

Historic Building Appraisal
Luen Wo Market
Luen Wo Hui, Fanling, New Territories

Luen Wo Market (聯和市場) was built in 1951 by the Luen Wo Land Investment Company Limited (聯和置業有限公司). This investment company was formed in 1946 by a group of local leaders and merchants including Pang Lok-shang (彭樂三 1875-), Lee Chung-chong (李仲莊 1874-1968), Tang Fan-shan (鄧勳臣), Pang Fu-wah (彭富華 ?-1969), Fung Kei-chek (馮其焯) and Lau Wai-heung (劉維香). *Historical Interest*

When Luen Wo Market was inaugurated in 1951, it was regarded as the largest market built in the New Territories since the Japanese Occupation (1941-1945). People went there to buy daily necessities including vegetables and fish. It became a thriving and important market centre with a bazaar of open-air stalls behind it and shop-houses in the surrounding streets. Luen Wo Market and Shek Wu Hui (石湖墟) of the Liu Clan (廖) were once two major markets and landmarks in Sheung Shui.

Until the 1980s, the large open space in front of the Market building maintained a 1-4-7 schedule (一四七墟期) when hawkers or farmers would sell their goods and farm produce on particular days. The 1-4-7 schedule was intentionally set in order to clash with that of the Shek Wu Market, so that people could choose which market to attend. Luen Wo Market lasted for 50 years until 2002, when all the stalls were relocated to the Luen Wo Hui Market and Cooked Food Centre (聯和墟街市及熟食中心). It is now vacant pending a decision about future development.

The architect was **Mr. Mok Yeuk Chan** (莫若燦) who adopted an early *Architectural Merit* **Modernist** style for this simple one-storey building. The building is E-shaped with brick and concrete columns supporting a reinforced concrete roof of beams and slabs. Rows of stalls are situated on each side of aisles and two management offices and two toilets were provided. There are seven entrances altogether with the central main entrance facing Luen Wo Road. The walls are rendered and painted and windows are mostly situated at high level. The roof, which appears from the underside to have a slight pitch, is concealed behind parapet walls which are stepped up to form pedimented panels in places. A projecting canopy over the windows runs all around the building.

This type of market building, whilst of very simple design, is quite rare in the New Territories and because of its history should be considered a valuable piece of built heritage. It has been vacated now for four years and is in need of care and maintenance. The two toilets appear to have been demolished, but *Rarity, Built Heritage Value & Authenticity*

apart from that, the building remains fairly authentic although dilapidated.

The market building was of great social value to the community in its heyday providing accommodation for sixty stalls selling meat, fish, vegetables, poultry and dry goods. It was the market centre for the surrounding region. It therefore has historic and local interest.

***Social Value
& Local
Interest***

The market building is physically close to St. Joseph's Church (聖約瑟堂) in No. 5 Wo Tai Street (和泰街), built in 1953, which is another local landmark in the Luen Wo Hui (聯和墟) area.

Group Value

If the present layout of small stalls set on each side of aisles is to be kept, it will be difficult to find an adaptive re-use. The numerous columns supporting the roof structure are also impediments to economic use of the floor plan. One possible use might be an amusement arcade.

***Adaptive
Re-use***