

香港特別行政區政府

The Government of the Hong Kong Special Administrative Region

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18 March 2013

Clerk to Panel on Development
Legislative Council Complex
1 Legislative Council Road
Central
Hong Kong
(Attn: Ms Sharon Chung)

Dear Ms Chung,

**Legislative Council
Panel on Development**

**Follow-up Action on the Discussion
at the Meeting Held on 26 February 2013**

Progress Report on Heritage Conservation Initiatives

At the meeting of the Legislative Council Panel on Development held on 26 February 2013, Members requested information about the follow-up actions regarding the 26 buildings on the list of 1 444 historic buildings which have been demolished or substantially altered. I set out the information below.

2. The Government has an internal mechanism to monitor any demolition of / alterations to monuments / proposed monuments or graded buildings / buildings proposed to be graded. Under the mechanism, the Buildings Department, Lands Department and Planning Department will alert the Commissioner for Heritage's Office of the Development Bureau and the Antiquities and Monuments Office (AMO) regarding any identified possible threat which may affect privately-owned sites of archaeological interests, monuments and historic buildings that have been brought to departments' attention through applications and enquiries received and in the normal course of duty such as regular inspections.

3. Nevertheless, under some circumstances, no applications are required for demolition or alteration works of a building. For example, some minor building works do not require prior approval of the Building Authority and building works of New Territories Exempted Houses in the New Territories are exempted from certain provisions of the Buildings Ordinance (Cap. 123) and its subsidiary regulations. Demolition or alteration works of privately-owned historic buildings in these cases may not be caught by the monitoring mechanism unless such works have been brought to the relevant departments' attention through enquiries received or in the normal course of duty such as regular inspections.

4. Among the 26 buildings, seven demolished buildings were assessed or proposed by the Antiquities Advisory Board as nil grade (i.e. they should not be accorded with any grading). These seven buildings are therefore not historic buildings. Details of these seven buildings are set out below –

Serial Number	Name and Address	Grading
1.	Shung Man Study Hall, No. 55 Wang Toi Shan Ho Lik Pui, Pat Heung, Yuen Long, New Territories	Nil grade
2.	Hip Wo Se Hok, No. 151 Tai Ping Street, Tai O, Lantau Island	Nil grade
3.	Entrance Gate, Ma Tin Tsuen, Shap Pat Heung, Yuen Long, New Territories	Nil grade
4.	No. 235 Hennessy Road, Wan Chai, Hong Kong	Nil grade
5.	Shrine, No. 90 Ma Tin Tsuen, Shap Pat Heung, Yuen Long, New Territories	Nil grade
6.	Nos. 13-14 Lung Mei, Tai Po, New Territories	Nil grade
7.	No. 44 Cheung Shing Street, Yuen Long Kau Hui, Yuen Long, New Territories	Proposed nil grade

5. For the remaining 19 buildings, 11 buildings have been demolished and they are all Grade 3 or Proposed Grade 3 buildings with relatively less heritage value. Details of these 11 buildings are set out below –

Serial Number	Name and Address	Grading
1.	No. 38 Fuk Hing Tsuen, Wang Chau, Yuen Long, New Territories	Grade 3
2.	Nos. 31 - 33 First Lane, Wu Kai Sha Tsuen, Sha Tin, New Territories	Grade 3
3.	Nos. 76-77 Hung Uk Tsuen, Ping Shan, Yuen Long, New Territories	Grade 3

Serial Number	Name and Address	Grading
4.	Nos. 92-93 Sai Pin Wai, Yuen Long, New Territories	Proposed Grade 3
5.	Nam Ancestral Hall, No. 121 Sheung Wo Che, Sha Tin, New Territories	Proposed Grade 3
6.	No. 12 Kak Tin Village Third Street, Kak Tin, Sha Tin, New Territories	Proposed Grade 3
7.	Nos. 21-24, Lane 5, Shan Pui Tsuen, Yuen Long, New Territories	Proposed Grade 3
8.	Nos. 7-8 Sheung Wun Yiu, Tai Po, New Territories	Proposed Grade 3
9.	No. 23 Kat Hing Back Street, Tai O, Lantau Island	Proposed Grade 3
10.	No. 39 Fuk Hing Tsuen, Wang Chau, Yuen Long, New Territories	Proposed Grade 3
11.	No. 45 Tai Kei Leng Tsuen, Ancillary Building, Shap Pat Heung, Yuen Long, New Territories	Proposed Grade 3

6. For the rest of the eight buildings which have been substantially altered, only one building is with Proposed Grade 2 status and all others are Proposed Grade 3 buildings. Details of these eight buildings are set out below –

Serial Number	Name and Address	Grading
1.	No. 187 Apliu Street, Sham Shui Po, Kowloon	Proposed Grade 2
2.	Lee Sze Sai Kui, Entrance Gate, Nos. 86-88 Sheung Wo Hang, Sha Tau Kok, New Territories	Proposed Grade 3
3.	No. 4 Shek O Road, Shek O, Hong Kong	Proposed Grade 3
4.	Lai Ancestral Hall, No. 146 Tsz Tong Tsuen, Sheung Tsuen, Pat Heung, Yuen Long, New Territories	Proposed Grade 3
5.	No. 60 San Wai Tsuen, San Tin, Yuen Long, New Territories	Proposed Grade 3
6.	Chung Ancestral Hall, Chung Uk Tsuen, Tuen Mun, New Territories	Proposed Grade 3
7.	Lee Ancestral Hall, No. 87A Sheung Wo Hang, Sha Tau Kok, New Territories	Proposed Grade 3
8.	Wai Ancestral Hall, No. 5 Sheung Keng Hau, Sha Tin, New Territories	Proposed Grade 3

7. AMO has already informed the Buildings Department and Lands Department of the demolition or alteration of the 26 buildings mentioned above for their necessary actions under their respective regulatory regimes.

Yours sincerely,

A handwritten signature in black ink, appearing to read 'Vivian Ko', with a large, sweeping flourish underneath.

(Ms Vivian Ko)
for Secretary for Development

c.c. Director of Leisure and Cultural Services (Attn: Mr Tom Ming)