

**Historic Building Appraisal**  
**Old Dairy Farm – Senior Staff Quarters**  
**No. 141 Pok Fu Lam Road, Hong Kong**

The Senior Staff Quarters (高級職員宿舍) was built in 1887 and is the oldest of the remaining Dairy Farm buildings in Hong Kong. It used to be the dwelling house of the farm manager. Formerly known as “Braemar”, it is a 2-storey building situated in the north-western corner of the cowshed compound. The Dairy Farm Co., Ltd. was founded in 1886 by **Sir Patrick Manson**, a Scottish surgeon. Pokfulam was selected as the site for dairy farmland due to its reliable water supply for livestock husbandry and its geographical location to benefit from every breeze in summer time. A dairy farm, initially stocked with 80 head of cattle imported from Britain and staffed by British livestock experts, was established. There were years when fresh milk yields were seriously affected, and most of the herd wiped out, owing to the outbreak of diseases. The personnel were not deterred, however, and these problems were overcome.

*Historical  
Interest*

The year 1941 saw the outbreak of war that decimated the dairy herd and paralyzed the Dairy Farm Co., Ltd. along with the rest of Hong Kong. The Dairy Farm premises were looted. After the war, the Pokfulam dairy herd was restocked once more. In recent decades, vast new housing estates such as Baguio Villas, Wah Fu, and Chi Fu Fa Yuen were built on the original farmlands of some 300 acres. As a result, most of the Dairy Farm premises were demolished. Those still in existence include a Main Office Building, a Senior Staff Quarters, and a Cowshed. They serve as reminders of the success story of a Hong Kong enterprise.

The Senior Staff Quarters is a 2-storey building. The lower or ground floor storey, which corresponds to a basement, has thick granite block walls pierced at regular intervals by circular bull’s eye windows for ventilation. These granite walls act as a plinth to support the principal storey at first floor level which has simple classical architectural features. Each elevation is different but the main features are a bay window on the north-east side. The main features of the interior, which has suffered from vandalism and decay, are period fireplaces in the main rooms, panelled doors, and heavily moulded architraves to windows and door frames. There are two outbuildings comprising a single storey building probably used as servants’ quarters (僕人宿舍) and a garage block (車房) in simple classical architectural style. Both outbuildings have double-roll Chinese tile pitched roofs.

*Architectural  
Merit*

It is a building of the Old Dairy Farm now rare in Hong Kong. It is of considerable built heritage value and it remains fairly authentic.

***Built Heritage  
Value &  
Authenticity***

The social value and local interest of the building lies in the history of the Old Dairy Farm and its founder's intention to produce a safe supply of cow's milk at an affordable price and free from contamination by means of stringent hygiene.

***Social Value  
& Local  
Interest***

The **Senior Staff Quarters** has group value with the other Old Dairy Farm buildings in the vicinity. They include a **Main Office Building** and a **Cowshed** (牛棚). On the opposite side of Pok Fu Lam Road, there is a Declared Monument called **Nazareth House** (納匝肋樓), now known as University Hall, which was used to be a printing house for the works from the priests in **Bethanie** (伯達尼修院). For many years, Nazareth House and Bethanie were a part of the operations of a religious order known as Société des Missions Etrangères de Paris (巴黎外方傳教會).

***Group Value***

The Senior Staff Quarters is adjacent to Bethanie which is now used as the second campus of The Hong Kong Academy for Performing Arts (HKAPA). It no doubt could be converted for many beneficial uses.

***Adaptive  
Re-use***