

Title of talk

“Policies and examples of some representative projects for the preservation and revitalization of historical buildings in Hong Kong”

Presented by Raymond Wong, MCIOB

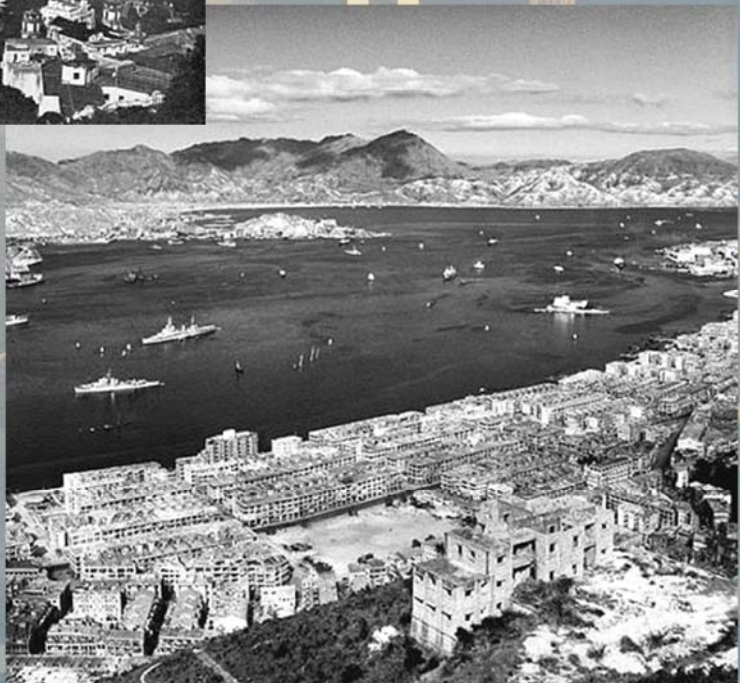
City University of Hong Kong

October 2011



Victoria Harbour in mid 1960s

Victoria Harbour before WWII



Historic view of
Hong Kong

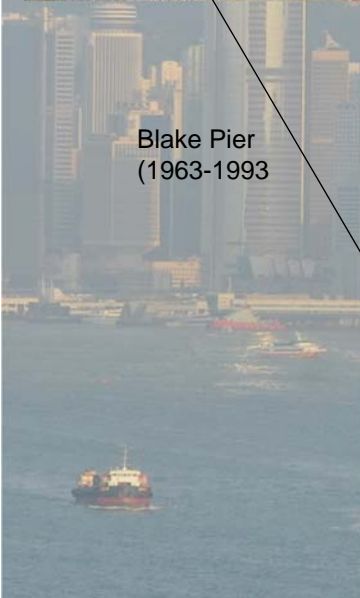


Harbourfront in Central, before WWII



Harbourfront in Central, mid 1960s

Blake Pier
(1963-1993)



Harbourfront in
Central, early 1970s



Harbourfront in
Central, early 1980s



Coastline along the Victoria Harbour advancing seaward from 1950s to 2000 by reclamation



Coastline along the Victoria Harbour advancing seaward from 1950s to 2000 by reclamation





Harbourfront in
Central, early 2000s



1965



1974



1988

Harbourfront in
Central, late 2000s



Harbourfront is still changing,
view in 2005



Harbourfront is still changing, view in 2008



Harbourfront is still changing,
view in 2010





Harbourfront is still changing,
view in 2011



Hong Kong's past glory





Hong Kong's past cityscape
folklore and daily living



What kind of historical
buildings can be found
in Hong Kong?



Various types
of historical
buildings in
Hong Kong

– Tradition row
houses,
Residential



Buildings with
strong colonial
influence





Buildings in western style as part of the community facilities



Buildings in western style of non-residential nature



Original Murray Building in Garden Road, Central, 1970s



Murray Building being re-erected in Stanley in 2002.

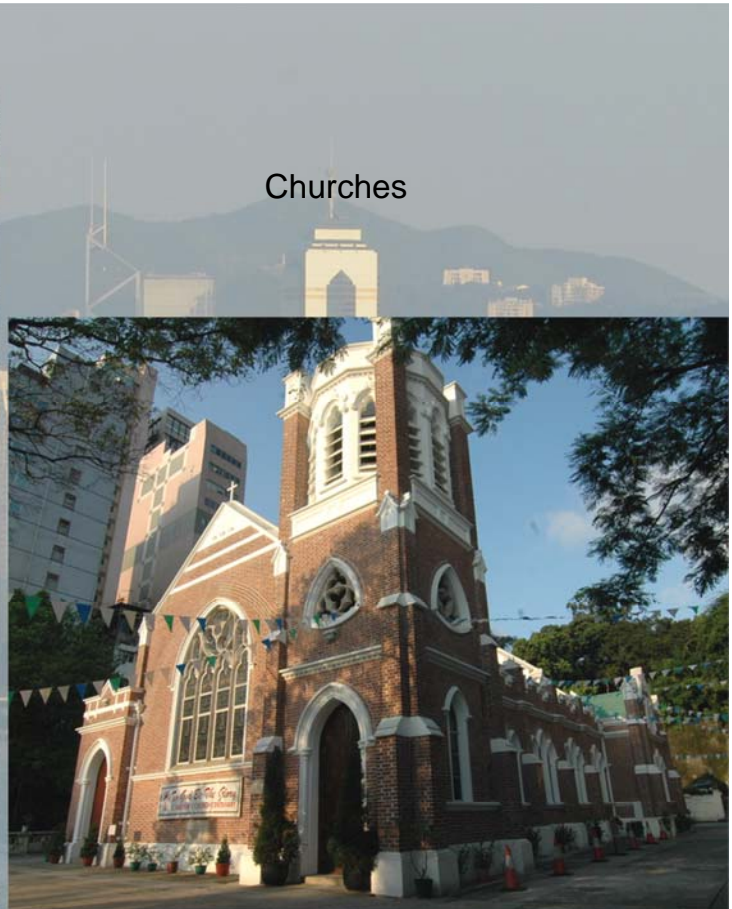


Buildings in western style
– previous military facilities





Churches



Churches



Churches



The famous Man Mo Temple and the Queen Goddess Temple



Temples

Temple in Sai Pin Wai,
Yuen Long





Temples



Schools
and
universities



Schools
and
universities



Architectural Style with
American and Neo-
classical Influences



Private houses with interesting Chinese and Western mix



Private houses with interesting Chinese and Western mix





Private houses
belong to "Big
Families"



Traditional Chinese houses



Who is responsible to take care of these heritages?

Except for those belonged to the government, there was no specific government body to take care and monitor historic buildings or properties with heritage values before the 1990s. As a result, countless number of valuable assets were removed for the sake of development.

At present, the government body responsible for the planning, coordination and implementation of matters related to the conservation of historical and heritage sites and buildings in Hong Kong is the **Heritage's Office**, which was set up in mid-2008 under the **Development Bureau**.

The role of the Office is to provide dedicated support to Secretary for Development in implementing the policy on heritage conservation and keeping it under constant review, taking forward a series of new initiatives as announced in the Chief Executive's Policy Address in 2007, as well as serving as a focal point of contact, both locally and overseas.

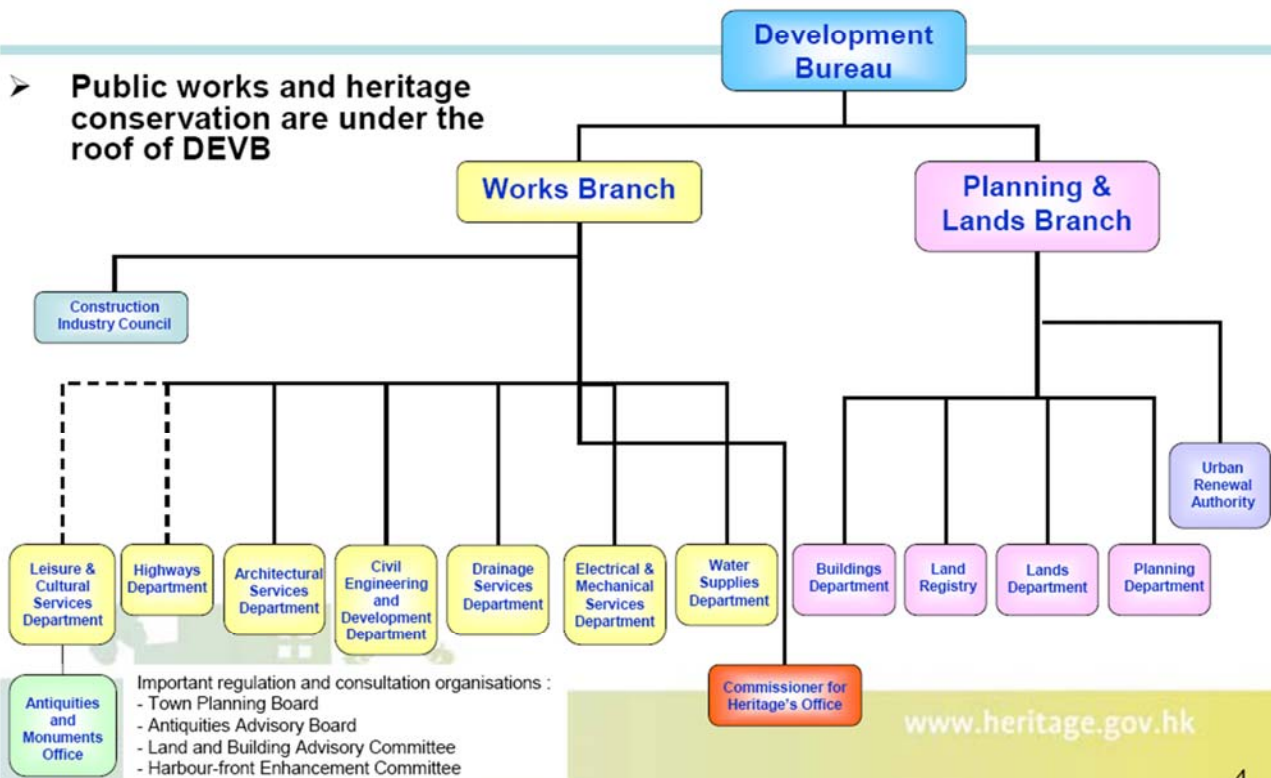
General policy adopted:


To protect, conserve and revitalize as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations.

In implementing this policy, due regard should be given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and the general public.

Optimisation of Executive Organisation

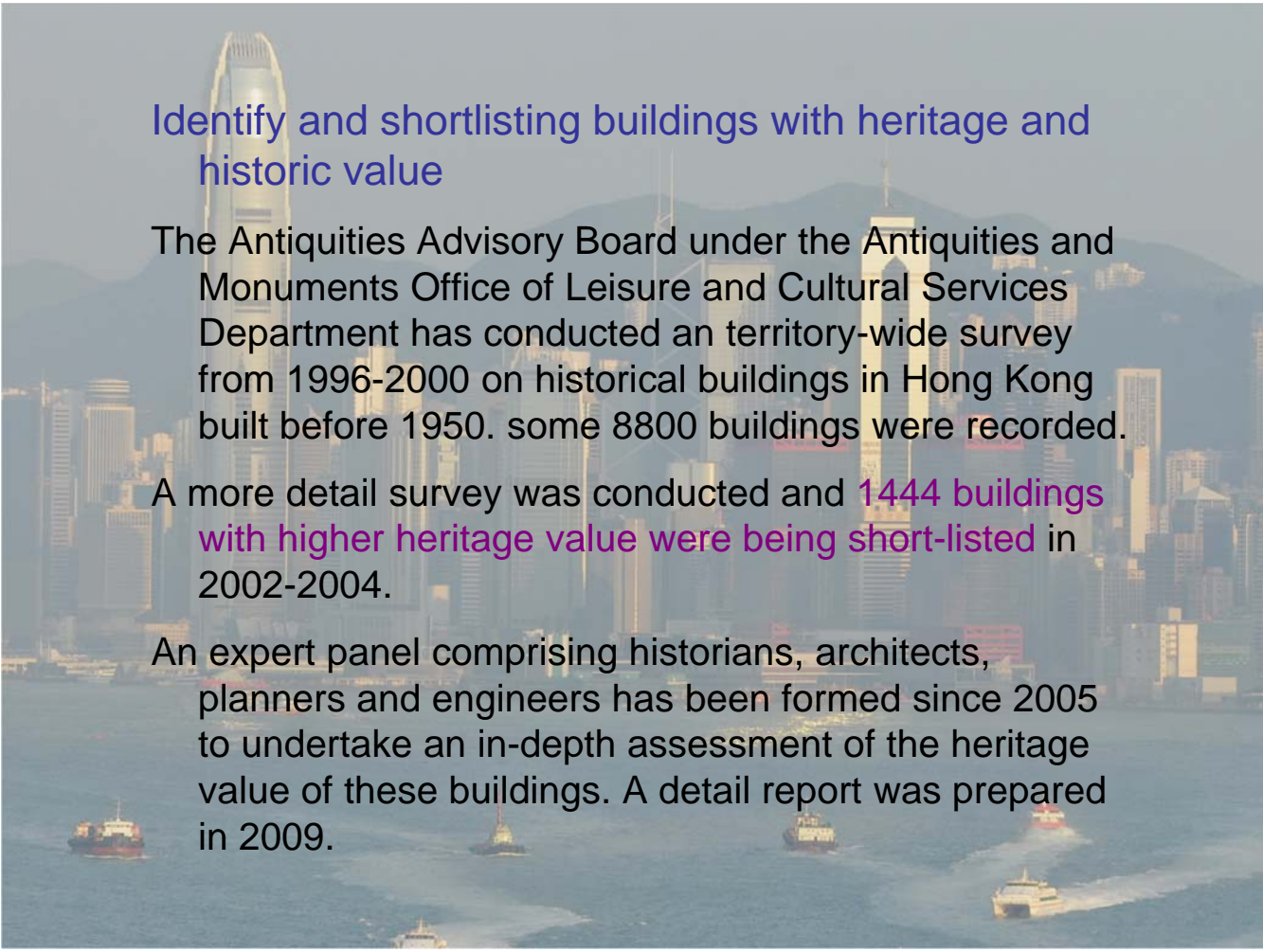
(since 1 Jul 2007)





What has been done in the area:

1. Identify and shortlist buildings with heritage and historic value
2. Preservation and re-use of buildings with special significance under close coordination/collaboration with appropriate bodies or authorities. (e.g. Urban Renewal Authority)
3. Revitalize specially identified cases using partnership scheme



Identify and shortlisting buildings with heritage and historic value

The Antiquities Advisory Board under the Antiquities and Monuments Office of Leisure and Cultural Services Department has conducted an territory-wide survey from 1996-2000 on historical buildings in Hong Kong built before 1950. some 8800 buildings were recorded.

A more detail survey was conducted and 1444 buildings with higher heritage value were being short-listed in 2002-2004.

An expert panel comprising historians, architects, planners and engineers has been formed since 2005 to undertake an in-depth assessment of the heritage value of these buildings. A detail report was prepared in 2009.

The selected buildings are graded into 3 categories according to their heritage value and other assessment criteria.

Grade I – buildings of outstanding merit, which every effort should be made to preserve if possible.

Grade II – buildings of special merit, efforts should be made to selectively preserve.

Grade III – buildings of some merit, preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.

List of the Historic Buildings in Building Assessment (as of 2 September 2011)


Page 1

Number	Name and Address	名稱及地址	Original Grading	Proposed Grading	Grading Year	Ownership	Year of Construction / Restoration	Remarks 備註
1	Tsang Tai Uk, Sha Tin, N.T.	新界沙田曾大屋	1	1	1997	Private	Built 1847-1867	Grade 1 confirmed on 18 Dec 2009 二零零九年十二月十八日確定為一級歷史建築物
2	Kat Hing Wai, Shrine, Kam Tin, Yuen Long, N.T.	新界元朗錦田古樓圍神龕	no grade	1	---	Private	The Wai was built between 1465 and 1487, the wall was 1662-1722	Combined with numbers 3, 4, 5, 6 and 7 as one item and accorded with Grade 1 collectively on 31 Aug 2010 二零一零年八月三十一日確定與編號3、4、5、6和7合併為一項，並整體評為一級歷史建築物
3	Kat Hing Wai, Entrance Gate, Kam Tin, Yuen Long, N.T.	新界元朗錦田古樓圍圍門	no grade	1	---	Private	The Wai was built between 1465 and 1487, the wall was 1662-1722, alias Fui Sha Wai (灰沙圍)	Combined with numbers 2, 4, 5, 6 and 7 as one item and accorded with Grade 1 collectively on 31 Aug 2010 二零一零年八月三十一日確定與編號2、4、5、6和7合併為一項，並整體評為一級歷史建築物
4	Kat Hing Wai, Watchtower (northwest) and Enclosing Walls, Kam Tin, Yuen Long, N.T.	新界元朗錦田古樓圍炮樓 (西北)及圍牆	no grade	1	---	Private	The Wai was built between 1465 and 1487, the wall was 1662-1722, alias Fui Sha Wai (灰沙圍)	Combined with numbers 2, 3, 5, 6 and 7 as one item and accorded with Grade 1 collectively on 31 Aug 2010 二零一零年八月三十一日確定與編號2、3、5、6和7合併為一項，並整體評為一級歷史建築物
5	Kat Hing Wai, Watchtower (northeast) and Enclosing Walls, Kam Tin, Yuen Long, N.T.	新界元朗錦田古樓圍炮樓 (東北)及圍牆	no grade	1	---	Private	The Wai was built between 1465 and 1487, the wall was 1662-1722, alias Fui Sha Wai (灰沙圍)	Combined with numbers 2, 3, 4, 6 and 7 as one item and accorded with Grade 1 collectively on 31 Aug 2010 二零一零年八月三十一日確定與編號2、3、4、6和7合併為一項，並整體評為一級歷史建築物
6	Kat Hing Wai, Watchtower (southeast) and Enclosing Walls, Kam Tin, Yuen Long, N.T.	新界元朗錦田古樓圍炮樓 (東南)及圍牆	no grade	1	---	Private	The Wai was built between 1465 and 1487, the wall was 1662-1722, alias Fui Sha Wai (灰沙圍)	Combined with numbers 2, 3, 4, 5 and 7 as one item and accorded with Grade 1 collectively on 31 Aug 2010 二零一零年八月三十一日確定與編號2、3、4、5和7合併為一項，並整體評為一級歷史建築物

Number	Name and Address	名稱及地址	Original Grading	Proposed Grading	Grading Year	Ownership	Year of Construction / Restoration	Remarks 備註
523	St. Joseph's Home for the Aged, Gate House, No. 35 Clear Water Bay Road, Ngau Chi Wan, KLN	九龍牛池灣清水灣道35號聖約瑟安老院門樓	1	2	2001	Private	Built in the mid-1930s. Extensive change of the original setting.	Grade 2 confirmed on 4 Feb 2010 二零一零年二月四日確定為二級歷史建築
524	St. Joseph's Home for the Aged, Dormitory A, No. 35 Clear Water Bay Road, Ngau Chi Wan, KLN	九龍牛池灣清水灣道35號聖約瑟安老院宿舍A	1	2	2001	Private	Built in 1932-1933. Extensive change of the original setting.	Grade 2 confirmed on 4 Feb 2010 二零一零年二月四日確定為二級歷史建築
525	Military facility within Stanley Peninsula, H.K.	位於香港赤柱半島的軍事設施	3	2	1996	PLA	Built in 1936/ 1937	
526	Hung Shing Temple, Hang Mei Tsuen, Ping Shan, Yuen Long, N.T.	新界元朗屏山坑尾村洪聖宮	2	2	1994	Private	Rebuilt in 1866	Grade 2 confirmed on 17 May 2010 二零一零年五月十七日確定為二級歷史建築物
527	Tin Hau Temple, Fong Ma Po, Lam Tsuen, Tai Po, N.T.	新界大埔林村放馬莆天后宮	2	2	1998	Private	Built in 1768	Grade 2 confirmed on 10 Nov 2010 二零一零年十一月十日確定為二級歷史建築物
528	East Wing, St. Louis School, No. 179 Third Street, Sai Ying Pun, H.K.	香港西營盤第三街179號聖類斯中學東翼	3	2	1992	Private	Built in 1936	Grade 2 confirmed on 18 Dec 2009 二零零九年十二月十八日確定為二級歷史建築物
529	Tsing Shan Monastery, Guest Hall, Castle Peak, Tuen Mun, N.T.	新界屯門青山青山禪院客堂	1	2	1985	Private	Built in 1934.	Grade 2 confirmed on 17 May 2010 二零一零年五月十七日確定為二級歷史建築物
530	Sing Hin Kung Study Hall, Hang Mei Tsuen, Ping Shan, Yuen Long, N.T.	新界元朗屏山坑尾村聖軒公家塾	2	2	1981	Private	Probably built in the 19th century	Grade 2 confirmed on 17 May 2010 二零一零年五月十七日確定為二級歷史建築物
531	First Church of Christ Scientist, No. 31 MacDonnell Road, Central, H.K.	香港中環麥當奴道31號基督教科學教會香港第一分會	2	2	1990	Private	Built in 1912	Grade 2 confirmed on 18 Dec 2009 二零零九年十二月十八日確定為二級歷史建築物
532	Old Lunatic Asylum Chinese Block, Staff Quarters, Eastern Street, Sai Ying Pun, H.K.	香港西營盤東邊街舊華人精神病院職員宿舍	2	2	1992	Gov't	Built in 1891	Combined with number 357 as one item and accorded with Grade 2 collectively on 31 Aug 2010 二零一零年八月三十一日確定與編號357合併為一項，並整體評為二級歷史建築物

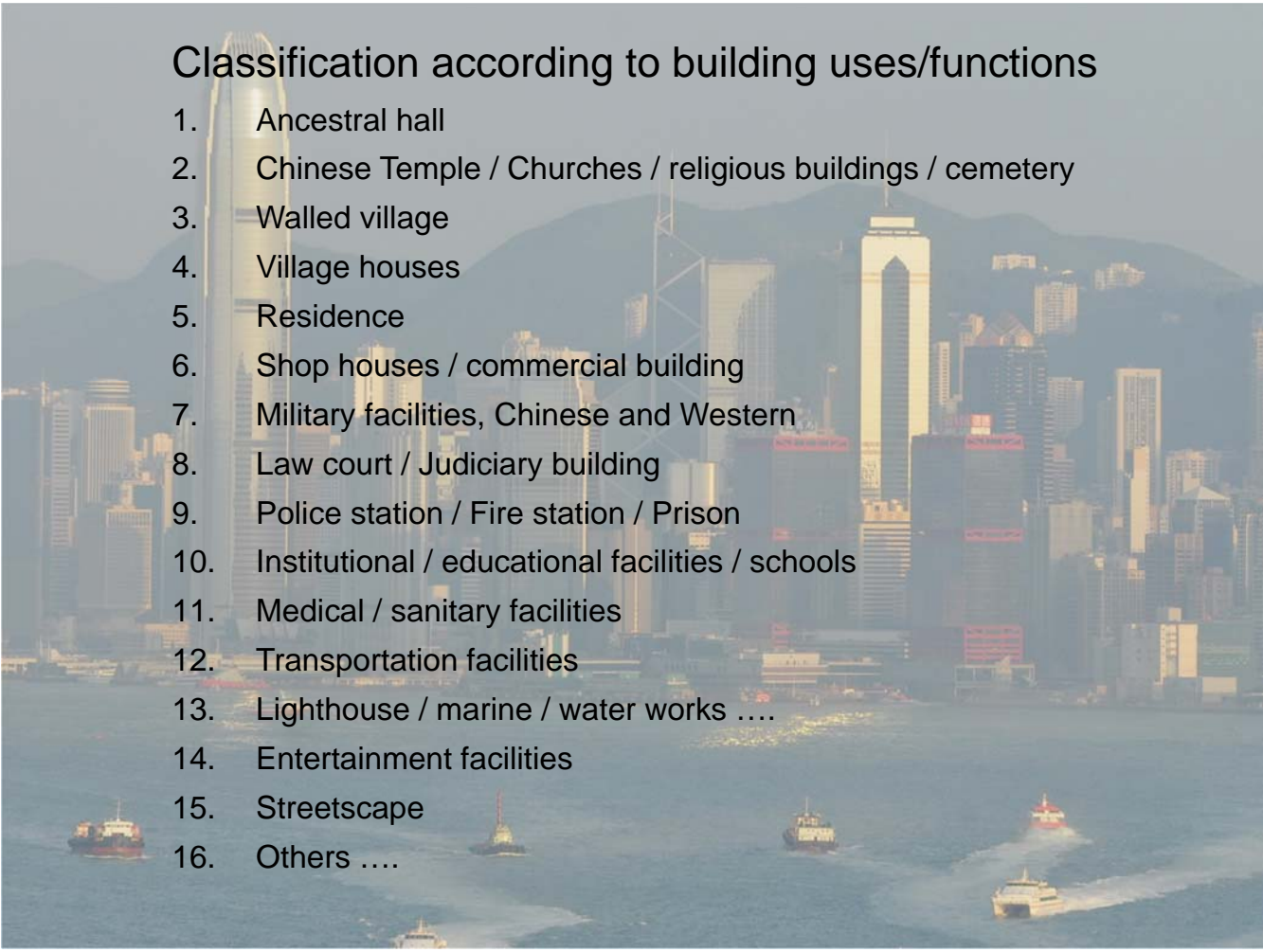
Classification of historical buildings that reflect a specific historical theme

1. Prestigious clans or families communities in rural area
2. Maritime defence before British arrival
3. Reflect establishment of colonial rule and maintenance of social stability, law and order.
4. Economic activities in the colonial period
5. Social development of the colony
6. Medical development and social health
7. Education and related reform in the colonial period
8. Hong Kong and Mainland China during the revolutionary movements
9. Military and guerilla activities during Japanese invasion and occupation
10. Hong Kong in post-war years



Classification according to architectural styles

1. Traditional Chinese
2. Victorian/Regency/Edwardian
3. Revival, various period
4. Neo-classical periods
5. Romanesque
6. Art Nuevo
7. Art Deco
8. Bauhaus
9. Colonial, various styles
10. Others



Classification according to building uses/functions

1. Ancestral hall
2. Chinese Temple / Churches / religious buildings / cemetery
3. Walled village
4. Village houses
5. Residence
6. Shop houses / commercial building
7. Military facilities, Chinese and Western
8. Law court / Judiciary building
9. Police station / Fire station / Prison
10. Institutional / educational facilities / schools
11. Medical / sanitary facilities
12. Transportation facilities
13. Lighthouse / marine / water works
14. Entertainment facilities
15. Streetscape
16. Others

Preservation and re-use of buildings with special significance under close coordination/collaboration with appropriate bodies or authorities.

Buildings with special historical significance are sometimes selected through good adaptive re-use in order to give these buildings a new lease of life for the enjoyment of the public. (for properties owned by government)

Examples;

1. Ping Shan Tang Clan Gallery (previous Ping Shan Police Station)
2. Hong Kong Heritage Discovery Centre (previous Whitfield Barracks at Kowloon Park)
3. Some ancestral halls or village houses for rural families



Hong Kong Heritage
Discovery Centre in
Tsim Sha Tsui




Hong Kong Heritage
Discovery Centre in
Tsim Sha Tsui

Heritage Impact Assessment Report
Redevelopment of St. Paul's Co-educational College (Phase 2), 33 MacDonnell Road, Hong Kong

Significant Features	Levels of Significance
2/ Floor – Conference Room	
<ul style="list-style-type: none"> ■ Glazed and paneled entrance door ■ Red quarry tiled door ■ Coved cornices to ceiling and beams ■ Wooden windows including ironmongery ■ Dog-leg staircase with ornamental metal balustrades leading down to 1/F Special Room 	High
3/ Floor – Rear Staircase Enclosure; Corridor; Classrooms; Girls' Toilet	
<ul style="list-style-type: none"> ■ Same items as those for 2/Floor 	-
3/ Floor – Main Staircase Lobby	
<ul style="list-style-type: none"> ■ 1 no. of commemorative plaque to Sir Robert Kotewall ■ 1 no. of marble plaque commemorating opening of the new wing 	High
3/ Floor – Staff Room (B) (Room 306)	
<ul style="list-style-type: none"> ■ Wooden windows and doors to front and rear areas ■ Encaustic patterned floor tiles in projecting bay area ■ Moulded skirtings to above area ■ Dog-leg timber staircase, ornamental metal balustrades and moulded hardwood handrail 	High

Evaluating and assessing historic buildings through
the Heritage Impact Assessment process



Revitalize specially identified cases using partnership scheme

Recent cases

1. Old Tai Po Police Station
2. Lui Seng Chun Building
3. Lai Chi Kok Hospital
4. North Kowloon Magistracy
5. Old Tai O Police Station
6. Mei Ho House
7. Pre-war residence cluster in Wan Chai
8. Former Fan Ling Magistracy



Objectives of the partnership scheme

- To preserve and put historic buildings into good and innovative use.
- To transform historic buildings into unique cultural landmarks.
- To promote active public participation in the conservation of historic buildings.
- To create job opportunities in particular at the district level.

The Scheme started in February 2008. Response from non-profit-making organizations has been overwhelming and a total of 114 applications were received for the seven **Batch I historic buildings** under the Scheme.

Project/Property

Future use

Operating organization

Old Tai O Police Station

Tai O Heritage Hotel

Hong Kong Heritage Conservation Foundation Ltd

Fong Yuen Study Hall

Tourism and Chinese Cultural Centre cum Ma Wan Residents Museum

Social Service Department, Yuen Yuen Institute

Lai Chi Kok Hospital

Hong Kong Cultural Heritage

Hong Kong Institution for Promotion of Chinese Culture

Lui Seng Chun

Hong Kong Baptist University Chinese Medicine and Healthcare Centre

Hong Kong Baptist University

North Kowloon

SCAD Hong Kong Campus

SCAD Foundation (HK) Ltd

FIRST BATCH OF HISTORIC BUILDINGS

As a pilot, we will start off with seven buildings:

1. Old Tai Po Police Station
2. Lui Seng Chun
3. Lai Chi Kok Hospital
4. North Kowloon Magistracy
5. Old Tai O Police Station
6. Fong Yuen Study Hall
7. Mei Ho House



ENQUIRIES

We look forward to the active participation of the community. For enquiries, please contact:

Address: Project Co-ordination & Heritage Conservation Section
Development Bureau
21/F., Murray Building, Central
Email: rhb_enquiry@devb.gov.hk
Phone: 2848 6230
Fax: 3167 2665



INTRODUCTION TO THE HISTORIC BUILDINGS

1. Old Tai Po Police Station

Address: No. 11 Wan Tau Kok Lane, Tai Po, N.T.
GFA: 1,300 sq. m.
Year Built: 1899
Grading: Grade II
Possible uses*: • Youth hostel
• Holiday camp
• Educational institute



2. Lui Seng Chun

Address: No. 119 Lai Chi Kok Road, Mong Kok, Kowloon
GFA: 600 sq. m.
Year Built: 1931
Grading: Grade I
Possible uses*: • Chinese medicine shop
• Social services centre
• Display centre



3. Lai Chi Kok Hospital

Address: No. 800 Castle Peak Road, Lai Chi Kok, Kowloon
GFA: 6,500 sq. m.
Year Built: 1921-1924
Grading: Grade III
Possible uses*: • Holiday camp
• Hostel
• Arts and cultural village
• Educational institute



4. North Kowloon Magistracy

Address: No. 292 Tai Po Road, Sham Shui Po, Kowloon
GFA: 7,530 sq. m.
Year Built: 1960
Grading: Not yet graded
Possible uses*: • Educational institute
• Training centre
• Antiquities and art gallery



5. Old Tai O Police Station

Address: Shek Tsai Po Street, Tai O, Lantau Island
GFA: 1,000 sq. m.
Year Built: 1902
Grading: Grade III
Possible uses*: • Boutique hotel
• Café / museum
• Ecotourism



6. Fong Yuen Study Hall

Address: Tin Liu Tsuen, Ma Wan, Tsuen Wan
GFA: 140 sq. m.
Year Built: 1920 - 1930
Grading: Not yet graded
Possible uses*: • Small library
• Study room
• Community uses



7. Mei Ho House

Address: Block 41, Shek Kip Mei Estate, Sham Shui Po, Kowloon
GFA: 6,750 sq. m.
Year Built: 1954
Grading: Grade I
Possible uses*: • Art Centre
• Youth hostel



(Mei Ho House is currently under the Housing Authority)

* Applicants are welcome to come up with other suggestions on the possible uses.

The Mei Ho House case

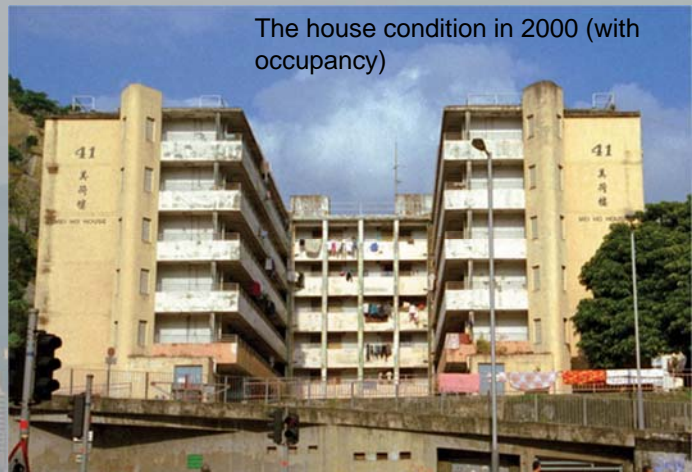
Address:	Block 41, Shek Kip Mei Estate, Sham Shui Po, Kowloon
GFA:	6,750 sq. m.
Year Built:	1954
Previous use:	Resettlement housing for low income citizen (1955 - 2000)
Grading:	Grade I
Proposed uses:	<ul style="list-style-type: none">• Art Centre• Youth hostel
Partnership:	After submission from Non-Profit making organization, the Hong Kong Youth Hostel Association successfully got the project for operation as a city youth hostel.

The case of Mei Ho House

Convert for use as a youth hostel in 2011



The house condition in 2008 (vacated)



**Conservation Management Plan
prepared for Heritage Impact Assessment**

for

Mei Ho House



prepared for

Hong Kong Youth Hostels Association

by

The Team Consultant

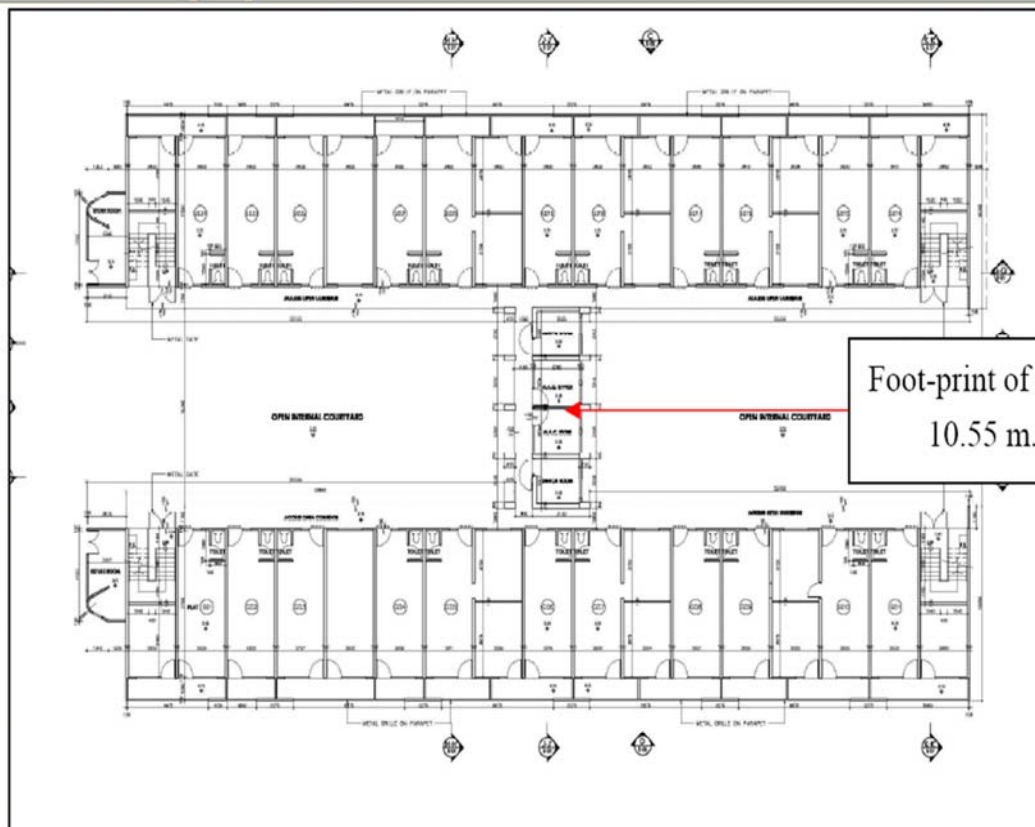


This kind of resettlement houses had been home for more than 100,000 families during the 1960s



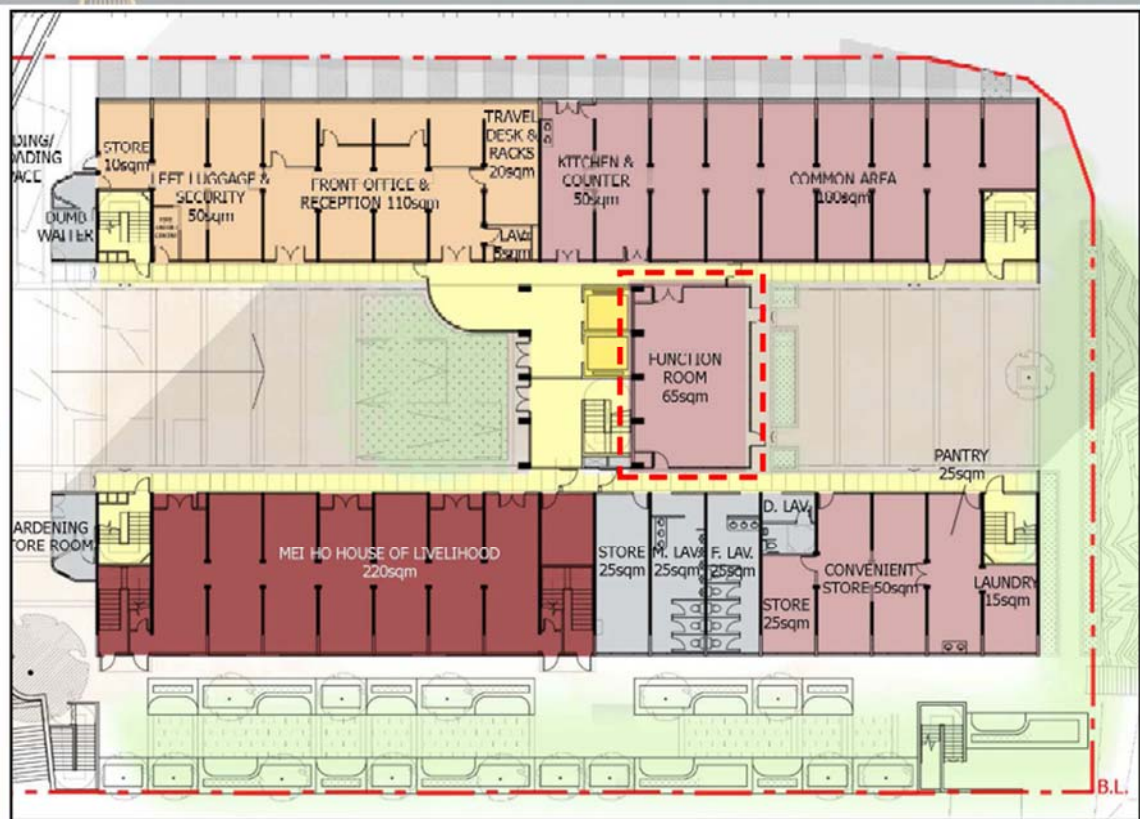


This kind of resettlement houses
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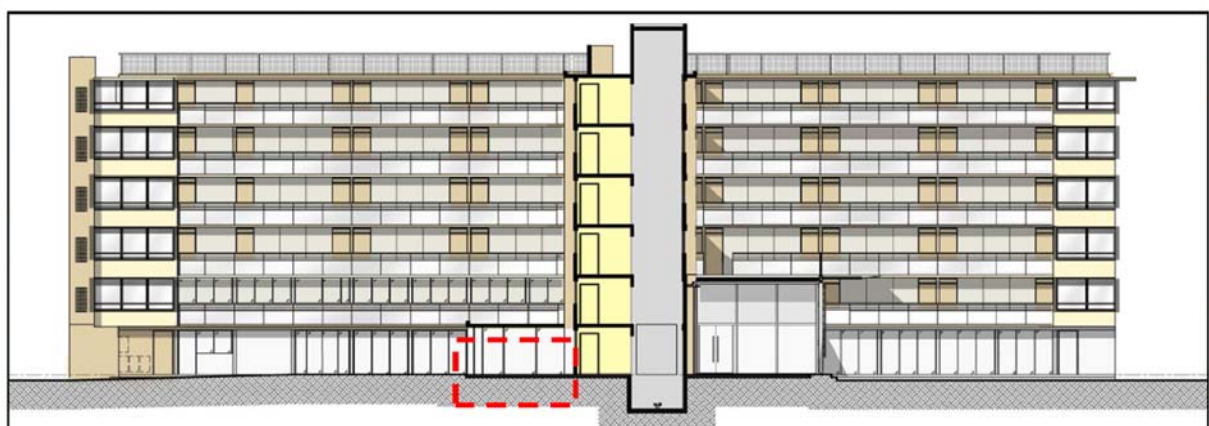


Foot-print of central block –
10.55 m. x 5.28 m.

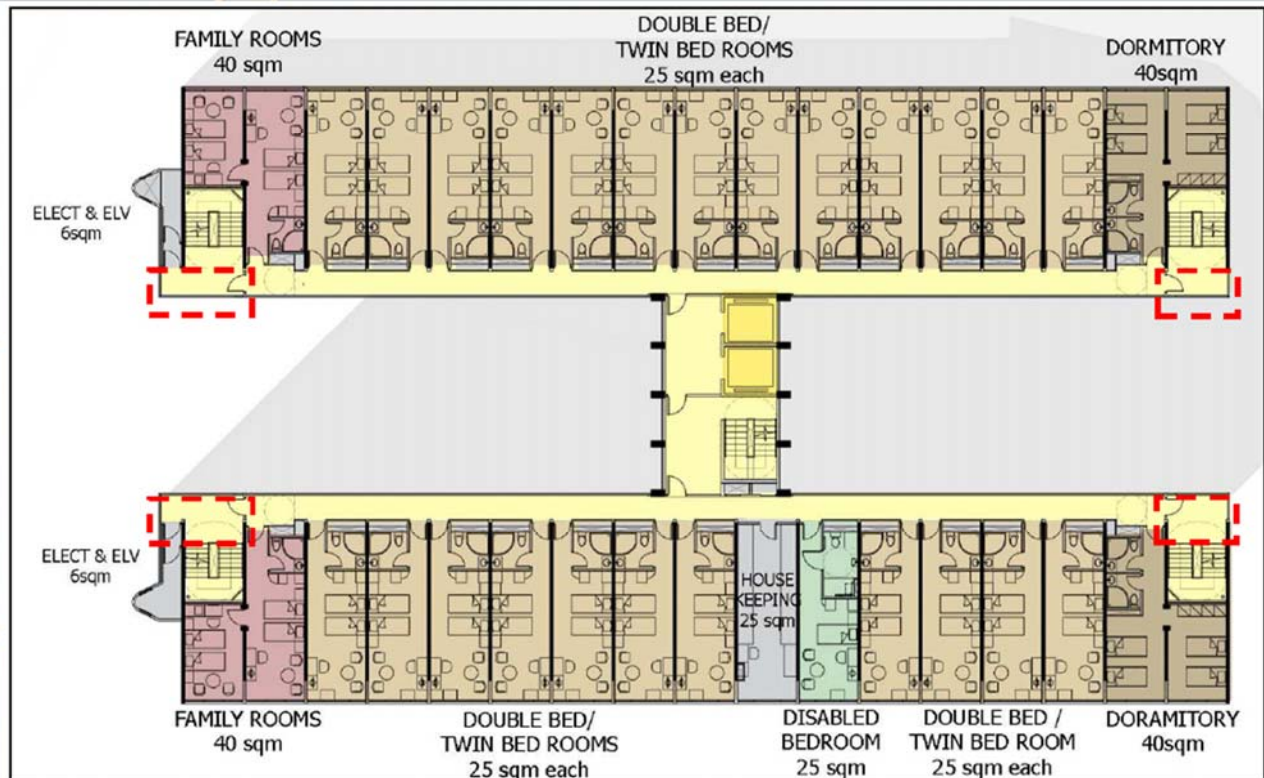
Existing ground floor plan



Ground floor plan serving as a youth hostel in the new scheme

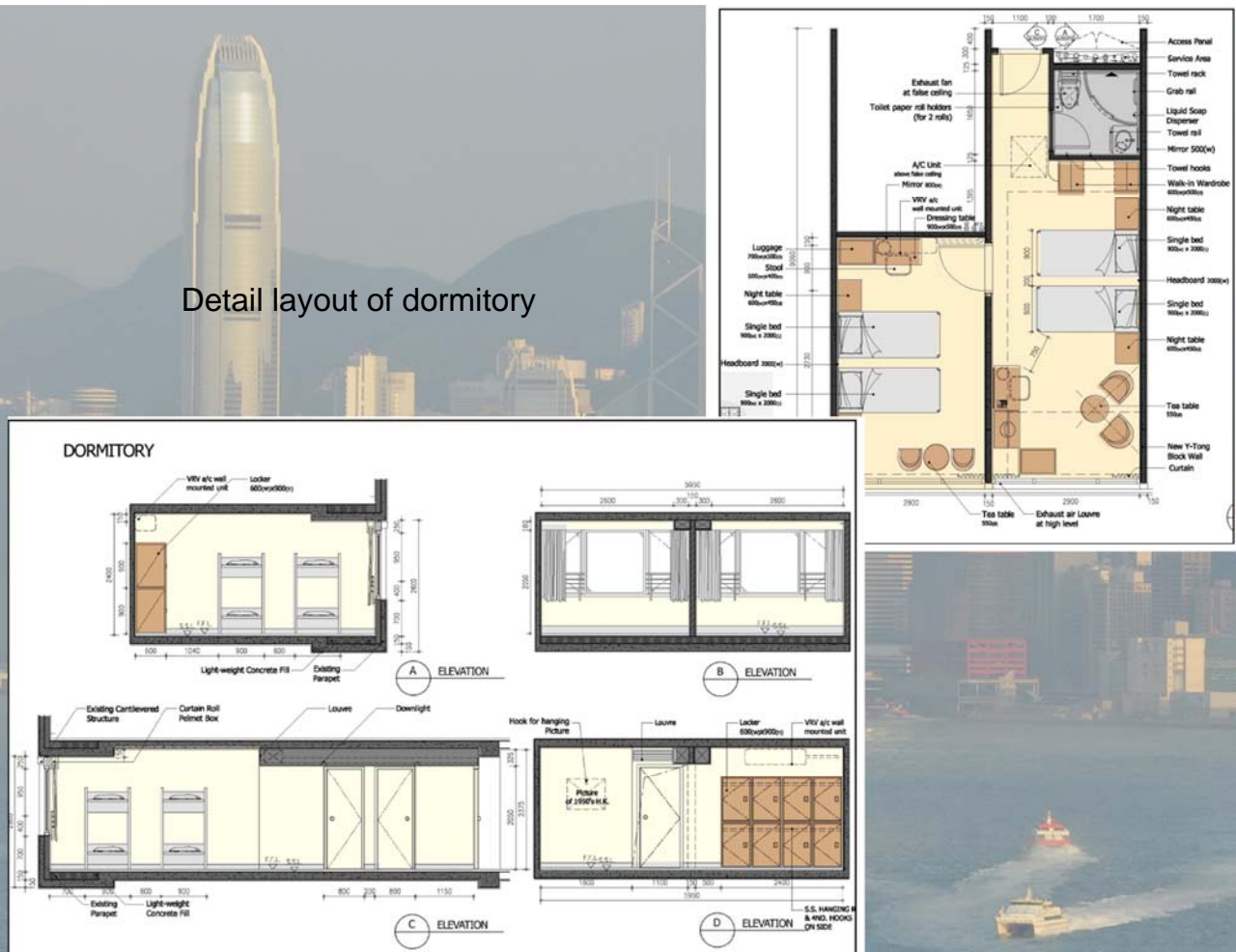


Elevation of the youth hostel in the new scheme



Typical floor plan showing the layout of the hostel

Detail layout of dormitory



Revitalization project cases under other scheme – as part of the redevelopment plan entrusted to the Urban Renewal Authority



Woo Chun Pawn Shop in Wanchai, Hong Kong
Before the redevelopment as seen in 2003

Revitalization project cases under other scheme – as part of the redevelopment plan entrusted to the Urban Renewal Authority



Woo Chun Pawn Shop and its vicinity
after the redevelopment as seen in 2010



The old and present look of the Woo Chun Pawn Shop

Woo Chun Pawn Shop being preserved and served as a restaurant after the redevelopment





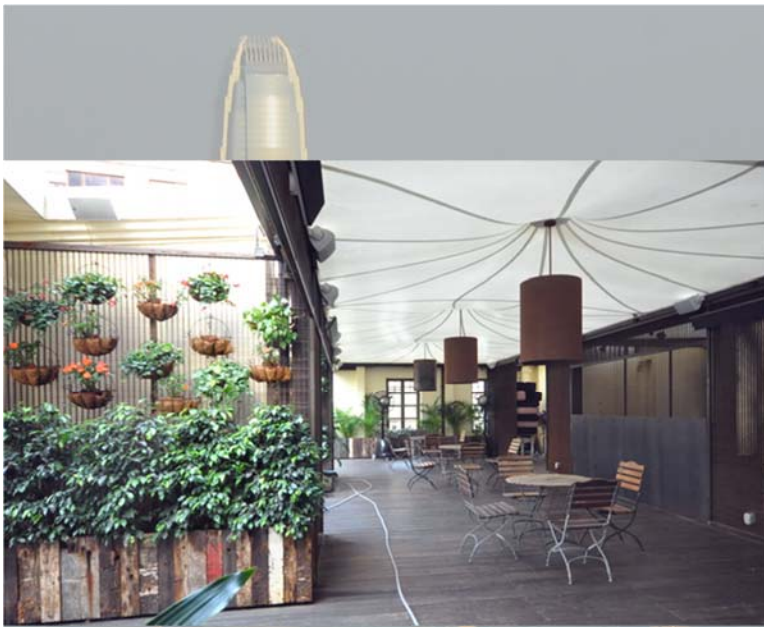
The interior of the restaurant –

Some queries raised – the getting of gentrification under the name of revitalization



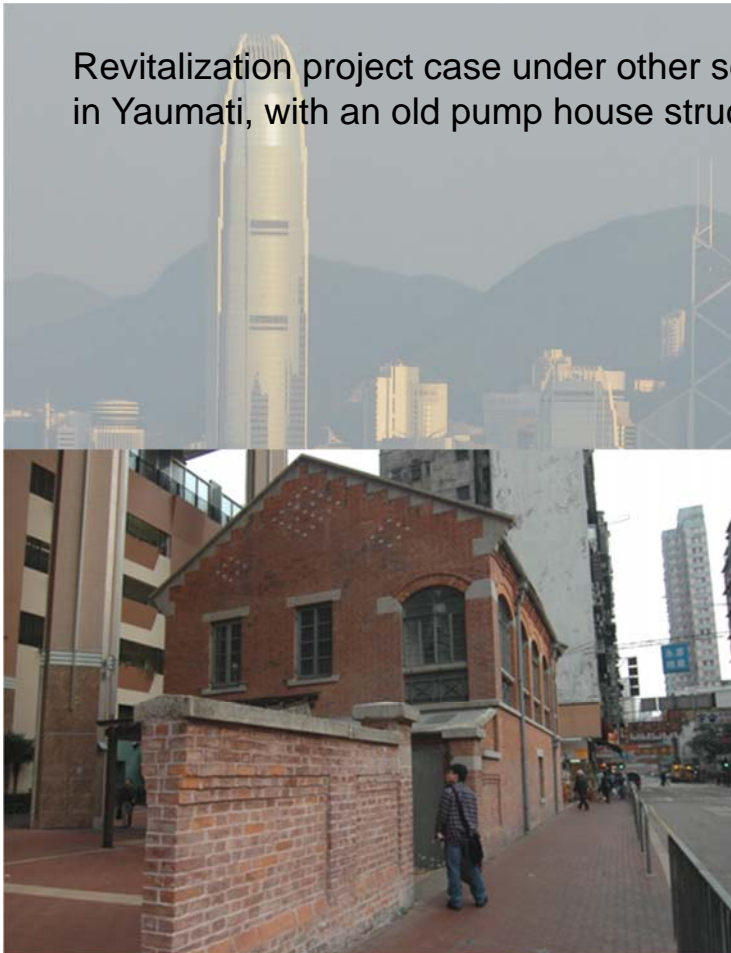
Another pre-war building being preserved at the side street





The public space on the roof terrace of Woo Chun Pawn Shop

Revitalization project case under other scheme – another redevelopment in Yaumati, with an old pump house structure being preserved



Revitalization project cases under other scheme – under selected tenders by private developer

Previous Marine Police Headquarters, converted into a retail centre and heritage hotel





Formation of site as seen in mid 2005

Previous Marine Police Headquarters, converted into a retail centre and heritage hotel





Formation of site as seen in December 2007



Formation of site as seen in late 2008



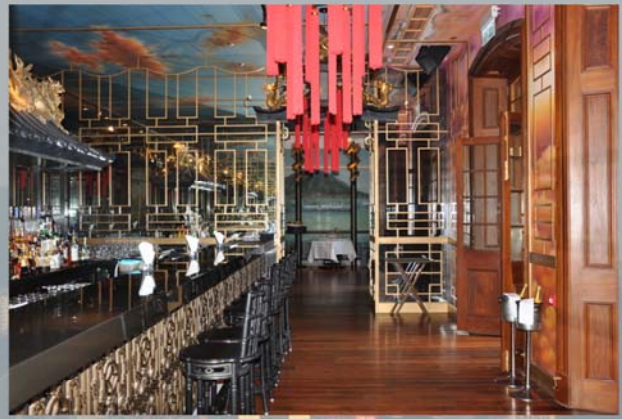
Revitalization of the former Marine Police Headquarters project at its completion stage in May 2009

The front court of the retail shop-hotel entrance after the revitalization





Coffee shops and restaurant inside the heritage hotel



Restaurant inside the
heritage hotel

The new public terrace garden





The retail shops that make the redevelopment sustainable (financially)

Other factors/cases showing the constraint and insufficiency under situation of Hong Kong to preserve historical buildings and other heritage properties

1. The adoption of Laissez-faire policy that the government does not intervene the market (property) as much as possible.
2. Land price is so huge that redeveloping any high-quality building is extremely motivating. Even the government made the same mistake before.
3. There is no governing regulation that can easily bar the property owner or developer not to knot-down a property for redevelopment.
4. Government is difficult to make a perfectly balanced policy between preserving properties with high heritage value. Even if there is policy or guideline so established, developer can easily find loops to maximize their profit due to huge profit behind. Everything is perfectly legal and legitimate.
5. Being listed or categorized as declared monument is a very sensitive issue for private property owners. Many are quite reluctant to be included in this list

Declared Monuments

Hong Kong has many historical monuments which need proper preservation. According to the Antiquities and Monuments Ordinance, the Antiquities Authority may, after consulting the Antiquities Advisory Board and with the approval of the Chief Executive as well as the publication of the notice in government gazette, legally declare a place to be protected. The Antiquities Authority is then empowered to prevent alterations, or to impose conditions upon any proposed alterations as he thinks fit, in order to protect the monument. Up to now, there are a total of 94 declared monuments.



The Hong Kong Club building



The Old Central Post Office



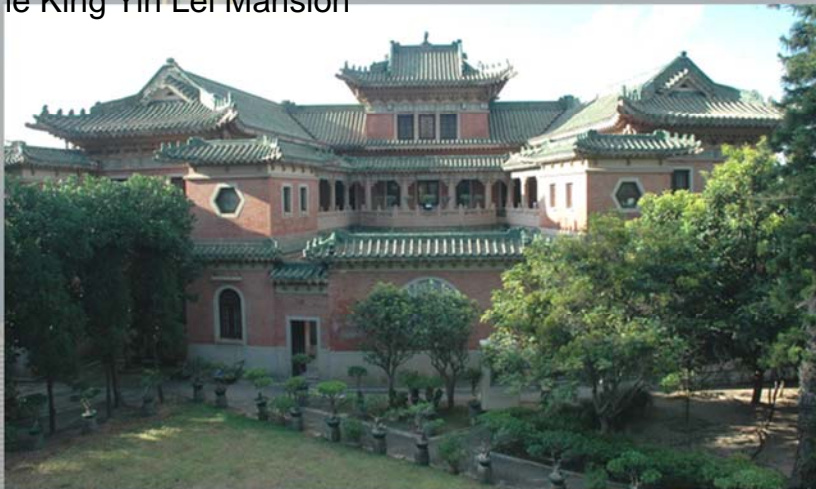
Previous Lane Crawford Building

Some loss glory of Hong Kong that still existed in mid 1970s.

An unlisted historical building –
the Holy Spirit Seminary in Aberdeen



A case from a narrow escape –
The King Yin Lei Mansion






An elegant pre-war building in Causeway Bay, Hong Kong – exist no more, being demolished in 2005



Hoping that the above presentation can provide audience with a better picture of what has been done in Hong Kong, as well as the limitations, when implementing preservation and revitalization projects for buildings with heritage value.

Thank you.

An aerial photograph of the Hong Kong skyline, featuring the Financial District with prominent skyscrapers like the Bank of China Tower. The Victoria Harbour is visible in the foreground with several ferries and boats. The background shows the hazy mountains of the New Territories.

If further information regarding the similar topics, please visit the following websites for references

1. personal homepage of Raymond Wong at City University of Hong Kong using this links:

http://personal.cityu.edu.hk/~bswmwong/contents/studies_city.html

<http://personal.cityu.edu.hk/~bswmwong/pl.html>

<http://personal.cityu.edu.hk/~bswmwong/>

2. Web-page of Heritage Office, Hong Kong Government

<http://www.heritage.gov.hk/en/index.htm>