

**For discussion
on 12 December 2024**

**BOARD PAPER
AAB/40/2023-24**

**MEMORANDUM FOR THE
ANTIQUITIES ADVISORY BOARD**

ASSESSMENT OF HISTORIC BUILDINGS

PURPOSE

This paper invites Members to consider confirming the grading of the eight items set out in paragraphs 4 to 9, and endorsing the proposed grading of the three items set out in paragraph 10 below.

BACKGROUND

2. Members are invited to note the position in assessing historic buildings as at the last meeting held on 12 September 2024:

- (a) 204 items with Grade 1 status;
- (b) 407 items with Grade 2 status;
- (c) 627 items with Grade 3 status;
- (d) 350 items with no grading;
- (e) 46 items with no further processing due to their declaration as monuments; and
- (f) 27 items with no further processing due to their demolition or substantial alteration.

3. The grading system is administrative in nature and does not affect the ownership, usage, management and development rights of the buildings concerned.

ITEMS FOR CONSIDERATION

Proposed Grading Endorsed at the Last Meeting

4. At the meeting on 12 September 2024, Members endorsed the proposed grading of the following four items as follows:

- (a) Nos. 8-9 Tai Pak Terrace, Kennedy Town, Hong Kong (item 314) – proposed No Grading;
- (b) Tak Sang Pawn Shop, Nos. 176 and 178 Shanghai Street, Yau Ma Tei, Kowloon (item N249) – proposed Grade 3;
- (c) No. 7 Luk Chau Village, Lamma Island (item N65) – proposed Grade 3; and
- (d) Kung Um Temple, Yuen Long, New Territories (item N187) – proposed Grade 3.

5. Following the established practice, a one-month public consultation on the proposed grading of the aforesaid four items was carried out. No submissions were received. Members are invited to confirm the grading of the four items set out in paragraph 4 above.

Confirmation of Grading

6. The proposed grading for the following four items in the list of new items has been endorsed by the Board but has yet been confirmed due to objections from their owners received during/ after the public consultation period:

- (a) No. 99F Wellington Street, Central, Hong Kong (item N20) – proposed Grade 2;
- (b) Nos. 167 and 169 Lai Chi Kok Road, Mong Kok, Kowloon (item N179) – proposed Grade 3;
- (c) Nos. 18 and 20 Nullah Road, Mong Kok, Kowloon (item N180) – proposed Grade 3; and

- (d) No. 47 Cheung Shing Street, Yuen Long Kau Hui, Yuen Long, New Territories (item N190) – proposed Grade 2.

7. The Board endorsed the proposed Grade 2 status for items (a) and (d) above and proposed Grade 3 for item (c) at its meeting on 4 December 2013. The proposed Grade 3 status for item (b) was also endorsed by the Board at its meeting on 4 March 2014. The Antiquities and Monuments Office (“AMO”) subsequently received written submissions from the owners or their representatives, expressing objections and concerns regarding the grading assessment of their buildings. The objection letters received for the four items were shared for Members’ information prior to the meeting.

8. The Historic Buildings Assessment Panel (“Assessment Panel”), after studying the owners’ objection letters, concluded that there was no new and reliable information on the heritage value of the aforesaid four items provided and recommended that the proposed grading of the four items should be maintained.

9. Considering that grading assessment is only administrative in nature aiming at providing an objective basis for determining the heritage value, and hence preservation need, of historic buildings in Hong Kong, and it will not affect the private owners’ ownership, development, usage and management rights, it is proposed to proceed with the grading process. Members are invited to confirm the grading of the four items set out in paragraph 6 above.

Assessment of New Items

10. The Assessment Panel has assessed the heritage value and completed the grading assessment of the following three items, and thus recommended their proposed grading as follows:

- (a) Tin Shui Lau Fong, Chek Keng Sheung Wai, Sai Kung North, Tai Po, New Territories (item N430) – proposed Grade 2;
- (b) Nos. 93 and 94 Ng Fai Tin, Clear Water Bay, Sai Kung, New Territories (item N431) – proposed Grade 2; and

- (c) No. 6 Arran Street, Mong Kok, Kowloon (item N432) – proposed Grade 3.

11. Subject to Members' endorsement, AMO will upload the proposed grading of the items and their heritage appraisals to the website of the Board for a one-month public consultation in accordance with the established practice. Members will be informed of any views received for further consideration before finalising their grading.

ADVICE SOUGHT

12. Members are invited to:

- (a) consider confirming the grading of the eight items set out in paragraphs 4 to 9 above; and
- (b) consider endorsing the proposed grading of the three items set out in paragraph 10 above.

Antiquities and Monuments Office

December 2024

Ref: AMO 22-3/0