

**Historic Building Appraisal**  
**No. 60 San Wai Tsuen,**  
**San Tin, Yuen Long, New Territories**

The exact year of construction of No. 60 San Wai Tsuen (新圍村) is not known but it was probably built in the 1930s. It was built by **Wong Tsun-tsoi** (黃傳彩) for his family. He had emigrated to Canada to find work and returned to San Wai Tsuen to buy a plot of land and build the house. After the Second World War the house was sold and the Wong family emigrated to Canada. In 1972, a buyer named Fung Ting (馮庭) purchased the house and named it as “Ting Yuen” (庭園). However, the house was not inhabited ever since its completion due to bad *fung shui*, as a village elder living near No.60 revealed. The house changed hands again in 1998 but remains vacant at present.

*Historical  
Interest*

San Wai (新圍) consists of Sheung San Wai (上新圍) and Ha San Wai (下新圍). During the late Qing Dynasty (清朝, 1644-1911) and early Republican period (民國), the Yeungs settled in Ha San Wai from Taishan (台山) because banditry was rampant in Mainland China. Initially, Ha San Wai was called Fuk Hing Lei (福興里). Due to the population growth of Ha San Wai, Sheung San Wai was developed later. It was inhabited by families including the Yeungs (楊), the Lees (李), the Wongs (黃) and the Chans (陳). Sheung San Wai is known as San Wai Tsuen nowadays.

Most of the villagers of San Wai Tsuen acquired wealth by working overseas. The United States and Canada were their main destinations. They sent money back to San Wai Tsuen through sailors, *xunyangma* (巡洋馬) or money shops (銀號). Hence, the villagers were mainly sustained by remittances.

The house at No.60 shows strong Western influence in its design, but its basic architectural style is **Qing Vernacular**. The house is two storeys high with a pitched roof over the central main section, a flat roofed rear annex and a classical style portico in front. The portico is three bays wide with open colonnaded and balustraded verandahs. The parapet is fairly simple in design with a central pedimented panel and ball ornaments to the posts. The side windows have classical style surrounds with hood mouldings, architraves and decorative cills. The window openings are all protected by steel guard bars and some of the original wooden casements still remain. The external walls are painted. The construction appears to combine traditional brick built walls and reinforced concrete beams, columns and slabs. The combination of Western architectural features and modern and local traditional construction methods mean that the house is of **mixed style**.

*Architectural  
Merit*

Although the house appears to have undergone renovations and alterations and additions, it retains much of its authentic appearance. It should be noted however that at the time of the AMO survey (July 2004) preparations for construction work were being made. Hopefully the appearance of the house will not be changed as it is a rare mixed style house with built heritage value as well as good value. (check Territory-wide survey photos)

As a residence the house has a relatively low social value to the community. With its elegant classical style portico it is an interesting building worthy of preservation. Together with No. 61 and No. 62 San Wai Tsuen, it has group value.

Probably the best use for the house is for it to continue to be used as a residence. Any alterations for adaptive re-use might well affect its authenticity.

***Rarity,  
Built Heritage  
Value &  
Authenticity***

***Social Value  
& Local  
Interest***

***Adaptive  
Re-use***