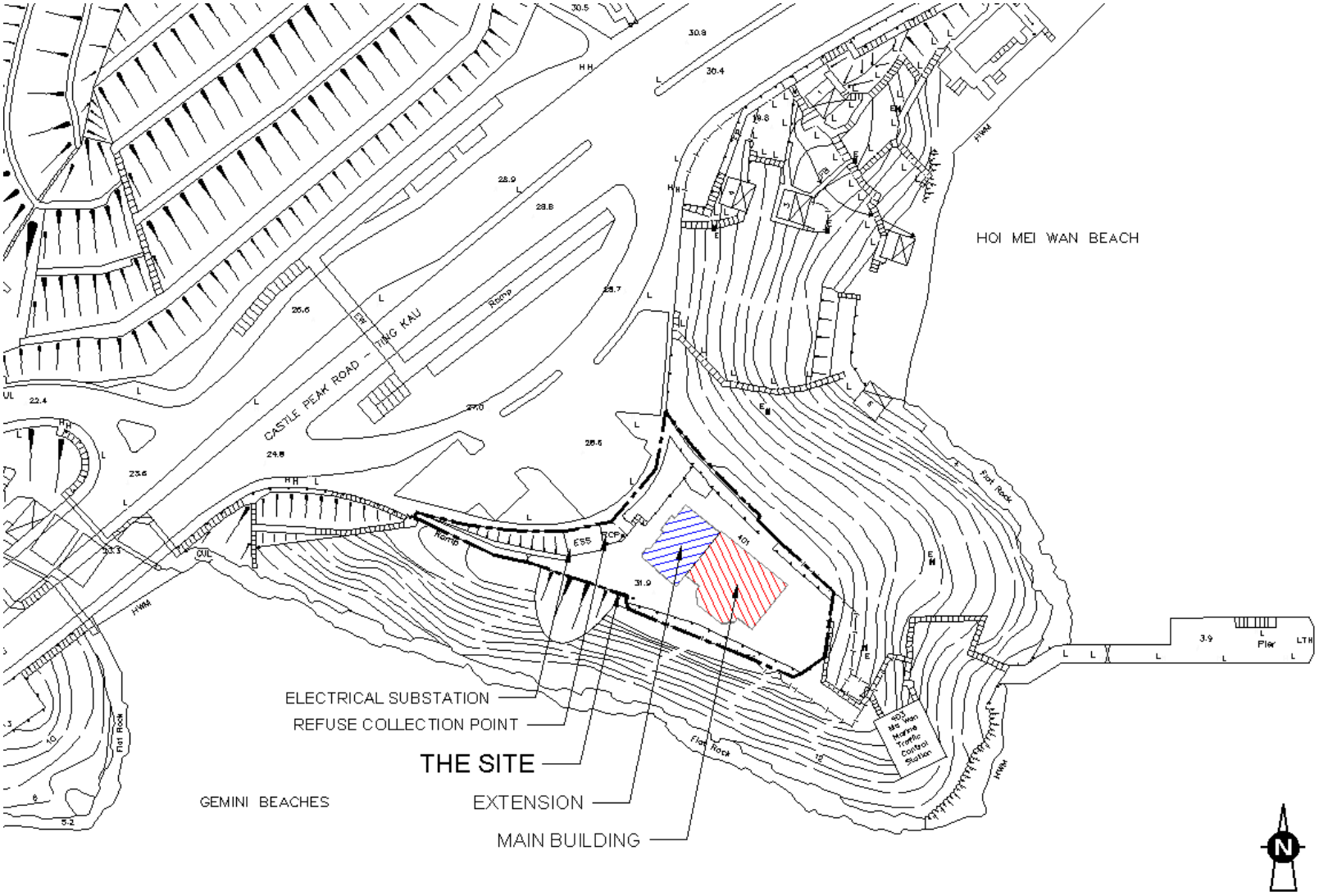


Fig. 8.2.1-1 Location plan (not to scale).

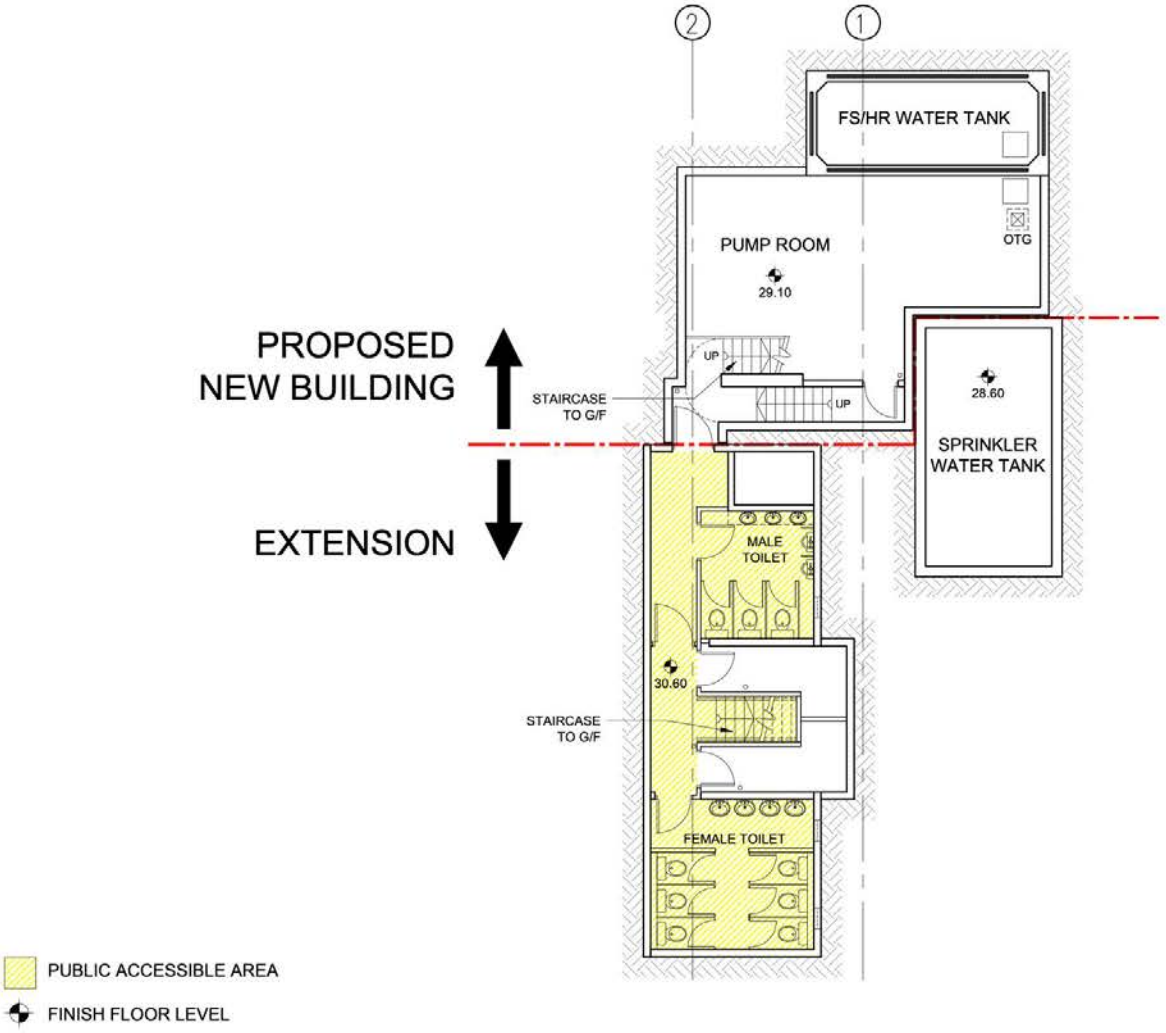


Fig. 8.2.1-2 Lower G/F plan (not to scale).

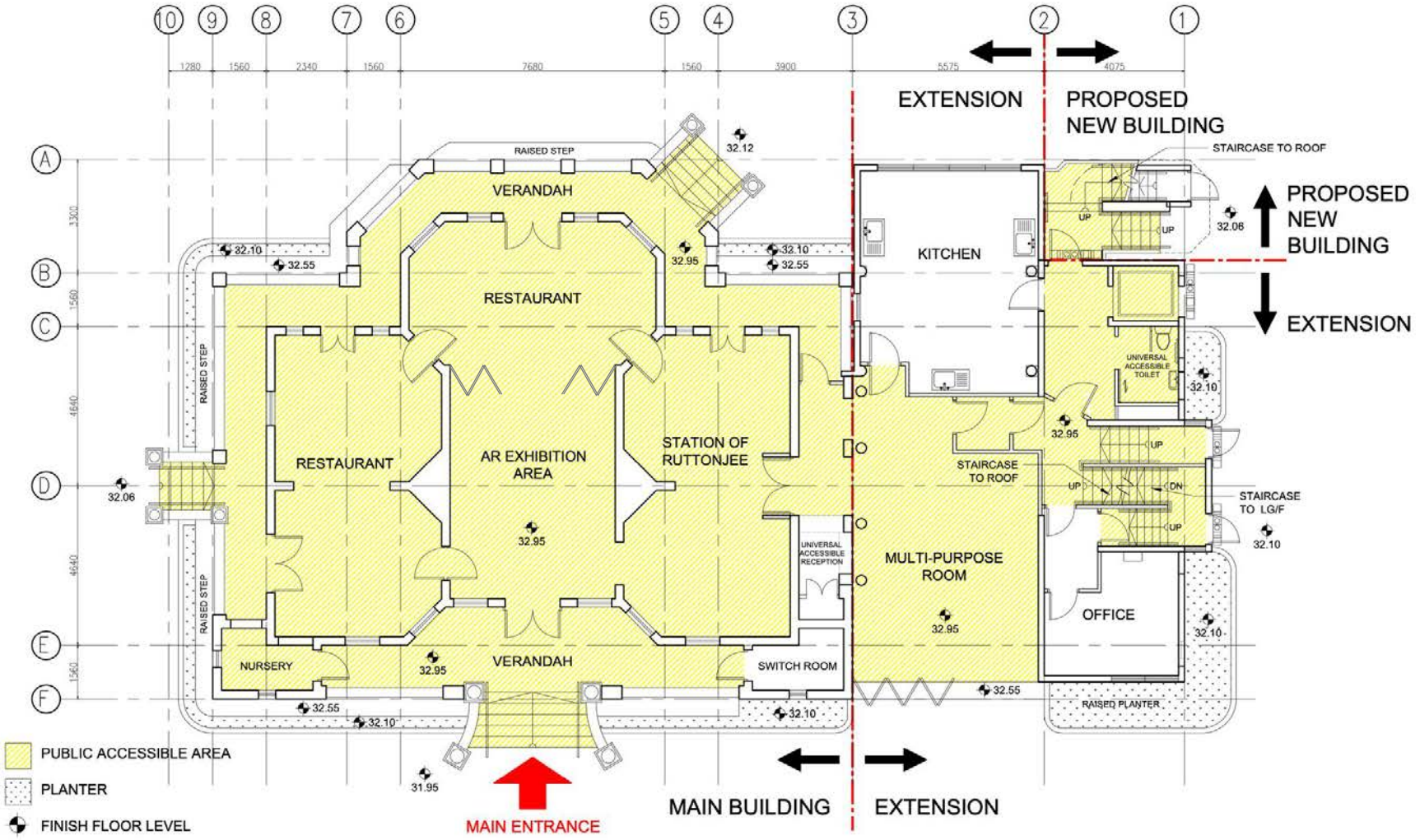


Fig. 8.2.1-3 G/F plan (not to scale).

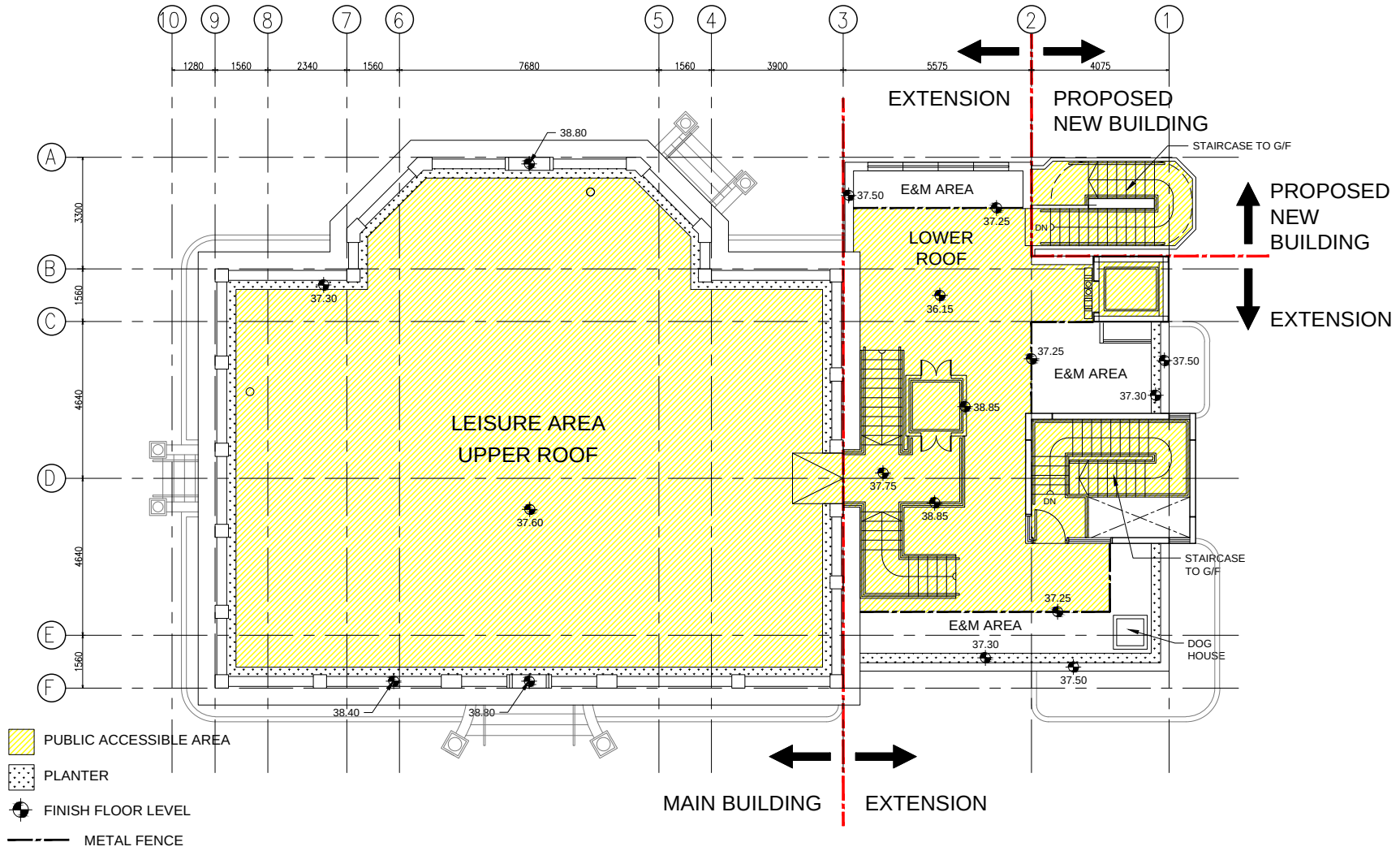


Fig. 8.2.1-4 R/F plan (not to scale).

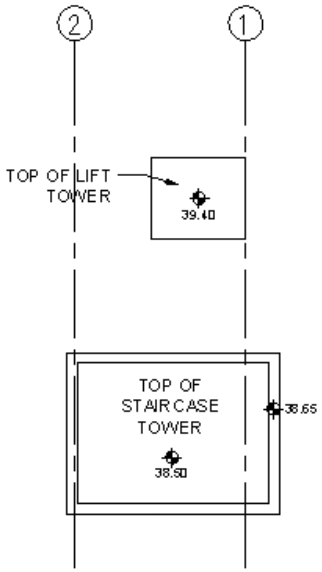


Fig. 8.2.1-5 Upper R/F plan (not to scale).

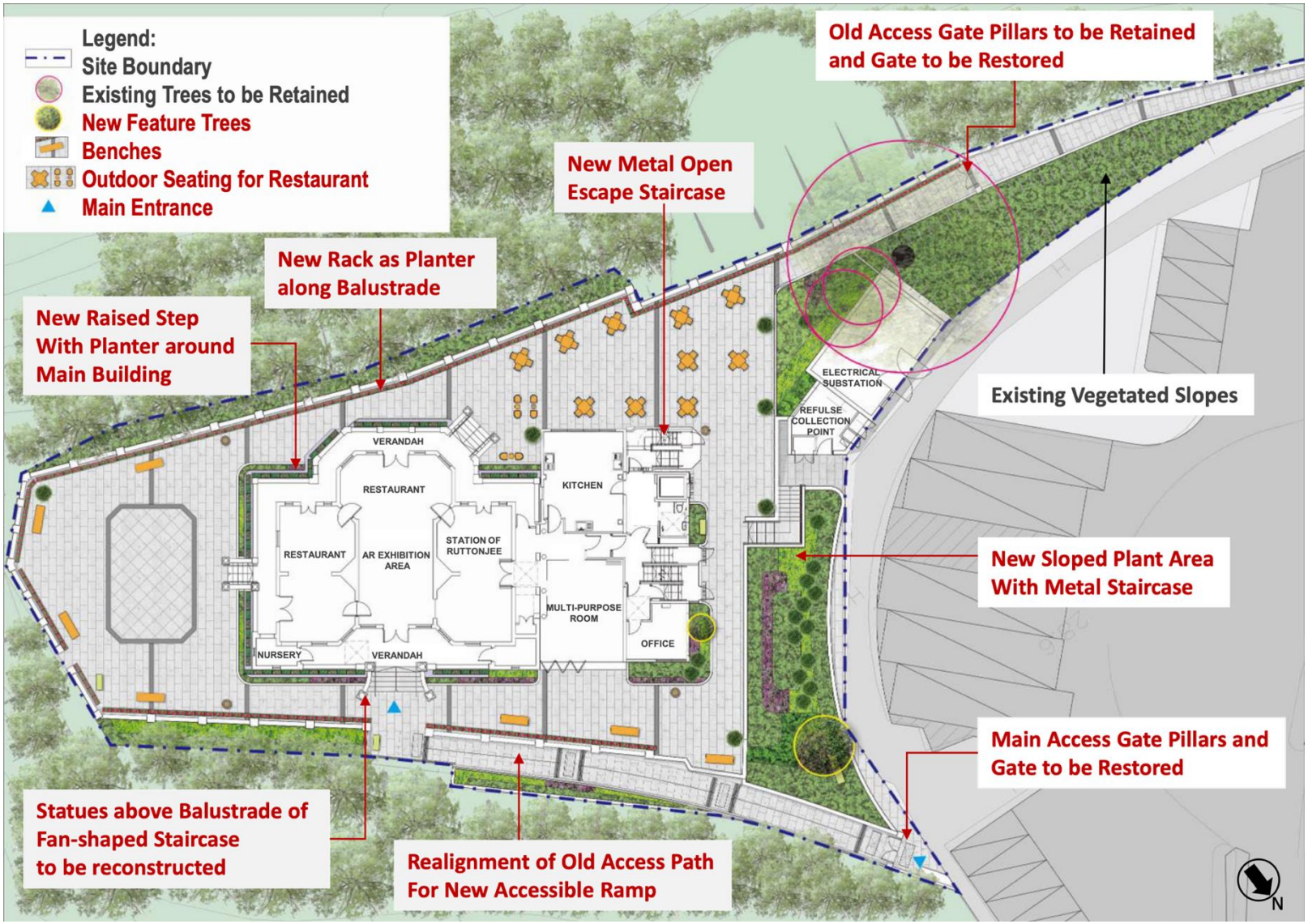


Fig. 8.2.1-6 Landscape plan (not to scale).

Fig. 8.2.1-7 Northeast elevation (not to scale).

Fig. 8.2.1-8 Northwest elevation (not to scale).

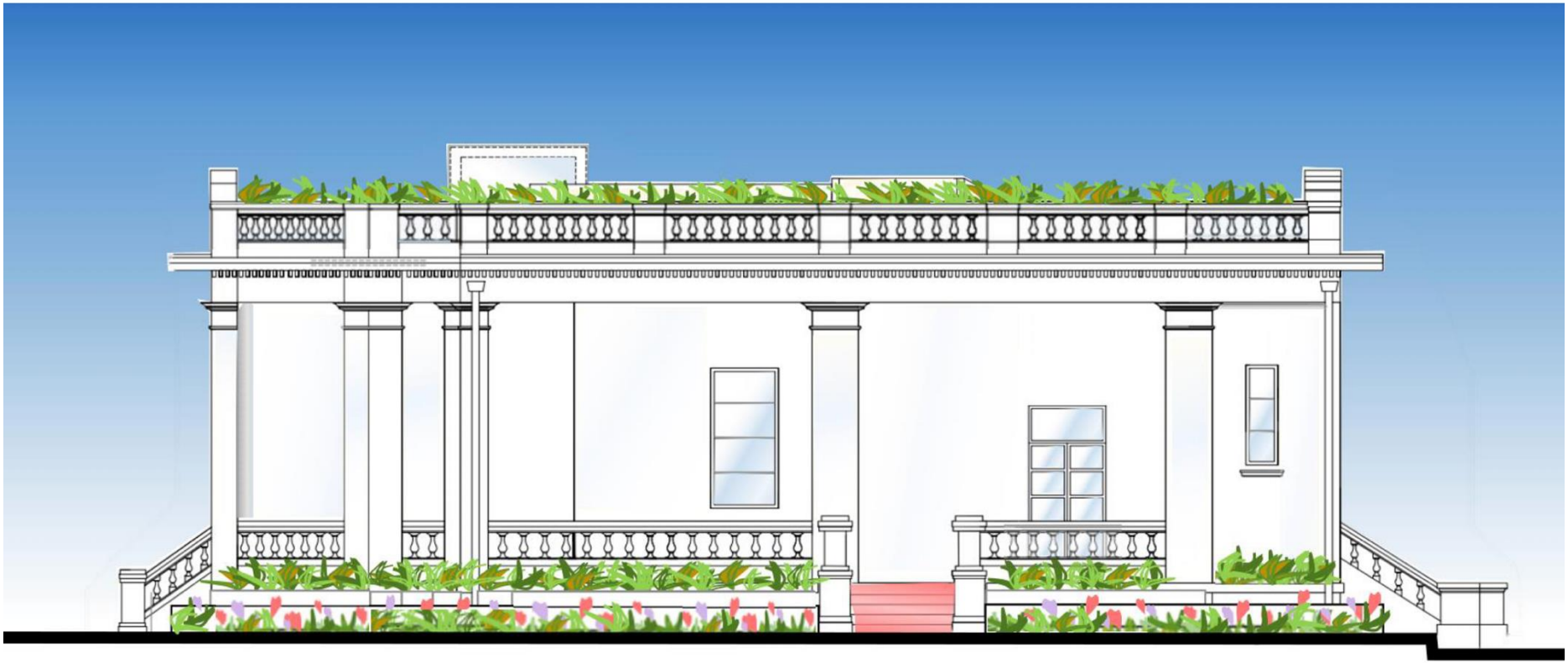


Fig. 8.2.1-9 Southeast elevation (not to scale).

Fig. 8.2.1-10 Southwest elevation (not to scale).

Fig. 8.2.1-11 Artist impression (overview of main façade).

Fig. 8.2.1-12 Artist impression (view from Castle Peak Road)

Fig. 8.2.1-13 Artist impression (view from open space near old access path at west side)

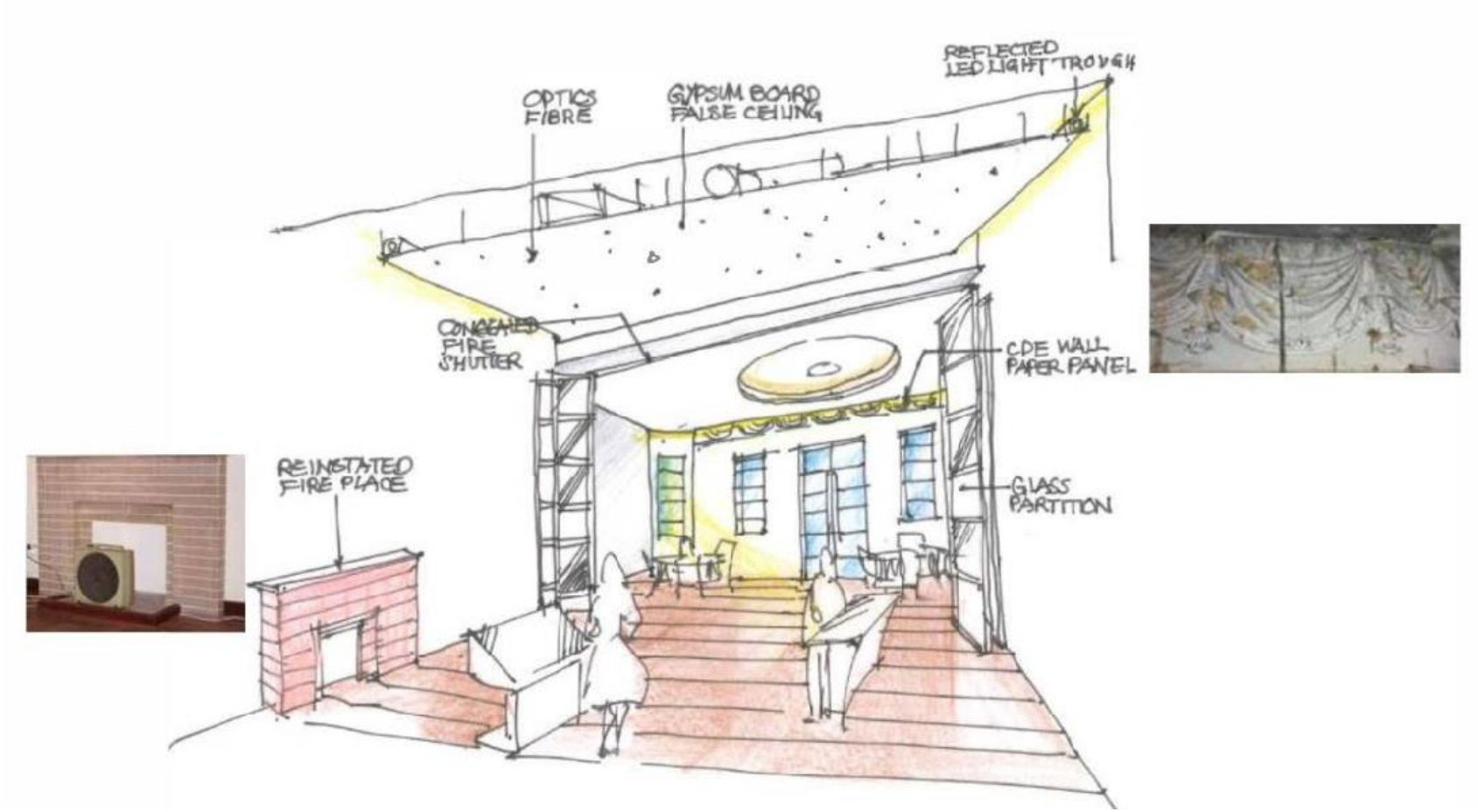


Fig. 8.2.1-14 Artist impression (view from display area on G/F Main Building).

Fig. 8.2.1-15 Artist impression (view from restaurant on G/F Main Building).

8.2.2 Conservation Works

- Enhance the exterior of MB by restoring the altered/blocked openings, and reinstating the original doors and windows (that were filled up or modifiled in 1990s with steel windows, install FRR barrier at interior side to fulfil statutory requirement if application of exemption is failed (and restoring the associated moulding, if any), preserving in-situ and repair the façade, balustrades with classic urn-shaped balusters, staircases and verandahs as open verandahs, and re-rendering, and repainting in white, reconstruction of the 2 statues above the balustrade of the fan-shaped staircase.
- Preserve in-situ and repair the existing flat roof of MB with new paving.
- Preserve in-situ, repair and reinstate the altered segments of classical urn-shaped balustrades at the open space.
- Enhance the open space of the Site by reconstructing the original main entrance pillars and gate at its original location, and preserve in-situ the remaining original balustrades along old access path at north side.
- Preserve in-situ the rear old access gate pillars along old access path at west side and replace the existing stainless steel gate thereof with old design.
- Enhance the interior of MB by completing the decorative timber panels with wallpaper pattern at high level at the original living room and 2 original bedrooms, repair ceiling and ceiling mouldings, and reconstructing and restoring 2 fireplaces and chimney breasts (repair others, subject to further on-site open-up inspection) at their original location.

8.2.3 Fit-out Works

- Reuse the existing layout of MB and convert the interior to accommodate a restaurant, display areas, a new nursery room and a switch room with new floor finishes and false ceilings, and install new glass doors to separate the restaurants and display areas.
- Renovate the interior of MB by make-good and repainting the ceiling, replacing the existing false ceiling with new one of smaller extent, providing new interior lighting, installation of new doors to separate the display and restaurant areas, replacing the existing floor finish with new timber parquet floor.
- Repaint the walls.
- Renovate the interior of EXT by replacing the existing false ceiling with new one, installation of new doors to separate the spaces with different functions, replacement of the existing carpet-tile floor finish with new timber parquet floor, and repainting the walls and ceilings, etc.

8.2.4 Alteration and Addition Works (A&A)

- Make EXT more compatible to MB by demolishing the existing lift for disabled and steps and metal railing at EXT, removing existing horizontal fins and lowering the height of the parapet walls of stair core to shrink the scale of the EXT.
- Improve the façade design of EXT by modifying the existing glass walls at the existing stair core.

- Install new sliding doors and windows on the façade of EXT to provide natural lighting and ventilation for the new multi-purpose room, office and kitchen.
- Provide planters and heighten the parapet walls on the roof of EXT to create a visual screen for the mechanical plants and existing plumbing and flushing water tanks.
- Re-layout G/F of EXT to accommodate a new kitchen, a multi-purpose room, an office, an accessible toilet and circulation space.
- Enhance the interfacing details between MB and EXT for the new kitchen.
- Renovate the existing toilet for disabled on the G/F and convert existing plant rooms into female and male toilets on the LG/F.

8.2.5 Means of Escape (MOE)

- Replace existing staircase at roof with new metal staircases to connect to the two roofs of MB and EXT.
- Demolish the existing stair core and construct 2 new escape staircases each in two sections and 2 new exit doors.

8.2.6 Barrier Free Access (BFA)

- Convert the old access footpaths at the north of the site connecting Castle Peak Road and main entrance of HV into an accessible ramp (with alignment referred to the original alignment).
- Provide two new lifting platforms with glass enclosure (housed at and on the roof of EXT).

8.2.7 Building Services

- Replace the existing air-conditioning system with a new one including new trunkings. Place the new outdoor units on the lower roof of EXT and screen them with heightened parapet walls of EXT and planters.
- Maintain existing LG/F 37,000L sprinkler tank, and construct a new underground Hose Reel/FS water tank and a new FS & Sprinkler pump room.
- Relocate existing water tanks for plumbing and flushing to the lower roof of EXT and screen them with visual screen.
- Revise the existing building services such as electrical systems, fire services systems, air-conditioning system, irrigation system, plumbing and drainage system, etc. according to the revised layout.
- Maintain existing electrical power supply by CLP 300A TPN service cutout. Introduce new CLP 400A TPN service cutout with separate energy meter for new kitchen.
- Provide a new lightning protection system which flushes with new floor finish of the existing flat roof of MB which will be repaired.
- Replace the uPVC pipes and hoppers with cast iron ones and preserve in-situ the original cast iron ones at their original location.
- Repair the Electrical Substation (ESS) Refuse Collection Point (RCP) and repaint them in white.

8.2.8 Protective Barriers

- Attempt to apply for exemption from Buildings Authority to avoid erection of new balustrades or placing any installation in front of the balustrades or external walls. If attempt failed, the following enhancement measures will be carried out:
  - Remove the metal protective barriers in front of the historic protective barriers at the open space, and construct removable racks as planters in front of the existing historic protective barriers.
  - Reduce the level difference in front of the historic protective barriers at G/F of MB by constructing removable racks as raised step below the existing historic protective barriers.
  - Remove the metal protective barriers in front of the historic protective barriers on the roof, and construct metal racks as planters in front of the existing historic protective barriers.

8.2.9 Landscape

- Demolish existing ramp, metal protective barrier and planters, and construct new plant area with new balustrade design respecting the design of MB and EXT.
- Demolish the existing concrete staircase at west end of the Site and replace with a new metal staircase.
- Replace the existing metal balustrades along the old access paths at north and west sides with new design respecting the design of MB and EXT.
- Preserve in-situ the access to, and replace the stainless steel gate with new compatible and distinguishable design of the Marine Traffic Control Station
- Repair existing chain-link fence wherever required.
- Demolish the shelters and seating and enhance the open space with new landscaping and garden furniture.

8.2.10 Interpretation

- Provide interpretation programmes at the display areas, multi-purpose room, and outdoor area.
- Visitors will be received through 1) the restored entrance gate and pillars at the north end and walk up the new accessible ramp. They will then be guided to appreciate 2) the remaining original balustrades along old access path at north side. They will arrive at the open space outside MB after viewing 3) the architectural features on the main façade, the 4) fan-shaped main entrance staircase, and 5) the restored pair of statues at the main entrance. Subsequent to the appreciation of 6) the original balustrades with classical urn-shaped balusters and pillars along site boundary, visitors will be guided to view 7) the architectural features on the other external building façades of MB, including 8) the other two staircases. They will also be introduced to 9) the opened verandahs before visiting 10) the original access gate pillars and the restored gate at west side.

- Visitors will also be escorted to the flat roof of MB to appreciate 11) the vista to the surroundings and 12) the classical urn-shaped balusters and pillars on the roof. They will arrive at the flat roof through the BFA access provided by the openings of the lifting platform at the northwest side of EXT, or the new fire escape staircase.
- For the portion of the guided tour at the interior of HV, visitors following the guided route will enter MB for the exhibition areas through the BFA access by the lifting platform at the northwest side of EXT, or the new fire escape staircase. The original sitting room at the central bay, as well as the dining room and bedroom at the side bay shall be reserved for interpretation purposes. The tour will cover 13) the symmetrical spatial design of MB, 14) the original and restored decorative timber panels at high level of walls, 15) ceiling mouldings and 16) the restored fireplaces. The tour ends at the exhibition area which was the original sitting room at the central bay.
- For walk-in visitors, they can opt to enter MB for the exhibition areas by walking up the main entrance staircase, or through the BFA access by the lifting platform at the northwest side of EXT, or the new fire escape staircase. They may also visit the open spaces outside MB to view the architectural features on the external building façades of MB including the staircases and open verandahs, as well as the original balustrades with classical urn-shaped balusters and pillars along site boundary and the original access gate pillars and the restored gate at west side. They can access the flat roof through the BFA access by the lifting platform at the northwest side of EXT, or the new fire escape staircase, to appreciate the vista to the surroundings and the classical urn-shaped balusters and pillars on the roof.

The works are listed in the table below with the corresponding ID used in the HIA table and layout plan.

Type of Intervention	Floor, Building	Exterior (E)/ Interior (I)	Location	Description	Id in HIA Table
Conservation	MB	E	Façade, staircases, verandahs, and balustrades	▪ Preserve in-situ and repair the façade including roof eaves, cornices, columns, walls, etc. ▪ Preserve in-situ all the balustrades with classic urn-shaped balusters ▪ Preserve in-situ and repair the floor finishes of 3 staircases, and floor finishes, ceiling crown mouldings, skirtings at verandahs ▪ Preserve in-situ the original cast iron piping and hopper ▪ Re-render, and repaint the facades and balustrades in white	C1
				▪ Restore the window openings that were blocked, door openings that were converted into windows, and external walls where openings with louvres were made ▪ Provide new windows and doors to the restored openings based on available verified evidence ▪ Replace existing windows and doors with new windows and doors based on available verified evidence and install FRR barrier at interior side when required by current codes ▪ Restore window head and lable-moulding at its original location	C2
				▪ Reconstruct the 2 statues at the balustrades of the fan-shaped staircase	C3
Conservation	G/F, MB	E	Staircases	▪ Replace existing metal balustrades and railings of 3 staircases with new ones that respect the design of the classic balustrades with urn-shaped balusters	C10
Conservation	Roof, MB	E	Roof floor	▪ Preserve in-situ and repair the existing flat roof of MB with new paving	C4

Type of Intervention	Floor, Building	Exterior (E)/ Interior (I)	Location	Description	Id in HIA Table
Conservation	G/F, MB	E	Entrance gates	▪ Reconstruct main entrance pillars and gates at its original location based on old drawings and photos ▪ Preserve in-situ and repaint the rear entrance pillars (gates excluded), and replace the current stainless steel gate with a new one based on historical photos	C5
Conservation	G/F, MB	I	Ceiling	▪ Repair ceiling and ceiling mouldings ▪ Re-plaster and repaint the whole ceiling	C6
Conservation	G/F, MB	I	Wall	▪ Complete the decorative timber boarding with wallpaper pattern at high level at the original living room and 2 original bedrooms	C7
Conservation	G/F, MB	I	Wall	▪ Reconstruct 2 fireplaces at their original location and repair the damaged lower portion of 1 (or more) chimney breast(s) at original locations	C8
Conservation	Outdoor area	E	Balustrade	▪ Preserve in-situ, repair and reinstate the altered segments of classical urn-shaped balustrades	C9
Fit-out	G/F, MB	I	Layout	▪ Reuse the existing layout of MB and convert the interior to accommodate a restaurant, display areas, a new nursery room and a switch room.	F1
Fit-out	G/F, MB	I	Ceiling	▪ Remove the existing false ceiling ▪ Install new false ceiling ▪ Provide new interior lighting	F2
Fit-out	G/F, MB	I	Wall	▪ Install new doors to separate the display and restaurant areas ▪ Repaint the wall	F3
Fit-out	G/F, MB	I	Floor	▪ Remove the existing finishes ▪ Install new timber parquet flooring	F4
Fit-out	G/F, EXT	I	Ceiling	▪ Make good and repaint ceiling ▪ Install new false ceiling	-
Fit-out	G/F, EXT	I	Wall	▪ Repaint	-
Fit-out	G/F, EXT	I	Floor	▪ Remove the existing finish ▪ Install new floor finishes according to the new functions	-

Type of Intervention	Floor, Building	Exterior (E)/ Interior (I)	Location	Description	Id in HIA Table
A&A	EXT	E	NE elevation	▪ Demolish the existing lift for disabled ▪ Demolish existing steps and metal railing	A1
				▪ Remove existing horizontal fins	A2
				▪ Provide new folding doors for new multi-purpose room ▪ Provide new windows for new office ▪ Replace existing glass wall at staircase core with a new one	A3
				▪ Increase the height of the parapet wall a level below the cornice with dentil features of MB which tallies with the parapet wall of the demolished kitchen and servants' quarters annex, and with new top planters.	A4
A&A	EXT	E	Staircase core	▪ Demolish existing parapet wall to shrink its volume	A5
A&A	EXT	E	NW elevation	▪ Remove existing horizontal fins	A2
				▪ Fill up the existing glass wall openings with bricks. ▪ Fill up existing windows and louvre openings of the original toilets with bricks. ▪ Provide new metal louvres for the toilets.	A3
				▪ Increase the height of the parapet wall to a level below the cornice with dentil features of MB which tallies with the parapet wall of the demolished kitchen and servants' quarters annex, and with new top planters.	A4
A&A	EXT	E	SW elevation	▪ Remove existing horizontal fins	A2
				▪ Provide new windows and new metal louvres for new kitchen ▪ Replace existing glass wall at staircase core with a new one	A3

Type of Intervention	Floor, Building	Exterior (E)/ Interior (I)	Location	Description	Id in HIA Table
				▪ Increase the height of the parapet wall to a level below the cornice with dentil features of MB which tallies with the parapet wall of the demolished kitchen and servants' quarters annex, and with new top planters.	A4
A&A	G/F, EXT	I & E	Ceiling, wall, floor	▪ Re-layout G/F of EXT to accommodate a new kitchen, a multi-purpose room, an office and circulation space. ▪ Provide fit-out works to the kitchen ▪ Enhance the interfacing details between MB and EXT for the new kitchen.	A6
A&A	G/F, EXT	I	Ceiling, wall, floor	▪ Renovate the existing toilet for disabled	-
A&A	LG/F, EXT	I	Ceiling, wall, floor	▪ Convert existing plant rooms into female and male toilets	-
MOE	All floors, EXT	E	▪ G/F to roof, EXT ▪ Roof, EXT to roof, MB	▪ Demolish existing concrete staircase at stair core of EXT. ▪ Demolish metal staircase connecting the roofs of EXT and MB. ▪ Construct 2 new metal staircases as MOE that are split into two sections (one at the existing stair core of EXT, the other one connecting the roofs of EXT and MB) ▪ Provide 2 exit doors at stair core	M1, M2
MOE	Outdoor area	E	NW side of the site	▪ Construct a new external metal staircase as MOE	M3
Barrier free access	Outdoor area	E	Main entrance	▪ Convert the existing footpath into an accessible ramp	B1
	All floors, EXT	I	▪ G/F to roof, EXT ▪ Roof, EXT to roof, MB	▪ Construct 2 new lifting platforms with glass enclosure	B2

Type of Intervention	Floor, Building	Exterior (E)/ Interior (I)	Location	Description	Id in HIA Table
Building Services	MB & EXT	E	Whole building	▪ Demolish existing air-conditioning systems ▪ Provide new air-conditioning systems with new trunkings ▪ Locate new air-conditioning out-door units on roof of EXT and add visual screen with top planter	S1
Building Services	MB & EXT	E	Whole building	▪ Provide new MV systems for toilets and kitchen	-
Building Services	LG/F, EXT	E	Underground	▪ Maintain existing 37,000L sprinkler tank ▪ Construct a new 18,000L hose reel/fire service water tank and a new FS & Sprinkler pump room	S3
	MB & EXT	I	Ceiling, wall	▪ Modify fire safety systems, i.e. sprinkler, hose reel, visual alarm, etc.	-
Building Services	All floors of MB and EXT	I & E	Whole building	▪ Maintain existing electrical power supply by CLP 300A TPN service cutout ▪ Introduce new CLP 400A TPN service cutout with separate energy meter for new kitchen	S5
Building Services	MB & EXT	E	Roof	▪ Provide a new lightning system which flushes with new floor finish	S6
Building Services	EXT	I & E	Kitchen	▪ Provide a new exhaust system for the new kitchen	S7
Building Services	Roof and G/F of EXT	I & E	Roof, EXT. Kitchen, Toilets for disabled, Female and male toilets	▪ Maintain 3 existing plumbing and flushing water tanks on the roof of EXT, add visual screen with top planter on the roof. ▪ Revise the existing plumbing and drainage systems according to the revised layout	S8
Building Services	EXT	E	MB	▪ Replace uPVC pipes and hoppers with cast iron piping and install them at the original location.	S9
Building Services	Electrical Substation (ESS), Refuse Collection Point (RCP)	E	Street level of Castle Peak Road, west end of the Site	▪ Repair ESS and RCP ▪ Repaint ESS and RCP in white	S10

Type of Intervention	Floor, Building	Exterior (E)/ Interior (I)	Location	Description	Id in HIA Table
Protective Barriers	Open space	E	Balustrades	▪ Remove the metal protective barriers in front of the historic protective barriers at the open space, and construct removable racks as planters in front of the existing historic protective barriers.	P1, P4
Protective Barriers	G/F, MB	E	Balustrades	▪ Reduce the level difference in front of the historic protective barriers at G/F of MB by constructing removable racks as raised step below the existing historic protective barriers.	P2, P4
Protective Barriers	Roof, MB	E	Balustrades	▪ Remove the metal protective barriers in front of the historic protective barriers on the roof, and construct removable racks as planters in front of the existing historic protective barriers.	P3, P4
Landscape	G/F	E	NW side of the Site	▪ Demolish existing ramp, unauthentic balustrades with urn-shaped balusters, and planters ▪ Construct new sloped plant area	L1
				▪ Demolish existing concrete staircase and replace with a new metal one (M3)	L1
Landscape	Outdoor area	E	Metal balustrade	▪ Replace existing metal balustrades along the old access paths at north and west sides with glass balustrades.	L2
Landscape	Outdoor area	E	Metal gate and access to Maine Traffic Control Station	▪ Replace the stainless steel gate with new compatible and distinguishable design. ▪ Preserve in-situ the access.	L3
Landscape	Outdoor area	E	Chain-link fences	▪ Repair existing chain-link fence wherever required.	L4
Landscape	Outdoor area	E	Shelters and seating	▪ Demolish the shelters and seating and enhance the open space with new landscaping and garden furniture	L5

Type of Intervention	Floor, Building	Exterior (E)/ Interior (I)	Location	Description	Id in HIA Table
Interpretation	G/F and Roof of MB, G/F of EXT, Outdoor area	E & I	Ceiling, Wall, Floor	▪ Provide interpretation programmes e.g. panels, exhibits, QR codes, projection, etc.	I1

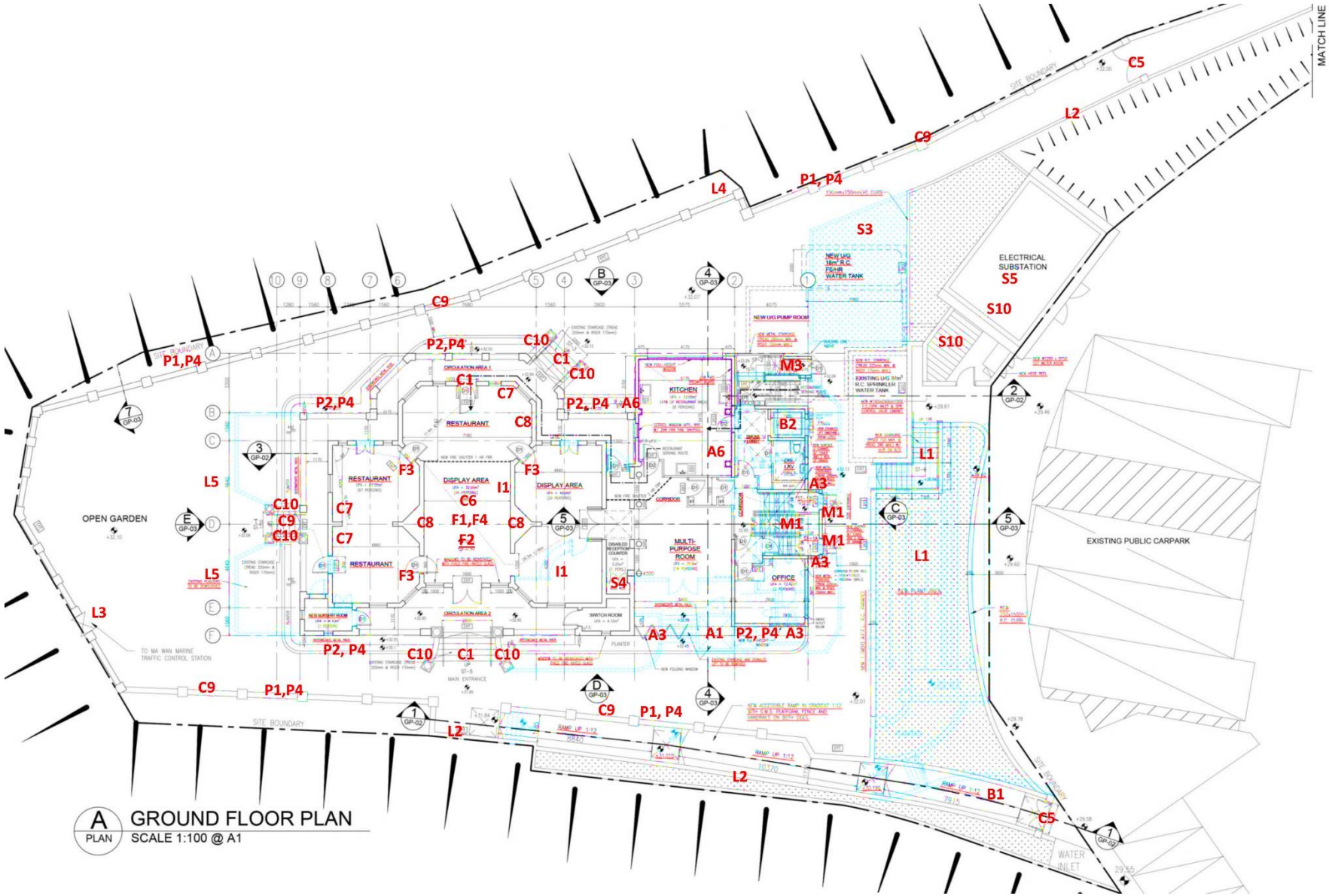
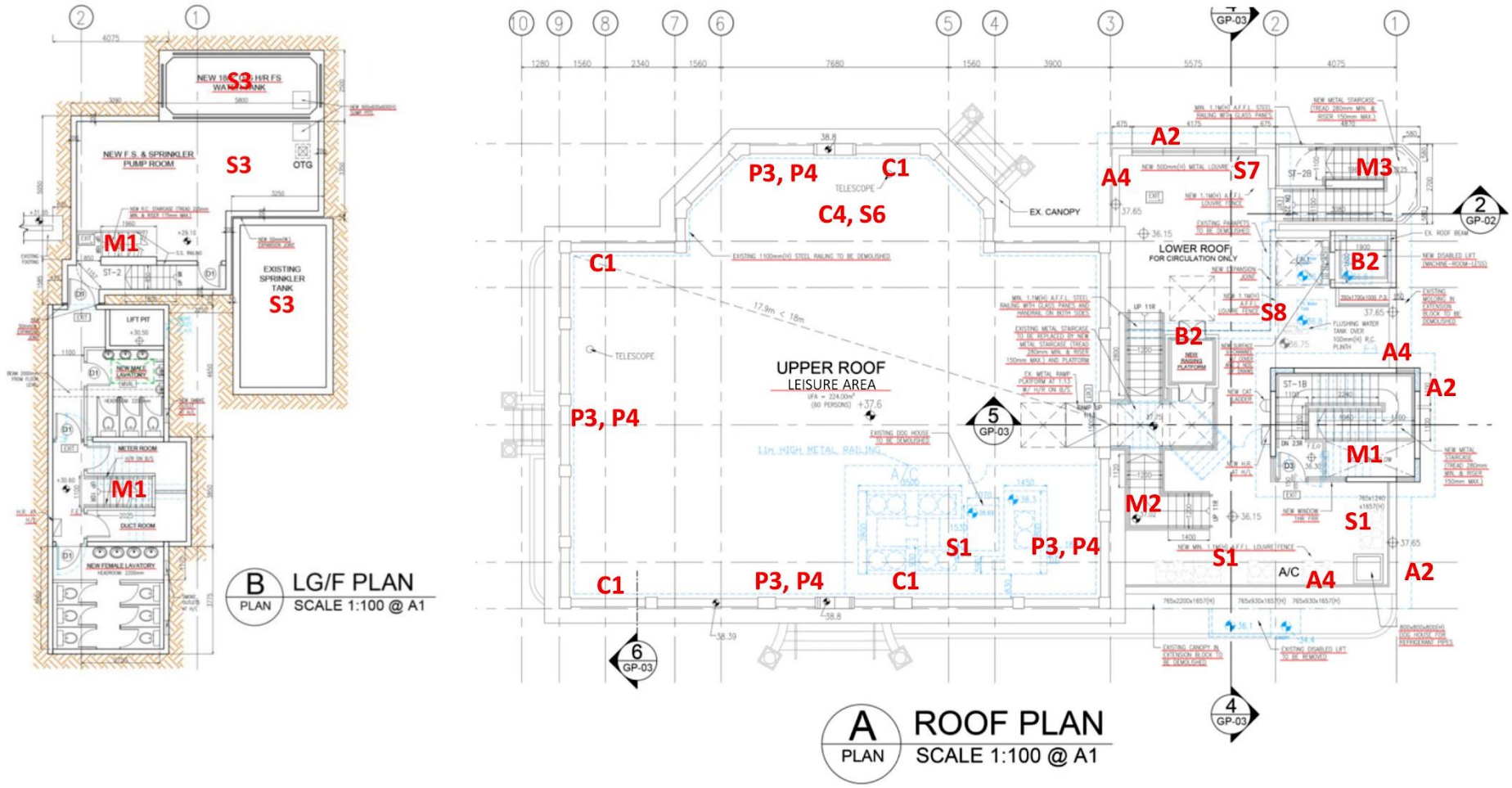


Fig. 8.2.10-2 G/F plan with the proposed works annotated with the IDs in red that correspond to the table in Section 8.2 Proposed Works and Section 8.3.6 Heritage Impact Assessment and Mitigation Measures. The ID that is underlined i.e. F2 represents that the proposed work applies to the whole area.



(Left) **Fig. 8.2.10-3** and (Right) **Fig. 8.2.10-4** LG/F and roof plans with the proposed works annotated with the IDs in red that correspond to the table in Section 8.2 Proposed Works and Section 8.3.6 Heritage Impact Assessment and Mitigation Measures.

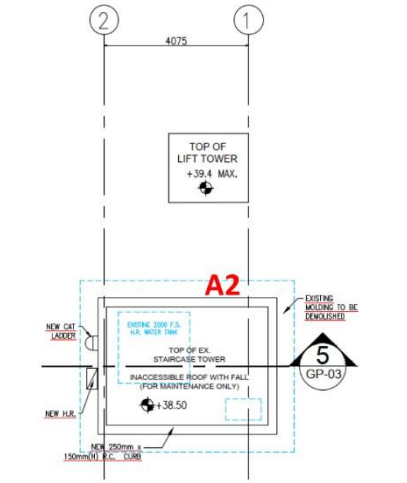


Fig. 8.2.10-5 Plan of the top of the staircase with the proposed works annotated with the IDs in red that correspond to the table in Section 8.2 Proposed Works and Section 8.3.6 Heritage Impact Assessment and Mitigation Measures.

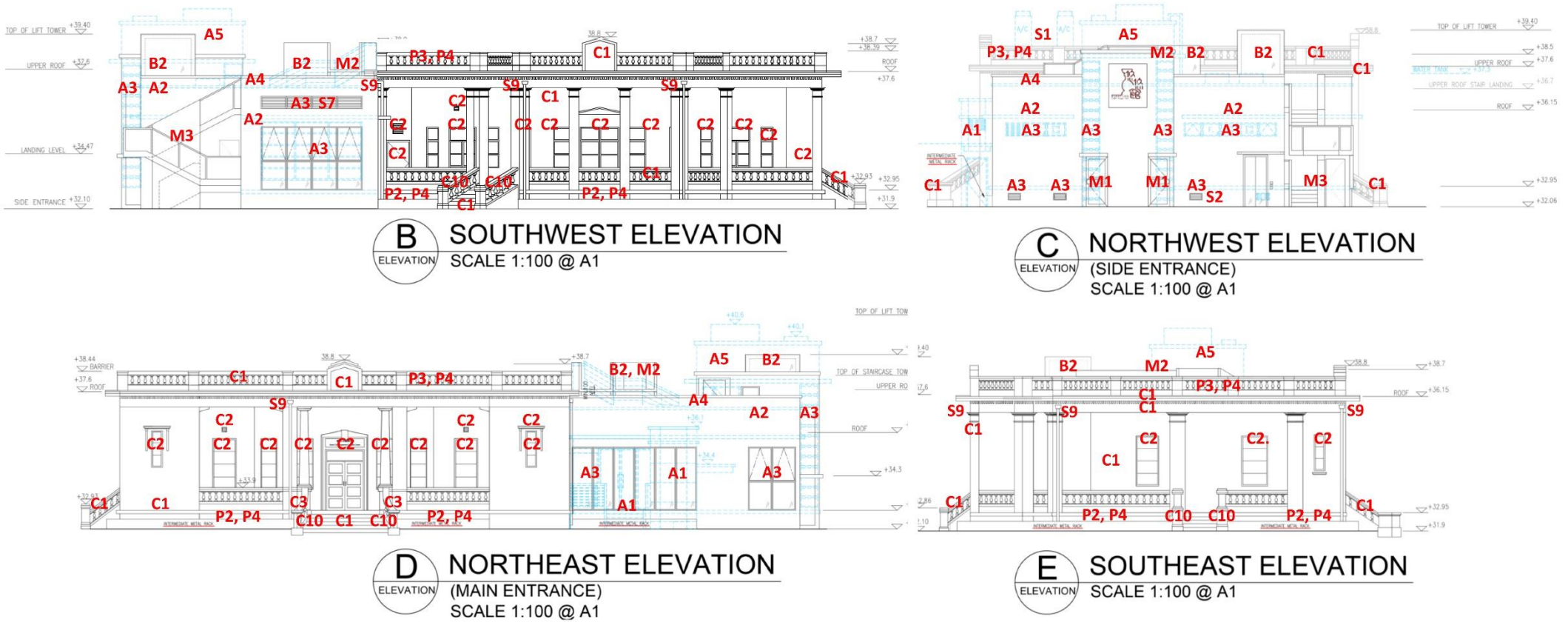


Fig. 8.2.10-6 Elevations with the proposed works annotated with the IDs in red that correspond to the table in Section 8.2 Proposed Works and Section 8.3.6 Heritage Impact Assessment and Mitigation Measures. The demolition works are indicated with blue dotted lines.

8.3 Heritage Impact Assessment & Mitigation Measures

8.3.1 Guidance

The following heritage impact assessment is prepared with reference to Development Bureau Technical Circular (Works) No. 1/2022 issued on 6 April 2022, the Buildings Department Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012 (2019 Edition) and ICOMOS Guidance on Heritage Impact Assessment.

8.3.2 Its aims are:

- To identify the impact of the proposed works to the Site, including its setting, building fabrics, visual impression and assess their level of adverse impact.
- To advise necessary study, actions and treatments in advance of the proposed works to remove uncertainties and doubts.
- To suggest feasible and practical advice during the design and construction stages to minimize the overall adverse impact.
- To respect historic fabrics and make sure they receive proper care. Interventions to the CDEs should be avoided as far as possible and as little as necessary.

8.3.3 The heritage impact assessment is divided into the following categories in the table in 8.3.5 with regard to the extent of influence and estimated construction works involved.

8.3.4 As suggested by the ICOMOS Guidance on Heritage Impact Assessment, this exercise is an iterative process. Results of this assessment should be reviewed and fed back to the design process to make sure the resulting changes are sustainable. If the overall adverse impact level on the historic resources is high after mitigation, the design should be reviewed to minimize the negative impacts.

8.3.5 Explanation and Definition

The bolded terms listed below are used in the table under the Heritage Impact Assessment and Mitigation Measures. Their definitions of the terms are provided on the right.

ID	- An index is given to each assessment item according to the prescribed category
Assessment Item	- Proposed works and the associated changes to the CDEs and/or the context of such CDEs - The location of the assessment item is marked below the description or on the specified location plan
Reasons for Changes	- Reasons that lead to the proposed works

CDEs Affected	-	Affected CDEs and/or elements without cultural heritage values for each proposed work
Level of Significance	-	The assessed measurement of the importance of the cultural heritage significance of a specific CDE
Recommendations	-	Recommended approach for works and reason(s) for the suggested mitigation measures
Suggested Mitigation Measures	-	Specific measures to mitigate impact to the corresponding CDEs
Overall Impact Level after Mitigation	-	Overall level of adverse impact on the CDEs after the execution of mitigation measures, using the four impact levels listed below:

Beneficial impact	The impact is beneficial if the project will enhance the preservation of the historic structures
Acceptable impact	If the assessment indicates that there will be no significant effects on the historic structures
Acceptable impact with mitigation measures	If there will be some adverse effects, but these can be eliminated, reduced or offset to a large extent by specific mitigation measures
Unacceptable impact	If the adverse effects are considered to be too excessive and are unable to be mitigated practically
Undetermined impact	If the significant adverse effects are likely, but the extent to which they may occur or may be mitigated cannot be determined from the study. Such adverse effects should be specifically indicated in the evaluation for conducting further detailed study before the related proposed works are carried out

8.3.6 Heritage Impact Assessment & Mitigation Measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations/ Suggested Mitigation Measures	Overall Impact Level After Mitigation
1. Homi Villa as Centre of National History Education (CNHE) Youyou Villa						
G1	**Conversion of HV into CNHE Youyou Villa**	▪ To adaptive reuse the Site as a learning centre that integrates Chinese culture and history studies with environmental studies ▪ To deepen public's understanding of the environment, history and culture and to allow visitors to learn about the history of Hong Kong through exhibitions, guided tours, lectures and workshops, etc. ▪ To provide a restaurant serving Indian (Parsee) and Chinese cuisine to reflect the background culture of the Site and the Ruttonjee family	▪ All the CDEs as identified in Section 5.5	Exception, High, Medium, Low, Neutral and Intrusive	*Recommendations* ▪ HV, as a Grade 3 historic building. Its Main Building (MB) has high historical and architectural values. Every effort should be made to maintain its cultural heritage significance. On the other hand, the 1990s extension (EXT) has no cultural heritage significance and can be altered for new facilities *Mitigation Measures* ▪ Preserve MB *in-situ.* ▪ Restore the façade of MB. ▪ Renovate the entire HV to serve its new use(s). ▪ Alter the façade and the volume of the EXT to respect that of MB. ▪ Prepare photographic and cartographic surveys to document the changes. ▪ Formulate interpretation strategy.	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
2. Conservation Works						
C1	**Preservation in-situ and repair of the façade of MB, including roof eaves, columns, walls, balustrades** **Preserve in-situ and repair all the balustrades with classic urn-shaped balusters** **Preserve in-situ and repair the floor finishes of 3 staircases, and floor finishes, ceiling crown mouldings and skirtings at verandahs** **Preserve in-situ the original cast iron piping and hopper** **Re-render, and repaint the facades and balustrades in white**	▪ To reveal the original architectural features on the external walls.	▪ 1.5 Balustrade with classical urn-shaped balusters and pillars (with a circular recess on the top plane) at intervals ▪ 2.1c White colour of the facades ▪ 2.2a Centre-pieces incorporated into the roof balustrade ▪ 2.2b Balustrades with classical urn-shaped balusters and pillars on the roof ▪ 2.2c Horizontal protruding roof eaves with dentil cornice ▪ 2.2d Architrave and corbels ▪ 2.2e Circular columns on Tuscan Order and pillars with	Exceptional for all	*Recommendations* ▪ The excessive repainting of the facades has concealed the details of the groove lines. Some dentils have gone missing, etc. *Mitigation Measures* ▪ Conduct detailed research of the original design of the façade by referencing historical architectural drawings, photographs, and oral histories. ▪ Conduct condition survey to identify defective areas before repair. ▪ Adopt like for like approach for repair. Materials shall match with existing. ▪ Conduct laboratory test to find out the ratio of the materials used in the existing rendering, and the strength of existing brick as necessary. ▪ Use breathable rendering and paint systems. ▪ Use brick with the strength, size and colour matching the existing. ▪ Record the existing conditions of façade properly before the implementation of any façade removal/ alteration/ restoration works.	Beneficial impact

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
			capitals at main entrance ▪ 2.2f External pillars ▪ 2.2g White stucco-work rendering with groove lines imitating masonry construction ▪ 2.2h Relief moulding surrounding the main and rear entrances ▪ 2.2i Window had with label moulding over window ▪ 2.2j Window sill ▪ 2.2k Original openings on the wall for doors and fenestration (not including the doors and windows) ▪ 2.2l Balustrades with classical urn-shaped balusters and pillars on the G/F verandahs			

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
C2	**Restore the window openings that were blocked, door openings that were converted into windows, and external walls where openings with louvres were made** **Provide new windows and doors to the restored openings** **Replace existing windows and doors with new windows and doors** **Restore window head and lable-moulding at its original location** **Install FRR barrier at interior side if not exempted from BO**	▪ To reinstate the façade to its original state as far as possible.	▪ 2.2i Lable moulding over window ▪ 2.2j Window sill ▪ 2.2k Openings on the wall for doors and fenestration ▪ 2.2m 1990s windows, doors and louvres ▪ 2.3 Staircases to the verandahs ▪ 2.4 Opened verandahs on northeast, southeast and southwest facades of MB	Exceptional Exceptional Exceptional Intrusive Exceptional Exceptional	*Recommendations* ▪ Some of the original doors have been converted into windows, and some window openings have been blinded. Besides, the original windows and doors have been replaced by metal ones in the past. The door and window openings reflect the original spatial layout of MB. It is thus important to restore them. *Mitigation Measures* ▪ Conduct detailed research of the original design of the façade by referencing historical architectural drawings, photographs, and oral histories, study the details of timber windows and doors of the period. ▪ Use new doors and windows with design based on verified evidence. ▪ Enhance the performance of the windows by adopting low-e glass. ▪ Record the existing conditions of façade properly before the implementation of any façade removal/ alteration/ restoration works. ▪ Install FRR fixed light at the internal side so not to affect the appearance.	Beneficial impact Acceptable impact with mitigation measures
C3	**Reconstruct the 2 statues at the balustrades of the fan-shaped staircase, MB**	▪ To reinstate the original features	▪ 2.3a Fan-shaped staircase at main entrance (Northeast elevation)	Exceptional	*Recommendations* ▪ The features are unique to HV and their reinstatement is necessary. *Mitigation Measures* ▪ Conduct detailed research of the original design of the statues by referencing historical architectural drawings, photographs, and oral histories.	Beneficial impact

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
					▪ Use fibre glass for the reconstruction to maintain distinguishability. ▪ Use white colour which matches with that of the balustrade. ▪ Mark the year of fabrication at the bottom of the statues for distinguishability. ▪ Provide interpretation.	
C4	**Preserve in-situ and repair the existing flat roof of MB with new paving**	▪ To replace the existing later-added paving ▪ To incorporate the lightning protection system into the paving	▪ 2.5 Flat roof of MB	High	*Mitigation Measures* ▪ Prepare the detailed design by considering the existing location of drainage outlets on the roof, and the need for fall for surface runoff and strips of the lightning. Prevention system which has to flush with the future finished floor level. ▪ Use paving materials compatible with but distinguishable from the historic fabric.	Beneficial impact
C5	**Reconstruct main entrance pillars and gate at its original location** **Preserve in-situ and repaint the rear entrance pillars (gates excluded), and replace the current stainless steel gate**	▪ To reinstate the original main entrance gate pillars and gate ▪ To support future operation of the new use	▪ 1.1b Old access path at the north side ▪ 1.1d Old access gate pillars leading (not including the gate) at the west side ▪ 1.1e Gate at the old access at the west side	High Exceptional Neutral	*Recommendations* ▪ The entrance gate pillars and gate signify the original approach to HV and its reinstatement is necessary. *Mitigation Measures* ▪ Strip off existing paint and rendering of the old pillars at west side prior to the application of the new render and paint system. ▪ Reconstruct main entrance gate pillars and main and rear entrance gates based on historical photographs and oral histories. ▪ Use materials and colours which match with that of the extant rear entrance pillars and old photo. ▪ Use the reconstructed entrance pillars and gate at the north side as the proper entrance	Beneficial impact

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
					in the future and equip it with modern security measures e.g. CCTV, telecom, etc. ▪ Mark the year of construction on the reconstructed pillars.	
C6	**Repair and repaint ceiling mouldings**	▪ To restore the original ceiling mouldings	▪ 3.3 Ceiling mouldings	High	*Mitigation Measures* ▪ Repair the damages made on the existing ceiling carefully with materials which match with the existing. ▪ Repaint the ceiling in white.	Beneficial impact
C7	**Complete the decorative timber panels with wallpaper pattern at high level at the original living room and 2 original bedrooms**	▪ To reinstate the original interior decorations	▪ 3.4 Decorative timber panels	High	*Recommendations* ▪ The segments of timber panels are only found at the original living room and two original bedrooms. The panels are the physical evidence of the original uses. Its reconstruction is thus important to advise the original spatial layout. *Mitigation Measures* ▪ Conduct detailed research of the original design of the timber panels by referencing historical photographs, and oral histories. ▪ Reconstruct the new timber panels with the same materials and pattern, while maintaining distinguishability either by marking year of construction, or with future interpretation.	Beneficial impact
C8	**Reconstruct 2 fireplaces and 1 (or more) chimney breasts at their original location**	▪ To interpret the original architectural layout	▪ 3.1 Spatial design of MB ▪ 3.5 Original chimney breast at original living room, MB	High Medium	*Recommendations* ▪ The fireplaces and chimney breasts advise the past way of living at HV. Their reconstruction can interpret the original uses of the rooms. *Mitigation Measures* ▪ Conduct detailed research of the original design of the fireplaces by referencing	Beneficial impact

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
					historical architectural drawings, photographs, and oral histories. ▪ Strip off the existing plastering to verify the exact locations of the fireplaces and chimney breasts and record all site evidences of fireplaces in MB. ▪ Reconstruct the new fireplaces with the same dimension, colours and materials as the original ones, with year of construction marked.	
C9	**Preserve in-situ, repair and reinstate the altered segments of classical urn-shaped balustrades**	▪ To reinstate the original appearance of the balustrades	▪ 1.5 Balustrade with classical urn-shaped balusters and pillars (with a circular recess on the top plane) at intervals fringing the open space	Exceptional	*Mitigation Measures* ▪ Construct new balustrades with reference to the design and materials of the existing. ▪ Mark the year of construction at the new balusters and the copping.	Beneficial impact
C10	**Replace existing metal balustrades and railings of 3 staircases with new ones that respect the design of the classic balustrades with urn-shaped balusters**	▪ To enhance the appreciation of CDEs ▪ To fulfil current building codes	▪ 2.3 Staircases to the verandahs ▪ 2.8 Stainless steel balustrades and railings at staircases	Exceptional Intrusive	*Mitigation Measures* ▪ Dismantle the later-added metal balustrades and railings carefully and not to create new damages to the staircases. ▪ Install new balustrades and railings by locating the new fixings at the areas same as existing so not to create new damages to the staircases. ▪ Use steel railings/ balustrades with simple, compatible but distinguishable design.	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
3. Fit-out Works						
F1	**Reuse the existing layout of MB and convert the interior to accommodate a restaurant, display areas, a new nursery room and a switch room**	▪ To adaptive reuse the Site as a learning centre that integrates Chinese culture and history studies with environmental studies ▪ To deepen public's understanding of the environment, history and culture and to allow visitors to learn about the history of Hong Kong through exhibitions, guided tours, lectures and workshops, etc. ▪ To provide a restaurant serving Indian (Parsee) and Chinese cuisine to reflect the background culture of the Site and the Ruttonjee family	▪ 3.1 Symmetrical spatial design of MB with original two larger rooms on central axis and two smaller rooms on each side ▪ 3.3 Ceiling mouldings ▪ 3.4 Decorative timber panels	High High High	*Mitigation Measures* ▪ Design the fitting-out works with the aim to reveal the CDEs at ceiling and walls as far as possible. ▪ Keep the existing brick wall returns that show the original layout intact. ▪ Design and install new doors and partitioning to be installed for separation of different uses in a reversible manner.	Acceptable impact with mitigation measures
F2	**Replacement of false ceiling at MB**	▪ To expose the ceiling mouldings and decorative timber	▪ 3.2 Building structure and elements of MB ▪ 3.3 Ceiling mouldings ▪ 3.4 Decorative timber panels	High High High	*Recommendations* ▪ False ceiling is required to hide the conduits and piping of building services system. Yet, its presence may obstruct the CDEs at ceiling and high level of walls. *Mitigation Measures* ▪ Design the new false ceilings at different spaces using cloud ceiling with the minimum area, mesh ceiling, or cove lighting ceiling and have them installed at an appropriate level to hide away the building services above while allowing the appreciation of historic ceiling mouldings and decorative timber panels at high level of walls of MB.	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
					▪ Level the new false ceiling as high as possible to reveal the spatial quality and expose the decorative timbe panels. ▪ Avoid locating the fixings for the new false ceiling at the heritage ceiling mouldings. ▪ Incorporate interior lighting design in the new false ceiling for a holistic design.	
F3	**Installation of new doors at the interior of MB** **Repainting of walls**	▪ To separate the future display and restaurant areas	▪ 3.2 Building structure and elements of MB	High	*Recommendations* ▪ The doors can reinstate the original spatial design to a certain extent, thus support the interpretation of the Site. *Mitigation Measures* ▪ Design new timber doors which matches with the architectural design of the interior space but distinguishable from the original door design. ▪ Install the new doors with as few fixings on the heritage walls as possible to minimize the damages.	Beneficial impact
F4	**Replacement of existing floor finishes with new timber parquet flooring at MB and EXT**	▪ To provide new floor finishes	▪ 3.6 Existing floor finishes	Neutral	*Mitigation Measures* ▪ Use FSC certified timber for the flooring. ▪ Install a new timber parquet flooring system with appropriate waterproofing membrane to prevent future deformation.	Acceptable impact

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
4. Alteration and Addition Works						
A1	**Demolition of existing lift for disabled and steps and metal railing at the northeast elevation of EXT**	▪ To enhance the façade design of EXT by removing the obstruction which obscures the appreciation of the MB	▪ 2.7 1990s Extension	Intrusive	*Mitigation Measures* ▪ Remove the lift for disabled, steps and metal railing carefully.	Beneficial impact

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
A2	**Remove existing horizontal fins on the façade of EXT**	▪ To tune down the façade design of EXT so to respect that of MB	▪ 2.7 1990s Extension	Intrusive	*Recommendations* ▪ The horizontal fins at EXT tried to relate to the architectural features of MB but failed to enhance the aesthetic of the Site as a whole. *Mitigation Measures* ▪ Conduct the works with due consideration of the CDEs in the vicinity.	Beneficial impact
A3	**Modification of the existing facades of EXT with new sliding doors and windows, modification of the glass wall of stair core of EXT** **Provision of new metal louvres for the toilets**	▪ To provide natural lighting and ventilation for the new multi-purpose room, office and kitchen of EXT ▪ To improve the façade design of the stair core of EXT ▪ To provide mechanical ventilation for the toilets on the G/F and LG/F of EXT	▪ 2.7 1990s Extension	Intrusive	*Mitigation Measures* ▪ Set back the external walls of EXT from the main façade of MB to reveal the original hierarchy between the MB and the ancillary buildings and to maintain the distinguishability. ▪ Conduct the works with due consideration of the CDEs in the vicinity. ▪ Design EXT carefully by different materials and façade treatment so one can easily differentiate the later EXT from the MB. ▪ Set back the northeast external wall of the EXT from the main façade to maintain distinguishability.	Beneficial impact
A4	**Increase the height of the parapet wall at EXT with top planters**	▪ To heighten the parapet wall so to hide the A/C outdoor units and kitchen exhaust system behind	▪ 2.2 External building facades of MB	Exceptional	*Recommendations* ▪ The intervention provides the screen required with the simplest design. *Mitigation Measures* ▪ Keep the ultimate height of the future parapet walls of EXT (except the stair core) to be lower than the dental cornice of MB and the height of the stair core not higher than the ultimate height of MB. ▪ Avoid disturbance to the dental cornice.	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
					▪ Construct the new portion of the parapet wall with matching materials to the existing. ▪ Maintain a physical distance between the new portion from the façade of MB to avoid direct contact.	
A5	**Demolish the existing parapet wall of the stair core, EXT**	▪ To respect the MB by shrinking the volume of EXT	▪ 2.7 1990s Extension	Intrusive	*Mitigation Measures* ▪ Conduct the works with due consideration of the CDEs in the vicinity.	Beneficial impact
A6	**Re-layout G/F of EXT to accommodate a new kitchen, a multi-purpose room, an office and circulation space** **Provide fit-out works to the kitchen** **Enhance interfacing details between MB and EXT for the new kitchen**	▪ To provide the kitchen to support the proposed restaurant	▪ 2.2f External pillars ▪ 2.2l Balustrade	Exceptional Exceptional	*Recommendations* ▪ The proposed kitchen should minimize the obstruction for the appreciation of MB. *Mitigation Measures* ▪ Design the façade of the new kitchen with due consideration of the appreciation of MB. ▪ Treat the interface between the new kitchen and MB carefully. The new external wall of the kitchen should only connect to the rear surface of the heritage column with a separation layer e.g. insulation member. No physical contact shall be allowed. ▪ Conduct the works with due consideration of the CDEs in the vicinity.	Acceptable impact

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
5. Means of Escape						
M1	**Demolish existing staircases at the stair core of EXT**	▪ To comply with the MOE regulations	▪ 2.2 External building facades of MB	Exceptional	*Recommendations* ▪ The proposed MOEs should be within the modified stair core.	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
	Construction of 2 New staircases as MOE inside EXT (G/F to Roof) with exit doors.		▪ 2.7 1990s Extension	Intrusive	*Mitigation Measures* ▪ Demolish the existing MOE carefully. ▪ Locate the new MOEs away from MB, but at EXT. ▪ Design the MOEs in a way to minimize structural loading to the existing structure i.e. metal staircase. ▪ Maintain distinguishability from MB by using metal staircases and railing. ▪ Carry out precautionary measures during demolition and construction e.g. submission and approval of method statement and monitoring proposal, protection to the retained fabrics, etc.	
M2	**Demolish the existing staircase on the roof of EXT which connects the roofs of EXT and MB** **Construction of 2 new metal staircases as MOE (to connect the roofs of EXT and MB) on the roof of EXT**	▪ To comply with the MOE regulations	▪ 2.2 External building facades of MB ▪ 2.2b Balustrade with classic urn-shaped balusters on roof, MB ▪ 2.7 1990s Extension	Exceptional Exceptional Intrusive	*Recommendations* ▪ The proposed MOEs should not be excessively higher than the highest point of MB. *Mitigation Measures* ▪ Locate solely on the roof of EXT. ▪ Minimize the interfacing with MB, and not making new damages to MB. ▪ Maintain the height of the protective barriers of the MOE as low as possible, and visually not higher than the ultimate height of MB. ▪ Use light weight material i.e. metal staircase to minimize structural loading and be structurally independent from MB. ▪ Use glass balustrades to reduce building bulk and obstruction for the appreciation of the CDEs e.g. the urn-shaped balusters of MB and maintain distinguishability. ▪ Reuse existing opening at the roof parapet wall of MB. ▪ Carry out precautionary measures during demolition and construction e.g.	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
					submission and approval of method statement and monitoring proposal, protection to the CDEs and retained fabrics, etc.	
M3	**Construction of a new external MOE staircase at the west side of EXT**	▪ To provide a MOE to fulfil fire safety requirement	▪ 2.2 External building facades of MB ▪ 2.7 1990s Extension	Exceptional Intrusive	*Mitigation Measures* ▪ Locate the new escape staircase at the west side of the EXT which is far away from the main façade of MB. ▪ Use light weight material i.e. metal staircase to minimize visual impact, building bulk and structural loading and be structurally independent from MB and EXT. ▪ Make sure its ultimate height be not higher than the modified parapet walls of EXT. ▪ Use metal with glass balustrades to reduce building bulk and obstruction for the appreciation of the CDEs e.g. the urn-shaped balusters of MB and maintain distinguishability. ▪ Carry out precautionary measures during demolition and construction e.g. submission and approval of method statement and monitoring proposal, protection to the CDEs and retained fabrics, etc.	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
6. Barrier Free Access						
B1	**Conversion of the old access paths at the north side into an accessible ramp with new glass balustrades with**	▪ To improve the experience arriving at the Site by directing visitors to the main entrance of MB	▪ 1.1b Old access path at the north side	High	*Recommendations* ▪ The formation of the existing slope into ramp to northwest of HV in 1990s has made the northwest elevation of EXT the	Acceptable impact with mitigation measures

	alignment referring to the original alignment as far as technically feasible	▪ To fulfil the requirement stipulated in the Design Manual – Barrier Free Access 2008 (2021 Edition)	▪ 1.1f Metal balustrades along and finishes of old access path at the north side ▪ 1.1h The remaining balustrades of the old access path at the north side ▪ 1.5 Balustrade with classical urn-shaped balusters and pillars (with a circular recess on the top plane) at intervals	Neutral High Exceptional	most prominent elevation of the Site, which should be rectified. ▪ Visitors should be guided to the main entrance of MB by carefully designed approach upon arrival. *Mitigation Measures* ▪ Document the existing design. ▪ Align the new ramp by referring to the original alignment of the old access path at the north side as far as technically practicable. ▪ Preserve the remaining original balustrades. ▪ Keep the disturbance to the historic balustrade with classical urn-shaped balusters to a minimum. ▪ Use of glass balustrades for the outer side for the path to minimize visual impact, and facilitate public appreciation of the historic balustrade on the inner side from Castle Peak Road. ▪ Design the interfacing details between the new parapets/ balustrades and the historic balustrade carefully. ▪ Design the new ramp which is welcoming and fit for all users. ▪ Use non-slip finishes with compatible but distinguishable design.	
B2	**Construction of 2 lifting platforms at EXT**	▪ To facilitate operation ▪ To fulfil the requirement stipulated in the Design Manual – Barrier Free Access 2008 (2021 Edition)	▪ 2.2b Balustrade with classic urn-shaped balusters on roof, MB ▪ 2.5 Flat roof of MB ▪ 2.7 1990s Extension	Exceptional High Intrusive	*Recommendations* ▪ The proposed BFA has to serve all the floors, however, the lifting platform connecting the lower roof (roof of EXT) and upper roof (roof of MB) should not be visually higher than the highest point of MB. *Mitigation Measures* ▪ Locate the new lifting platforms away from MB, but at the interior of EXT to minimize overall visual impact.	Acceptable impact with mitigation measures

					▪ Split the BFA lift into two portions to minimize the volume. ▪ Maintain the height of the lifting platform (from lower roof to upper roof) as low as possible with the highest point not visually higher than the highest point of MB. The height of the lifting platform from G/F to lower roof should be as low as possible, and not higher than the top level of the existing parapet wall of stair core. ▪ Design the lifting platforms in a way to minimize visual impact to MB. ▪ Use glass enclosure as far as possible for the portion above the roof of EXT for distinguishability and to minimize obstruction in viewing the classic urn-shaped balusters of MB from different angles. ▪ Reuse existing opening at the roof parapet wall of MB.	

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
7. Building Services						
S1	**Provision of a new air conditioning system with VRV units**	▪ To provide conditioned air for the indoor space for thermal comfort ▪ To enhance the energy efficiency of the system	▪ 3.2a Original beams, columns, structural masonry walls and slabs of MB ▪ 3.2b Later-added R.C. beams in 1990s of MB ▪ 3.3 Ceiling mouldings	High Intrusive High	*Recommendations* ▪ The existing outdoor units of AC system placed on the roof of MB are an eyesore. Such practice should not be continued in the future use. *Mitigation Measures* ▪ Design the building services system in an integrated manner to minimize damage to the historic fabrics and enhance the aesthetics of the systems. ▪ Locate the new outdoor units on the lower roof of EXT. They should be hidden	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
			▪ 3.4 Decorative timber panels	High	behind the heightened parapet walls and planters. ▪ Route the trunkings carefully to minimize their distance and the creation of new openings on heritage walls. ▪ Reuse existing openings at bulkhead above existing false ceiling. ▪ Level the trunking above the decorative timber panels at high level of walls. ▪ Avoid trucking to pass through external verandahs and external walls. ▪ Locate the fresh air louvres at less obvious wall openings i.e. the southwest (rear) elevation of EXT.	
S2	**Provision of new mechanical ventilation systems**	▪ To provide adequate fresh air for lavatories and kitchens with mechanical ventilation fans	▪ 2.7 1990s Extension	Intrusive	*Mitigation Measures* ▪ Design the building services system in an integrated manner to minimize damage to the historic fabrics and enhance the aesthetics of the systems. ▪ Enhance the appearance of ventilation fans by having louvres on the façade of EXT for a more uniform design. ▪ Locate the fresh air louvres at less obvious wall openings, i.e. the southwest (rear) elevation of EXT or lower part of northwest elevation of EXT.	Acceptable impact with mitigation measures
S3	**Construction of a new underground RC fire service/hose reel water tank and a new FS & sprinkler pump room**	▪ To provide a combined FS/HR water tank of a larger capacity with regards to the new uses and a new FS & sprinkler pump room at the side of 1990s Extension ▪ To upgrade the existing hose reel system which was designed for a single storey building	▪ 1.3 Open space at the Northeast, Southeast and southwest of HV ▪ 2.7 1990s Extension	High Intrusive	*Mitigation Measures* ▪ Locate the new tank away from the existing foundation. ▪ Construct a new structure for the new tank and FS & sprinkler room as an independent structure. ▪ Carry out precautionary measures during construction.	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
S4	**Modification of the visual fire alarm, heat detector, hose reel systems**	▪ To fulfil the fire safety requirements ▪ To adjust the layout according to the revised uses for common area, restaurant, multi-purpose room, corridor and lavatories, etc.	▪ 3.2 Building structure and elements of MB ▪ 3.3 Ceiling mouldings ▪ 3.4 Decorative timber panels	High High High	*Mitigation Measures* ▪ Design the building services system in an integrated manner to minimize damage to the historic fabrics and enhance the aesthetics of the systems. ▪ Route the trunkings carefully to minimize their distance and the creation of new openings on heritage walls. ▪ Reuse existing openings. ▪ Avoid installation of sprinkler heads at verandahs. ▪ Plan the location of the building service systems carefully in an integrated manner to minimize the damages to the heritage fabrics and enhance the aesthetics of the systems.	Acceptable impact with mitigation measures
S5	**Upgrade of the electricity power supply system**	▪ To provide a new CLP 400A TPN service cutout with separate energy meter for the kitchen equipment and restaurant near the F.S. Inlet.	▪ 2.7 1990s Extension ▪ 3.2 Building structure and elements of MB ▪ 3.3 Ceiling mouldings ▪ 3.4 Decorative timber panels	Intrusive High High High	*Mitigation Measures* ▪ Design the building services system in an integrated manner to minimize damage to the historic fabrics and enhance the aesthetics of the systems. ▪ Route the cable trunking carefully to minimize their distance and the creation of new openings on heritage walls. ▪ Reuse existing openings at bulkheads above existing false ceiling. ▪ Avoid cable trucking to pass through external verandahs and external walls.	Acceptable impact with mitigation measures
S6	**Provision of a new earthing and lightning protection system**	▪ To provide for earthing and lightning protection for the whole building	▪ 2.5 Flat roof of MB ▪ 2.7 1990s Extension	High Intrusive	*Mitigation Measures* ▪ Design the construction details of the roof floor finishes carefully so the new lightning protective system will flush with the future floor finished level.	Acceptable impact with mitigation measures
S7	**Introduction of a new kitchen exhaust system**	▪ To facilitate the operation of the new kitchen	▪ 2.7 1990s Extension	Intrusive	*Mitigation Measures*	Acceptable impact with

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
		▪ To fulfil licensing requirement of a restaurant			▪ Enhance the appearance of fresh air intake fans by having louvres on the façade for a more uniform design. ▪ Locate the kitchen exhaust outlet away from the circulation space on the roof of EXT, and on the parapet walls which is less prominent from the ground.	mitigation measures
S8	**Adding visual screen with top planter on to screen existing water tanks on lower roof of EXT**	▪ To hide away the water tanks on the roof of EXT	▪ 2.7 1990s Extension	Intrusive	*Mitigation Measures* ▪ Create the desired screening effect with a new visual screen which also functions as a top planter on the roof of EXT. ▪ Use lightweight but durable materials. ▪ Make sure the installation of the new visual screen would consider to maintain the integrity of the waterproofing system of the roof of EXT.	Acceptable impact with mitigation measures
S9	**Replacement of later-added uPVC pipes and hoppers, etc. with cast iron ones**	▪ To restore the façade of MB	▪ 2.6b Replaced roof, soil and waste drainage pipings and fittings of MB	Intrusive	*Mitigation Measures* ▪ Conduct detailed research of the original design of the rainwater drainage system by referencing historical architectural drawings, photographs and the remaining cast iron fittings on site. ▪ Select products that match with the existing cast iron ones. ▪ Mark the year of construction of the new cast iron fittings used as replacement.	Beneficial impact
S10	**Repairing the ESS and RCP, and repaint them in white**	▪ To improve the building condition of the ESS and RCP ▪ To enhance the overall appearance of the HV and structures near HV	▪ 2.10 ESS and RCP and their access	Neutral	*Mitigation Measures* ▪ Use the white pigment identical to HV to create a holistic effect. ▪ Conduct the works carefully with due diligence so not to cause any negative impacts to the CDEs.	Beneficial impact

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
8. Protective Barriers						
P1	**Removal of the metal protective barriers in front of the historic protective barriers at the open space, and construct removable racks as planters in front of the existing historic protective barriers** (optional, refer to section 8.2.8)	▪ To enhance the building safety design of the existing protective barriers that are lower than 1.1m high	▪ 1.5 Balustrade with classical urn-shaped balusters and pillars (with a circular recess on the top plane) at intervals	Exceptional	*Mitigation Measures* ▪ Design the removable rack which is compatible to HV, and in a way to expose the urn-shaped balusters at the back as far as possible. ▪ Do not fix the rack on the balustrades with classic urn-shaped balusters.	Acceptable impact with mitigation measures
P2	**Reducing the level difference in front of the historic protective barriers at G/F of MB by constructing removable racks as raised step below the existing historic protective barriers** (optional, refer to section 8.2.8)	▪ To enhance the building safety design of the existing protective barriers that are lower than 1.1m high	▪ 2.2 External building facades of MB ▪ 2.2l Balustrades with classical urn-shaped balusters and pillars (with a circular recess on the top surface) on the G/F verandahs	Exceptional Exceptional	*Mitigation Measures* ▪ Design the removable rack which is compatible to HV. ▪ Do not fix the rack on the external wall. The rack/raised step should be installed in a reversible manner and avoid direct contact with the external walls of MB. ▪ Maintain the height of the metal rack at a level lower than the existing string course along the base of MB.	Acceptable impact with mitigation measures
P3	**Removal of the metal protective barriers in front of the historic protective barriers on the roof, and construct removable racks as planters in front of the existing historic protective barriers** (optional, refer to section 8.2.8)	▪ To enhance the building safety design of the existing protective barriers that are lower than 1.1m high ▪ To provide more greening	▪ 2.2b Balustrades with classical urn-shaped balusters and pillars on the roof	Exceptional	*Mitigation Measures* ▪ Design the metal rack which is compatible to HV, and in a way to expose the urn-shaped balusters at the back as far as possible. ▪ Do not fix the metal rack on the external wall and the balustrades with classic urn-shaped balusters. ▪ Maintain the height of the rack at a level lower than the existing string course along the base of MB.	Acceptable impact with mitigation measures

P4	**Provision of planter with the proposed removable racks discussed in P1, P2 and P3 above** (optional, refer to section 8.2.8)	▪ To provide more greening	▪ 1.1b Old access path at the north side ▪ 1.3 Open space at the Northeast, Southeast and southwest of HV ▪ 1.5 Balustrade with classical urn-shaped balusters and pillars (with a circular recess on the top plane) at intervals ▪ 2.2b Balustrades with classical urn-shaped balusters and pillars on the roof ▪ 2.2l Balustrades with classical urn-shaped balusters and pillars (with a circular recess on the top	Exceptional High Exceptional Exceptional Exceptional	*Mitigation Measures* ▪ Select the species of the plants carefully so they will not climb on the historic fabrics.	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
9. Landscaping Works						
L1	**Construction of a new sloped plant area at the northwest end with a new**	▪ To re-create a sloped green area to reassemble the original context of HV.	▪ 1.8 1990s ramp	Intrusive	*Mitigation Measures*	Beneficial impact

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
	metal staircase and new parapet walls	▪ To provide more green area for the planting of vegetation.			▪ Design the volume of the new slope carefully so not to induce excessive loading to the structure. ▪ Design the new parapet walls behind the new slope and beside the ramp so it will be subtle in design to match with the EXT and respects MB, but also maintain distinguishability from the historic balustrade. ▪ Design the interfacing details between the balustrades with classical urn-shaped balusters and the new parapet wall carefully.	
L2	**Replace existing metal balustrades along the old access paths at north and west sides**	▪ To allow public appreciation while maintaining building safety for all users.	▪ 1.1f Metal balustrades along old access path at the north side ▪ 1.1h The remaining balustrades of the old access path at the north side	Neutral High	*Mitigation Measures* ▪ Use glass for the new protective barriers along the old access path at north so they would be distinguishable from the balustrades with classic urn-shaped balusters, and the remaining balustrades of the old access path at the north side. Besides, the public can appreciate MB better when viewing from Castle Peak Road. ▪ Use concrete plain parapet wall and glass for the new protective barriers along the old access path at west so they would be distinguishable from the balustrades with classic urn-shaped balusters.	Beneficial impact
L3	**Replace existing stainless steel protective gate and preserve in-situ the access to the Marine Control Station**	▪ To make the design of the protective gate be more compatible with the balustrades with classic urn-shaped balusters. ▪ To maintain building safety for all users.	▪ 1.5 Balustrade with classical urn-shaped balusters and pillars (with a circular recess on the top	Exceptional	*Mitigation Measures* ▪ Design the new protective gate so it respects MB, and is compatible to but distinguishable from the historic balustrades	Acceptable impact with mitigation measures

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
		▪ To maintain the access for the use by the relevant government departments.	plane) at intervals ▪ 1.6a Metal balustrade ▪ 1.6b Access to Marine Traffic Control Station	Neutral Neutral		
L4	**Repair existing chain-link fence wherever required**	▪ To maintain the chain-link fence for public safety.	▪ 1.9 Chain-link fence at the fringe of the Site	Neutral	*Mitigation Measures* ▪ Reuse and repair the chain-link fence. ▪ Reapply protective paint.	Beneficial impact
L5	**Demolish the shelters and seating and enhance the open space with new landscaping and garden furniture**	▪ To enhance the landscaping of the open garden. ▪ To maximise the allowable area for future functions and events.	▪ 1.3 Open space at the northeast, southeast and southwest of HV ▪ 1.4 Shelters and seating at open space at the southeast of HV ▪ 1.5 Balustrade with classical urn-shaped balusters and pillars (with a circular recess on the top plane) at intervals ▪ 1.7 Red Airport Core Programme	High Neutral Exceptional Medium	*Mitigation Measures* ▪ Provide new landscaping and green area with paving materials of compatible design. ▪ Provide removable garden furniture and/or erect removable shelters to maintain the flexibility of the use of the open garden. ▪ Existing trees to be retained as far as possible. ▪ New trees should not obstruct the vista to surroundings and not obstruct public appreciation of the facades of MB.	Beneficial impact

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
			marble memorial			

ID	Assessment Item	Reasons for Changes	Elements Affected including CDEs	Level of Significance	Recommendations & Mitigation Measures	Overall Impact Level After Mitigation
9. Interpretation						
I1	**Provision of interpretation programmes**	▪ To enhance public's understanding of the Site	▪ 3.1 Spatial design of MB	High	*Mitigation Measures* ▪ Use the heritage walls and ceiling sensibly to provide appropriate interpretation without causing excessive damages. ▪ Install the interpretation panels and exhibits independently from walls at the interior.	Acceptable impact with mitigation measures

9. Implementations

9.1 Purpose of the Chapter

9.1.1 The Chapter aims to provide specific directions for the future maintenance, and management and operation of the Site.

9.2 Maintenance and Management

9.2.1 **Maintenance of all the building fabrics and building services systems**

1a. A routine maintenance and monitoring programme shall be established to prolong the lifespan of the building materials, fixtures and fittings, and building services system. Preventive maintenance has to be budgeted and incorporated into the programme

- *Regular maintenance including preventive maintenance is an essential and important means of conservation. Routine maintenance should be carried out at the Site, in accordance with Article 16 of the Burra Charter and Article 25 of the China Principles, to avoid serious deterioration and to provide timely follow-up action to prevent more intensified damage in the future.*
- *A routine inspection schedule to advise the frequency of periodic inspection of all the building fabrics in particular the CDEs has to be prepared.*
- *A maintenance programme should also be established to advise the appropriate intervals of maintenance works to different building fabrics, structures and building services system.*
- *Inspection and monitoring records should be maintained to include records of instrumental monitoring, and regular in-situ inspections of: (a) building elements that may have become cracked, deformed, displaced or damaged; (b) electrical system; (c) plumbing and drainage; (d) fire safety installation, (e) MVAC, (f) lighting, (g) lightning bands, etc.*
- *Site monitoring is fundamental to understanding the processes of deterioration, as well as to identifying potential problems. Problems that cannot be dealt with through maintenance should be monitored, documented, and collated regularly. Monitoring data should be analyzed and become the basis for the carrying out further conservation measures. Management should include the costs associated with maintenance and monitoring in the site's annual budget.*

9.2.2 **Management of The Site**

2a. Future management personnel should review its management approach for the benefits of the heritage fabric.

- *The site should be proactively managed, if its significance is to be maintained. The future management personnel should be well equipped with the knowledge of the fundamentals of building science, built heritage conservation, and strategic facility management practices.*

- *The management team should fully recognize the importance of managing the activities of users within the context of the heritage site and, accordingly, decide on the most appropriate repair/improvement/maintenance works and/or mitigation measures. Only with the cooperation of management can the conservation of the site be further improved.*

2b. A Maintenance and Management Manual (MMM) has to be prepared and endorsed prior to the opening of Youyou Villa.

- *Timely maintenance and proper management of all the CDEs, building fabrics and building services systems of the Site prevent their deterioration, keep them safe and tidy, provide a pleasant and comfortable environment for all users and uphold their value. A MMM is the tool which facilitates this.*

- *A MMM states the rights to use, and the responsibilities to manage and maintain the Site of future operator i.e. CHNE.*

- *The Manual includes three main sections:*

    - *What – Maintenance schedule of CDEs and the frequency of inspection e.g. quarterly, half-yearly, annually, and the staff to carry out the inspection;*

    - *Who – Staff structure and building management team; the qualification of the team members and the training of staff on heritage values of HV;*

    - *How – Inspection and report procedures, guidelines of maintenance and future repair, guidelines on the use of HV including access control, interpretation area and other management issues, etc.*

2c. Management personnel should encourage community participation in the conservation of the Site.

- *HV is of high cultural significance, therefore, it is important that all legitimate interest groups, notably history lovers, followers of Zoroastrianism, members of the Parsee community, students, and staff of HV, etc. be provided with the channel to express their views, or be represented in meetings on issues related to the on-going management and use of HV.*

- *Management personnel is not obligated to address all public concerns, but it should consolidate and consider different views and provide sound justifications when making accountable decisions.*

2d. Enhanced transportation arrangement can allow the public to enjoy the Site better.

- *HV is not highly accessible but it abuts a public carpark with ample car parking spaces. The future management can consider to arrange shuttle bus service on the days with events.*

9.2.3 Protection Framework

3a. The site has been a Grade 2 historic building since 2010. It is under administrative machinery such that efforts should be made to selectively preserve. Proposals to carry out works or demolition to the building should be passed to the AMO.

- *Although HV is not a declared monument and is not protected by law, it is also important to observe the spirit of the grading system to protect graded historic buildings.*

- *Proposed works should be fully considered in view of the cultural significance of the site, and follow the guidelines and recommendations made in this HIA report with CMP, and, if appropriate, endorsed by the relevant government departments, e.g. the Heritage Section of the Buildings Department, before execution in order to safeguard the cultural significance of the site. Consultation with the AMO in advance is recommended to allow adequate time for the assessment of proposed works.*

9.2.4 Heritage Impact Assessment (HIA) Report with Conservation Management Plan (CMP)

4a. The HIA report with CMP should be formally accepted as a policy document by the CHO/AMO and the management personnel of the site, and should act as a manual for future planning, management, maintenance and improvement works of the site.

- *The HIA report with CMP has analyzed the cultural significance of HV and assessed its CDEs based on a comprehensive study of its history and existing conditions. It sets out guidance for the future use of the site and for the conservation of historic fabric.*

- *Its ultimate purpose – to conserve and maintain the cultural significance of the site – requires support from the management personnel and specialist contractors.*

- *It is only when the HIA report with CMP is duly recognized by the management team that its policies can be strictly followed for planning both short and long-term management and future works and programmes.*

4b. The HIA report with CMP should be executed with care and supervision from heritage and building professionals.

- *The HIA report with CMP is intended to be a concise, clear and straightforward document for easy reference by every person. However, it cannot provide suggestions and answers to unanticipated conditions, in which the expert input of professionals is required.*

- *The execution of this HIA report with CMP not only needs a thorough understanding of its content, but also careful planning of proposed works and effective evaluation of recommended conservation actions.*

- *Supervision from heritage and building professionals, appointed by CNHE is strongly recommended in overseeing the entire conservation process, including assisting the management personnel with decision-making involving complex heritage and building management issues.*

4c. The HIA report with CMP should be revised to ensure it tallies with the unforeseen site conditions and changes in the design and works.

- *The HIA report with CMP has been prepared based on the known facts and site conditions.*

- *Should there are future changes in the design due to whatever reasons, the HIA report with CMP has to be updated to assess the impact with mitigation measures of the new proposed changes for AMO's endorsement prior to the execution of the works.*

- *Likewise, future proposed works not covered by the HIA have to follow the same procedures.*

- *Should the proposed changes and future works have any major deviations from the approved HIA, the HIA has to be updated and approval from AAB should be sought.*

4d. The CMP should be regularly updated to ensure it remains as a relevant and useful document. Reviews of bi-annual intervals are recommended.

- *The HIA report with CMP is prepared based on conditions observed in the first quarter of 2024.*

- *Since the site is in continuous use and is subject to weathering and incremental changes, the HIA report with CMP should be reviewed regularly and amended as necessary in order to continuously upholding its responsibility in protecting and maintaining the significance of the site. On-going assessment of the effectiveness of the HIA report with CMP should be carried out, plausibly on bi-annual basis with needed adjustments made to the plan in a timely manner.*

4e. The HIA report with CMP should be accessible to all interested parties that have a stake in the site, especially those involved in the conservation of the site.

- *The HIA report with CMP in intended to be a document open for public inspection that welcomes comments and discussion on the proposed treatment of historic fabric and ongoing use of the site.*

- *It is through continuous review and debate that the HIA report with CMP can become a refined policy document that suits the actual needs of HV.*

- *The content of the HIA report with CMP can also be used for site interpretation in the form of guided tours, educational pamphlets, interpretation panels, etc.*

9.2.5 **Achieve sustainability through partnership**

- *Different stakeholders, including but not limited to history lovers, the Parsee community in Hong Kong, residents in the nearby villages, etc. should be proactively involved in the entire conservation process.*
- *It is through collaboration with different parties that meaningful exchanges be resulted for the well-being of the Site.*

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