

Historic Building Appraisal
Tao Yuen, Main House
No. 14 Fa Peng Road, Cheung Chau

According to aerial photographs reproduced from the Survey and Mapping Office, the lot at No. 14 Fa Peng Road (花屏路) was already developed as early as **1924**. According to the Land Registry, there was a 75 years lease granted on the lot from 11 July 1898. “Tao Yuen” (濤苑) therefore could be quite old but the exact date of construction is not known. Having gone through many ownership transfers the building was owned by and served as a villa of a Tsang (曾) family from 1957 to 2000. The Tsang family is the proprietor of Tsang Fook Piano Company Limited (曾福琴行有限公司). The dwelling is now left vacant. In 2001, the building was owned by Active Horse International Limited.

**Historical
Interest**

“Tao Yuen” consists of a single storey house, a small separate annex building, and a hexagonal pavilion all connected by balustraded steps and pathways. The main entrance to the property is shared with No. 14A Fa Peng Road. There is also a rear entrance from the footpath along the north boundary of the site. The house and annex are fairly unremarkable pieces of architecture with rendered walls, low pitched roofs and steel framed windows. Architectural features are sparse consisting only of a simple moulded cornice at the eaves and projecting hood mouldings over the windows. By contrast the pavilion and the balustraded steps and footpaths are built in lively Chinese style featuring scroll and bamboo shaped mouldings, ball ornaments, panels, pierced screen walls, and green glazed Chinese roof tiles and vermilion columns to the pavilion which projects out over an ornamental pond. “Tao Yuen” therefore comprises Chinese and Western architectural elements and can be classified as **Chinese Eclectic**.

**Architectural
Merit**

Most of the other historic buildings on Cheung Chau are religious or government buildings so that “Tao Yuen” is quite rare and should be considered as a valuable piece of built heritage. The house unfortunately now stands empty and derelict due to lack of maintenance, but apart from a blocked up doorway appears to be fairly authentic.

**Rarity,
Built Heritage
Value &
Authenticity**

The social value of the house to the rural community is relatively low. As far as is known it was only used in the past as a private residence or holiday home. Most of the nearly neighbours know nothing about its historical background.

**Social Value
& Local
Interest**

The house is close to other historic buildings on Cheung Chau graded by the Antiquities Advisory Board, including Yuk Hui Temple (玉虛宮), Hung Shing Temple (洪聖廟), Shui Yuet Temple (水月宮), Sai Wan Tin Hau Temple, Cheung Chau Police Station (長洲警署), Cheung Chau Government Secondary School (長洲官立中學) and Cheung Chau Fong Pin Hospital (長洲方便醫院). All these buildings have good value from a cultural and heritage point of view.

If the house and garden were restored and tidied up it would make a nice holiday bungalow or retreat for a company or private club.

Group Value***Adaptive
Re-use***