Revitalising Historic Buildings Through Partnership Scheme
Batch IV Project

Tai Hang Fire Dragon Heritage Centre at No. 12 School Street, Tai Hang

Tai Hang Fire Dragon Heritage Centre Limited

P.K. Ng & Associates (H.K.) Limited
and The Team Consultant

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Revitalization of No. 12 School Street as Tai Hang Fire Dragon Heritage Centre Heritage Impact Assessment Report

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Part 1 – Introduction

1.1 Background

The Commissioner for Heritage's Office announced the Batch IV of the Revitalising Historic Buildings Through Partnership Scheme on 16th December, 2013, to invite non-profit organizations for four historic buildings. The Development Bureau announced three successful applications 16th June, 2014 and Tai Hang Residents' Welfare Association with the proposal to transform No. 12 School Street (hereinafter refer to as "the Building") into Tai Hang Fire Dragon Heritage Centre was selected as the organization for the revitalization of the Building.

No. 12 School Street was accorded Grade 3 Historic Building by Antiquities Advisory Board on 21st December, 2010, (List of the 1,444 Historic Buildings in Building Assessment (as of 9th March, 2017) no. 725). Following the recommendation of Chief Executive in the 2007/2008 Policy Address and the corresponding Technical Circular (Works) no. 6/2009 of Development Bureau, it is required that a Heritage Impact Assessment Report (HIA) is to be prepared for all public works involving historic built heritage and sites.

The aim of this HIA is to assess the impacts on the Building arising from the alteration and addition works in the revitalization, so that adverse impacts could be avoided or minimized with appropriate mitigation measures.

1.2 Site particulars

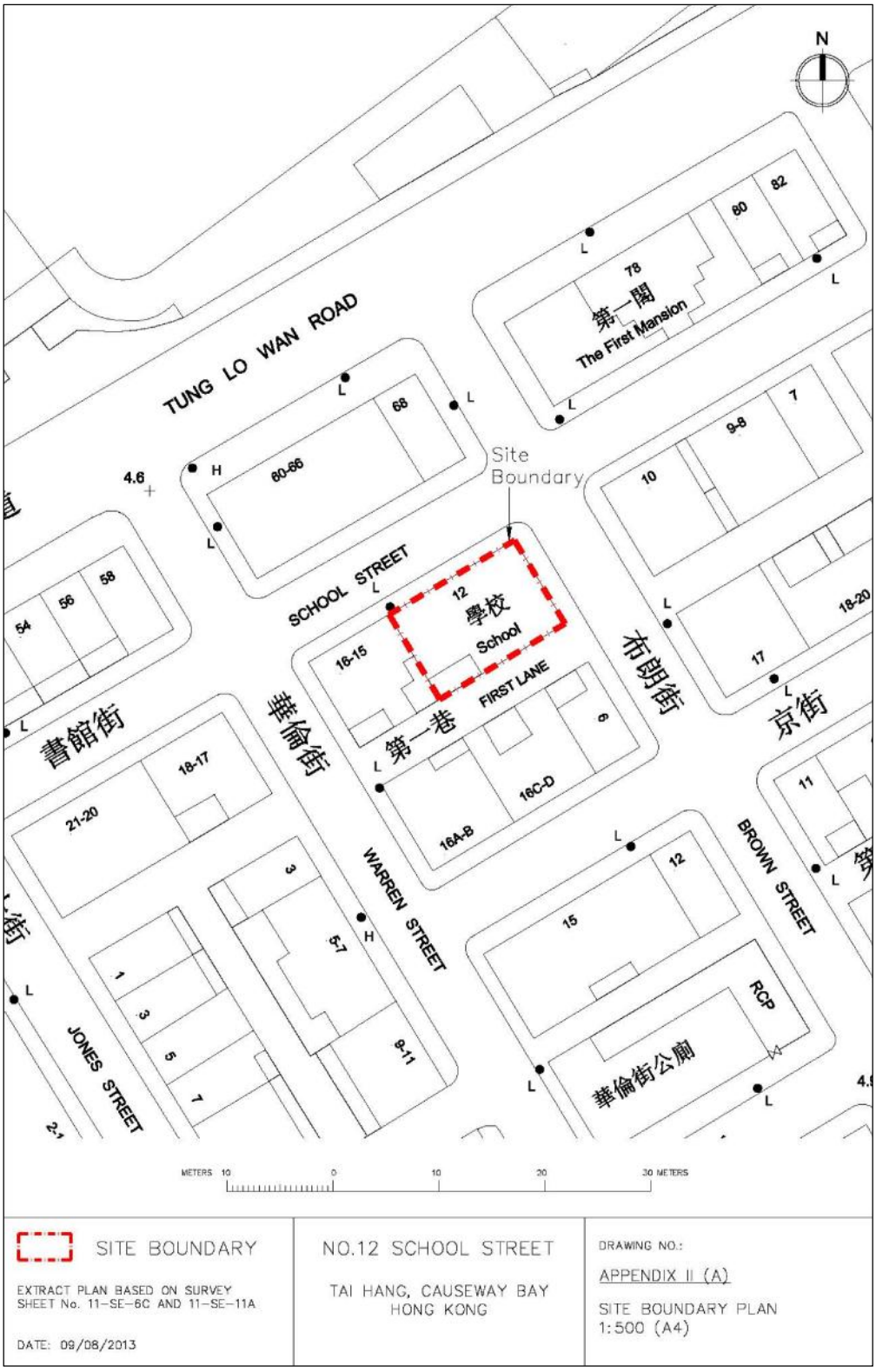
Address	No. 12 School Street, Tai Hang, Causeway Bay, Hong Kong
Historic grading	Grade 3
Completion year	1949 (re-construction on the original structure)
Original use	School
Zoning	"Residential (Group A)1" ("R(A)1")
Number of storey	3 storeys
Site area	130.5 sq.m.

Part 1 – Introduction

Drawing 1.1 – Location plan (not to scale)

(source of drawing: *Revitalising Historic Buildings Through Partnership Scheme, No. 12 School Street, Resource Kit*, (hereinafter refer to as the *Resource Kit*), Appendix I – Location Plan)

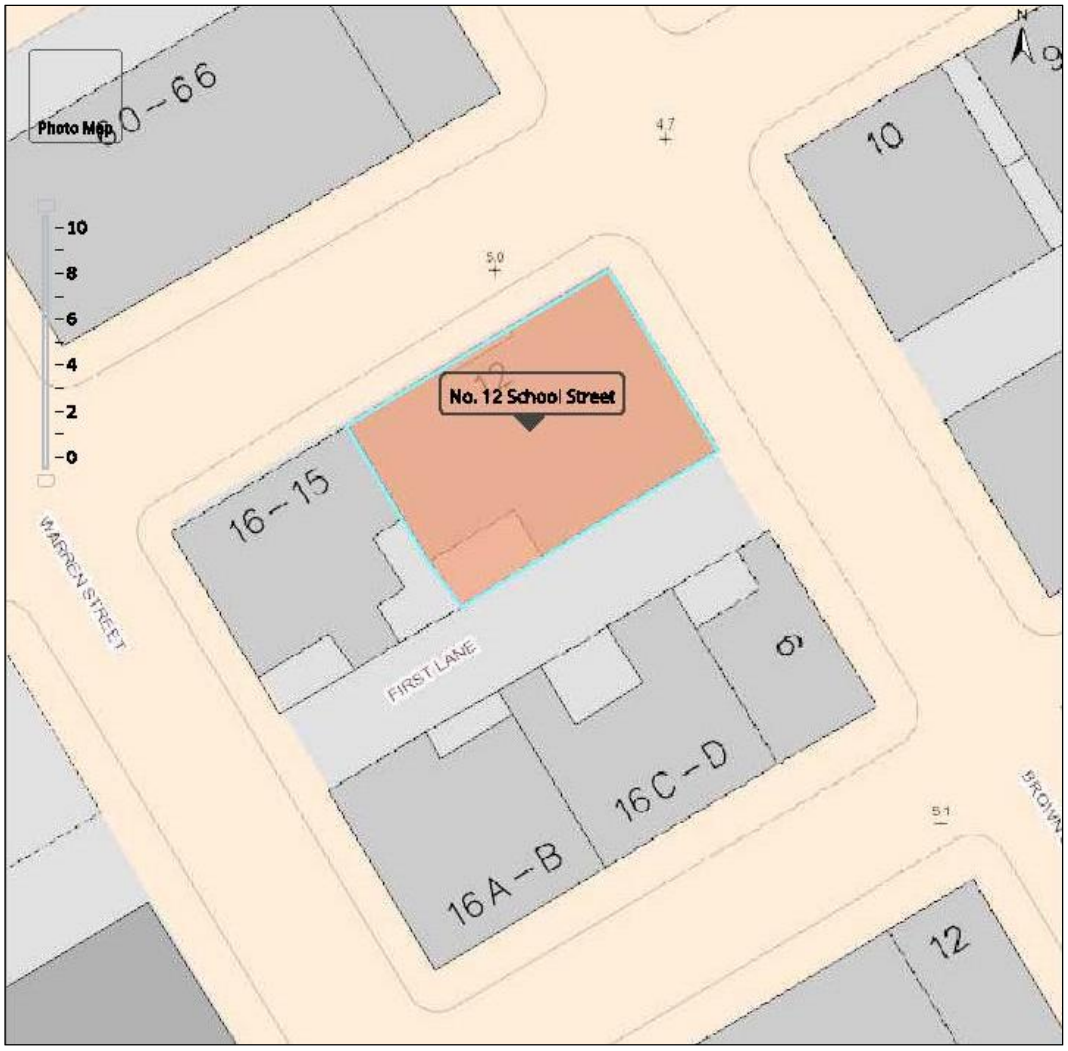
Part 1 – Introduction



Drawing 1.2 – Site boundary plan (not to scale)

(source of drawing: *Resource Kit*, Appendix II – Site Boundary Plan)

Part 1 – Introduction



Drawing 1.3 – Graded building boundary plan (not to scale)

(source of drawing: AMO website)

Part 1 – Introduction

Photo 1-01 – external (front and side) view of the Building,
(view from corner of School Street and Brown Street),
(photo taken on 11th March, 2017)

Photo 1-02 – external (front) view of the Building,
(view from School Street near corner of School Street and Warren Street),
(photo taken on 11th March, 2017)

Part 1 – Introduction

Photo 1-03 – external (side and rear) view of the Building,
(view from corner of Brown Street and First Lane),
(photo taken on 27th May, 2017)

Photo 1-04 – external (side and rear) view of the Building,
(view from First Lane near Warren Street),
(photo taken on 11th March, 2017)

1.3 Methodology

1.3.1 Part 1 – Baseline study

The conservation process adopted for part 1 generally followed the *Burra Charter Process*[1] and James Kerr's conservation plan model[2]. Research, analysis, survey and investigation, collectively known as conservation-based research and analysis is carried out to understand the significance of the building, thus inform decisions about repair, alteration, use and management.[3] The context and essence of the Building will be understood through a multi-disciplinary research, which helps to determine its cultural significance and establish the Statement of Significance.

1.3.2 Part 2 – Heritage impact assessment

The heritage impact assessment study generally follows the Technical Circular (Works) no. 6/2009 of Development Bureau, "Heritage Impact Assessment Guidelines"[4], James Kerr's heritage assessment statement as introduced in his model of Conservation Plan[5], and Heritage Impact Statements – Guidelines prepared by the Australian Heritage Council.[6]

The baseline study mentioned above provides a general guide to the retention of the heritage values. The proposal to convert the historic place to compatible uses will be examined by studying its impact on the assessed significance of the place relating to the conservation policies established. Affected parts of the place will be identified, together with any statutory and non-statutory requirements. Direct and indirect impacts and the visual impacts on the built heritage will be clearly stated. The extent and the ways in which heritage values of the place are affected by the proposal

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1 *The Burra Charter, The Australia ICOMOS Charter for Places of Cultural Significance 1999 with associated Guidelines and Code on the Ethics of Co-existence* published by Australia ICOMOS, 2013, page 10

2 Kerr, J.S. *Conservation Plan*. National Trust of Australia (NSW), 7th edition, 2013. retrieved on 20th February, 2017 under Australia ICOMOS, website: http://australia.icomos.org/publications/the-conservation-plan/

3 Kate, Clark. *Informed Conservation: Understanding the Historic Buildings and Their Landscapes for Conservation*. London: English Heritage, 2001, page 9.

4 Development Bureau, "Technical Circular (Works) no. 6/2009 – Heritage Impact Assessment Mechanism for Capital Works Projects", 2009.

5 Kerr, J.S. *Conservation Plan*. National Trust of Australia (NSW), 7th edition, 2013, pages 42 and 43.

6 See *Heritage Information Series: Heritage Impact Statements Guidelines*. Retrieved on 20th February, 2017 under Heritage Council (Victoria), website: http://www.dpcd.vic.gov.au/_data/assets/word_doc/0004/61789/Heritage_Impact_Statement.doc. Also see *Statements of Heritage Impact*. Retrieved on 20th February, 2017 under Heritage Council (NSW), website: http://www.environment.nsw.gov.au/resources/heritagebranch/heritage/hmstatementssofhi.pdf.

will be evaluated, with the identified heritage impacts classified into different levels. Mitigation measures will be recommended for acceptance, conditional acceptance on modification, or rejection of the proposal. This includes recommendation of mitigation actions to reduce the adverse impact of the proposal on the significance of the historic place and help to improve the design in the design process.

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Part 2 – Cultural Significance

2.1 Historic background

2.1.1 Brief history of Tai Hang

Hong Kong was not a barren island when ceded to the British in 1841. "There were several villages of some size, as well as hamlets, and a few larger coastal villages which served as market towns for the villages, and as home ports for a permanent boat population and visiting craft. The land people were settled, and as shall see, had a reputation for civility. The larger farming villages included Little Hong Kong and Wong Nei Chung. The smaller villages and hamlets included Hok Tsui, Chai Wan, To Two Kan Tai Tam (at Stanley), Tin Wan (at Aberdeen), Wan Chai, Tai Tam Tuk, Kwan Tai Lo, Wong Ma Kok, So Kon Po, Shek O and Pofulam, whilst the port villages cum small towns included Chek Chu (Stanley), Shau Kei Wan and Shek Pai Wan (Aberdeen)."[7]

2.1.2 Tai Hang setting and context

Tai Hang (meaning: the big water channel) was a valley with a water channel collecting the water from the streams from the Butler Mountain and discharged into Victoria Harbour, which provided a favourable condition for living, was neither a village nor hamlet settlement before 1841. No settlement in this area is shown in the "Victoria – Hong Kong, 1845" map, (map App2-01in appendix 2), whereas settlements in Wong Nei Chung and So Kon Po are clearly shown.

Tracing from the maps in "appendix 2 – Historic maps and survey sheets showing the development of Tai Hang" and "appendix 3 – Aerial photos showing the development of Tai Hang", the area should became a small village before the 1870s, (map App2-02 in appendix 2). The present street grid pattern was formed before 1901, (map App2-03 in appendix 2). The street pattern was divided into the north part, which all streets are named, and the south part with "un-named" streets. The dividing street is named "Back Street", as the name indicated this is the backside of the "properly named street north part", (map App2-03 in appendix 2). The street pattern remains until to-day. However from 1922 map, the street pattern of the south part changed, which resembles the street grid pattern to-day, (map App2-04 in appendix 2). The development in this area should be vernacular houses, which gave way for the re-developed street pattern shown in the 1922 map. This is further supported by the re-named of "Back Street" to "Sun Chun Street" (新村街), but all the east-west running street running parallel to this street, are also called "Sun Chun Street", (four Sun Chun Street in the area). "Sun Chun" which literally means new village, reflects the setting

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[7] Hayes, James. "Hong Kong Island before 1841." Faure David (ed.) *Hong Kong: A Reader in Social History*. Hong Kong: Oxford University Press, 2003, p.5.

up of a new village in the area. The streets in the area are named after Government officials, and the following is the brief introduction of these persons.[8]

- Brown Street (布朗街) –
  Original named Copper Street (寶琅街), (refer map App2-03 – Historic map nos. HH-26 and HH-29, 1901), and re-named Brown Street in the 18th July, 1941 gazette.
  Samuel Brown served as Surveyor General 1889 to1991 in the Government, and Central College (Queen's College) was built in this period (1890).

- Jones Street (重士街) –
  Street named in 22nd October, 1916 gazette.
  Patrick Nicholas Hills Jones served as Director of Public Works in the Government from 30th March, 1904 to end of 1904.

- King Street (京街) –
  Thomas Henry King (1938 to 1940) served as Commissioner of Police in the Government from 1934 to 1938.

- Ormsby Street (安庶庇街) –
  Street named in the 18th July, 1941 gazette.
  Robert Daly Ormsby served as Director of Public Works 1897 to 1901 in the Government, and no. 7 Police Station was built in this period (1900).

- Shepherd Street (施弼街) –
  Bruce Shepherd served as Deputy Land Officer responsible for the land registration of New Territories.
  18th December, 1882 – appointed First Class Clerk in Surveyor General's Department.
  April, 1891 – as Deputy Land Officer also served as Land Registra, Registra of Companies and Official Trustee of High Court.
  26th January, 1892 – as Deputy Land Officer also served as Officer Receiver of Bankruptcy.
  1st February, 1902 – Land Office separated form High Court Registry, and Shepherd appointed as Land Officer.

- Warren Street (華倫街) –
  Charles Edward Warren (29th March, 1872 to 9th June, 1923), joined Public

[8] Source of information – "Chan Tin Kuen" blog, "soldier" blog, "Hong Kong's First" website,"Gwulo: Old Hong Kong" website, and"The 100 years architects in Hong Kong 1841 – 1941", The Hong Kong Institute of Architects journal, issue 45, 2003.

Works Department as "overseer" in 15th November, 1895, transferred to Second Class Inspector of Nuisances of the Sanitary Board in 1st May, 1900.
Included as authorized architect in the "The 100 years architects in Hong Kong 1841 – 1941" published by The Hong Kong Institute of Architects.
From the record on the 1900's Government juror, his profession is a contractor with registered address in Wyndham Street, and then the company, C.E. Warren & Co., with registered address 30 Des Voeux Road Central. His company was succeeded by his elderly son Leslie Warren after he passed away. The company specialized in marble work and was the contractor for main entrance gate and bathroom marble works in Eucliffe Castle, Repulse Bay. The company closed in 1941.

Normally temple is one of the oldest buildings in the area, because when people settled they started to find/create places for worship. The Lin Fa Kung (蓮花宮) located in the area was built in 1863, and the nearby Tin Hau Temple in Tin Hau Temple Road in early 18th century. Both temples dated after 1860s suggest that there should be inhabitation in about 1860s. This is further supported by the historic record that the Tai Hang Fire Dragon Dance started in 1880, when Tai Hang was a small Hakka village of farmers and fishermen. Photos of the Lin Fa Kung (蓮花宮) in a "rural" village setting are shown in the photos below.

Photo 2-01 – Old photo of Lin Fa Kung (蓮花宮) Temple (photo un-dated)
(source: "Gwulo: Old Hong Kong" website, (Public Record Office reference: http://www.grs.gov.hk/PRO/imgroot/1-8/1-8-217.jpg.))

Part 2 – Cultural Significance

Photo 2-02 – Old photo of Lin Fa Kung (蓮花宮) Temple (photo un-dated)
(source: "Gwulo: Old Hong Kong" website.)

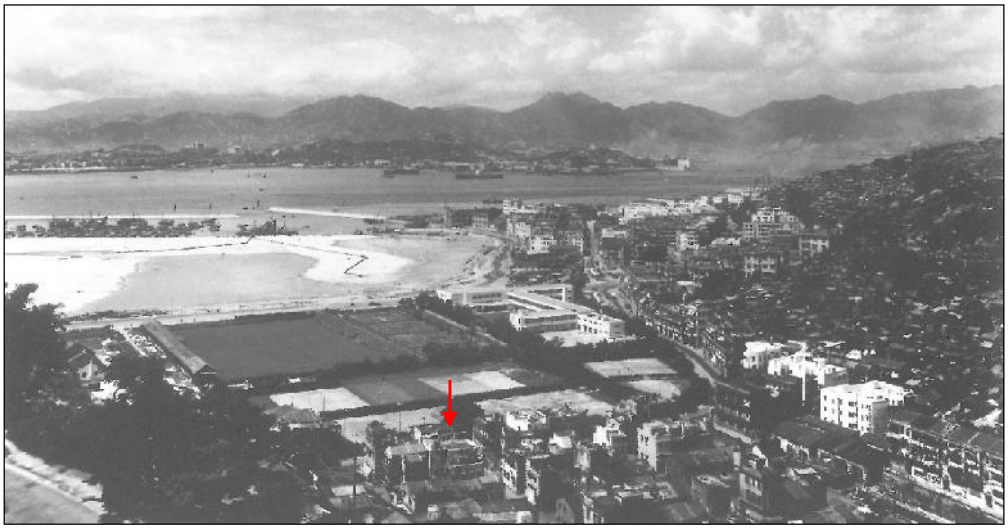

Photo 2-03 – No. 12 School Street is shown on the above (1953) photo, (red arrow)
(source: Cheng Po Hung, *A Century of Hong Kong Streets*, Hong Kong: Joint Publishing Limited, 2000, page 83,photo caption: "Reclamation in Causeway Bay looking from the Tiger Palm Garden, 1953".)

Part 2 – Cultural Significance

Photo 2-04 – Wun Sha Street in the 1950s to 1960s,
the water channel still existed at the middle of the street.
(source: "從街道建築找歷史:大坑與浣紗街 | Blog | 博客 Soldier - Yahoo! Blog", http://blog.yahoo.com/_GHWTQ2RVFP56L5ZRMLQZU4GPRA/articles/578435/cate)

2.2 Tai Hang Fire Dragon (大坑火龍)

2.2.1 Origin of the Tai Hang Fire Dragon

According to local legend, over a century ago, a few days before the Mid-Autumn Festival, a typhoon and then a plague wreaked havoc on the village. While the villagers were repairing the damages, a python entered the village and ate their livestock. According to some villagers, the python was the son of the Dragon King. Village elders later received Buddha's message in a dream, asking them to parade the fire dragon through the village during the upcoming mid-autumn festival. The villagers made a huge dragon of straw and covered it with joss sticks, which they then lit. Accompanied by drummers and erupting firecrackers, they danced for three days and three nights – and the plague disappeared. Fire dragon dance started in 1880 when Tai Hang was a small village of farmers and fishermen on the waterfront of Causeway Bay. This custom has been followed every year since 1880, with the exception of the Japanese Occupation and during the 1967 disturbances.

Part 2 – Cultural Significance

2.2.2 The Tai Hang Fire Dragon

A new Tai Hang Fire Dragon is made by the Tai Hang residents every year. The Tai Hang Fire Dragon is 220 feet long, and makes up by the "dragon head (龍頭)", the "32 sections dragon body (龍心)", and the "dragon tail (龍尾)". The "dragon head" consists of "combed hair (龍髻)", "horns (龍角)", "eyes (龍眼)", "ears (龍耳)", "mouth (龍口)" "nose (龍鼻)", "eyes (龍眼)", and weighs more than 60 kilogram. The head and tail sections of the frame are made of flexible rattan (籐枝), while the ridge of the back is a rope of 2 centimetres thick. The rattan and rope and covered by a special kind of grass called "pearl grass" (Common Leafflower Herb 珍珠草) and "banyan tree aerial roots" (榕樹氣根). According to Mr. Chan Tak Fai" (陳德輝), title "Holder of National-level Masterpiece of Intangible Cultural Heritage", the "pearl grass" rope form "dragon body" is tough and the gaps between the fine "pearl grass" provides the base in which the 45-centimetre-high burning "longevity joss sticks (長壽香)" are plugged in to form a shining dragon with glimmers. The local inhabitants believe that the "banyan tree aerial root can dispel the evil spirit.

Photo 2-05 – Making the Tai Hang Fire Dragon head

Photo reproduced from the exhibition panel of the Hong Kong Intangible Cultural Heritage exhibition in Sam Tung Uk Museum, photo caption –

(1) Making the dragon head.

(2) Measuring the angle of the dragon head.

(3) The dragon head is done.

Part 2 – Cultural Significance

Drawing 2-01 – Schematic drawing of the "Tai Hang Fire Dragon"

(source of drawing: Hong Kong Tourist Association website.)

Every section of the dragon body is propped up by a bamboo pole, and the dancers people can use their hands to slide the bamboo poles to facilitate the dancing. The organizer, Tai Hang Residents' Welfare Association, recruits dancers around July every year, and all those who take part have to receive extensive training before the event.

Photo 2-06 – Making the Tai Hang Fire Dragon body and tail

Photo reproduced from the exhibition panel of the Hong Kong Intangible Cultural Heritage exhibition in Sam Tung Uk Museum, photo caption –

(4) Making the dragon body.

(5) Making the dragon tail.

(6) The dragon ball is mainly made of grapefruit (柚子), wire and trunk of bamboo (竹杆). The ball is ready once the joss sticks are inserted.

2.2.3 The Tai Hang Fire Dragon Parade – ceremonies and the flow

(a) On the 14th night of the eighth lunar month (農曆八月十四), a consecution ceremony is held for the Tai Hang Fire Dragon in Lin Fa Kung(蓮花宮) Temple, rituals and the "dotting of the eyes" (點睛儀) are performed by the officiating guests perform inside the Temple to bring the Fire Dragon alive for dance.

(b) The commander of the dragon dance worships and prays to the déity before the dance commences. Then the dancers will bring the Tai Hang Fire Dragon back to the Tai Hang Residents' Welfare Association to plug in the burning joss sticks

to prepare for the parade.

Photo 2-07 – The Tai Hang Fire Dragon is led by the "banner" 「頭牌」 (indicated by the red arrow) after the consecution ceremony inside Lin Fa Kung (蓮花宮) Temple back to the Tai Hang Residents' Welfare Association to prepare for the parade, (14th September, 2016)

Photo 2-08 – The body and tail of the Tai Hang Fire Dragon, and the joss sticks have not been plugged, (14th September, 2016)

Part 2 – Cultural Significance

(c) More than twenty boys and girls accompany the procession with cloth lanterns (紗燈隊). These lanterns are modelled after the mythical lotus lantern (蓮花燈), cloud lantern (雲燈) and star lantern of (星燈) the heaven. Free dragon cakes (Chinese confectionery 糕餅) are also handed out to all residents by the Tai Hang Residents' Welfare Association.

Photo 2-09 – The boys and girls accompany the procession with cloth lanterns (紗燈隊), (14th September, 2016)

(d) The dancers insert the burning joss sticks onto the Tai Hang Fire Dragon. The Fire Dragon in dance. Then for three consecutive nights, the Tai Hang Fire Dragon parade proceeds through the streets of Tai Hang in a clockwise direction along a route that stays mainly within the district, passing through Tung Lo Wan Road, Warren Street, Brown Street, Ormsby Street, Wun Sha Street, Sun Chun Street, King Street, School Street, etc.

There is an intermission in the parade. All the "half way burning joss sticks" are pulled out and replaced by new burning joss sticks, then the Fire Dragon dances again. The residents collect the "half way burning joss sticks" which gives them good blessing.

Part 2 – Cultural Significance

Photo 2-10 – The Tai Hang Fire Dragon led by the "joss stick pearl ball", (14th September, 2016)

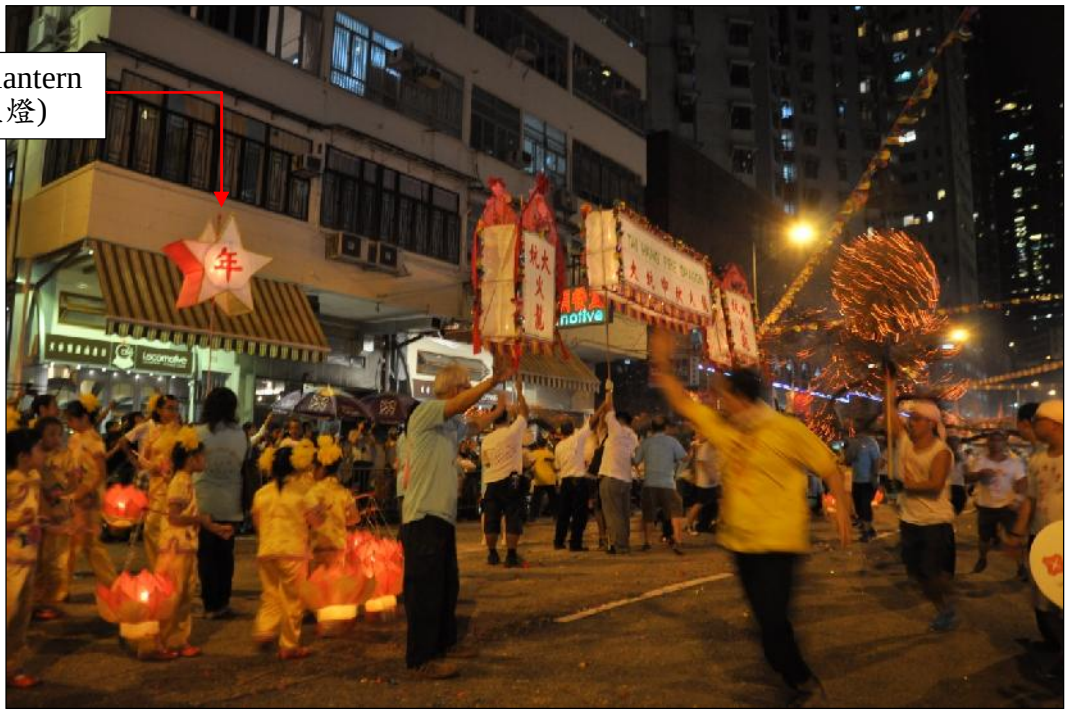

Photo 2-10 – The Tai Hang Fire Dragon in dance and the lantern team, (14th September, 2016)

Photo 2-11 – The Tai Hang Fire Dragon in dance and the lantern team, (14th September, 2016)

Photo 2-12 – Plugging in the new burning joss sticks into the Tai Hang Fire Dragon body after the intermission, (14th September, 2016)

(e) The event comes to a grand finale – "The lucky Circle" (「遊大運」) – on the 16th night of the eighth lunar month the month (農曆八月十六). The Tai Hang Fire Dragon again parades through the streets of Tai Hang but this time on an anti-clockwise route that eventually leads to the sea, and it is then thrown into the water in a ritual known as "Dragon Returning to Heaven" (「龍歸天」). Traditionally the Tai Hang Fire Dragon was thrown into the water of the Causeway Bay Typhoon Shelter, in recent years due to environmental protection reason, the custom has changed to board the Fire Dragon onto a boat, and sunken in the far reaching water.

Photo 2-13 – Preparing for the for the ritual "Dragon Returning to Heaven" (「龍歸天」) at Ca Causeway Bay Typhoon Shelter

Photo reproduce from the exhibition panel of the Hong Kong Intangible Cultural Heritage exhibition in Sam Tung Uk Museum, photo caption –

Upon completion of the dance on the 16th night of the eighth lunar month, the fire dragon will be thrown into the water of the Causeway Bay Typhoon Shelter. This ritual is known as "Dragon Returning to Heaven (「龍歸天」)".

Part 2 – Cultural Significance

2.3 No. 12 School Street

2.3.1 "Hung Shing Yi Hok" (孔聖義學)[9]

In 1905 the Qing court announced the abolition of the Imperial Examination System (科舉制), then the Confucian classics (儒學經) was abandoned. In 1907, the *Zǔ Guó Wén Míng Bào* (《祖國文明報》) advocated Confucianism in Guangzhou to instill Confucianism as its duty. Hong Kong Tai Hang village resident Mr. Diu Jan Wan (刁振雲) read the message in the newspaper, and intended to set up a school for poor in the village, and his proposal was supported by Mr. Chu Hung Tsun (朱沃鋆). At that time, *Wén Míng Bào* (文明報) was trying to promote the learning, so they jointly establish the Confucius free school (孔教義學) for the poor in 1909.

A group of Hong Kong Chinese gentry, leaded by Mr. Lau Chü-pak (劉鑄伯) founded the Confucius Society in the same year, preaching the Four Books and Five Classics (四書五經) in a premises leases by the Tung Wah Hospital. Mr. Lau paid attention to education and had previously established the Ellis Kadoorie Chinese Schools Society (育才書社). After the set-up of the Confucius Society, it took over the four free schools run by the *Wén Míng Bào* (文明報), including the one in Tai Hang.

The Tai Hang "Hung Shing Yi Hok" (孔聖義學) school building was serious damaged during the Japanese Occupation (1941 – 1945). In 1949 Mr. Lee Wai Tong (李惠堂), the "King of Football", who was the then president of Tai Hang Residents' Welfare Association, with the donation from Mr. Aw Boon Haw (胡文虎), initiated the re-construction of the three-storey school building, and class resumed in the subsequent year. The hand-written "Commemorative Inscription of the Re-construction of the School" (《重建題記》) by Mr. Lee Wai Tong is engraved on a stone plaque installed on the external wall beside the main entrance. And there are three stone plaques in the ground floor main room commemorating the founding of the School in 1909 (宣統元年的〈倡建大坑孔聖義學碑記〉), and the re-construction in 1949 (民國三十八年(一九四九年)的〈大坑坊眾福利會重建孔聖義學碑記).

The "Hung Shing Yi Hok" (孔聖義學) adopted Government subsidy in 1953, and re-named as "The Hong Kong Confucian Society Primary School" (孔聖會小學). After the close down of the school, the Building was leased to different education organizations for educational purposes, until vacant in 2010.

An out-line biography of Mr. Lau Chü-pak (劉鑄伯), Mr. Aw Boon Haw (胡文虎), and Mr. Lee Wai Tong (李惠堂) are included in appendix 5 at the end of this report.

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[9] Source of information – "Chan Tin Kuen, "文化旅遊網誌", 26th December, 2013".

Part 2 – Cultural Significance

2.3.2 Chronology of the development on No. 12 School Street

Source of information:

(1) *Resource Kit*, and

(2) High Court law report – HCMP 140 of 2009.

Period	Development/happening on No. 12 School Street
1900 – 1910	Mr. Lau Chü-pak (劉鑄伯) established the Confucian Society (the Society), an unincorporated body registered under the Societies Ordinance, and as its first chairman. One of the objectives of the Society is to set up and operate schools to provide free education for the poor.
26th December, 1908	The No. 12 School Street site (the site) was granted to Mr. Chu Hung Tsun (朱沃鋆) and Mr. Diu Jan Wan (刁振雲) as trustee for Tai Hang School by a Crown Lease. The Crown Lease contained a covenant by the lessees (binding on their successors in title) that the site would not be used for any purpose other than a school.
17th February, 1911	The site was assigned by the Crown lessees to Mr. Lau Chü-pak chairman of the Society and the Society agreed to undertake the conduct of a school in the building erected on the site – the "Hung Shing Yi Hok" (孔聖義學).
Japanese Occupation (1941 – 1945)	School building destroyed.
1949	School building re-built with donations from local people.
1949	School rehabilitation ceremony presided by Mr. Aw Boon Haw (胡文虎).
May 1950	School resumed operation.
1953	School became a Government subsidized school called "The Hong Kong Confucian Society Primary School" (孔聖會小學).
1978	School ceased operation due to shortage of students.
1982	Building leased to Ms. Ting Yuk Chee (丁毓珠) for the operation of another school called Confucian Society Victoria English Primary School.
1999	Confucian Society Victoria English Primary School ceased operation.
1999 – 2007	School building continue leased to Ms. Ting Yuk Chee, provided that the building to be used for the purpose of propounding the doctrine of Confucius and development of Chinese culture.

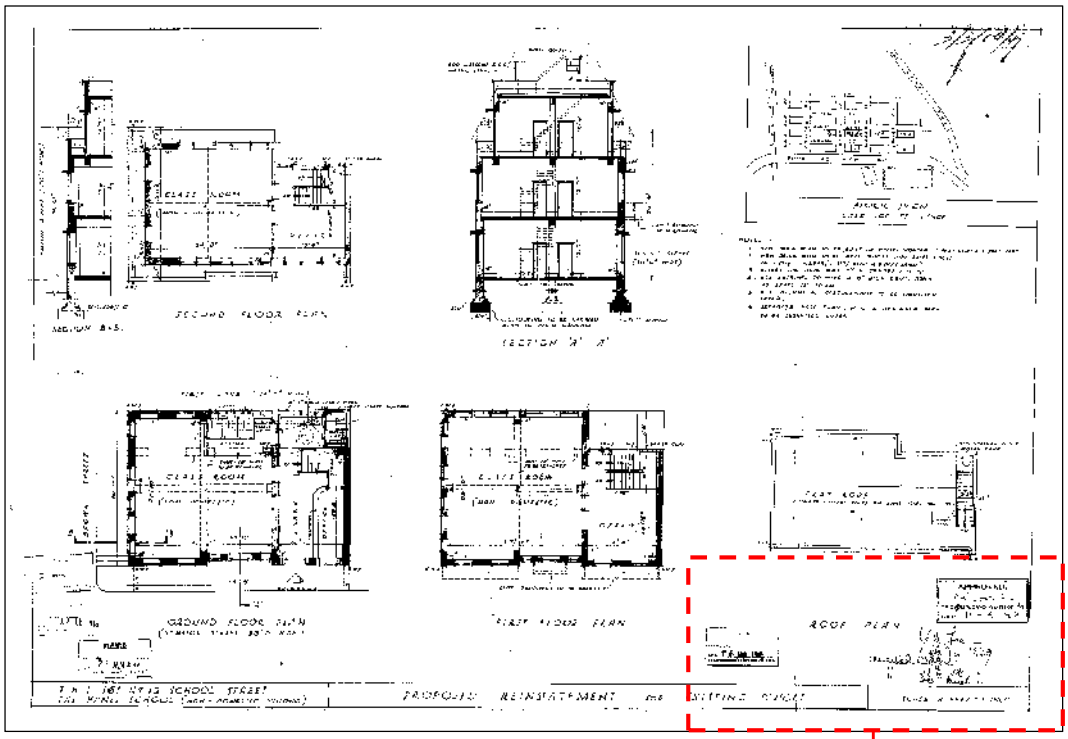
Part 2 – Cultural Significance

Period	Development/happening on No. 12 School Street
2007 – 2010	School building became office of Eastern District Children's Choir, Eastern District Arts Council.
2010	Vacant

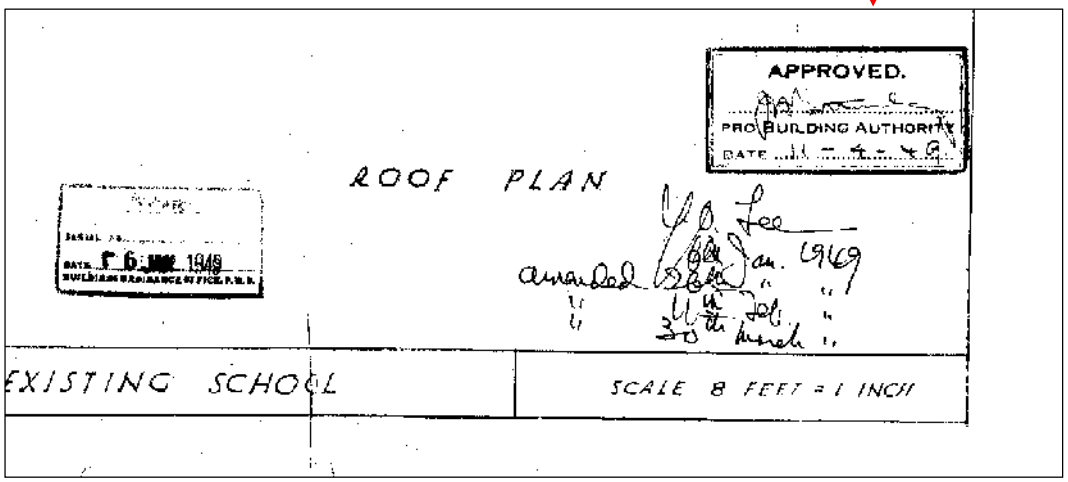
2.4 The Building

2.4.1 Evolution of the Building

It is hand-written on the record drawing retrieved from Buildings Department drawing below that the drawing was first submitted on 6th January, 1949, and with the Building Authority approval chop dated 11th April, 1949.



Drawing 2-02 – Record drawing retrieved from Buildings Department



Drawing 2-03 – Enlarged part of above drawing

Part 2 – Cultural Significance

On the bottom right hand corner drawing, there is a column with four dates which should be the first submission date – 6th January, 1949 and the amendments – 26th January, 1949, 11th February, 1949, and 30th March, 1949, (also with four chops – "inward" with the date damped by Building Ordinance Office, Public Works Department"), and on top with the name "Y.O. Lee". Y.O. Lee should be the "authorized architect" who submitted the drawing to Building Authority. However it is recorded in plaque no. 2 that a person named Wong Yuk-lun donated the "drawing" for the School, and Wong Yuk-lun – authorized architect, is also found "in 1938 directory".[10] We cannot trace here the connection between Y.O. Lee, the Wong Yuk-lun which donated the school drawing, and the authorized architect Wong Yuk-lun.

The text on plaque no. 1 recorded that the foundation stone of the building was by Mr. Aw Boon Haw in autumn 1949, (drawing App4-01 in appendix 4), and plaque no. 2 dated spring 1949 recorded the donation for the work, (drawing App4-02 in appendix 4). From the above information, the building should be completed in late 1949 or 1950.

The title of the Buildings Department retrieved drawing is "Proposed Reinstatement for Existing School", and from the following notes shown on the drawing –

- ground floor plan – "existing 18"wall to be removed",[11]
- first floor plan – "existing balconies to be removed", and "existing 18" wall to be removed",
- section AA – the "existing balconies to be removed", and "existing footing", and
- section BB – existing footing,

the existing building should be an extension and addition to the previous school building which has been damaged, but not completely destroyed, during the Japanese Occupation (1941 – 1945).

The November, 1945 aerial photo , (photo App3-04 in appendix 3), shows that there is a dark shadow from the site cast on School Street along with other shadows cast by buildings in the street, so the old building should still stood after the Japanese Occupation. It is also recorded that the old school building was damaged during the Japanese Occupation in plaque 1 and 2, but the extent of damage is uncertain. So the title on plaque no. 1 and 2 "重建" should be interpreted as repair, addition and extension

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10 Hong Kong Institute of Architect Journal, issue 45, 2003, p.54.
11 18" is 18 inches.

to the existing building, rather than a total re-construction project.

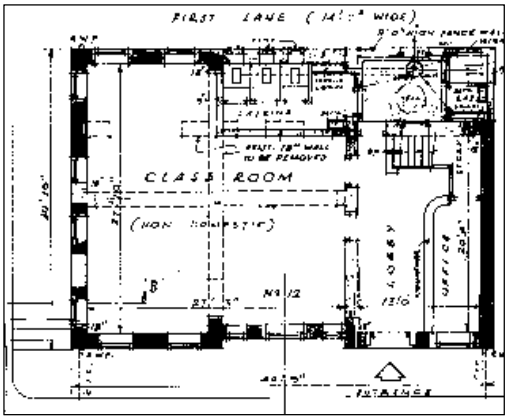
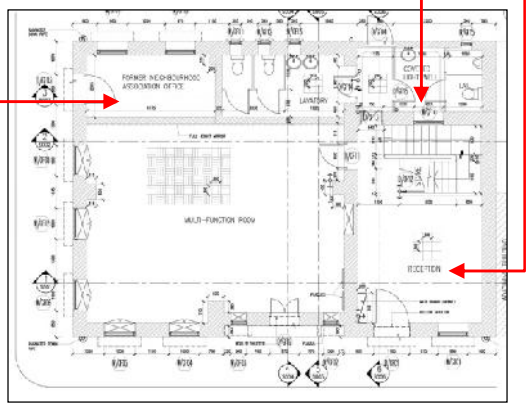
2.4.2 Changes to the internal layout

The proposed use of the building shown on above approved plan was as following –

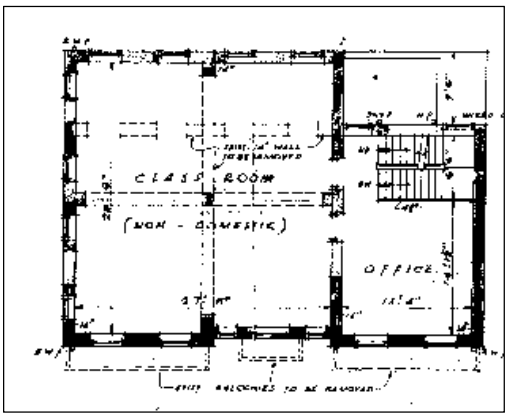
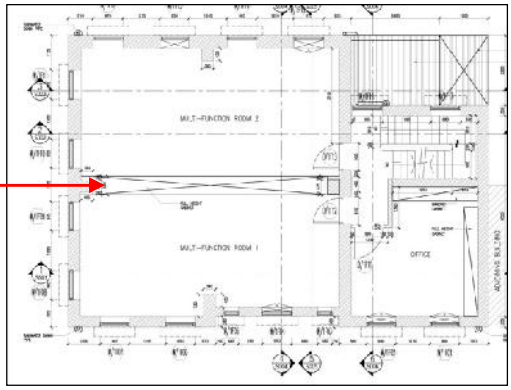
- Ground floor – one big classroom, lobby, office, big latrine toilet and light well with a small latrine.
- First floor – one big classroom and office.
- Second floor – one big classroom and office.

and compared with to-day, there is not much alteration to the internal layout.

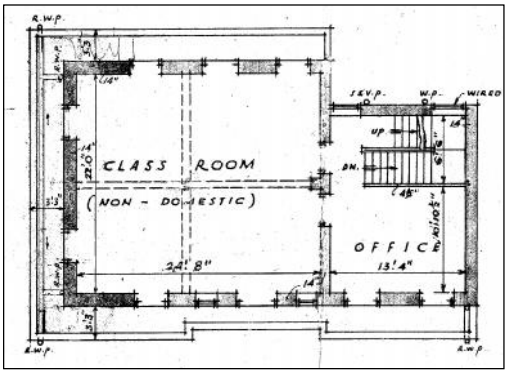
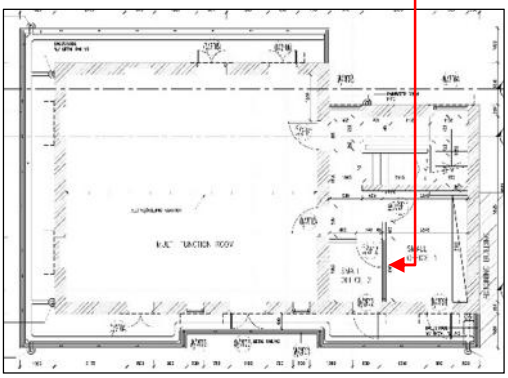
(a) Ground floor –

Layout and usage shown in 1949 Buildings Department approved drawing	Current layout
• one big classroom, • lobby, • office, • big latrine toilet, and • light well with a small latrine.	• one big classroom, but with the small part at the First Lane side partitioned into a separate room with independent entrance from Brown Street, • lobby extended, • office deleted and space taken out by lobby, • big toilet remains, and • light well covered and converted into another toilet.
	

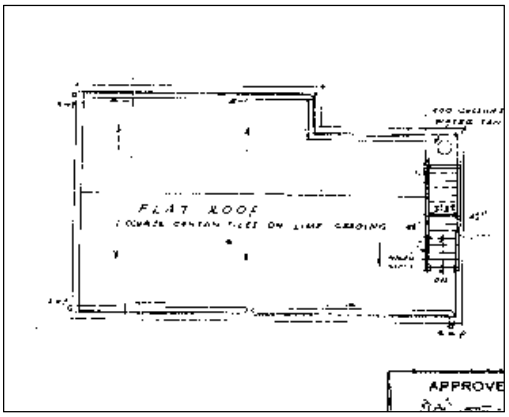
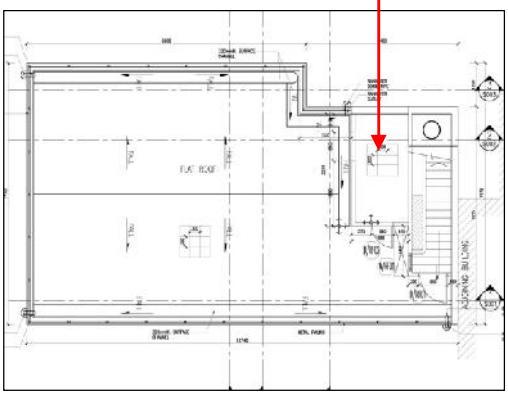
(b) First floor –

Layout and usage shown in 1949 Buildings Department approved drawing	Current layout
• one big classroom, and • office.	• the big classroom divided into two classroom by full height cabinets, and • office remains un-changed.
	

(c) Second floor –

Layout and usage shown in 1949 Buildings Department approved drawing	Current layout
• one big classroom, and • office.	• sliding panels installed at the middle of the room such that the big classroom can be partitioned into two rooms when necessary, and • office partitioned into two smaller offices.
	

(d) Roof –

Layout and usage shown in 1949 Buildings Department approved drawing	Current layout
• flat roof.	• flat roof, and • kitchen added.
	

2.4.3 Architectural appraisal – Modern Architecture and Art Deco

The architectural style of No. 12 School Street is the transition from Art Deco to Modernism.

"**Modern architecture** is generally characterized by simplification of form and creation of ornament from the structure and theme of the building. It is a term applied to an overarching movement, with its exact definition and scope varying widely. In a broader sense, early modern architecture began at the turn of the 20th century with efforts to reconcile the principles underlying architectural design with rapid technological advancement and the moderization of society. It would take the form of numerous movements, schools of design, and architectural styles, some in tension with one another, and often equally defying such classification."[12]

"The common themes of modern architecture include –

- the notion that "Form follows Function", a dictum originally expressed by Frank Lloyd Wright's early mentor Louis Sullivan, meaning that the result of design should derive directly from its purpose.
- simplicity and clarity of forms and elimination of "unnecessary detail".
- visual expression of structure (as opposed to the hiding of structural elements).

[12] "Architectural style Modernism" from Wikipedia, The Free Encyclopedia, from the website: http://en.wikipedia.org/wiki/International_style_(architecture).

- the related concept of "Truth to Materials", meaning that the true nature or natural appearance of a material ought to be seen rather than concealed or altered to represent something else.
- use of industrially-produced materials; adoption of the machine aesthetic.
- particularly in International Style modernism, a visual emphasis on horizontal and vertical lines."[13]

The predominant Modern Architecture style in the 1930s is Art Deco. The name "Art Deco" originated from the "Exposition internationale des décoratifs et industriels modernes", held in Paris in 1925, an international exhibition on the contemporary development of decorative and design and architecture. "Basically it was a 'modernization' of many artistic styles and themes from the past. You can easily detect in many examples of Art Deco the influence of Far and Middle Eastern design, Greek and Roman themes, and even Egyptian and Mayan influence. Modern elements included echoing machine and automobile patterns and shapes such as stylized gears and wheels, or natural elements such as sunbursts and flowers."[14] The Art Deco style virtually dominated all design areas in the Western World in the 1930s, from graphical to industrial, product, jewelry, furniture, movie and stage set, and interior and architectural design.

With the advancement of building technology in the United States in the early twentieth century, high rise gained its popularity. The traditional decorative elements – the Classical elements, i.e. the dome, pediment, orders and arches which harmonize with the horizontality with façades of the long span low rise halls, could not integrate well into the facade of the high rise, thus this elegant charm style – Art Deco was well received in United States in the 1920s.

In the Far East, this style was prominent in modern progressive cities such as Shanghai, Hong Kong and Singapore. In these Asian cities, the Art Deco architectural trend lingered on longer than in their Western counterpart, lasting well into the early 1950s before being completely superseded by the aesthetics of Modernism.

Later in the 1930s, the world trend in architecture began to swift towards Modernism, and the Art Deco style lost its early splendour under the influence of the clean, minimalist functional aesthetics of such early Modern styles as the Bauhaus from Germany and the International Style from the United States. Sometimes Art Deco is

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13 *ibid*.

14 "Art Deco Architecture: History", from the website http://www.retropolis.net/history.html.

distinguished from Moderne, which is a variation from Art Deco in the 1940s. Although somewhat different in their overall appearance, both styles share stripped down forms and geometric-based ornament.

Common Moderne features –

- Horizontal orientation.
- Rounded edges, corner windows, and glass block walls.

Common Art Deco features –

- Vertical emphasis.
- Steel frames.
- Flat roofs.
- Setbacks (step-like recessions in a wall) emphasizing the geometric form.
- String courses.
- Geometric ornament: parallel straight lines, zig-zags, chevrons, lozenges (diamond shape, but not a square).
- Stylized (abstract) floral motifs.
- Stylized figure sculpture.
- Octagonal lamps, clocks.
- Sunrise and floral patterns in ornamentation.
- Intense colours in terra cotta, glass, coloured glazed bricks, mosaic tiles, and coloured mirrors.
- Hard-edged low relief ornamentation around door and window openings, e.g. stepped frontispiece and stepped window head.
- Volutes in door surrounds.
- Strips of window with decorated iron grille work in surround to add vertical feeling.
- Metal windows: sash, casement.
- Although straight-headed windows are more popular, an occasional circular window or rounded window and door jamb is found.
- Buildings are stripped down to their purest forms."[15]

[15] "Art Deco in Buffalo, NY, 1925 – 1940", from the website http://ah.bfn.org/a/archsty/deco/.

2.4.4 Architectural style of the Building

The design of the façade followed a very stringent geometric pattern with the main entrance at the centre. The combination of the single leaf casement and double leaf casement windows created a certain rhythm at the façade. There is plastered string course above the first floor slab level. The only decoration on the side elevation is the symmetrical pattern. Flat roof, the middle façade portion setback, string courses, iron casement window are all Art Deco features. We would conclude that the intended design architectural style is Art Deco which is still predominant in Hong Kong, but due to limited budget especially after the Japanese Occupation, the Art Deco design elements are just minimal.

2.5 Statement of cultural significance

2.5.1 Historical significance

(a) The building was re-constructed in 1949 to replace an earlier pre-war building named "Hung Shing Yi Hok" (孔聖義學, Confucius free school for the poor) founded in the late Qing Dynasty. The original school in late Qing Dynasty was the first free school conducted by The Hong Kong Confucian Society, led by the then eminent leader of the community, Mr. Lau Chü-pak (劉鑄伯) (1867 – 1922). This school was funded by donations from local inhabitants.

Unfortunately, the school building was severely destroyed during the Japanese Occupation (1941 – 1945). After the war, the school was re-built on the same site through local donations by the Tai Hang Residents' Welfare Association (大坑坊眾福利會).

Mr. Li Wai-tong (李惠堂) (1905 – 1979) who had been crowned as the "King of Football", was the then head of the Tai Hang Residents' Welfare Association participated in the re-construction of the school.

(b) The school rehabilitation ceremony was presided by Mr. Aw Boon Haw (胡文虎) in 1949. He was a Chinese entrepreneur and philanthropist residing in his Haw Par Mansion (虎豹別墅) in Tai Hang who was also the honorary president of the Tai Hang Residents' Welfare Association at that time. The site evidences the relations of these past celebrities with Tai Hang.

(c) The site has been used for providing educational services over a century since late Qing Dynasty. The site witnesses the evolution of education system in Hong Kong. The historical association between Tai Hang and "Hung Shing Yi

Hok" which was set up in the early 20th century is still remembered to-day in the street name "School Street" (書館街).

2.5.2 Architectural Significance

(a) The design of the building façade follows a very stringent geometric pattern with the main entrance in the middle. The combination of the single and double leaf iron casement windows creates a rhythm at the façade. There is a plastered string course about the first floor slab level. The only decoration on the side elevation is the symmetrical pattern. Flat roof, set-back middle façade portion, string course and iron casement windows are all Art Deco features which were the predominant architectural style in Hong Kong when the building was re-constructed.

(b) The simple building form is a significant example of the building design immediate after the Japanese Occupation while working under tight resources, but still incorporated the contemporary architectural style with minimal Art Deco features. Internally, the rooms are plain and devoid of architectural detail. In short, the building is utilitarian and functional according to the dictates of Modernism.

2.5.3 Social Significance

(a) The school has close relationship with the Tai Hang community. In the early days of Hong Kong, the poor seldom had chance to receive formal education. The establishment of "Hung Shing Yi Hok" in the 20th century benefited the Tai Hang community.

(b) The streets in the area were named after Government officials, but the street in front of the building is an exception. The name "School Street" (書館街) displays the significance of the Confucius free school for the poor which was opened in the 20th century for the community.

(c) The founding of the school in later Qing Dynasty and re-construction of the school in 1949 were important events in the Tai Hang community. The funding for the founding and re-construction was by the collectively contribution of the kai-fong (街坊, neighbourhood), which the name of the contributors were recorded in three stone plaques fixed on the wall in ground floor dated spring 1909 and spring 1949 respectively.

Part 2 – Cultural Significance

2.6 Character defining elements

2.6.1 Selection criteria

"Character-defining elements" means "the materials, forms, location, spatial configurations, uses and cultural associations or meanings that contribute to the heritage value of an historic place, and which must be retained in order to preserve its heritage value".[16] The selection of the Character-defining elements is based on the cultural significance of the Building described in part 2.5, which includes historical significance, architectural significance, and social significance.

2.6.2 Level of significance – definition of terms[17]

Level of significance	Meaning
• High	Elements which make a beneficial contribution to the cultural significance of the Building, and the removal or substantial alteration of such element would be detrimental to the cultural significance of the Building. These elements normally are the original elements of the Building.
• Moderate	Elements which make a contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration or de-gradation.
• Low	Elements which make little contribution to the overall significance of the Building. Spaces, elements or fabric originally of little intrinsic quality, and may have undergone alteration or degradation. Original spaces, elements or fabrics of some quality, which have undergone extensive alteration or adaptation to the extent that only isolated remnants survive. These elements make little contribution to the significance of the building, and whose alteration or removal would not be detrimental to the heritage value of the place.

[16] The definition for "character-defining elements" is extracted from *Standards and Guidelines for the Conservation of Historic Places in Canada, a Federal, Provincial and Territorial Collaboration*, a pan-Canadian collaboration, 2nd edition, 2010, p253.

[17] The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.

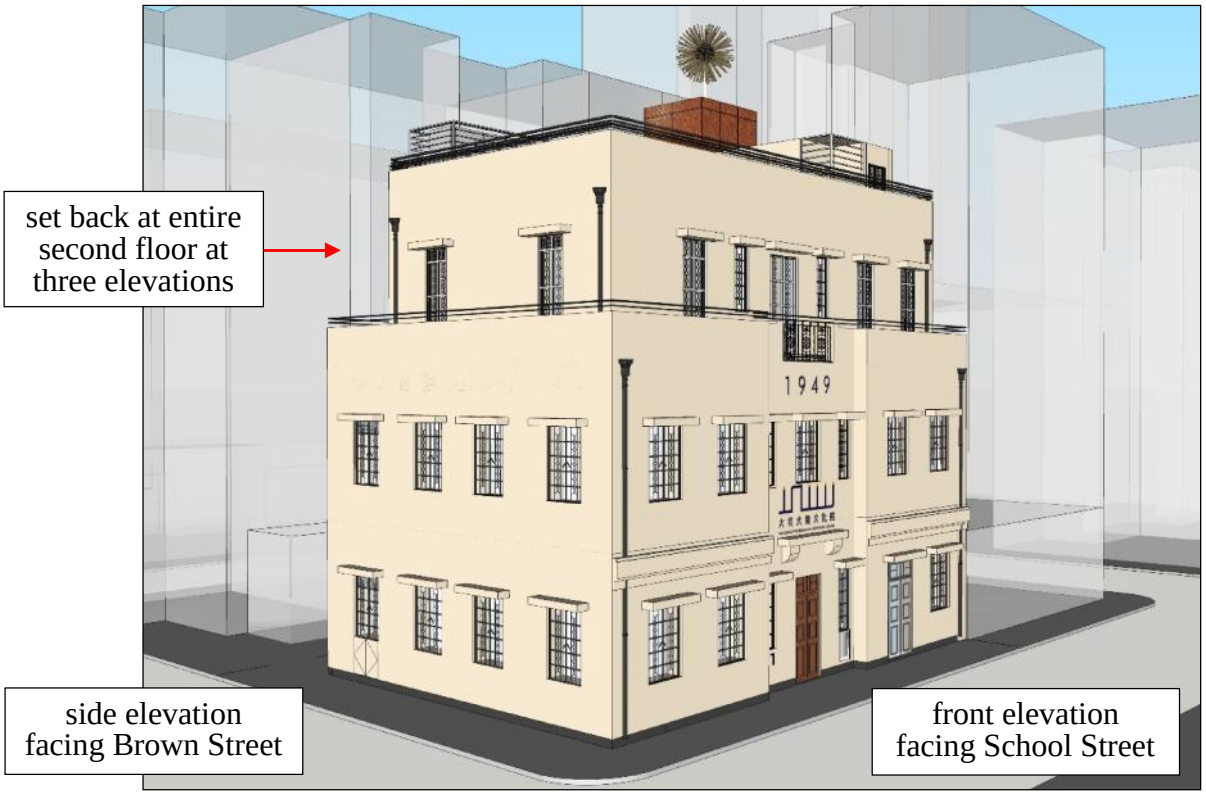
- Neutral — Elements which are of little or no contribution in the understanding or appreciating the Building, and are not intrusive.
- Intrusive — Elements which are visually intrusive or which obscure the understanding of significant elements of the site. The removal of such elements would be beneficial to the understanding of the cultural significance of the Building.

2.7 List of character defining elements (CDE)/architectural elements

2.7.1 Building form and external –

No.	CDE/architectural elements	Level	Photo
A1.	The "rectangular box" shaped building form with set-back about 1.00 m. creating a narrow flat roof running through the entire second floor. (photo dated – 6th October, 2016)	High	
A2.	The configuration of the three-bays front elevation facing School Street with narrow and wide (single and double leaf) casement windows rhythm, and skirting. (photo dated – 6th October, 2016)	High	
A3.	The configuration of side elevation facing Brown Street and main part of rear elevation with double leaf casement windows pattern, and skirting. (photo dated – 6th October, 2016)	High	

Part 2 – Cultural Significance

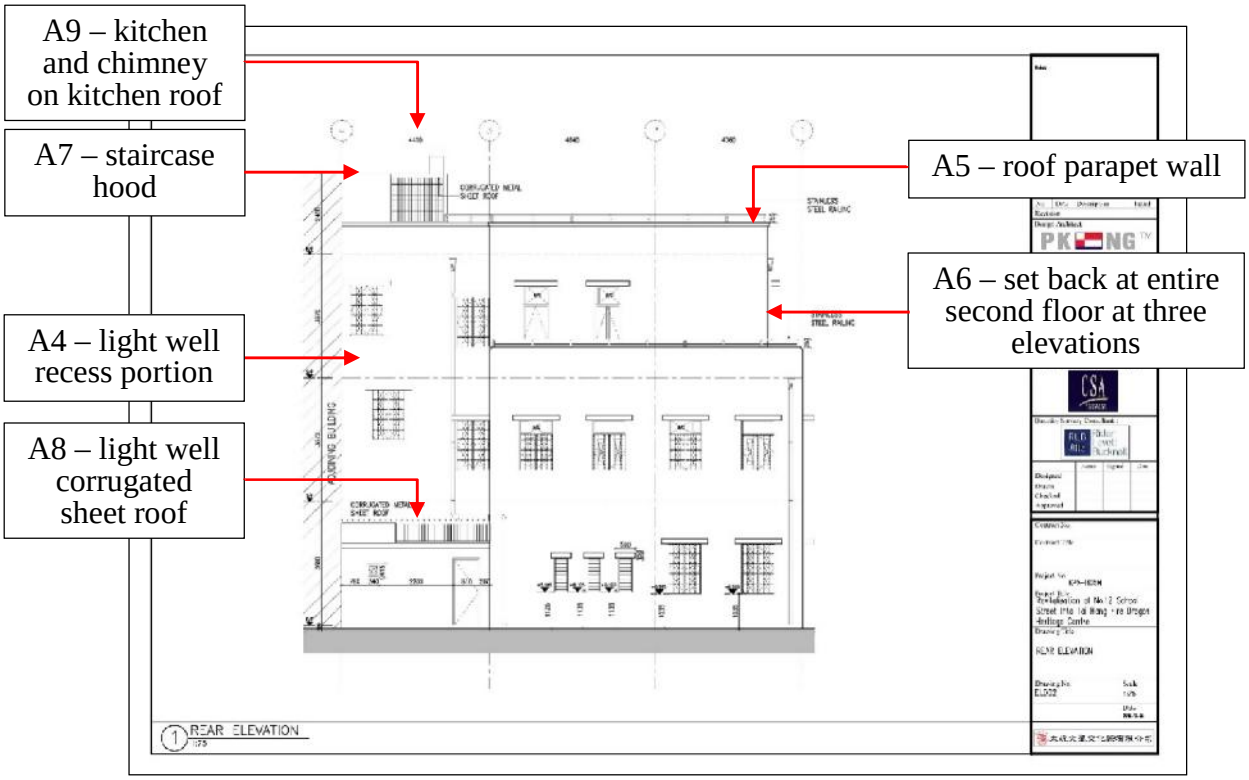


Drawing 2-04 – Perspective view of the Building from corner of School Street and Brown Street

No.	CDE/architectural elements	Level	Photo
A4.	The configuration of rear elevation facing First Lane with the fence wall and light well (recess potion) adjoining the adjacent building. (photo dated – 11th March, 2016)	High	
A5.	Flat roof and parapet wall at the perimeter of the roof. (photo dated – 22nd November, 2016)	High	

Part 2 – Cultural Significance

No.	CDE/architectural elements	Level	Photo
A6.	The narrow flat roof along the three elevations at second floor. (photo dated – 22nd November, 2016)	High	
A7.	The staircase hood on the roof with sloping roof. (photo dated – 22nd November, 2016)	High	
A8.	Corrugated sheet roofing at ground floor light well (photo on right) and beside roof staircase hood (above photo). (photo dated – 22nd November, 2016)	Intru-sive	
A9.	Kitchen and chimney on the roof of kitchen on flat roof. (photo dated – 22nd November, 2016)	Low	
A10.	All structural elements of the building including granite load bearing wall, columns and footings.	high	



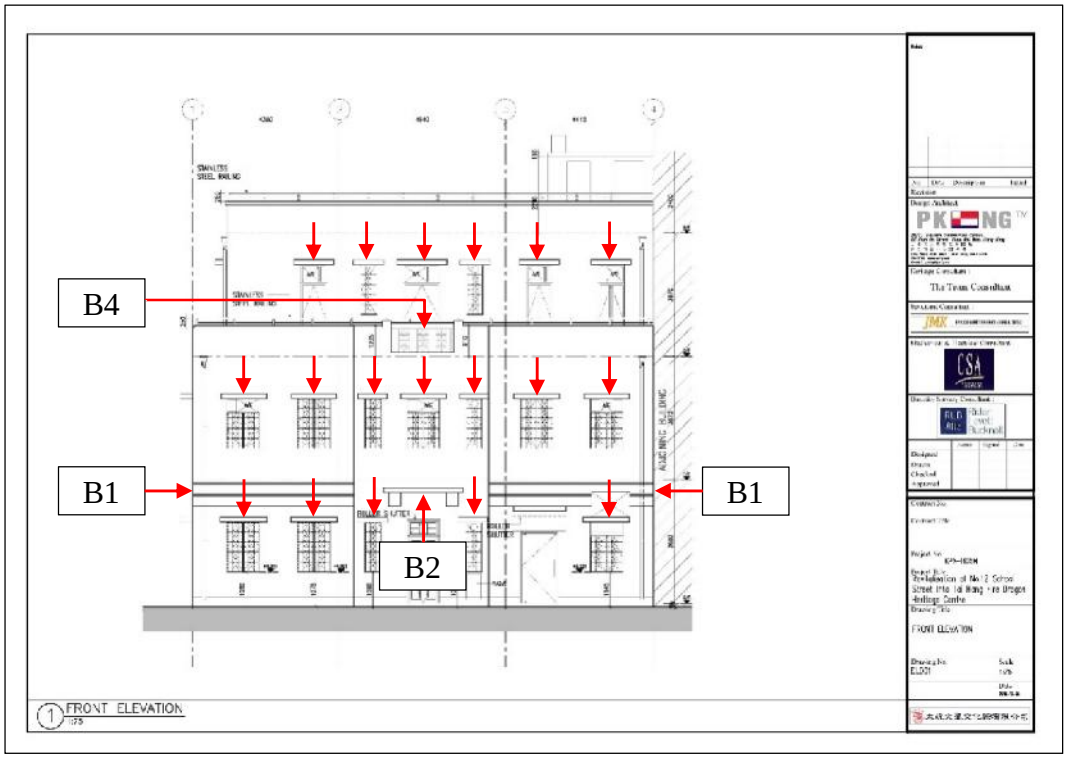
Drawing 2-05 (drawing no. EL002) – First Lane (rear) elevation

2.7.2 Architectural features on the elevations, (the locations are shown on the drawings at the end of this sub-section) –

No.	CDE/architectural elements	Level	Photo
B1.	The cornice on top of the ground floor windows at the front elevation two side bays. (photo dated – 6th October, 2016)	High	
B2.	The canopy with two decorative curve brackets above the main entrance door at front elevation middle bay. (photo dated – 6th October, 2016)	High	

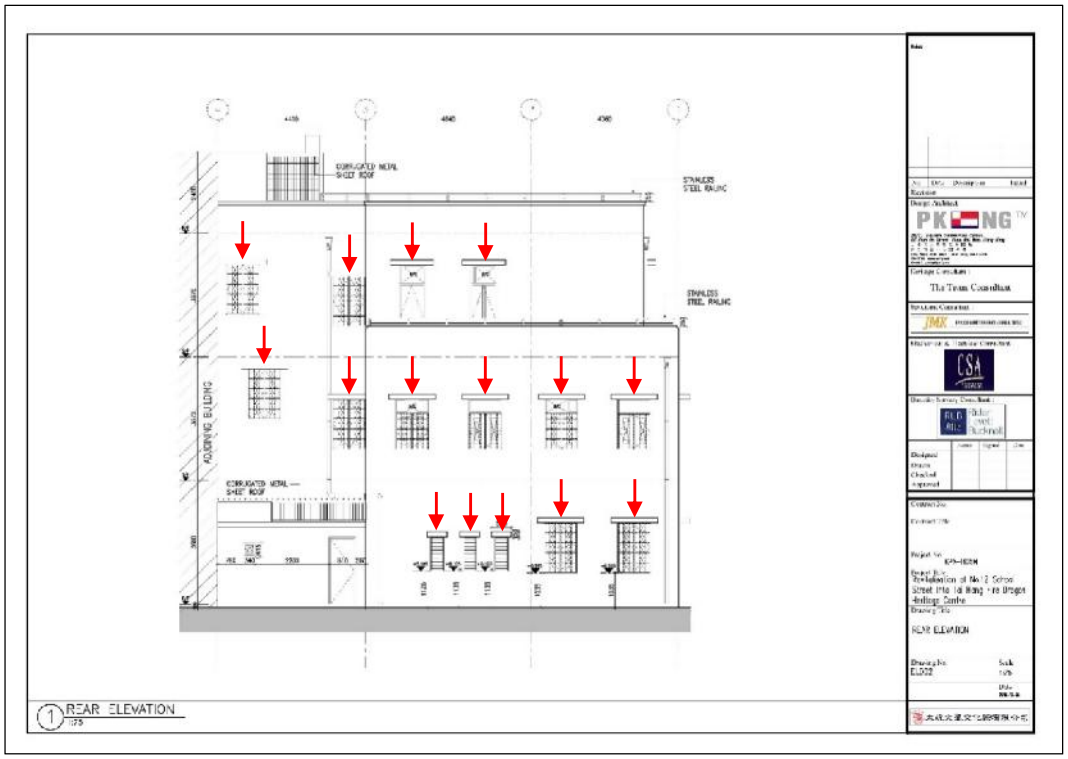
Part 2 – Cultural Significance

No.	CDE/architectural elements	Level	Photo
B3.	The horizontal projection (typhoon canopy) above the windows and French windows and door at ground floor, first floor and second floor. (photo dated – 6th October, 2016)	High	
B4.	The ornamental ironwork open grille steel balus-trade at front elevation middle bay of second floor flat roof parapet wall. (photo dated – 6th October, 2016)	High	



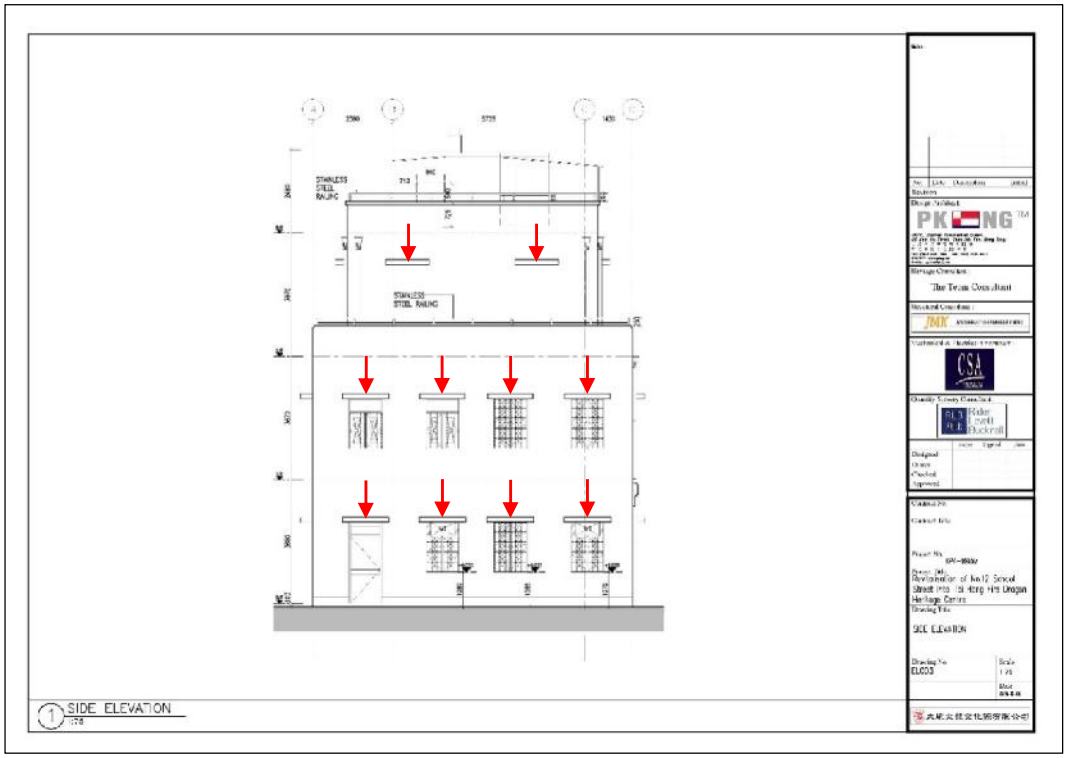
Drawing 2-06 (drawing no. EL001) – School Street (front) elevation

Note – red arrow pointing downwards ↓ denotes character defining element B3.



Drawing2-07 (drawing no. EL002) – First Lane (rear) elevation

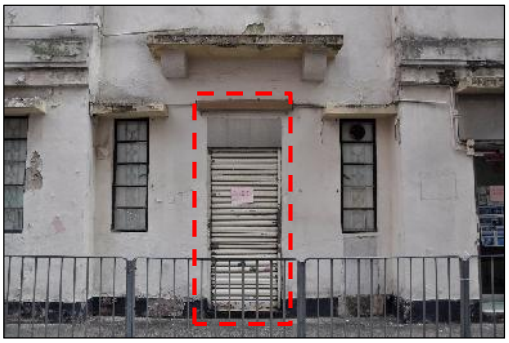
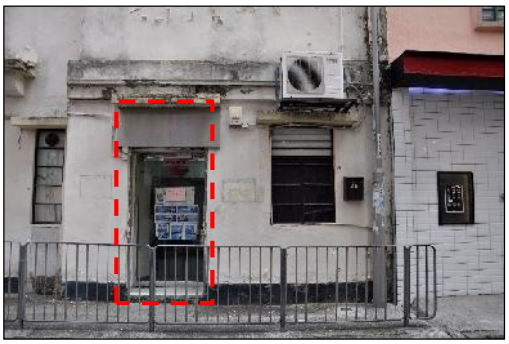
Note – red arrow pointing downwards ↓ denotes character defining element B3.



Drawing 2-08 (drawing no. EL003) –Brown Street (side) elevation

Note – red arrow pointing downwards ↓ denotes character defining element B3.

2.7.3 Doors, windows and fixtures on the elevations –

No.	CDE/architectural elements	Level	Photo
C1.	Front elevation ground floor middle bay – the roller shutter on the external side of the timber entrance door. (photo dated – 6th October, 2016)	Intru-sive	
C2.	Front elevation ground floor middle bay – the timber paneled door with fanlight. (photo showing internal side dated – 6th October, 2016)	High	
C3.	Front elevation ground floor right (west) bay – the glass entrance door. (photo dated – 6th October, 2016)	Neut-ral	
C4.	Side (Brown Street) elevation – aluminium entrance door. (photo dated – 11th March, 2017)	Intru-sive	

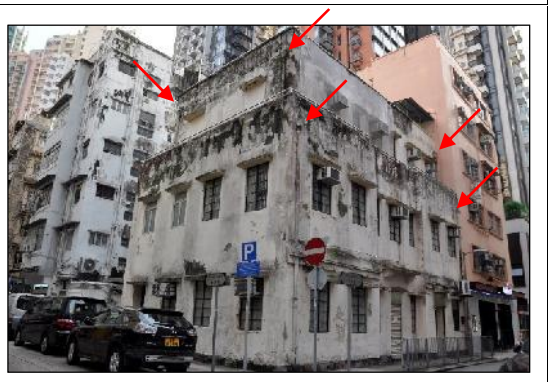
Part 2 – Cultural Significance

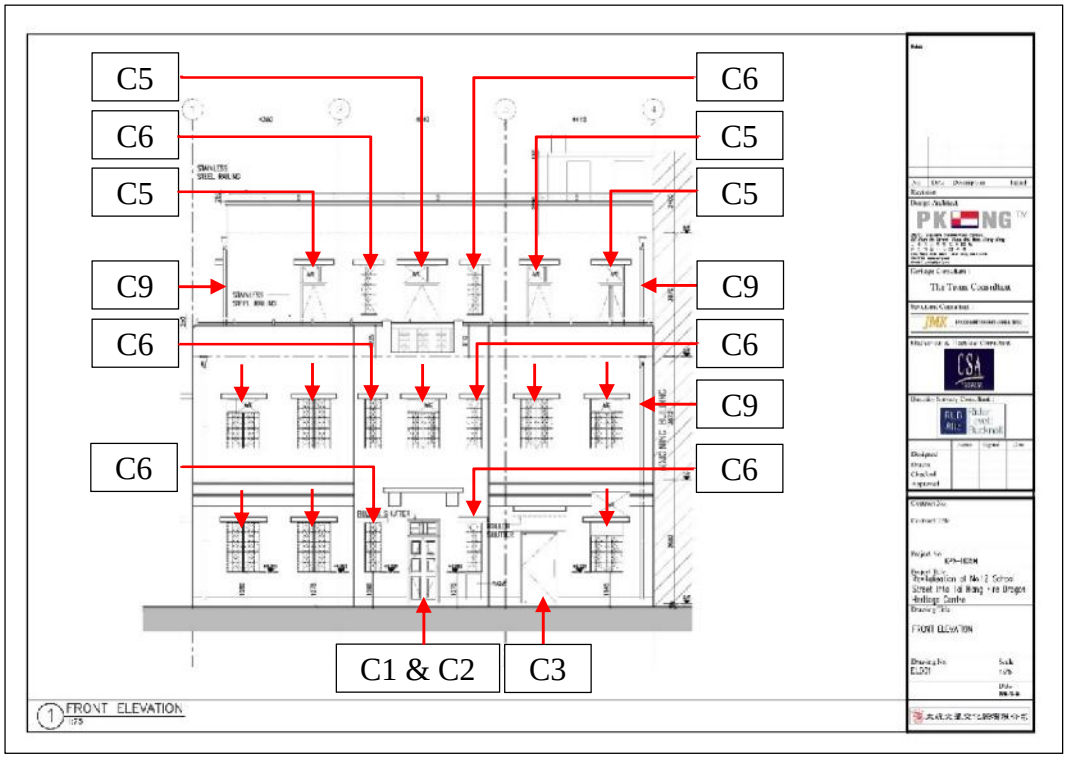
No.	CDE/architectural elements	Level	Photo
C5.	Aluminium French window at second floor flat roof. (photo dated – 22nd October, 2016)	Intru-sive	
C6.	Single leaf casement window at front elevation with grilles including the brass ironmongery (casement fastener with lever and casement stay), (6 nos.), ground floor – 2 nos., first floor – 2 nos., and second floor – 2 nos. (upper photo dated – 6th October, 2016, and lower photo dated – 22nd November, 2016)	High	 

Part 2 – Cultural Significance

No.	CDE/architectural elements	Level	Photo
C7.	Double leaf casement window with the grilles including the brass ironmongery (casement fastener with lever and casement stay), (23 nos.), ground floor (excluding staircase part) – 8 nos., first floor (excluding staircase part) – 9 nos., and staircase from ground to second floor – 5 nos. . (upper photo dated – 6th October, 2016, and Lower photo dated – 22nd November, 2016)	High	 
C8.	Aluminium windows on side (Brown Street) elevation and rear elevation, (4 nos.). (photo dated – 6th October, 2016)	Intru-sive	

Part 2 – Cultural Significance

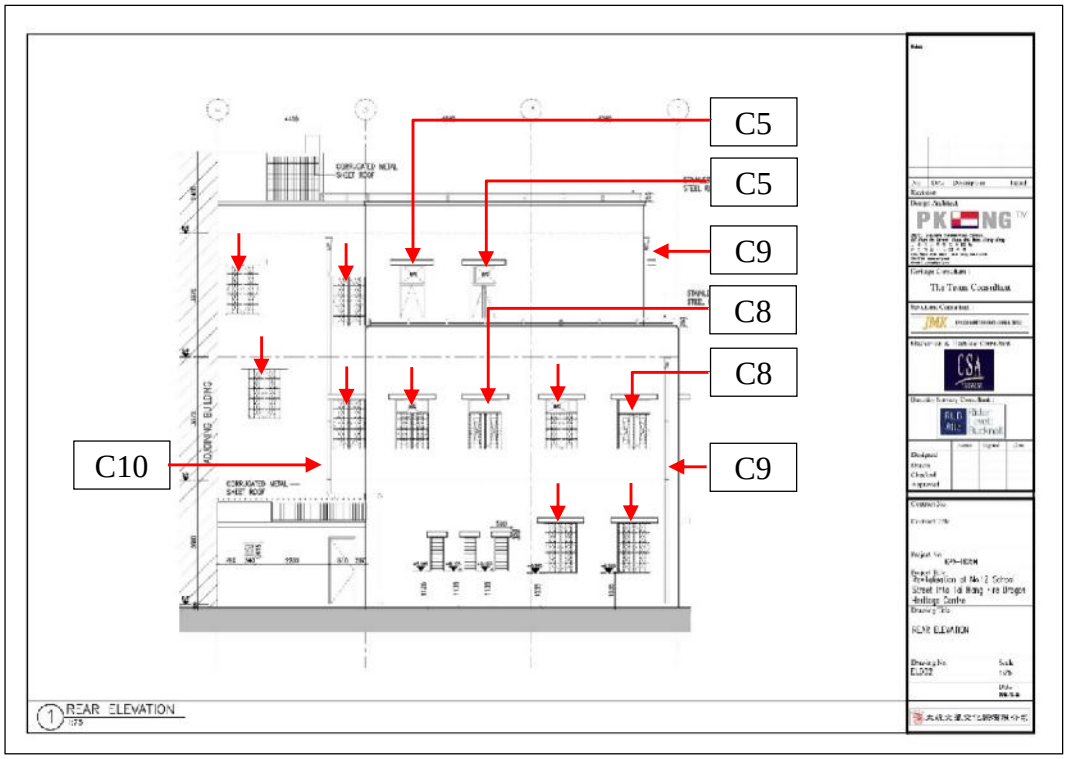
No.	CDE/architectural elements	Level	Photo
C9.	The cast iron rainwater downpipes with hopper at front and side elevations, (3 sets at front elevation, 2sets at side elevation, and 1 set at rear elevation. (photo dated – 6th October, 2016)	High	
C10.	The clayware rainwater down-pipe and the clayware rainwater hopper (indicated by red arrow) at rear elevation (1 set). (photo dated – 6th October, 2016)	High	



Drawing 2-09 (drawing no. EL001) – School Street (front) elevation

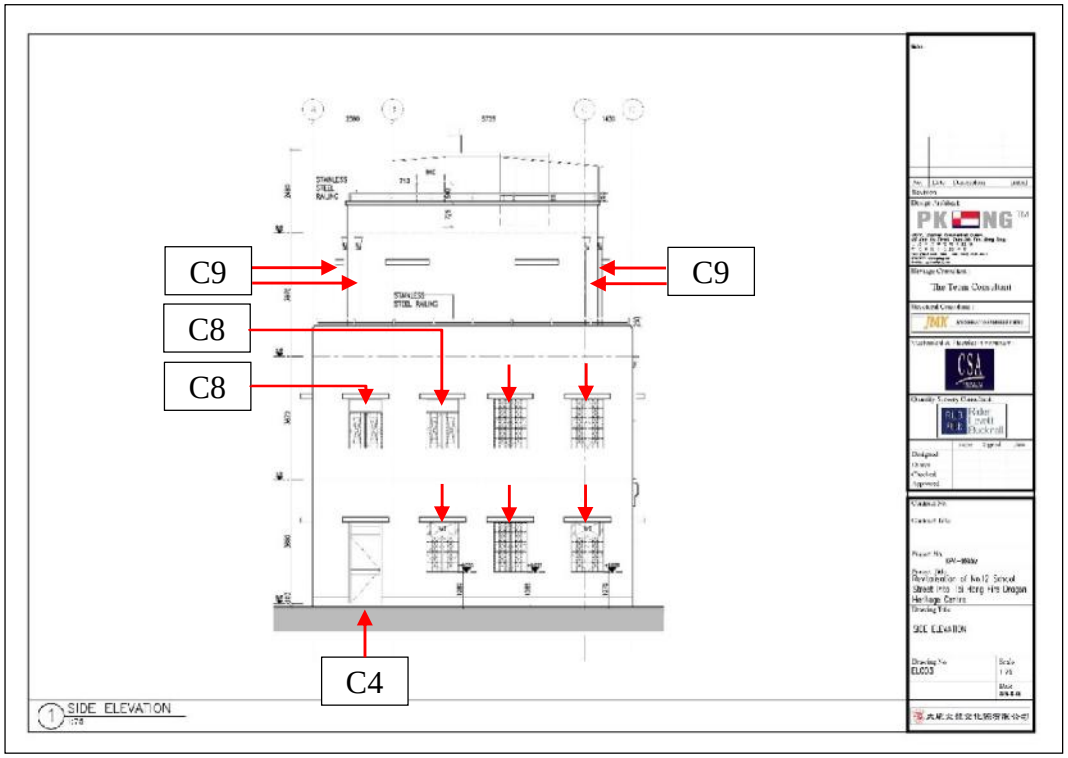
Note – red arrow pointing downwards ↓ denotes character defining element C7.

Part 2 – Cultural Significance



Drawing 2-10 (drawing no. EL002) – First Lane (rear) elevation

Note – red arrow pointing downwards ↓ denotes character defining element C7.



Drawing 2-11 (drawing no. EL003) – Brown Street (side) elevation

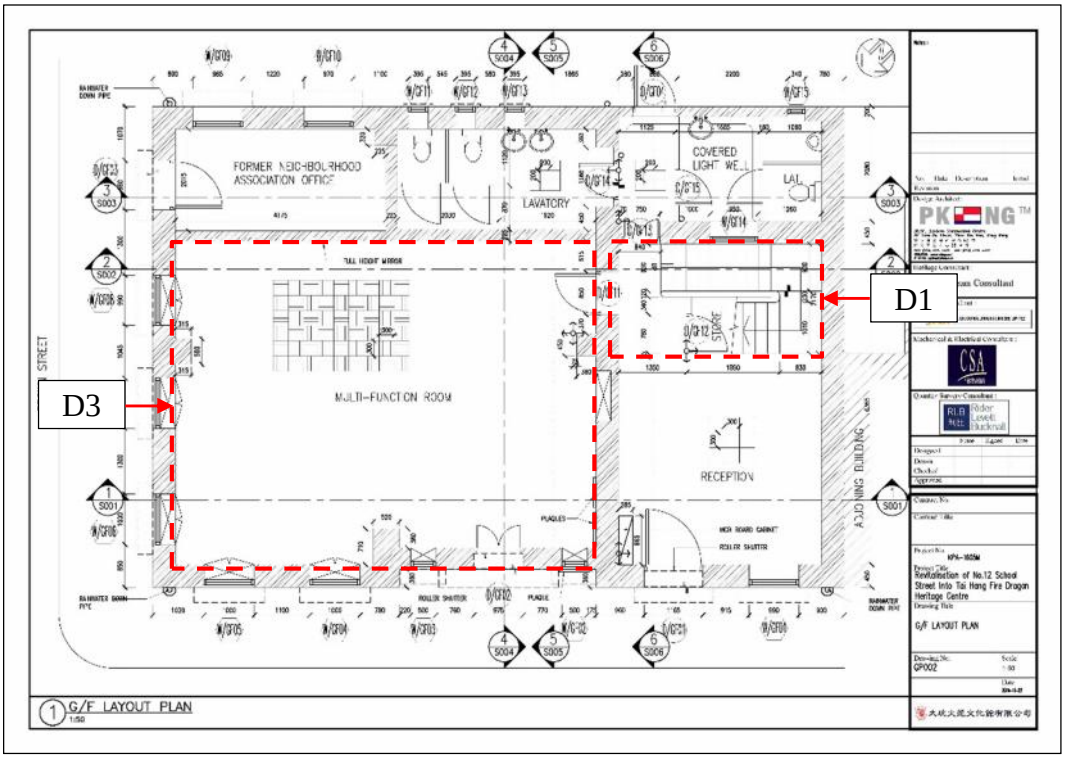
Note – red arrow pointing downwards ↓ denotes character defining element C7.

Part 2 – Cultural Significance

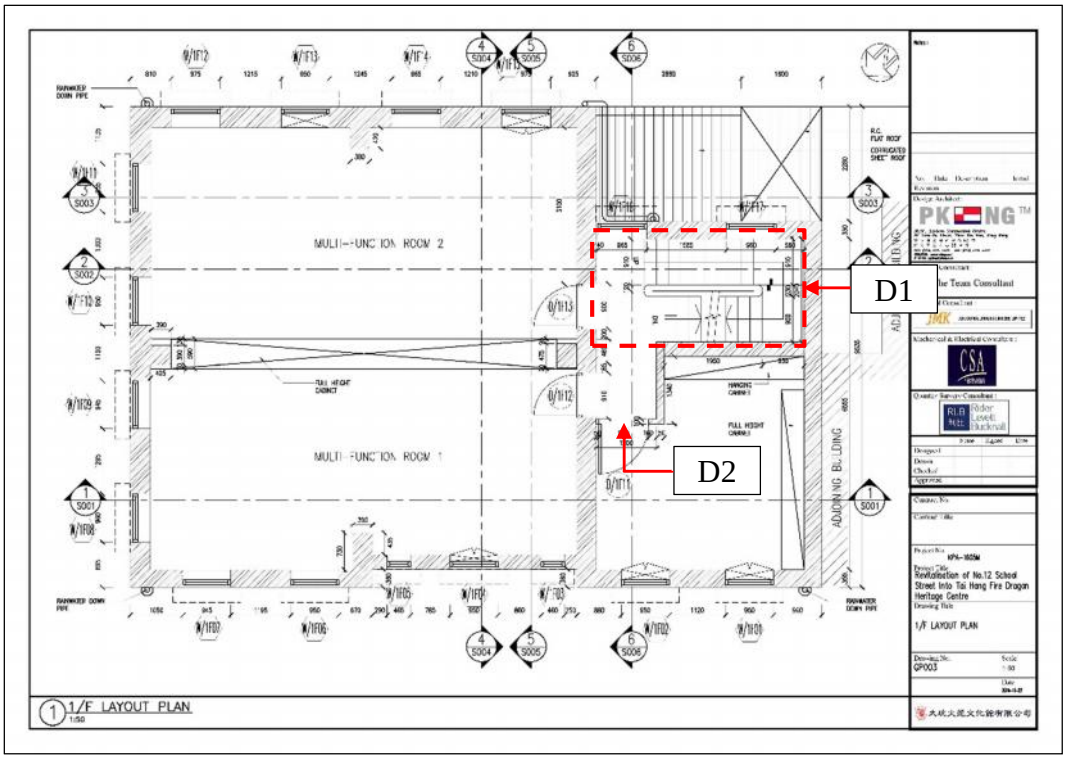
2.7.4 Internal

No.	CDE/architectural elements	Level	Photo
D1.	The staircase and continuous solid balustrade leading from ground floor to roof. (photo dated – 6th October, 2016)	High	
D2.	The door frame with fanlight at first floor, (the door is not included because it is not the original door). (photo dated – 6th October, 2016)	High	
D3.	Ground floor main room 150 x 150 mm teak parquet flooring. (photo dated – 6th October, 2016)	Low	
D4.	Internal layout, (photo on right – second floor). (photo dated – 6th October, 2016)	low	

Part 2 – Cultural Significance

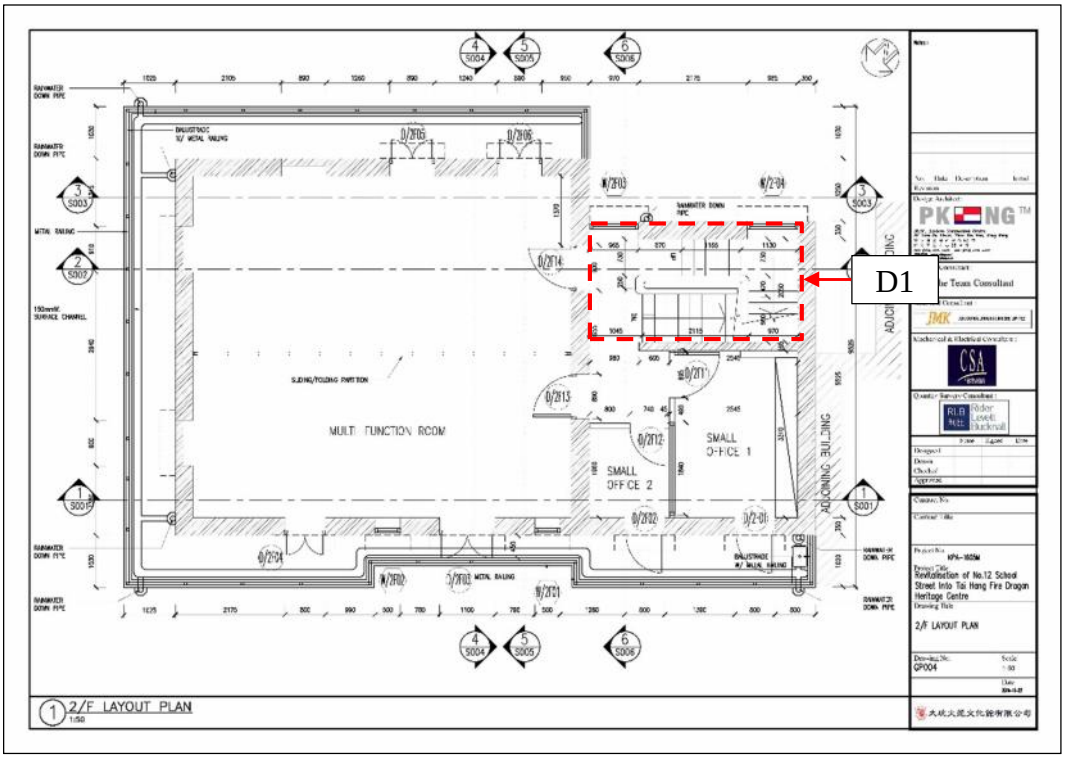


Drawing 2-12 (drawing no. GP002) – Ground floor plan

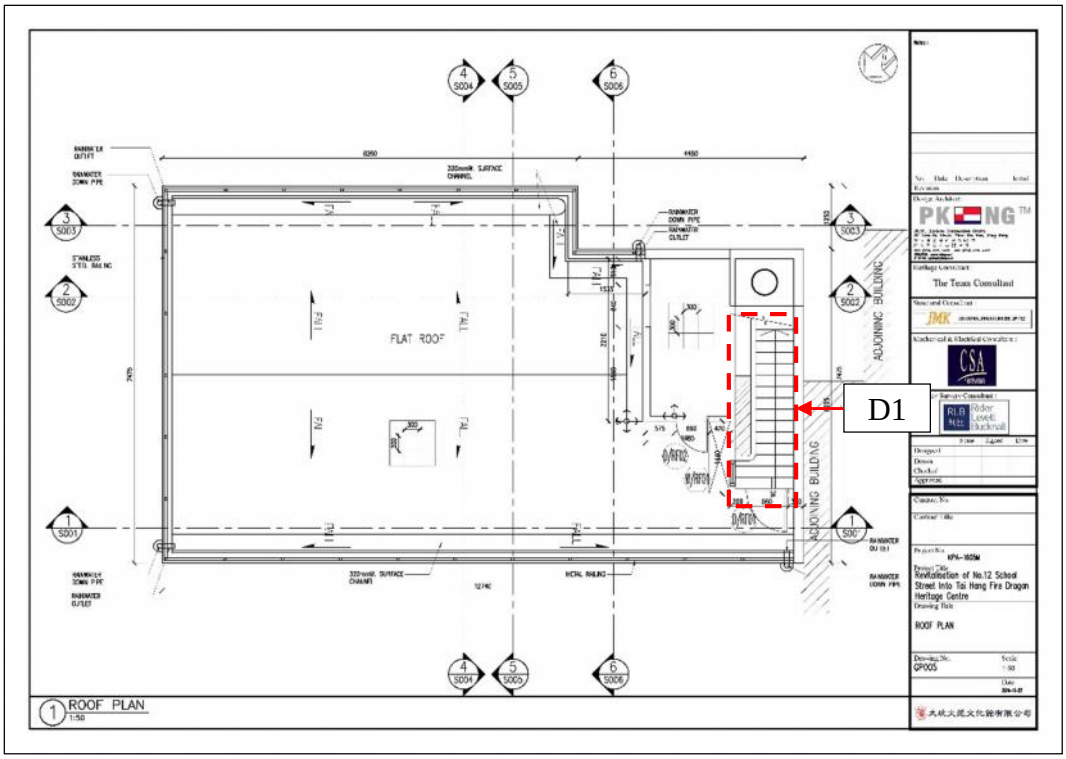


Drawing 2-13 (drawing no. GP003) – First floor plan

Part 2 – Cultural Significance



Drawing 2-14 (drawing no. GP004) – Second floor plan



Drawing 2-15 (drawing no. GP005) – Roof plan

Part 2 – Cultural Significance

2.7.5 Artefacts

No.	CDE/architectural elements	Level	Photo
E1.	Traces of the old mark of the former school, suspected to be 政府津貼孔聖會小學 on the side elevation facing Brown Street second floor parapet wall, (some are currently covered up by paint), (photo dated – 6th October, 2016)	High	
E2.	The Stone plaque commemorating the re-opening of the school at the front elevation beside the main entrance. (photo dated – 6th October, 2016)	High	
E3.	Three stone plaques commemorating the founding of "Hung Shing Yi Hok" (孔聖義學) in Qing Dynasty, and re-construction of the Building in 1949 inside ground floor main room. (photo dated – 6th October, 2016)	High	

Note: The photo record of these four plaques are included in appendix 4 of this report.

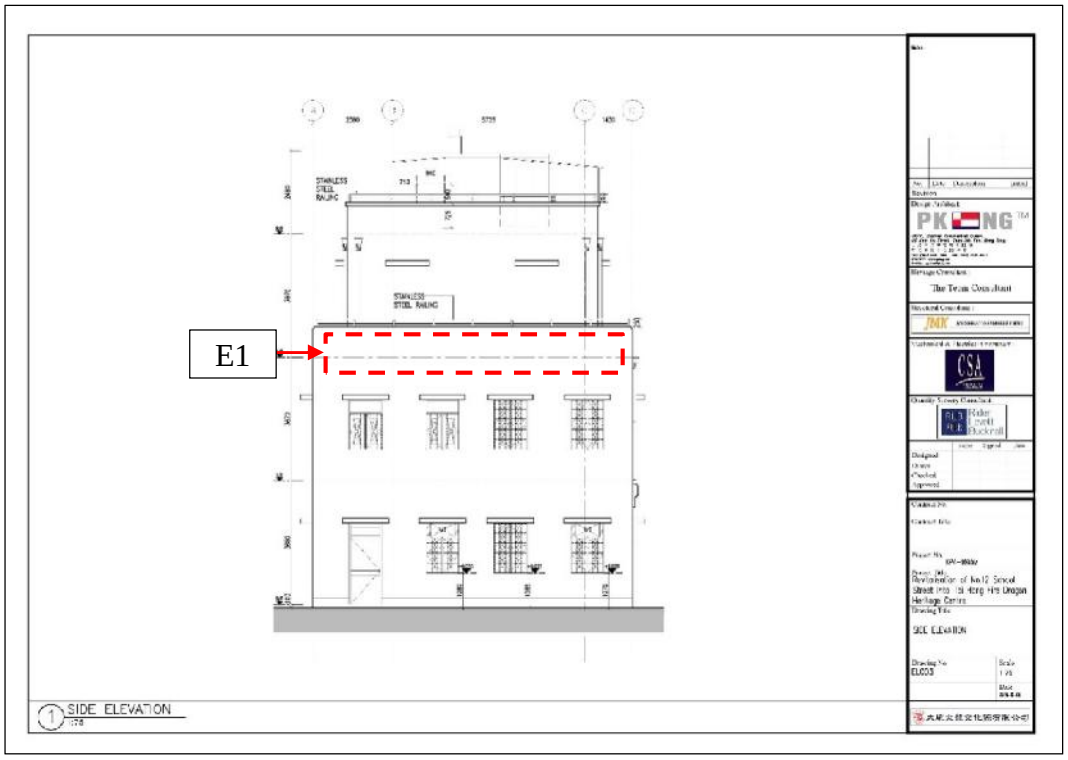
Photo 2-07 – Traces of the old mark of the former school, suspected to be 政府津貼孔聖會小學 on the side elevation second floor parapet wall – the north end part, (some are currently covered up by paint), (photo dated – 6th October, 2016)

Photo 2-08 – Traces of the old mark of the former school, suspected to be 政府津貼孔聖會小學 on the side elevation second floor parapet wall – the centre north part, (some are currently covered up by paint), (photo dated – 6th October, 2016)

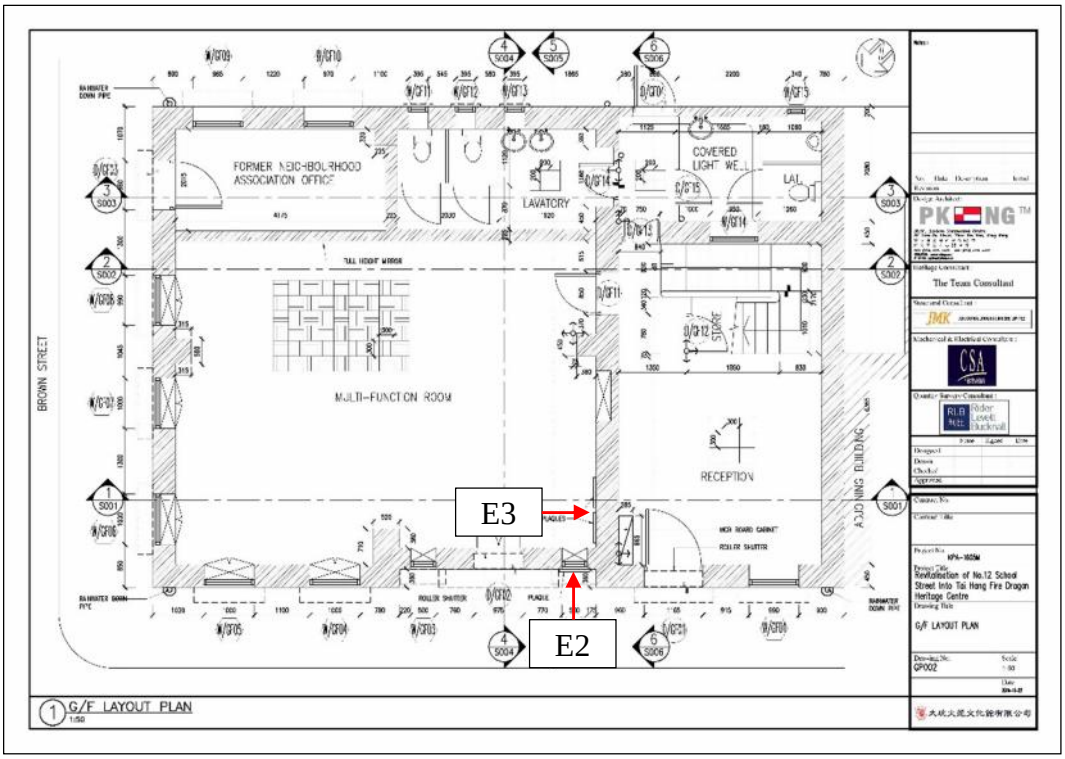
Photo 2-09 – Traces of the old mark of the former school, suspected to be 政府津貼孔聖會小學 on the side elevation second floor parapet wall – the centre south part, (some are currently covered up by paint), (photo dated – 6th October, 2016)

Photo 2-10 – Traces of the old mark of the former school, suspected to be 政府津貼孔聖會小學 on the side elevation second floor parapet wall – the south end part, (some are currently covered up by paint), (photo dated – 6th October, 2016)

Part 2 – Cultural Significance



Drawing 2-16 (drawing no. EL003) – Brown Street (side) elevation



Drawing 2-17 (drawing no. GP002) – Ground floor plan

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Part 3 – Revitalization Proposal

3.1 Project objectives

(a) Preserving the cultural heritage of the Building by restoration of all the character-defining elements, and with the minimum intervention to the transform the Building into a cultural landmark to promote one of the four local items inscribed onto the Third National List of Intangible Cultural Heritage (國家級非物質文化遺產) – "Tai Hang Fire Dragon".

(b) Showcasing and passing on the local intangible cultural heritage, including the Tai Hang Fire Dragon Dance and the traditional Hakka culture, customs and history, and creating and sight-seeing spot to attract local and overseas visitors.

(c) Educating the younger generation on the unique local heritage of the Tai Hang Fire Dragon Dance, and encouraging the public appreciation of local festive tradition through the diversified educational and interactive programs organized by the heritage centre.

(d) Making the Building a brand new and localized cultural landmark and focal point of the Tai Hang District, for the Tai Hang Community to appreciate their cultural heritage, and to emanate the concept of intangible cultural heritage to the Territory.

(e) Strengthening the community cohesion and identity through engaging neighboring residents in the interpretation and guided tour activities of the heritage centre.

3.2 Proposed use

(a) The main use of the ground floor of the Building will be for the exhibit of –

- history and origin of the Tai Hang Fire Dragon,
- "craft and story of the making" of the Tai Hang Fire Dragon,
- the Tai Hang Fire Dragon Dance Parade route, and
- associated cultural activities and the other historic buildings in the neighbourhood.

(b) The upper floors will be used for thematic food and beverages facilities, which will also serve Hakka cuisine to commemorate the association of the Tai Hang Fire Dragon and the Hakka tradition.

3.3 User's requirement

(a) To preserve and restore the character-defining elements of the Building.

(b) Addition of signage and Tai Hang Fire Dragon icon on the exterior of the Building.

(c) Addition of lift to satisfy Barrier Free Access requirements.

(d) Addition of new staircase and modification of existing staircase and addition of

protected lobbies to meet the "means of escape" requirements.

(e) Re-design of the toilets on ground floor.

(f) Addition of kitchen in both first and second and floor, and vertically connected by a dumb-waiter.

(g) Convert the roof for leisure use during normal days and as viewing platform during the "Tai Hang Fire Dragon Dance" parade.

(h) Addition of building services installations to satisfy statutory and utility company requirements.

(i) The whole Building to comply with the current statutory requirements.

3.4 Community needs and social context

(a) Reinstate the function of a social hub at Tai Hang Community to gather the citizens, to uphold sincerity and intercommunications, to cohere social integrity and to promote neighbourhood and social belongings.

(b) Aims to employ residents and recruit volunteers at Tai Hang neighourhood to be the operation staffs and ambassadors for the guided tours, as well as staff of the social enterprise providing the food and beverages services, in order to uphold social engagement in the project and to reinstate the social belongings among the community.

(c) Serves as one of the extra high-lights of the annual Tai Hang Fire Dragon Dance during the Mid-Autumn Festival. People could gather at the Centre to participate in some celebrations to be conducted there.

(d) Tai Hang has special Hakka culture due to its residence and history, Tai Hang Fire Dragon Heritage Centre will provide a platform to showcase such culture and its historic elements through various demonstrations that accompany the Tai Hang Fire Dragon Dance.

(e) The food and beverages services will also showcase a merge of traditional Hakka food and modern style for the visitors to enjoy.

(f) Special tours and cultural activities will be arranged for students, to go align with its previous usage as a public school.

(g) Other cultural activities will be organized for various age groups of the Tai Hang residence, so as to uphold its social hub functions.

Part 3 – Revitalization Proposal

3.5 Compliance with statutory requirements

3.5.1 Planning and land requirement

The site is zoned as "Residential (Group A)1" ("R(A)1") on the current Outline Zoning Plan no. S/H6/15 – "Causeway Bay (HPA 6) Outline Zoning Plan, (amendment to the Draft Plan no. S/H6/15 had been made on 24th December, 2011 under section 6F(8) and section 6G of the Town Planning Ordinance, (plan no. R/S/H6/15-A2 refers)".

Change of land use is technically not required for the usage of the building to be used as Tai Hang Fire Dragon Heritage Centre, since all uses of the Building are fully complied with the permitted land use under the Column 1 of the Notes of the Outline Zoning Plan, and the Notes with the relevant usage is extracted below for reference.

Notes
Residential (Group A)
Column 1 Uses always permitted (only the relevant use extracted below)
Place of Recreation, Sports or Culture

In addition, the following are always permitted (a) on the lowest three floors of a building, taken to include basements; or (b) in the ….. (only the relevant use extracted below)
Eating Place
Institutional Use (not elsewhere specified)
Office
School
Shop and Services
Training Centre

3.5.2 Means of escape

(a) The existing staircase

- All the floors from ground floor to roof are connected by one single staircase, and there is no protected lobby at the staircase landing.

	Width of staircase	Solid balustrade
From ground floor to second floor	910 mm	900 mm high
From second floor to roof	740 mm	890 mm high

(b) <u>The existing staircase (which is less than 1,050 mm wide) to be used as means of escape staircase</u>

- Compensatory measures for the existing narrow staircase less than 1,050 mm wide, according to the "Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012, (2016 edition)", an existing staircase of width not less than 860 mm wide will be accepted for the purpose of means of escape and/or means of access if –
  - (i) The building is provided with the following fire services installations –
    - automatic sprinkler system with fast response type sprinkler heads, and
    - fire detection system to alert the occupiers the outbreak of fire and to notify the Fire Services Department within the shortest time.
  - (ii) The access to such staircase is via a protected lobby.
  - (iii) For the purpose of demonstrating compliance with the Fire Services code, the discharge value (DV) of the narrow staircase shall be computed with a reduction in its capacity as follows –
    DV of staircase = 56 + 17("n" minus 1), where "n" is the number of storey above ground level of the building.
  - (iv) Handrails are provided on each side of the staircase in accordance with the Fire Services code.
  - (v) The staircase is free from any combustible materials and un-protected services other than emergency services in accordance with the Fire Service code.
  - (vi) Clear signs with an illustrated diagram showing the single-row users design are posted at the entrance to the staircase and along the stair,
  - (vii) Additional required staircase is code complied.
  - (viii) A management plan shall be provided.
- Compulsory measures for the existing staircase with flight less than two risers, according to "Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012, (2016 edition)" –
  - (i) Handrails of height not less than 850 mm and not more than 960 mm are provide on each side of staircase.
  - (ii) Tread surface is firm and slip-resistant.
  - (iii) Adequate warning sign are posted at the entrance to the staircase to alert occupants the geometry of the staircase.
  - (iv) The tread is not less than 220 m wide along a straight flight.

(c) Statutory requirement on means of escape

- "Code of Practice for Fire Safety in Buildings 2011" (COP FS 2011), for number of means of escape staircase required – only domestic or offices would be permitted with only one required staircase, so an additional staircase has to be added.

(d) Improvement work to the existing staircase, (character defining element no. D1)

- Addition of railing on both sides.

(e) The additional staircase

- The new staircase from ground floor to second floor to satisfy the means of escape requirements is also required for restaurant for licensing. The construction will be of light-weight steel construction to avoid additional load induced to the existing building. The connections and fixing supports will be anchored on the existing brickwall. The stair treads will be constructed with the Durasteel system.
- The new staircase will occupy the space of the existing small side at the west part of both first and second floor, i.e. the partition of the rooms will be taken and this affect the timber door frame with fanlight on second floor, (character defining element no. D2).
- The architectural drawings 3-03 to 3-05, and 3-17 showing the plans and section of the additional staircase are at attached the end of this section.

3.5.3 Fire resistance rating (FRR)

(a) First and second floor

- Required FRR (minutes) – 60 minutes

Building component	Existing		"COP FS 2011"requirement	
	Minimum overall thickness	Minimum concrete cover to side/soffit	Minimum overall thickness	Minimum concrete cover to side/soffit
Slab	102 mm (4 in.)	12.7 mm (0.5 in.)	100 mm	20 mm
Beam	250 mm (10 in.)	25.4 mm (1 in.)	200 mm	30 mm

(b) Flat roof

- Required FRR (minutes) – 60 minutes

Building component	Existing		"COP FS 2011"requirement	
	Minimum overall thickness	Minimum concrete cover to side/soffit	Minimum overall thickness	Minimum concrete cover to side/soffit
Slab	102 mm (4 in.)	12.7 mm (0.5 in.)	100 mm	20 mm
Beam	250 mm (10 in.)	25.4 mm (1 in.)	200 mm	30 mm

(c) Plant room on flat roof

- Required FRR (minutes) – 120 minutes

Building component	Existing		"COP FS 2011"requirement	
	Minimum overall thickness	Minimum concrete cover to side/soffit	Minimum overall thickness	Minimum concrete cover to side/soffit
Slab	102 mm (4 in.)	12.7 mm (0.5 in.)	125 mm(*)	35 mm
Beam	250 mm (10 in.)	25.4 mm (1 in.)	200 mm	40/50 mm

Note (*) – The plant room floor thickness is in-sufficient and to be replaced with "Ytong panel" supported in steel joists.

(d) The FRR up-grading work

- The FRR of the slabs and beams will be up-graded by the applying "Mandolite CP2" to the soffit of the slabs, and sides and soffit of beams.

3.5.4 Barrier free access (BFA)

(a) Compliance with BFA requirement

- BFA is not available for all floors including ground floor.
- A lift will be added at the rear elevation facing First Lane light well position to provide access to ground floor, first floor, second floor and roof. The new lift shaft will block up part of the rear elevation, (character defining element no. A4), and require to remove the one-storey high light well fence wall and the toilet in the light well position.
- The architectural drawings 3-03 to 3-06, 3-15 to 3-16 and 3-17 showing the plans and section of the lift are attached at the end of this section.

(b) The new lift shaft and connection of the lift to the existing building

- The new lift will serve ground floor to roof, about 14.5 m. high, and attach to the external wall, thus affect three double leaf windows, (character defining element no. C7). The external side of these three windows will be blocked up with PVF2 coated aluminium panels, and fire-rated glass panel added on the internal side to satisfy fire-rated construction requirement. The horizontal projection (typhoon canopy) above these windows will be removed, (character defining element no. B3).
- The lift lobby will be connected to the existing staircase landing, and part of the existing wall with window on first and second floor, and also part of roof parapet wall will have to be taken down to form the door way, thus affect two double leaf windows, (character defining element no. C7).
- Since the new lift shaft is attached to the external wall, the clayware rainwater downpipe will have to be taken down (character defining element no. C10).
- The light well fence wall will also be removed, (character defining element no. A4).

(c) Structure of the new lift shaft

- The new lift will serve ground floor to roof, about 14.5 m. high. The lift shaft will be constructed of structural steel frame, attached to the existing building for lateral stability, and supported on a new raft foundation. To avoid differential settlement between existing and new footings, vertical sliding joints will be provided between the new structure along the interface of existing building. The design of new lift structures and footing will be in accordance with the latest codes of practice.
- To suit the lift pit in congested corner, portion of the existing strip footing is to be trimmed. Detailed assessment will be carried out to ensure the stability and adequacy of the remaining portion.
- As the lift pit and new footing will be as some 2.0 m. below existing ground level, to avoid underpinning and safeguard the adjoining ground and building, ELS system with temporary steel planking will be installed around the excavation pit as protective measures.
- The structural drawings 3-18 and 3-19 showing the plans of the new lift shaft are attached at the end of this section.

(d) The external appearance of the new lift shaft

- The new lift shaft will be used to showcase the Fire Dragon symbol.
- It is with a specially designed identity of the Tai Hang Fire Dragon Heritage

Centre. It has its own way to recognize but not at exaggerated colour tone, which gets along with the colours during the annual Tai Hang Fire Dragon Dance at the Mid-Autumn Festival. The lift tower provides a sense of bright and calm among the neighbourhood buildings. Besides, when the lift moves up and down along the lift tower, moderate lights will "leak" from the specially crafted "holes" which portrait the shape of a dragon. This is going to reflect the motion of the Tai Hang Fire Dragon in the sense that Tai Hang Fire Dragon is being danced through the effort of the participants, the portrait dragon shape is being moved in relation the visitors of the Heritage Centre pressing the lift buttons. This symbolic simulation is appropriate and could serve as the identity of the Heritage Centre.

- A simulated "Fire Dragon Joss Stick Pearl" which leads the Tai Hang Fire Dragon in the parade will be installed on the roof of the new lift shaft.
- The architectural drawings 3-10, 3-11, 3-12, 3-15 and 3-16 showing the elevations of the lift tower and the perspective views of the building are at the end of this section.

3.5.5 Protective barriers

(a) The existing second floor flat roof and main roof parapet wall

- The parapet wall on both of the second floor flat roof and main roof are made up of solid wall at the lower and with additional two stainless steel tubular railings on top (diameter of top tubular railing is 50 mm and lower tubular railing is 30 mm; around 250 mm high overall), except a 1.80 m wide ornamental ironwork open grilles balustrade at the middle part of the School Street elevation, ((character defining element no. A5, A6 and B4).
- The stainless steel tubular railings are not compatible with the existing building fabric and should be replaced.

(b) Height of second floor flat roof parapet wall

- The (average) overall height of the parapet wall, (the height of the parapet wall varies along the wall due to the fall of the floor screed) –

	solid lower part wall	stainless steel railing	overall height	thickness
School Street elevation	900 mm	250 mm	1,150 mm	270 mm
Brown Street elevation	890 mm	250 mm	1,140 mm	275 mm
First Lane elevation	850 mm	250 mm	1,100 mm	260 mm

(c) Height of main roof parapet wall

- The (average) overall height of the parapet wall, (the height of the parapet wall varies along the wall due to the fall of the floor screed) –

‘	solid lower part wall	stainless steel railing	overall height	thickness
School Street elevation	865 mm	250 mm	1,115 mm	305 mm
Brown Street elevation	840 mm	250 mm	1,090 mm	300 mm
First Lane elevation	870 mm	240 mm	1,110 mm	320 mm

(d) Improvement to the railing

- The existing stainless steel railing will be taken down and replace with galvanized mild steel tubular railing with paint finish to match the architectural style of the Building.

(f) Second floor flat roof parapet wall – the ornamental ironwork grille at the middle part of School Street (front) elevation, (character defining element no. B4)

- Tempered glass backing at 1,100 mm high will be added to fulfill the statutory requirements for protective barrier.

3.5.6 Sanitary fitment provisions

(a) Existing toilets

- There are two toilets in the Building – one with two water-closets, and the others with one water-closet and one urinal, and there is no accessible toilet.

(b) New toilets

- The two toilets will be re-planned due to the re-arrangement of the ground floor layout, and an accessible toilet added.
- The ground floor plan drawing 3-03 shows the new toilet layout is attached at the end of this section.

3.5.7 Compliance with the fire services requirements, the “2012 Fire Services Department Code of Practice” (“COP FSD 2012”)

(a) Fire services installation – sprinkler system

- There is no sprinkler system in the Building.
- Automatic sprinkler system is not feasible to be provided due to the structural and spatial constraint for accommodating the 37 cu.m. sprinkler water tank. Alternative improvised sprinkler system (direct feed system) will be provided subject to FSD’s approval.

- In accordance with "COP FSD 2012", the building with total gross floor exceeding 230 sq.m. and building height not exceeding 15 m., the classification of the building is "OHI"– low rise composite building (ground floor – activity room for heritage display, and first and second floor – dining area and kitchen for commercial purpose).
- An improvised sprinkler system with direct feed from the town water main with fast response type sprinkler through the entire Building is provided subject to Fire Services Department approval.
- The sprinkler inlet will be installed at ground floor level of the Brown Street (side) elevation, which will take up the lower portion of the existing door opening.
- The sprinkler control valve will be installed in the accessible toilet.

(b) Fire services installation – fire hydrant/hose reel (FH/HR) system

- There is no FH/HR system in the Building.
- In accordance with "COP FSD 2012", the building with total gross floor not exceeding 230 sq.m., FH/HR system with 9 cu.m. fire services water tank and FH/HR pumps is required, but is not feasible to be provided due to structural constraint.
- Direct vehicular access to the main façades (School Street and Brown Street elevations) of the Building is available, and street fire hydrant is located along Tung Lo Wan Road near Warren Street which is less than 60 m. from the Building, so fire hydrant system will not be provided.
- Hose reel system with a 2 cu.m. fire services water tank and pumps will be provided.

(c) Fire services installation – automatic fire alarm system

- There is no fire detector system in the Building.
- Fire detector will be installed in M&E plant room except for the lift shaft, dumbwaiter shaft, electrical cabinet, water meter cabinet and sprinkler control valve cabinet.
- One main fire annunciator panel will be installed at the ground floor new Fire Services Control Room to receive all fire alarm signals and linked to the fire services communication centre via a direct telephone use.
- Visual fire alarm will be installed in accordance with Barrier Free Access 2008, the Fire Services Department circular letter no. 2/2012 part 1, and BS5839 Part1: 2002 + A2: 2008.
- All conduit for the automatic fire alarm system will be surface mount on ceiling

and wall.

(d) Fire services installation – manual fire alarm system

- There is no manual fire alarm system in the Building.
- Break-glass units and fire alarm bells will be installed at all hose reel points and fire exits.
- The manual fire alarm system will be incorporated in the hose reel system and as an integral part of the fire detection system.
- All conduit for the manual fire alarm system will be surface mount on ceiling and wall.

(e) Fire services installation – portable fire extinguisher

- There is no portable fire extinguisher in the Building.
- Portable fire extinguishers will be installed in the Building.

(f) Fire services installation – exit sign and emergency lights

- There are exit signs and emergency lights in the Building, but most of them have been broken down and beyond repair, and the whole system do not satisfy the statutory requirement.
- New exit sign and emergency lights system will be installed in the Building.
- All conduit for the exit sign and emergency lights will be surface mount on ceiling and wall.

(g) Emergency generator

- There are spatial and structural constraints in the Building for the installation of an emergency generator.
- The electricity supply will be tee-off before the main in-coming switch of main low voltage switchboard.

3.5.8 Compliance with licensing requirements

Obtaining General Restaurant License from Food and Environmental Hygiene Department (FEHD) is required for prepare and selling of any kind of food products for consumption on the premises (first and second floor).

3.6 The structure of the Building

3.6.1 General observation on the construction of the Building

(a) Original super-imposed load

The Building is a reinforced concrete column and beam structure with brick in-fill walls. The floor and roof slabs, and the staircase are all constructed of reinforced concrete. The foundation is shallow strip footings foundation as shown in the Building Authority approved drawing with approval chop dated 11th April, 1949. Since the building was reinstated in 1949, the Building is assumed to be designed in accordance with London County Council By-laws 1938 (LCC1938) as following –

Class no.	Type of building or floor	Slabs (note 1)		Beams (note 1)	
		(psf)	(kPa)	(psf)	(kPa)
4	Corridors, stairs and landings	100	4.79	100	4.79
7	Schools	80	3.83	70	3.35
8	Roofs with inclined angle not more than 20^o	50	2.39	30	1.44

Note: Only distributed loads are tabled. The special concentrated load applicable to wall and foundation design are not listed.

(b) The new imposed load

- The new imposed load for change-in-use of floors shall be in compliance with Code of Practice for Dead and Imposed Loads 2011 as following –

Class	Use	Uniformly distributed load Qk (kPa)	Concentrated load Qk (kN)
3	Museum on ground floor	5.0	4.5
3	Restaurant on first and second floor	4.0	4.5
3	Lounges on roof	4.0	4.5
7A	Inaccessible roof • Flat roof • Slope < 20^o	 2.0 0.75	1.5
8	Stairs, landings and corridors	5.0	4.5
8	Balconies on second floor	4.0	2.0 kN/m. run along the outer edge
8	Window cills and air-conditioning hoods	2.0	2.0

- From the above, the major change in use will increase the floor loading affecting the building structure as following –

Level	Original		Proposed		Implication on existing elements
	Use	kPa	Use	kPa	
Ground floor	School	3.83	Museum	5.0	The slab is on-grade and should be adequate.
First and second floor	School	3.83	Restaurant	4.0	Loading slightly increased. Based on the structural investigation results, structural strengthening work are not required.
Second floor	Balcony	3,83	Balconies	4.0	
Roof	Access-ible roof	2.39	Lounges	4.0	Loading considerably increased and current condition rather poor. Re-construction with light-weight material is recommended.
Stairs, landings and corridor		4.79	Same as the floors giving access	5.0	Loading slightly increased, based on structural investigation results, they are adequate.

3.6.2 Structural appraisal

(a) According to the recommendation of the "Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012, (2016 edition)", for any change in the use of a building, all structural elements shall be checked in accordance with the current structural loading requirements.

(b) Structural appraisal of the first and second floor slabs

Level	Load type	Original loading design		Propose loading	
		Item	kPa	item	kPa
first floor and second floor	Dead	r.c. beam and slab	3.61	r.c. beam and slab	3.61
		finish	0.60	finish	0.60
	Live	school	3.83	restaurant	4.00
		Total	8.04	Total	8.21
				Load increase	+0.17

(c) Structural appraisal of the roof slab

Level	Load type	Original loading design		Re-construct roof slab with "Ytong panel"	
		Item	kPa	item	kPa
roof	Dead	102 mm thick r.c. slab and beam	3.13	150 mm thick "Ytong panel" and steel I-beam	1.56
		finish	1.60	finish	1.00
	Live	accessible flat roof	2.39	flat roof for recreation use	4.00
		Total	7.12	Total	6.56
				Load increase	–0.56

- With the increase loading capacity, the roof slab has to be re-constructed.

(d) Foundation

- A foundation investigation has been carried out, and the main results are as following–
  - (i) Only selected locations of the existing footings are exposed.
  - (ii) The footings are constructed of granite blocks and the joints filled with cement grout.
  - (iii) Due to the uncertain condition of the granite block foundation, any additional loading will likely to impair the existing condition of the foundation and not recommended.
  - (iv) The inspection pits reveal that the wall footings are of granite blocks founded at 1.7 to 1.9 m, below ground on fill stratum. The footings extend some 600 to 700 mm each side of the wall. The ground water level is about 1.65 m. below ground level between early December, 2016 to mid-February, 2017 of the monitoring period.
  - (v) The re-construction of the roof slab will release load to compensate load increase at all floors including roof. Overall influence on the existing load bearing walls and foundation will be minimized.

3.6.3 Structural strengthening proposal

(a) Roof slab

- The main roof slab will be re-constructed with light weight "Ytong panel" supporting on steel I-beams as shown in structural drawing 3-22 at the end of this section.
- Should the existing reinforced concrete system be maintained, the new design

load on building will considerably be increased inducing additional load on the existing load bearing walls and foundation.

- The roof slab will be re-constructed with light weight Y-tong panel supporting on structural steels as shown in drawing 3-22 attached at the end of this section. The major supporting steel I-beams will be positioned following the existing frame of the roof slab, i.e. the two crucified main beams spanning across bearing walls.

3.7 Building services installation

3.7.1 Electrical installation

(a) The existing electricity supply is by a HEC low voltage cable terminated with 60 amp. three phase fuse cut-out and electric meter beside the side door at School Street (front) elevation. The capacity of the existing electricity supply is not sufficient for the new usage of the Building, so up-grading of the HEC main power supply and electric meter is necessary, but the location of the in-coming cable etc. will not be changed.

(b) All existing electric wiring will be taken down, and new conduits installed for the new electric wiring.

(c) The new conduits and junction boxed will be surface mount on ceiling and wall.

3.7.2 Plumbing installation

(a) All existing plumbing installation including water supply pipes, sanitary fitments and roof water tank will be removed because they are in poor condition and cannot comply with the statutory requirements.

(b) New water meter installation will be applied from Water Supplies Department (WSD) for the new plumbing installation.

(c) The in-coming portable water will be directly fed from the Government main at First Lane to a 500 litres fibre-glass water tank and pump room on roof through a common check meter.

(d) The common check meter is proposed to be housed in a cabinet recessed at the low level of ground floor external wall of the rear elevation facing First Lane subject to WSD approval, (character defining element no. A4).

(e) Similarly in-coming flush water will be directly fed from the Government main at First Lane to a 300 litres fibre-glass water tank and pump room on roof.

(f) All fresh water supply and flush water supply pipes will be installed at the interior of the Building in the toilets and kitchens.

(g) Solar system for supplementary hot water supply will be provided for the second floor kitchen. The location of the solar panel and the make up water tank will

be further studies to avoid adverse visual impact on the elevation.

3.7.3 Soil and waste water disposal

(a) Soil and waste water disposal for the entire building will be a new modified one-pipe system under gravity wherever possible.

(a) The soil and waste down stacks will be installed at the interior of the Building in the toilets and kitchens, and then connected to the new underground foul water manhole system.

(b) Under sink grease traps will be installed in the kitchen on both floors.

(c) The new soil and waste water manhole will be positioned such that it will not affected the existing foundation footings.

3.7.4 Rainwater disposal

(a) The rainwater collected from the main roof and second floor flat roof will be discharged via vertical stack by gravity to the new underground stormwater drainage system.

(b) The existing cast iron rainwater downpipes with hopper will be preserved in-situ and repaired as necessary to retain the appearance, (character defining element no. C9). Some of them will be blocked or restored its function if feasible to suit the new rainwater disposal system.

3.7.5 Air-conditioning installation

(a) The existing air-conditioning provision is by window type air-conditioning. These window type air-conditioning units will be taken down, and such system will not be used.

(b) The new air-conditioning system will be a Variable Refrigerant System (VRV) consisting of in-door units and primary air handling unit (PAU).

(c) The fresh air intake for the PAU will be from the side elevation facing Brown Street, thus the upper part of the existing double leaf windows on first floor and fanlight of the French window at second floor will need to be modified to incorporate the louvres for the fresh air in-take, (character defining elements nos. D5 and D7).

(d) The out-door units will be placed on the roof at the rear part near First Lane. The out-door unit is about 1,700 mm high, i.e. higher than the roof parapet wall, so screens with aluminium louvres will be added on the four sides of the out-door unit to minimize the visual impact to the surroundings.

(e) All refrigerant pipes and condensation drain pipes will be installed at the interior of the Building, and the condensation drain pipes will finally be connected to

the rainwater disposal system at ground floor high level.

3.7.6 Mechanical Ventilation System

(a) Mechanical ventilation will provided to the toilets on ground floor, and kitchens on first and second floor.

(h) The exhaust air will be from the rear elevation facing First Lane, thus the existing double leaf windows on first floor and fanlight of the French window on second floor will need to be modified to in-corporate the louvres for the air exhaust, (character defining elements nos. D5 and D7).

3.8 The existing building fabric and interior decoration

3.8.1 External wall including architectural features on the elevations

(a) The architectural features on the elevations to be preserved include –

- front elevation facing School Street – the cornice on top of the ground floor windows at the two side bays, (character defining element no. B1),
- front elevation facing School Street – the canopy with two decorative curve brackets above the main entrance door at middle bay, (character defining element no. B2), and
- all elevations – the horizontal projections (typhoon canopies) above the windows at ground, first and second floor, and the French windows at second floor flat roof, except those at the new lift shaft location..

(b) All defective plaster will be repaired and re-painted with a colour of a similar tone.

(c) The Chinese characters of previous school name (exact Chinese wordings to be confirmed after removal of the existing “covering paint” during site work) on the second floor side elevation facing Brown Street parapet wall will be preserved and partially exposed, (character defining element no. E1).

(d) Image/video may be projected on the front elevation facing School Street and side elevation facing Brown Street at night time in selected dates. The content will be related to “Tai Hang Fire Dragon”, and local history and culture only.

3.8.2 Doors

(a) Front elevation (facing School Street) – main entrance door at middle bay –

- the roller shutter on the external side will be taken down, (character defining element no. C1),
- the double leaf timber paneled door with fanlight will be re-varnished, damaged and missing ironmongery replaced, (character defining element no. C2).

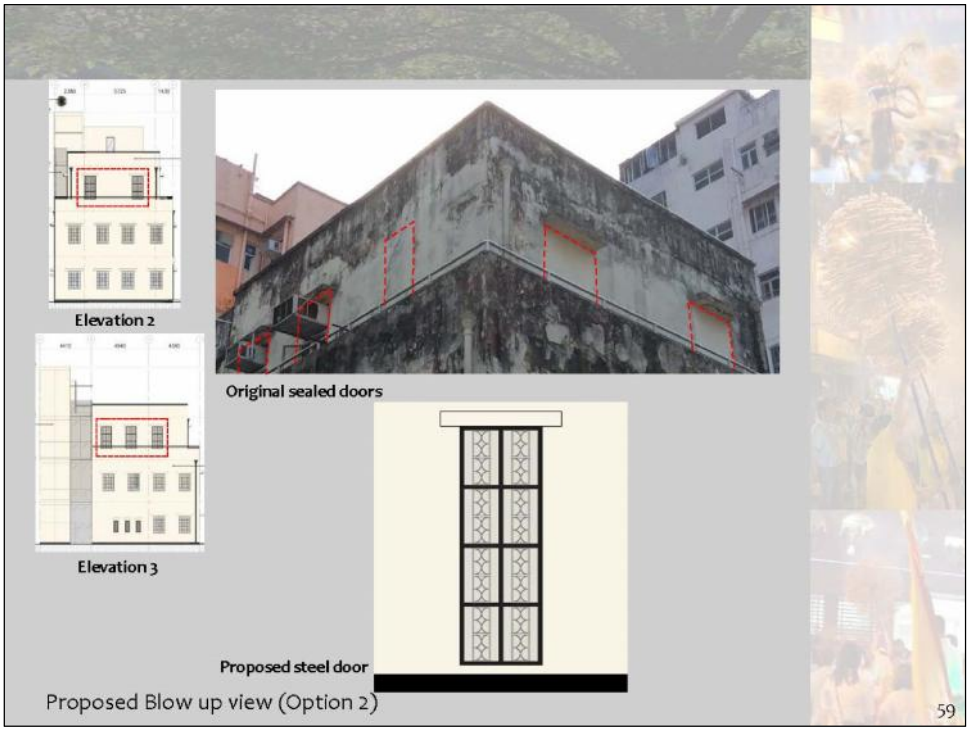
(b) Front elevation facing School Street – the glass entrance door at right (west) side bay will be replaced with a steel frame glass to distinguish from the original design, (character defining element no. C3).

(c) Side elevation facing Brown Street – the aluminium door will be replaced by a steel window matching with existing, and bottom part will be the cabinet for the sprinkler valve, (character defining element no. C4).

3.8.3 French windows

(a) The existing six aluminium French windows on second floor will be replaced by new steel frame glass French window with design matching the architectural style of the building when it was built, (drawing 3-02 shown below is an example, and to be finalized after further study), (character defining element no. C5).

(b) The blocked up three French windows on second floor will be opened up, and install with new steel frame glass French window with design matching the architectural style of the building when it was built.



Drawing no. 3-01 – Design of the new steel frame French window with steel grilles matching the design of the existing steel window

(c) The fanlight of the French window at side elevation facing Brown Street and rear elevation facing Rear Lane may be modified to louvres for fresh air in-take and exhaust.

3.8.4 Windows

(a) Six single leaf casement window at Front elevation facing School Street – remove the timber cabinet at the internal side and repair the window including replacement of the damaged and missing ironmongery, (character defining element no. C6).

(b) Double leaf casement window – remove the timber cabinet at the internal side, if exist, and repair the window including replacement of the damaged and missing ironmongery, (character defining element no. C7).

(c) Aluminium window – take down the aluminium window and replace with steel window with ironmongery matching the existing, (character defining element no. C8).

(d) Original window inside the existing staircase hood will be preserved and protected by a tempered glass with 1 hour FRR.

(e) All openable windows at ground floor will be made not openable, such as permanently lock the window, to avoid project within 2.5 m. above ground.

(f) Fire-rated glass will be added at the internal side of the three windows which form part of the future lift shaft.

(g) The glazing of the two windows on ground floor of rear elevation facing First Lane will be changed to opaque glass because the internal space will be changed to a new toilet.

(h) Fire-rated glass panel will be added to the internal side of the three windows at the staircase because these three windows will become part of the lift shaft.

3.8.5 Interior finishes

(a) The ceiling and wall are plastered and painted. Since there are lots of spalling concrete, all plaster will be hack off and re-plaster with plaster (cement lime sand mix) matching with existing. The wall surface will be re-painted.

(b) The ground floor is teak parquet flooring. The teak parquet floor will be preserved.

(c) The floor finishes of first and second floor is 300 x 300 mm vinyl tiles, and will be replaced by homogeneous floor tile.

(d) The floor finishes of main roof is 300 x 300 ceramic tile. The ceramic tile is a popular type and still available in the market. They will be replaced by homogeneous floor tile.

(e) The wall and floor tiles in the toilet are ceramic tiles and is a popular type and still in the market. They will be replaced.

3.8.6 Addition of kitchen for the food and beverages facilities

(a) Kitchen will be added on first and second floor.

(b) The kitchen on both first and second floor will be separated from the main sitting area of the restaurant by a fire rated glass partition.

(c) An opening will be formed on the second floor slab to form a dumb-waiter shaft such that the two kitchens are connected a by dumb-waiter.

3.9 The design of the revitalization scheme

(a) The new usage –

Location	Propose use
Ground floor	Thematic heritage display area for exhibition and cultural activities for interpretation of the intangible heritage and show-case the "3D Tai Hang Fire Dragon Parade" and display of related intangible cultural heritage. Permanent display on the cultural heritage of the Building. Multi-purpose activity room for promoting cultural heritage activities and accommodating various training programmes, workshops and cultural related events. Female, male and accessible toilets.
First floor	Thematic food (including Hakka cuisine) and beverages facilities/venue cum display area.
Second floor	Thematic food (including Hakka cuisine) and beverages facilities/venue cum display area.
Roof	Open flat roof, leisure use. Accommodate fresh, flush and fire services water tank, pump room and air-conditioning out-door unit.

(b) Major alteration and addition at the external of the Building –

- Addition of lift shaft at the light well at rear elevation facing First Lane.

(c) Major structural strengthening work –

- Re-construct roof slab.

(d) Major alteration and addition at the internal of the Building –

- Addition of new means of escape staircase,
- Re-design of the toilets,
- Addition of building services installation, water tanks and plant room on the roof,

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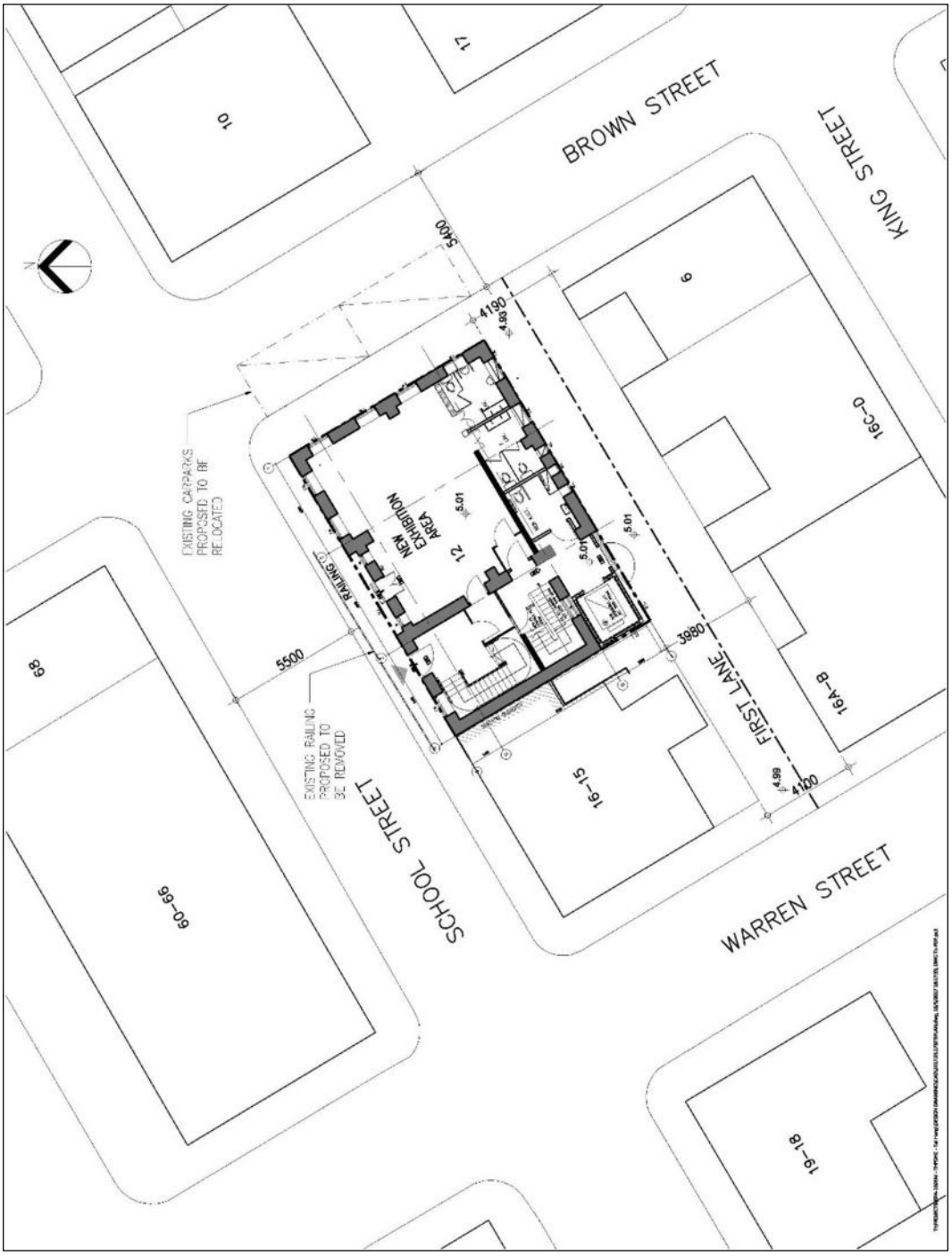
- Addition of kitchen on first and second floor vertically connected by a dumbwaiter, and
- Interior decoration.



Drawing 3-02 – Site plan

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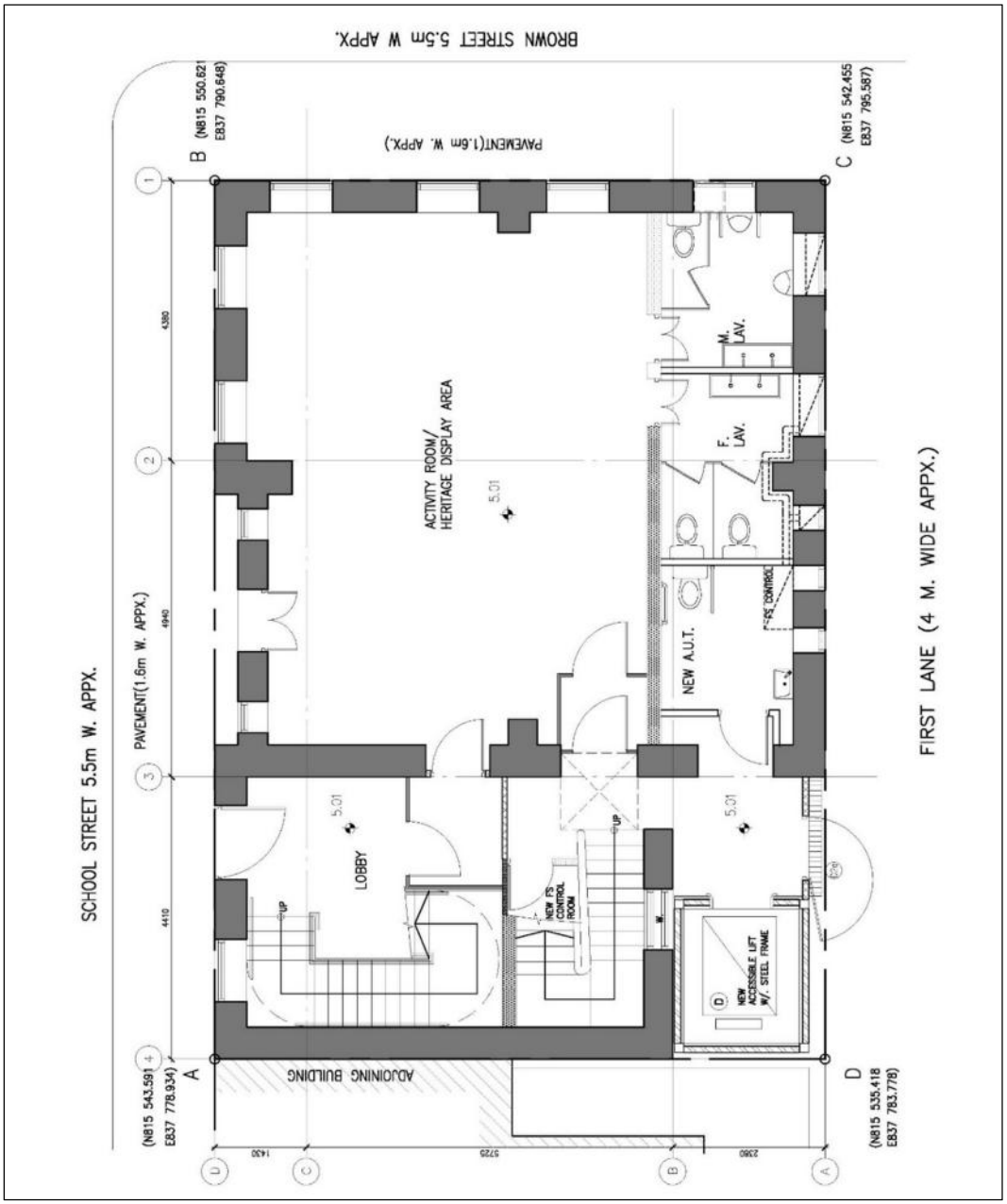

Drawing 3-03 – Proposed ground floor plan

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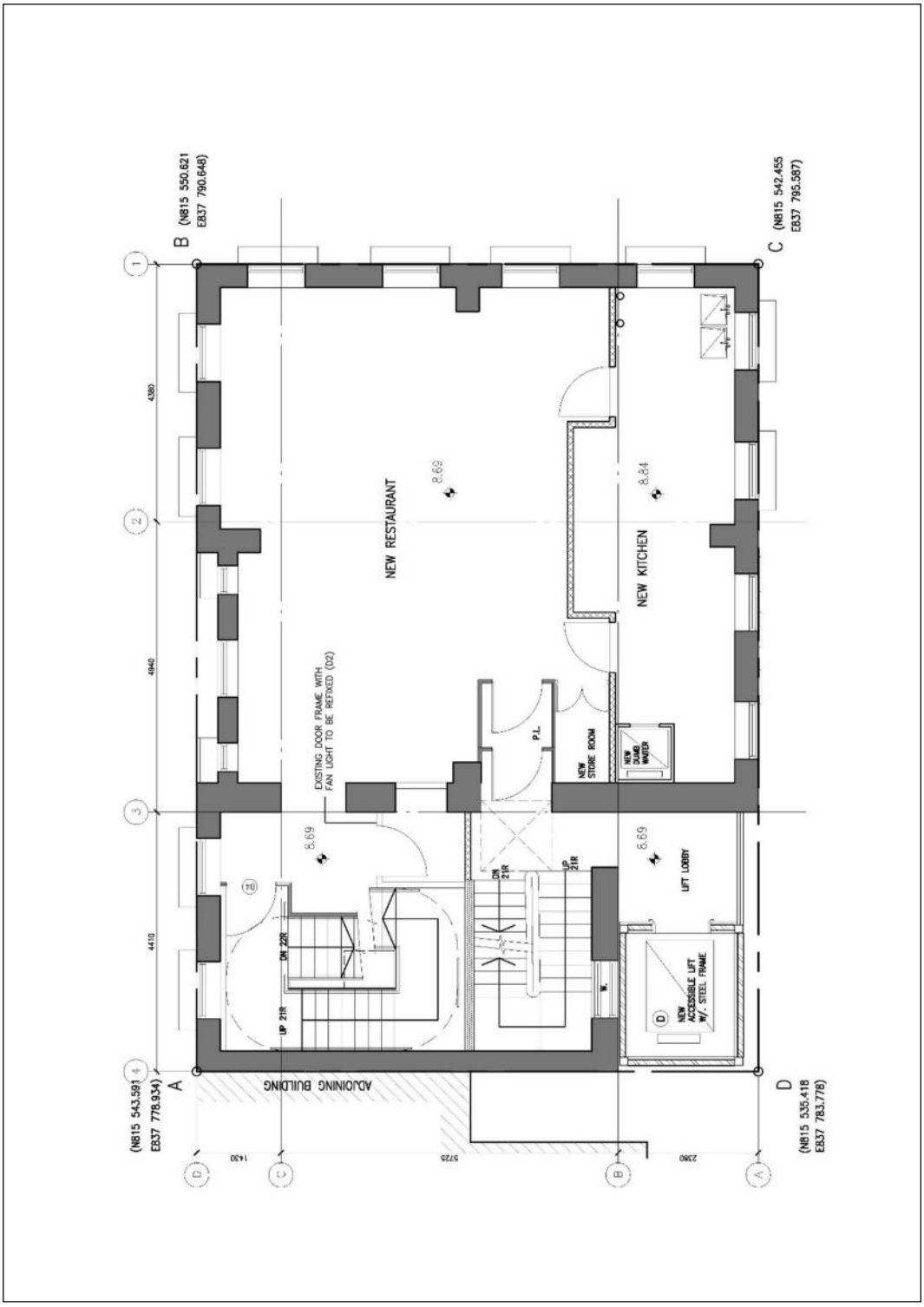
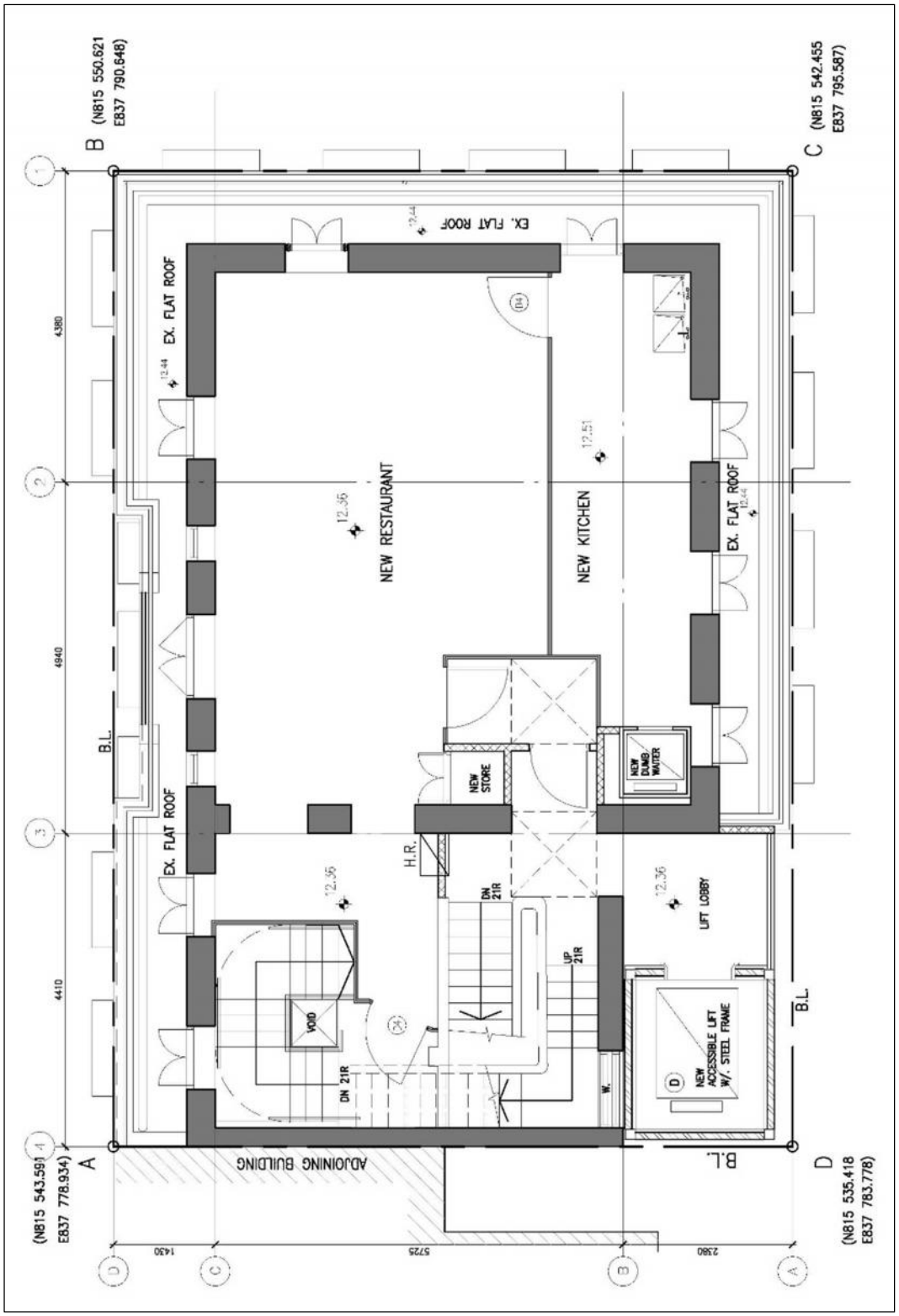
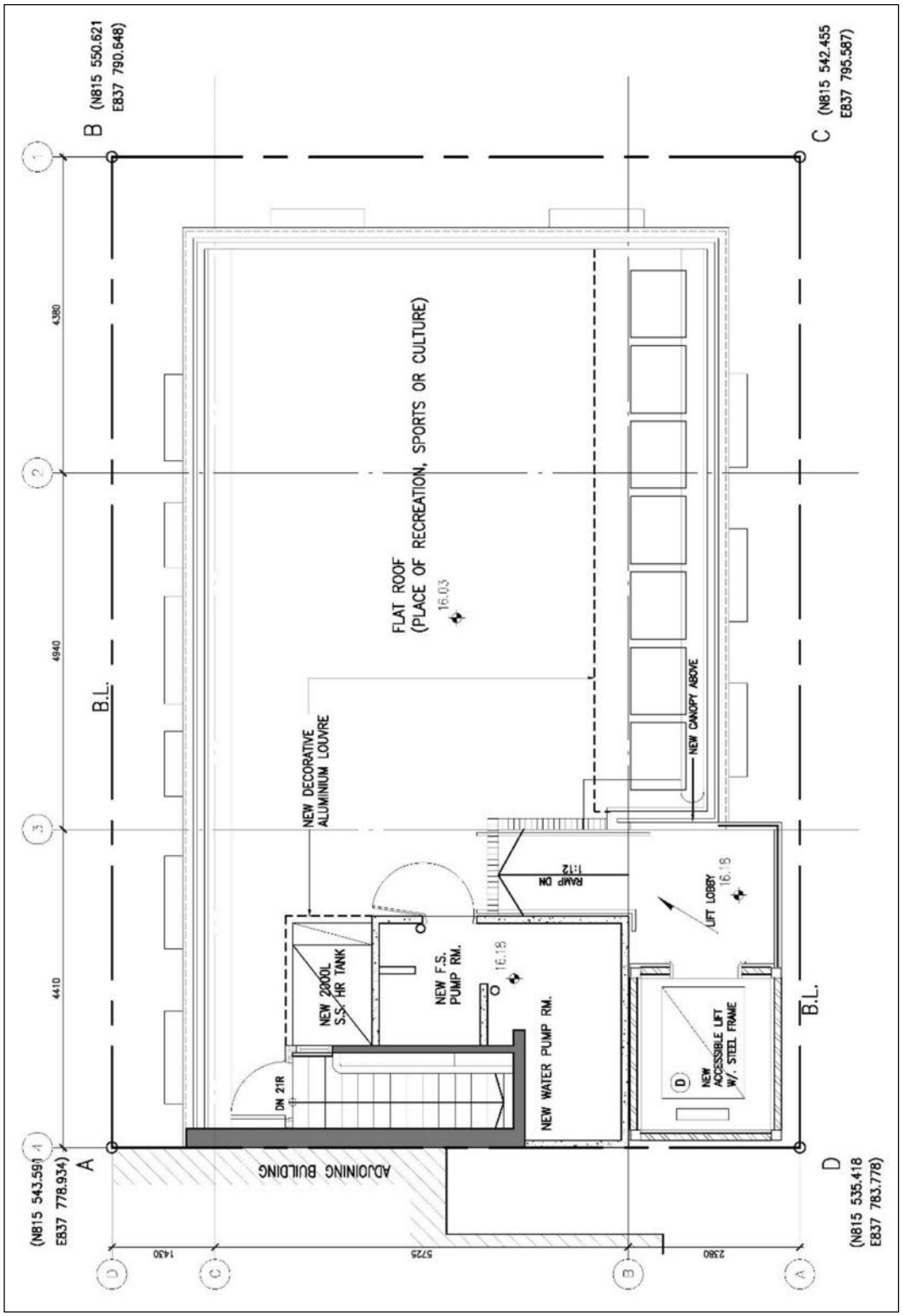


Drawing 3-04 – Proposed first floor plan



Drawing 3-05 – Proposed second floor plan



Drawing 3-06 – Proposed Roof Plan

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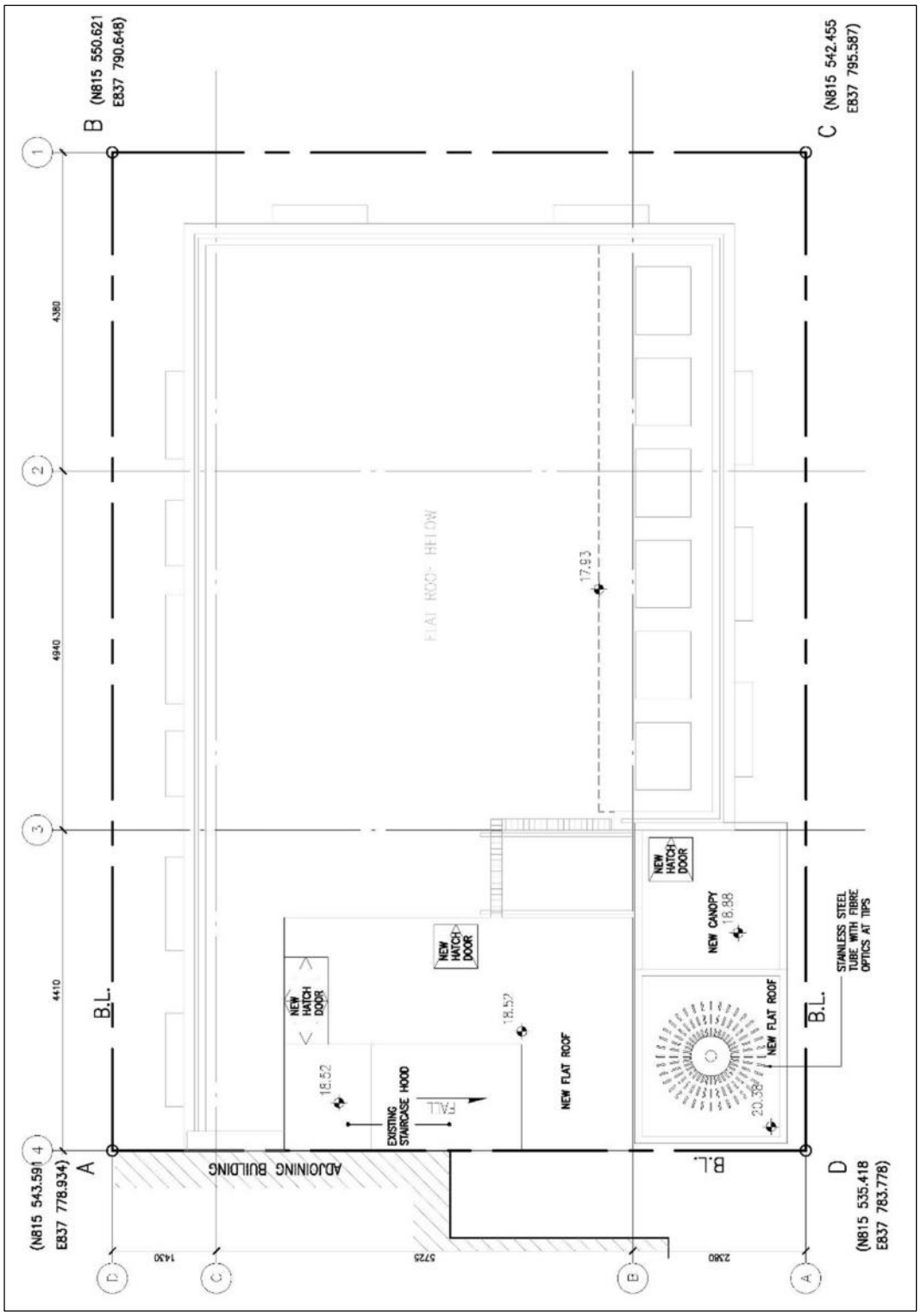
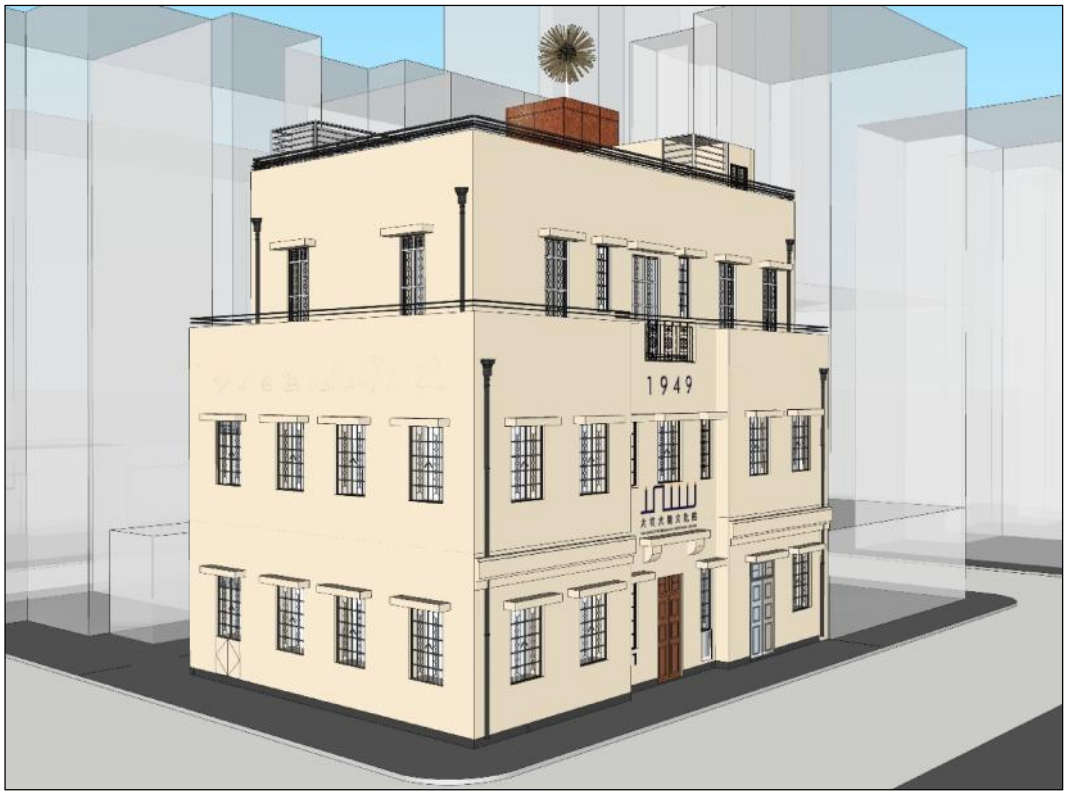


Drawing 3-07 – Proposed Upper Roof Plan



Drawing 3-08 – Perspective from corner of School Street and Brown Street

Drawing 3-09 – Perspective from School Street

Drawing 3-10 – Perspective from corner of Brown Street and First Lane

Drawing 3-11 – Perspective from First Lane

Drawing 3-12 – Perspective from corner of Brown Street and First Lane, night view

Drawing 3-13 – Perspective from corner of Brown Street and First Lane, night view

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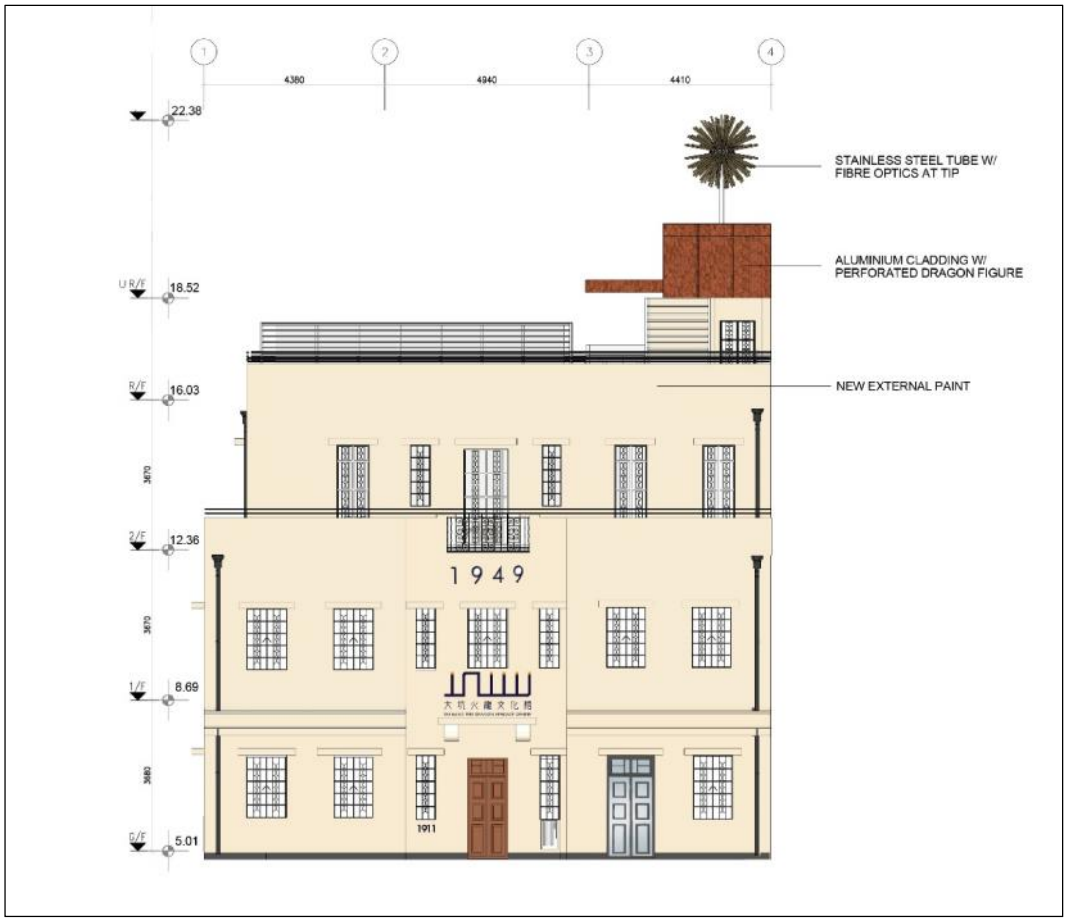
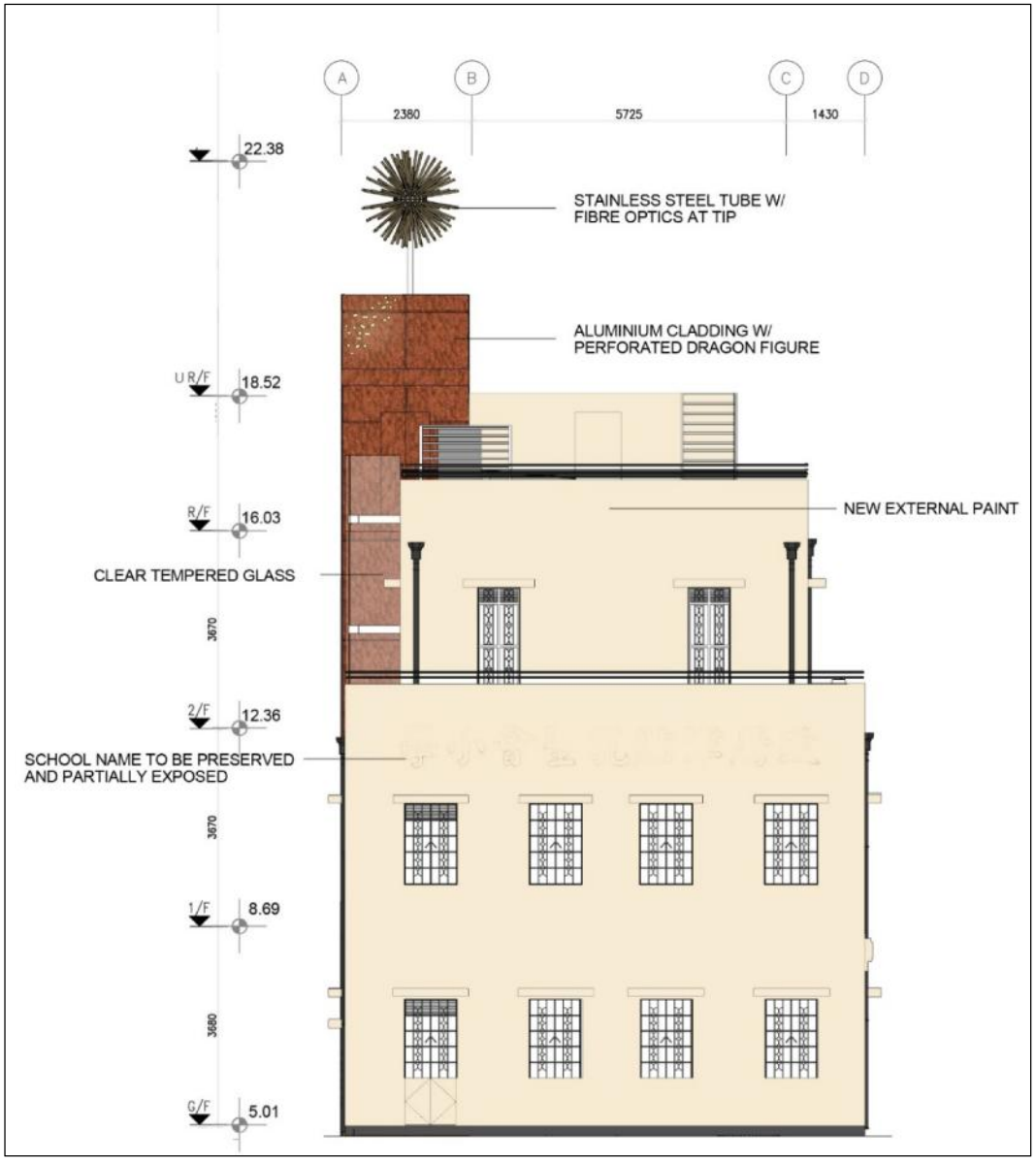
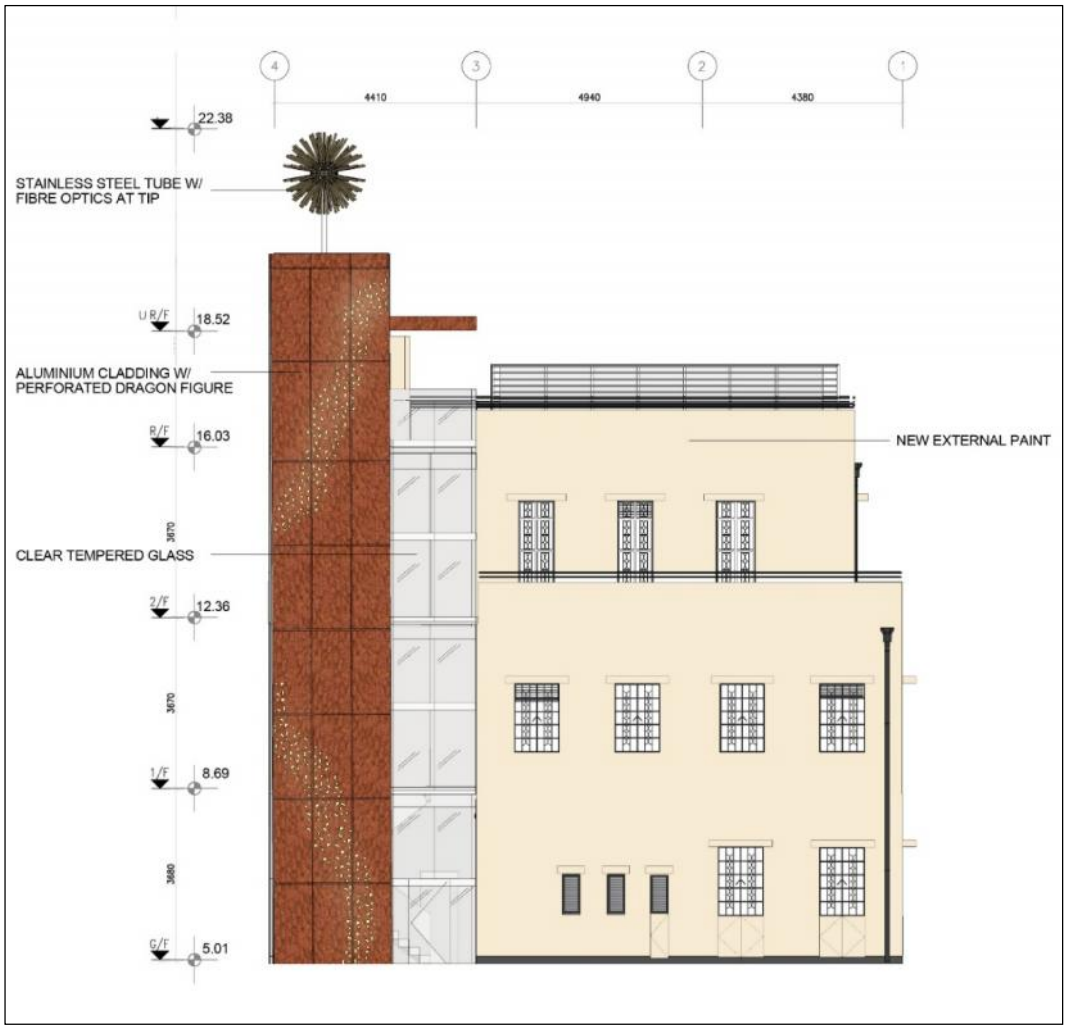


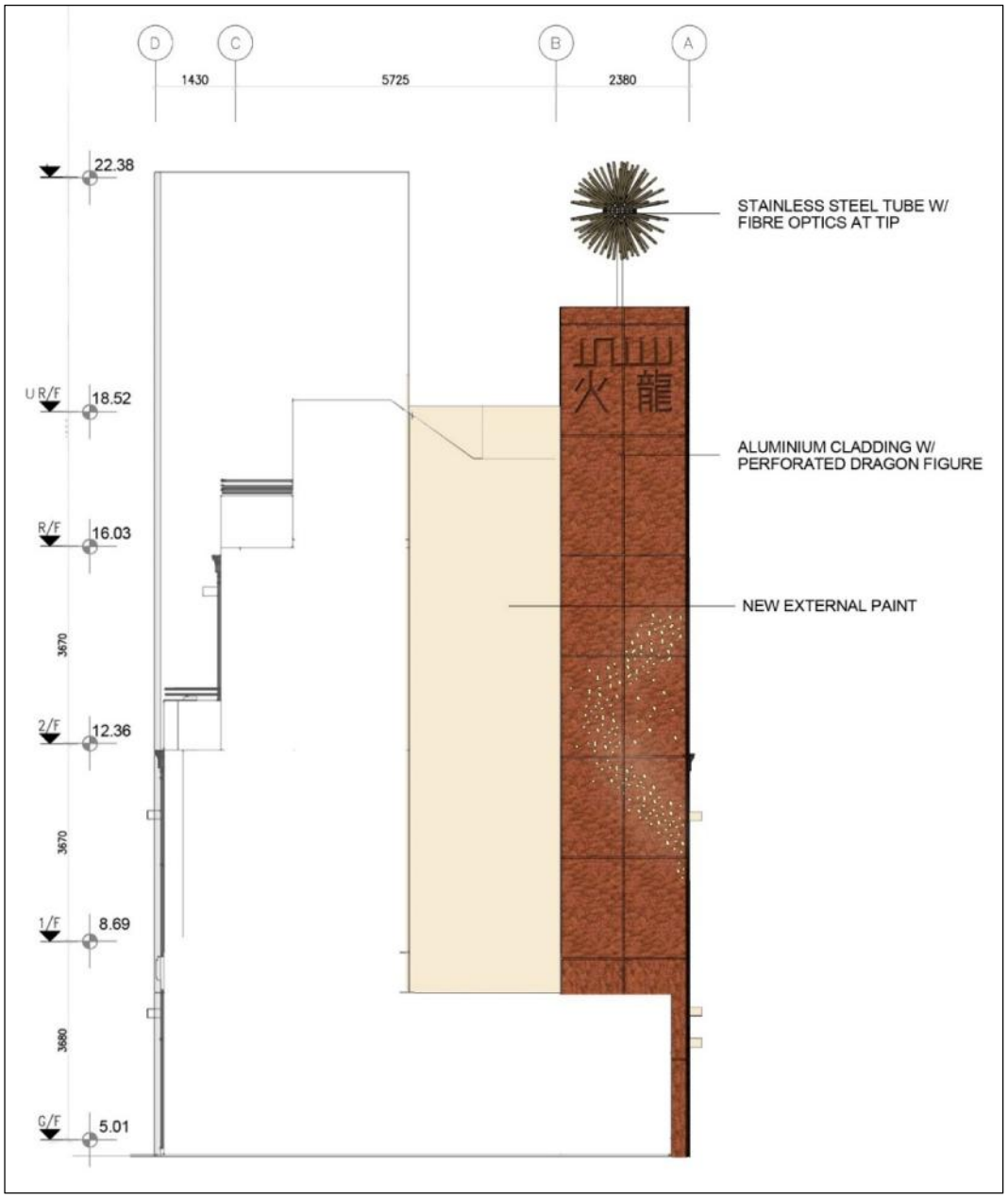
Drawing 3-14 – Front elevation facing School Street



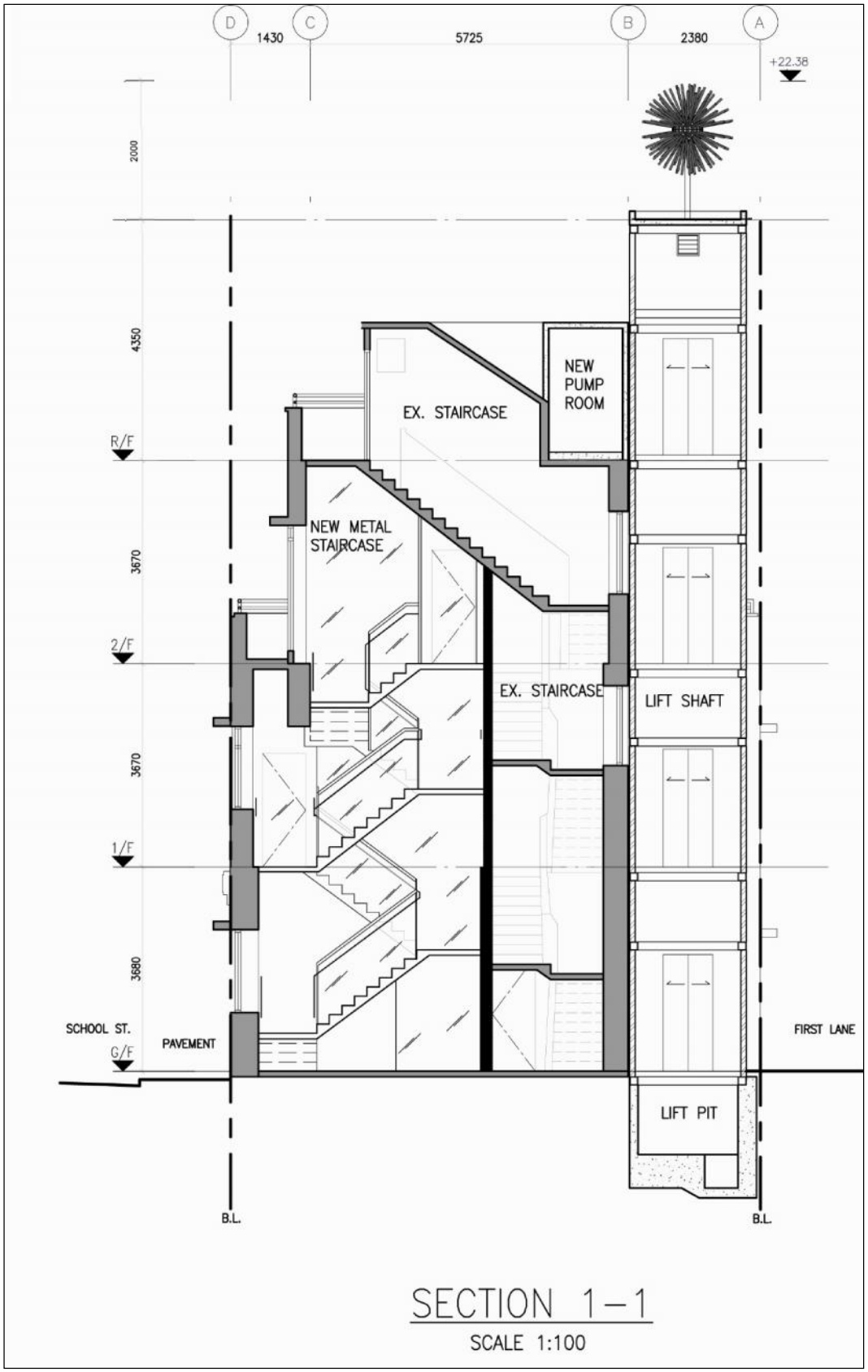
Drawing 3-15 – Side elevation facing Brown Street



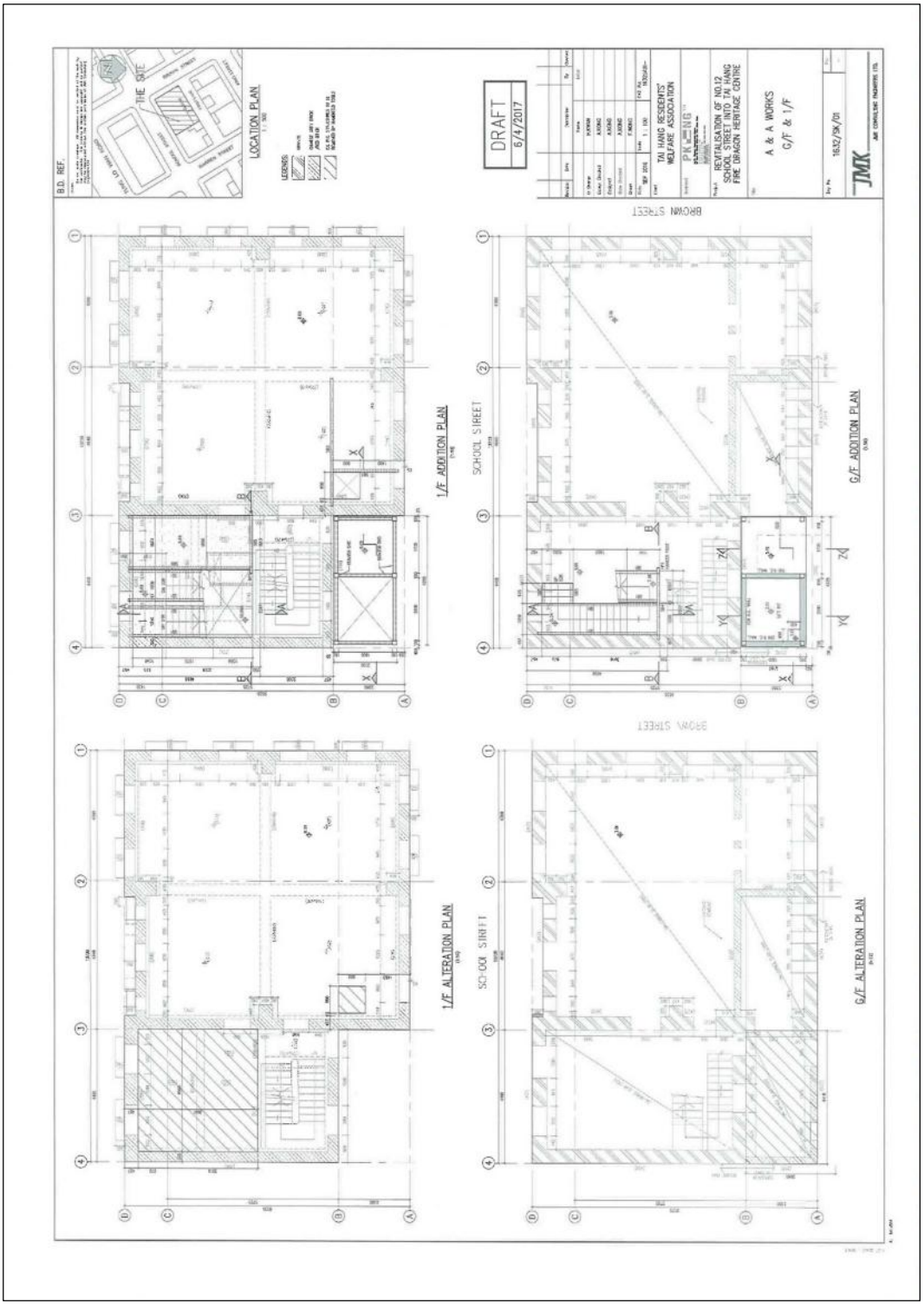
Drawing 3-16 – Rear elevation facing First Lane



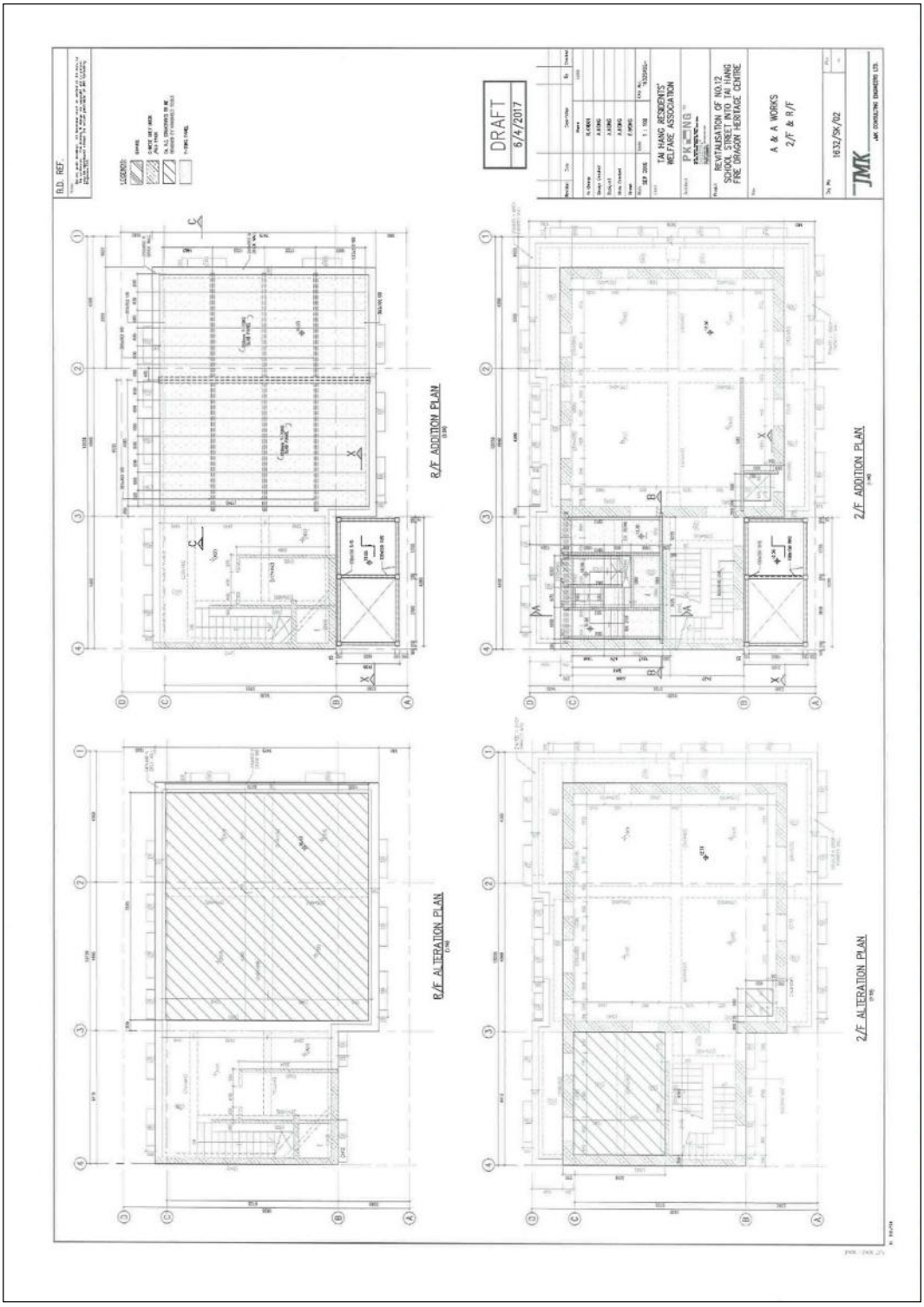
Drawing 3-17 – Side elevation facing adjoining building



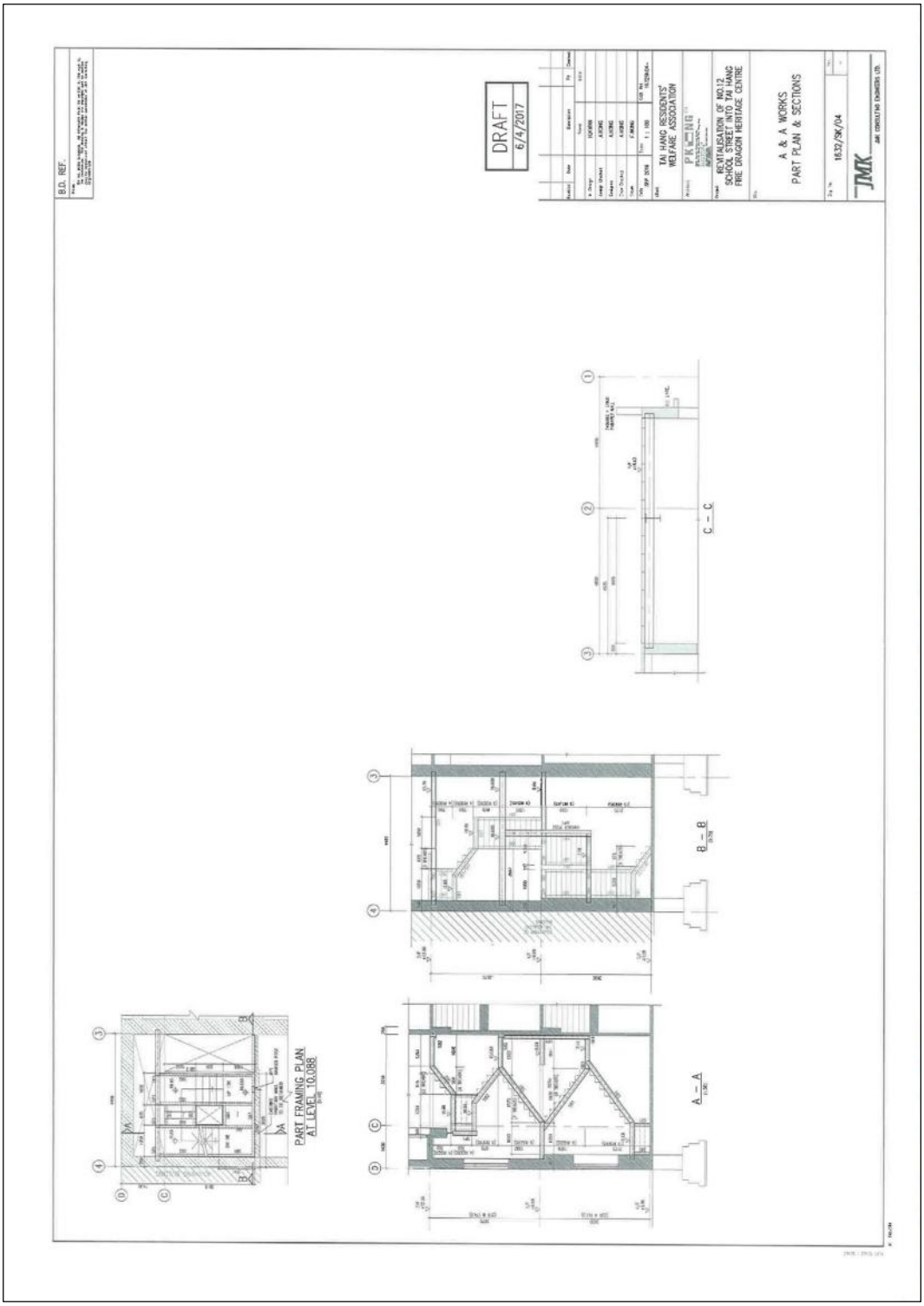
Drawing 3-18 – Traverse section through the west portion of the building showing the new added staircase and lift shaft



Drawing 3-19 – Ground floor and first floor structural alteration and addition works



Drawing 3-20 – Second floor and roof structural alteration and addition works



Drawing 3-21 – Structural alteration and addition works part plan and sections

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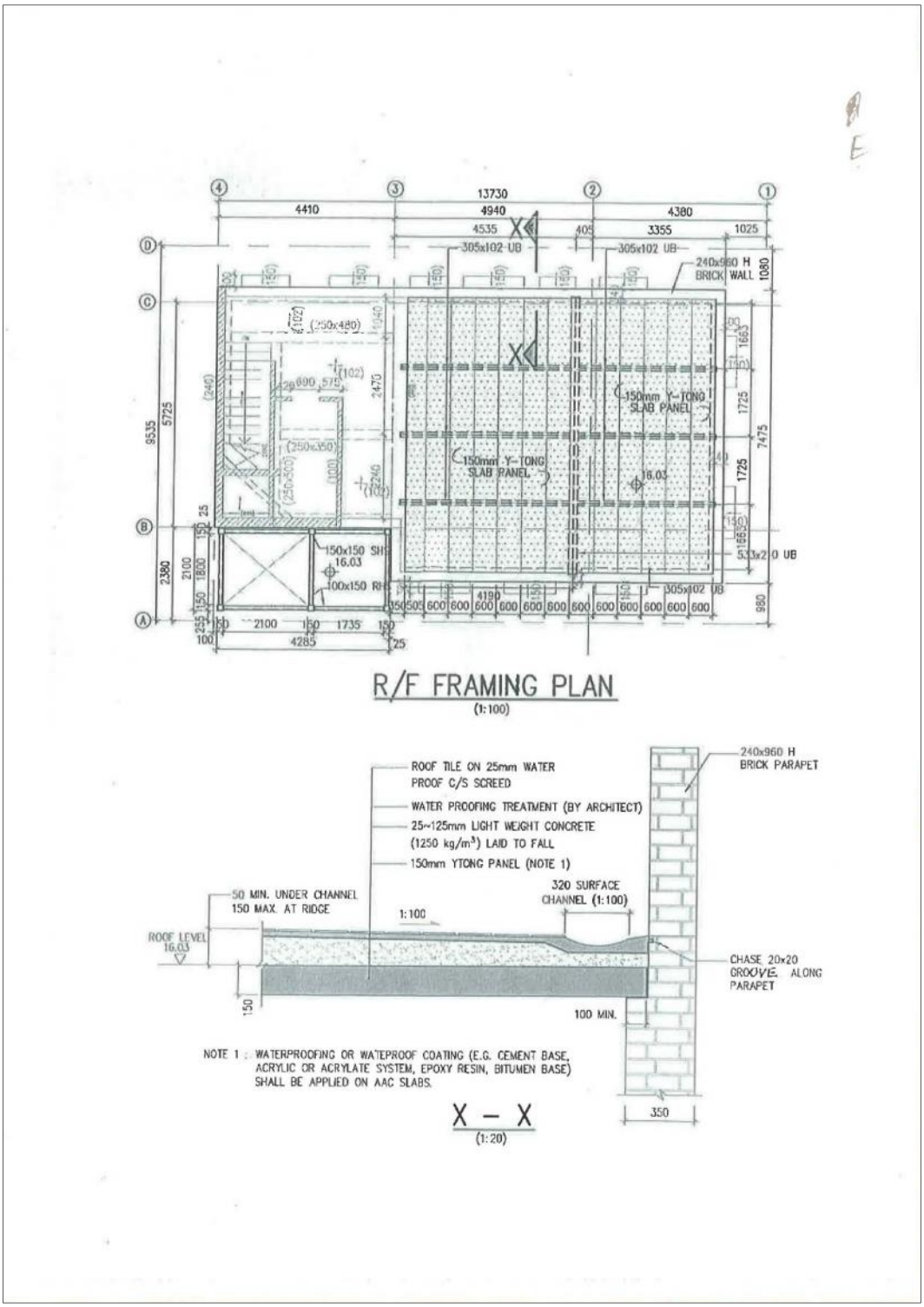

Drawing 3-22 – Roof framing plan and construction detail

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Part 4 – Assessment

4.1 Conservation Principles

The conservation process of making a possible compatible use for No. 12 School Street adopted the following guiding conservation principles in developing the appropriate treatments and level of intervention for character defining elements and other historic building fabrics with reference to international charters and other relevant conservation standards –

- Burra Charter (2013) – The Australia ICOMOS Charter for Places of Cultural Significance, and
- China Principles (2015) – Principles for the Conservation of Heritage Sites in China.

(a) Conserve heritage value–

Restore any deformed, collapsed or misplaced components, and later additions of no significance or intrusive should be removed.

(b) Retain authenticity and integrity–

- Respect the original character or architectural style of the building fabric and retain its traditional building materials or construction system as much as possible.
- Recognize each historic place as a physical record of its time, place and use.
- Do not create a false sense of historical development by adding elements from other historic places or by combining features of the same property that never co-exist.

(c) Minimum intervention–

- Keep any treatment or intervention to building fabric to the minimum and respect the heritage value when undertaking and intervention.
- Use the gentlest means possible for any intervention.
- Make any intervention physically and visually compatible and identifiable upon close inspection, and document any intervention for future reference.

(d) Repair rather than replace–

- Repair rather than replace the character defining elements.
- Only when such elements are too severely deteriorated to repair, and with sufficient physical evidence, replace them with new elements that match the forms, materials and detailing of the same elements.
- Where there is no sufficient evidence, male the form, material and detailing of the new elements compatible with the character of the historic place.

(e) Reversibility

- Make any intervention or adaptation to the building fabric reversible, without causing any damage to the existing structure when such intervention is to be removed in future.
- Any new addition should be reversible and should not affect the essential form and integrity of the historic place, or that the fabric should not be impaired if the new work is to be removed in the future.

(f) Integrating old and new

- When adding new construction to heritage buildings, the proposed new works and developments should be sympathetic to the heritage place in terms of its compatible proportion, form, design and materials. The new works should be physically and visually compatible with and distinguishable from the original fabric of the historic place

4.2 Conservation Policies and Guidelines

4.2.1 New use of No. 12 School Street

(a) Policy 01

- The new use of No. 12 School Street should be compatible to its original use.
- Conservation guidelines–

  The proposed use should not extensively alter the structural capacity of the existing foundation to suit the new use.

4.2.2 Preservation of the building fabric

(a) Policy 02

- All conservation works should be carried out with the principle of repair rather than replacement. Where replacement is necessary, it should be carried out on a like-for-like basis as far as practicable in terms of design and material.
- Conservation guidelines–

  The repair works to be carried out should match the original materials, colour and texture. In case the architectural elements are beyond repair where replacement is necessary, the replacement should follow the original construction method, material, colour and texture as much as possible.

(b) Policy 03

- The exterior of No. 12 School Street should be preserved as much as possible.
- Conservation guidelines–

  Every effort should be made to preserve the external facades of No. 12 School

Street. The original external facades of No. 12 School Street should generally be left un-touched and must not be disturbed. External re-decoration should be restricted to colour that are compatible with the age and character of the building/structure, with a paint system that is reversible. Refer to "section 2.5 – List of character defining elements" for architectural features on the external facades.

(c) Policy 04

- The structure, original finishes and fittings of No. 12 School Street as listed under "section 2.5 – List of character defining elements/architectural element" for architectural features of high/medium/low levels of significance on the external elevations should be preserved in-situ as far as practicable.

4.2.3 Addition and alteration

(a) Policy 05

- A full photographic and cartographic survey should be carried out prior to any works to the building.
- Conservation guidelines–

  The photographic and cartographic survey should be carried out by experienced surveyor/conservationists by making reference to the requirements from AMO. A set of record should be kept by the operator, CHO and AMO.

(b) Policy 06

- Any addition and alteration works necessarily to be carried out on the exterior shall be carried out at the rear elevation.
- Conservation guidelines–

  Addition and alteration are allowed at less visually prominent locations, which should be carried out in a manner that the original design of the building façade is still generally readable.

(c) Policy 07

- Any addition and alteration works necessarily to be carried out at the interior of the building should be kept to a minimum.
- Conservation guidelines–

  In order to suit the new use, addition and alteration works as well as up-grading work for meeting current statutory requirements will be necessary. Those works to the interior shall be kept to a minimum subject to the approval of AMO.

4.2.4 Interpretation

(a) Policy 08

- Interpretation should be provided for the education and promotion of the cultural significance of the building to the public.
- Conservation guidelines–

  Interpretation should be provided on different topics (but not limited to), namely the history, architecture style and social value of the building.

  The topics should demonstrate the cultural significances of the building as established in Section 2.3.

  Interpretation could be through the display of interpretative panels.

4.2.5 Management and maintenance

(a) Policy 09

- A management and maintenance plan should be prepared to ensure that the building is maintained in with proper services.
- Conservation guidelines–

  The management and maintenance plan should provide details on maintenance tasks to be undertaken, together with an indication of those responsible, maintenance schedule and tracking methods. The plan should be made ready before the operation of the new use and should be reviewed by building management professionals, conservationists and professionals as necessary in order to ensure the execution of a proper maintenance programme.

(b) Policy 10

- A maintenance manual should be prepared to facilitate the Operator to maintain the building in sound condition.
- Conservation guidelines–

  The maintenance manual should provide guidance in appropriate techniques and materials to be used in the maintenance of specific features of the Building. The manual should be made ready before the operation of the new use and should be reviewed by building management professionals, conservationists and professionals as necessary in order to ensure the building fabrics receives the correct cleaning and repair treatment.

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4.3 Potential impact and mitigation measures

4.3.1 Definition of terms[17]

(a) Level of significance of building elements

Level of significance	Meaning
• High	Elements which makes a beneficial contribution to the cultural significance of the Building, and the removal or substantial alteration of such element would be detrimental to the cultural significance of the Building. These elements normally are the original elements of the Building.
• Moderate	Elements which makes a contribution to the overall significance of the place. Spaces, elements or fabric originally of some intrinsic quality, and may have undergone minor or extensive alteration or degradation.
• Low	Elements which makes little contribution to the significance of the building, and whose alteration or removal would not be detrimental to the heritage value of the place.
• Neutral	Elements which are of little consequence in terms of understanding or appreciating the Building, and are not intrusive.
• Intrusive	Elements which are visually intrusive or which obscure the understanding of significant elements of the site. The removal of such elements would be beneficial to the understanding of the cultural significance of the Building.

(b) Mitigation measures

Mitigation measure is the practical advice given to mitigation adverse impact affects. Impact level –The evaluation of heritage impact assessment in the proposal is classified into five levels of impact based on the type and extent of the effects concluded in the Heritage Impact Assessment, (Antiquities and Monuments Office, Guidelines for Built Heritage Impact Assessment, June 2010).[18]

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17 The definition of terms is developed based on James Semple Kerr, *Conservation Plan: A Guide to the Preparation of Conservation Plans for Places of European Cultural Significance*, National Trust, 2004.

18 Antiquities and Monuments Office. Guidelines for Built Heritage Impact Assessment. June, 2010.

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

4.3.2 Impact assessment – use of the Building

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
1.	Adaptive re-use of the Building as Fire Dragon Heritage Centre.	n.a.	n.a.	acceptable impact with mitigation measures	• Photographic record and measured drawings to be completed before commencement of work. • The cultural significance of the Building shall be presented in the "interpretation" for appreciation of the Building.

4.3.3 Impact assessment – compliance with statutory requirements

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
2.	Means of escape – addition of new staircase including – • take down the floor slab and partitions in first and second floor. • install structural steel frame, the staircase and protected lobby. • The French window at the intermediate landing between first and second floor position shall be changed to fixed French window because of the change in level landing is lower than the second floor slab.	no. A10 – all structural elements of the building including granite load bearing wall, columns and footings.	high	acceptable impact with mitigation measures	• Record the parts of the building to be taken down and affected. • The staircase should be an independent structure, and should not affect the existing foundation.
		no. D2 – the door frame with fanlight at first floor, (the door is not included because it is not the original door).	high		• Take down, repair and relocate the timber door frame with fanlight at first floor, and relocate to a new position opposite the original position in first floor.
		no. C5 – Aluminium French window at second floor flat roof.	intrusive	beneficial	• The existing aluminum French window is to be restored, for the new steel French window, the change to “fixed French window” is by the addition of lock at the internal side.

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No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
3.	Means of escape – addition of handrail to balustrade of existing staircase at both side	no. D1 – the staircase and continuous solid balustrade leading from ground floor to roof.	high	acceptable impact with mitigation measures	The design and material of handrail to be compatible with the architectural style of the building.
4.	Fire resistance construction – up-grading the FRR of the slabs and beams by applying "Manolite CP2" to the soffit of the slab, and soffit and sides of the beam.	no. A10 – all structural elements of the building including granite load bearing wall, columns and footings.	high	acceptable impact with mitigation measures	The appearance of the slabs and beams shall not be changed.
5.	Barrier free access – addition of lift at the First Lane (rear) elevation light well position – • addition of lift shaft.	no. A4 – the configuration of the rear elevation with the light well (recess portion) adjoining the adjacent building, and the fence wall.	high	acceptable impact with mitigation measures	• The rear elevation facing First Lane shall be recorded. • The design, material and colour of the new lift shaft to be compatible and distinguishable with the existing building fabric.
		no. A8 – corrugated sheet roofing at ground floor light well (this photo) and beside roof staircase hood.	intrusive	beneficial	

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No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
	• blocking up three windows at the staircase from ground to second floor with aluminium panels at the external side.	no. C7 – double leaf casement window with the grilles, including the brass ironmongery (casement fastener with lever and casement stay).	high	acceptable impact with mitigation measures	• The blocking up of the windows to be at the external side, and the windows can still be visible from the internal side.
	• up-grade the above three windows to 1 hour fire rated construction.				• The up-grading to be by the addition of a fire rated glass panel at the internal side of the window.
	• take down two steel windows at the existing staircase landing at first and second floor, and enlarge the window opening to door opening, (enlarge of the two window openingsto door opening are to provide connection to the new add lift shaft).				• The two windows to be taken down to be salvaged, and used as replacement for the aluminum windows at the side elevation facing Brown Street and rear elevation facing First Lane.
	• remove the horizontal projection (typhoon canopy) on top of the f above five casement windows.				• The horizontal projection (typhoon canopy) to be recorded by photos and drawings.

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
	• take down the clayware rainwater down-pipe including the hopper.	no. C10 – the clayware rainwater down-pipe and the clayware rainwater hopper at rear elevation.	high	acceptable impact with mitigation measures	• Record the clayware down-pipe. • Display the salvaged down-pipe and hopper inside the building, if possible.
6.	Protective barrier – replacement of the existing stainless steel railing on top of the parapet wall at second floor flat roof and main roof by galvanized mild steel tubular railing with paint finish.	no. A5 – flat roof and parapet wall at the perimeter.	high	acceptable impact with mitigation measures	The design, material and style of the railing to be compatible with the architectural style of the building.
		no. A6 – the narrow flat roof along the three elevations at second floor.	high		
7.	Protective barrier – improvement to the ornamental ironwork open grille steel balustrade at front elevation middle bay of second floor flat roof parapet wall by addition of a clear tempered at the rear side.	no. A2 – the configuration of the three-bays front elevation acing School Street with narrow and wide (single and double leaf) casement windows rhythm	high	acceptable impact with mitigation measures	• The gap between the ornamental ironwork open grille and the tempered glass to be kept to a minimum. • The fixing of the tempered glass at the rear side of the ornamental ironwork open grille to be reversible.
		no. B4 – the ornamental ironwork open grille steel balustrade at front elevation middle bay of second floor flat roof parapet wall.	high		

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No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
8.	Sanitary fitment – re-planning of the two existing toilets on ground floor and addition of accessible toilet.	no. A3 – the configuration of side elevation facing Brown Street and main part of rear elevation with the double leaf casement windows pattern.	high	acceptable impact with mitigation measures	• The three narrow window with louvre to be restored to steel window with opaque glass.
		no. A10 – all structural elements of the building including granite load bearing wall, columns and footings.	high		• New manholes to be added shall not affect the foundation footing.
		no. C7 – double leaf casement window with the grilles, including the brass ironmongery (casement fastener with lever and casement stay).	high		• The two double leaf casement windows not to be blocked up, and the glazing to be changed to opaque glass.

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No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
9.	Compliance with the fire services requirements, the "2012 Fire Services Department Code of Practice" ("COP FSD 2012') – • install sprinkler inlet at ground floor level of Brown Street (side) elevation taking up the lower portion of the existing door opening.	no. A3 – the configuration of side elevation facing Brown Street and main part of rear elevation with the double leaf casement windows pattern.	high	acceptable impact with mitigation measures	• The sprinkler inlet cabinet to be flush with the external wall surface, and the external appearance shall match the architectural style of the Building. • The size and setting out of the cabinet shall follow the alignment of the steel casement window on top.
		no. C4 – Side (Brown Street) elevation aluminiun door.	intrusive	beneficial	• The aluminium door to be restored to a steel double leaf casement window with grilles matching the existing, to be installed on top of the sprinkler inlet cabinet.

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No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
	• install sprinkler control valve cabinet at low level outside the ground floor external wall of the rear elevation facing First Lane.	no. A4 – the configuration of the rear elevation with the light well (recess portion) adjoining the adjacent building.	high	acceptable impact with mitigation measures	• The cabinet to be as small as possible, and the external appearance shall match the architectural style of the Building. • The size and setting out of the cabinet shall follow the alignment of the steel casement window on top.
	• install 2 cu.m. fire services water tank, pump and associated pipework inside the new fire services pump room on roof.	no. A5 – flat roof and parapet wall at the perimeter.	high	acceptable impact with mitigation measures	• The 2 cu,m, fire service water tank to be installed in the roof fire services pump room. • The water tank to be positioned at location where the roof slab will be re-constructed to avoid additional structural strengthening work. • The architectural screen not to be higher than the staircase hood.

Part 4 – Assessment

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
	• install fire detector, visual fire alarm, break-glass unit, exit sign, emergency light, and the conduits for the above appliances.	no. A10 – all structural elements of the building including granite load bearing wall, columns and footings.	high	acceptable impact with mitigation measures	• No chasing into the existing wall for “conceal installation” of these appliances is allowed. • The conduits to be grouped together with other pipe works to minimize coring to walls and visual impact to the interior.
		No. D4 – internal layout	low		
	• Install sprinkler pipes and sprinkler heads.	no. A10 – all structural elements of the building including granite load bearing wall, columns and footings.	high	acceptable impact with mitigation measures	• The pipes to be grouped together with other conduits to minimize coring to walls and visual impact to the interior.
		No. D4 – internal layout	low		

4.3.4 Impact assessment – structural strengthening

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
10.	Structural strengthening to the roof slab – re-construct with light-weight "Ytong" panel supported by steel I-beams.	no. A5 – flat roof and parapet wall at the perimeter.	high	acceptable impact with mitigation measures	• The existing roof framing including the profile of the beams to be recorded by photos and drawings. • The major supporting steel I-beams to be positioned following the existing frame of the roof slab.
		no. A10 – all structural elements of the building including granite load bearing wall, columns and footings.	high		

4.3.5 Impact assessment – building services installation

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
11.	Electrical installation– re-wiring of the whole building.	no. A10 – all structural elements of the building including granite load bearing wall, columns and footings.	high	acceptable impact	No chasing into the existing wall for "conceal installation" of the electric conduit is allowed.
		no. D4 – internal layout	low		

Part 4 – Assessment

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
12.	Plumbing installation – • install check meter cabinet at low level outside the ground floor external wall of the First Lane (rear) elevation.	no. A4 – the configuration of the rear elevation with the light well (recess portion) adjoining the adjacent building.	high	acceptable impact with mitigation measures	• The water meter cabinet to be as small as possible, and the external appearance shall match the architectural style of the Building. • The size and setting out of the water meter cabinet shall follow the alignment of the steel casement window on top.
	• install 500 litres fresh water tank and 300 litres flush water tank inside the new fire services pump room on roof.	no. A5 – flat roof and parapet wall at the perimeter.	high	acceptable impact with mitigation measures	• The existing kitchen and chimney shall be recorded by photographic record and measured drawings. • The 500 litres fresh water tank and 300 litres flush water tank to be installed in the roof fire services pump room. • The size, height of the screening of the fire services pump room should be as minimum as possible.
		no. A9 – kitchen and chimney on the roof of kitchen on flat roof.	low		

Part 4 – Assessment

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
13.	Rainwater disposal – block up the top and bottom of the six existing cast iron rainwater downpipe and hopper.	no. C9 – the cast iron rainwater downpipes with hopper at front and side elevations, (3 sets at front elevation, 2sets at side elevation, and 1 set at rear elevation).	high	acceptable impact with mitigation measures	The blocking up material can be removed when required.
14.	Air-conditioning installation – • Installation of the out-door units on the rear part of the roof facing First Lane roof which is higher than the roof parapet wall.	no. A1 – the "rectangular box" shaped building form with set-back about 1.00 m. creating a narrow flat roof running through the entire second floor.	high	acceptable impact with mitigation measures	• The top part of the out-door air-conditioning unit which is higher than the roof parapet wall to be screened off by aluminium louvre. • The design of the aluminium louvre shall be simple and compatible with the Building. • The height of the out-door units shall be kept to the minimum height.
		no. A4 – the configuration of the rear elevation with the light well (recess portion) adjoining the adjacent building.	high		
		no. A5 – flat roof and parapet wall at the perimeter.	high		

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
	• modify part of the double leaf casement windows from glazing panes to louvres for fresh air in-take at first floor of side elevation facing Brown Street.	no. C7 – double leaf casement window with the grilles including the brass ironmongery (casement fastener with lever and casement stay).	high	acceptable impact with mitigation measures	• The members of the casement and grilles should not be removed, and the louvres should only be installed in the positions of the glass panes. • The louvre blades to be painted with colour to match the colour scheme of the steel window.
	• modify the Fanlight of the French window to louvres for fresh air in-take at second floor of side elevation facing Brown Street.	no. C5 – Aluminium French window at second floor flat roof.	intrusive	beneficial	• The existing aluminium French window is to be restored to steel French window. • The louvre blades to be installed behind the frame of the French window and painted with colour to match the colour scheme of the French window.

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No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
15.	Mechanical ventilation system – modify part of the windows from glazing panes to louvers for air exhaust at rear elevation facing First Lane.	No. C7 – double leaf casement window with the grilles including the brass ironmongery (casement fastener with lever and casement stay).	high	acceptable impact with mitigation measures	• The members of the casement should not be removed, and the louvers to be installed in the positions of the glass panes. • The louvre blades to be painted with colour to match the colour of the window.
	• modify the Fanlight of the French window to louvres for air exhaust at second floor of side elevation facing Brown Street.	no. C5 – Aluminium French window at second floor flat roof.	intrusive	beneficial	• The existing aluminium French window is to be restored to steel French window. • The louvre blades to be painted with colour to match the colour scheme of the French window.

4.3.6 Impact assessment – the existing building fabric

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
16.	Project “Tai Hang Fire Dragon parade” images on the façade and side elevation facing Brown Street at night time in “selected dates”.	no. A2 – the configuration of the three bays front elevation with the narrow and wide (single and double casement) windows rhythm.	high	acceptable impact with mitigation measures	• Image projection only at night time in “selected days”. • The content shall relate to Tai Hang Fire Dragon, local history and culture only.
		no. A3 – the configuration of the side (Brown Street) elevation and main part of the rear elevation with the double leaf casement windows pattern.	high		
		no. E1 – traces of the old mark of the former school, suspected to be 政府津貼孔聖會小學 on the side elevation second floor parapet wall, (some are currently covered up by paint).	high		

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No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
17.	Repair defective rendering and re-paint with colour similar to the tone of the existing colour to – • all external walls.	no. A2 – the configuration of the three bays front elevation with the narrow and wide (single and double casement) windows rhythm.	high	beneficial	• Paint analysis to be conducted on existing external wall to record different layers of colour before commencement of work. • The repair mortar shall follow the existing rendering. • An analysis of the composition and mix of the existing rendering to be carried out by an HOKLAS laboratory.
		no. A3 – the configuration of the side (Brown Street) elevation and main part of the rear elevation with the double leaf casement windows pattern.	high		
		no. A4 – the configuration of the rear elevation with the light well (recess portion) adjoining the adjacent building.	high		
	• cornice on top of the ground floor windows at the façade two side sides.	no. B1 – the cornice on top of the ground floor windows at the front elevation two side bays.	high	acceptable impact with mitigation measures	

Part 4 – Assessment

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
	• the canopy with two decorative curve brackets above the main entrance.	no. B2 – the canopy with two decorative curve brackets above the main entrance door at front elevation middle bay.	high	acceptable impact	• The existing external wall colour to be recorded before commencement of work. • The repair mortar shall follow the existing rendering. • An analysis of the composition and mix of the existing rendering to be carried out by an HOKLAS laboratory.
	• the horizontal projection (typhoon canopy) above the windows and French windows at ground floor, first floor and second floor flat roof.	no. B3 – the horizontal projection (typhoon canopy) above the windows and French windows at ground floor, first floor and second floor flat roof.	high		

Part 4 – Assessment

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
18.	Side (Brown Street) elevation second floor parapet wall – remove the covering paint on the old mark of the former school name, clean and partial expose the Chinese characters.	no. E1 – traces of the old mark of the former school, suspected to be 政府津貼孔聖會小學 on the side elevation second floor parapet wall, (some are currently covered up by paint).	high	acceptable impact with mitigation measures	• The style, font and spacing and colour of the paint of the nine Chinese characters to be recorded after paint removal before the commencement of work. • The partial cover up shall not damage the Chinese characters and in a reversible manner to be agreed with AMO. • Interpretation plaque added to explain the exposed former school name to avoid confusion while maintaining the original outlook.

Part 4 – Assessment

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
19.	Front elevation facing School Street – addition of the Chinese and English, and logo of the "Tai Hang Fire Dragon Heritage Centre", and "1949" the year of re-construction of the Building.	no. A2 – the configuration of the three bays front elevation with the narrow and wide (single and double casement) windows rhythm.	high	acceptable impact with mitigation measures	• The style and size of the English lettering and Chinese characters to be compatible with the architectural style of the Building. • The signage to be installed to be reversible.
20.	Front (School Street) elevation ground floor middle bay entrance – • remove the roller shutter at the external side.	no. C1 – front elevation ground floor middle bay – the roller shutter on the external side of the timber entrance door.	intrusive	beneficial	• The missing and defective ironmongeries shall be replaced with design matching the style of the door. • New ironmongeries shall be kept to the ones necessary.
	• re-varnish the timber door with fanlight.	no. C2 – front elevation ground floor middle bay – the timber paneled door with fanlight.	high	beneficial	
	• install automatic door holder to satisfy MOE requirement.			acceptable impact	

Part 4 – Assessment

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
21.	Front (School Street) elevation ground floor right (west) bay – take down the glass entrance door and replace with steel frame glass door.	no. C3 – front elevation ground floor right (west) bay – the glass entrance door.	intrusive	beneficial impact	It is recommended that the steel frame glass door to be compatible with the architectural style of the Building, but can be distinguishable from the existing windows and doors.
22.	Replace all aluminium French windows at second floor flat roof with steel French windows.	no. C5 – Aluminium French window at second floor flat roof.	intrusive	beneficial impact	It is recommended that the restored steel French window to be compatible with the architectural style of the Building of the period.
23.	Open up three blocked French window openings at second floor flat roof, and – • install steel French window.	no. A3 – the configuration of the side (Brown Street) elevation and main part of the rear elevation with the double leaf casement windows pattern. no. A4 – the configuration of the rear elevation with the light well (recess portion) adjoining the adjacent building.	high high	beneficial impact	• It is recommended that the restored steel French window to be compatible with the architectural style of the Building, but can be distinguishable from the existing windows and doors.
	• restore the horizontal projection (typhoon canopy).				• The size and appearance of the horizontal projection (typhoon canopy) to be followed the existing.

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No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
24.	Six single leaf casement windows at middle portion of front elevation facing School Street – remove all blocking-up (such as cabinets at the internal side), and repair the windows.	no. C6 – single leaf casement windowsat front elevation with including the brass ironmongery (casement fastener with lever and casement stay), (6 nos.)	high	beneficial impact	The missing and defective ironmongeries to be replaced with ones matching the origin.
25.	The two single leaf casement windows at middle portion of ground floor of front elevation facing School Street – change to fixed windows, to fulfill the 2.50 m. projection requirement.	no. C6 – single leaf casement windowsat front elevation with including the brass ironmongery (casement fastener with lever and casement stay), (2 nos.)	high	acceptable impact with mitigation measures	• The window should not be altered. • The change to “fixed window” is by the addition of lock at the internal side.
26.	All double leaf casement windows – remove all blocking-up (such as cabinets at the internal side) and window type air-conditioning unit hanger, and repair the windows.	no. C7 – double leaf casement window with the grilles including the brass ironmongery (casement fastener with lever and casement stay).	high	beneficial impact	The missing and defective ironmongeries to be replaced with ones matching the origin.

Part 4 – Assessment

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
27.	The eight double casement windows at ground floor of front elevation facing School Street, side elevation facing Brown Street, and rear elevation facing First Lane – change to fixed windows, to fulfill the 2.50 m. projection requirement.	no. C7 – double leaf casement window with the grilles including the brass ironmongery (casement fastener with lever and casement stay).	high	acceptable impact with mitigation measures	• The window should not be altered. • The change to “fixed window” is by the addition of lock at the internal side.
28.	Aluminum windows at side (Brown Street) and rear (First Lane) elevation, (4 nos.) – take down and replace with the salvaged or new steel windows.	no. C8 – aluminium windows on side (Brown Street) elevation and rear (First Lane) elevation, (4 nos.).	intrusive	beneficial impact	• The salvaged steel windows to be used as far as possible. • The new steel windows shall match the existing, including ironmongery.

4.3.7 Impact assessment – interior decoration

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
29.	Interior finishes – renovation of the interior finishes.	no. D3 – ground floor main room 150 x 150 mm teak parquet flooring.	low	acceptable impact	The teak parquet flooring on ground floor to be preserved.
30.	Addition of kitchen on first and second floor for the food and beverages facilities including – • installation of dumbwaiter and forming of opening on second floor slab.	no. A10 – the .a. All structural elements of the building including granite load bearing wall, columns and footings.	high	acceptable impact	• Disturbance to the existing building components and fabric shall be kept to a • Size of floor opening opening to be kept to minimum.
		no. D4 – internal layout	low		

4.3.8 Impact assessment – artefacts

No.	Work items	Affected CDEs/architectural elements	Significance	Impact level	Mitigation measures
31.	Stone plaque commemorating the re-opening of the school at the facade beside the main entrance – • clean the plaque and re-fill the Chinese characters with red colour paint, and • add transparent protection screen in front of the plaque.	no. E2 – thestone plaque commemorating the re-opening of the school at the front elevationbeside the main entrance.	high	beneficial impact	• The inscription on the plaque to be recorded by rubbing. • Ventilation gap to be provided between the plaque and the screen. • The fixing detail of the transparent protection screen to be submitted to AMO for approval.
32.	The three stone plaques commemorating the founding of “Hung Shing Yi Hok” (孔聖義學) in Qing Dynasty inside ground floor main room – • clean the plaques, • repair the plaster surrounds of the bottom two plaques, and • add transparent protection screen in front of the plaques.	no. E3 – three stone plaques commemorating the founding of “Hung Shing Yi Hok” (孔聖義學) in Qing Dynasty, and re-construction of the Building in 1949 inside ground floor main room.	high	beneficial impact	• Ventilation gap to be provided between the plaques and the screen. • The fixing detail of the transparent protection screen to be submitted to AMO for approval.

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Part 5 – Interpretation

5.1 Interpretation

The main room in ground floor will be used as "Tai Hang Fire Dragon" heritage display area open to the public. The display will present –

- a real "Tai Hang Fire Dragon head" (without joss sticks), for the public to take photo and experience the difficulty in handling the "Fire Dragon" (weight of the "Fire Dragon head") during the Tai Hang Fire Dragon dance.
- the "Tai Hang Fire Dragon Parade" present by 3D projection, and
- display of Tai Hang Fire Dragon related historic relics and photos.

The operation hours of the ground floor heritage display area –

- Monday – closed for maintenance.
- Tuesday to Friday – open from 10.00 a.m. to 10.00 p.m.
- Saturday – open from 10.00 a.m. to 10.00 p.m.
- Sunday – open from 10.00 a.m. to 10.00 p.m.
- Public holidays – open from 10.00 a.m. to 10.00 p.m.
- Chinese New Year – close for the last day of the year and first three days of the new year

There will be two annual open days, (the heritage display area will operate from 10.00 a.m. to 10.00 p.m.) –

- the "kick off' ceremony day of the Tai Hang Fire Dragon Festival, and
- 12th November – the anniversary day of the Tai Hang Residents' Welfare Association.

5.2 Guided tour

5.2.1 <u>Tour programme</u>

The guided tour aims to present the following topics to the public –

- architecture and historic background of the Building,
- history of Tai Hang Fire Dragon,
- Tai Hang Fire Dragon Parade route,
- history of the Tai Hang neighbourhood, and
- Lin Fa Kung (蓮花宮) Temple and historical buildings in the Tai Hang neighbourhood.

The route –

- Part 1 – Tai Hang Fire Dragon Heritage Centre (No. 12 School Street) ground floor → first floor → second floor; and
- Part 2 – Tai Hang Fire Dragon Heritage Centre (No. 12 School Street) → Tai

Hang Residents' Welfare Association → the Tai Hang Fire Dragon parade route → Lin Fa Kung (蓮花宮) Temple.

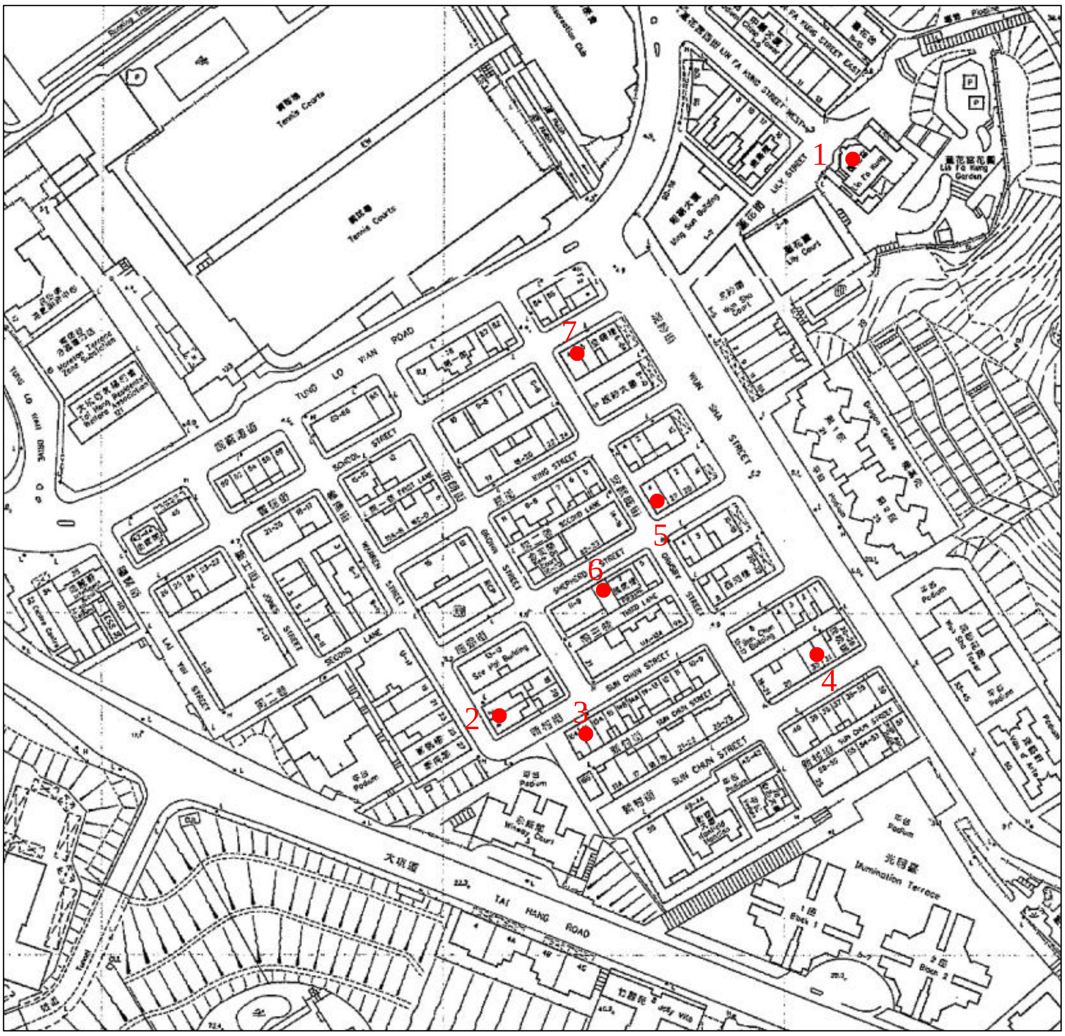
The guided tour will be conducted by –

- full time and part-time staff of Tai Hang Fire Dragon Heritage Centre, and
- Ambassador or Youth Worker form Tai Hang Residents' Welfare Association Tai Hang Youth Centre.

The guided tour (about 30 minutes) –

- Cantonese session – one session per day at 3.00 p.m. from Tuesday to Sunday during the week.
- English session – on specific Sunday at 11.30 a.m.
- Putonghua session – upon request.

5.2.2 Examples of historical buildings in the Tai Hang neighbourhood



Drawing 5-01 – Map of Tai Hang showing the historical buildings

Part 5 – Interpretation

Photo 5-01 (historical building no. 1 in the above map) –
Lin Fa Kung (蓮花宮) Temple, (27th May, 2017)

Photo 5-02 (historical building no. 2 in the above map) –
Nos. 2 and 4 Warren Street, (at corner of Warren Street and Sun Chun Street),
(26th April, 2017)

Part 5 – Interpretation

Photo 5-03 (historical building no. 3 in the above map) –
No. 16 Sun Chun Street, (near Brown Street meets Sun Chun Street),
(26th April, 2017)

Photo 5-04 (historical building no. 4 in the above map) –
Nos. 30 and 31 Sun Chun Street, (near corner of Sun Chun Street and
Wun Sha Street), (27th May, 2017)

Part 5 – Interpretation

Photo 5-05 (historical building no. 5 in the above map) –
No. 4 Shepherd Street, (at corner of Shepherd Street and Ormsby Street)
(26th April, 2017)

Photo 5-06 (historical building no. 6 in the above map) –
No. 8 Shepherd Street, (at about the middle of Shepherd Street),
(26th April, 2017)

Photo 5-07 (historical building no. 7 in the above map) –
Nos. 3 and 4 School Street, (at corner of School Street and Ormsby Street),
(26th April, 2017)

****

Part 6 – Management and Implementation

0.1 Maintenance

All building materials decay eventually due to sunlight, rain and wind, and therefore they require continued attention if a building's condition is to be maintained. Regular maintenance can reduce the need for costly repairs; protect the fabric of the building and save money in longer term. "Maintenance" is defined by the *Burra Charter* as the continuous protective care of the fabric, content and setting of a place.

Maintenance can be categorized into three types –

- Corrective maintenance – work necessary to bring a building to an acceptable level, such as treatment for moisture.
- Emergency maintenance – work that must be done immediately for health, safety or security reasons or that may result in the rapid deterioration of the structure or fabric if not done, such as roof repairs after a storm or repairing broken glass.
- Planned Maintenance – work to prevent problems which can happen predictably within the life of a building, such as cleaning gutters or painting.

Building maintenance can also be categorised according to who carries out the maintenance work –

- Housekeeping maintenance – carried out by property managers.
- Second line maintenance – carried out by specialist building trades people.

Equipment and plant installed within a building also need routine servicing and the replenishment of consumables to keep them in working order. They usually have specific servicing and maintenance requirements which are provided thought a service contract with the supplier. Details of the equipment and plant systems were listed in the property management manual.

0.2 The need for a maintenance manual

The main reason for a maintenance manual – it is the most cost-effective way to maintain the value of the building. The advantages are –

- The Building is organized and maintained in a systematic rather than ad-hoc manner,
- The standard and presentation or the Building can be maintained,
- The building services can be monitored to assist their efficient use, and
- Subjective decision making and emergency corrective maintenance are minimized.

Part 6 – Management and Implementation

0.3 The maintenance manual

The maintenance manual (hereinafter refer to as the "manual") will set out the guidelines for the building management and future maintenance of the Building including the historic building fabric of the building (i.e. the character-defining elements). The "manual" covers the standards and the frequency of inspection for up-keeping the historic fabric of the building. The "manual" will also subject to be annual review in the first three years by the building management and the conservation consultant.

The "manual" shall cover the guidelines on appropriate techniques and materials on specialist required for the repair and maintenance of the CDEs. The "manual" shall also set out the time frame for periodic checking of the "character-defining elements". Both the time frame of the periodic checking and the content of the "manual" shall be prepared by a conservation consultant. The building manager and key members of the maintenance team shall be fully aware of the "manual" and conservation report.

The "manual" for the Building will be prepared by the Conservation Consultant for the part on the "character-defining elements" and the building structure, whereas the building services equipment and installation part by the Building Services Engineer.

0.4 Management plan and operation manual

A "heritage building operation manual" will be prepared by the Conservation Consultant for the operator. Since this manual is prepared for the front line staff of the operator, the "character-defining elements" will be described with photos and locations to make the users fully aware of these features. The "heritage building operation manual" will also refer the users to the "maintenance manual" when these features are in need of repair. This manual shall also cover the guideline for the usage of the Building.

0.5 Long term operation

A conservation report shall be prepared upon completion. The conservation report and "manual" shall be submitted to the AMO for record purpose before the official opening and operation of the Tai Hang Fire Dragon Heritage Centre.

The conservation report describes the project from the planning stage to completion and records all the interventions to the buildings. The photo record of the completion of the project and progress photo shall be part of the report.

Part 6 – Management and Implementation

0.6 Documentation of the project

Photo record and measured drawings shall be prepared in accordance with the "Antiquities and Monuments Office, Requirements for Photographic Survey of Historic Buildings (as at March, 2010)" and "Antiquities and Monuments Office, Requirements for Cartographic Survey of Historic Buildings (as at March, 2007)" respectively and submitted to AMO before commencement of any construction work.

Photo record and measured drawings of the building fabric and component to be disturbed as stated in "Part 4 –Assessment" of this report shall be prepared before the commencement of any construction work.

Photo record and all record drawings shall be prepared in accordance with the Antiquities and Monuments Office (AMO) requirements stated above, after completion of the construction work and submitted to AMO.

All study reports, e.g. *Resource Kit*, HIA report, design and layout of the Tai Hang Fire Dragon Heritage Centre, record drawings, conservation report, and maintenance manual shall be properly filed and made available for inspection for personnel for maintaining the Building.

0.7 Implementation of the Heritage Impact Assessment Report

This Heritage Impact Assessment Report after endorsement by Antiquities and Monuments Office should be the guiding document for the revitalization project. It should be referred to by all project team and management team members from planning and design, construction and during operation of the Tai Hang Fire Dragon Heritage Centre Building.

Stage	Guidance for	Project team/management team members involve
Planning and design stage	Managing all changes to the buildings, Preparation of the specifications for the protection and repair of the CDEs, and Documentation of the project.	All consultants.

Stage	Guidance for	Project team/management team members involve
Construction stage	Monitoring the protection and repair of the CDEs, Guidelines for design changes required to suit site situations, and Documentation of the project.	All consultants Consultants' site representative. Contractor's project team
Operation stage	Maintenance of the building especially the CDEs.	Operation manager

Any future proposed works not mentioned in this HIA report, including demolition, alteration and addition works, restoration and repair works to the CDEs shall be reported with mitigation measures to AMO for further approval.

0.8 Future development

The setting of the Building should be maintained, for future development of this Grade 3 historic building, including renovation, restoration, alteration and addition, and advice should be sought from AMO prior to commencement. The proposed works should follow the international accepted conservation principles and practice. They should be designed and supervised by Conservation Architect or a Heritage Consultant.

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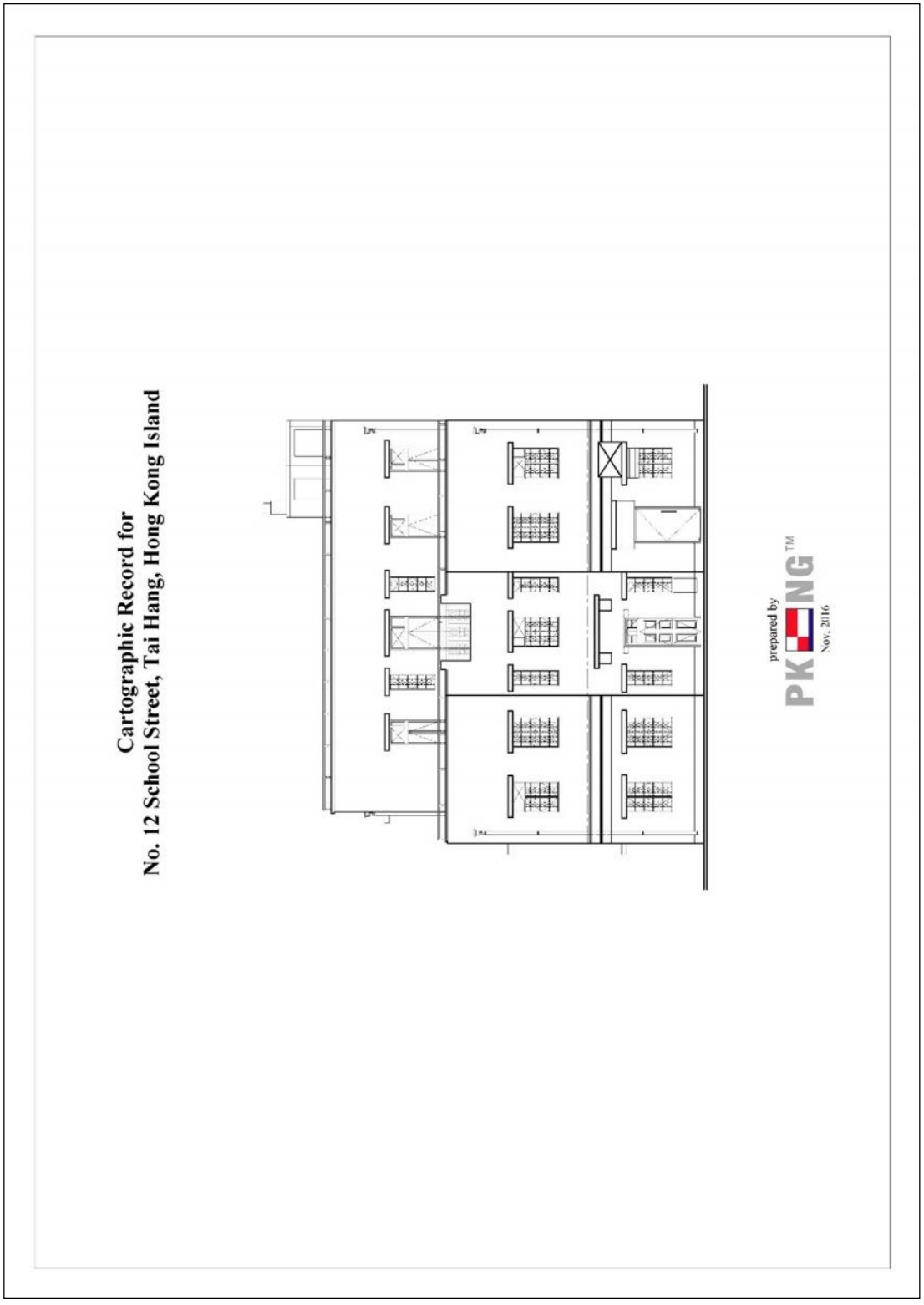
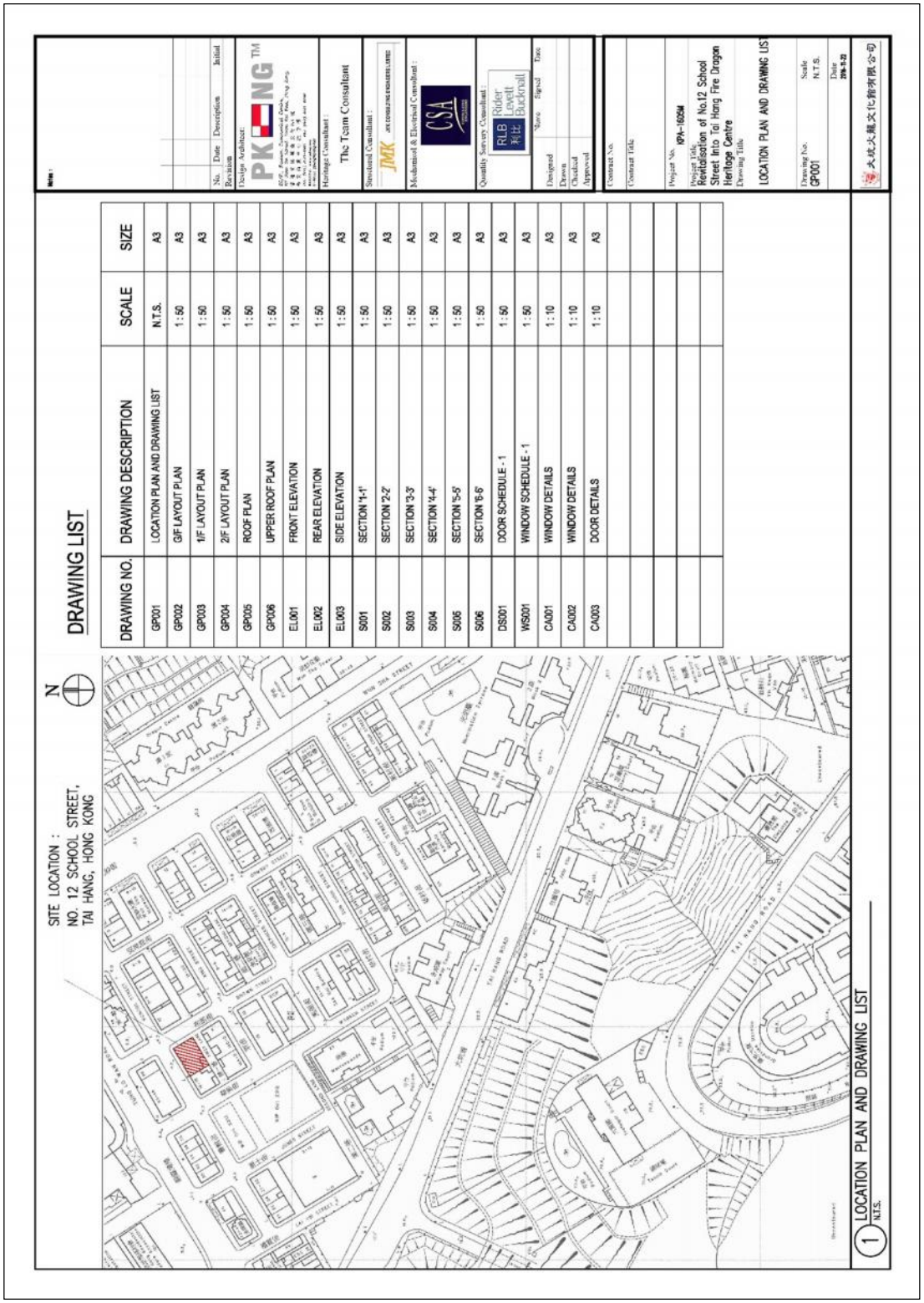
Appendix 1 – Measured drawing of No. 12 School Street

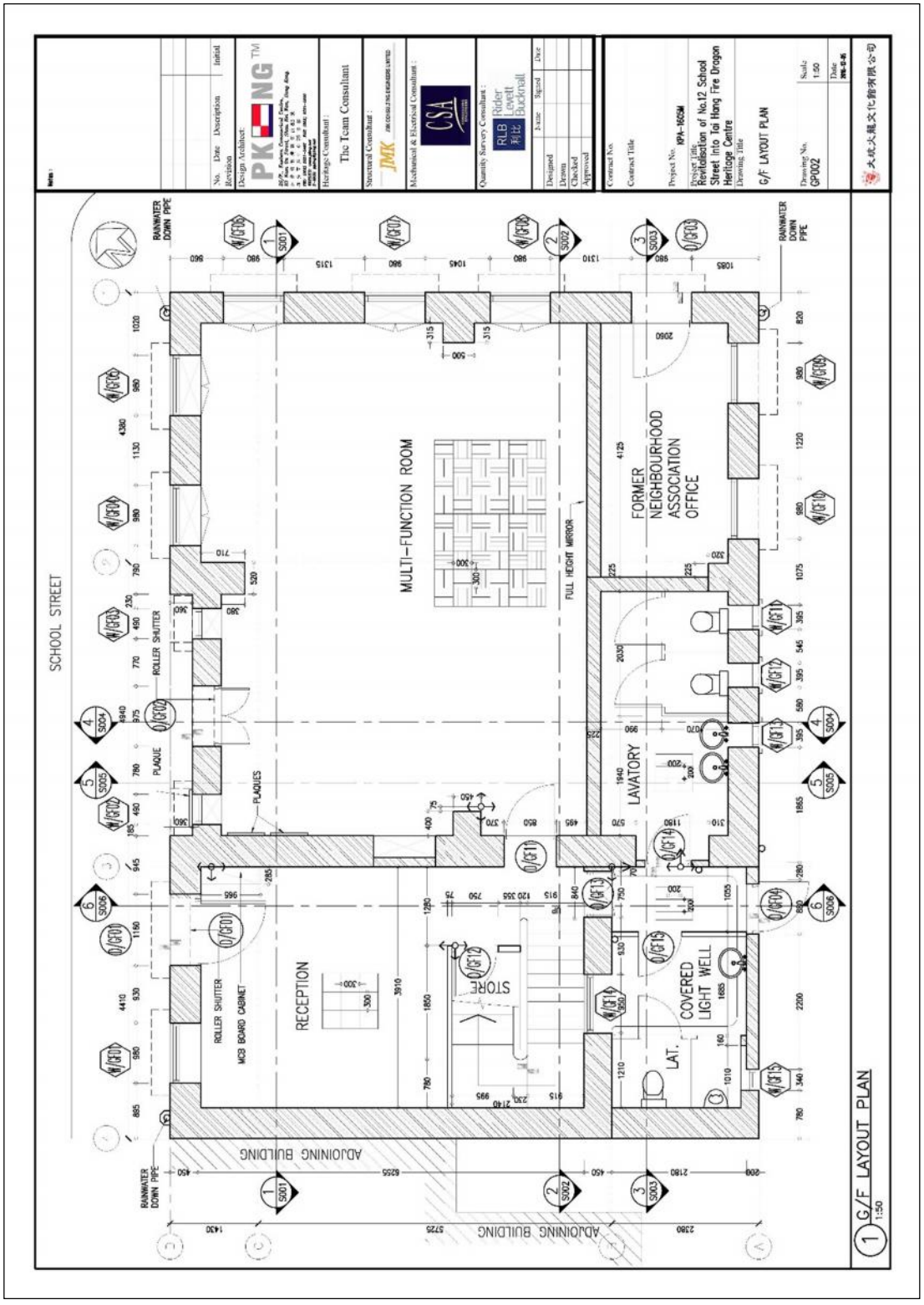


Appendix 1 – Measured drawing of No. 12 School Street



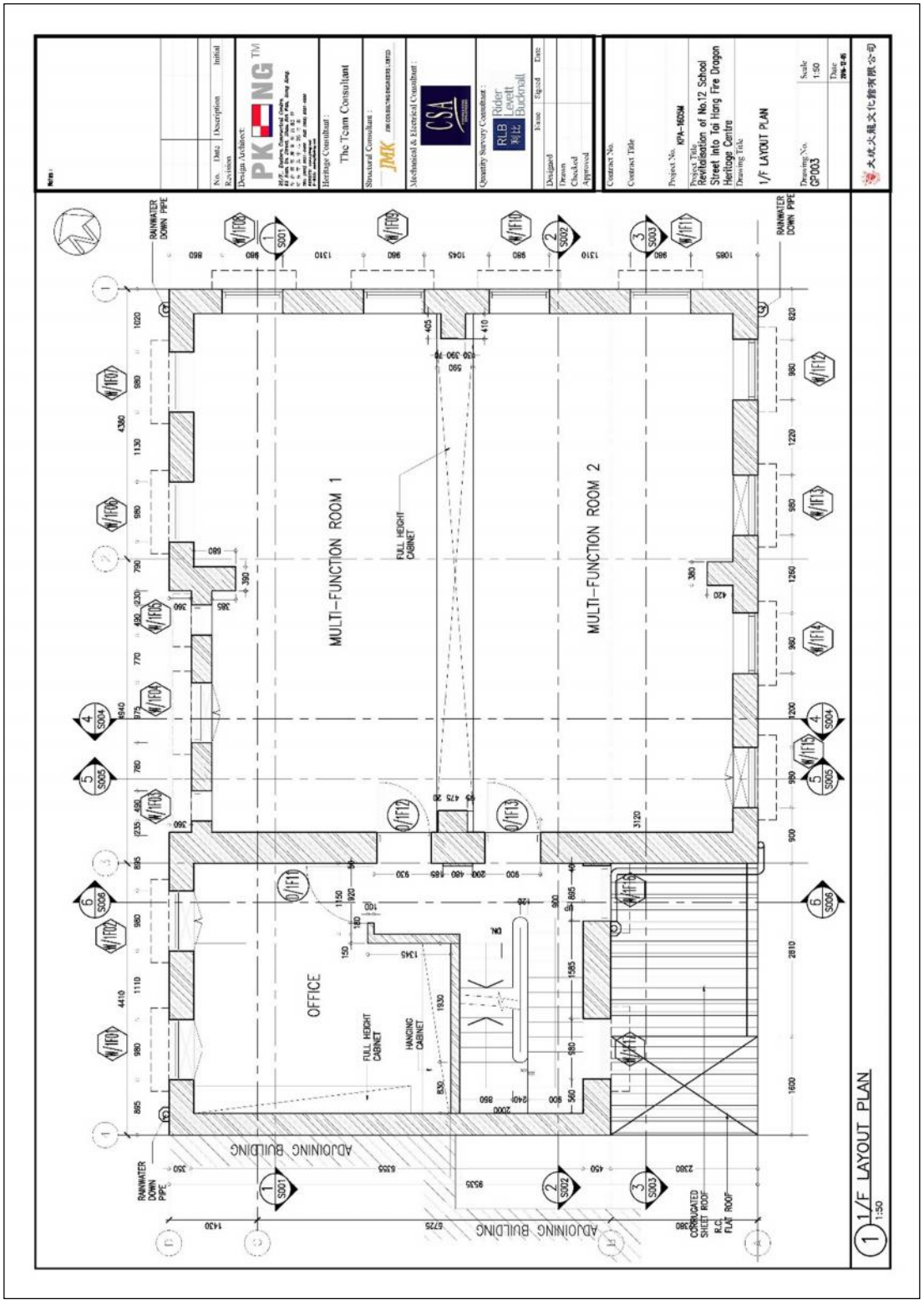
Drawing App1-01 (drawing no. GP001) – Location plan and drawing list

Appendix 1 – Measured drawing of No. 12 School Street



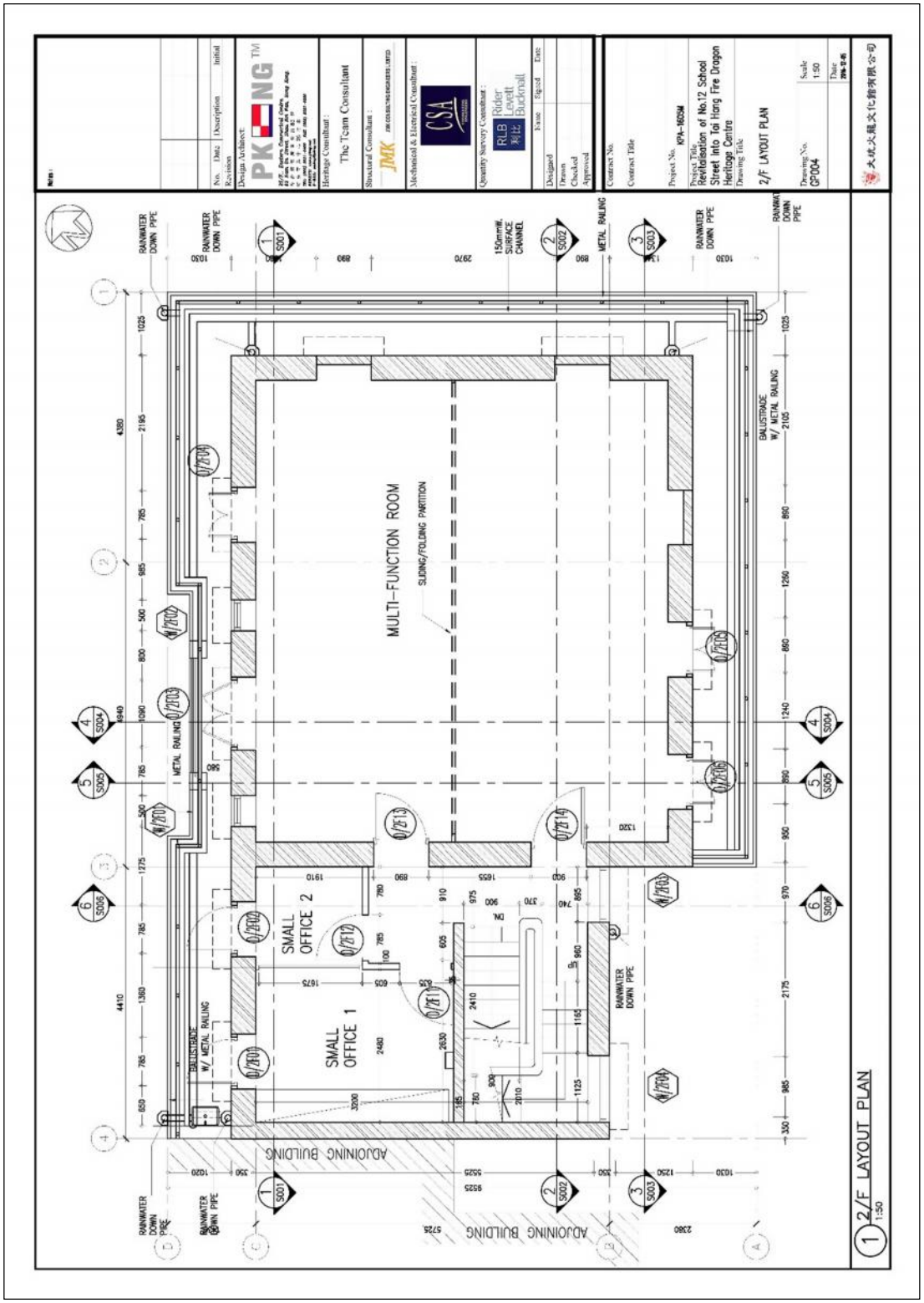
Drawing App1-02 (drawing no. GP002) – Ground floor plan

Appendix 1 – Measured drawing of No. 12 School Street



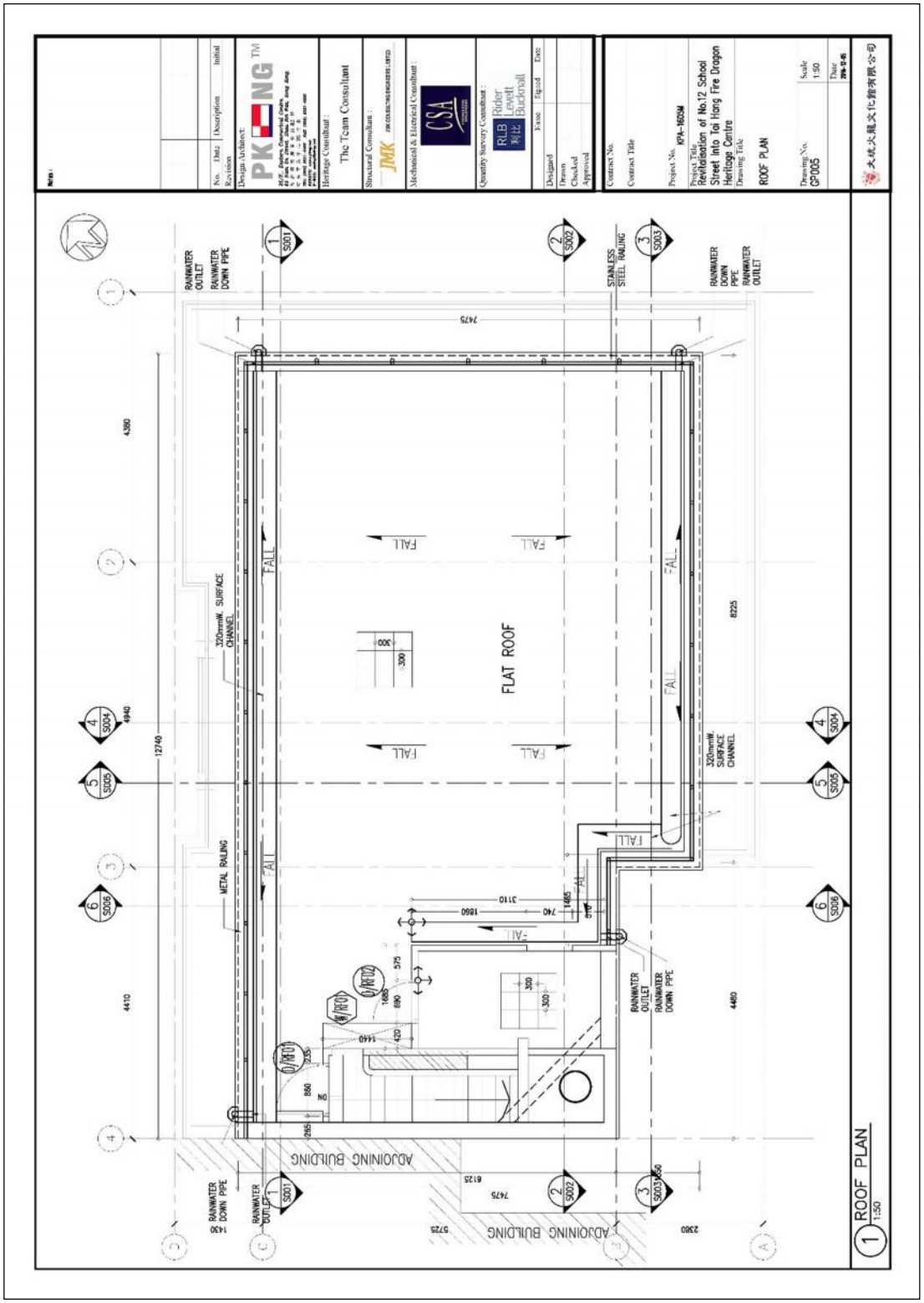
Drawing App1-03 (drawing no. GP003) – First floor plan

Appendix 1 – Measured drawing of No. 12 School Street



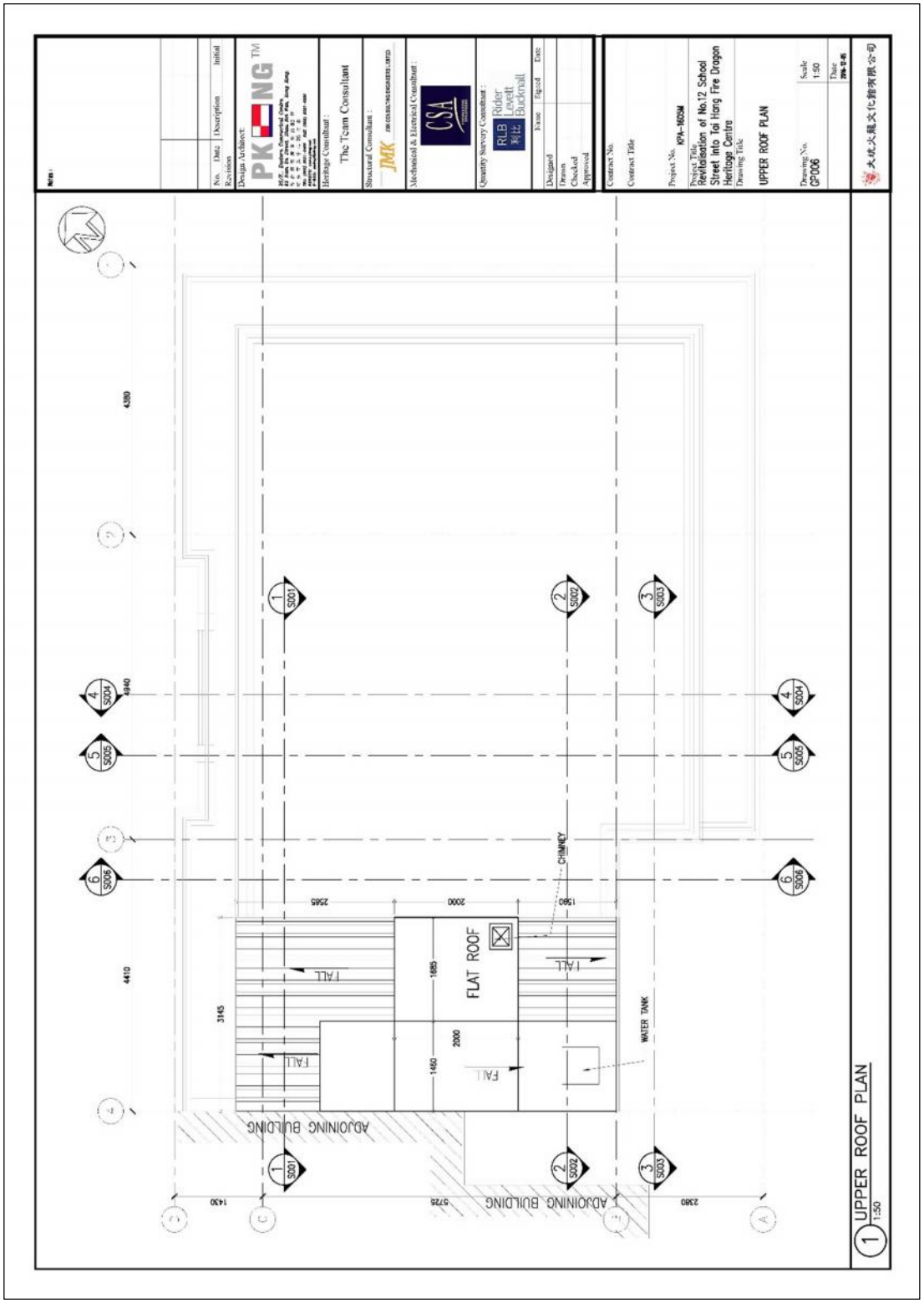
Drawing App1-04 (drawing no. GP004) – Second floor plan

Appendix 1 – Measured drawing of No. 12 School Street



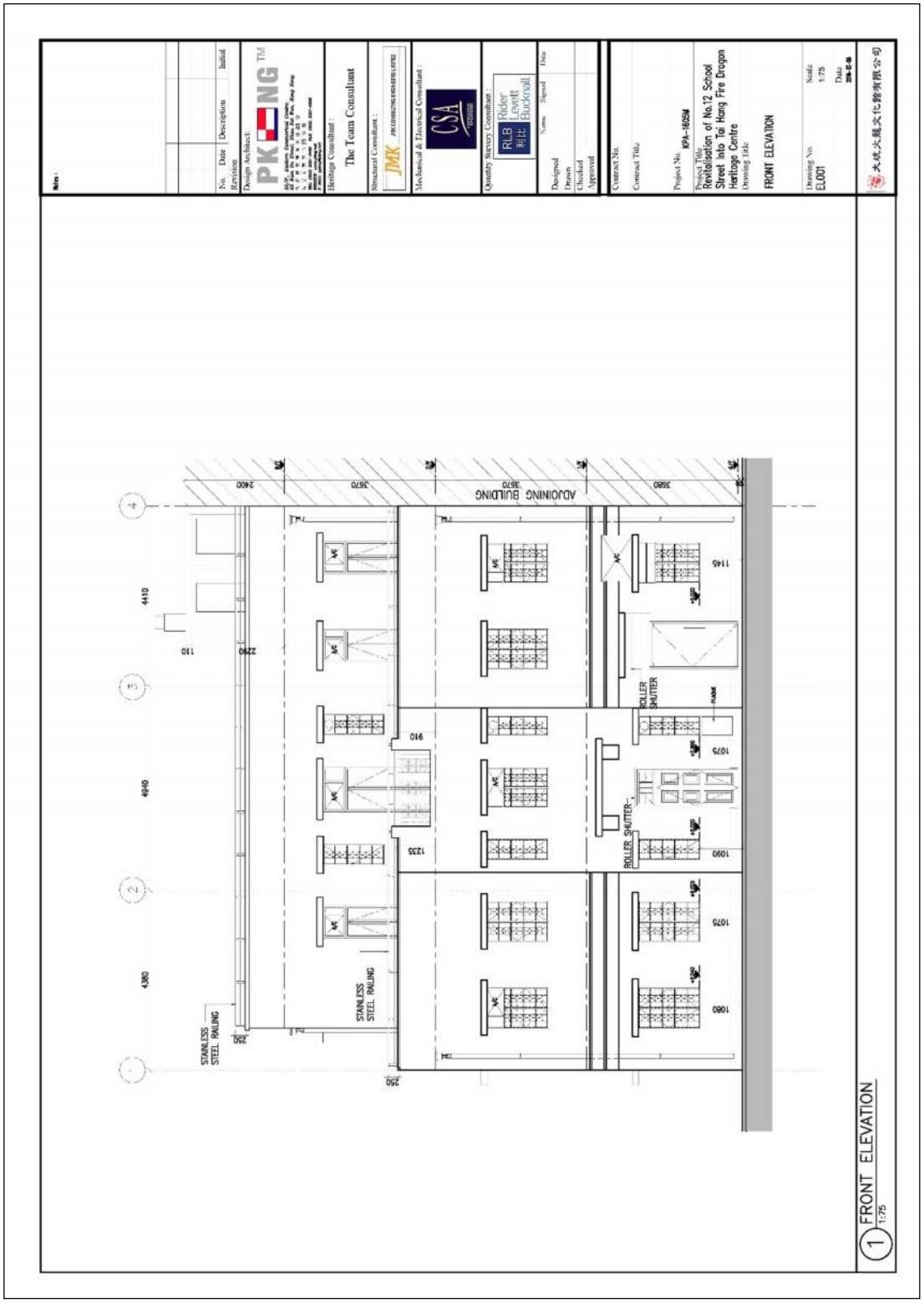
Drawing App1-05 (drawing no. GP005) – Roof plan

Appendix 1 – Measured drawing of No. 12 School Street



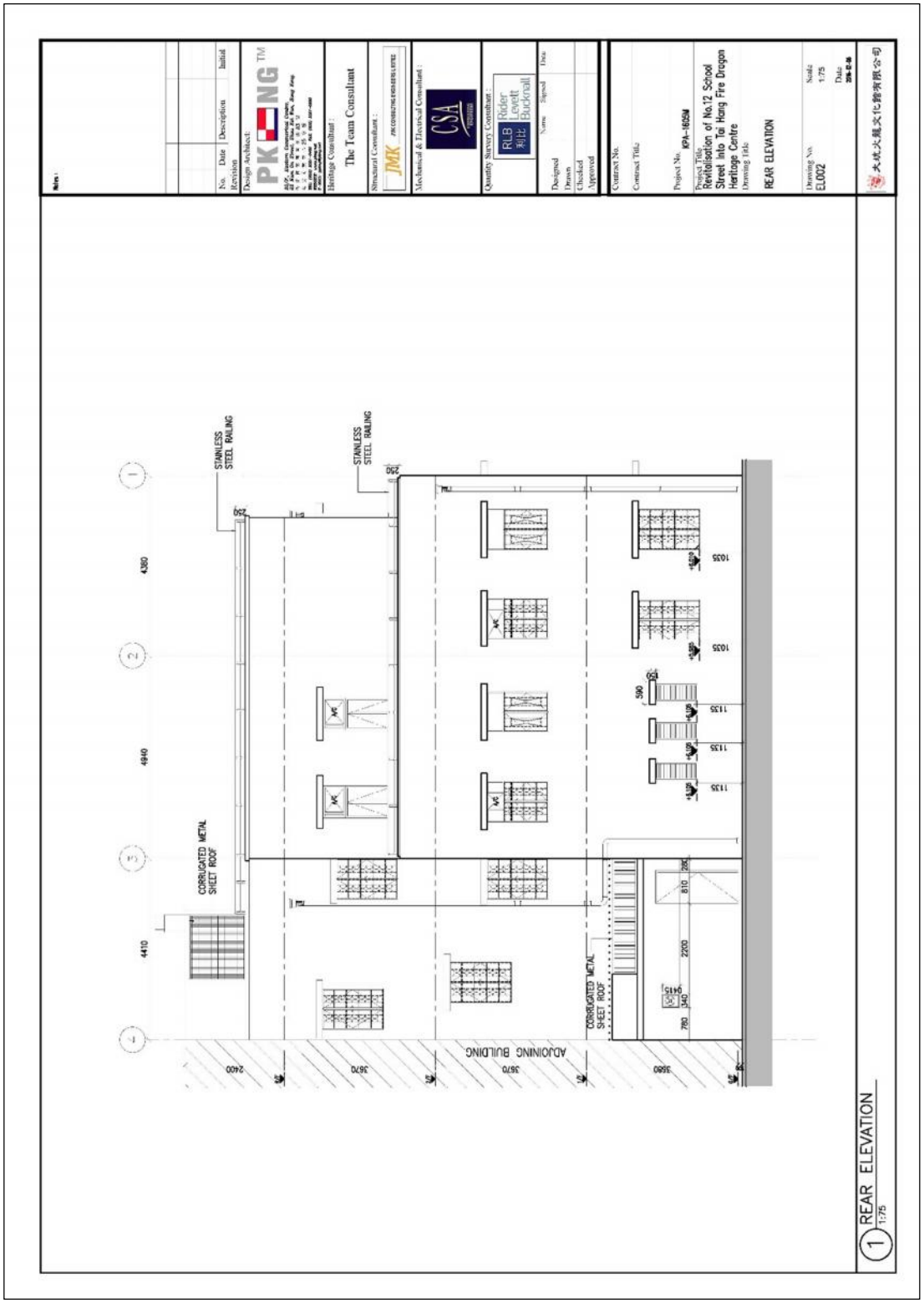
Drawing App1-06 (drawing no. GP006) – Upper roof plan

Appendix 1 – Measured drawing of No. 12 School Street



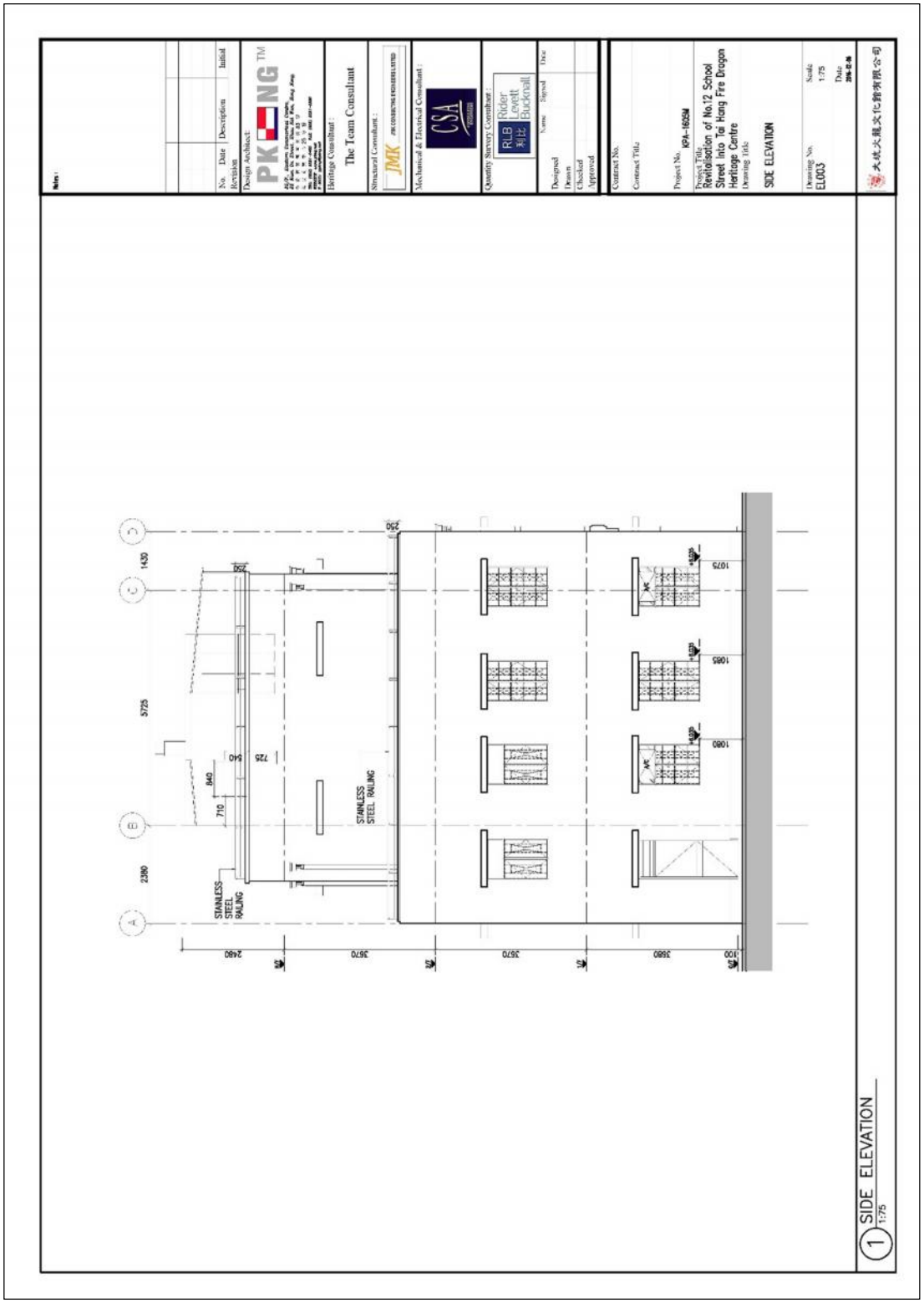
Drawing App1-07 (drawing no. EL001) – Front (School Street) elevation

Appendix 1 – Measured drawing of No. 12 School Street



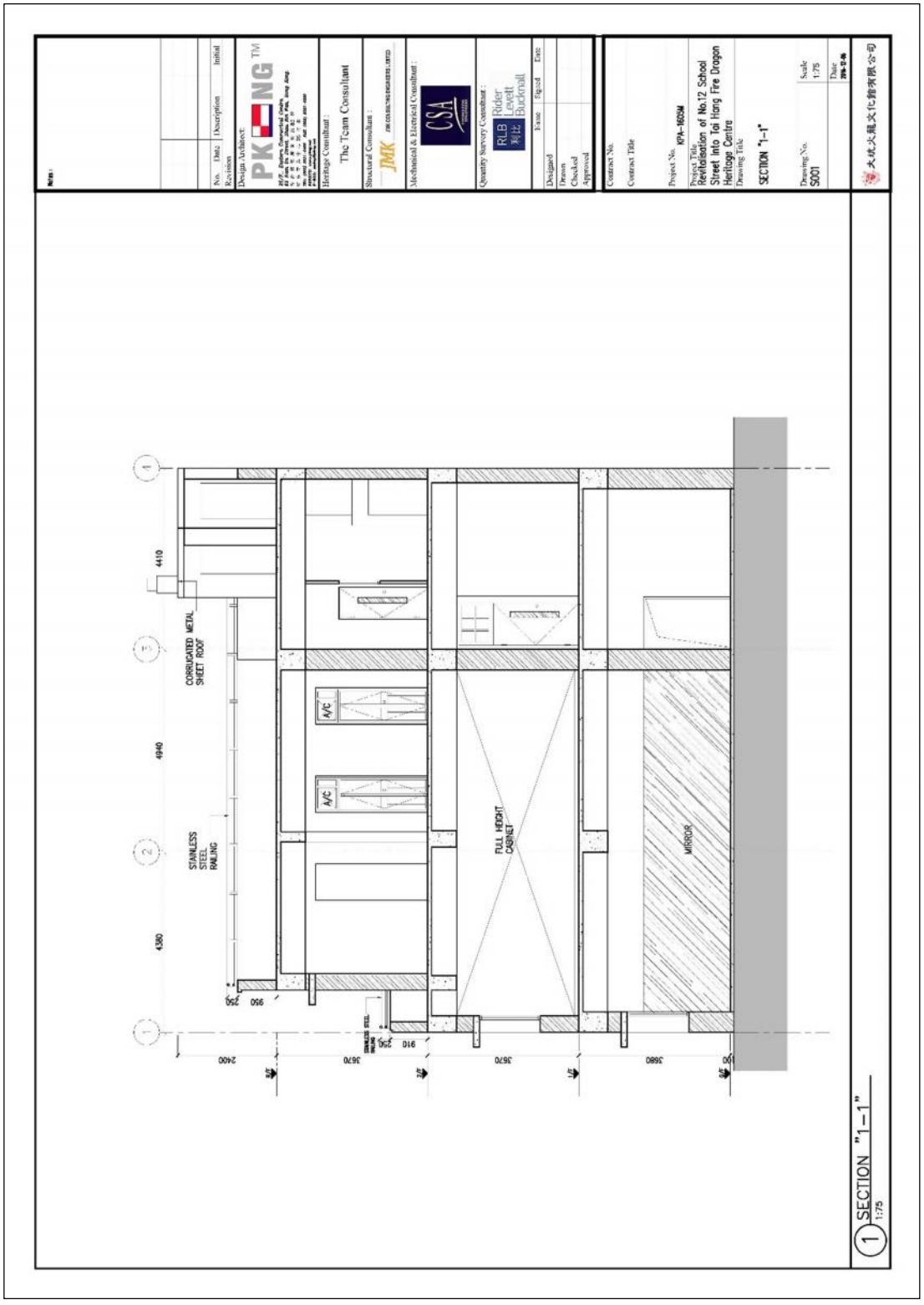
Drawing App1-08 (drawing no. EL002) – Rear (First Lane) elevation

Appendix 1 – Measured drawing of No. 12 School Street



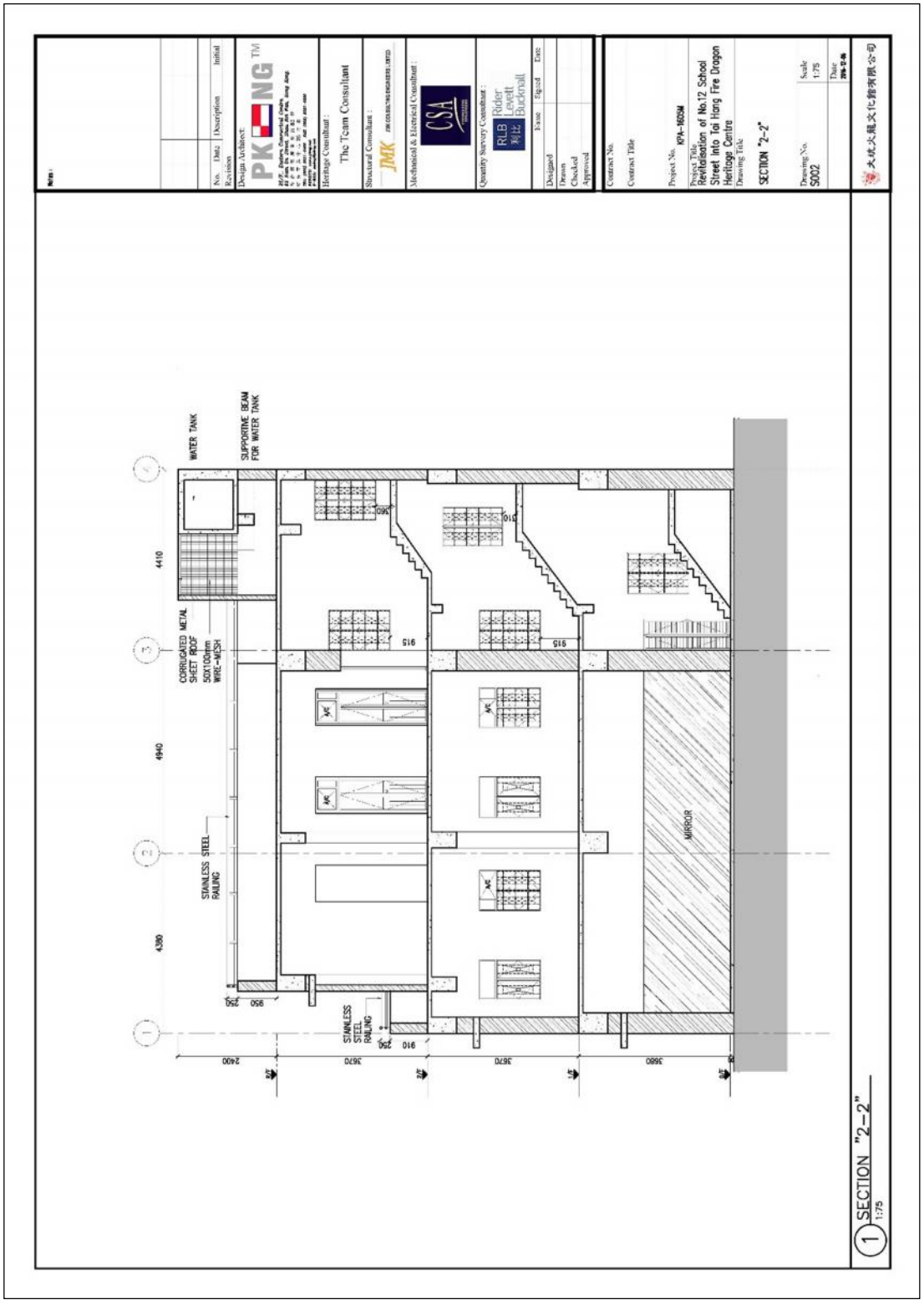
Drawing App1-09 (drawing no. EL003) – Side (Brown Street) elevation

Appendix 1 – Measured drawing of No. 12 School Street



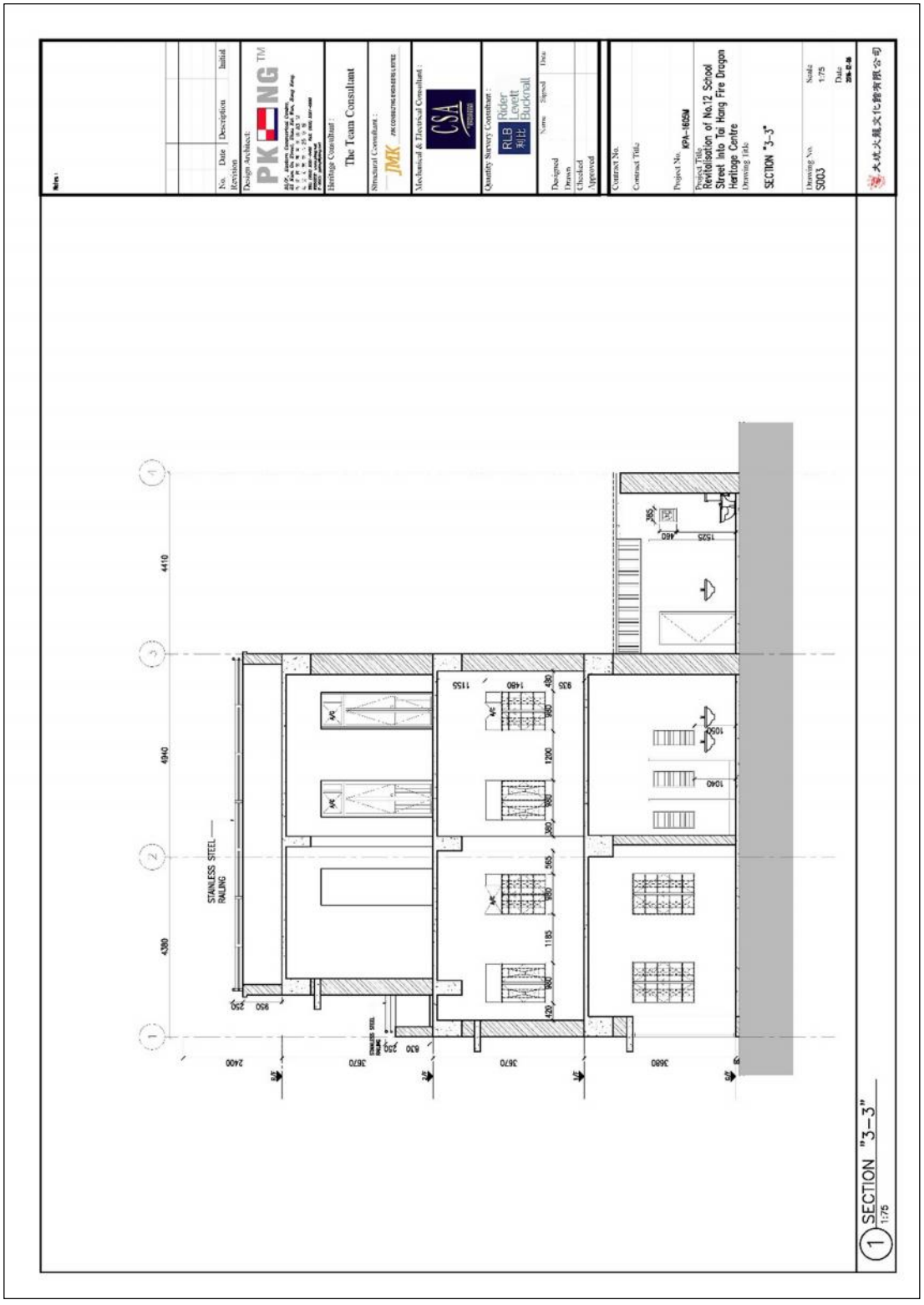
Drawing App1-10 (drawing no. S001) – Section “1-1” (longitudinal section)

Appendix 1 – Measured drawing of No. 12 School Street



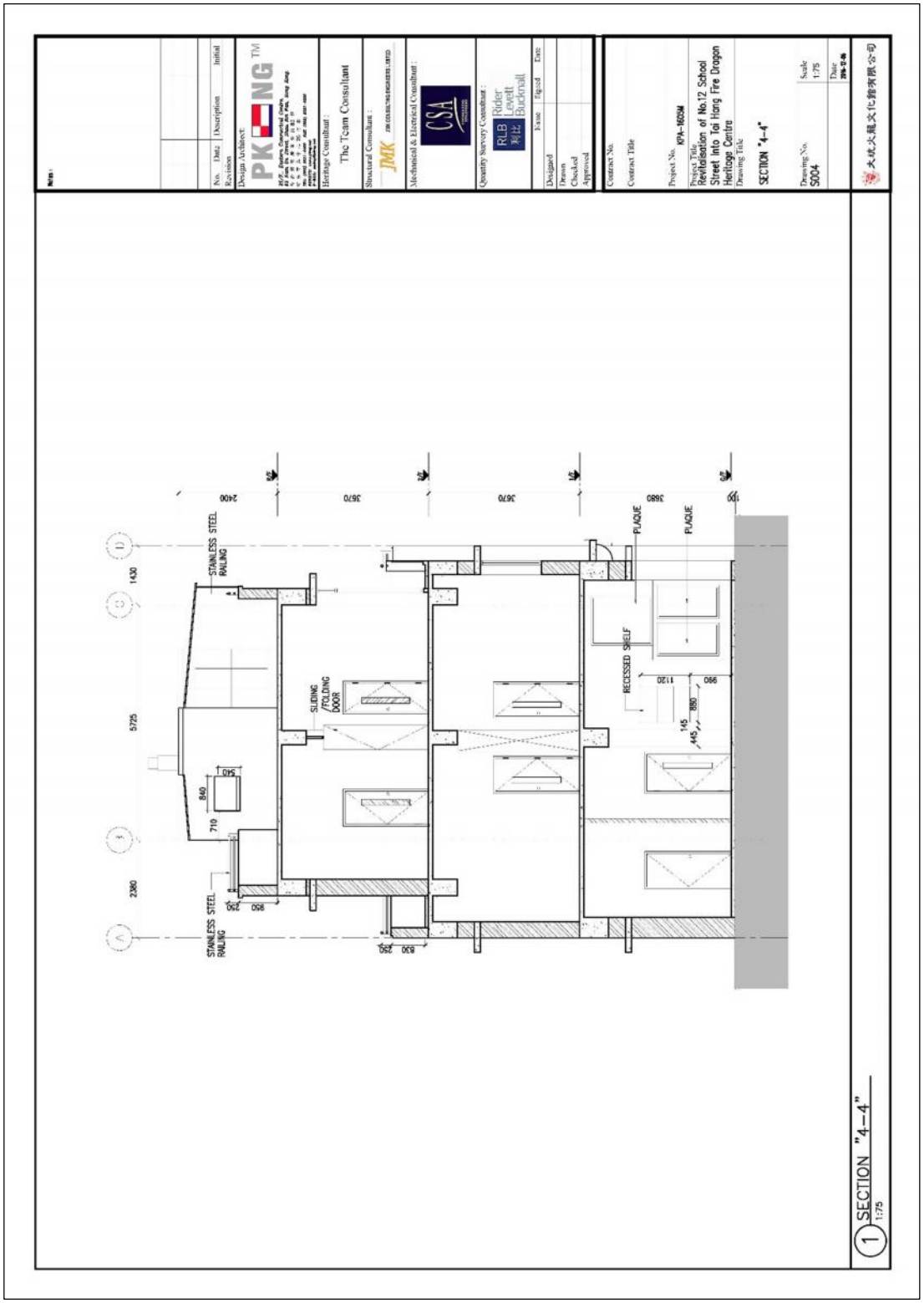
Drawing App1-11 (drawing no. S002) – Section "2-2" (longitudinal section)

Appendix 1 – Measured drawing of No. 12 School Street



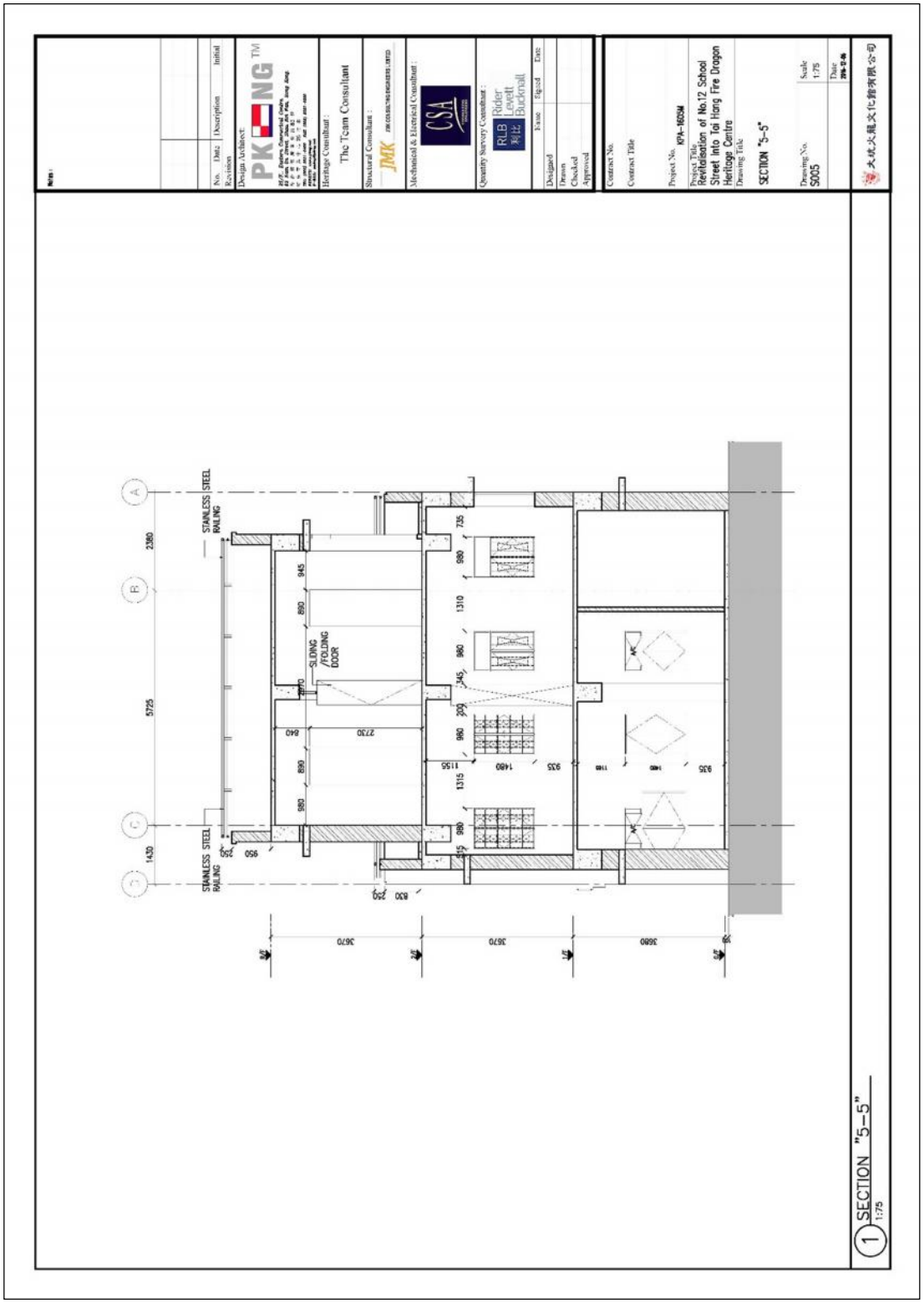
Drawing App1-12 (drawing no. S003) – Section “3-3” (longitudinal section)

Appendix 1 – Measured drawing of No. 12 School Street



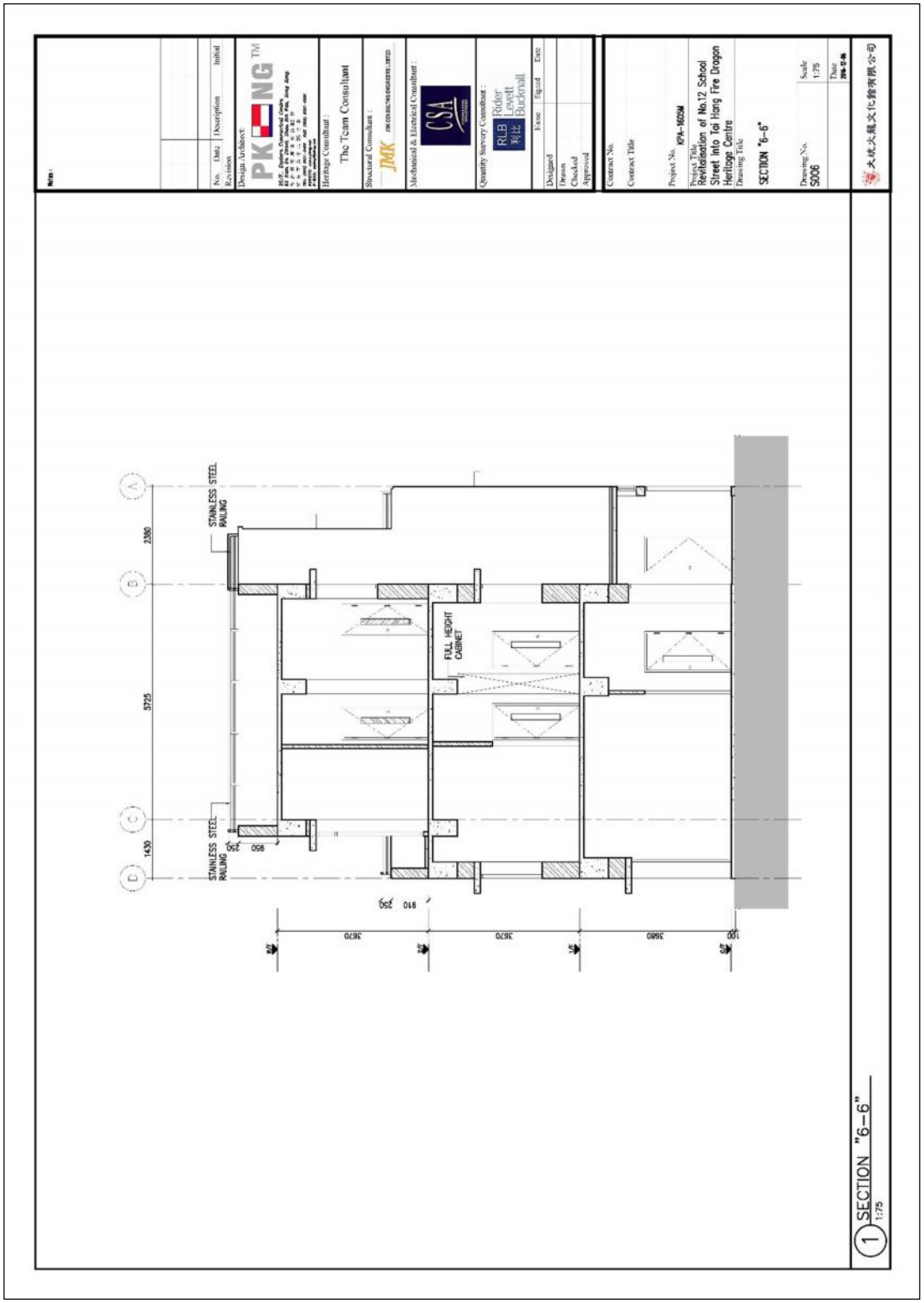
Drawing App1-13 (drawing no. S004) – Section “4-4” (traverse section)

Appendix 1 – Measured drawing of No. 12 School Street



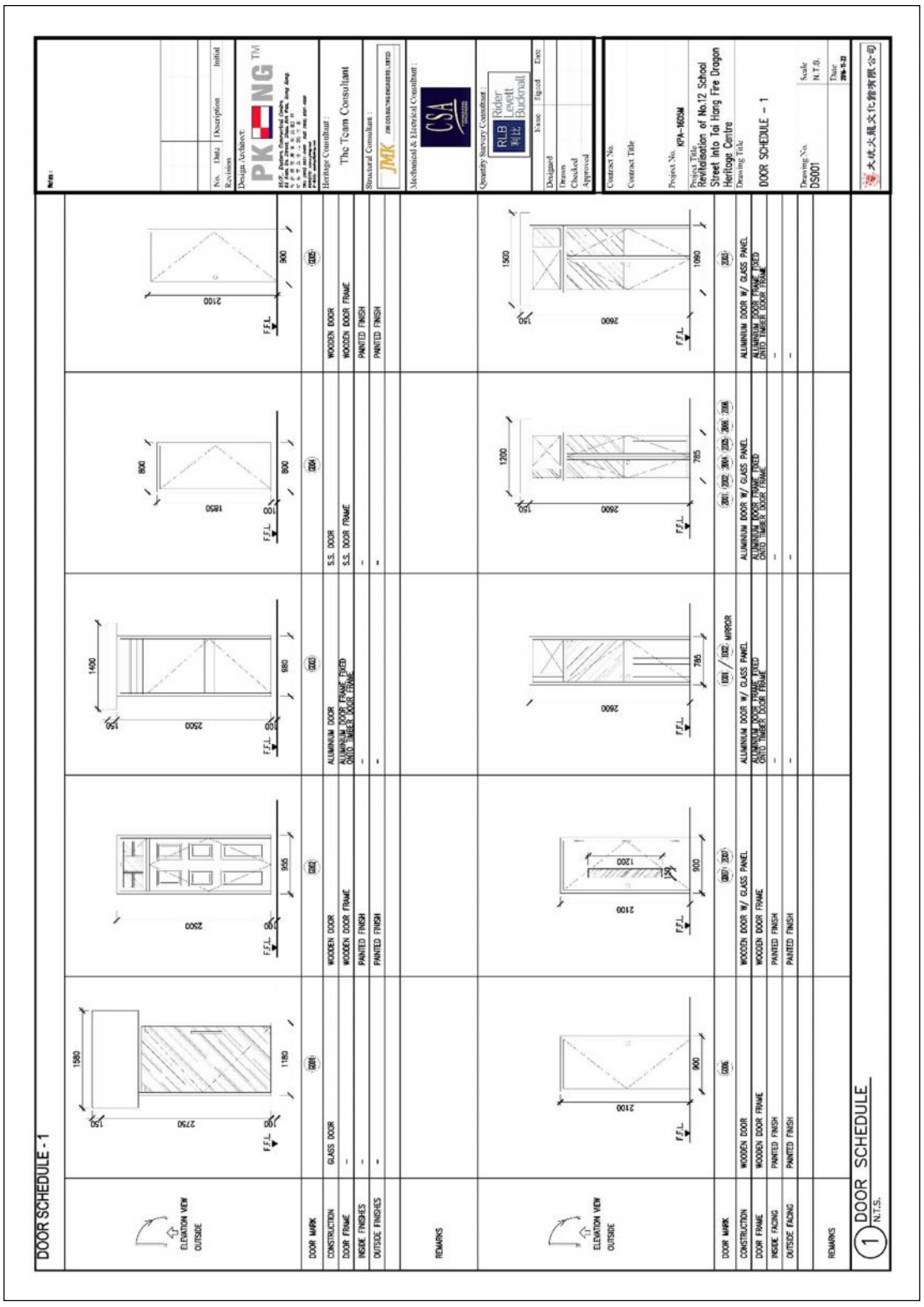
Drawing App1-14 (drawing no. S005) – Section "5-5" (traverse section)

Appendix 1 – Measured drawing of No. 12 School Street



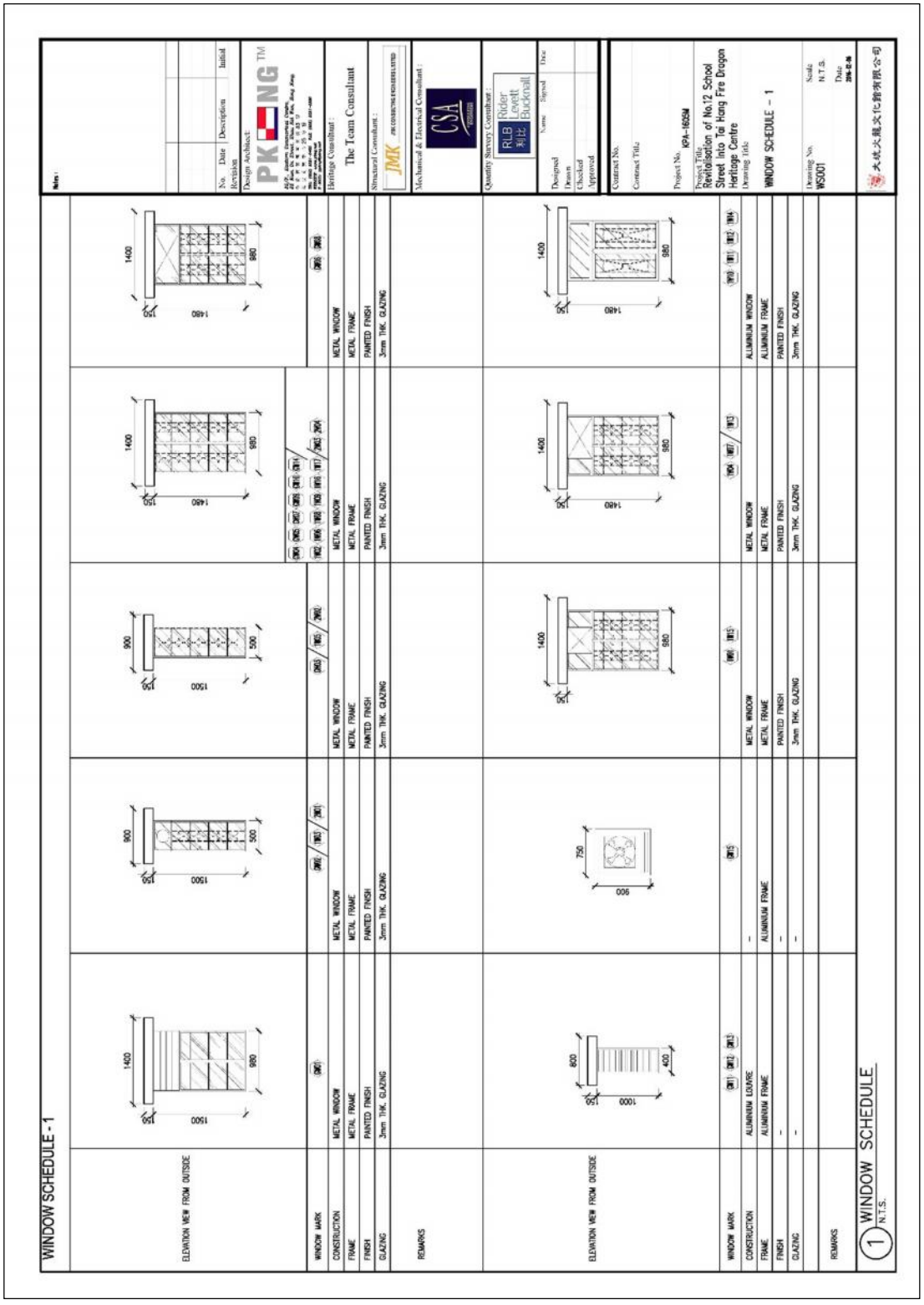
Drawing App1-15 (drawing no. S006) – Section “6-6” (traverse section)

Appendix 1 – Measured drawing of No. 12 School Street



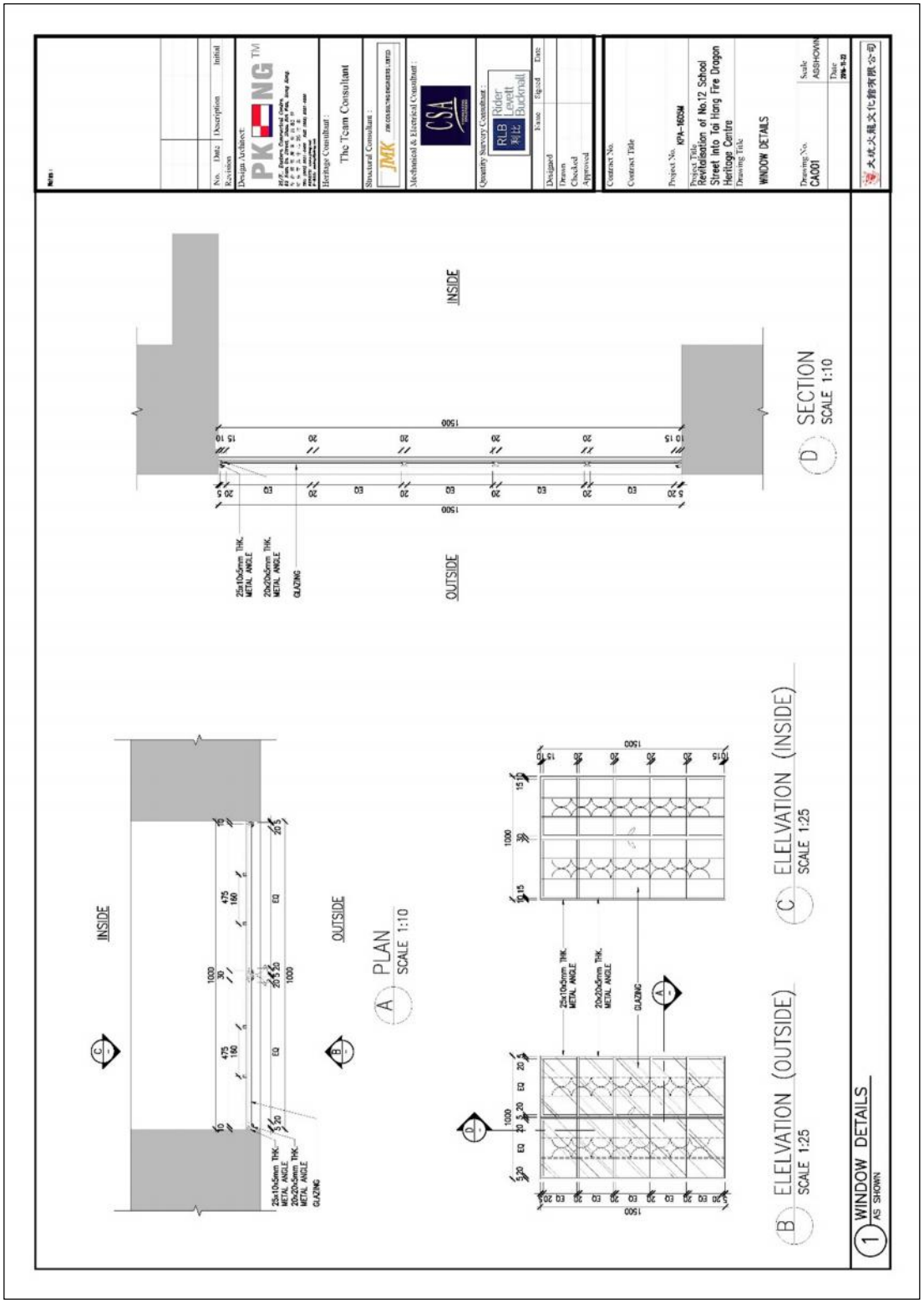
Drawing App1-16 (drawing no. DS001) – Door schedule

Appendix 1 – Measured drawing of No. 12 School Street



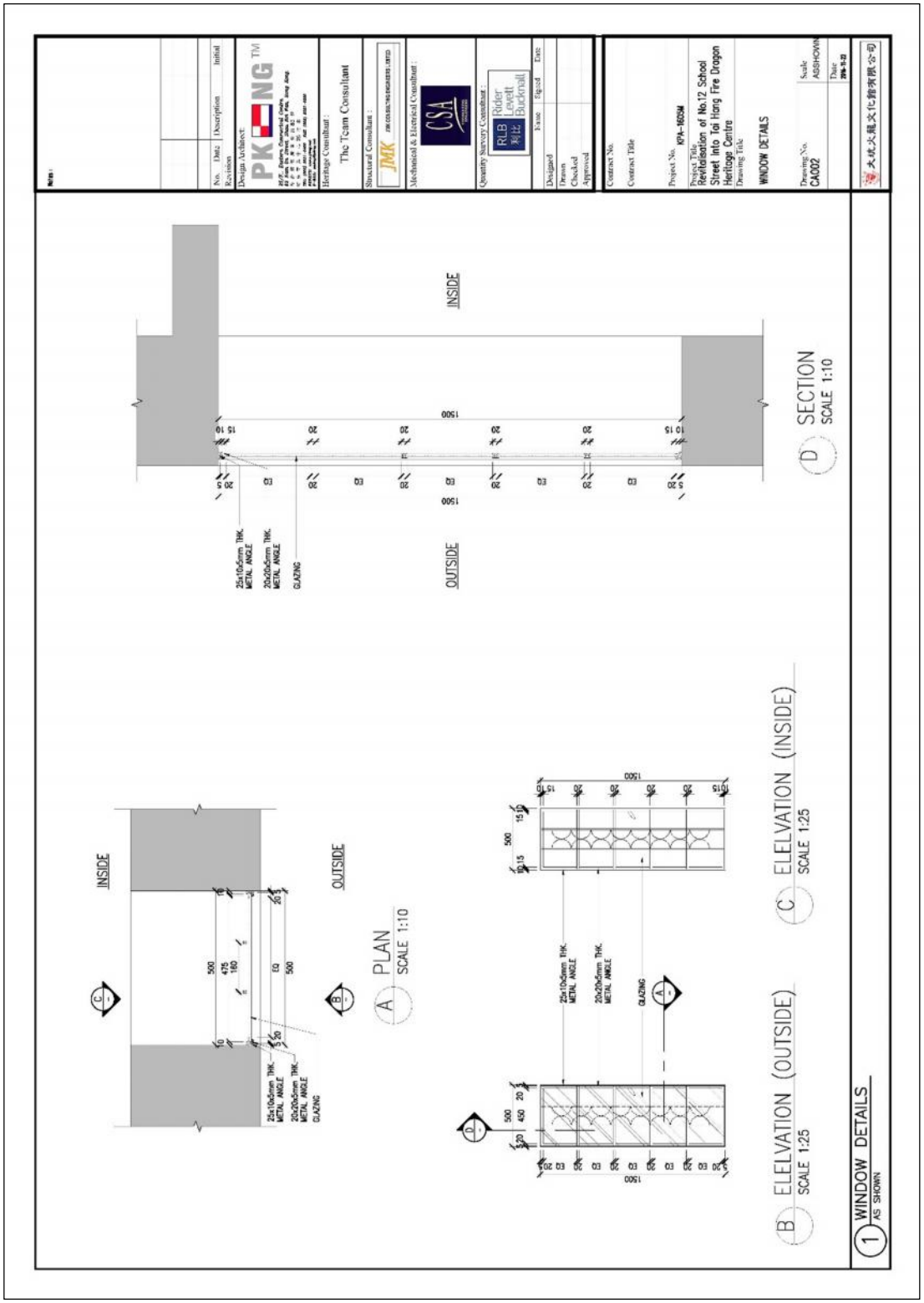
Drawing App1-17 (drawing no. WS001) – Window schedule

Appendix 1 – Measured drawing of No. 12 School Street



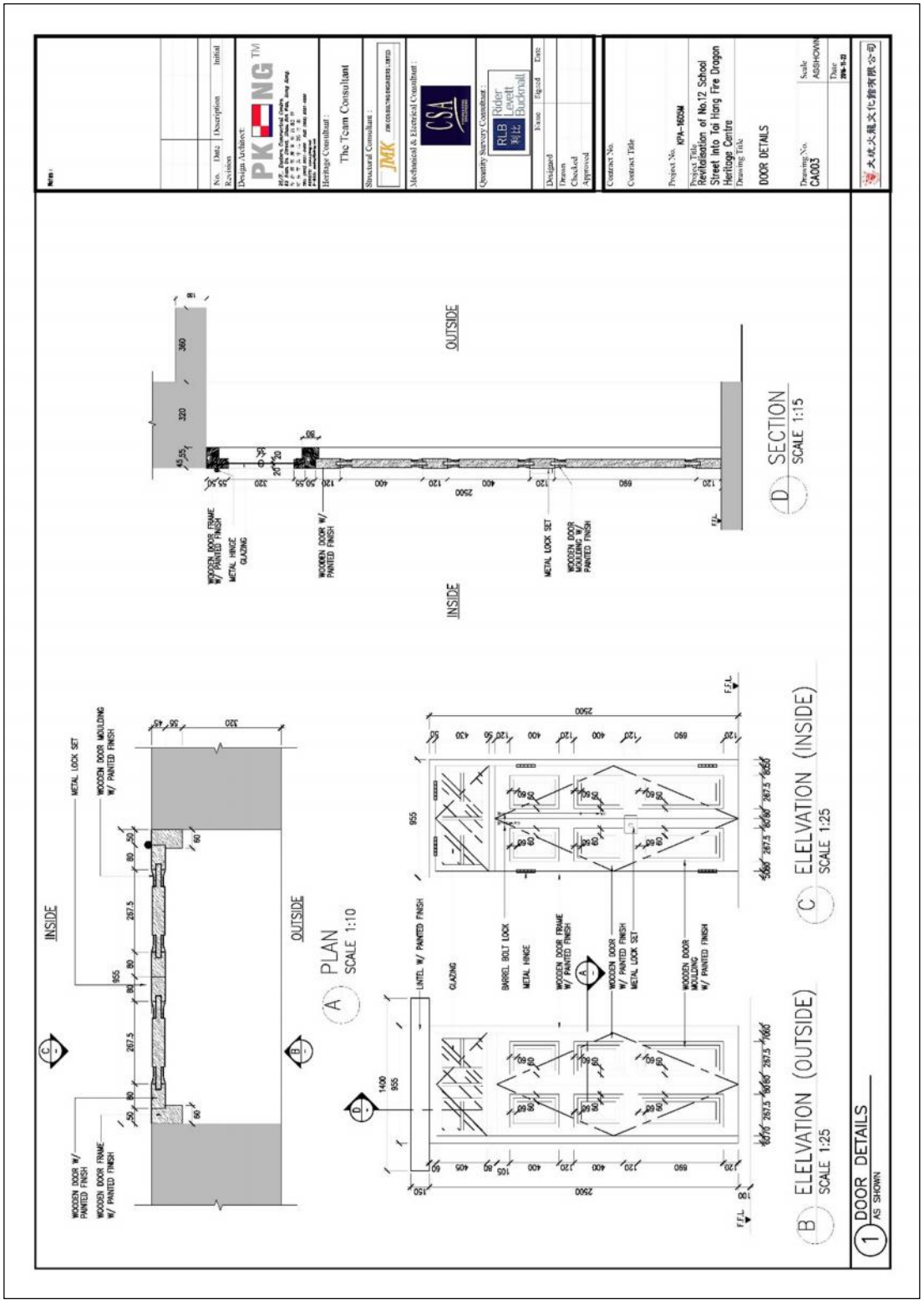
Drawing App1-18 (drawing no. CA001) – Double leaf casement steel window detail

Appendix 1 – Measured drawing of No. 12 School Street



Drawing App1-19 (drawing no. CA002) – Single leaf casement steel window detail

Appendix 1 – Measured drawing of No. 12 School Street



Drawing App1-20 (drawing no. CA003) – Timber entrance door

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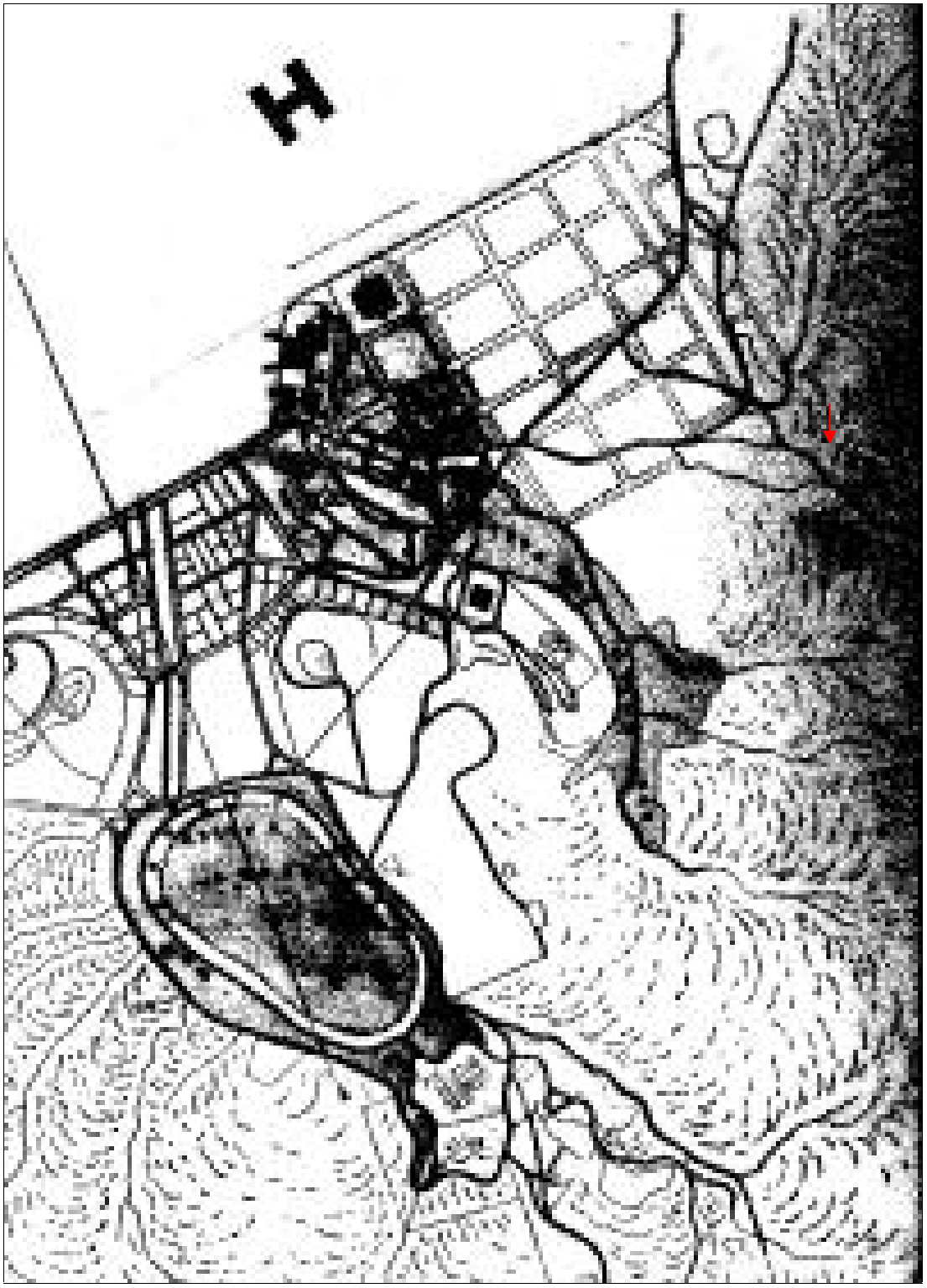
Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang

Map App2-01 – Victoria, Hong Kong, 1845 (part)

(note: the red arrow indicates the approximate location of Tai Hang.)

(The "Victoria, Hong Kong, 1845" map is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang

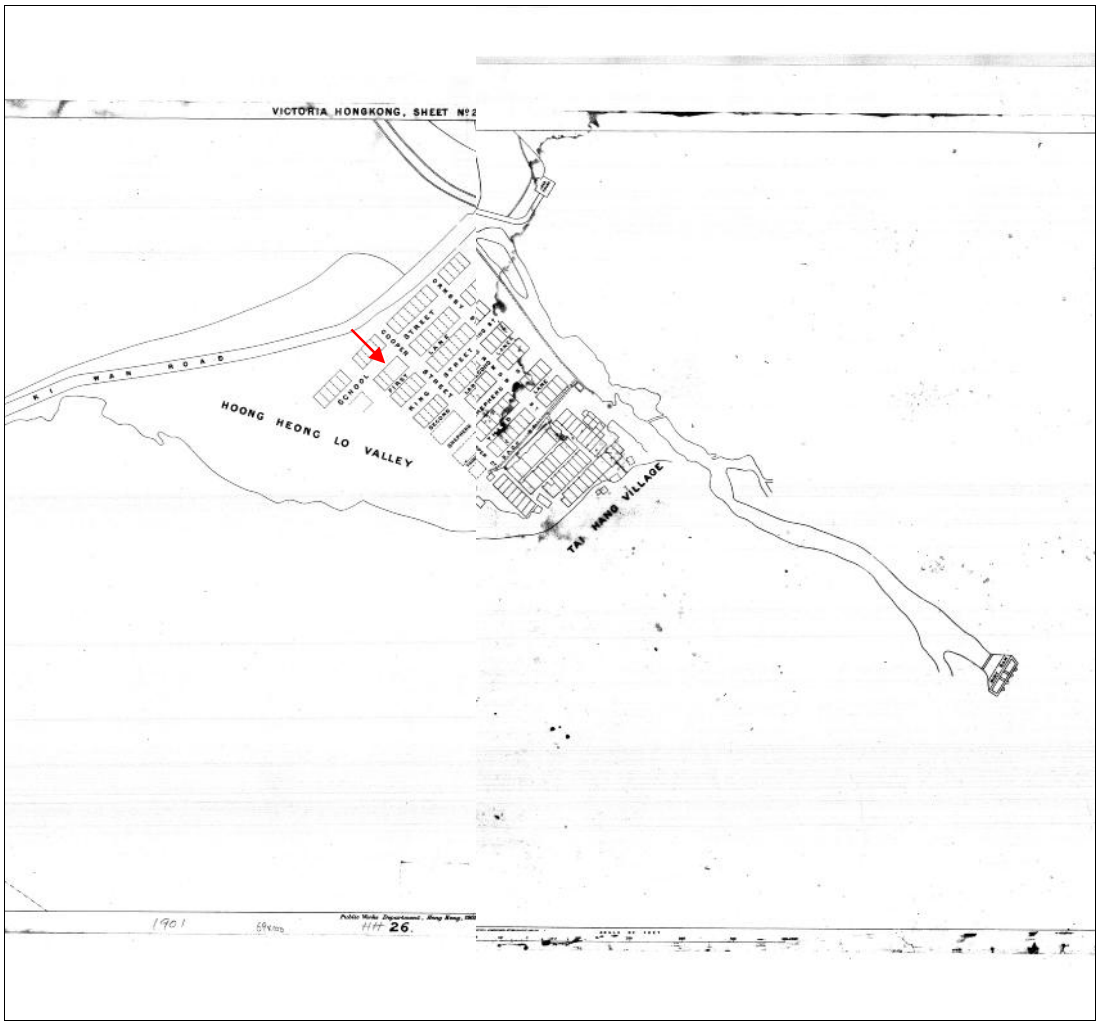


Map App2-02 – Plan of Victoria, 1866 (part)

(note: the red arrow indicates the approximate location of Tai Hang.)

(The "Plan of Victoria, 1866" map is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang

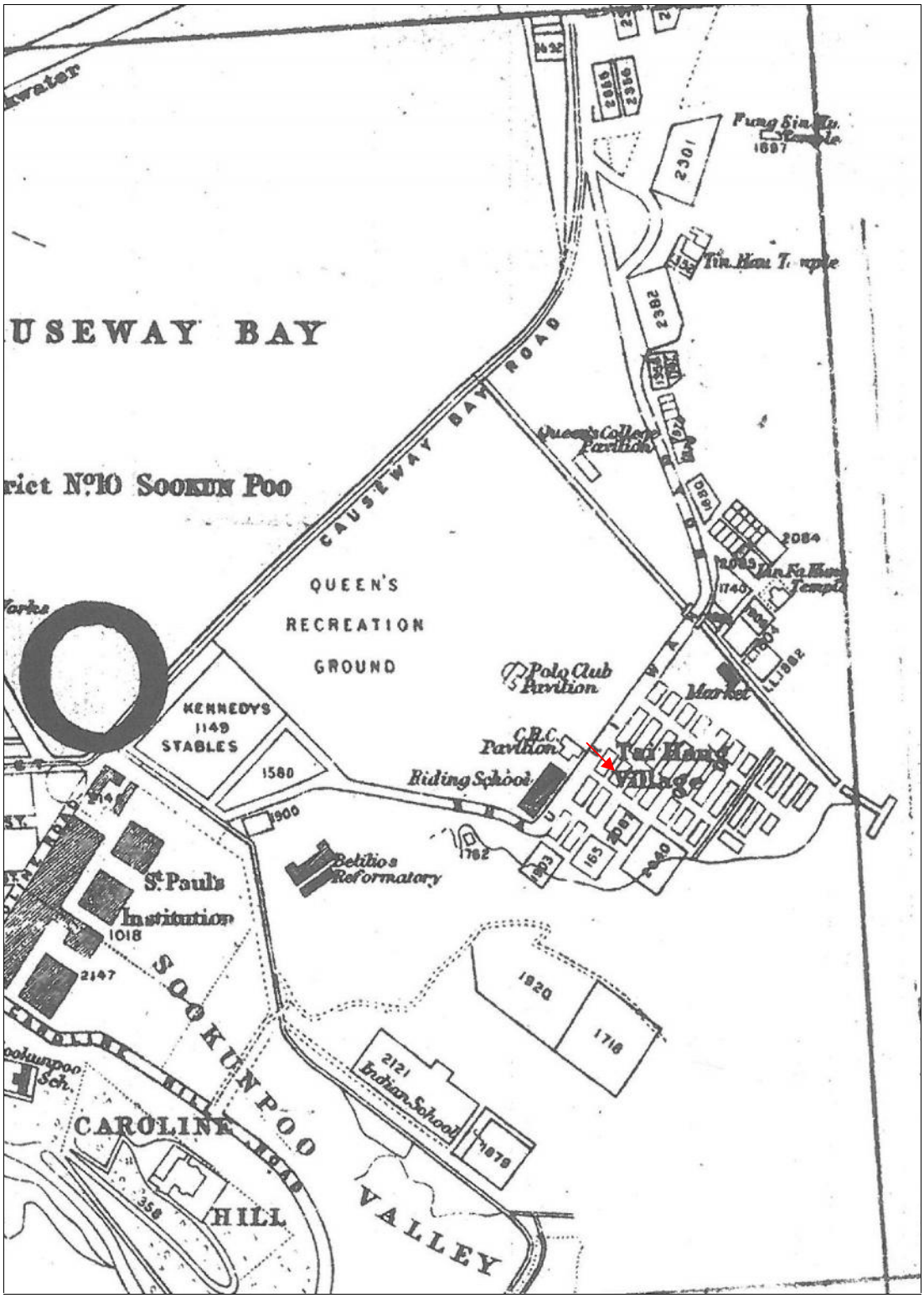


Map App2-03 – Historic map nos. HH-26 and HH-29, 1901 (part)

(note: the red arrow indicates the location of No. 12 School Street.)

(The "Historic map nos. HH-26 and HH-29, 1901" are available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang

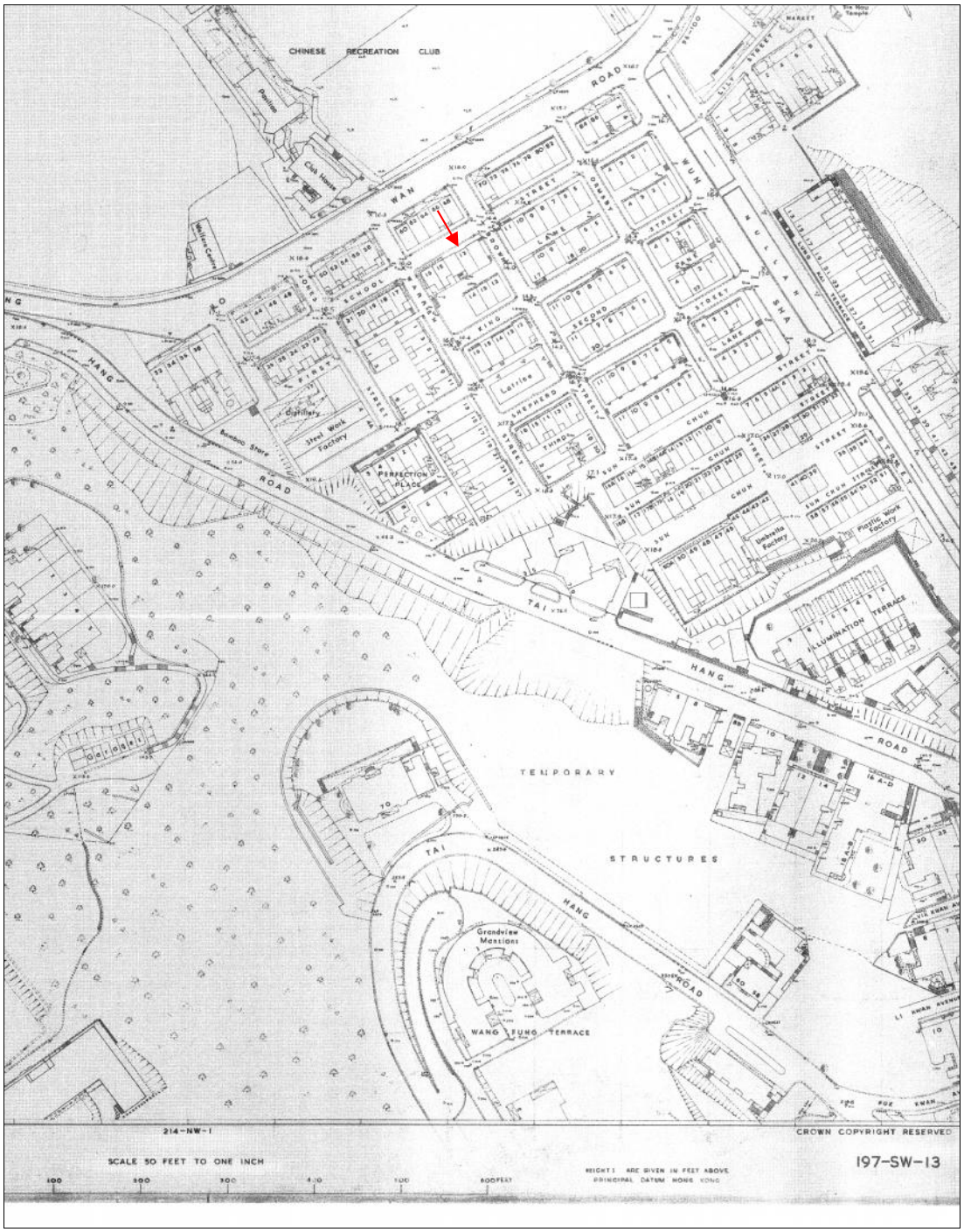


Map App2-04 – Historic map no. HD-34, 1922 (part)

(note: the red arrow indicates the location of No. 12 School Street.)

(The "Historic map no. HD-34, 1922" is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang

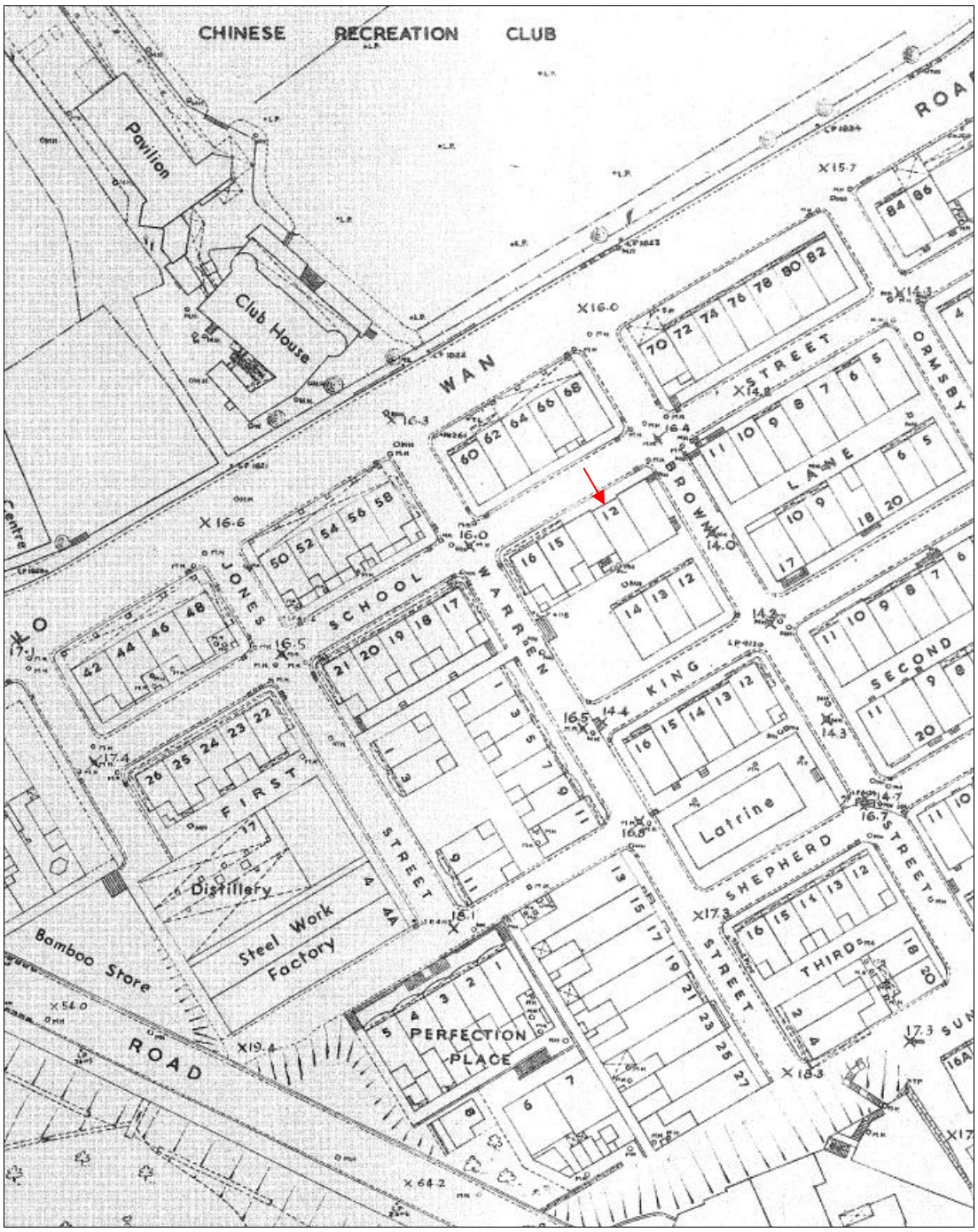


Map App2-05 – Survey sheet no. C-197-SW-13, 1959

(note: the red arrow indicates the location of No. 12 School Street.)

(The "Survey sheet no. C-197-SW-13, 1959" is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

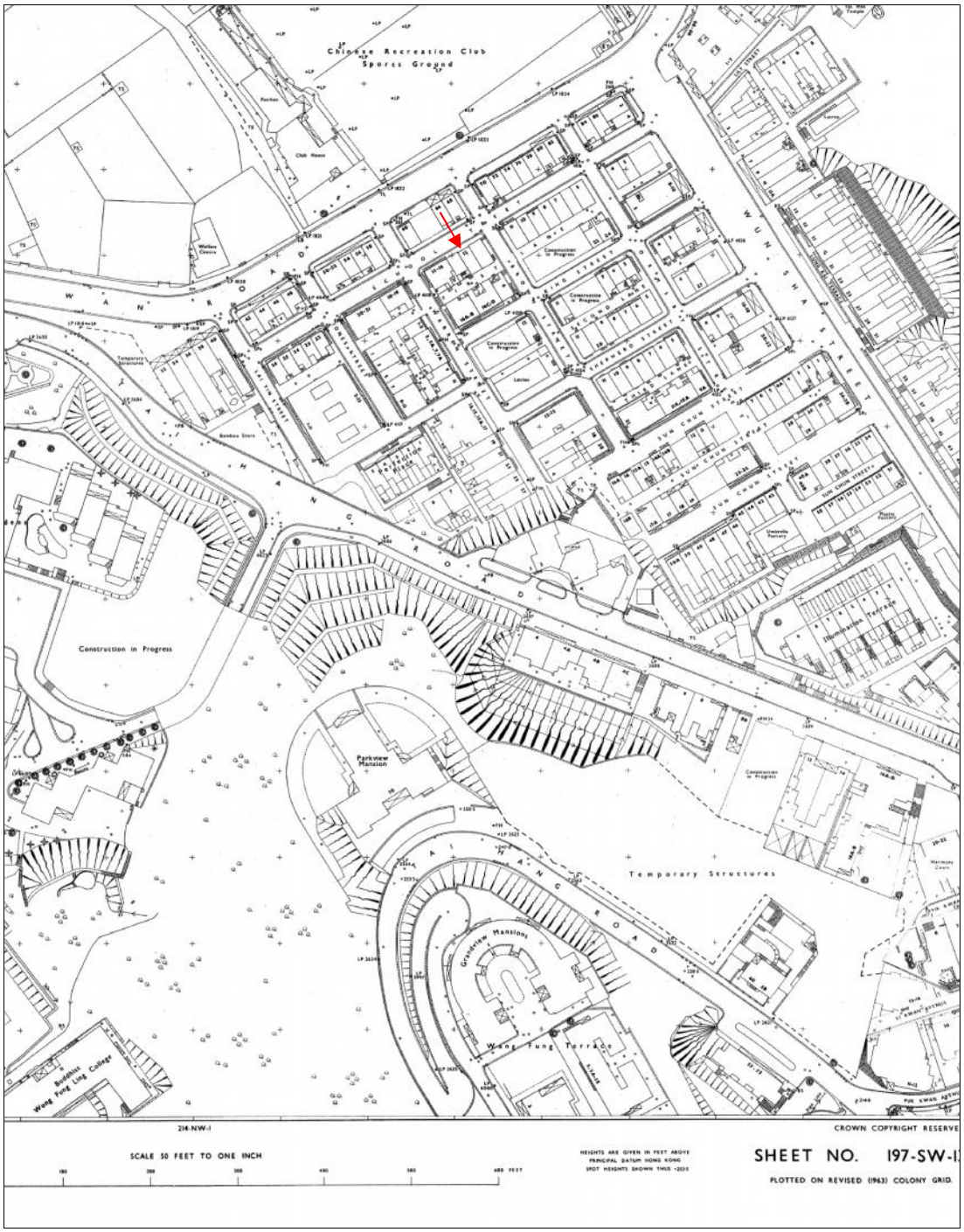
Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang



Map App2-06 – Above survey sheet no. C-197-SW-13, 1959, part enlarged

(note: the red arrow indicates the location of No. 12 School Street.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang



Map App2-07 – Survey sheet no. C-197-SW-13, surveyed 1959, revised 1966 and partial revision 1967

(note: the red arrow indicates the location of No. 12 School Street.)

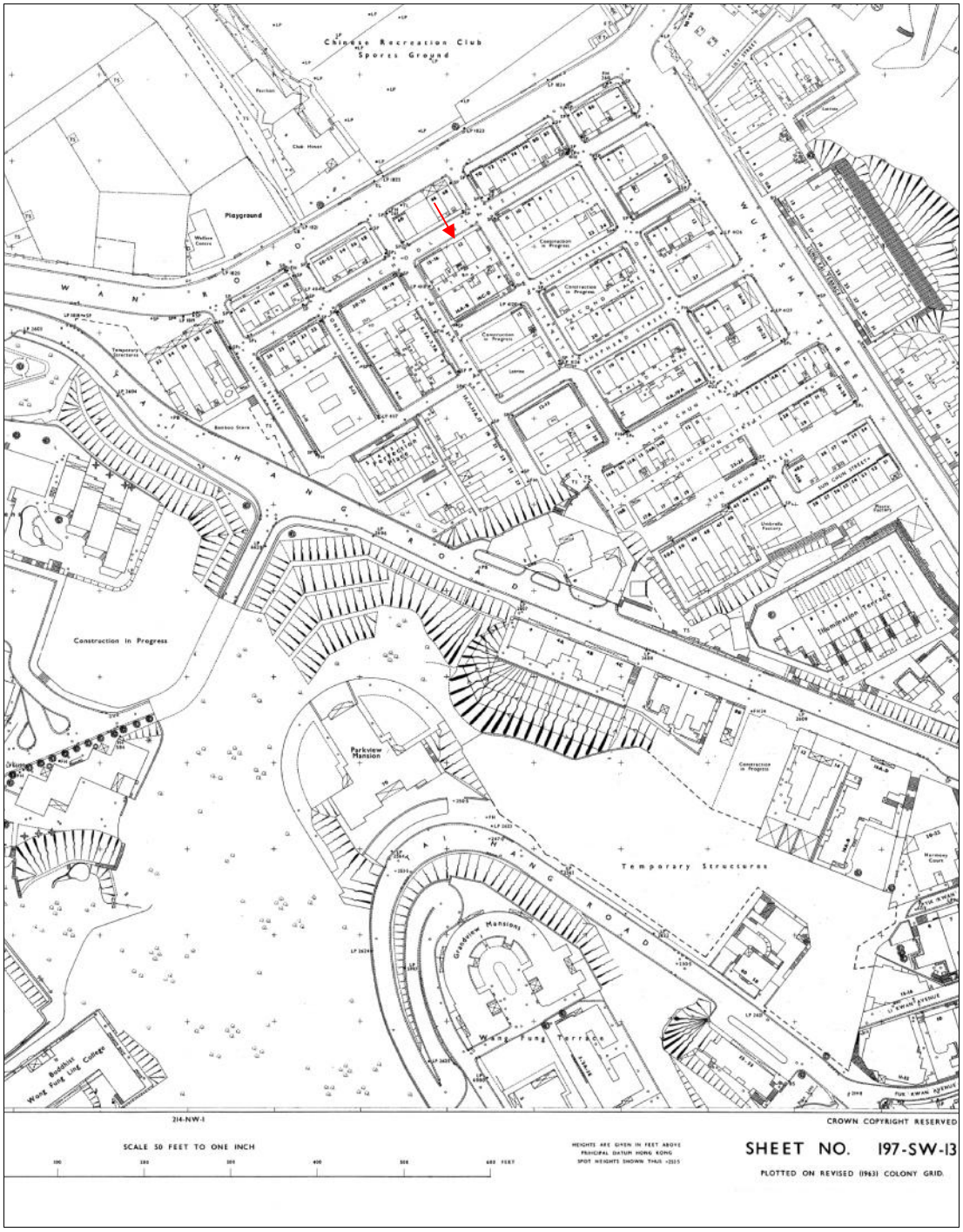
(The "Survey sheet no. C-197-SW-13, surveyed 1959, revised 1966 and partial revision 1967" is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang

Map App2-08 – The above survey sheet no. C-197-SW-13, surveyed 1959, revised 1966 and partial revision 1967, part enlarged

(note: the red arrow indicates the location of No. 12 School Street.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang



Map App2-09 – Survey sheet no. C-197-SW-13, surveyed 1959, revised 1966 and minor amendment April, 1970

(note: the red arrow indicates the location of No. 12 School Street.)

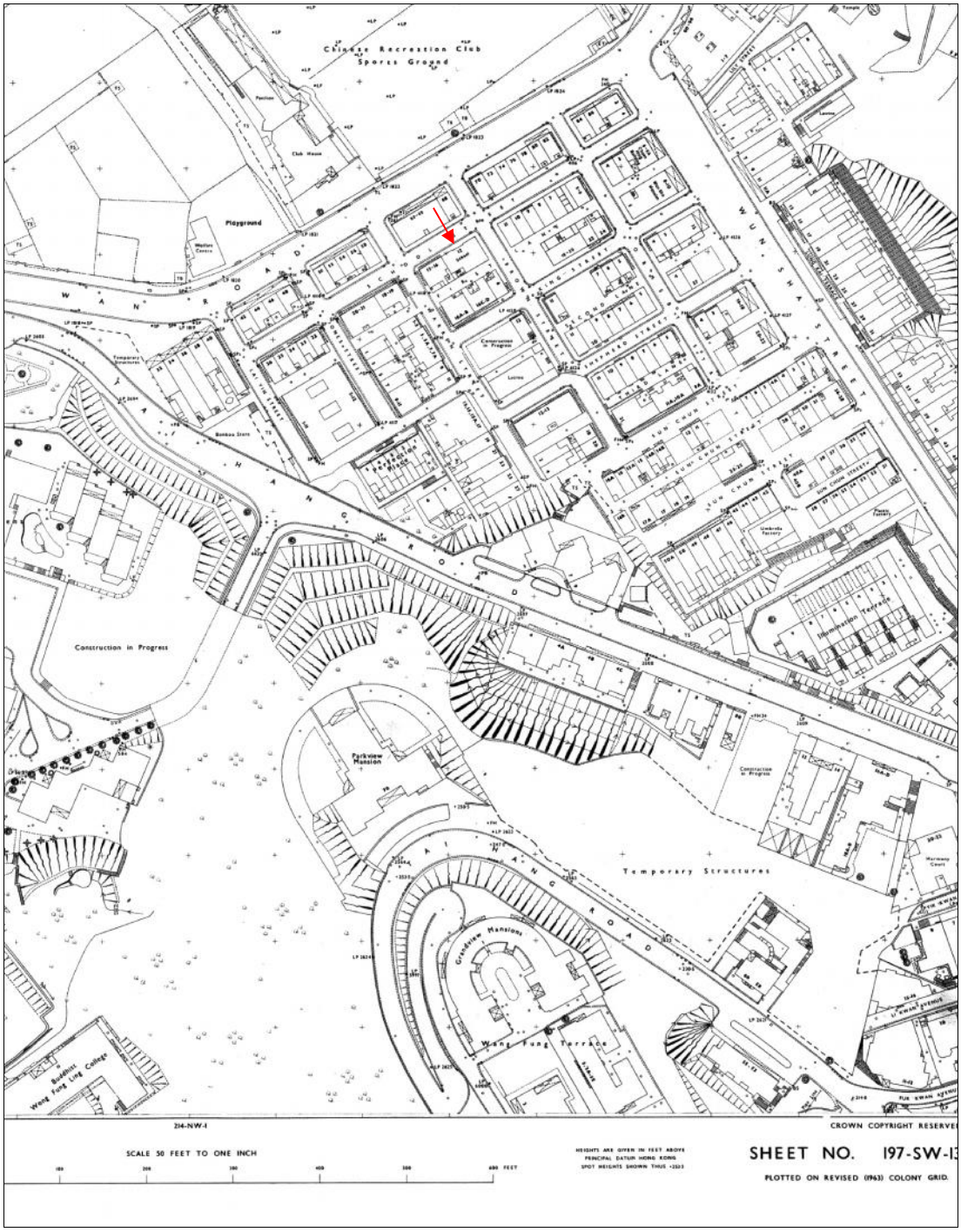
(The "Survey sheet no. C-197-SW-13, surveyed 1959, revised 1966 and minor amendment April, 1970" is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang

Map App2-10 – The above survey sheet no. C-197-SW-13, surveyed 1959, revised 1966 and minor amendment April, 1970, part enlarged

(note: the red arrow indicates the location of No. 12 School Street.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang



Map App2-11 – Survey sheet no. C-197-SW-13, surveyed 1959, revised 1966 and minor amendment December, 1970

(note: the red arrow indicates the location of No. 12 School Street.)

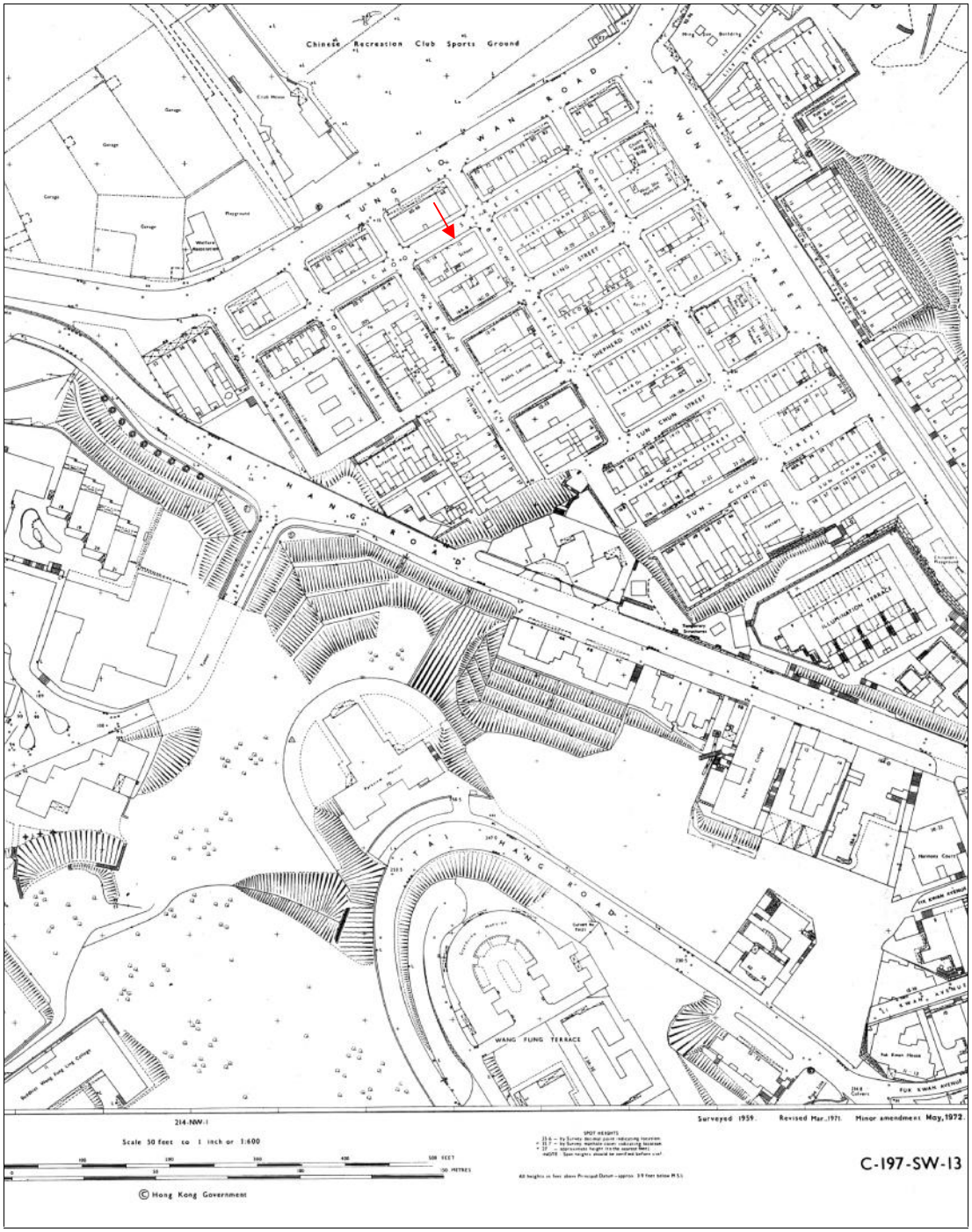
(The "Survey sheet no. C-197-SW-13, surveyed 1959, revised 1966 and minor amendment December, 1970" is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang

Map App2-12 – The above survey sheet no. C-197-SW-13, surveyed 1959, revised 1966 and minor amendment December, 1970, part enlarged

(note: the red arrow indicates the location of No. 12 School Street.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang



Map App2-13 – Survey sheet no. C-197-SW-13, surveyed 1959, revised March, 1971 and minor amendment May, 1972

(note: the red arrow indicates the location of No. 12 School Street.)

(The "Survey sheet no. C-197-SW-13, surveyed 1959, revised March, 1971 and minor amendment May, 1972" is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 2 – Historic maps and survey sheets showing the development of Tai Hang

Map App2-14 – The above survey sheet no. C-197-SW-13, surveyed 1959, revised March, 1971 and minor amendment May, 1972, part enlarged

(note: the red arrow indicates the location of No. 12 School Street.)

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Appendix 3 – Aerial photos showing the development of Tai Hang

Photo App3-01 – Aerial photo no. Sortie no. H19, photo 11, 13th November, 1924

(note: the red circle indicates the location of Tai Hang.)

(The "Aerial photo no. Sortie no. H19, photo 11, 13th November, 1924" is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 3 – Aerial photos showing the development of Tai Hang

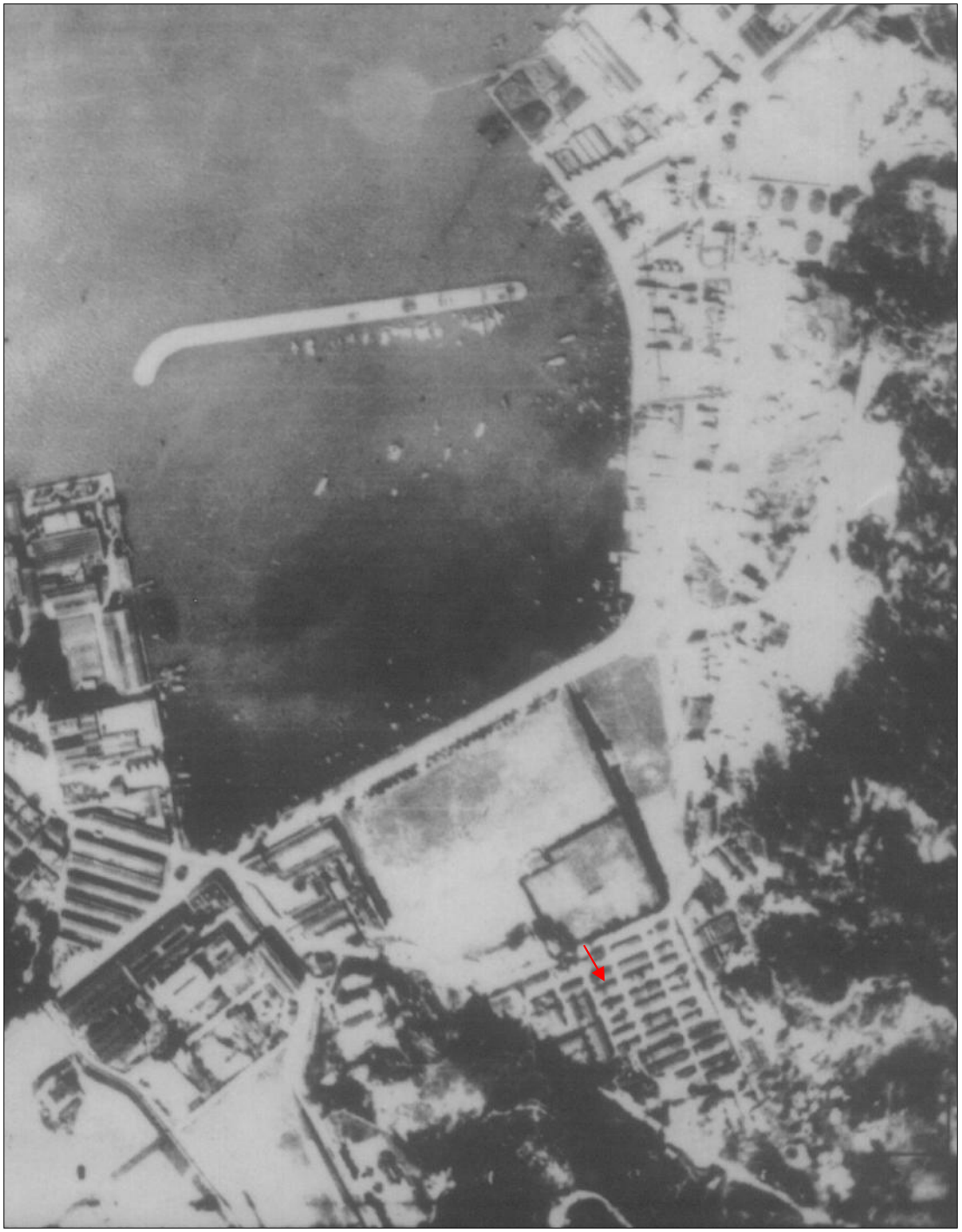

Photo App3-02 – Enlarged part of above aerial photo no. Sortie no. H19, photo 11, 13th November, 1924

(note: the red arrow indicates the approximate location of No. 12 School Street.)

Appendix 3 – Aerial photos showing the development of Tai Hang

Photo App3-03 – Aerial photo no. Sortie no. 681/6, photo 4033, 11th November, 1945

(note: the red circle indicates the location of Tai Hang.)

(The "Aerial photo no. Sortie no. 681/6, photo 4033, 11th November, 1945" is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 3 – Aerial photos showing the development of Tai Hang

Photo App3-04 – Enlarged part of above aerial photo no. Sortie no. 681/6, photo 4033, 11th November, 1945)

(note: the red arrow indicates the approximate location of No. 12 School Street.)

Appendix 3 – Aerial photos showing the development of Tai Hang

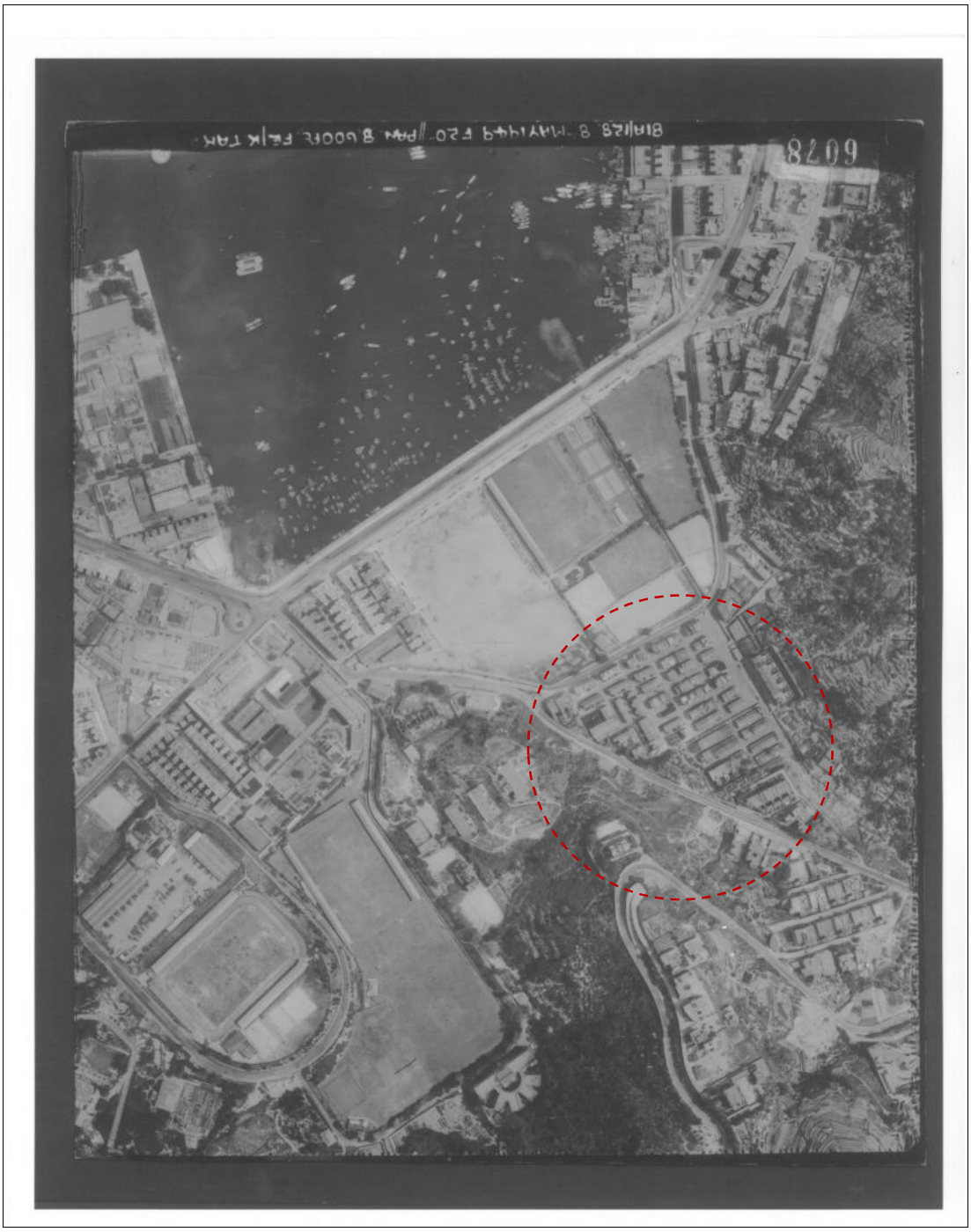

Photo App3-05 – Aerial photo no. Sortie no. 81A/128, photo 6078, 8th May, 1949

(note: the red circle indicates the location of Tai Hang.)

(The "Aerial photo no. Sortie no. 81A/128, photo 6078, 8th May, 1949" is available from Survey and Mapping Office, Lands Department, Hong Kong Special Administrative Region.)

Appendix 3 – Aerial photos showing the development of Tai Hang

Photo App3-06 – Enlarged part of above aerial photo no. Sortie no. 81A/128, photo 6078, 8th May, 1949

(note: the red arrow indicates the location of No. 12 School Street.)

Appendix 3 – Aerial photos showing the development of Tai Hang

Photo App3-07 – Aerial photo no. Photo no. 7457, 2nd February, 1963

(note: the red circle indicates the location of Tai Hang.)

(The "Aerial photo no. Photo no. 7457, 2nd February, 1963"
is available from Survey and Mapping Office, Lands Department,
Hong Kong Special Administrative Region.)

Appendix 3 – Aerial photos showing the development of Tai Hang

Photo App3-08 – Enlarged part of above aerial photo no. Photo no. 7457, 2nd February, 1963)

(note: the red arrow indicates the location of No. 12 School Street.)

Appendix 3 – Aerial photos showing the development of Tai Hang

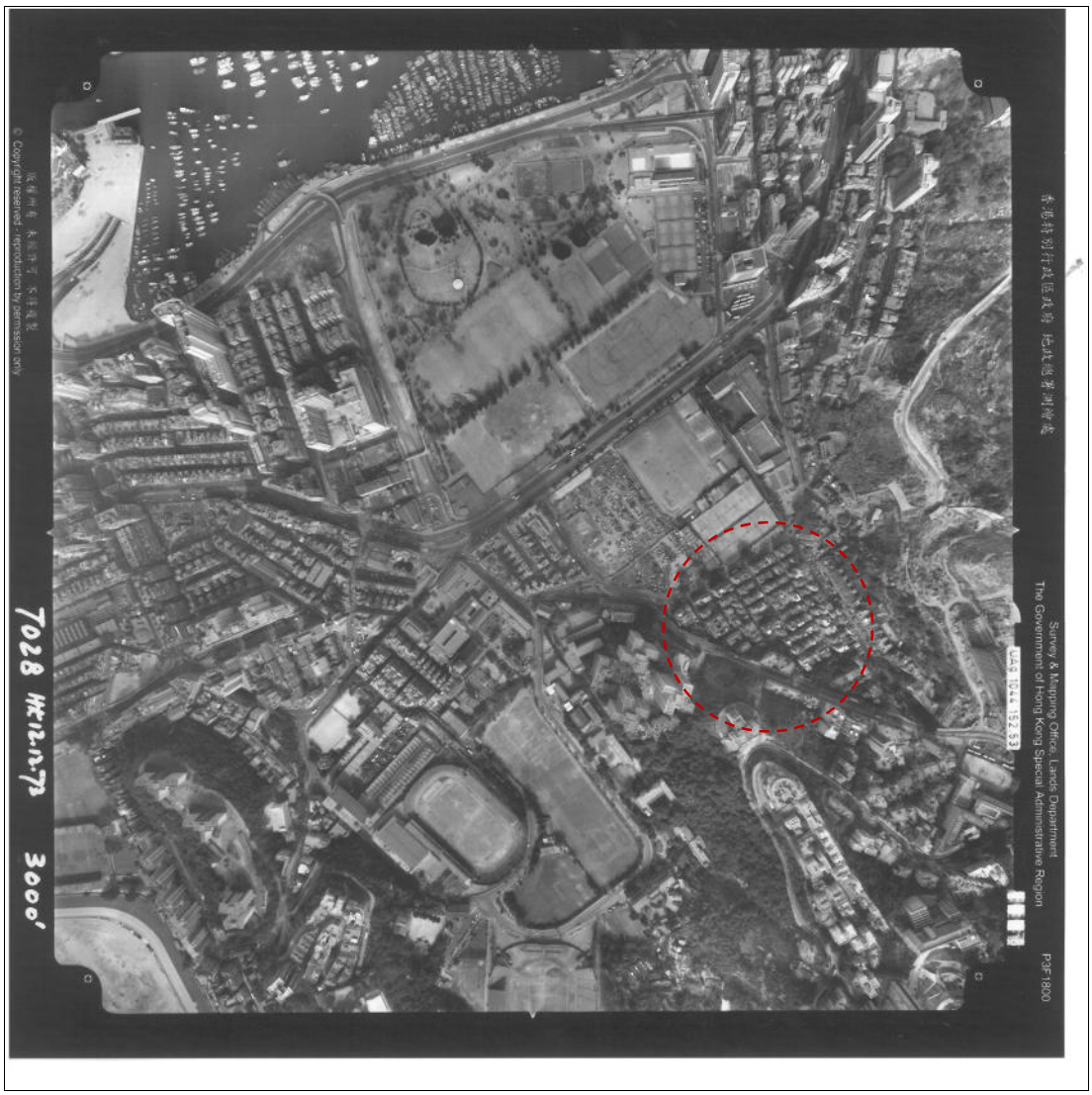

Photo App3-09 – Aerial photo no. Photo no. 7028, 12th December, 1973

(note: the red circle indicates the location of Tai Hang.)

(The "Aerial photo no. Photo no. 7028, 12th December, 1973"
is available from Survey and Mapping Office, Lands Department,
Hong Kong Special Administrative Region.)

Appendix 3 – Aerial photos showing the development of Tai Hang

Photo App3-10 – Enlarged part of above aerial photo no. Photo no. 7028, 12th December, 1973

(note: the red arrow indicates the location of No. 12 School Street.)

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Appendix 4 – Photo of the four stone plaques and the text engraved on the plaques

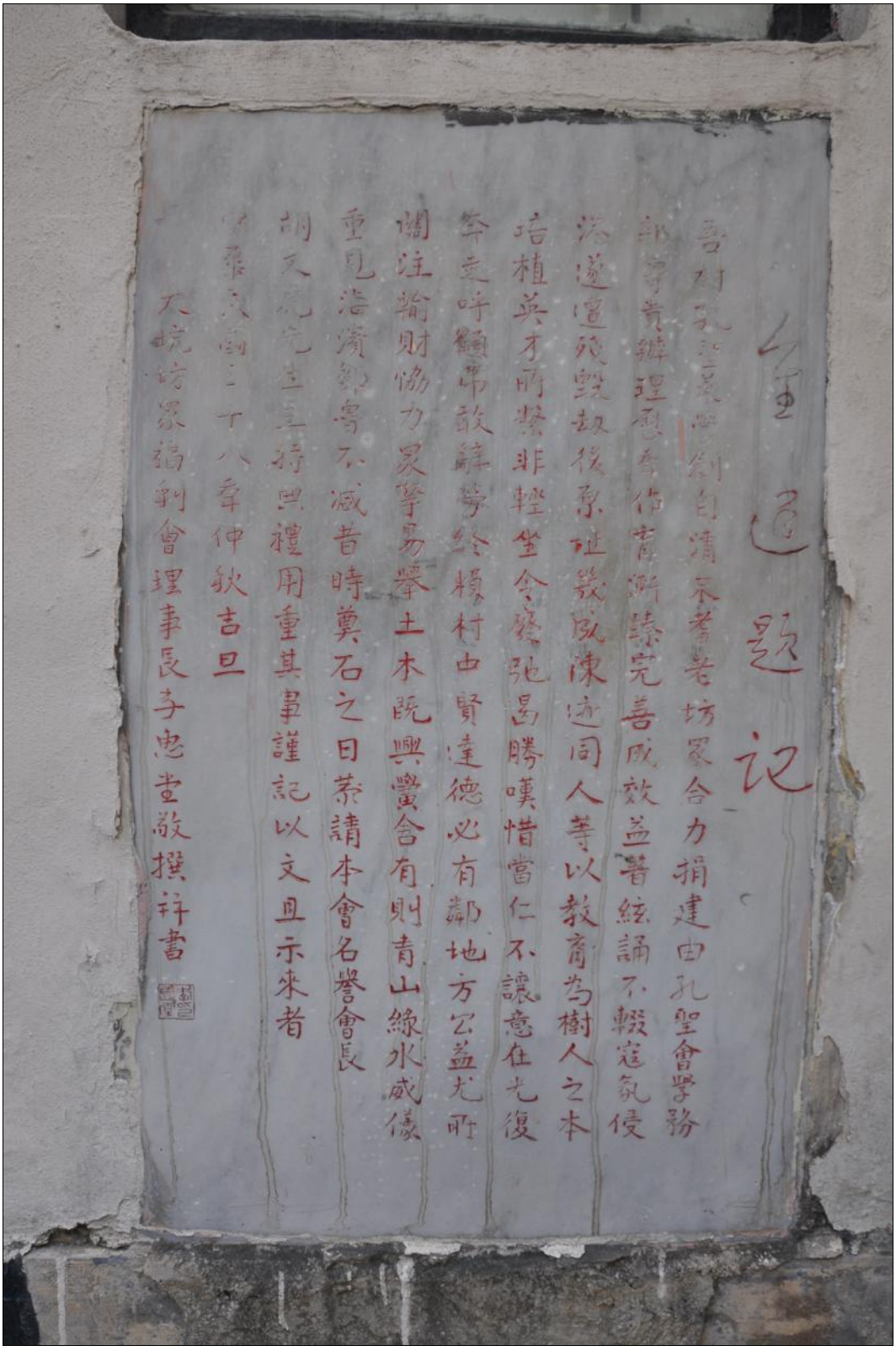
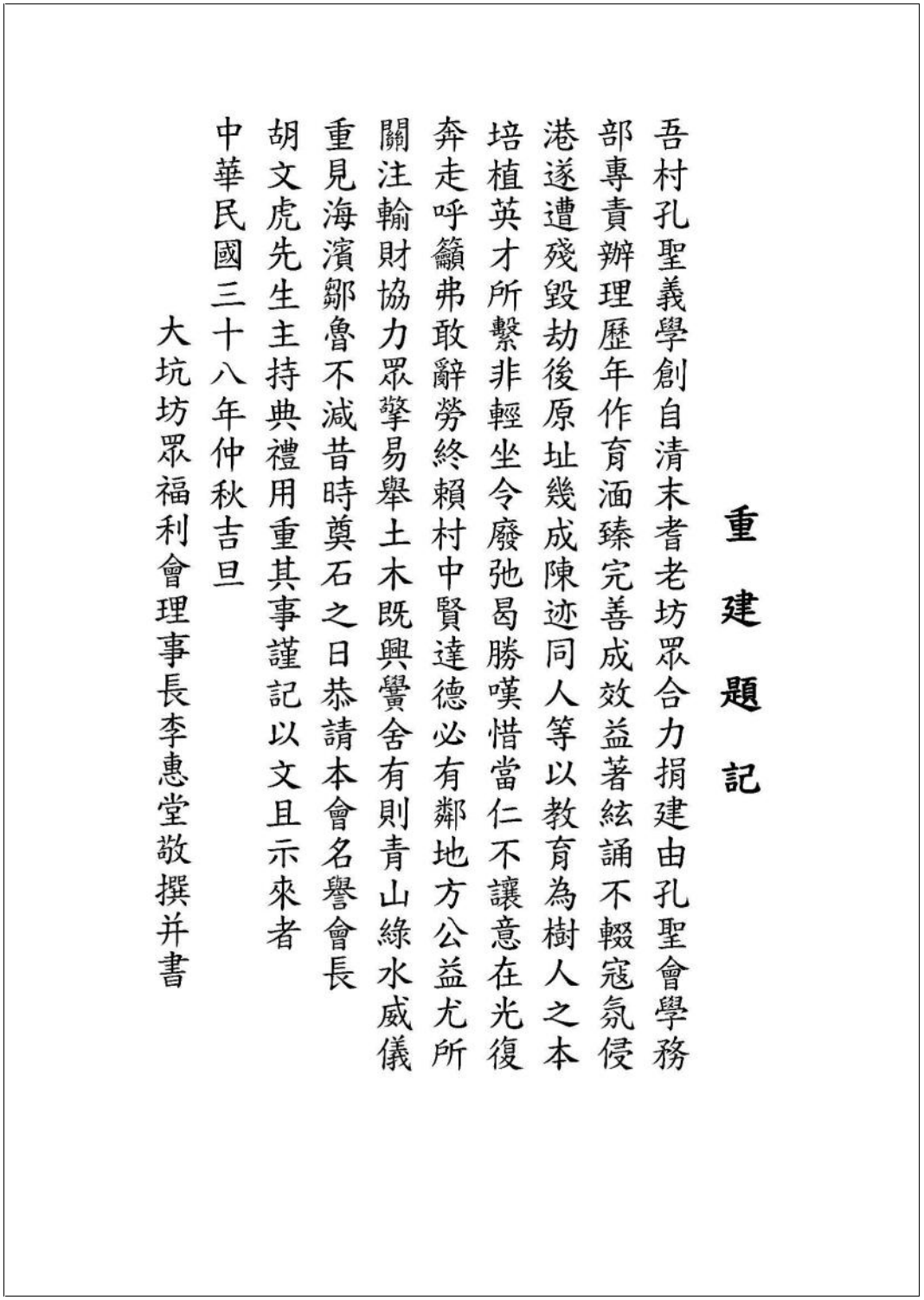


Photo App4-01 – Plaque no. 1, (16th December, 2012)

Appendix 4 – Photo of the four stone plaques and the text engraved on the plaques


重建題記

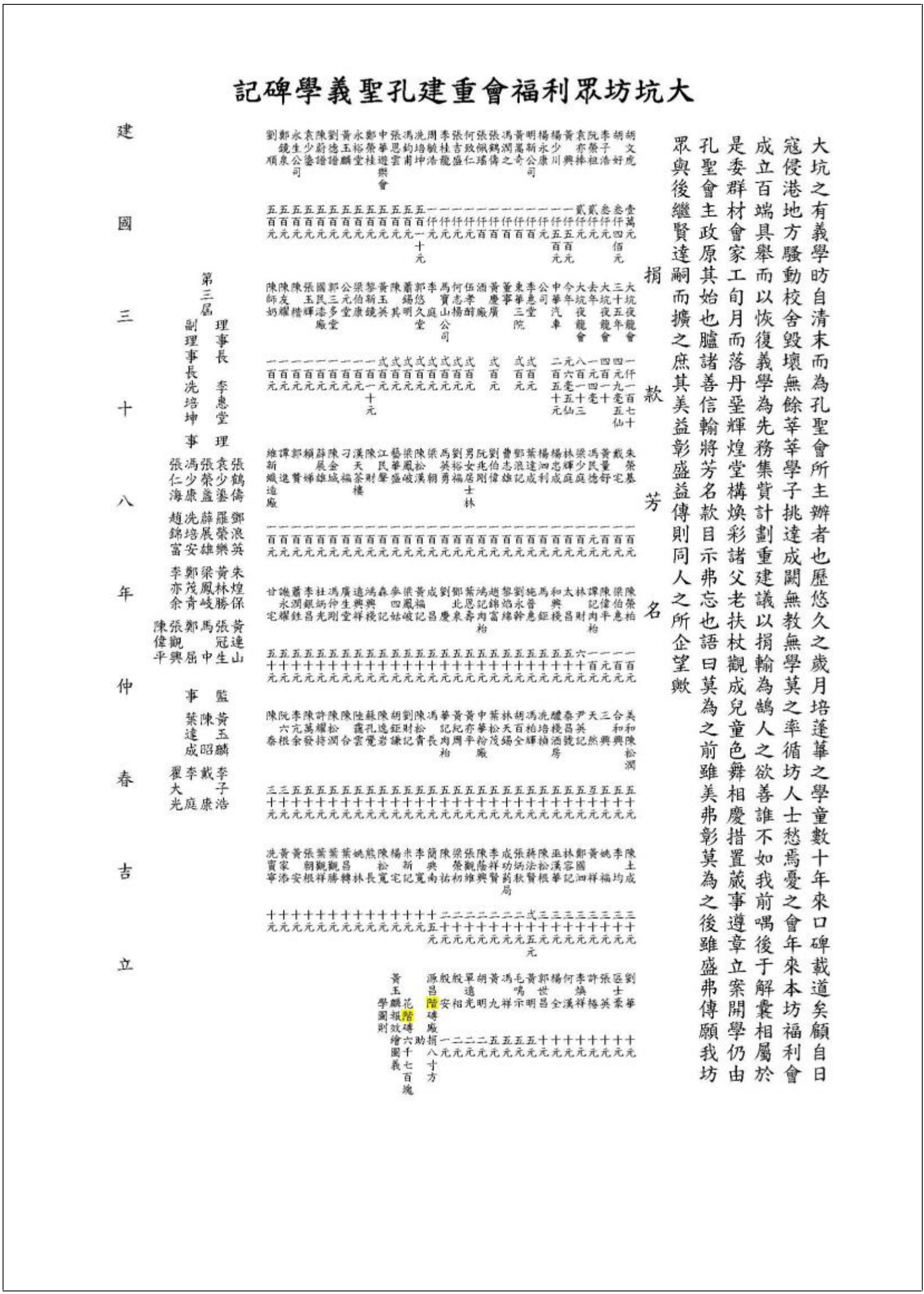
吾村孔聖義學創自清末耆老坊眾合力捐建由孔聖會學務
部專責辦理歷年作育湎臻完善成效益著絃誦不輟寇氛侵
港遂遭殘毀劫後原址幾成陳迹同人等以教育為樹人之本
培植英才所繫非輕坐令廢弛曷勝嘆惜當仁不讓意在光復
奔走呼籲弗敢辭勞終賴村中賢達德必有鄰地方公益尤所
關注輸財協力眾擘易舉土木既興黌舍有則青山綠水威儀
重見海濱鄒魯不減昔時奠石之日恭請本會名譽會長
胡文虎先生主持典禮用重其事謹記以文且示來者
中華民國三十八年仲秋吉旦
大坑坊眾福利會理事長李惠堂敬撰并書

Drawing App4-01 – Text engraved on plaque no. 1

Appendix 4 – Photo of the four stone plaques and the text engraved on the plaques

Photo App4-02 – Plaque no. 2, (18th January, 2013)

Appendix 4 – Photo of the four stone plaques and the text engraved on the plaques



大坑眾坊利福會重建孔聖義學碑記

大坑之有義學昉自清末而為孔聖會所主辦者也歷悠久之歲月培蓬蓽之學童數十年來口碑載道矣顧自日寇侵港地方騷動校舍毀壞無餘莘莘學子挑達成闕無教無學莫之率循坊人士愁焉憂之會年來本坊福利會成立百端具舉而以恢復義學為先務集貲計劃重建議以捐輸為鵠人之欲善誰不如我前喁後于解囊相屬於是委群材會家工旬月而落丹堊輝煌堂構煥彩諸父老扶杖觀成兒童色舞相慶措置蒧事遵章立案開學仍由孔聖會主政原其始也臚諸善信輸將芳名款目示弗忘也語曰莫為之前雖美弗彰莫為之後雖盛弗傳願我坊眾與後繼賢達嗣而擴之庶其美益彰盛益傳則同人之所企望歟

捐款芳名

建國三十八年仲春吉立

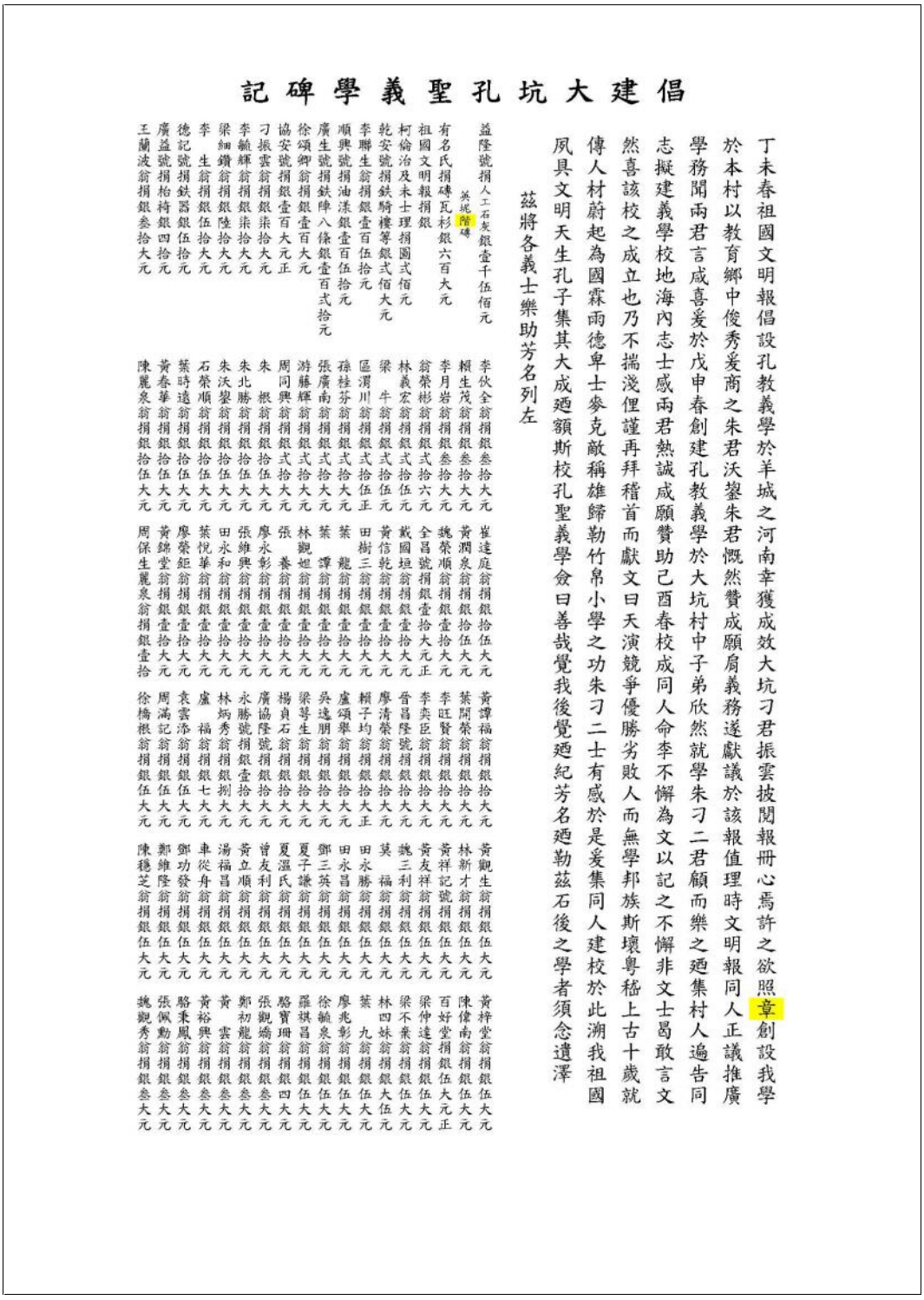
Drawing App4-02 – Text engraved on plaque no. 2

(note: The two Chinese characters high-lighted in yellow are the Chinese characters resemble the Chinese characters in the plaque, these Chinese characters in the plaque cannot be found in the WORD file.)

Appendix 4 – Photo of the four stone plaques and the text engraved on the plaques

Photo App4-03 – Plaque no. 3, (18th January, 2013)

Appendix 4 – Photo of the four stone plaques and the text engraved on the plaques



倡建大坑孔聖義學碑記

丁未春祖國文明報倡設孔教義學於羊城之河南幸獲成效大坑刁君振雲披閱報冊心焉許之欲照章創設我學於本村以教育鄉中俊秀爰商之朱君沃墀朱君慨然贊成願肩義務遂獻議於該報值理時文明報同人正議推廣學務聞兩君言咸喜爰於戊申春創建孔教義學於大坑村中子弟欣然就學朱刁二君顧而樂之廼集村人遍告同志擬建義學校地海內志士感兩君熱誠咸願贊助己酉春校成同人命李不懈為文以記之不懈非文士曷敢言文然喜該校之成立也乃不揣淺俚謹再拜稽首而獻文曰天演競爭優勝劣敗人而無學邦族斯壞粵稽上古十歲就傳人材蔚起為國霖雨德卑士參克敵稱雄歸勒竹帛小學之功朱刁二士有感於是爰集同人建校於此溯我祖國夙具文明天生孔子集其大成廼額斯校孔聖義學僉曰善哉覺我後覺廼紀芳名廼勒茲石後之學者須念遺澤

茲將各義士樂助芳名列左

益隆號捐人工石灰銀壹千伍佰元
英坑階磚
有名氏捐磚瓦杉銀六百大元
祖國文明報捐銀
柯倫治及未士理捐國式佰元
乾安號捐鉄騎樓等銀式佰大元
李聯生翁捐銀壹百伍拾元
順興號捐油漆銀壹百伍拾元
廣生號捐鉄陣八條銀壹百式拾元
徐頌卿翁捐銀壹百大元
協安號捐銀壹百大元正
刁振雲翁捐銀柒拾大元
李毓輝翁捐銀柒拾大元
梁細鑽翁捐銀陸拾大元
李　生翁捐銀伍拾大元
德記號捐鉄器銀伍拾元
廣益號捐柏椅銀四拾元
王蘭波翁捐銀叁拾大元

李伙全翁捐銀叁拾大元
賴生茂翁捐銀叁拾大元
李月岩翁捐銀叁拾大元
翁榮彬翁捐銀式拾六元
林義宏翁捐銀式拾伍元
梁　牛翁捐銀式拾伍元
區潤川翁捐銀式拾伍正
孫桂芬翁捐銀式拾大元
張廣南翁捐銀式拾大元
游藤輝翁捐銀式拾大元
周同興翁捐銀式拾大元
朱　根翁捐銀拾伍大元
朱北勝翁捐銀拾伍大元
朱沃墀翁捐銀拾伍大元
石榮順翁捐銀拾伍大元
葉時遠翁捐銀拾伍大元
黃春華翁捐銀拾伍大元
陳麗泉翁捐銀拾伍大元

崔達庭翁捐銀拾伍大元
黃潤泉翁捐銀拾伍大元
魏榮順翁捐銀壹拾大元
全昌號捐銀壹拾大元正
黃信乾翁捐銀壹拾大元
田樹三翁捐銀壹拾大元
葉　龍翁捐銀壹拾大元
葉　譚翁捐銀壹拾大元
林觀妲翁捐銀壹拾大元
張　養翁捐銀壹拾大元
廖永彰翁捐銀壹拾大元
張維興翁捐銀壹拾大元
田永和翁捐銀壹拾大元
葉悅華翁捐銀壹拾大元
廖榮鉅翁捐銀壹拾大元
黃錦堂翁捐銀壹拾大元
周保生麗泉翁捐銀壹拾

黃譚福翁捐銀拾大元
葉開榮翁捐銀拾大元
李旺賢翁捐銀拾大元
李奕臣翁捐銀拾大元
晉昌隆號捐銀拾大元
廖清榮翁捐銀拾大元
賴子均翁捐銀拾大正
盧頌舉翁捐銀拾大元
吳逸朋翁捐銀拾大元
梁等生翁捐銀拾大元
楊貞石翁捐銀拾大元
廣協隆號捐銀拾大元
永勝號捐銀壹拾大元
林炳秀翁捐銀捌大元
盧　福翁捐銀七大元
袁雲添翁捐銀伍大元
鄧功發翁捐銀伍大元
鄭維隆翁捐銀伍大元
張佩勳翁捐銀叁大元

黃觀生翁捐銀伍大元
林新才翁捐銀伍大元
黃祥記號捐銀伍大元
黃友祥翁捐銀伍大元
魏三利翁捐銀伍大元
莫　福翁捐銀伍大元
田永勝翁捐銀伍大元
田永昌翁捐銀伍大元
鄧三英翁捐銀伍大元
徐輔泉翁捐銀伍大元
羅琪昌翁捐銀伍大元
夏溫氏翁捐銀伍大元
駱寶珊翁捐銀四大元
張觀嬌翁捐銀叁大元
鄭初龍翁捐銀叁大元
黃　雲翁捐銀叁大元
駱秉鳳翁捐銀叁大元
魏觀秀翁捐銀叁大元

黃梓堂翁捐銀伍大元
陳偉南翁捐銀伍大元
百好堂捐銀伍大元正
梁仲達翁捐銀伍大元
梁不棄翁捐銀伍大元
林四妹翁捐銀伍大元
葉　九翁捐銀伍大元
廖兆彰翁捐銀伍大元
張佩勳翁捐銀叁大元

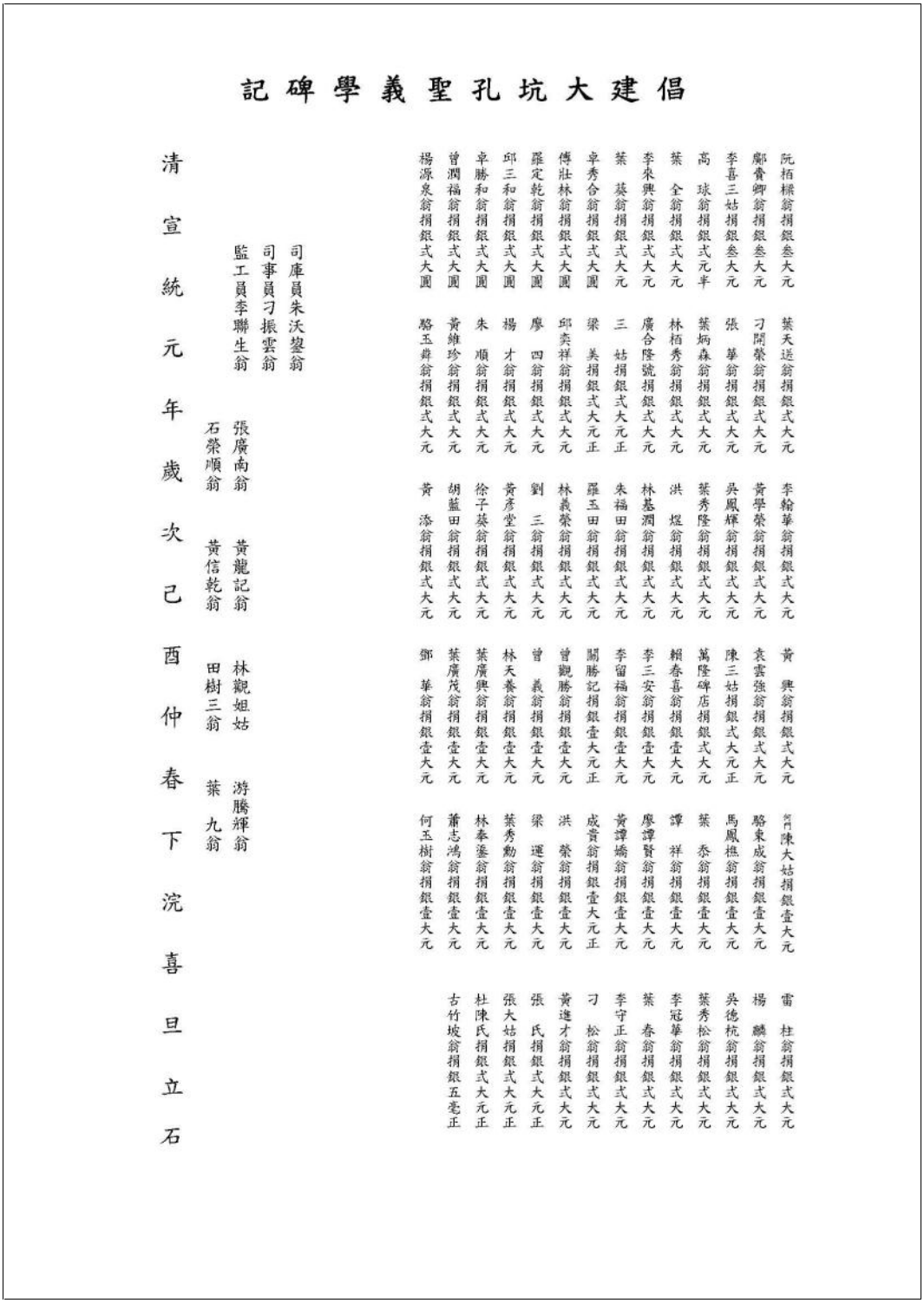
Drawing App4-03 – Text engraved on plaque no. 3

(note: The two Chinese characters high-lighted in yellow are the Chinese characters resemble the Chinese characters in the plaque, these Chinese characters in the plaque cannot be found in the WORD file.)

Appendix 4 – Photo of the four stone plaques and the text engraved on the plaques

Photo App4-04 – Plaque no. 4, (18th January, 2013)

Appendix 4 – Photo of the four stone plaques and the text engraved on the plaques



Drawing App4-04 – Text on plaque no. 4

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Appendix 5 – Outline biography of Mr. Lau Chü-pak (劉鑄伯), Mr. Aw Boon Haw (胡文虎), and Mr. Lee Wai Tong (李惠堂)

Mr. Lau Chü-pak (劉鑄伯)

Lau Chü-pak (1867 – 1922), tea merchant, fifth generation of a Hong Kong family whose son founded and great-grandson is now head of the Hong Kong and Yaumatei Ferry Company; JP: educated at Queen's College, where he was admitted the same year as Sun Yat-sen; comprador of the West Point Godown Company 1888 and of A.S. Watson from 1893; with Ho Fook founded the Chinese Chamber of Commerce; Legco member 1913 – 22; general committee 1908; donated to the endowment fund 1911; member 1911 – 14 and life member 1914 of HKU Court and member of its Council 1911 – 22.

(source: Mellor, Bernard. Lugard in Hong Kong. Empires, Education and A Governor at Work 1907 – 1912. Hong Kong: Hong Kong University Press, 1992, p. 199.)

劉鑄伯－ 中總始祖

去年，香港中華總商會慶祝九十周年，賓客雲集，多因為香港精英。這一個組織，顯示出香港華商的團結，對本港的貢獻甚大。它能夠有今天的規模，有賴於無數先人的努力，而在奠基方面有重大貢獻的人，就是劉鑄伯(1866-1922)。

劉鑄伯原籍廣大寶安，年幼家貧，進入西營盤馮富義學唸書，成績優異。雖然在他十二時歲其父逝世，他仍能刻苦上進，終於考入皇仁書院。畢業後，劉鑄伯獻身工商界，又擔任多種公職，造福同胞，深為中西人士敬重。他曾被邀請出任東華三院總理，香港政府又任命他為衛生局議員，對於擾民的政策，他都加以抨擊。他更在 1913 至 1922 年出任立法局議員，為華人謀求福利。

他雖出身商界，但對教育事業頗為熱心，曾應清巡撫劉中丞邀請出任淡水西學教席兼洋務要員。在香港大學初建時，他給予很大的資助。其他如設孔聖堂，建廣州公立學校，他亦出力不少。

劉鑄伯對香港最大的貢獻，是建立香港華商總會(中華總商會前身)。其類似的組織，早在 1895 年已成立。至 1900 年，殷商馮華川、何澤生等以團結同胞、促進商務為宗旨，組成華商公會，馮華川為首任主席。以後各邑商會紛紛成立，原有華商總會代表性有限，1913 年改組為香港華商總會，公推劉鑄伯為首任主席。他三度出任此職，前後服務達九年。任內致力福利事業，如開闢華人永遠墳場，於 1914 及 1915 年賑濟西北江大水災等。1918 年馬場大火，他又申請於咖啡園建築公墓。中、英政府先後向劉鑄伯頒贈個多種榮譽勳章，以表彰他的傑出貢獻。

Appendix 5 – Outline biography of Mr. Lau Chü-pak (劉鑄伯), Mr. Aw Boon Haw (胡文虎), and Mr. Lee Wai Tong (李惠堂)

其子劉德譜在 1923 年創辦油麻地小輪有限公司，與天星小輪分庭抗禮。其孫劉鎮國現為該公司主持。
（資料來源：梁天偉(總編輯)。《香江百人誌》。香港：壹週刊，1991 年 3 月，第 15 頁。）

Mr. Aw Boon Haw (胡文虎)

Aw Boon Haw, the owner of the Haw Par Mansion, was born in a family of Hakka descent that resided in Rangoon, Burma 緬甸仰光. His father, Aw Chi Kim 胡子欽 originated from Amoy, Fujian Province and left for Rangoon for seeking better life. In 1870, he opened a small herbal shop, known as Eng Aun Tong 永安堂 [the Hall of Everlasting Place] in Yangon.[1] Aw Boon Haw, born in 1882, was educated in China, while Aw Boon Par, born in 1888, studied in Burma. When Aw Chi Kim passed away in 1909, Aw Boon Haw and Aw Boon Par succeeded their father's business. They perfected their late father's recipe and produced Ban Kim Ewe 萬金油 [Ten Thousand Golden Oils] which can relieve the body aches and pains of its users. They changed the name of ointment to Tiger Balm 虎標 that was appealed to the multi-ethnic Rangoon market.[2] In 1918, the Aw family became the richest Chinese family in Rangoon. As their business grew, they opened branch offices in Southeast Asia, including Guangzhou, Hong Kong, Taiwan and Indonesia. In 1926, they set up headquarters office and also settled their families in Singapore.[3] After settling down their headquarters in Singapore, Aw Boon Haw established a newspaper empire in the Southeast Asia. He founded Sin Chew Daily 星洲日報 in Singapore, Sing Tao Daily 星島日報 in Hong Kong and Sing Pin Daily 星檳日報 in Malaysia in 1929, 1938 and 1939 respectively and became a powerful voice for the Chinese community.

During the Japanese Occupation, Aw Boon Haw was arrested and imprisoned by the Japanese in The Peninsula Hong Kong. Meanwhile, Aw Boon Par escaped to Burma with his third wife, Teo Hong Yin 張鳳英, his son Aw Cheng Taik 胡清德, Aw Boon Haw's first wife Tay Piang Hong 鄭炳鳳, second wife Tan Kyi Kyi, Aw It Haw 胡一虎 and Aw Sian (Sally Aw) 胡仙, while other family members still stayed in Singapore. Later, Aw Boon Haw was released and subsequently continued his business in Hong Kong and Southern Asia. Aw Boon Par passed away in Burma at the age of 60 in 1944. In 1946, Aw Boon Haw proposed to build a retirement mansion in Yongding

1 Judith Brandel, Tiger Balm Gardens: a Chinese Billionaire's Fantasy Environments, Hong Kong, Aw Boon Foundation, 1998, p. 20.

2 Judith Brandel, Tiger Balm Gardens: a Chinese Billionaire's Fantasy Environments, Hong Kong, Aw Boon Foundation, 1998, p. 21.

3 Judith Brandel, Tiger Balm Gardens: a Chinese Billionaire's Fantasy Environments, Hong Kong, Aw Boon Foundation, 1998, p. 23.

永定 County, Fujian. The construction work was begun in 1946. Unfortunately, Aw Boon Haw broke the relationship with the People's Republic of China, all of his holdings in China was seized. The project was forced to be ceased. The descendant of Aw Boon Haw, Ms. Sally Aw retrieved the site in 1989. The construction work resumed and the house was completed in 1994. Ms. Sally Aw subsequently donated the house to the government of Yongding County to be a museum and community centre.
(source: Heritage Impact Assessment for Revitalization of Haw Par Mansion into Haw Par Music Farm, December, 2014, page 24 – 26.)

胡文虎－萬金油大王

有「萬金油大王」及「報業大王」之稱的胡文虎(1881 – 1954)，服製藥到辦報，企業遍整個東南亞，是一個極富傳奇色彩的人。

胡文虎祖籍福建永定，在緬甸仰光出生，其父胡子欽在仰光創設「永安堂」國藥行。胡文虎十歲回故鄉接受過四年件傳統教育後，返回仰光隨父習中醫。後與其弟文豹繼承父業，並擴展業務，研製出多種良方，其中以「虎標萬金油」暢銷緬甸及東南亞各地。1914 年胡氏將「永安堂」總行遷至新加坡，1932 又遷至香港，並在廣州、汕頭建製藥廠，在國內及星馬等地設立分行，各種藥品廣為各地人士使用，胡氏兄弟由是成為東南亞華僑中的巨富。

二十世紀初，胡文虎感到新聞事業的重要，開始發展他的「星系」報業。1929 年，他在新加坡獨資興辦《星洲日報》，後陸續在中國各地創辦《星華》、《星光》等報。1938 年 8 月 1 日，香港的《星島日報》正式出版，1940 年 3 月再創辦英文《香港虎報》(Hong Kong Tiger Standard)。「星系」成為華僑界中獨一無二的報業王國，也是中國報業史上規模最大的組織。胡文虎標榜以商業立場辦報，為民喉舌，發揮輿論對國家、社會的影響力。

胡文虎自稱對政治不感興趣，但熱心文件、教育及醫藥慈善事業，本著「取諸社會，用諸社會」的宗旨，為各地捐助過不少教育、醫療建設，還興建有名的「虎豹別墅」旅遊勝地，1938 年曾獲英皇喬治六世授予 OBE 勳銜。

抗日戰爭期間，胡文虎在香港遭日軍拘留三日。1943 年曾赴日本晤首相東條。代表香港對日軍暴斂作出申訴。1949 年，中共成立，國內業務被接收，「星系」報業，尤其是《星島日報》開始激烈反共。

胡文虎在檀香山逝世後，香港的「星系」報業由其女胡仙繼承，後來發展成一個龐大的集團，業務遍及世界各國，發行北美、歐洲版《星島日報》，她更得到「唯

一華商跨國社長」的稱號。
（資料來源：梁天偉(總編輯)。《香江百人誌》。香港：壹週刊，1991 年 3 月，第 17 頁。）

Mr. Lee Wai Tong (李惠堂)

Lee Wau Tong (16th October, 1905 – 4th July, 1979) was a Chinese international association football player and head coach. He is often regarded as the greatest Chinese footballer due to his accomplishments in winning several Far Eastern Games titles with the national team as well as captaining the national football squad to their first ever Olympic tournament in 1936, which was held in Berlin. This was also followed by having an extremely successful club career where he predominantly played for South China and helped establish the club in being the most successful team in Hong Kong history. After his retirement, he moved into management where he guided Republic of China to win the 1954 Asian Games.

Playing career

Lee Wai Tong was born in Tai Hang, Hong Kong as the third child to a construction firm owner before he moved back to his parents home of Wuhua County in Meizhou, Guangdong, China at the age of four. It was there that he was informally taught how to play football until to moved back to Hong Kong and was formally trained at Queen's College, Hong Kong. He left school early initially to help his father's construction company before he joined South China AA as a youth player in 1922. By 1923 he would graduate to the senior team where he quickly showed himself as being a highly talented striker, which soon saw him called up to the Chinese national football team to represent them for the 1923 Far Eastern Championship Games held in Osaka, Japan. Within the tournament China won the championship and Lee was considered the young stand out star of the tournament.

Lee's reputation significantly grew when he returned to club football and he won the 1923 – 24 Hong Kong First Division League title with South China. His international reputation was solidified when he was able to retain the Far Eastern Championship Games Gold medal in the 1925 championship held in Manila, Philippines. These successful tournaments saw him reported as the greatest Chinese footballer at the time by the Chinese media. After these successes Lee returned to China and joined Fudan University in Shanghai as an athletic director. This allowed him the opportunity to join Loh Hwa, a gregarious team who were built from St. John's University, Shanghai, Shanghai Jiao Tong University, University of Shanghai, Jinan University and his own Fudan University sports team where they predominantly played

in local and regional championships because they offered the only annual competitions within China during the amateur era.

In 1931 he returned to South China and won the 1932 – 33 Hong Kong First Division League title for the club. This would soon be followed by winning the 1934 – 35 and 1935 – 36 league titles, which was the first time ever they were able to retain the title. This was followed by China's first ever football participation in the 1936 Summer Olympics making them the joint first Asian nation along with Japan to take part in that tournament. Lee would, however struggle to see his nation participate in their first truly worldwide tournament when the Chinese government could only give 170,000 from the required 220,000 Yuan the team needed to get to the Berlin Olympics. To get the necessary funds China played a series of exhibition games against Vietnam, Singapore, Indonesia, Malaysia, Myanmar and India to gain the necessary funds for the trip. The team would reach their target and Lee would captain the side against Great Britain in the last 16 within the tournament.

After the Olympic Games Lee's football career would be cut short by the Second Sino-Japanese War and World War II. Initially Lee continued with his club career with South China until Hong Kong was also occupied by the Japanese. Lee was able to escape to Guangdong and joined the Chinese Army where he spent the war playing exhibition games to raise money for the war effort. He was promoted to Major General within the sports division before returning to South China after the war. After spending several seasons with the club he retired in 1948 at the age of 43.

Coaching career

Lee Wai Tong's first coaching experience came while he was still a player and he took a job with Fudan University while he played for Loh Hwa. With him also captaining the Chinese side and the team not having any permanent coach Lee would manage the side for the 1934 Far Eastern Championship Games, which he also played in as China won the tournament.

In 1948 the Chinese national team re-appointed Lee as coach, this time for the Football at the 1948 Summer Olympics. On a self-financed training course in the Philippines and Thailand he took the team away for three months while they prepared for the London Olympics. At the tournament China faced Turkey in the last 16 but were defeated 4-0 within the game. After the defeat Lee returned to China in the middle of the Chinese Civil War and did not coach until after the conflict. By then his team had been split into two, Republic of China national football team (later renamed Chinese

Taipei) and China national football team. On 1954 Lee decided to join the Republic of China national football team as their first permanent coach and lead them to win the 1954 Asian Games.

After winning the Football at the 1958 Asian Games Lee would move away from coaching and he became vice-chairman of the Chinese Taipei Football Association. In 1965 he became vice-president of FIFA, being the first Chinese to reach that position. (source: Wikipedia.)

<u>李惠堂 – 遠東球王</u>

巴西出了個球王比利，球技精湛，屢奪殊榮。其實香港也出過一球王李惠堂(1905–1979)，論在遠東足球壇的知名度，絕不下於比利；至於其傳奇色彩，更有過之而無不及。

李惠堂在香港大坑村出生，祖籍廣東五華縣，曾肄業於皇仁書院，後來輟學，靠苦學自修，中美文造旨均佳。進修之餘，加入南華體育會足球隊，由乙級升上甲級。1979 年入選中國代表隊，出席第六屆遠東運動會(亞運會前身)，奪得冠軍，第七屆再蟬聯，聲名大震。他是唯一四度代表中國參加遠東運動會及作為奧運國腳(1923 至 1936)的足球員，球藝過人，鋒芒畢露。

在各種國際性的錦標賽中，他為中國得到十四次冠軍。至於他個人的入球記錄，據李惠堂自己說，踢了二十年足球，大約射入了 2000 多球，較比利的 1281 球的記錄遠遠超前。1935 年，他代表香港足球隊回上海參加第六屆全國運動會，大勝江蘇隊二十四比零，個人射入十六球，這個世界記錄至今無人能破。

抗戰期間，他曾返國內先後任廣東福建邊區司令部參議及青年軍體育總教練，官拜少將。1947 年，參加了香港對上海埠際賽後，李惠堂宣佈退出球壇競賽。

1948 年李惠堂任中國奧運足球隊教練，更前後出任中國足球隊教練十八年，屢獲大賽冠軍。1954 年他發起組織亞洲足球協會，曾任秘書長十二年，又歷任國際足球總會副會長，南華體育會義務秘書等職。在港更創立中華人足球裁判會，連任六屆主席。李惠堂運動道德良好，馳騁球場廿四年，未受過裁判處罰；更著有多本足球專書，勉勵球員注重道德，講究禮貌。他一生只穿南華球衣，從不被其他厚酬優禮所動。他病逝時，南華會全體同人致送一對輓聯以紀念他：

「對國對會忠貞不貳，允文允武智勇無雙。」

(資料來源：梁天偉(總編輯)。《香江百人誌》。香港：壹週刊，1991 年 3 月，第 26 頁。)

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