

Historic Building Appraisal
No. 12 Kak Tin Village
Third Street, Kak Tin, Sha Tin

Kak Tin (隔田) was one of the five Punti (本地) villages in Sha Tin *Historical Interest* founded about 400 years ago by the Tsang (曾) clanspeople. Originated in Shandong (山東) province, the first ancestor Tsang Nam-hin (曾南軒) moved to Shipai (石排) in Dongguan county (東莞) of Guangdong (廣東) province. After he moved to Hong Kong, he first lived in Tai Wai (大圍) and Tin Sam (田心) of Sha Tin, and finally settled in Kak Tin in the late Ming (明, 1368-1644) dynasty. Three branches of the Tsangs were developed in the village over 20 generations. According to oral evidence, **No.11 Kak Tin Village** was erected by Tsang Ping-sang (曾炳生, who had once worked as a sailor) in the **1920-30s** for his wife. No. 11 was commonly known as the “Old House” and No.12 next door was erected for his concubine shortly after No.11.

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No.12 Kak Tin Village is a Qing (清) vernacular building of two blocks. *Architectural Merit* The two-storey west block by the open lane has a front hall and a rear hall. The front hall is topped with a terrace surrounded by green glazed vase-shaped balustrades. The pitched roof rear hall has a ceramic cock on its ridge. A plastered moulding of floral pattern is above the lintel of entrance. The east block is with a flat-roof two-storey front hall and a pitched roof rear hall. It is used as the kitchen of the house. A red-and-black rolling grass pattern frieze painting is at the back wall of the block. The house is constructed of green bricks and granite blocks with its walls to support its pitched roof of timber, rafters and clay tiles. The upper elevation of the external walls is retained with green bricks and granite blocks for its lower courses. A pitched roof Hong Mun (巷門, lane gate) is constructed on the lane between house No.12 and the house opposite.

It is a residential building to remind the settlement of the Tsangs in the *Rarity* village.

It has some built heritage value.

***Built Heritage
Value***

The house has been altered and renovated with modern building materials. For instance, a metal gate has been added to the timber entrance. Most of the windows have been replaced by aluminium frames.

Authenticity

Kak Tin was a village in the south of Shing Mun River (城門河) at the foot of Lion Rock (獅子山). The villagers were farmers engaged in rice and vegetable growing supported by pig and poultry rearing. It had a population of 130 villagers in 1899 and 220 in 1960. About 80 households of the Tsangs are still residing in the village.

***Social Value,
& Local Interest***

Today, most of the village houses in Kak Tin have been demolished and replaced by modern small houses, leaving the houses at Nos. 11 and 12 sole remnants of the past. The house is also close to the declared monument of Wong Uk (王屋), as well as other buildings graded by the Antiquities Advisory Board such as Tsang Tai Uk (曾大屋), Che Kung Temple (車公廟) and High Rock Christian Camp (靈基營). All these buildings have good value from a heritage and cultural point of view.

Group Value