

Historic Building Appraisal
No. 75 Shung Ching San Tsuen,
Shap Pat Heung, Yuen Long, New Territories

No. 75 Shung Ching San Tsuen (崇正新村) was built in 1936 by Li Yau-lap (李幼立), one of the founders of Shung Ching San Tsuen and Shung Ching Public School (崇正公立學校) in the late 1950s. He was a Meixian (梅縣) Hakka who made his money in Indonesia in the early 20th century, running a biscuit factory, a soap factory and a coffee factory in Jakarta (雅加達). He moved to Shung Ching San Tsuen (as part of Hung Tso Tin Tsuen (紅棗田村) before 1957) on his retirement in the 1930s and built his house in 1936. Li Yau-lap lived in No. 75 until he moved to another house in Yuen Long in 1980. *Historical Interest*

Shung Ching San Tsuen was originally situated in the domain of Hung Tso Tin Tsuen. Most of the villagers of Hung Tso Tin Tsuen were surnamed Kan (簡). Since the 1920s, Hakka people gradually settled there. After 1930, more Hakkas, including Li Yau-lap (李幼立), came to the village from Southeast Asia.

In the 1940s, on the one hand, the Kans sold their land and moved to the present site of Hung Tso Tin Tsuen for more favourable condition for farming. On the other hand, as the public security of the New Territories was more stable than that of Mainland China during this Civil War period, overseas Chinese from Indonesia (印尼) and Jamaica (牙買加) gradually purchased the land there.

In 1957, there were about 200 Hakka households in the village. In light of the growth of population, a number of Hakkas, including Li Yau-lap, applied to the Government for founding their own village. At the end of that year, the village, formerly in the domain of Hung Tso Tin Tsuen, was named Shung Ching San Tsuen. Therefore, Li Yau-lap had played an important role in the historical development of Shung Ching San Tsuen.

No. 75 is a two-storey rectangular shaped house with a single-storey U-shaped annex. The main part of the house has a pitched roof with gable end walls and unusual cruciform shaped windows. The front of the house is bow-fronted consisting of an open porch and first floor verandah featuring columns and ornamental balustrade panels. A plaque with the year “1936” inscribed on it is placed in the centre of the parapet flanked by capped posts. The walls of the house are rendered and painted. Windows are large and *Architectural Merit*

rectangular with either wooden, steel framed or aluminium casements. The rear of the house has a projecting facade which may have had open verandahs originally but now appears to be blocked up. The parapet balustrading to the flat roof matches that of the front facade and the single-storey annex. The mixed style of the house combines Western and Chinese architectural features.

The architectural style of the house is rather unusual and should be considered as having built heritage value. It is obvious that some of the original windows have been replaced. The recent renovation has enhanced the aesthetics of the exterior. The internal condition is not known.

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

The social value of the house seems to lie in it being the residence of Li Yau-lap, an overseas Chinese as well as a local benefactor and founder of the village. Its unusual architecture in mixed style gives it local interest.

***Social Value
& Local
Interest***

The building has group value with other historic houses with some Western influences in the village, including Shun Tak Kui (慎德居) (Grade 1), No. 176 Shung Ching San Tsuen (崇正新村 176 號) (Grade 2), and Kam On Lo (錦安廬) (Grade 3).

Group Value

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