

**Historic Building Appraisal**  
**No. 99F Wellington Street,**  
**Central, Hong Kong**

Central is one of the earliest developed districts on Hong Kong Island since the British occupation in 1841. It was known as Central Circuit (中環) – one of the Four Circuits (四環), that is, Central Circuit, Upper Circuit (上環), Western Circuit (西環), and Ha Wan or Lower Bay/ Circuit (下灣／環). The building stands on Island Lot 164 S.C ss1. Land records show that the lease on this landed property commenced in 1844 and this must have been one of the earliest lots to be sold; however, it is not known when the lot was first built on. Possibly, there was an earlier building which the present building replaced. From a review of land records and official documents, it is concluded that the building was constructed in the 1920s or early 1930s.

A 19th-century owner of the lot is **Yeong Chau Ying** but his/ her personal background is not known. A property transaction took place on 9 October 1944 when the owner **Mr Loke Yuen Loke** (陸容樂), then living in Guangzhou (廣州) delegated the authority to **Mr Lai Chong Hong** (黎仲康) to sell the lot and the premises thereon to a merchant named **Mr Fok Wai Hung** (霍惠鴻) for M ￥65,000 (軍票 65,000 圓). After the war, the property was acquired by **Gee Chang Co. Ltd.** (志昌行) - an importer & exporter with a long history in Hong Kong. The ground floor has been a clothing fabric shop (呢絨疋頭店) named **Leung Yuk Kee** (梁煜記) since at least 1944 before the change of use into a bakery & café in recent years.

Wellington Street, which was named after a British political and military figure, the Duke of Wellington (1769–1852), was laid out in the early days of British colonial rule. It was rather close to the coastline and was in the core of the commercial-cum-residential area of the City of Victoria. There have been various trades here, and street markets can be found in the adjacent lanes. Some of old Hong Kong still remains in the atmosphere of the Wellington Street area with its street market and hawkers, the terraces and alleys off it, which are visual links with the past.

The building is rendered and painted and display an elegant **Neo-Classical** **Architectural Merit** influence exhibiting an **Italianate cornice** and **Venetian style balconies** at the first and second floor levels which seem to be original. It is a 3-storey shophouse building built with a narrow front elevation facing the street, but unlike conventional shophouses it does not have a covered walkway pavement. Instead the upper floors have narrow projecting balconies supported with a pair of columns. The original balustrades and decorative at the balconies on first and

second floor still remain, but the open-air balcony and balustrades on first floor have been enclosed by windows, glasses and shop's signboard to increase the internal space to maximize the use of space. There is a side staircase and two windows could be seen at the side façade on each floor.

This type of building is becoming very rare as older property makes way for redevelopment. There are not many shophouses now left in Central, which is characterized by the emergence of modern glass-walled high-rises, so that No. 99F Wellington Street must be considered a rare piece of built heritage.

It is prominently situated at the corner of Wellington Street and an alley. Its particular design is probably unique as it does not have a covered walkway pavement, and there is nothing in the vicinity of the same type. It reminds us of the old charm and character of the place as it was.

The old shophouse is in fact kept in rather authentic condition, which makes it more worth preserving.

The social value of this shophouse lies in its historical role in the commercial and social development of Central. It is part of the historical urban fabric. It serves as a reminder of old days and an important counterpoint against future development. One can only hope that Central will develop in such a way as to retain some of the most interesting pockets of what Central had once been.

No. 99F Wellington Street, together with several other historic residences and shops in the area, formed a group of very rare tangible cultural links to the past in Central. They include the pre-war shophouses at No. 172 Queen's Road Central (No. 123 Wellington Street), No. 174 Queen's Road Central (No. 125 Wellington Street) and No. 176 Queen's Road Central (No. 127 Wellington Street). Other physically close historic items include Pottinger Street (Grade 1), Ladder Street (Grade 1).

**Rarity, Built Heritage Value & Authenticity**

**Social Value & Local Interest**

**Group Value**

**Historic Building Appraisal**  
**Nos. 67 and 69 Des Voeux Road West,**  
**Sai Ying Pun, Hong Kong**

From a review of land records, the buildings at Nos. 67 and 69 Des Voeux Road West appear to date back to the 1920s but it is not known whether they replaced earlier buildings on the site. They were re-registered in 1942, when the occupying Japanese authority set up the House Registration Office to re-register deeds which were previously registered by the British administration and to register subsequent transactions affecting land. During the period of Japanese occupation in 1941-45, **Mr Wong Kong Chi** (黃江之) and **Ms Kwan Au Shi** (關區氏) were the registered owners of Nos. 67 and 69.

**Historical Interest**

The buildings are located in a densely crowded commercial-cum-residential area. And, like other Tong Lau 唐樓 (Chinese residences, shophouses), they were used for both purposes. The ground floor shop at No. 69 was previously occupied by a dried seafood shop known as Tai Sum Dried Seafood (大森海味). Before that, it was occupied by a famous local shop called Leung Wing Hing Incense Shop (梁永馨名香). The ground floor shop at No. 67 was previously occupied by a grocery and dried seafood shop thus signifying the history of the area being a famous “salted fish market” (鹹魚欄).

Des Voeux Road West runs along the original waterfront playa until the early 1900s, when reclamation gradually extended the seafront northwards. The road was renamed after Sir William Des Voeux, Hong Kong Governor between 1887 and 1891. After the 1897-1902 reclamation, the new seafront road was named Connaught Road, leaving Des Voeux Road West a block away from the harbour. Des Voeux Road West is called by the locals “dried seafood street” (海味街) as the area is in the traditional business of trading salted fish and dried seafood. The area is full of different local trades including Chinese herbal medicine stores, incense shops, Chinese grocery shops and rice stalls, etc.

**Architectural Merit**

This pair of shophouses is in the form of **Verandah Type Shophouse** consisted of a verandah which covers the walkway and is supported by three columns. It was built with a narrow front elevation facing Des Voeux Road West. The two buildings share the same staircases. They were constructed with bricks, reinforced concrete, and wooden beams. The style is simple **Neo-Classical**. Except the elaborated cornice, the simple linear design balustrade and also the decorative column head, the main façade of the building is in plain design without any special decorative features. The original open-air verandah has been enclosed by windows to increase the internal space for maximum use of space.

The wall surface of No. 67 Des Voeux Road West is rendered in white and

there are old advertising texts preserved and bearing Chinese characters painted in red, such as “裕豐行糖” (Yu Fung Hong Sugar) and “五燕牌粉麵” (Flour of the brand of “Five Swallows”). On the square columns are old shop signs such as “立新公司” (Lap Sun Company, which is famous for trading preserved food and Chinese wine) which shed light on the economic activities of the area in the historical past.

This pair of shophouses constructed in the 1920s is one of the very few examples of pre-World War II shophouses now left in Sai Ying Pun, so that they must be considered a rare piece of built heritage. They retain much of their architectural authenticity although the external wall finishing was detached and peeling off. Water stains and rusting were found on wall and ceiling of the building. Some vegetation was growing on the pipes. Since the shophouses were lack of maintenance, they were in poor condition.

The social value of the shophouses lies in their historical role in the commercial development of Sai Ying Pun, and the cheap living accommodation they provided for the working class. They serve as a reminder of the location of the seafront during the late 19<sup>th</sup> and early 20<sup>th</sup> centuries, thus having local interest as well as being a part of Hong Kong’s history.

Post-war shophouses and medium-rise structures can be found nearby as Sheung Wan is one of the early developed districts. So the subject building is considered to match with this early-developed area on Hong Kong Island. The shophouses at No. 1 Queen’s Road West (皇后大道西) and No. 207 Des Voeux Road West, and the old residences at Nos. 9-10 Yu Lok Lane (餘樂里) (which are graded items) are within walking distance from the subject building.

**Rarity,  
Built Heritage  
Value &  
Authenticity**

**Social Value  
& Local  
Interest**

**Group Value**

**Historic Building Appraisal**  
**Old British Military Hospital, Gatehouse and Gate Pillars**  
**Nos. 8 and 12 Borrett Road, Hong Kong**

The Old British Military Hospital was built between 1903 and 1906 and officially opened in 1907. The two roads which encompass the old hospital site, Bowen Road and Borrett Road, are named after historical figures. Bowen Road is named after **Sir George Ferguson Bowen** who served as Governor from 1883 to 1885. During his tenure Bowen established the Royal Observatory. He also ordered the construction of the Causeway Bay typhoon shelter and the Government Civil Hospital in Sai Ying Pun. Borrett Road is named after a military figure – **Lt. Gen. O.C. Borrett** who was GOC British Troops in China from 1932 to 1935.

The Gatehouse and Gate Pillars are situated at the main entrance to the Old British Military Hospital at the junction of Borrett Road and Bowen Road. As shown in old map and photographic record, the Gatehouse and Gate Pillars were built almost at the same time when the Old British Military Hospital site was earmarked and developed into an area for hospital purpose.

The Gatehouse and Gate Pillars are built in the **Classical Revival** style. The Gatehouse is a small single storey pentagonal building with rock-faced coursed masonry walls with brick backing built in an angle of a retaining wall but independent of it. It has a flat roof with a corner chimney stack and a moulded stone cornice at roof level. It has a rectangular window opening facing the road with a plain stone surround and a metal grille but no window. The doorway has a similar plain stone surround and a metal grille gate but no door. A simple arcade of four regular repetitive stone voussoired arches supported on columns is attached to one side of the Lodge forming an open covered verandah or colonnade. The roof cannot be seen because it is overgrown with vegetation.

The Gatehouse is described in a 1906 English-language newspaper article as a “porter’s lodge”. Gatehouses were small decorative buildings at the gateways of estates or large houses, serving as the accommodation and office for a gatekeeper or porter. Such buildings were often in pairs disposed symmetrically on either side of the gates such as can be seen at Government House. Park Gatehouses and gate pillars were notable features of 18<sup>th</sup> and 19<sup>th</sup> century English architecture and can be of great interest and quality often bearing a resemblance to the building they served.

Next to the window there is a cast iron rainwater pipe fitted with a rectangular hopper head inscribed “E.R.I.” which stands for the Latin title “Edwardus Rex Imperious” meaning “Edward King Emperor” (i.e. King

Edward VII who reigned from 1901 to 1910. Internally there is a small corner fireplace but little else. The floor is screeded. The concrete roof slab is cracked and is supported by rusty iron I-beams. Plaster is falling off the walls revealing the brick backing to the masonry.

Of the two Gate Pillars only one is complete, the other one having the upper section missing. The complete pier is built of ashlar masonry in Classical Revival style with a moulded base, four paneled sides, a plain frieze, four triangular pediments and a square moulded capping. The boundary wall to the road is built of coursed rock-faced masonry blocks with stepped moulded granite coping stones. At the end of the wall a wall tree has established itself with a spreading root system. A granite War Department boundary stone marked “W ↑ D” can be seen entangled in the root system. The section of the boundary wall in front of the Gatehouse is missing.

The Gatehouse and Gate Pillars are considered to have considerable built heritage value. One other example is the former Gate Lodge of the former Mountain Lodge in Mount Austin Road, The Peak (Declared Monument).

Regarding the present case, apart from the damaged one, the two Gate Pillars of the Old British Military Hospital seem to be authentic and have not been altered in any way.

The Gatehouse and Gate Pillars are components of the Old British Military Hospital, which has contributed to the well-being and development of society and the local community having been used firstly as a hospital, and then for school premises and NGOs for charitable social purposes. They are a reminder of the past and if restored may well generate local interest in the community.

The Gatehouse and Gate Pillars are part of the complex of the Old British Military Hospital – including the Main Building and the Annex Block – which has been accorded a Grade 1 status by the Antiquities Advisory Board (AAB). They are situated close to the historic compound of the Old Victoria Barracks, with the Flagstaff House being a declared monument and the others graded by the AAB. Together they form a significant group of built structures that served the former British military garrison.

**Historic Building Appraisal**  
**Meng Tak Primary School, Old Portion,**  
**No. 1 Cheung Man Road, Chai Wan, Hong Kong**

Meng Tak Primary School (明德小學) was founded in 1952 under the auspices of Father Stephen B. Edmonds, M.M. (文顯榮神父). With the opening of a new parish in Chai Wan Parish (柴灣堂區) in 1952, the Maryknoll missionaries set up a primary school in a rented premises within a cottage area in Chai Wan (柴灣平民房區) to offer education for the children from poor families. The primary school was initially housed in a wooden hut. To cope with increase in enrolment, the present old portion of the School was built in 1953 with the financial support of Maryknoll Mission.

Being the first primary school in Chai Wan, Meng Tak Primary School pioneered primary education for children in Chai Wan. Since its establishment the School has placed emphasis on the application of 'love and passion' (愛及熱誠) in developing the personal characters of youth and raising the quality of education in Hong Kong. Throughout the years, the School grew with Hong Kong and achieved its goals in education and religion. Some of graduates are now active members of the Chai Wan Parish.

The old portion of Meng Tak Primary School consists of a stone built single and two-storey pitched roof building to a U-shaped plan with open verandahs around a well kept garden planted with mature trees, flowering shrubs and lawns. The external elevations consist of random rubble masonry walls with features such as flat and segmental arches, buttresses and verandahs. The roof is covered with profiled metal sheeting which replaced an earlier asbestos sheet roof. Internally, the walls have been left unplastered as natural stonework and the original green glazed tiles floors and window cills still exist. Windows and doors are mostly of aluminum (not original) although some original doors still remain.

The old portion of Men Tak Primary School is a rare example of stone structure for school purpose in Hong Kong nowadays. Aesthetically, it is pleasing to look at, having some architectural merit. Renovations have been carried out over the years; however, it retains its original elegant appearance.

The social value and local interest of Meng Tak Primary School lies in its historical role in the field of education. It has a good reputation and is well known in the local community. It was the first primary school in Chai Wan and it still provides primary education for students in the area, and it does therefore

**Historical  
Interest**

**Architectural  
Merit**

**Rarity,  
Built Heritage  
Value &  
Authenticity**

**Social Value  
& Local  
Interest**

have a certain rarity value from the historical perspective.

The School reminds people not only of the contributions of the Maryknoll missionaries, but also the early development of schooling in Chai Wan. The School is fondly remembered by alumni who are proud of its role in charting a new course in education when Chai Wan was still a relatively remote outlying district on Hong Kong Island.

The immediate environs of Meng Tak Primary School is very impressive **Group Value** owing to its roominess and isolation from the hectic surroundings. Physically, it is close to Law Uk (羅屋), which is a declared monument.

**Historic Building Appraisal**  
**No. 65 Ha Heung Road,**  
**To Kwa Wan, Kowloon City, Kowloon**

The land lot on which this building stands (K.I.L. No. 1834) is held under **Historical Interest** Government Lease. The 75-year lease, renewable for another 75 years, was granted in 1904. This building stands on a former village site. The place names of Ha Heung Road (下鄉道) and To Kwa Wan (土瓜灣) are indicative of the rural origins of the area, giving considerable rural flavor to its history. In 1902, the residents in three districts: To Kwa Wan, Hok Un Kok (鶴園角) and Hung Hom (紅磡) grouped together to form the Hung Hom Three Districts Kaifong Association (紅磡三約街坊會).

The village around Ha Heung Road was cleared to make way for urban development and road construction in the early 1920s. Ha Heung Road was opened for use in 1926. Plans for a building on the site (No. 65 Ha Heung Road) to comply with the terms of the Building Covenant were approved by the Building Authority on 28 October 1930, and a building contract by the Messrs. Yim Chun & Co. was signed on 10 January 1931. The construction of the building was started in 1931 and was completed in 1932. The architect of the building was Raven & Basto (厘份及巴士圖畫則兼工程師樓) whose client was Mrs A. A. Loureiro d' Eca (member of a Portuguese family).

The building was eventually owned by a married woman named **Tam Pat** (譚八) who in mid-1938 sold it to **Mr Kong Kwan** (江坤) and **Ms Kong Loo Shi** (江盧氏) who were joint tenants of the site at the time. The personal background of these early owners is not known. The ground floor of the building has been used as a retail store called “林記” (Lam Kee) operated by a local family until the present time for at least two generations. The store is selling plastic products, but in the past a variety of goods varying from wines to honey (西洋菜蜜), from paper products to stationeries were sold. The first and second floors are now for residential use.

The building has a plan of southeast-northwest orientation, with its frontage facing southeast. It stands tightly adjacent to No. 63 at its right (southwest side) and No. 67 at its left (northeast side). It is a typical **Verandah Type Shophouse**. The front part facing the street consists of a first floor verandah jutting out over the pavement supported on two square columns to form a pedestrian arcade or covered walkway in front of the ground floor shop. **Architectural Merit**

The balcony at the first floor is enclosed with iron framed windows painted in a traditional green colour, while an iron burglar grille has been installed at the balcony of the second floor. The ornamentations are the column capitals at the ground and the first floors, and the cement grilles to the parapet at the second floor. There is a timber fanlight above the narrow and steep staircase with cement-screeded surface, landing paved with quatrefoil tiles and wooden handrail is at the southeastern side of the building.

The external wall and square columns are rendered in white and with old shop signs preserved and painted in red, such as “林記紙號” (Lam Kee Paper Products), “林記文房用具” (Lam Kee Stationeries). On the wall surface next to the stair entrance is also painted with Chinese advertising text “林記西洋菜蜜，澳門康健特製飲品” (Lam Kee water-cress honey nectar: healthy drinks from Macau) which shed some light on the business of the store in the past. However, the rendering and painting has faded.

This type of building is becoming very rare as older property makes way for redevelopment. No. 65 Ha Heung Road is a rare example of pre-war shophouse that still remains in To Kwa Wan, as all the neighbouring buildings on either side have been rebuilt in modern form.

Alterations include the enclosure of the open balconies, the installation of surface mounted plumbing, and the construction of a rooftop structure on the original flat roof over the balcony. A tree has taken root at the exterior of the first floor, but it can be removed and the other alterations are all reversible.

The building is long associated with the local trade of food, stationery and paper work and is related to the development of the area. The former village site has vanished both from Ha Heung Road and most people's memories, but the building remains as a reminder of the past development of the area. Its first ownership by a Portuguese family is also of social value and local interest.

Unlike the post-World War II era, when Shanghai commercial interests tended to dominate Hong Kong's industrial development and expansion, the overwhelming majority of enterprises in the old districts such as Kowloon City, for example, utilized Cantonese expertise and labour.

There are other historic buildings nearby, including Ma Tau Kok Animal Quarantine Depot (馬頭角牲畜檢疫站) (Grade 2), Tin Hau Temple (天后古廟) at No. 49 Ha Heung Road (Grade 3) and the Main Building of Heep Yunn School (協恩中學主樓) (Grade 3).

**Rarity,  
Built Heritage  
Value &  
Authenticity**

**Social Value  
& Local  
Interest**

**Group Value**

**Historic Building Appraisal**  
**No. 62 Fuk Wing Street,**  
**Sham Shui Po, Kowloon**

The exact year of construction of the 4-storey building at No. 62 Fuk Wing Street (福榮街) cannot be ascertained, but from a review of land records, it is believed to have been built around 1933. The land lot on which the building stands (New Kowloon Inland Lot No. 1683) is held under Government Lease. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Convention respecting an extension of the Hong Kong territory (展拓香港界址專條) signed as a result of war under which the New Territories (including New Kowloon) was leased to Britain.

Sham Shui Po (深水埗) was originally a rural area with a few villages scattered around. There was once a pier nearby built close to rocky cliffs where the deep water allowed easy anchorage of boats. Thus the name Shum(deep) Shui(water) Po(pier). The earlier reclamations in Sham Shui Po were done at the expense of the owners of large lots. From 1912, the government started to develop the area by building new roads, reclaiming land and filling the water tunnel to link scattered flat lands together. A second reclamation scheme was begun in 1919, which attracted more people to move into the area.

Fuk Wing Street (福榮街) – that is, the street where this building stands – was formerly called Tin Liu Street (田寮街) and it had appeared as early as 1925 in *Annual Report of the Director of Public Works* that year. It was renamed Fuk Wing Street in August 1930. In December 1933, the government re-arranged the Fuk Wing Street house numbers and what had been previously “No. 159 Fuk Wing Street” had become “No. 62 Fuk Wing Street” – a house number that has been used ever since.

The first registered owner of the building is **Chan Kam Shee**, but the background of this person (e.g. trade or business, in any) is not known. Typical as other pre-World War II Tong Lau 唐樓 (Chinese residence, shophouse), this building has been used for commercial purpose at the ground floor and residential accommodation at the upper floors. The ground floor has long been occupied by a Hong Kong-style “cha chan ting” (茶餐廳) selling coffee and noodles.

No. 62 Fuk Wing Street is built on an elongated rectangular plan with narrow frontage facing southwest. It is in the form of **Verandah Shophouse**. The upper floor verandahs project over the pavement supported on columns to form a covered walkway in front of the shop on the ground floor. It shares the partition wall with No. 64 at its northwest, and its southeast side is an alley

leading to back alley of the building.

The building is painted in light brown. The building has retained some original classical features, such as the square-shaped columns on the ground floor and their capitals and plinths, the stylish and delicate motifs at the façade at the ground and first floors, a projecting cornice at the first floor, the parapet and decorative column heads at the roof, window hoods and quite a number of the original wooden framed windows at the alley side of the building. The wide projecting cornices with prominent dentils are in the **Italianate** style, whilst the decorative cartouches and tablets at the top of the columns recall the **eclectic design Mannerism of the Ecole des Beaux-Arts** style of architecture in the late 19<sup>th</sup> century and early 20<sup>th</sup> century.

This type of Tong Lau (唐樓) is now becoming rarer in Hong Kong due to redevelopment and urban renewal. No. 62 Fuk Wing Street is in fact the only remaining pre-World War II shophouse in the street. There are alterations and additions, for example, the balconies at the first and second floors have been enclosed by modern aluminium-framed windows, and there is an additional one-storey structure on the original roof; however, the architectural authenticity of the building is kept to a large extent.

The social value of the building lies in the fact that it is a typical pre-World War II Tong Lau (唐樓) where business was, and still is, being operated on the ground floors while residential accommodation is located on the upper floors, thus signifying the history of Sham Shui Po being an old district with mixed residential and commercial/ retail uses. Therefore, it has social value and local interest as well as being a part of Hong Kong's history.

The building is within a walking distance with a number of other historic buildings, such as Sham Shui Po Police Station (深水埗警署) (Grade 2), Sam Tai Tszy Temple (三太子宮) (Grade 2), Mo Tai Temple (武帝廟) (Grade 2), Pak Tai Temple (北帝廟) (Grade 3) and a row of shophouses at Nos. 117-125 (odd numbers) Nam Cheong Street (南昌街 117-125 號的單數門牌號) (Grade 3).

**Rarity, Built Heritage Value & Authenticity**

**Social Value & Local Interest**

**Group Value**

**Historic Building Appraisal**  
**No. 96 Apliu Street,**  
**Sham Shui Po, Kowloon**

The building at No. 96 Apliu Street is a 3-storey Tong Lau 唐樓 (Chinese residence, shophouse) built between 1929 and 1936. It stands on Section B of N.K.I.L. No. 1215. According to the *Government Gazette* in 1929, the public auction for the sale of N.K.I.L. No. 1215 (the lot number before being sub-divided) was held in April 1929. In November 1936, the government re-arranged the house numbers of Apliu Street, to the effect that what was “No. 145 Apliu Street” has become “No. 96 Apliu Street” – a street number has since been adopted until now.

Sham Shui Po (深水埗) was originally a rural area. There was once a pier nearby built close to rocky cliffs where the deep water allowed easy anchorage of boats. Thus the name Shum(deep) Shui(water) Po(pier). The earlier reclamations were done at the expense of the owners of large lots. From 1912, the government started to develop the area by building new roads, reclaiming land and filling the water tunnel to link scattered flat lands together. A second reclamation scheme was begun in 1919, which attracted more people to move into the area. Apliu Street (鴨寮街) originates from a village having a cluster of duck sheds which was cleared in 1909 for the construction of the Street and the works was completed in 1920.

The earliest recorded owner of No. 96 Apliu Street was **Mr Wong Yiu Tung** (黃耀東) who was a well-known businessman and landowner in Sham Shui Po. **Mr Wong**, together with other residents, donated money to build **Sham Shui Po Public Dispensary** (深水埗公立醫局) (Grade 2 building) for the benefits of the locals. This property was re-registered under the names of two members of the Wong family, namely, Mr Wong Kam Pun (黃錦泮) and Mr Wong Kam Chu (黃錦籌) in 1942, when the Japanese authority set up the House Registration Office to re-register deeds which were registered by the British administration and to register subsequent transactions affecting land.

The building at No. 96 Apliu Street is also long associated with a traditional family-owned textile retail trade which is important to the social and economic development of Sham Shui Po. The existing retail shop, known as Maxington Textile Ltd. bearing Chinese characters “萬興泰紡織品有限公司” has been operating at the ground floor for many years, while the upper floors have been used as residence and store.

No. 96 Apliu Street is in the form of **Verandah Shophouse**. It was built on an elongated rectangular plan with narrow frontage facing southwest. The upper

**Historical  
Interest**

**Architectural  
Merit**

floor verandahs project over the pavement supported on columns with column capitals to form a covered walkway in front of the shop on the ground floor. The construction is a reinforced concrete frame structure with brick partitions internally. The building is painted in white, with the Chinese name of the textile retail shop painted in red vertically on the columns at the ground floor.

The front façade presents a rather elegant appearance in Neo-classical style with pseudo-classical or Mannerist type features replacing pure classical features. One of the special architectural features is **a pair of classical circular columns** at the balcony of the first floor, which is not usual for pre-war shophouses. Other original features include the square-shaped columns on the ground floor and their stylish-decorated capitals and plinths, the balustrades at the first floor balcony, and the parapet and decorative column heads at the roof.

This type of shophouse is now becoming rarer in Hong Kong due to redevelopment and urban renewal. There are alterations and addition, e.g. the balcony at the first floor and the roof are enclosed by modern metal-framed windows, but it is in fact one of the few remaining shophouses at this street kept in rather authentic condition, which makes it more worth preserving.

This is a good example of a family-owned Tong Lau 唐樓 where a family business was, and still is, being operated on the ground floor while its store and residential accommodation are located on the upper floors, thus signifying the history of the area being an old district with mixed residential and commercial/retail uses with many light industries which were set up in the area in the 1920s, and greatly expanded in the 1930s.

The building is within a walking distance with a number of other historic buildings, such as the Sam Tai Tsz Temple (三太子宮) (Grade 2), Mo Tai Temple (武帝廟) (Grade 2), Pak Tai Temple (北帝廟) (Grade 3) and the row of shophouses at Nos. 117-125 (odd numbers) Nam Cheong Street (南昌街 117-125 號的雙數門牌號) (Grade 3).

**Historic Building Appraisal**  
**Nos. 109 and 111 Lockhart Road,**  
**Wan Chai, Hong Kong**

The lease of the two Island Lots (IL 3521 S.A and IL 3521 RP) on which Nos. 109 and 111 stand, commenced in 1929. The first registered owner of No. 109 was **Mr Li Wing Tun**, whilst owner of No. 111 was **Mr Li Po Chun** (李寶椿) who was a prominent businessman and a major shareholder of The Bank of East Asia (東亞銀行). After the fall of Hong Kong in December 1941, **Mr Li Po Chun** stayed in Hong Kong and Nos. 109 and 111 were re-registered under his name as owner in 1942, when the occupying Japanese authority set up the House Registration Office to re-register deeds which were previously registered by the British administration and to register subsequent transactions affecting land.

Lockhart Road (駱克道) was constructed in the late 1920s as part of the Praya East Reclamation Scheme which was completed. The Road was gazetted on 14 June 1929, when its Chinese name was originally known as 駱客道. It is a long road commencing at the east boundary of the then Royal Naval Arsenal Yard (皇家海軍軍器廠) and terminating at its junction with Percival Street (波斯富街). Like other new roads in this part of Wan Chai, it was named after colonial government officials – in this case J.H. Stewart Lockhart, former Colonial Secretary and Registrar General.

Shortly after the Japanese takeover of Hong Kong, residents living around Lockhart Road were forced to move out to make way for the Japanese army to turn the area into a red-light area known as ‘entertainment area’ with brothels, singing stages, etc. After the war, Lockhart Road became a bar district where tourists and foreign soldiers on vacation came and enjoyed themselves. This part of Wan Chai is now a bar area with many restaurants, bars and pubs catered to the locals’ and tourists’ varied needs and wants. The area is also full of interior design houses and building materials shops.

The shophouses were built in the 1930s. The construction is a reinforced concrete frame structure with brick partitions internally. According to typical shophouse design, the plans are elongated rectangular with narrow frontages facing Lockhart Road. They are in the form of **Verandah Type Shophouse** having a projected verandah supported on granite columns over pavement. The façade features display a “**stripped neo-classical**” influence. There are balustrades on the upper floors and projected cornice on the roof parapet. At the common staircase entrance on the ground floor, there is a distinguished triangular shaped decorative pediment.

The rapid redevelopment within the Wan Chai district caused demolition of large numbers of pre-war shophouses to make way for high-rise buildings. This pair of shophouses with its projected verandahs covering the public footpath is the last few reminders of the pre-World War II development in the Praya East reclamation which was undertaken in the 1930s. Nos. 109 & 111 Lockhart Road therefore are a rare piece of built heritage. Their architectural authenticity has been affected to some extent by enclosure of front verandahs and modern aluminum replacement windows but these alterations can be considered as reversible.

The social value of the shophouse lies in the contribution it has made to urban development. It has evolved through several different types and this particular shophouse is part of the historical urban fabric.

Nos. 109 & 111 Lockhart Road, together with several other graded items in the area, form a group of very significant traditional shophouses in Wan Chai. They include those on No. 18 Ship Street (船街), Nos. 72, 72A, 74 and 74A Stone Nullah Lane (石水渠街), those on Nos. 6, 8, 10 and 12 Burrows Street (巴路士街), Nos. 2, 4, 6 and 8 Hing Wan Street (慶雲街), Nos. 1, 3, 5, 7, 9 & 11 Mallony Street (茂羅街) and Nos. 186, 188 & 190 Queens Road East (皇后大道東). Other physically close graded items include Hung Shing Temple (洪聖古廟) on Nos. 129-131 Queen's Road East and Wan Chai Market (灣仔街市) on No.264 Queen's Road East.

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

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

**Group Value**

**Historic Building Appraisal**  
**Nga Tsin Wai Village, Entrance Gate,**  
**Wong Tai Sin, Kowloon**

The Nga Tsin Wai Entrance Gate was built in **1724**. Nga Tsin Wai (衙前圍) literally means “a walled village in front of a yamen [office of a local bureaucrat]”. This place name suggests that the village must have been in the vicinity of a yamen. Indeed, the Kowloon area has other place names referring to a yamen, for example, Nga Tsin Long (衙前壠, literally, “fields in front of a yamen”) immediately south of Kowloon City, and Nga Yau Tau (衙右頭, literally, “The right-hand side of a yamen”) in the upper end of Ma Tau Wai. Both of the places are very close to Nga Tsin Wai.

There is a saying that the village of Nga Tsin Wai was founded by three men who came to the area with the exiled Song Dynasty boy emperor Bing (宋帝昺) (1271-1279). One, Ng Shing-tat (吳成達) was a civil official, another, Chan Chiu-in (陳朝賢) was a military official, and the third, Li Shing-kwai (李成規) was also attached to the Song court in some capacity. When the boy emperor fell in 1279, the three men jointly established the village. The village was rebuilt in 1724 after the Coastal Evacuation in early Qing Dynasty.

Originally, the inhabitants lived scattered through the area, but, in 1724, a group of them built a walled village and came together to live inside the walls to defend themselves against bandits and pirate attack, whilst some preferred to settle elsewhere in the surrounding area. Later on, branches of the clans moved out of the area to Siu Lek Yuen in Sha Tin (沙田小瀝源), Tseung Kwan O (將軍澳) and Lamma Island (南丫島). Over time, most of the members of the Chan and Li clans moved out, and the village becomes almost entirely resided in by the Ngs.

Nga Tsin Wai was the head village of an inter-village alliance known as the Alliance of Seven in Kowloon (九龍七約) which was formed with the villages nearby for mutual defence against outside attack. This alliance in fact comprised nine villages, not seven. The reason for this is that originally the alliance was not of seven villages, but of seven *baojia* (保甲, a system of collective neighbourhood defence). Several of the villages included in the alliance are very tiny, and would certainly have been combined for *baojia* purposes with other, larger villages nearby. Nowadays, all the alliance member villages except Nga Tsin Wai had been cleared.

The construction of Nga Tsin Wai follows the traditional Chinese walled village layout. It consisted of a rectangular, almost square, walled enclosure with two-storied watchtowers at the four corners and an entrance facing the

*Architectural Merit*

east. The walls, which stood about 12 feet high, were of bricks with stone foundations. The Entrance Gate and the Tin Hau Temple are located at the western and eastern end of the central axis of the village. Nga Tsin Wai was bordered by a wide moat (between 30 and 35 feet wide) spanned by a bridge leading to the single gate, but the Kai Tak Nullah (啟德明渠) built in 1942 came so close to the village that the moat had to go – it was filled in with the debris from the construction of the new nullah.

The Entrance Gate is a one-hall two-storey structure with brick walls supporting its flat roofs of reinforced concrete. The doorway of the entrance is rectangular whilst its internal one is arched. The gate on top is embedded with a stone tablet with characters in Chinese “慶有餘” (Hing Yau Yu, literally, “celebration of over-abundance”). There is a niche housing the Earth God (土地) within the Entrance Gate. The original gun-chamber above the gate has been turned into the office of Nga Tsin Wai Rural Committee (衙前圍鄉事委員會).

The Entrance Gate is an item of built heritage value. There are other entrance gates in Hong Kong in this architectural style, but this one is unique in its history related to Nga Tsin Wai, which is the only remaining walled village in Hong Kong’s urban area. The original gun-chamber on the upper part of the Gate has undergone alterations.

Presently, the original village layout of Nga Tsin Wai including the lane pattern is retained. However, the watchtowers were demolished and the moats were filled up. Most of the original village houses are gone and the remaining ones are dilapidated.

The Entrance Gate is of social value to the village dwellers. It was the only access to the village in the past and it provided protection to the village at times of crisis. The villagers closed and barred their gates against the attacks in 1854 and 1967 respectively, in the wake of the Taiping Rebellion and the leftist inspired riots.

The Entrance Gate has group value with other old buildings in its environs, **Group Value** such as the Tin Hau Temple of the village and the Ng Ancestral Hall.

**Rarity,  
Built Heritage  
Value &  
Authenticity**

**Social Value  
& Local  
Interest**

**Historic Building Appraisal**  
**Nga Tsin Wai Village, Ng Ancestral Hall,**  
**Wong Tai Sin, Kowloon**

The Nga Tsin Wai Ng Ancestral Hall was built in 1962. Nga Tsin Wai (衙前圍) literally means “a walled village in front of a yamen [office of a local bureaucrat]”. This place name suggests that the village must have been in the vicinity of a yamen. Indeed, the Kowloon area has other place names referring to a yamen, for example, Nga Tsin Long (衙前壠, literally, “fields in front of a yamen”) immediately south of Kowloon City, and Nga Yau Tau (衙右頭, literally, “The right-hand side of a yamen”) in the upper end of Ma Tau Wai. Both of the places are very close to Nga Tsin Wai.

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Originally, the inhabitants lived scattered through the area but, in 1724, a group of them built a walled village and came together to live inside the walls to defend themselves against bandits and pirate attack, whilst some preferred to settle elsewhere in the surrounding area. Later on, branches of the clans moved out of the area to Siu Lek Yuen in Sha Tin (沙田小瀝源), Tseung Kwan O (將軍澳) and Lamma Island (南丫島). Over time, most of the members of the Chan and Li clans moved out, and the village becomes almost entirely resided in by the Ngs.

Nga Tsin Wai was the head village of an inter-village alliance known as the Alliance of Seven in Kowloon (九龍七約) which was formed with the villages nearby for mutual defence against outside attack. This alliance in fact comprised nine villages, not seven. The reason for this is that originally the alliance was not of seven villages, but of seven *baojia* (保甲, a system of collective neighbourhood defence). Several of the villages included in the alliance are very tiny, and would certainly have been combined for *baojia* purposes with other, larger villages nearby. Nowadays, all the alliance member villages except Nga Tsin Wai had been cleared.

**Historical Interest**

The construction of Nga Tsin Wai follows the traditional Chinese walled village layout. It consisted of a rectangular, almost square, walled enclosure with two-storied watchtowers at the four corners and an entrance facing the east. The walls, which stood about 12 feet high, were of bricks with stone foundations. The Entrance Gatehouse and the Tin Hau Temple are located at the western and eastern end of the central axis of the village. Nga Tsin Wai was bordered by a wide moat (between 30 and 35 feet wide) spanned by a bridge leading to the single gate, but the Kai Tak Nullah (啟德明渠) built in 1942 came so close to the village that the moat had to go – it was filled in with the debris from the construction of the new nullah.

At the western end of the old moat of Nga Tsin Wai which is long gone, there is a Ng Ancestral Hall managed by Ng Shing Tat Tso (吳成達祖), the ancestral trust of the Ng clan in Nga Tsin Wai. It was built in 1962 to replace an earlier ancestral hall which was taken down to make way for the construction of Tung Tau Estate (1960) and its access roads. The present ancestral hall is a traditional Chinese style vernacular building of a one-hall plan, fronted by a courtyard. It is constructed of concrete with its walls to support its pitched roof covered with green ceramic glazed tiles. The name board of the ancestral hall is above the doorway. The walls are plastered and painted yellow and white externally.

There are other ancestral halls in Hong Kong in this architectural style, but this Ancestral Hall is unique in its history related to Nga Tsin Wai, the last surviving example of the walled village in urban area. The Ng Ancestral Hall is a modern building built of traditional Chinese style.

The building is a place of ancestral worship of the Ng clansmen of Nga Tsin Wai, who had donated funds for the construction of the Kowloon City Hau Wong Temple (九龍城侯王廟). They were also important in the foundation (1880) and early history of Lok Sin Tong (樂善堂), a charitable organization founded with enthusiastic support from the Sub-Magistrate, the local Military Commander and merchants in the Kowloon City Market. For example, the Ng clan donated the land on which Lok Sin Tong stood at its foundation and they were prominent among the Tong's early Directors.

The Ancestral Hall has group value with other old buildings in its environs, such as the Entrance Gate and Tin Hau Temple of the village. It is also related to the nearby Chi Tak Public School (至德公立學校) which was opened in 1962.

**Architectural Merit**

**Rarity, Built Heritage Value & Authenticity**

**Social Value & Local Interest**

## Historic Building Appraisal

### Nga Tsin Wai Village, Tin Hau Temple, Wong Tai Sin, Kowloon

The Nga Tsin Wai Tin Hau Temple was built **before 1732**. Nga Tsin Wai (衙前圍) literally means “a walled village in front of a yamen [office of a local bureaucrat]”. This place name suggests that the village must have been in the vicinity of a yamen. Indeed, the Kowloon area has other place names referring to a yamen, for example, Nga Tsin Long (衙前壠, literally, “fields in front of a yamen”) immediately south of Kowloon City, and Nga Yau Tau (衙右頭, literally, “The right-hand side of a yamen”) in the upper end of Ma Tau Wai. Both of the places are very close to Nga Tsin Wai.

#### ***Historical Interest***

There is a saying that the village of Nga Tsin Wai was founded by three men who came to the area with the exiled Song Dynasty boy emperor Bing (宋帝昺) (1271-1279). One, Ng Shing-tat (吳成達) was a civil official, another, Chan Chiu-in (陳朝賢) was a military official, and the third, Li Shing-kwai (李成規) was also attached to the Song court in some capacity. When the boy emperor fell in 1279, the three men jointly established the village. The village was rebuilt in 1724 after the Coastal Evacuation in early Qing Dynasty.

Originally, the inhabitants lived scattered through the area but, in 1724, a group of them built a walled village and came together to live inside the walls to defend themselves against bandits and pirate attack, whilst some preferred to settle elsewhere in the surrounding area. Later on, branches of the clans moved out of the area to Siu Lek Yuen in Sha Tin (沙田小瀝源), Tseung Kwan O (將軍澳) and Lamma Island (南丫島). Over time, most of the members of the Chan and Li clans moved out, and the village becomes almost entirely resided in by the Ngs.

Nga Tsin Wai was the head village of an inter-village alliance known as the Alliance of Seven in Kowloon (九龍七約) which was formed with the villages nearby for mutual defence against outside attack. This alliance in fact comprised nine villages, not seven. The reason for this is that originally the alliance was not of seven villages, but of seven *baojia* (保甲, a system of collective neighbourhood defence). Several of the villages included in the alliance are very tiny, and would certainly have been combined for *baojia* purposes with other, larger villages nearby. Nowadays, all the alliance member villages except Nga Tsin Wai had been cleared.

The construction of Nga Tsin Wai follows the traditional Chinese walled village layout. It consisted of a rectangular, almost square, walled enclosure with two-storied watchtowers at the four corners and an entrance facing the

#### ***Architectural Merit***

east. The walls, which stood about 12 feet high, were of bricks with stone foundations. The Entrance Gatehouse and the Tin Hau Temple are located at the western and eastern end of the central axis of the village. Nga Tsin Wai was bordered by a wide moat (between 30 and 35 feet wide) spanned by a bridge leading to the single gate, but the Kai Tak Nullah (啟德明渠) built in 1942 came so close to the village that the moat had to go – it was filled in with the debris from the construction of the new nullah.

The Tin Hau Temple was built before 1732 when a once-in-ten-year ritual called Dajiao (打醮) was held in Nga Tsin Wai. In 1948, the villagers undertook a full-scale renovation of this temple in thanksgiving for the favours shown them by the goddess during the years of wartime hardship. The temple is a small traditional Chinese style vernacular building of a one-hall plan. Its pitched roof is covered with yellow ceramic glazed tiles. The front wall façade is with yellow ceramic tiles and newly installed ceramic tile paintings of legendary story of the Eight Immortals (八仙). The main ridge is with vertical geometric mouldings topped with two aoyus (鰐魚) and a pearl in the middle. Above the doorway of the recessed entrance is the name board of the temple.

There are other Tin Hau temples in Hong Kong in this architectural style, but this one is unique in its history related to Nga Tsin Wai, which is the only remaining walled village in Hong Kong's urban area. Plastering, false brick patterns and concrete columns added have affected the authenticity of the historic building.

Presently, the original village layout of Nga Tsin Wai including the lane pattern is retained. However, the watchtowers were demolished and the moats were filled up. Most of the original village houses are gone and the remaining ones are dilapidated.

The Tin Hau Temple was owned by all three of the Nga Tsin Wai clans, and the temple manager, chosen by the elders of the three clans, is the village headman. The inhabitants of the Alliance of Seven in Kowloon (九龍七約) did worship the Nga Tsin Wai Tin Hau on her birthday each year: it is likely that this was the ritual focus of the Alliance. The Temple therefore performed the function of consolidating the three clans living in Ngai Tsin Wai and the nearby villages.

The Temple has group value with other old buildings in its environs, such as the Entrance Gate of the village and the Ng Ancestral Hall.

**Rarity ,  
Built Heritage  
Value &  
Authenticity**

**Social Value  
& Local  
Interest**

## Historic Building Appraisal

No. 23 Argyle Street,

Mong Kok, Kowloon

### *Historical Interest*

Land records show that the lease on this landed property (which stands on Section E of Kowloon Inland Lot No. 2182) commenced in 1929 and the building was probably built in the 1930s. Argyle Street (亞皆老街), one of Mong Kok's busiest thoroughfares, was laid out in the early days of British takeover of Kowloon peninsula. It was being constructed by phases to connect Mong Kok with Kowloon City since the 1870s. In 1929, the government re-arranged the house numbers of Argyle Street and what had been "No. 12 Argyle Street" has become "No. 23 Argyle Street" – a street number which has been adopted ever since.

One of the earliest owners of the building was **Wong Chan Woon** (黃燦垣) who was being assigned the premises from a deceased **Liu Kai Luen** in 1930. The building was re-registered in 1942, when the occupying Japanese authority set up the House Registration Office to re-register deeds which were previously registered by the British administration and to register subsequent transactions affecting land. Typical as other pre-WWII shophouses, the ground floor is shops and the upper floors are residential flats. Once the ground floor was used as a cake shop, and now it is a shop selling buns and snacks.

The four-storey shophouse in No. 23 Argyle Street is built on an elongated rectangular plan with narrow frontage facing south. It is in the form of **Verandah Shophouse**. The upper floor verandahs project over the pavement supported on columns to form a covered walkway in front of the shop on the ground floor.

The façade is rather plain with hardly any architectural detail. The exterior is mainly painted in light brown and is kept at a rather good condition. The pair of columns, an important character defining element of the building, is painted in white. What makes the columns special is that they are combination of two shapes, with the sides facing the adjacent Nos. 21 and 25 in square-shaped while the side facing No. 23 in circular-shaped. There are string courses at the second and third floor levels and a projecting cornice at parapet level.

The front façade is not a particularly brilliant piece of architecture and the building is now the only remaining shophouse of the verandah type left on the street because the new buildings on either side have been set back behind the pavement.

This type of shophouse is now becoming rarer in Hong Kong due to

### *Architectural Merit*

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

redevelopment and urban renewal. The balconies from the first to third floors are enclosed with modern aluminum framed windows with air-conditioners installed on them. Although the building has undergone some additions and alterations, its authenticity is kept to some extent.

The social value of the building lies in the fact that it is a pre-World War II shophouse. This kind of shophouse is significant in the evolution of Kowloon's social and commercial development. It gives us a glimpse into the past, and its presence reminds us of the past and serves as an important counterpoint against future development.

The building is within a walking distance with a number of other historic shophouses, such as the row of shophouses at Nos. 600-606, 612-614 and 620-626 (even numbers) Shanghai Street (上海街 600-606、612-614、620-626 號的雙數門牌號) (Grade 2), the shophouse at No. 729 Nathan Road, and the shophouse at No. 1235 Canton Road.

## Historic Building Appraisal

**No. 24 Mong Kok Road,  
Mong Kok, Kowloon**

The land lot on which the building stands (Section B of Kowloon Inland Lot No. 2095) is located in Mong Kok. The name “Mong Kok” originated from a small village called “芒角” near Sai Yee Street (洗衣街) nowadays. The area was supported by vegetables cultivation and the rearing of chicken and pigs. Shortly after their takeover of Kowloon Peninsula, the British laid out Station Street (差館街), which was renamed Shanghai Street (上海街) in 1909, to connect Yau Ma Tei with Sham Shui Po running through Mong Kok. Mong Kok Road (旺角道) was built to facilitate the east-west communication of the area, which grew increasingly prosperous in the 20<sup>th</sup> century and was given the Chinese name “旺角” with a wish of prosperity.

According to *Government Gazette* in 1927, the public auction for the sale of K.I.L. No. 2095 (the lot number before being sub-divided) was held in December 1927, and the building on site is believed to have been built in 1928. One of the earliest registered owners of the building was **Ms Chan Hang Yuen** (陳杏苑), **Ms Tong Chan Shi** (唐陳氏) and **Ms Tong Po Ying** (唐寶英) but their personal background (e.g. trade or business, if any) is not known. A pawnshop called “元豐大押” used the building as office for many decades before it closure. The building is currently used as a sportswear shop.

No. 24 Mong Kok Road is built on an elongated rectangular plan with narrow frontage facing south. It is in the form of **Verandah Shophouse**. The construction is a reinforced concrete frame structure with brick partitions internally. The upper floor verandahs project over the pavement supported on columns to form a covered walkway in front of the shop on the ground floor. The façade is now crudely covered over by commercial panels, and the original circular-shaped columns on ground floor have been replaced by a modern square-shaped pair with commercial panels on all sides. All architectural merits of the original building, such as the classical columns, the projecting cornice at the parapet level and the stylish motifs underneath, can no longer be observed.

Although this type of shophouse is now becoming rarer in Hong Kong due to redevelopment, alterations and additions, the authenticity of this one at No. 24 Mong Kok Road has been severely undermined by unsympathetic building works.

The social value of the building lies in the fact that it is a typical pre-World

**Historical Interest**  
**Architectural Merit**  
**Rarity, Built Heritage Value & Authenticity**  
**Social Value**

War II shophouse. This kind of shophouses is illustrative of the evolution of **& Local Interest** Kowloon's social, cultural and commercial development. It gives us a glimpse into the past, and its presence reminds us of the past and serves as an important counterpoint against future development.

The building is within a walking distance with a number of other historic buildings, such as a row of shophouses at Nos. 600-606, 612-614 and 620-626 (even numbers) Shanghai Street (上海街 600-606、612-614、620-626 號的雙數門牌號) (Grade 2) and the shophouse at No. 729 Nathan Road (彌敦道 729 號) (Grade 3).

**Historic Building Appraisal**  
**Nos. 1166 & 1168 Canton Road,**  
**Mong Kok, Kowloon**

The buildings at Nos. 1166 and 1168 Canton Road are a pair of 4-storey **Tong Lau** 唐樓 (Chinese residence, shophouse) probably built in the 1930s. Typical as other pre-WWII shophouses, they have been used for commercial purpose at the ground floors and residential flats at the upper floors. Nowadays both shops at the ground floor are occupied by a shop of construction materials, while the flats upstairs are for residential use.

The buildings are located in Mong Kok. The name “Mong Kok” originated from a small village called “芒角” near Sai Yee Street (洗衣街) nowadays. The area was supported by vegetables cultivation and the rearing of chicken and pigs. Shortly after their takeover of Kowloon Peninsula, the British laid out Station Street (差館街), renamed Shanghai Street (上海街) in 1909, to connect Yau Ma Tei with Sham Shui Po running through Mong Kok. The area grew increasingly prosperous in the 20<sup>th</sup> century, and it was given the Chinese name “旺角” with a wish of prosperity.

The construction of Canton Road (廣東道) commenced in 1870. This road runs through Tsim Sha Tsui, Yau Ma Tei, Mong Kok and Sham Shui Po. Canton Road was originally called MacDonnell Road, named after Governor Sir Richard MacDonnell who was in office between March 1866 and April 1872. It was given a new name “Canton Road” in 1908 to distinguish it from another road – MacDonnell Road – on Hong Kong Island.

Nos. 1166 and 1168 Canton Road are built on an elongated rectangular plan with narrow frontage facing west. They are in the form of **Verandah Shophouse**. The upper floor verandahs project over the pavement supported on columns to form a covered walkway in front of the shops on the ground floor. They share a common staircase.

The exterior is painted mainly in white and partly in light brown at second and third floors, and is kept at a rather good condition. One distinctive feature of the buildings is the arched openings at the third floor, which was a decorative element of some pre-WWII shophouses in Mong Kok area but is now rarely seen. Other original features include the three square-shaped columns at the ground floor and their capitals and plinths, the parapet and decorative column heads at the third floor, and the intertwining vine motifs at the ceiling above the covered walkway. The building’s architectural character judging from the remaining architectural features and the date of construction (c. 1930s) was “**stripped neo-classical**”.

This type of shophouse is now becoming rarer in Hong Kong due to redevelopment and urban renewal. Nos. 1166 and 1168 Canton Road are in fact the only remaining shophouses appeared in pair with arched openings on the topmost floor at the district, which makes them more worth preserving. There is evidence of recent repairs on the front façade and alterations such as the use of aluminium framed windows to enclose the balconies at the first and third floors. Although undergoing some alteration, their authenticity is kept at a large extent.

The social value of this pair of buildings lies in the fact that it is a typical pre-World War II shophouse. This shophouses is significant in the evolution of Kowloon's social, cultural and commercial development. It gives us a glimpse into the past, and its presence reminds us of the past and serves as an important counterpoint against future development.

The buildings are within a walking distance with a number of other historic buildings, such as Lui Seng Chun (雷生春) (Grade 1) and the shophouse in No. 1235 Canton Road (廣東道 1235 號) (Grade 3).

**Rarity,  
Built Heritage  
Value &  
Authenticity**

**Social Value  
& Local  
Interest**

**Group Value**

**Historic Building Appraisal**  
**Nos. 18 and 20 Nullah Road,**  
**Yau Tsim Mong, Kowloon**

This pair of 3-storey Tong Lau 唐樓 (Chinese residences, shophouses), which stand on Section A of K.I.L. No. 2666 and the Remaining Portion of K.I.L. No. 2665, are located in Mong Kok. The name “Mong Kok” originated from a former village called “芒角” near Sai Yee Street (洗衣街) nowadays. The area was supported by vegetables cultivation and the rearing of chicken and pigs. Shortly after their takeover of Kowloon Peninsula, the British laid out Station Street (差館街), renamed Shanghai Street (上海街) in 1909, to connect Yau Ma Tei with Sham Shui Po running through Mong Kok. The area grew increasingly prosperous in the 20<sup>th</sup> century, and it was given the Chinese name “旺角” with a wish of prosperity.

This pair of buildings was built around 1929. A property transaction of No. 18 Nullah Road took place on 9 November 1944 when its owner **Ms Kan Au Shi** (簡區氏) – who was the widow of a deceased merchant **Kan Lun Hing** (簡綸興) alias **Kan Yuk Shu** (簡玉書) alias **Kan Toi Hin** (簡代衍) – sold the lot and the premises thereon to **Mr Ho Chung King** (何松涇) for M¥110,000 (軍票 110,000 圓). And, this property transaction was personally executed by a famous figure **Mr Lo Man-kam** (羅文錦), unofficial member of Legislative Council in 1935-41, who carried out the job in 1944 on behalf of **Lo & Lo Solicitors & Notaries Public** (羅文錦羅文惠律師事務所).

Nullah Road (水渠道) was so named because there had been an old nullah (an open water channel) along the Road. By the end of 1960, the nullah was decked and cannot be seen any more. The Nullah Road project was one of the first 12 decking works carried out by the Public Works Department, which in 1956 embarked on a programme of nullah decking and reconstruction, in order to remove obstacles to the free movement of traffic and to eliminate sanitary nuisances to the public. The land obtained from decking has been used for surface works like urban greening, amenities and road widening, forming part of the adjacent public ground.

Typical as other pre-WWII Tong Lau, Nos. 18 and 20 are used for mixed residential and commercial use. They are built on an elongated rectangular plan with narrow frontage facing northwest. They are in the form of **Verandah Shophouse**, that the upper floor verandahs project over the pavement supported on columns to form a covered walkway in front of the shops on the ground floor. They have their own staircase. The construction is a reinforced concrete frame structure with brick partitions internally.

Externally, the buildings are painted in white. The balconies have been enclosed with aluminium framed window. No. 18 is further covered by a large commercial poster extending from the first to the second floor, completely sealing the visibility of the windows. They have retained some original features, such as the grooved front façade imitating stonework, the square-shaped columns on the ground floor and their capitals and plinths, decorative corbels between the columns and lintels, the projecting cornice at the parapet level and the stylish and delicate motifs underneath, and part of the original grid-form balustrades at the verandah. The decorative motifs at the tops of the columns are classical ornaments consisting of wreaths, ribbons husks and bell-flowers favoured by the architect Robert Adam.

After the Second World War many pre-war buildings in Mong Kok were replaced by high-rise blocks but somehow Nos. 18 and 20 Nullah Road managed to survive redevelopment. They are in fact the only remaining shophouses that appear in pair on this road.

Although having undergone some alterations, the shophouses retain their character-defining elements to a large extent. Sympathetic restoration of the facades would undoubtedly improve the appearance of this part of the street. The prominent corner position is also in their favour, as they can be viewed from a distance along the two main roads.

The social value of the premises lies in the fact that they typical pre-World War II Tong Lau (唐樓) where business was, and still is, being operated on the ground floors while residential accommodation and stores are located on the upper floors, thus signifying the history of Mong Kok being an old district with mixed residential and commercial/ retail uses. Therefore, it has social value and local interest as well as being a part of Hong Kong's history.

The buildings are within a walking distance with a number of other historic buildings, such as Lui Seng Chun (雷生春) (Grade 1), Old Kowloon Police Headquarters (舊九龍警察總部) (Grade 2), the row of shophouses at 190-204, 210-212 (even numbers) Prince Edward Road West (太子道西 190-204、210-212 號雙數門牌號) (Grade 2) and the shophouses at Nos. 177 and 179 Prince Edward Road West (太子道西 177 及 179 號) (Grade 3).

**Rarity,  
Built Heritage  
Value &  
Authenticity**

**Social Value  
& Local  
Interest**

**Group Value**

**Historic Building Appraisal**  
**Nos. 327 and 329 Portland Street,**  
**Mong Kok, Kowloon**

This pair of 4-storey buildings is located in Mong Kok. The name “Mong Kok” originated from a small village called “芒角” near Sai Yee Street (洗衣街) nowadays. The area was supported by vegetables cultivation and the rearing of chicken and pigs. Shortly after their takeover of Kowloon Peninsula, the British laid out Station Street (差館街), which was renamed Shanghai Street (上海街) in 1909, to connect Yau Ma Tei with Sham Shui Po running through Mong Kok. The area grew increasingly prosperous in the 20<sup>th</sup> century, and it was given the Chinese name “旺角” with a wish of prosperity.

The land lot on which Nos. 327 and 329 stand is held under Government Lease that was granted in 1921, but the present buildings were built after the Second World War to replace earlier buildings on site. The occupation permit for these buildings was obtained from the Buildings Department, suggesting that the buildings were completed in 1947. The first registered owners were Chan Niu (陳鳩) and Lee Hung (李洪) but their personal background is not known. The ground floors were, and still are, used for commercial activities and the upper floors are residential flats.

Nos. 327 and 329 Portland Street are four-storey Tong Lau 唐樓 (Chinese residences, shophouses) of the later type of **shophouse** architecture. Their upper floors are cantilevered out to form open verandahs which have been enclosed with windows. The balustrade walls to the enclosed verandahs are solid and finished with stucco or render which has been ruled with recessed horizontal lines to give a streamlined effect. The two numbers share a common staircase, and windows for ventilation and light are provided on the half-landings. The walls of the two buildings are rendered and painted.

This type of early post-Second World War shophouse is common in Mong Kok and Yau Ma Tei, that even at the section of Portland Street nearby there are several shophouses of this type in a row. The balconies from the first to third floors have enclosed by modern steel or aluminum framed windows, thus losing much of their authenticity. As a “second generation” shophouse with the upper part cantilevered over the pavement, it has a historical place in the development of Hong Kong shophouses, but it has to be said there are better examples.

The social value of this pair of buildings lies in the contribution they have made to urban development. They have evolved through several different types

*Historical Interest*

*Architectural Merit*

*Rarity, Built Heritage Value & Authenticity*

*Social Value & Local*

and these particular shophouses are part of the historical urban fabric. Thus, ***Interest*** they are of local interest to architects and historians.

They are within a walking distance with a number of other historic ***Group Value*** buildings, such as the row of pre-World War shophouses at Nos. 600-606, 612-614 and 620-626 (even numbers) Shanghai Street (上海街 600-606、612-614、620-626 號的雙數門牌號) (Grade 2), Diocesan Boys' School (男拔萃書院), Old Kowloon Police Headquarters (舊九龍警察總部) and Lui Seng Chun (雷生春).

**Historic Building Appraisal**  
**Former Lau Fau Shan Police Station,**  
**No. 1 Shan Tung Street, Yuen Long, N.T.**

The Former Lau Fau Shan Police Station was built in 1962 to replace an earlier police station on the same site. Strategically located at the top of a small hill of Lau Fau Shan town, overlooking Ping Shan in the east and Deep Bay (后海灣) and Shenzhen (深圳) in the west, it was an outpost and operational base of the Hong Kong police to keep a watch on illegal immigration, a function that it had fulfilled for decades. Moreover, the Lau Fau Shan Automatic Weather Station was operated there during the 1980s to meet the growing demands for regional meteorological data for engineering projects in areas under development. In 2000 the squad stationed in this police station were incorporated into the manpower of Tin Shui Wai Police Station. Thereafter, this police station ceased operation. It is now an available site for location filming.

***Historical Interest***

It is an utilitarian building of the 1960s. It is a three stories high concrete beamed split level building built to a U-shaped plan. The elevations consist of expressed reinforced concrete columns and beams with infill panels and bands of aluminium framed windows. The flat roofs are accessed by metal cat ladders. An external staircase flanked by masonry retaining walls leads up from the front yard of Lower G/F to the main entrance at G/F level. The site is enclosed by a chain link perimeter security fence with security lights all round the building. A path runs around the perimeter fence on the inside for patrols. Numerous cable pits, inspection chambers and manholes can be seen in the front yard.

***Architectural Merit***

The Lower G/F has several parking spaces with open fronts and sides with grille block screen walls for ventilation. Accommodation consists of a generator room, document room, workman's room, equipment room, support office, Laundry room and two tiled washtubs. The Drying Area is at the southwest end of the building where there is also a small singled storey detached outhouse. The finishes are tiled and mosaic floors with plastered and painted walls and ceilings. The aluminium windows are fitted with burglar bars and all doors are wooden flush doors. An internal reinforced concrete staircase with a typical 1960s style metal balustrade leads up to the G/F level.

The staircase leads up to the main Reception Area which is fitted out with a low wooden counter. Behind the Reception Area there are offices, cells and toilets with iron grille doors and steel shutters to some of the windows. Outside the Main Entrance there is a Loading/Unloading Area for guns with rubber safety matting and a metal-framed canopy. Above the G/F accommodation are situated a Mess and recreation room with a shrine of Kwan Tai (關帝), a kitchen, a kitchen storeroom,

and male and female toilets. Other accommodation on the G/F includes a computer equipment room, general office, interpreter's office, barrack rooms, bathrooms and toilets. The finishes are tiled and wood parquet floors, plastered and painted walls, wooden flush doors, and aluminium-framed windows with wooden boards to cills.

The staircase continues up to the 1/F level which consists of barrack rooms or dormitories, bathrooms and toilets, as well as a PABX room, police radio station, instrument room, Briefing operation room, conference room, JPO changing room and night duty room. A fair sized balcony overlooks Deep Bay and has a flagpole and cat ladder to the upper flat roof. Finishes are the same as the other floors with white glazed tiles in bathrooms and toilets.

Windows and doors are sound (some doors removed), but the flat roofs are obviously leaking as damp patches and flaking paint are fairly widespread. Vegetation growing on the flat roofs was noted no doubt contributing to the leakages. Some damage was noted to floor tiles and to wash basins in toilets. The decorations in the interior are in a poor state with peeling and flaking paint in many places. In sum, this police station is purely functional with no architectural features or decorations of merit.

At the roof level are two circular structures, which are the signature feature of this building. The former staff of the police station called these two circular structures as 炮台 (literally, "gun batteries"). Facing southeast, the gun batteries presumably served a function for reaction to any hostile activities on the formerly British section of the New Territories. The gun batteries are accessed through a cat ladders at the male toilet and night duty room at the 1/F inside the building, therefore officers was not exposed to gun-fire threat when entering the gun battery.

It has undergone renovation such as installation of aluminium window and air-conditioner; however, its exterior has been maintained since its completion in 1962. An old photo taken around 1960s shows this police station without the two circular pillboxes, indicating that they are later additions on the building.

**Built Heritage Value**  
**Authenticity**  
**Rarity**

The police station played a role in maintaining law and order of Lau Fau Shan neighbourhood. It should be regarded as part of Lau Fau Shan's historic fabric. It is a landmark building of the district due to its prominent location on a hilltop. It also enjoys beautiful scenery of Deep Bay.

**Social Value & Local Interest**

The police station has distant group value with the base of operation of the late Qing revolutionaries in Ha Pak Na, Yuen Long (元朗下白泥) (Grade 1).

**Group Value**

**Historic Building Appraisal**  
**No. 4 Cheung Shing Street**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 4 Cheung Shing Street is one of the surviving old buildings in the market. The building falls on Government Land and it is not known when it was built. The short wall on one half of the front entrance indicates that the ground floor of the building probably had a shop hall in its front portion for trading with a counter and shelves for displaying its commodities and a workshop, storage, processing area at the back.

The house at No. 4 Cheung Shing Street is an L-shaped building with its entrance facing the street. The building is connected to others along the street. It is a one-storey building of Qing vernacular style without a recessed front façade. It is constructed of green bricks with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are retained with fair-faced green bricks. Two windows, guarded by iron bars, are situated in the façade facing Cheung Shing Street. The entrance door, originally of wooden planks, has been replaced by metal gates.

This building reminds people what the Yuen Long market town was like a **Rarity** hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building complements the other old buildings in the neighbourhood.

It should be considered as having built heritage value. This building **Built Heritage** witnesses the history of a once vital market, where a centuries-old atmosphere **Value** survives despite the transformation of Yuen Long from a market town into a modern new town.

Although the building looks shabby and run-down, its authenticity is kept. **Authenticity**

It has group value with other historic buildings in the old market, including **Group Value** Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Historic Building Appraisal**  
**No. 26 Cheung Shing Street**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 26 Cheung Shing Street is one of the surviving residential buildings in Yuen Long Kau Hui. Land records show that it had been held by Hongkong & Shanghai Bank, in capacity as a trustee of the property of a deceased man surnamed Chan, before it was transferred to Yip Kut Yue and Cham Chung Ngan in 1976 and held by them since then. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history.

The house at No. 26 Cheung Shing Street is a long and narrow building with its entrance facing Cheung Shing Street and Chun Yuen Pawn House (晉源押) across the street on its right. It is connected to another building along the street and shares with the neighbouring building a common wall on one side. It is a two-storey building of Qing vernacular style. It is constructed of green bricks and concrete with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are retained with fair-faced green bricks. The house has an open space in front, enclosed by an ornamental brick wall.

This building reminds people what the Yuen Long market town was like a **Rarity** hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building complements the other old buildings in the neighbourhood.

It should be considered as having built heritage value. This building **Built Heritage Value** witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town.

Its authenticity has been largely retained. **Authenticity**

It has group value with other historic buildings in the old market, including **Group Value** Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day **Social Value, & Local Interest** periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities.

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Historic Building Appraisal**  
**No. 47 Cheung Shing Street**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 47 is one of the surviving shop-cum-residence buildings in Yuen Long Kau Hui. The ground floor of the building is a grocery, whilst the upper floor is for residential and storage purposes. The year of construction of the building cannot be ascertained, but oral evidence shows that it has more than one hundred year's history. The land lot on which the house stands is held under Government Lease. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Second Convention of Peking (in Chinese: 展拓香港界址專條) under which the New Territories was leased to Britain.

Interestingly, the lot and the premises thereon have been, and still are, owned by a Chu family under the trustee management of “Chu Tsun Sau Tong” in Tung Tau Tsuen, Shap Pat Heung (十八鄉東頭村). Like other markets in the New Territories, the management and control of Yuen Long Kau Hui changed in the early 20<sup>th</sup> century, moving from domination by a single lineage to control by a corporation of shareholders.

The shophouse at No. 47 Cheung Shing Street is a long and narrow building with its entrance facing the street. The building is connected to others along the street. It shares with its two neighbouring buildings a common wall on either side. It is a two-storey building of Qing vernacular style with a front façade of recessed ground floor entrance and a balcony above. The upper storey with bedrooms and service facilities was for living accommodation. It is constructed of green bricks with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. The balcony is blocked up for residential use and has vase-shaped green glazed ceramic balustrading. A window is situated on the upper floor of the side elevation facing Lee Yick Street. The entrance on the ground floor is of ceiling-high wooden planks. The interiors are partitioned with its walls painted.

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood.

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. Its authenticity has been largely retained.

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities.

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Architectural Merit**

**Rarity**

**Built Heritage Value & Authenticity**

**Group Value**

**Social Value, & Local Interest**

**Historic Building Appraisal**  
**No. 1A Lee Yick Street**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 1A Lee Yick Street is one of the surviving old buildings in Yuen Long Kau Hui. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history. The land lot on which the house stands is held under Government Lease. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Second Convention of Peking (in Chinese: 展拓香港界址專條) under which the New Territories was leased to Britain. The first recorded owner of the lot was Tang Yat Wa, but his personal background (e.g. trade or business, if any) is not known.

Located at a corner site, the building at No. 1A Lee Yick Street shares a common wall with the shophouse at No. 47 Cheung Shing Street. It is a two-storey building of Qing vernacular style with a recessed front façade. The ground floor probably was a shop hall for trading with a counter and shelves for displaying its commodities. The upper storey was probably for living accommodation or purely storage purpose. It is constructed of green bricks with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its

external walls are built of fair-faced green bricks. One air vent, with stylistic grille pattern, is situated on the ground floor of the façade facing Lee Yick Street. The interior has no partitions and its walls are painted. The doorframe is of concrete. A pair of wooden doors are installed at the entrance. The building appears to be vacant and its entrance is blocked up.

This building reminds people what the Yuen Long market town was like **Rarity** hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building complements the other old buildings in the neighbourhood.

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. **Built Heritage Value**

Although the built structure is dilapidated and semi-derelict, its authenticity is **Authenticity** kept.

It has group value with other historic buildings in the old market, including **Group Value** Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Historic Building Appraisal**  
**No. 15 Lee Yick Street**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 15 Lee Yick Street is one of the surviving shop-cum-residence buildings in Yuen Long Kau Hui. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Second Convention of Peking (in Chinese: 展拓香港界址專條) under which the New Territories was leased to Britain.

The site was originally of the Tangs (鄧), owned by a Tang Keng Kwong but later sold to a Mok (莫) family in 1956. The building is now owned by a person surnamed Tam (譚). Like other markets in the New Territories, the management and control of Yuen Long Kau Hui changed in the early 20<sup>th</sup> century, moving from domination by a single lineage to control by a corporation of shareholders.

The shophouse at No. 15 Lee Yick Street is a long and narrow building with its entrance facing the street. The building is connected to others along the street. It shares with its two neighbouring buildings a common wall on either

side. It is a two-storey building of Qing vernacular style with a front façade of recessed ground floor entrance and a projected balcony above. The ground floor probably had a shop hall in its front portion for trading with a counter and shelves for displaying its commodities and a workshop, storage, processing area at the back. The upper storey with bedrooms and service facilities was for accommodation purpose. It is constructed of green bricks, concrete and iron bars with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. The attractive semi-circular balcony has an ornamental balustrade. The entrance on the ground floor is of ceiling-high wooden planks with ornamental ironwork grilles above.

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building complements the other old buildings in the neighbourhood.

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. Its authenticity is kept.

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities.

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Historic Building Appraisal**  
**No. 30 Lee Yick Street**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 30 Lee Yick Street is one of the surviving old buildings in Yuen Long Kau Hui. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history. The land lot on which the house stands is held under Government Lease. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Second Convention of Peking (展拓香港界址專條).

No. 30 Lee Yick Street was owned by a Li Ki Lei in 1898, when the New Territories was leased to Britain. Since the 1970s, the property has changed hands a number of times. Like other markets in the New Territories, the management and control of Yuen Long Kau Hui changed in the early 20<sup>th</sup> century, moving from domination by a single lineage to control by a corporation of shareholders.

The house at No. 30 Lee Yick Street is a long and narrow building with its entrance facing the street. The building is connected to others along the street. It shares with its two neighbouring buildings a common wall on either side. It is a two-storey building of Qing vernacular style with a recessed front façade.

*Historical  
Interest*

*Architectural  
Merit*

The upper storey usually with bedrooms and service facilities was for living accommodation. It is constructed of green bricks, concrete and iron bars with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are built of fair-faced green bricks. Two windows are situated on the upper floor of the front façade. Wall frieze paintings of figures, flowers and calligraphy are under the eaves. The doorframe is of granite. A *tanglong* (趟櫳, sliding wooden gates) is installed at the entrance.

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building complements the other old buildings in the neighbourhood. **Rarity**

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. **Built Heritage Value**

Although air-conditioning has detracted from and spoiled the original design, the adaptation is reversible. **Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings. **Group Value**

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Historic Building Appraisal**  
**No. 32 Lee Yick Street**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 32 Lee Yick Street is one of the surviving old buildings in Yuen Long Kau Hui. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history. The land lot on which the house stands is held under Government Lease. The 75-year lease, renewable for 24 years, was granted on 1 July 1898 – the date of the commencement of the Second Convention of Peking (in Chinese: 展拓香港界址專條) under which the New Territories was leased to Britain. The building had been used as the workshop of Mei Ka Garment Factory (美嘉製衣廠).

The building was owned by Lam Tat-wing (林達榮) in 1953. Himself a resident of Shan Pui Tsuen (山背村) in Yuen Long, Lam Tat-wing was a merchant and the founder and chairman of the Hong Kong New Territories Fish Culture Association (新界養魚協會). He was also a committee member of Pok Oi Hospital (博愛醫院) in 1951 and 1953 and served on the Board of Directors of Yuen Long Public Secondary School (元朗公立中學) and Ching Chung Koon (青松觀). He was involved in a number of services and affairs in Yuen Long.

**Historical  
Interest**

The house at No. 30 Lee Yick Street is a long and narrow building with its entrance facing the street. The building is connected to others along the street. It shares with its two neighbouring buildings a common wall on either side. It is a two-storey building of Qing vernacular style with a recessed front façade. The upper storey usually with bedrooms and service facilities was for living accommodation. It is constructed of green bricks, concrete and iron bars with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are built of fair-faced green bricks. Wall frieze paintings of figures, flowers and calligraphy are under the eaves. Two windows are situated on the upper floor of the front façade. The doorframe is of granite. A *tanglung* (趟籠, sliding wooden gates) is installed at the entrance.

**Architectural Merit**

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building complements the other old buildings in the neighbourhood.

**Rarity**

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. Its authenticity is kept.

**Built Heritage Value & Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

**Group Value**

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities.

**Social Value & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Historic Building Appraisal**  
**No. 36 Lee Yick Street**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 36 Lee Yick Street is one of the surviving old buildings in Yuen Long Kau Hui. The year of construction of the building is not known, but judging from its appearance it is believed to have more than one hundred year's history. The site was originally owned by a Cheung Tsoi Wun but later sold to the Lams (林). In 1939 the building was owned by Lam Tat-wing (林達榮) who was a merchant and the founder and chairman of the Hong Kong New Territories Fish Culture Association (新界養魚協會). He was also a committee member of Pok Oi Hospital (博愛醫院) in 1951 and 1953 and served on the Board of Directors of Yuen Long Public Secondary School (元朗公立中學) and Ching Chung Koon (青松觀). He was involved many community services and affairs in Yuen Long.

The building at No. 36 Lee Yick Street is a long and narrow building with its entrance facing the street. It shares with its two neighbouring shops a common wall on either side. It is a two-storey building of Qing vernacular style with a front façade of recessed ground floor entrance and a projected balcony above. The balcony was probably originally open but has been enclosed with green bricks. The upper storey usually with bedrooms and service facilities was for

living accommodation. It is constructed of green bricks, concrete and iron bars with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its walls are plastered and painted. Its floors are covered with ceramic tiles. The balcony is blocked with green bricks. The doorframe is of granite. A *tanglung* (趟籠, sliding wooden gates) is installed at the entrance.

This building reminds people what the Yuen Long market town was like a **Rarity** hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building complements the other old buildings in the neighbourhood.

It should be considered as having built heritage value. This building **Built Heritage Value** witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town.

Despite the blocking of the balcony, the authenticity is kept.

**Authenticity**

It has group value with other historic buildings in the old market, including **Group Value** Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities.

**Social Value, & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Historic Building Appraisal**  
**No. 13 Wine Street,**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established in the 8<sup>th</sup> year of the reign of Kangxi emperor (康熙八年, 1669) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

The building on this site is perhaps the only remaining historic building in Wine Street, Yuen Long Kau Hui. The year of construction of the house is not known, but it is believed to have more than a hundred years' history. The site (which comprises Yuen Long Lot No. 29A and 29B in D.D. 115) was jointly owned by a person named Tang Keng Kwong and a trustee named "Li Lin Un Tso" when the New Territories was leased to the British in 1898, but the ownership was transferred to a Mok family in 1956.

The building at No. 13 Wine Street is a long and narrow building with its entrance facing the street. The building is connected to others along the street. It shares with its two neighbouring buildings a common wall on either side. It is a two-storey building of Qing vernacular style with a front façade of recessed ground floor entrance and a projected balcony above. Two windows, guarded by tick iron bars, are situated on the ground floor of the front façade. The upper storey usually with bedrooms and service facilities was for living accommodation. It is constructed of green bricks, concrete and iron bars with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are plastered and painted. The balcony has interlocking coin-shaped ceramic balustrading.

This building reminds people what the Yuen Long market town was like **Rarity** hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building complements the other old buildings in the neighbourhood.

It should be considered as having built heritage value. This building **Built Heritage** witnesses the history of a once vital market, where a centuries-old atmosphere **Value** survives despite the transformation of Yuen Long from a market town into a modern new town.

Although the building's green-brick surface has been painted over, its **Authenticity** authenticity is kept.

It has group value with other historic buildings in the old market, including **Group Value** Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities. **Social Value, & Local Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Historic Building Appraisal**  
**Remnant of Nam Mun Hau (South Entrance Gate),**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established in the 8<sup>th</sup> year of the reign of Kangxi emperor (康熙八年, 1669) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

There were two entrances to the old market – eastern and southern. The southern entrance was the more popular one; on the left is Sai Pin Wai; on the right is Nam Pin Wai. The Shrine is cast in the wall of the South Entrance Gate (南門口). The year of construction of the entrance gate is not known, but it is believed to have more than a hundred years' history. A photo in 1935 shows that the South Entrance Gate was a green-brick structure with a pitched roof built of clay tiles and a plaque inscribed with two Chinese characters “朗元”.

The site of the South Entrance Gate was at the bank of a branch of Shan Pui River (山貝河) called Yuen Long Chung (元朗涌) or Shui Mun Tau (水門頭) where boats from nearby villages or far away anchored for the market-goers to do their trading at the old market. Thus, there was a bazaar at the nearby south entrance of the old market where people from all villages sold their poultry and other domestic fresh goods.

The Remnant of the South Entrance Gate was constructed of green brick probably with blocks of granite for its base. The brick bond is one header-course for several stretcher-courses. It is in a dilapidated condition, but the double-layer cavity wall (空斗牆) of the structure is still visible. The merits of the air cavity between the outer and the inner leaf of the wall construction

are: noise insulation, thermal insulation in winter, and water proofing even in rainy season. Inside the gate entrance on the right wall is an Earth God (土地) shrine housing a tiny figurine of the deity for worship. An offering table is in its front.

The Remnant of the South Entrance Gate witnesses the history of the old market. Old houses of the market have been disappearing over time due to redevelopment, and although this structure is in a dilapidated condition it complements the other old buildings in the neighborhood and has group value.

The South Entrance Gate is a brick structure with minimal ornamentation and it only remains in part, but it should be considered as having built heritage value. It witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town.

Although the South Entrance Gate is dilapidated, its authenticity is kept.

**Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

**Group Value**

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities.

**Social Value,**

**& Local**

**Interest**

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

## Historic Building Appraisal

**Nos. 27 and 28 Nam Mun Hau (South Entrance Gate),  
Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

Land records show that the site of Nos. 27 and 28 Nam Mun Hau has been (and still is) owned by the Tangs (鄧) under the management of a trustee named “Tang Tsun Im So”. It is not known when the house was built. It probably has an age of over 100 years. For many years, it has been (and still is) the office of Li Im Kee Floral Shop (李炎記花店) producing floral banners for ceremonial events.

The site was at the bank of a branch of Shan Pui River (山貝河) called Yuen Long Chung (元朗涌) or Shui Mun Tau (水門頭) where boats from nearby villages or far away anchored for the market-goers to do their trading at the old market. Thus, there was a bazaar at the nearby south entrance of the old market where people from all villages sold their poultry and other domestic fresh goods.

The building at Nos. 27 and 28 Nam Mun Hau is a rectangular building with its entrance facing the lane en-route to Cheung Shing Street, one of the three streets of Yuen Long Kau Hui. It is a one-storey building of Qing vernacular style without a recessed front façade. It is constructed of green

*Historical  
Interest*

*Architectural  
Merit*

bricks with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. Its external walls are largely retained with fair-faced green bricks. The windows are guarded by iron grilles. The entrance doors, originally of wooden planks, have been replaced by metal gates.

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building complements the other old buildings in the neighbourhood. **Rarity**

It should be considered as having built heritage value. This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. **Built Heritage Value**

Its authenticity has been largely retained, but it is rather dilapidated and in need of restoration. **Authenticity**

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings. **Group Value**

The building is located in front of an old Chinese Banyan tree casting a very pleasant canopy over the public space at the entrance to Yuen Long Kau Hui. Locals gather in its shade. The small and tasteful building is the first stop of the market and constitutes a familiar landmark for those who visit the area. **Social Value, & Local Interest**

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities.

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Historic Building Appraisal**  
**Nos. 36A, 36B, 36C and 38 Nam Mun Hau (South Entrance Gate),**  
**Yuen Long Kau Hui, Yuen Long, N.T.**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

Yuen Long Kau Hui was established during the reign of Kangxi emperor (康熙) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree in 1685 and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. A wooden plaque, commemorating Tang's academic success, is still hung in the entrance gatehouse of Wing Lung Wai (永隆圍). During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

Signboards indicate that the ground floors of the four connected buildings are occupied by a pharmacy named “龍華藥局” (at No.36A), a cutlery shop named “徐成利刀莊” (at No.36B), a clinic for medical care and acupuncture therapy named “利民新醫針灸診所” (at No.36C), and a shop producing floral paper banners known as “李炎記花店” (at No.38) which also occupies Nos. 27 and 28 Nam Mun Hau. The site was at the bank of a branch of Shan Pui River (山貝河) called Yuen Long Chung (元朗涌) or Shui Mun Tau (水門頭) where boats anchored for the market-goers to do their trading at the market. Thus, there was a bazaar at the nearby south entrance of the old market where people from all villages sold their poultry and other domestic fresh goods.

It is not known when the building was built. It probably has an age of over 100 years. The site has been (and still is) owned by the Kam Tin Tangs (鄧) under the management of a trust called Tang Kwong Yu Tong (鄧光裕堂), the branch of Tang Man-wai who had established the market in this area in 1669. Tang Kwong Yu (鄧光裕) was a descendent of the Song Dynasty princess who fled to the New Territories in the Song Dynasty and was married into the Kam Tin Tang Clan.

The block is a two-storey shop-cum-residence building. The four units are connected to each other under one single roof. It is a two-storey building of Qing vernacular style with a pitched roof and a projected flat-roof balcony in front. The ground floor probably had a shop hall in its front portion for trading with a counter and shelves for displaying its commodities and a workshop, storage, processing area at the back. The upper storey was for living accommodation. It is constructed of green bricks with its walls supporting its pitched roof of timber rafters, purlins and clay tiles. The external brick walls show irregular arrangement of header courses. A parapet is at the roof end of the front façade with a pediment in the middle. The parapet of the roof is of coin-shaped green glazed ceramic balustrades.

This building reminds people what the Yuen Long market town was like a hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood.

This building witnesses the history of a once vital market, where a centuries-old atmosphere survives despite the transformation of Yuen Long from a market town into a modern new town. Its authenticity has been largely retained.

It has group value with other historic buildings in the old market, including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

Market days fell on the 3<sup>rd</sup>, 6<sup>th</sup> and 9<sup>th</sup> days of each of the three ten-day periods of every lunar month; on these days, the place would be bustling with traders involved in the buying and selling of agricultural produce (e.g. rice, vegetables, sugar cane, wine, fish, meats, soy sauce, spices), farming and kitchen utensils, furniture and all kinds of daily necessities.

The market operated from 6 a.m. until dusk. It was managed by Kwong Yu Tong (光裕堂), a trust of a branch of the Kam Tin Tang Clan. The market has been getting less prosperous and shops have been closing down since the early 20<sup>th</sup> century, in face of competition of other markets especially when the Yuen Long New Market (元朗新墟) in its southwest opened in 1915.

**Architectural Merit**

**Rarity**

**Built Heritage Value & Authenticity**

**Group Value**

**Social Value, & Local Interest**

**Historic Building Appraisal**  
**No. 14 Tung Mun Hau (East Entrance Gate),**  
**Yuen Long Kau Hui, Yuen Long**

Yuen Long Kau Hui (元朗舊墟, literally, Yuen Long Old Market) is in the north-east of the present Yuen Long town centre with Nam Pin Wai (南邊圍) and Sai Pin Wai (西邊圍) in its south and west. The market lies along three streets where shops of mixed trades were located. Cheung Shing Street (長盛街) is the longest one. The other two shorter streets, Lee Yick Street (利益街) and Wine Street (酒街), form a parallel pair. There were two entrance gates to the market – Tung Mun Hau (東門口) and Nam Mun Hau (南門口), which were locked up after the market hours to guard against theft and robbery. Two temples, inns and pawnshops were also in the market.

***Historical Interest***

Yuen Long Kau Hui was established in the 8<sup>th</sup> year of the reign of Kangxi emperor (康熙八年, 1669) under the leadership of Tang Man-wai (鄧文蔚). Tang was a 23<sup>rd</sup> generation member of the Kam Tin Tang Clan who attained a *jin-shi* (進士) degree and then decided to move the market from Tai Kiu Tun (大橋墩) to the present site. During the 18<sup>th</sup> and 19<sup>th</sup> centuries, the market was a hub of commercial activities of the Hong Kong region. Farmers, boat people and traders came as far as from the coastal districts of Guangdong province (廣東省) to buy and sell agricultural produce and daily necessities.

No. 14 Tung Mun Hau is one of the surviving old residential buildings at the eastern entrance to Yuen Long Kau Hui. Land records show that the lease on this landed property commenced in 1898 when the New Territories was leased to Britain. The year of construction of the building is not known; however, according to oral evidence the existing house was built in the 1940s by an immigrant who originated from Kaiping (開平) and had been living in Britain before he settled in Hong Kong.

***Architectural Merit***

The house is a two-storey Chinese Eclectic building with a front façade of recessed ground floor and a projected balcony above. The main part of the house is built of grey-green bricks with a pitched roof of Chinese tiles. The flat-roofed balcony has a balustrade of interlocking coin-shaped pattern grilles. It is probably constructed of green bricks and concrete with its walls and columns supporting its pitched roof of timber rafters, purlins and clay tiles. A parapet is at the roof end of the front façade with a semi-circular and right-angled base pediment in the middle. Two Chinese characters “” (literally, Residence of Happiness) are inscribed on the pediment. Original wooden windows and guard bars still exist. Internally, a straight flight

wooden staircase connects the two floors. The construction of the first-floor is floor boarding laid on China fir pole joists.

This building reminds people what the Yuen Long market town was like **Rarity** hundred years ago. Historic houses of the old market have been disappearing over time due to redevelopment, and this building compliments the other old buildings in the neighbourhood.

The front façade displays an eclectic vocabulary of architectural features **Built Heritage** showing Chinese and Western classical influence. It is a well preserved **Value** example of this style with built heritage value.

As far as can be seen it retains its authentic appearance, though the **Authenticity** interior walls have been painted over, thus detracting from and spoiling the original look.

It has group value with other historic buildings in the old market, **Group Value** including Tai Wong Old Temple (大王古廟), Yuen Kwan Yi Tai Temple (玄關二帝廟), Chun Yuen Pawn House (晉源押) and other shop-cum-residence buildings.

The social value of the house lies in its mixed style of architecture which **Social Value, & Local Interest** reflects cultural interaction in Yuen Long Kau Hui. Village houses combining Chinese and Western architectural features are uncommon in Yuen Long Kau Hui, so that No. 14 Tung Mun Hau is rare. The house with its unique style of architecture is not only of local interest, but has group value with village houses of Qing vernacular style.