

## LEGISLATIVE COUNCIL BRIEF

### **Antiquities and Monuments Ordinance (Cap. 53) Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) (Amendment) Notice 2018**

#### INTRODUCTION

After consultation with the Antiquities Advisory Board (“AAB”)<sup>1</sup> and with the approval of the Chief Executive, the Secretary for Development (“SDEV”), in his capacity as the Antiquities Authority under the Antiquities and Monuments Ordinance (Cap. 53) (the “Ordinance”), has decided to declare the exteriors of three Grade 1 historic buildings, namely Fung Ping Shan Building (馮平山樓), Eliot Hall (儀禮堂) and May Hall (梅堂) of The University of Hong Kong (the “University”), to be historical buildings (“historical building” is one type of “monument” as defined under the Ordinance) under section 3(1) of the Ordinance.

2. The declaration is made by the Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) (Amendment) Notice 2018 (the “Notice”) (**Annex A**), which will be published in the Gazette on 16 November 2018.

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#### JUSTIFICATIONS

##### Heritage Significance

3. The Antiquities and Monuments Office (“AMO”)<sup>2</sup> has carried out

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<sup>1</sup> AAB is a statutory body established under section 17 of the Antiquities and Monuments Ordinance (Cap. 53) to advise the Antiquities Authority on any matters relating to antiquities, proposed monuments or monuments or referred to it for consultation under section 2A(1), section 3(1) or section 6(4) of the Ordinance.

<sup>2</sup> AMO is the executive arm of the Antiquities Authority dealing with matters, among others, relating to research, examination and preservation of any place, building, site or structure which is of historical, archaeological or palaeontological value.

research on and assessed the heritage significance of the three buildings set out in paragraph 1 above. AMO recommends to the Antiquities Authority that the exteriors of the three buildings have significant heritage value that meets the high threshold required for declaration as historical buildings under section 3(1) of the Ordinance. The heritage value of the three buildings is summarised in paragraphs 4 to 11 below and elaborated in

B **Annex B.**

(a) Fung Ping Shan Building

4. Fung Ping Shan Building, originally named Fung Ping Shan Library (馮平山圖書館), was opened on 14 December 1932 as a library for Chinese books of the University vide the generous donation by the late Mr. Fung Ping-shan (馮平山). During the Second World War, the building was used as the central repository of books of private individuals, schools and government organisations. In 1953, the Museum of Chinese Art and Archaeology (中國藝術及考古陳列所) was established with exhibitions held in a room of the Fung Ping Shan Library. In 1962, the collection of Fung Ping Shan Library was transferred to the newly constructed Main Library of the University and the original library building was then converted into the Fung Ping Shan Museum. It was renamed the University Museum of Art Gallery in 1994, before its new wing T.T. Tsui Building was opened to the public in 1996. The museum is the oldest one of the kind in continuous operation in Hong Kong.

5. Designed by Leigh and Orange, Fung Ping Shan Building is a three-storey building with red-brick facade, carved granite ornaments, a prominent glass dome on the roof and symmetrical elevation. The overall design also reflects distinctive architectural features, including the fan-shaped floor plan and the rounded central section of the front. The facade is elegantly decorated with giant pilasters, window architraves, pediments and moulded cornice and parapet. Most of the old finely carved hardwood doors and windows with original brass fittings are still in place.

(b) Eliot Hall

6. Eliot Hall was opened in 1914 as the second student residential hall under the direct management of the University. It was named after the

first Vice-Chancellor of the University, Sir Charles Eliot (儀禮). Its design was modelled from the Lugard Hall with students' rooms located on the first and second floors. Refectory, common rooms, servants' quarters and bathrooms were on the ground floor. During the Second World War, Eliot Hall became the relief hospital to provide additional support to Queen Mary Hospital. Eliot Hall soon reopened in 1946 after the war. In 1956, it was turned into a gymnasium, and subsequently renovated as a student residential hall in 1963.

7. In June 1966, a large-scale landslide at the slope adjacent to the Eliot Hall and May Hall caused by inexhaustible torrential rain led to an immediate evacuation of these two halls for extensive repairs. The two wardens' quarters at the east end of Eliot Hall and May Hall had to be demolished. The University took this opportunity to combine Lugard Hall, Eliot Hall and May Hall into one large residential unit and renamed them as Old Halls. The Old Halls was opened in 1969 and consisted of three wings, namely Lugard Wing, Eliot Wing and May Wing. Eliot Wing was reverted to its old name, i.e. Eliot Hall, when Lugard Wing was demolished in 1992 and has subsequently been converted into administrative offices of the University.

8. Eliot Hall was designed by Denison, Ram and Gibbs. This red-brick building has elegant facades featuring a rich variety of architectural elements, including curved pediments over the entrance doorways, rusticated columns, Doric capitals, window cills, cornices and balustrades. Chinese-style ceramic grilles are found on the facade to contrast with the red brick wall. The pitched and double-tiled Chinese roofs are a local adaptation.

(c) May Hall

9. May Hall was opened in 1915 and is the third student residential hall under the direct management of the University. It was named after the second Chancellor of the University and the 15<sup>th</sup> Governor of Hong Kong, Sir Francis Henry May (梅含理). Similar to Eliot Hall, the design of May Hall was modelled from Lugard Hall in almost identical style. During the Second World War, May Hall served as the main residence for staff and students. On the New Year's Day of 1942, a congregation was held in May Hall and war-time degrees were granted to fourteen medical students who

took their final examinations at the time of the Japanese attack.

10. As mentioned in paragraph 7 above, the landslide at the slope adjacent to the Eliot Hall and May Hall in June 1966 caused by inexhaustible torrential rain led to an immediate evacuation of these two halls for extensive repairs and the demolition of the two wardens' quarters at the east end of Eliot Hall and May Hall. The Lugard Hall, Eliot Hall and May Hall, which were subsequently combined into one large residential unit and were named collectively as Old Halls with the three halls renamed as Lugard Wing, Eliot Wing and May Wing, was opened in 1969. Since then, female students were accepted in the Old Halls and some of them were accommodated at the east wing on the first and second floors of May Wing. May Wing was reverted to its old name, i.e. May Hall, when Lugard Wing was demolished in 1992 and has subsequently been converted into administrative offices of the University.

11. Same as Eliot Hall and Lugard Hall, May Hall was also designed by Denison, Ram and Gibbs. This three-storey red-brick building has elegant facades featuring a rich variety of architectural elements, including curved pediments over the entrance doorways, rusticated columns, Doric capitals, window cills, cornices and balustrades. Chinese-style ceramic grilles are found on the facade to contrast with the red brick wall. The pitched and double-tiled Chinese roofs are a local adaption.

### **Declaration as Monuments**

12. The three buildings as mentioned above have been accorded with Grade 1 status by AAB under the existing administrative grading mechanism<sup>3</sup>. AAB advised in November 2008 that all Grade 1 historic buildings should, given their outstanding heritage value, form a pool of potential candidates for the Antiquities Authority to consider monument declaration. With the recommendation of AMO as set out in paragraph 3

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<sup>3</sup> The grading system is an administrative arrangement to provide an objective basis for determining the heritage value, and hence the preservation need, of historic buildings in Hong Kong. Under the grading system:

- Grade 1 status refers to buildings of outstanding merit, which every effort should be made to preserve if possible
- Grade 2 status refers to buildings of special merit; efforts should be made to selectively preserve
- Grade 3 status refers to buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable

above, the support of AAB and the approval of the Chief Executive, SDEV, as the Antiquities Authority, has decided to declare the exteriors of the three buildings as monuments under the Ordinance. In addition to reflecting their outstanding heritage value, the declaration will provide the exteriors of the three buildings with statutory protection<sup>4</sup>.

13. Since the three buildings are currently situated on the private lands under the ownership of the University, the procedure of serving a notice to the owner and lawful occupier of the three buildings with regard to the intended declaration is required under section 4 of the Ordinance. Such notices were served on the owner and lawful occupier of the three buildings on 27 August 2018. No objection was received by AMO during the one-month notice period. Explicit agreement of the owner of the three buildings to the declaration proposal has also been obtained.

14. The declaration of the exteriors of the three buildings will be made by the Notice published in the Gazette on 16 November 2018. Copies of plans showing the locations of the exteriors of the three buildings declared by the Antiquities Authority as historical buildings and deposited in the Land Registry are at Annex C. The Notice will take immediate effect and will be tabled at the Legislative Council for negative vetting on 21 November 2018.

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## **IMPLICATIONS OF THE PROPOSAL**

15. The declaration is in conformity with the Basic Law, including the provisions concerning human rights. It has no financial, civil service, economic, productivity, environmental, family or gender implication. As far as sustainability implications are concerned, the declaration is conducive to upholding the sustainability principle of protecting Hong Kong's heritage assets.

16. Upon the declaration of the exteriors of the three buildings as

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<sup>4</sup> Section 6(1) of the Ordinance provides:

“6(1) Subject to subsection (4), no person shall –

- (a) excavate, carry on building or other works, plant or fell trees or deposit earth or refuse on or in a proposed monument or monument; or
- (b) demolish, remove, obstruct, deface or interfere with a proposed monument or monument, except in accordance with a permit granted by the Authority.”

monuments, their repair and maintenance works will continue to be undertaken by their owner as before.

## **PUBLIC CONSULTATION**

17. AAB was consulted on the proposed declaration as required under section 3(1) of the Ordinance on 21 June 2018 and rendered its support.

## **PUBLICITY**

18. A press release on the declaration will be issued on the date of declaration (i.e. 16 November 2018). A spokesman will be available to answer media and public enquiries.

## **ENQUIRIES**

19. For any enquiries on this brief, please contact Mr. José Yam, Commissioner for Heritage of the Development Bureau, at 3509 8270.

**Development Bureau**  
**15 November 2018**

## Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) (Amendment) Notice 2018

(Made by the Secretary for Development under section 3(1) of the Antiquities and Monuments Ordinance (Cap. 53) after consultation with the Antiquities Advisory Board and with the approval of the Chief Executive)

### 1. Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) Notice amended

The Antiquities and Monuments (Declaration of Monuments and Historical Buildings) (Consolidation) Notice (Cap. 53 sub. leg. B) is amended as set out in section 2.

### 2. Paragraph 3 amended (declaration of historical buildings)

(1) Paragraph 3(cf)—

#### Repeal

“Development.”

#### Substitute

“Development;”.

(2) After paragraph 3(cf)—

#### Add

“(cg) the exterior structure (including the facade, roof, skylight, chimney stack, parapets with decorations, external columns, main entrance doorway and steps) of the building known as Fung Ping Shan Building of The University of Hong Kong at the Remaining Portion of Inland Lot No. 8482, Pok Fu Lam, Hong Kong, the building being delineated and shown edged red on the

plan marked Plan No. HKM10300, with the exterior structure being coloured pink or green or hatched orange shown and described on the drawings numbered F01, F02, F03 and F04 attached to the plan, signed and deposited in the Land Registry under section 3(4) of the Ordinance by the Secretary for Development;

(ch) the exterior structure (including the facade, roofs, chimney stacks, parapets, balconies, canopy, staircases, external columns, entrance porch, main entrance doorway and steps) of the building known as Eliot Hall of The University of Hong Kong at the Remaining Portion of Inland Lot No. 8482, Pok Fu Lam, Hong Kong, the building being delineated and shown edged red on the plan marked Plan No. HKM10301, with the exterior structure being coloured pink, blue, orange or green or hatched orange shown and described on the drawings numbered E01, E02, E03 and E04 attached to the plan, signed and deposited in the Land Registry under section 3(4) of the Ordinance by the Secretary for Development;

(ci) the exterior structure (including the facade, roofs, chimney stacks, parapets, balconies, canopy, staircases, external columns, entrance porch, main entrance doorway and steps) of the building known as May Hall of The University of Hong Kong at the Remaining Portion of Inland Lot No. 8482, Pok Fu Lam, Hong Kong, the building being delineated and shown edged red on the plan marked Plan No. HKM10302, with the exterior structure being coloured pink, blue, orange or green or hatched orange shown and described on the drawings numbered M01, M02, M03 and M04 attached to the plan, signed and deposited in the Land Registry

Antiquities and Monuments (Declaration of Monuments and Historical Buildings)  
(Consolidation) (Amendment) Notice 2018

Section 2

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under section 3(4) of the Ordinance by the Secretary for Development.”.



Secretary for Development

1 November 2018

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Antiquities and Monuments (Declaration of Monuments and Historical Buildings)  
(Consolidation) (Amendment) Notice 2018

Explanatory Note

Paragraph 1

4

**Explanatory Note**

This Notice declares the exterior structures of the following buildings of The University of Hong Kong at Pok Fu Lam, Hong Kong to be historical buildings under the Antiquities and Monuments Ordinance (Cap. 53)—

- (a) Fung Ping Shan Building;
- (b) Eliot Hall; and
- (c) May Hall.



**Heritage Appraisal of Fung Ping Shan Building,  
The University of Hong Kong, Pokfulam, Hong Kong**

Fung Ping Shan Building (馮平山樓), originally named *Historical* Fung Ping Shan Library (馮平山圖書館), was constructed in 1931 *Interest* as a library for Chinese books of The University of Hong Kong (the “University”). The building was named after its donor, the late Mr. Fung Ping Shan (馮平山) (1860-1931), who was an eminent Chinese entrepreneur enthusiastic in promoting Chinese education in Hong Kong. It was opened on 14 December 1932 by Sir William Peel, who was the Governor of Hong Kong from 1930 to 1935.

To cope with the research needs of the School of Chinese, Mr. Fung Ping Shan wrote a letter to Sir William Hornell, the 4<sup>th</sup> Vice-Chancellor of the University, expressing his wishes to donate \$100,000 for constructing a Chinese library for the University in 1929. There were two conditions for the donation: the proposed Chinese library should be opened to the public and for this purpose it is desirable that it should be built within the University site but near public road; and this building should be permanently and exclusively used to house the Chinese library. After further discussions with the University, Mr. Fung Ping Shan agreed to increase the donation and be responsible for the cost of stationary, lightings, fans, furniture and bookshelves, etc. of the library. The construction work of the library finally began in mid-1931. Unfortunately, Mr. Fung Ping Shan passed away in 1931 and could not witness the opening of the library held on 14 December 1932. The Fung Ping Shan Library was officially opened to the public in January 1934. Before the Second World War, the library already had a collection of around 50 000 books.

Education in the University ceased immediately after the outbreak of the Pacific War in December 1941. The First-aid Station of Air Defence at Mid-Levels Section E (防空救護處半山區 E 段) set up by the British occupied the building as its office and dormitory in 1941. Fung Ping Shan Library also became the central repository for private and institutional bodies, both locally and from

the Mainland China. Over 240 000 valuable books from private individuals, schools and government organisations were stored in Fung Ping Shan Library. Mr. Chan Kwan Po (陳君葆)<sup>1</sup>, who was the librarian of Fung Ping Shan Library at that time, remained to take care of the library throughout the war and the Japanese Occupation. Chan and his staff also collected discarded birth certificate documents found at the Central Post Office and kept them in the library. These documents were extremely important in confirming the identity of Hong Kong citizens in the post war period. Fung Ping Shan Library became the Library of the Government of the Occupied Territory (香港佔領地總督部立圖書館) in 1944. Some of its collections were sent to The Helena May where the Japanese set up the City Library (香港市民圖書館) there.

In 1953, the Museum of Chinese Art and Archaeology (中國藝術及考古學陳列所) was established to serve teaching and research purposes, and exhibitions were held in a room of the Fung Ping Shan Library. In 1962, the collection of Fung Ping Shan Library was transferred to the newly constructed Main Library of the University, in view of the insufficient space of Fung Ping Shan Library and the increased number of users and collections. The original library building was converted into Fung Ping Shan Museum, after obtaining the consent from the Fung's family, and was officially opened on 31 January 1964 by Sir Kenneth Fung Ping Fan (馮秉芬), the son of Fung Ping Shan. The museum was renamed University Museum and Art Gallery in 1994, before its new wing T.T. Tsui Building was opened to the public in 1996, where traditional Chinese arts exhibitions are held nowadays.

Fung Ping Shan Building was designed by Leigh and Orange. *Architectural Merit*  
It is a three-storey building with red-brick facade, carved granite ornaments and a prominent glass dome on the roof. The design of the elevation is based on the principles of symmetry. The overall design also reflects distinctive architectural features, including the fan-shaped floor plan (also known as a “butterfly” plan) and the

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<sup>1</sup> Mr. Chan Kwan Po was a graduate of the Faculty of Arts in the University. He served as the Librarian (圖書館主任) of Fung Ping Shan Library from 1934 to 1956. He was awarded an OBE in 1947 in view of his contribution in preserving the valuable documents during the wartime era.

rounded central section of the front; the stone pilasters with their moulded capitals and triangular or arched pediments over the windows, etc.

The facades are mainly of red brickwork, laid in “Flemish Bond”, with smooth grey granite decorative features, such as giant pilasters, windows architraves, pediments and a moulded cornice and parapet, which provide a colour contrast. The ground floor elevation is also of smooth granite blocks which provide a solid-looking podium to support the floor above.

The atrium features a high-level circular gallery supported on octagonal columns, which is lit by the central roof light above. The main staircase in the entrance hall is an impressive feature of concrete construction, with the treads surfaced with fine coloured terrazzo to match the main floors. Most of the old finely carved hardwood doors and windows with original brass fittings are still in place throughout the building.

The exterior of the building is largely intact in spite of a pedestrian bridge at the top floor level to link the building with the adjoining T.T. Tsui Building and the provision of a new elevator. These alterations, however, are distinguishable but match with the original building appearance in terms of materials and colour. Alterations including partitioning, installation of false ceilings and temporary covered-up of windows in the atrium have been done to cater for the museum’s operation need. However, these alterations and additions are considered reversible and the building could be restored to its original appearance if required. *Authenticity*

The building is a rare example of a “purpose-designed” library with a unique fan-shaped plan and rich variety of detailing and finely executed craftsmanship in Hong Kong. It is also the oldest museum in continuous operation in Hong Kong. *Rarity*

The building is situated on a prominent location along Bonham Road which is adjacent to one of the exits of the University (East Gate). The distinctive outlook of the building in such a *Social Value & Local Interest*

prominent location enables it to be a well-known local landmark of the University as well as the area. Also, being initially a library and then a museum for which are both open to the public, its social value obviously does not only lie in its academic role in early Chinese education development in the field of Chinese studies and culture, but also a place for leisure and enjoyment for visitors from all walks of life.

Fung Ping Shan Building, together with the other historic buildings situated in the University, such as the Main Building (本部大樓) (the exterior of which is declared monument), University Hall (大學堂) (the exterior of which is declared monument), Hung Hing Ying Building (孔慶熒樓) (the exterior of which is declared monument), Tang Chi Ngong Building (鄧志昂樓) (the exterior of which is declared monument), May Hall (梅堂) (Grade 1) and Eliot Hall (儀禮堂) (Grade 1), undoubtedly form a strong cultural environment providing an academic ambience. Other historic buildings in the surrounding areas, such as King's College (英皇書院) (declared monument), Bungalow of West Point Filters (西環瀘水廠平房) (Grade 1), Senior Staff Quarters of Elliot Pumping Station and Filters (抽水站及瀘水廠高級職員宿舍) (Grade 2), etc., also depict the historical and socio-cultural development of the territory.

***Group Value***

**Photos of Fung Ping Shan Building,  
The University of Hong Kong, Pokfulam, Hong Kong**



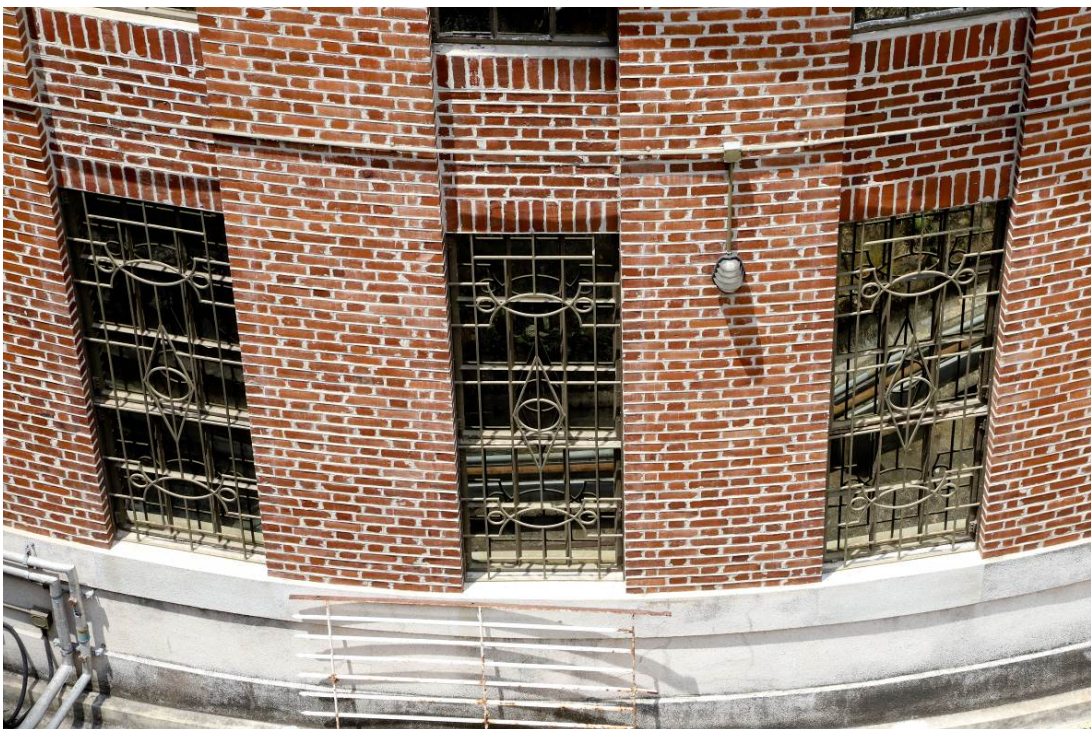
Front elevation facing Bonham Road



Rear elevation



Close view of the front entrance  
Carved granite doorway is decorated with elegant Classical surround



Several old patterned metal window grills retained at the rear elevation

**Heritage Appraisal of Eliot Hall,  
The University of Hong Kong, Pokfulam, Hong Kong**

Eliot Hall was the second student residential hall under the direct management of The University of Hong Kong (the “University”)<sup>2</sup>. It was opened in 1914 and named after Sir Charles Eliot (儀禮), the first Vice-Chancellor of the University (1912-1918). *Historical Interest*

Sir Frederick Lugard (盧嘉), the first Chancellor of the University (1911-1912) and the 14<sup>th</sup> Governor of Hong Kong (1907-1912), recognised that in addition to the transmission of knowledge, the personal development and moral qualities of the University’s students were equally important. This could be achieved by compulsory residence either in approved colleges or hostels, or in the University itself, and by the careful selection of the professorial staff.

However, when the University opened on 11 March 1912, its own student residential halls had not yet been built. Sir Frederick Lugard then sought the help from religious organisations whose interest in supporting education and promoting good moral character was in line with the mission of the University. The Church Missionary Society was the first to respond and established St. John’s Hall on Bonham Road to provide accommodation in 1912, in time of the University’s opening.

In 1913, Lugard Hall, the first student residential hall under the direct management of the University, was opened. It set a model for the construction of Eliot Hall and May Hall which were constructed on higher terraces in almost identical style. Eliot Hall and May Hall were planned with assistance from the Department of Public Works and constructed at a cost of \$185,840.

Eliot Hall was designed to house around 60 students and with quarters for an English professor and a Chinese assistant in residence in order to provide close supervision to the students.

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<sup>2</sup> The first student residential hall under the direct management of the University was Lugard Hall which was opened in 1913, and named after the first Chancellor of the University and the Governor of Hong Kong, Sir Frederick Lugard (1907-1912).

Students' rooms were located on the first and second floors. Refectory, common rooms, servants' quarters and bathrooms were on the ground floor. In 1920, the ground floor at the western end was converted to accommodate students, so that Eliot Hall could accommodate 72 students.

During the Second World War, Lugard Hall and Eliot Hall became the relief hospital to provide additional support to Queen Mary Hospital when the Main Building of the University which had been used as the relief hospital was damaged. Eliot Hall soon reopened in 1946 after the war. It was closed and turned into a gymnasium in 1956. Most of the students moved to Lugard Hall and the newly opened University Hall at No. 144 Pok Fu Lam Road. In 1963, Eliot Hall was renovated and resumed as student residential hall for men, which could accommodate 74 students.

In June 1966, an inexhaustible torrential rain caused a large-scale landslide at the slope adjacent to the Eliot Hall and May Hall, which led to an immediate evacuation of the two halls for extensive repairs. The students of the halls were temporarily moved to Lugard Hall and other halls. Two wardens' quarters at the east end of Eliot Hall and May Hall had to be demolished. The University took this opportunity to combine Lugard Hall, Eliot Hall and May Hall into one large residential unit named Old Halls which was opened in 1969 with three wings, i.e. Lugard Wing, Eliot Wing and May Wing. The three buildings were linked together by covered stairways and could accommodate around 200 students. In the same year, the long established compulsory residence implemented since the University's opening in 1912 was lifted and residence in hostel became voluntary. Most of the residents in the Old Halls were Medical or Engineering students. There were also overseas residence and those in Eliot Hall were mainly from Malaysia and Indonesia.

Eliot Wing and May Wing were reverted to its old names (i.e. Eliot Hall and May Hall) when Lugard Wing was demolished in 1992 to cope with the development policy of the University. Nowadays, Eliot Hall has been converted into administrative offices



of departments of the University.

Eliot Hall is a three-storey structure designed by local Hong Kong Architects, Denison, Ram and Gibbs. Red brick is the main material and they were laid in “Flemish Bond”. The elegant facades feature a rich variety of architectural elements, including curved pediments (hoods) over the entrance doorways, rusticated columns, Doric capitals, window cills, cornices and balustrades. The visual richness of the architecture is widely adopted in the Edwardian period in England. Chinese-style ceramic grilles are also found on the facade to contrast with the red brick wall. The pitched and double-tiled Chinese roofs are a local adaption.

***Architectural Merit***

Internally, original decorative details to the walls and ceilings are basically intact, such as the mouldings and cornices, in spite of the alterations and renovations carried out over the years. Some fireplaces are still in excellent condition. The open verandas to the front elevation remain in good condition, particularly the coloured floor tiles which are very typical of the period.

Although successive major internal renovations have substantially altered the internal layout, some original features remain, such as the patterned floor tiles and ceiling mouldings. Exterior of the building is largely intact, although the east end of the building has been reconstructed with concrete buttresses added due to the major landslide damage in 1966. Also, part of the verandah on the ground floor has been enclosed to meet the current use but could be reversible when required.

***Authenticity***

Eliot Hall is one of the oldest structures on the University campus. Also, it is the earliest purpose-built university student residential hall built in Western style and blended with Chinese features that still remains in Hong Kong, reflecting the vision of the University.

***Rarity***

As one of the purpose-built and the oldest student residential halls of the University, Eliot Hall served as an imperative

***Social Value & Local Interest***

venue to provide informal education to students and to cultivate the renowned hall culture of the University. Its social value is enhanced due to the change of its usage from a student residential hall to a gymnasium which more students and staff of the University would have more connection to it. Besides, being one of the historic buildings with rich variety of architectural elements on the University campus, Eliot Hall has long been the well-known landmark which attracts visitors for appreciation.

Eliot Hall, together with the other historic buildings situated in the University, such as the Main Building (本部大樓) (the exterior of which is declared monument), University Hall (大學堂) (the exterior of which is declared monument), Hung Hing Ying Building (孔慶熒樓) (the exterior of which is declared monument), Tang Chi Ngong Building (鄧志昂樓) (the exterior of which is declared monument), May Hall (梅堂) (Grade 1) and Fung Ping Shan Building (馮平山樓) (Grade 1), undoubtedly form a strong cultural environment providing an academic ambience. Other historic buildings in the vicinity, such as King's College (英皇書院) (declared monument), Bungalow of West Point Filters (西環瀘水廠平房) (Grade 1), Senior Staff Quarters of Elliot Pumping Station and Filters (抽水站及瀘水廠高級職員宿舍) (Grade 2), etc., also depict the historical and socio-cultural development of the territory.

***Group Value***

**Photos of Eliot Hall,  
The University of Hong Kong, Pokfulam, Hong Kong**



Front elevation facing Yuet Ming Fountain



Rusticated brick piers and an elaborate shaped portico at the front facade



Historic patterned floor tiles at the verandah in the north elevation



Rear elevation facing May Hall



The roof eaves with numerous supporting brackets as a design feature and a moulded cornice underneath



Two buttresses were erected at the collapsed portion after the severe landslide in 1966

**Heritage Appraisal of May Hall,  
The University of Hong Kong, Pokfulam, Hong Kong**

May Hall was the third student residential hall<sup>3</sup> under the direct management of The University of Hong Kong (the “University”). It was opened on 1 January 1915 and named after Sir Francis Henry May (梅含理), the second Chancellor of the University and the 15<sup>th</sup> Governor of Hong Kong (1912-1918).

*Historical  
Interest*

Sir Frederick Lugard (盧嘉), the first Chancellor of the University (1911-1912) and the 14<sup>th</sup> Governor of Hong Kong (1907-1912), recognised that in addition to the transmission of knowledge, the personal development and moral qualities of University’s students were equally important. This could be achieved by compulsory residence either in approved colleges or hostels, or in the University itself, and by the careful selection of the professorial staff.

However, when the University opened on 11 March 1912, its own student residential halls had not yet been built. Sir Frederick Lugard then sought the help from religious organisations whose interest in supporting education and promoting good moral character was in line with the mission of the University. The Church Missionary Society was the first to respond and established St. John’s Hall on Bonham Road to provide accommodation in 1912, in time of the University’s opening.

In 1913, Lugard Hall, the first student residential hall under the direct management of the University, was opened. It set a model for the construction of Eliot Hall and May Hall, which were constructed on higher terraces in almost identical style. Eliot Hall and May Hall were planned with the assistance from the Department of Public Works and constructed at a cost of \$185,840. After the completion of May Hall, these three halls formed an impressive barrack-like group of tiered buildings.

Similar to Eliot Hall and Lugard Hall, May Hall was

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<sup>3</sup> The first two student residential halls were Lugard Hall and Eliot Hall which opened in 1913 and 1914 respectively.

designed to house around 60 students and with quarters for an English professor and a Chinese assistant in residence, in order to provide close supervision to the students. Students' rooms were located on the first and second floors, while refectory, common rooms, servants' quarters and bathrooms were on the ground floor.

During the Second World War, Lugard Hall and Eliot Hall became the relief hospital to provide additional support to Queen Mary Hospital, when the Main Building of the University was damaged which had been used as the relief hospital. May Hall served as the main residence for staff and students, especially overseas students. Many of the Chinese medical students were allowed to reside in May Hall to assist the Japanese to vaccinate the local population against cholera, smallpox and typhoid.

Dr. Duncan John Sloss, who was the Vice-Chancellor of the University from 1937 to 1949, and the deans arranged a secret Senate meeting on 31 December 1941 and decided to grant war-time degrees to 14 medical students who took their final examinations at the time of the Japanese attack and their studies had been interrupted by the war. On the New Year's Day of 1942, the University Congregation was held in May Hall. After the war, May Hall was re-habilitated and re-opened on 1 January 1948.

In June 1966, an inexhaustible torrential rain caused a large-scale landslide at the slope adjacent to the Eliot Hall and May Hall, which led to an immediate evacuation of the two halls for extensive repairs. The students of the halls were temporarily moved to Lugard Hall and other halls. Two wardens' quarters at the east end of Eliot Hall and May Hall had to be demolished. The University took this opportunity to combine Lugard Hall, Eliot Hall and May Hall into one large residential unit named Old Halls which was opened in 1969 with three wings, i.e. Lugard Wing, Eliot Wing and May Wing. The three buildings were linked together by covered stairways and could accommodate around 200 students. In the same year, the long-established compulsory residence implemented since the University's opening in 1912 was lifted and residence in hostel became voluntary. Most of the residents in Old Halls were Medical or Engineering

students and those students in May Hall were mainly local Chinese. Since 1969, female students were accepted in the Old Halls and they were assigned to accommodate at the east wing on the first and second floors of May Wing.

Eliot Wing and May Wing were reverted to their old names (i.e. Eliot Hall and May Hall) when Lugard Wing was demolished in 1992 to cope with the development policy of the University. Nowadays, most of the areas in May Hall have been converted into administrative offices of departments of the University.

May Hall is a three-storey structure designed by local Hong Kong Architects, Denison, Ram and Gibbs. Red brick is the main building material and they were laid in “Flemish Bond”. The elegant facades feature a rich variety of architectural elements, including curved pediments (hoods) over the entrance doorways, rusticated columns, Doric capitals, window cills, cornices and balustrades. The elaborate designs of the architectural features are widely adopted in the Edwardian period in England. Chinese-style ceramic grilles are also found on the facade to contrast with the red brick wall. The pitched and double-tiled Chinese roofs are a local adaption.

***Architectural  
Merit***

Internally, some fireplaces and original decorative details to the walls and ceilings, such as the mouldings and cornices, are basically intact, despite the alterations and renovations carried out over the years. The open verandas to the front elevation remain in good condition, particularly the coloured floor tiles which are very typical of the period.

Although successive major internal renovations have substantially altered the internal layout, some original features such as the patterned floor tiles and ceiling mouldings, still remain. The exterior of the building is largely intact, although the east end of the building has been reconstructed with concrete buttresses added due to the severe landslide damage in 1966. Also, part of the verandah on the ground floor has been enclosed to meet the current use but could be restored when required.

***Authenticity***



May Hall is one of the oldest structures on the University campus. Also, it is one of the earliest purpose-built university student residential halls built in Western style and blended with Chinese features that still remains in Hong Kong, reflecting the education vision of the University. **Rarity**

As one of the purpose-built and one of the oldest student residential halls of the University, May Hall served as an imperative venue to provide informal education for students and to nurture the renowned hall culture of the University. Besides, being one of the historic buildings with rich variety of architectural elements on the University campus, May Hall has long been the well-known landmark which attracts visitors for appreciation. **Social Value & Local Interest**

May Hall, together with the other historic buildings situated in the University, such as the Main Building (本部大樓) (the exterior of which is declared monument), University Hall (大學堂) (the exterior of which is declared monument), Hung Hing Ying Building (孔慶熒樓) (the exterior of which is declared monument), Tang Chi Ngong Building (鄧志昂樓) (the exterior of which is declared monument), Eliot Hall (儀禮堂) (Grade 1) and Fung Ping Shan Building (馮平山樓) (Grade 1), undoubtedly form a strong cultural environment providing an academic ambience. Other historic buildings in the surrounding areas, such as King's College (英皇書院) (declared monument), Bungalow of West Point Filters (西環濾水廠平房) (Grade 1), Senior Staff Quarters of Elliot Pumping Station and Filters (抽水站及濾水廠高級職員宿舍) (Grade 2), etc., also depict the historical and socio-cultural development of the territory. **Group Value**

**Photos of May Hall,  
The University of Hong Kong, Pokfulam, Hong Kong**



Front elevation facing Eliot Hall



Close view of the main entrance



Enclosed verandah (north elevation) on the ground floor



Historic patterned floor tiles at the verandah in the north elevation

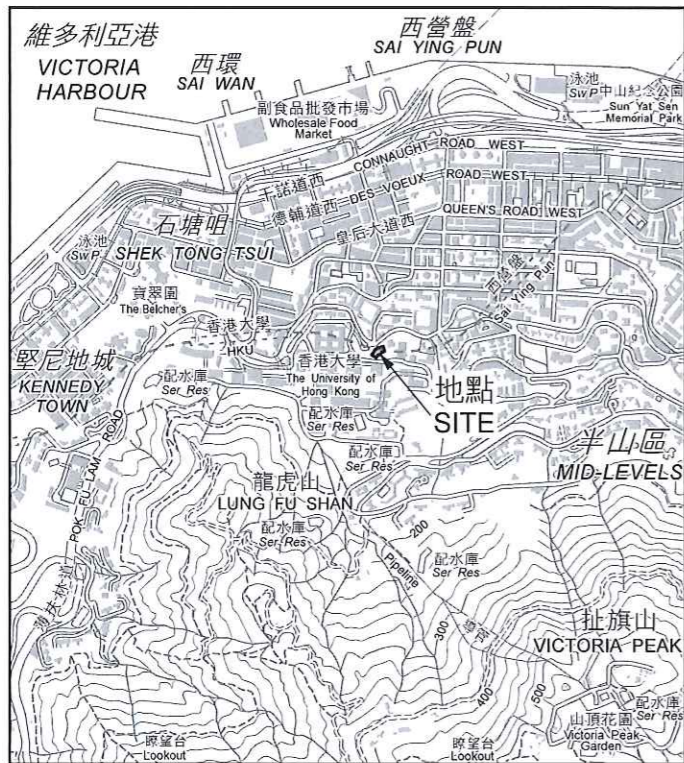


Rear elevation

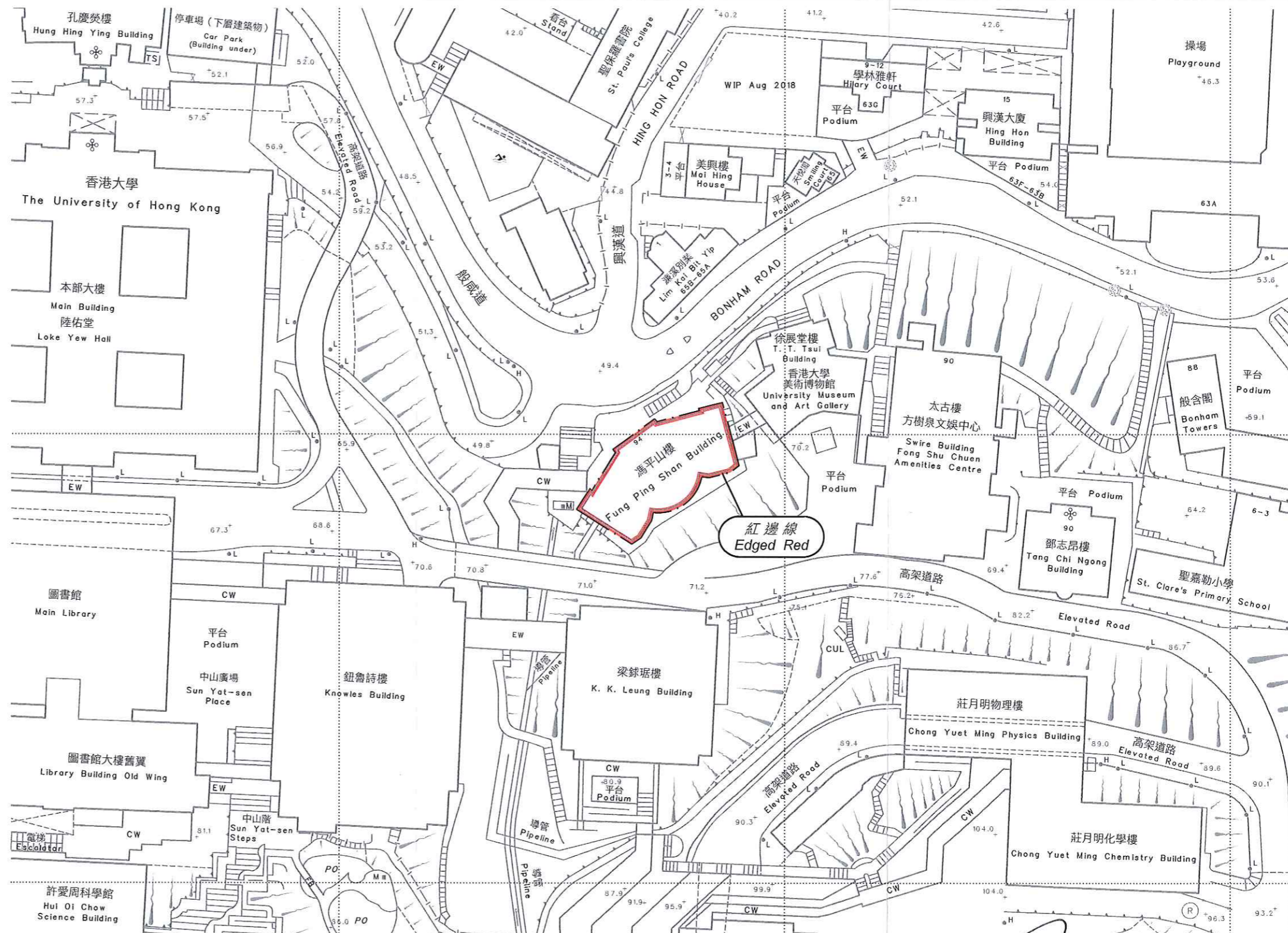


The roof eaves with numerous supporting brackets as a design feature and a moulded cornice underneath

位置 LOCATION

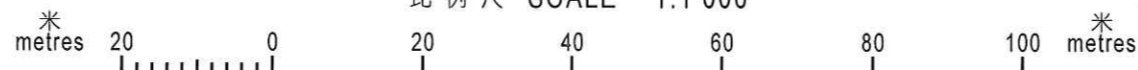


比例 SCALE 1:20 000



以紅邊線標示的面積約為 592 平方米  
 EDGED RED AREA 592 SQUARE METRES (ABOUT)

比例尺 SCALE 1:1 000



*(Signature)*  
 (黃偉倫 Michael Wong)

發展局局長 Secretary for Development  
 日期 Date 1 November 2018

只作識別用 FOR IDENTIFICATION PURPOSES ONLY

地政總署 港島測量處  
 District Survey Office, Hong Kong  
 Lands Department

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古物及古蹟條例 (第53章)  
 根據第3(4)條存放於土地註冊處的位於香港薄扶林  
 內地段第8482號餘段香港大學稱為馮平山樓的建築物的圖則  
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 PLAN OF THE BUILDING KNOWN AS FUNG PING SHAN BUILDING OF THE UNIVERSITY OF HONG KONG  
 AT THE REMAINING PORTION OF INLAND LOT No. 8482, POK FU LAM, HONG KONG  
 DEPOSITED IN THE LAND REGISTRY UNDER SECTION 3(4)

檔案編號 File No. LD DSO/HK 14/2/5/2 Pt.2 & DSO/HK W1342

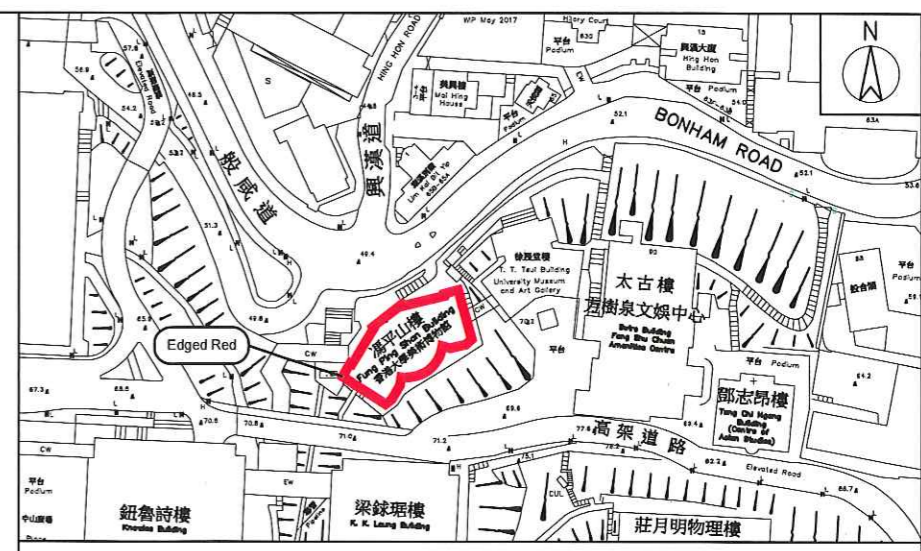
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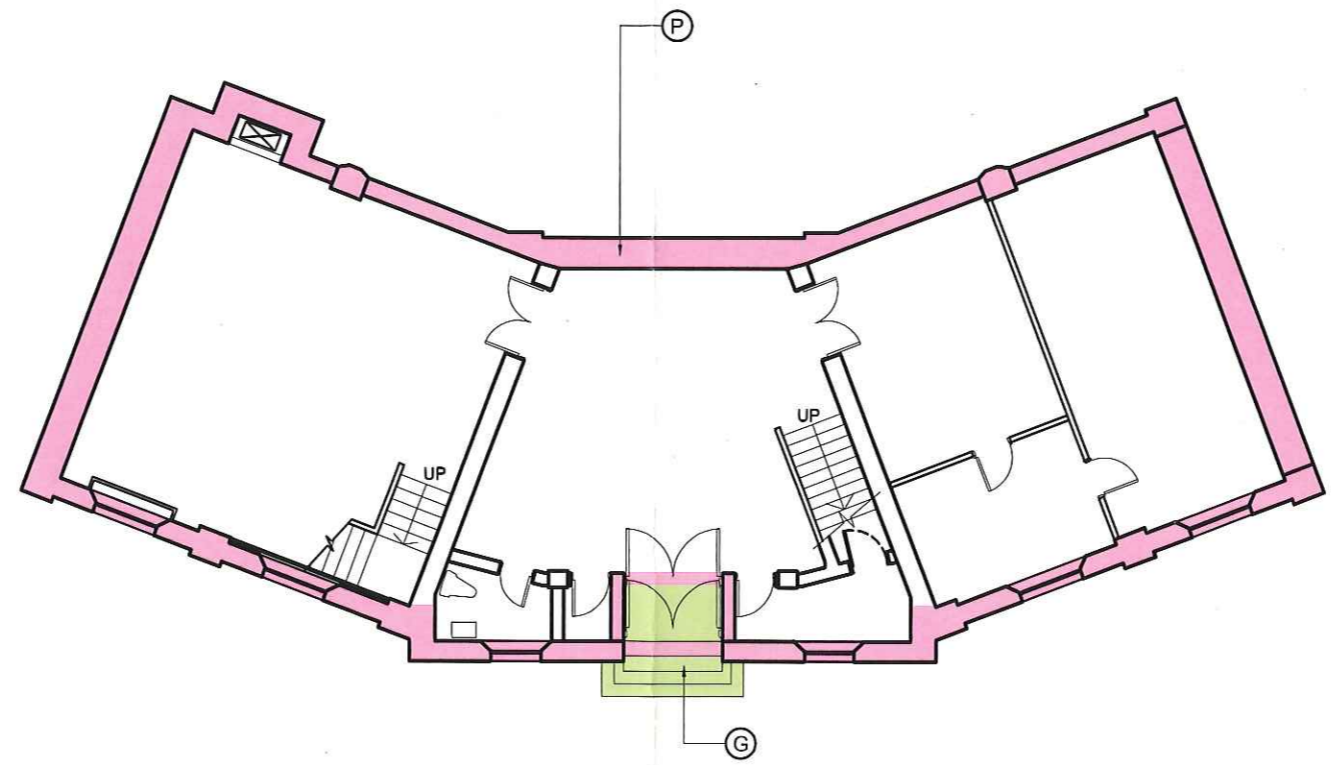
參考圖編號 Reference Plan No. --

圖則編號 PLAN No. HKM10300



日期 Date: 18/10/2018



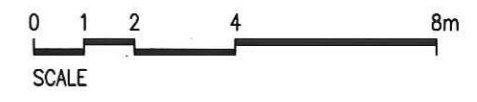
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LEGENDS :

-  HORIZONTAL EXTERNAL ELEMENTS INCLUDING STEPS AND MAIN ENTRANCE DOORWAY
-  VERTICAL EXTERNAL ELEMENTS INCLUDING STRUCTURAL EXTERNAL COLUMNS, WALLS, WINDOWS, DOORS AND THEIR RESPECTIVE FINISHES (NOT INCLUDING INTERNAL WALL FINISHES)

  
 黃偉綸 Michael Wong  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018



DRAWING TITLE:

# FUNG PING SHAN BUILDING – G/F PLAN

DRAWING NO.:

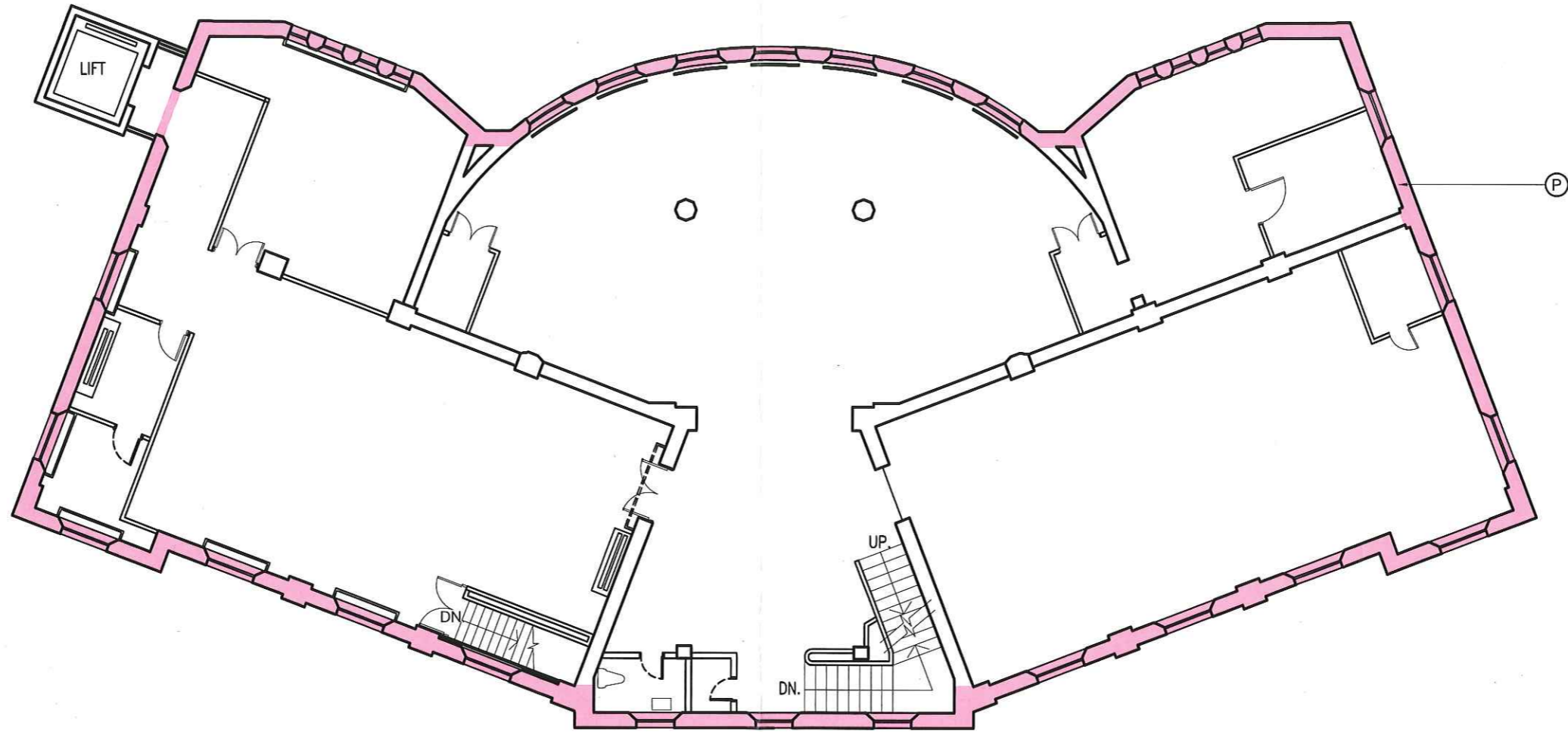
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DATE:

7/2018

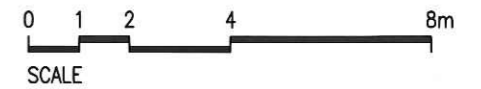


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VERTICAL EXTERNAL ELEMENTS INCLUDING STRUCTURAL EXTERNAL COLUMNS, WALLS, WINDOWS AND THEIR RESPECTIVE FINISHES (NOT INCLUDING INTERNAL WALL FINISHES)

黃偉綸 Michael Wong  
發展局局長 Secretary for Development  
日期 Date 1 November 2018



DRAWING TITLE:

FUNG PING SHAN BUILDING – 1/F PLAN

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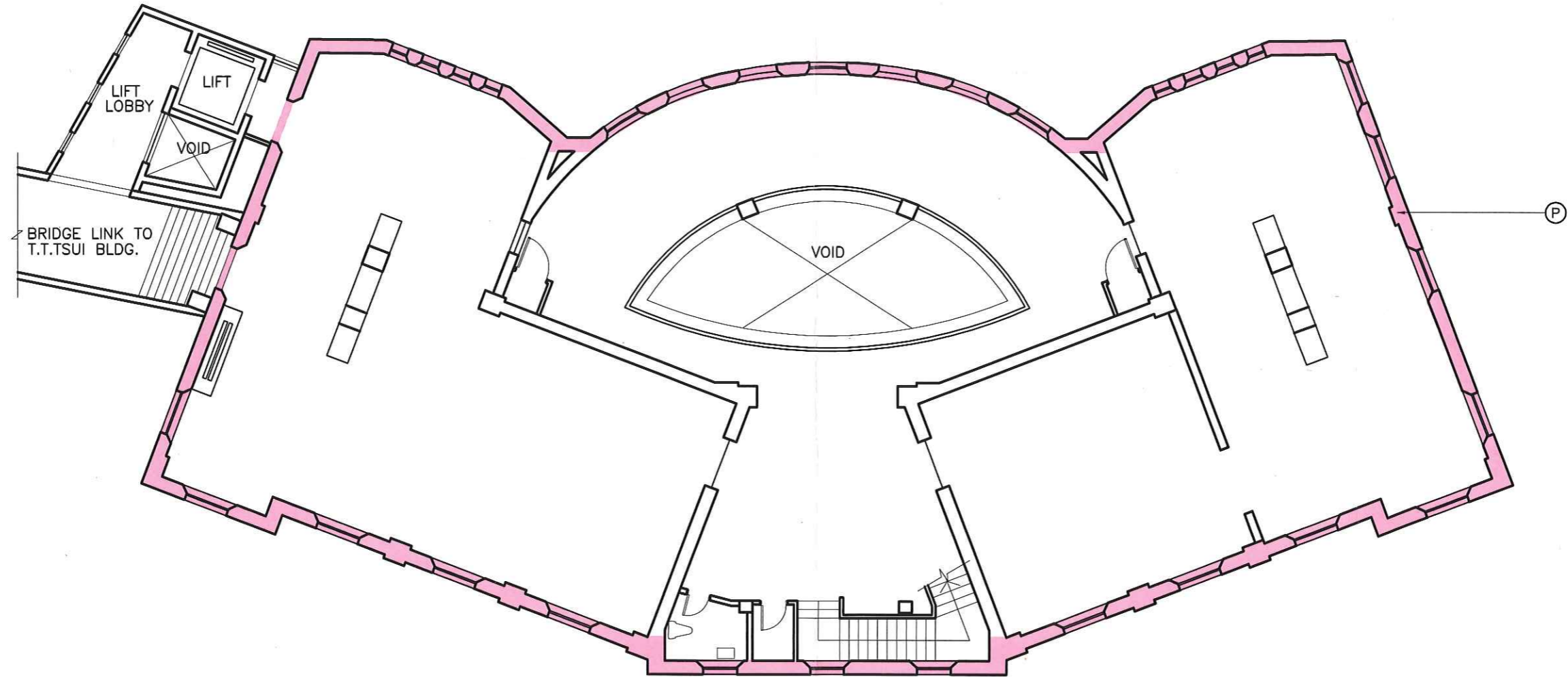
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DATE:

7/2018



LEGEND :



VERTICAL EXTERNAL ELEMENTS INCLUDING STRUCTURAL EXTERNAL COLUMNS, WALLS, WINDOWS AND THEIR RESPECTIVE FINISHES (NOT INCLUDING INTERNAL WALL FINISHES)

  
黃偉倫 Michael Wong  
發展局局長 Secretary for Development  
日期 Date 1 November 2018

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DRAWING TITLE:

FUNG PING SHAN BUILDING - 2/F PLAN

DRAWING NO.:

F03

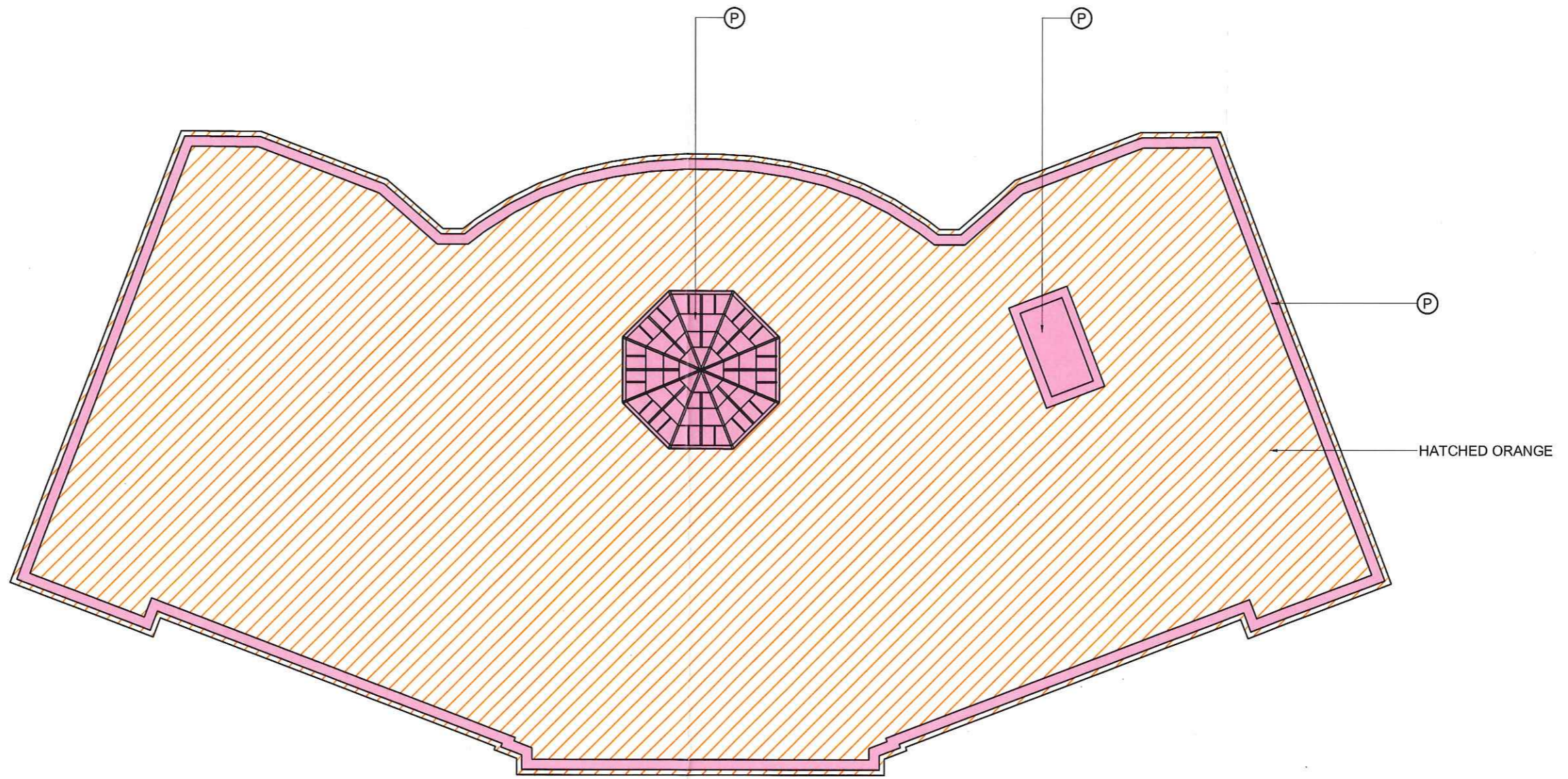
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7/2018

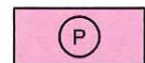





LEGENDS :



HORIZONTAL EXTERNAL ELEMENT INCLUDING THE FLAT ROOF



VERTICAL EXTERNAL ELEMENTS INCLUDING THE SKYLIGHT, CHIMNEY STACK, AND PARAPETS WITH DECORATIONS

  
 黃偉綸 Michael Wong  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018

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DRAWING TITLE:

FUNG PING SHAN BUILDING – ROOF PLAN

DRAWING NO.:

F04

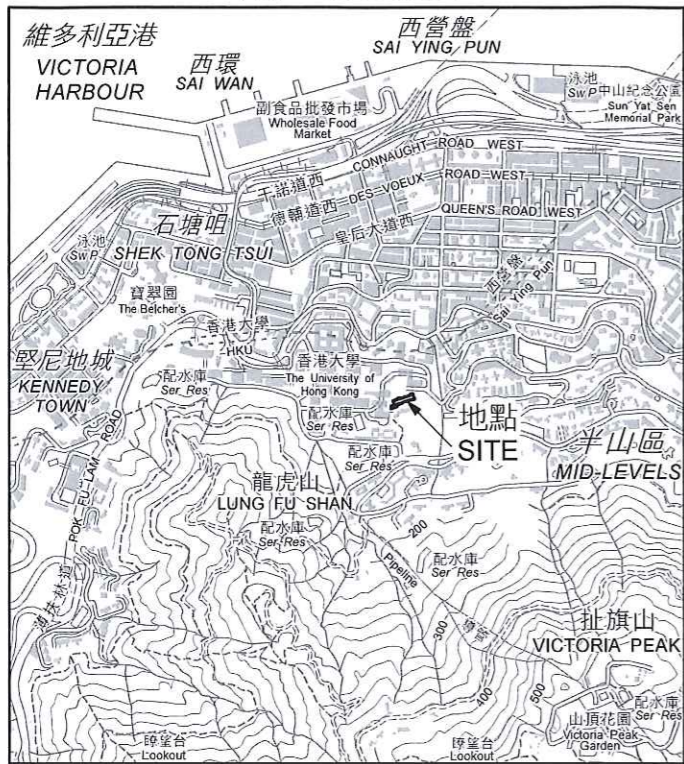
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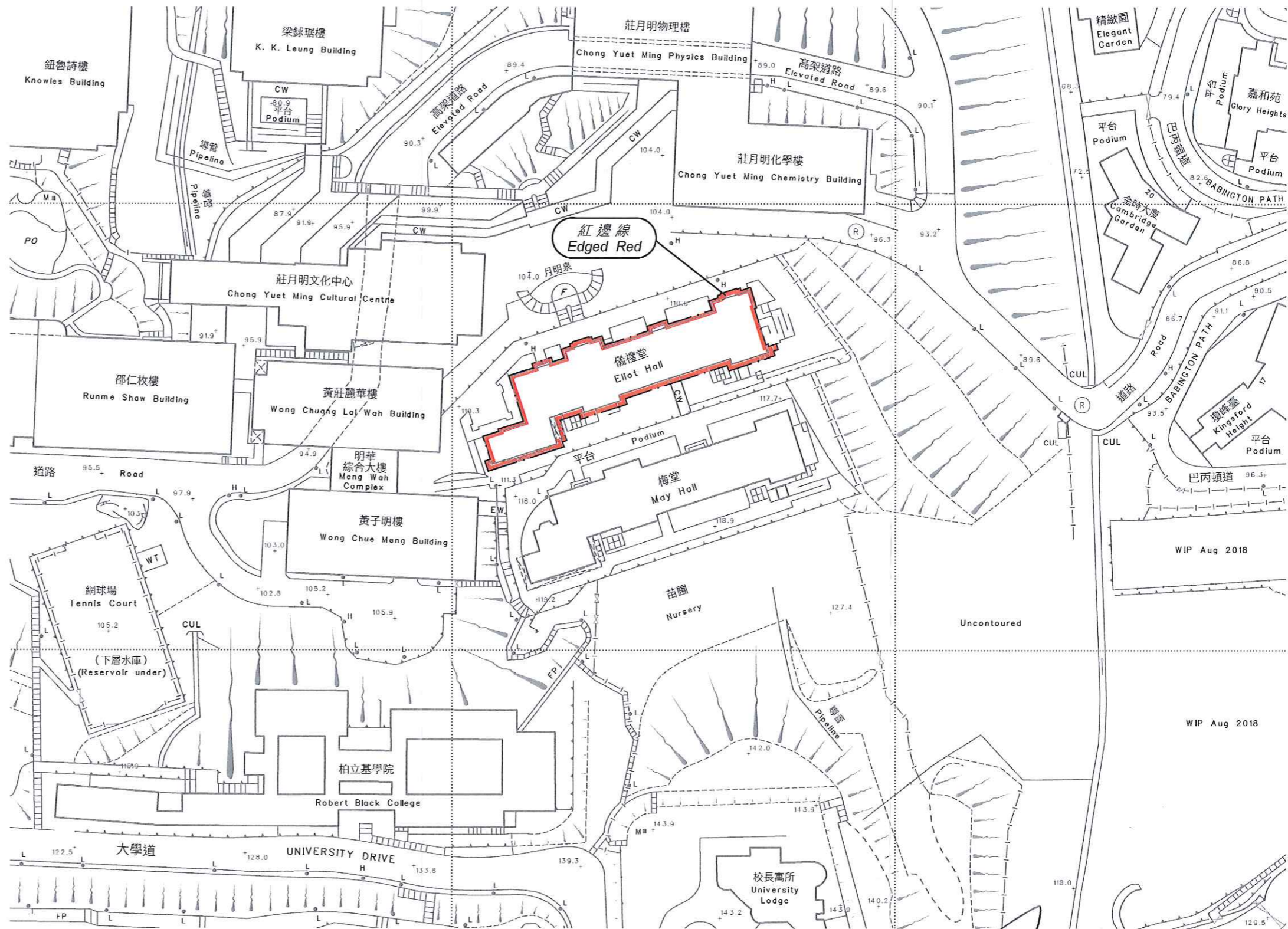
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7/2018

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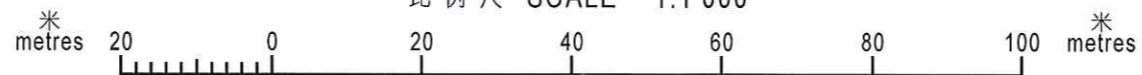


比例 SCALE 1:20 000



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比例尺 SCALE 1:1 000



(黃偉綸 Michael Wong)  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018

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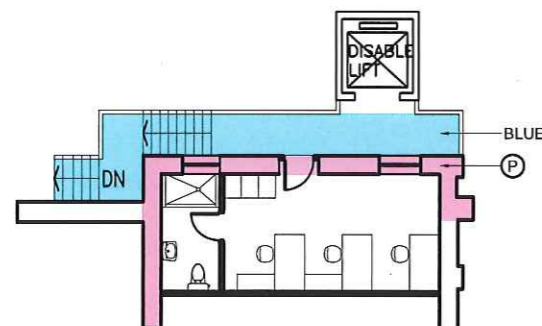
地政總署 港島測量處  
 District Survey Office, Hong Kong  
 Lands Department

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古物及古蹟條例 (第53章)  
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 DEPOSITED IN THE LAND REGISTRY UNDER SECTION 3(4)

檔案編號 File No. LD DSO/HK 14/2/5/2 Pt.2 & DSO/HK W1342  
 測量圖編號 Survey Sheet No. 11-SW-7D  
 發展藍圖編號 Layout Plan No. --  
 參考圖編號 Reference Plan No. --  
 圖則編號 PLAN No. HKM10301

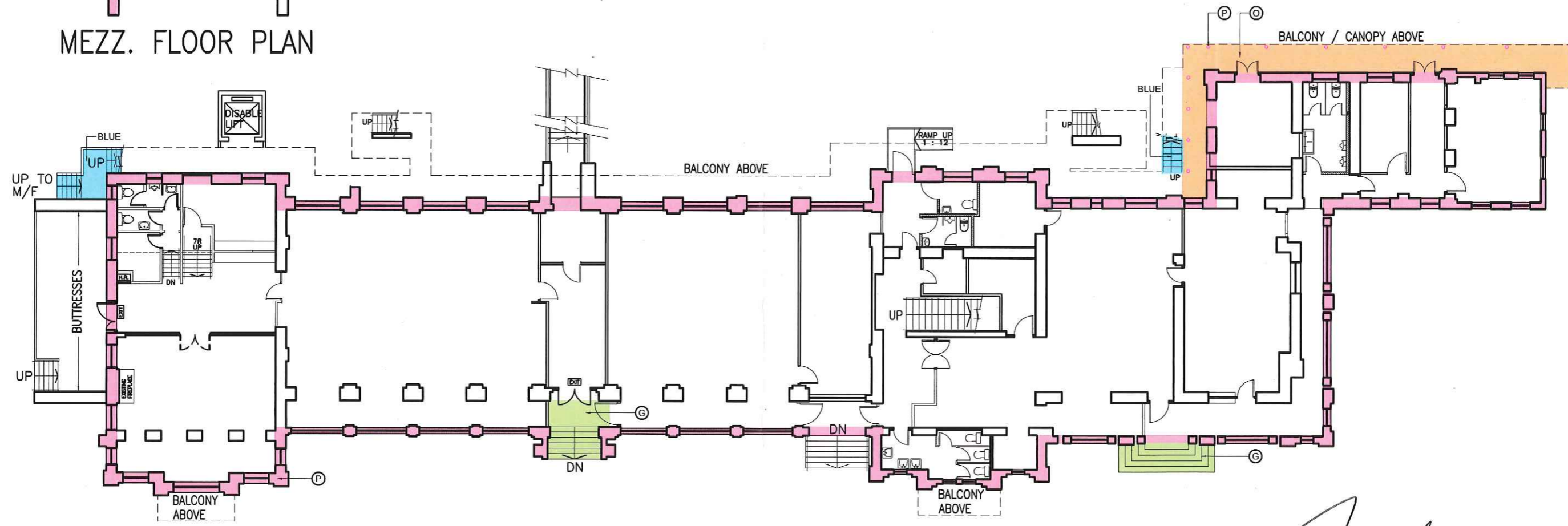
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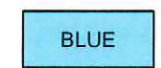
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BLOCK PLAN SCALE 1: 2000



LEGENDS :



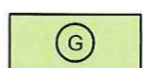
HORIZONTAL EXTERNAL ELEMENTS INCLUDING STAIRCASES, THE BALCONY AND THEIR SUPPORTING BRACKETS



VERTICAL EXTERNAL ELEMENTS INCLUDING STRUCTURAL EXTERNAL COLUMNS, CAST IRON COLUMNS, WALLS, WINDOWS, DOORS AND THEIR RESPECTIVE FINISHES (NOT INCLUDING INTERNAL WALL FINISHES)



HORIZONTAL EXTERNAL ELEMENT INCLUDING CANOPY



HORIZONTAL EXTERNAL ELEMENTS INCLUDING THE ENTRANCE PORCH, THE MAIN ENTRANCE DOORWAY AND STEPS

黃偉倫 Michael Wong  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018



DRAWING TITLE:

ELIOT HALL - G/F PLAN

DRAWING NO.:

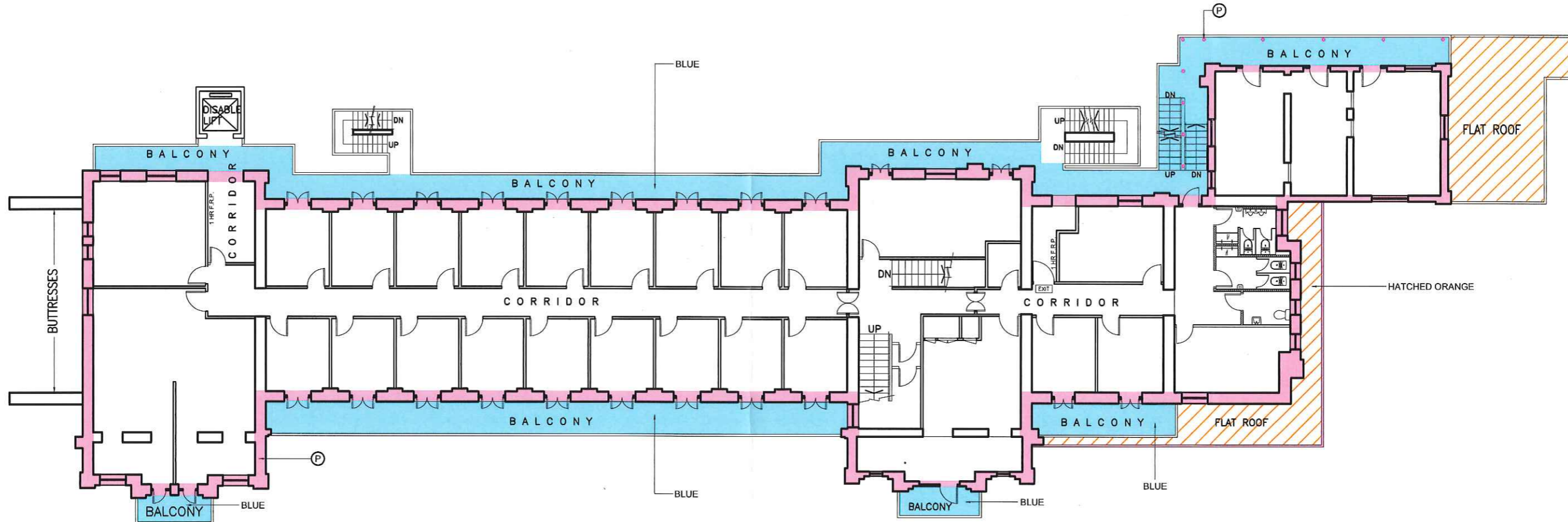
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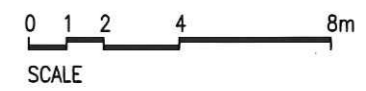
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LEGENDS :

- P VERTICAL EXTERNAL ELEMENTS INCLUDING STRUCTURAL EXTERNAL COLUMNS, CAST IRON COLUMNS, WALLS, WINDOWS, DOORS, PARAPETS AND THEIR RESPECTIVE FINISHES (NOT INCLUDING INTERNAL WALL FINISHES)
- BLUE HORIZONTAL EXTERNAL ELEMENTS INCLUDING STAIRCASE, THE BALCONIES AND THEIR SUPPORTING BRACKETS
- HATCHED ORANGE HORIZONTAL EXTERNAL ELEMENT INCLUDING FLAT ROOFS

  
 黃偉倫 Michael Wong  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018



DRAWING TITLE:

ELIOT HALL - 1/F PLAN

DRAWING NO.:

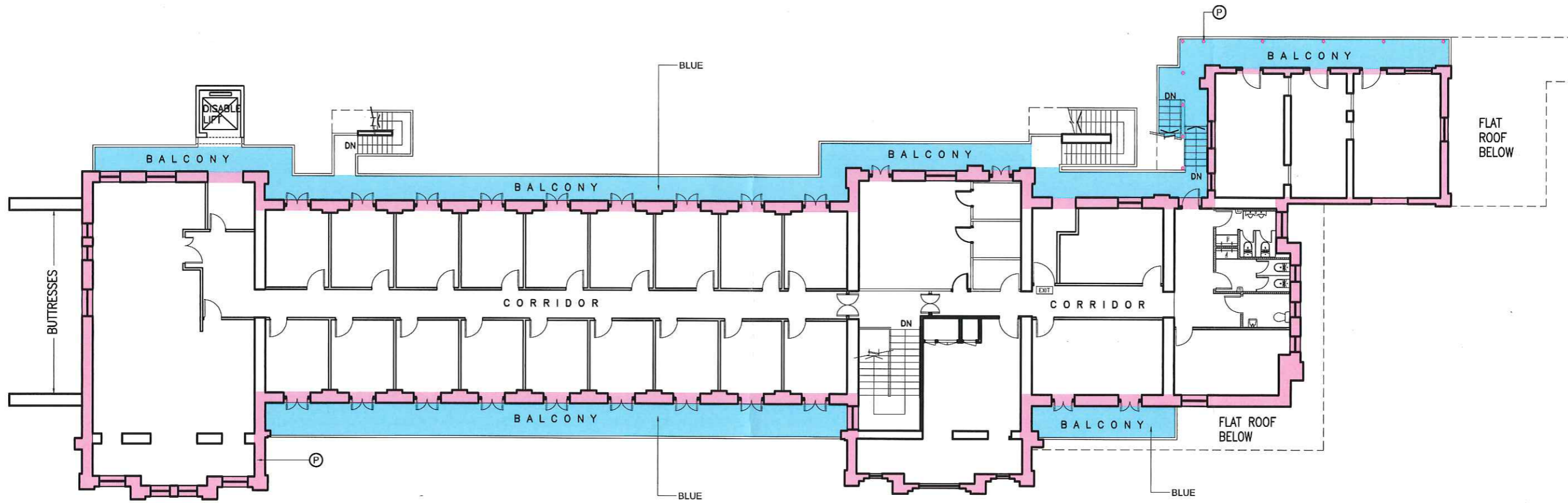
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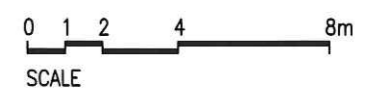
7/2018



LEGENDS :

- P
 VERTICAL EXTERNAL ELEMENTS INCLUDING STRUCTURAL EXTERNAL COLUMNS, CAST IRON COLUMNS, WALLS, WINDOWS, DOORS AND THEIR RESPECTIVE FINISHES (NOT INCLUDING INTERNAL WALL FINISHES)
  
- BLUE
 HORIZONTAL EXTERNAL ELEMENTS INCLUDING STAIRCASE, THE BALCONIES AND THEIR SUPPORTING BRACKETS

黃偉倫 Michael Wong  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018



DRAWING TITLE:

## ELIOT HALL - 2/F PLAN

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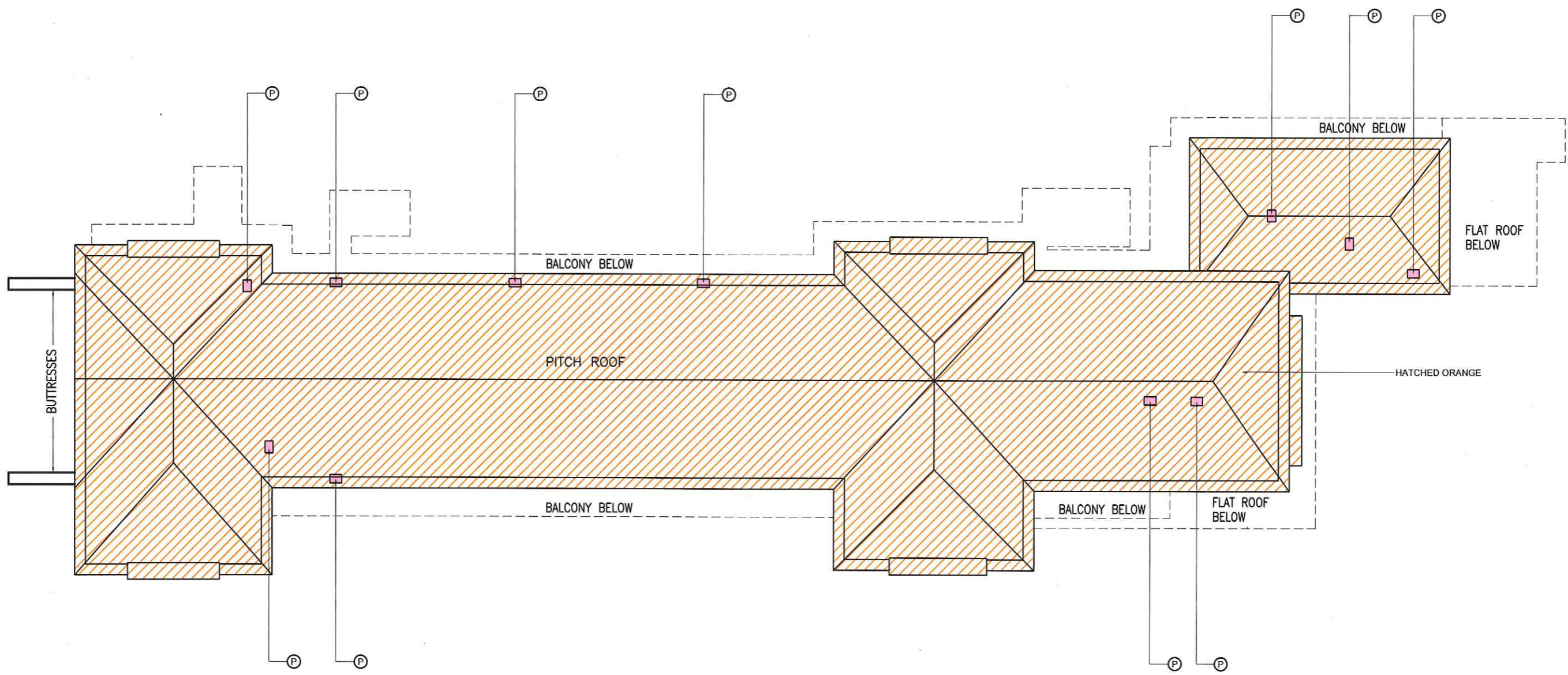
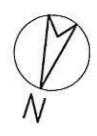
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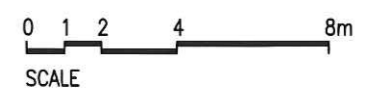
LEGENDS :

 HORIZONTAL EXTERNAL ELEMENTS INCLUDING PITCHED ROOF AND THEIR SUPPORTING BRACKETS

 VERTICAL EXTERNAL ELEMENT INCLUDING CHIMNEY STACKS



黃偉倫 Michael Wong  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018



DRAWING TITLE:

# ELIOT HALL – ROOF PLAN

DRAWING NO.:

## E04

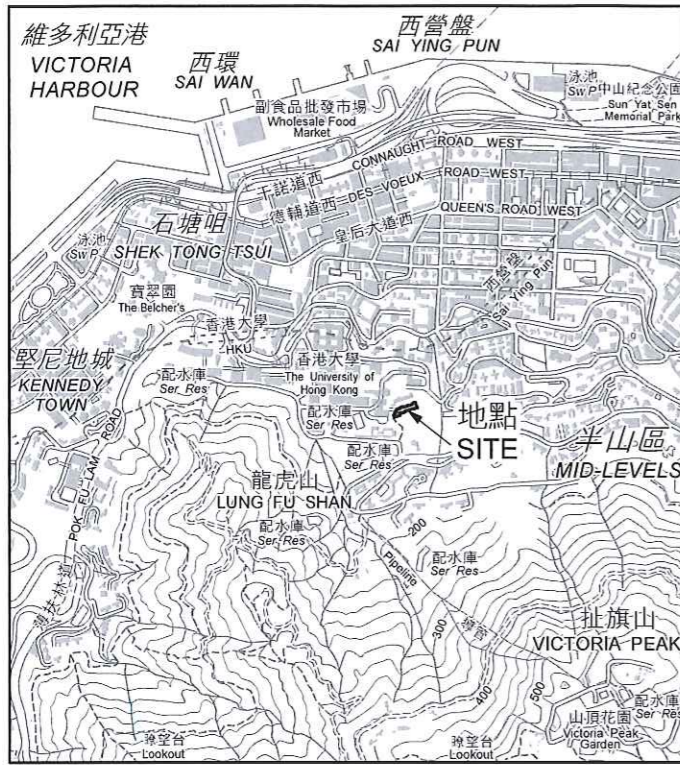
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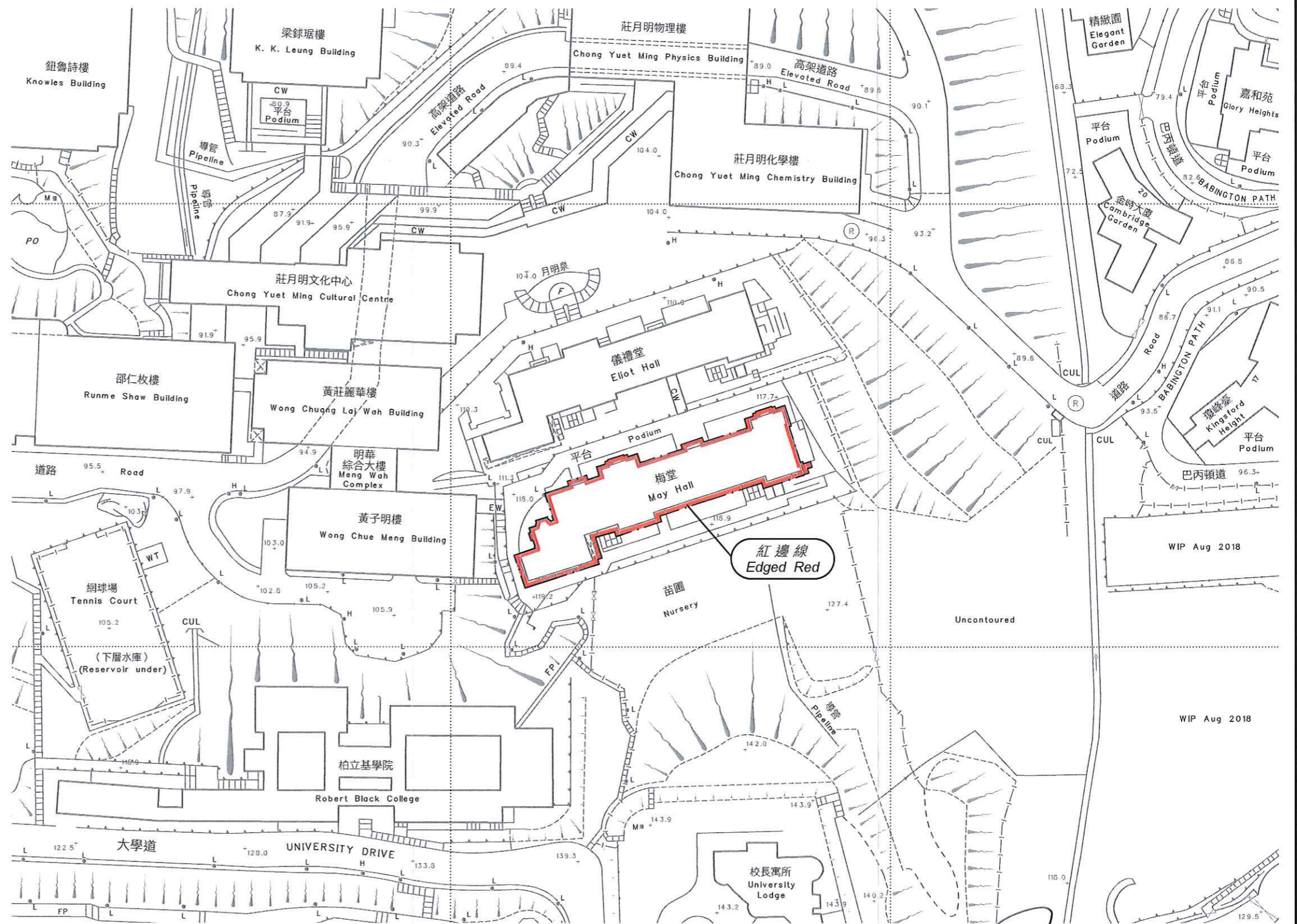
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7/2018

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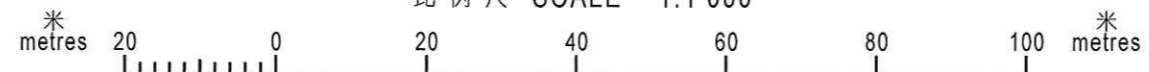


比例 SCALE 1:20 000



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 EDGED RED AREA 996 SQUARE METRES (ABOUT)

比例尺 SCALE 1:1 000



*Michael Wong*  
 (黃偉綸 Michael Wong)

發展局局長 Secretary for Development  
 日期 Date 1 November 2018

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 內地段第8482號餘段香港大學稱為梅堂的建築物的圖則  
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檔案編號 File No. LD DSO/HK 14/2/5/2 Pt.2 & DSO/HK W1342

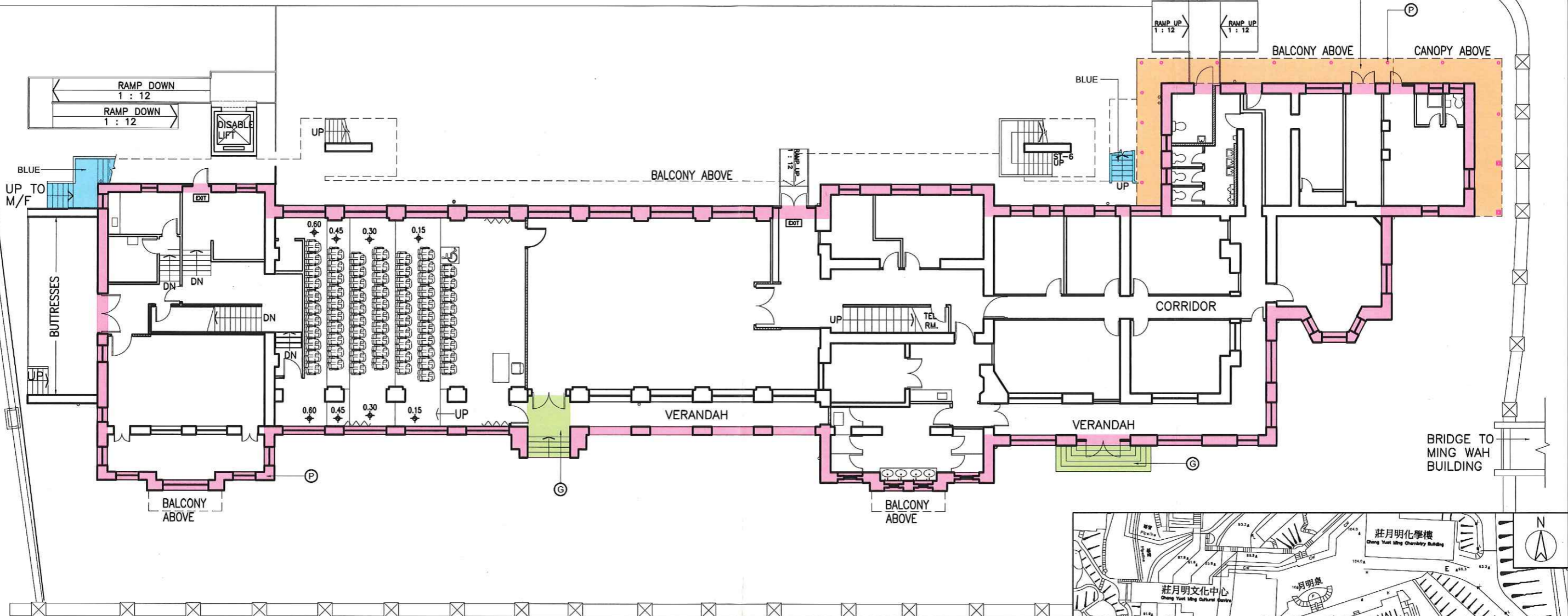
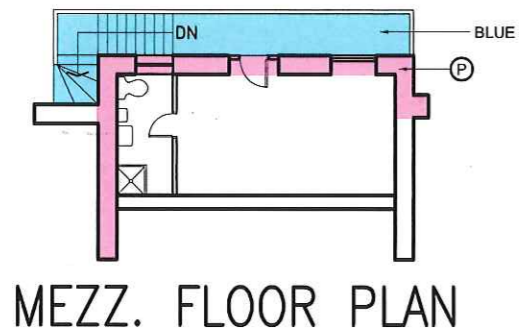
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參考圖編號 Reference Plan No. --

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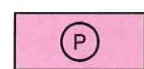
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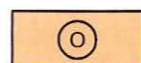
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HORIZONTAL EXTERNAL ELEMENTS INCLUDING STAIRCASES, THE BALCONY AND THEIR SUPPORTING BRACKETS



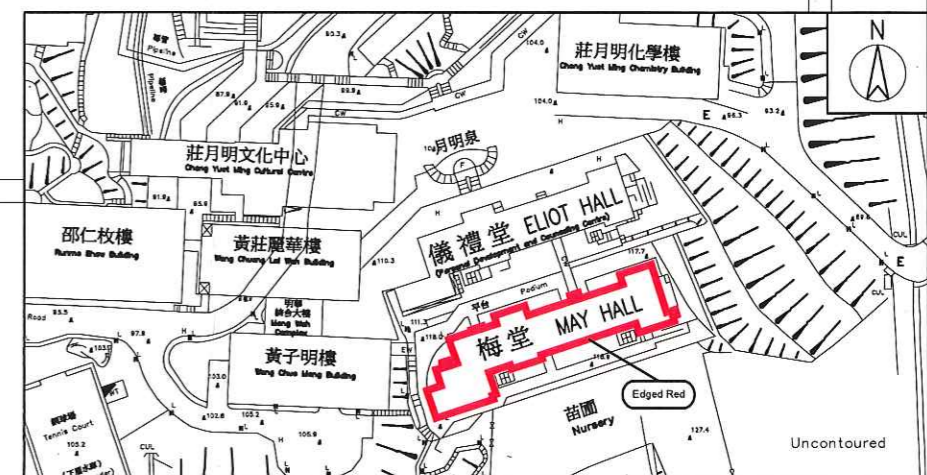
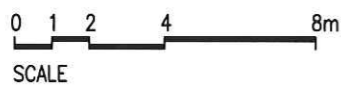
VERTICAL EXTERNAL ELEMENTS INCLUDING STRUCTURAL EXTERNAL COLUMNS, CAST IRON COLUMNS AND THEIR BASES, WALLS, WINDOWS, DOORS AND THEIR RESPECTIVE FINISHES (NOT INCLUDING INTERNAL WALL FINISHES)



HORIZONTAL EXTERNAL ELEMENT INCLUDING CANOPY



HORIZONTAL EXTERNAL ELEMENTS INCLUDING THE ENTRANCE PORCH, THE MAIN ENTRANCE DOORWAY AND STEPS



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DRAWING TITLE:

MAY HALL - G/F PLAN

DRAWING NO.:

M01

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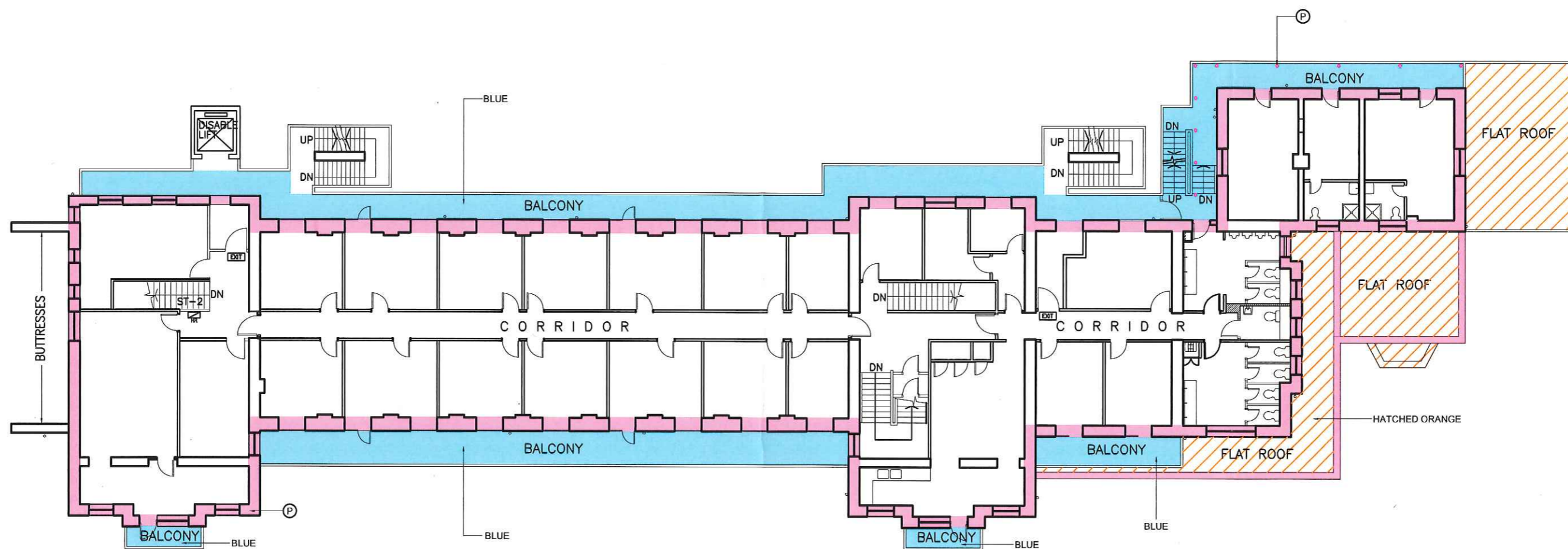
N.T.S.

DATE:

7/2018

*Michael Wong*  
 黃偉倫 Michael Wong  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018

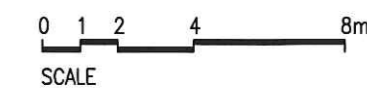




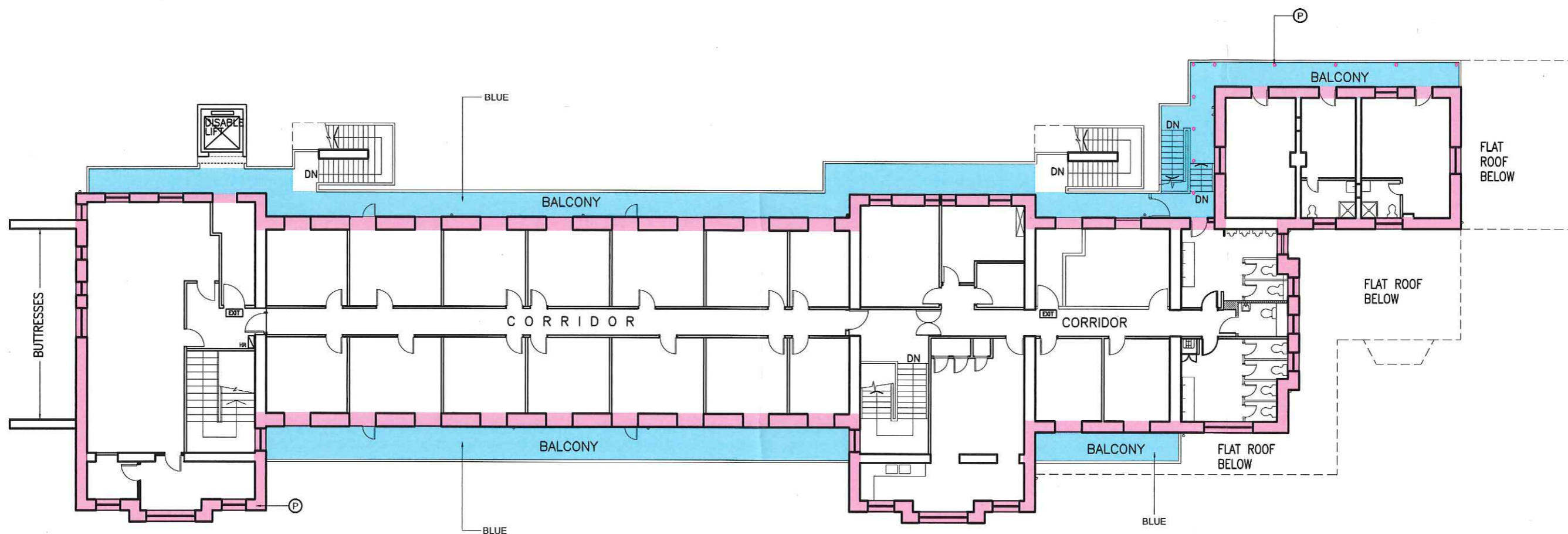
LEGENDS :

- P VERTICAL EXTERNAL ELEMENTS INCLUDING STRUCTURAL EXTERNAL COLUMNS, CAST IRON COLUMNS, WALLS, WINDOWS, DOORS, PARAPETS AND THEIR RESPECTIVE FINISHES (NOT INCLUDING INTERNAL WALL FINISHES)
- BLUE HORIZONTAL EXTERNAL ELEMENTS INCLUDING STAIRCASE, THE BALCONIES AND THEIR SUPPORTING BRACKETS
- HATCHED ORANGE HORIZONTAL EXTERNAL ELEMENT INCLUDING FLAT ROOFS

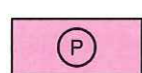
黃偉倫 Michael Wong  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018



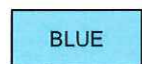
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				DATE:	7/2018



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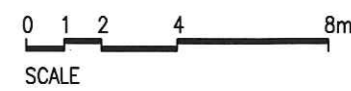


VERTICAL EXTERNAL ELEMENTS INCLUDING STRUCTURAL EXTERNAL COLUMNS, CAST IRON COLUMNS, WALLS, WINDOWS, DOORS AND THEIR RESPECTIVE FINISHES (NOT INCLUDING INTERNAL WALL FINISHES)



HORIZONTAL EXTERNAL ELEMENTS INCLUDING STAIRCASE, THE BALCONIES AND THEIR SUPPORTING BRACKETS

*Michael Wong*  
 黃偉倫 Michael Wong  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018



DRAWING TITLE:

MAY HALL - 2/F PLAN

DRAWING NO.:

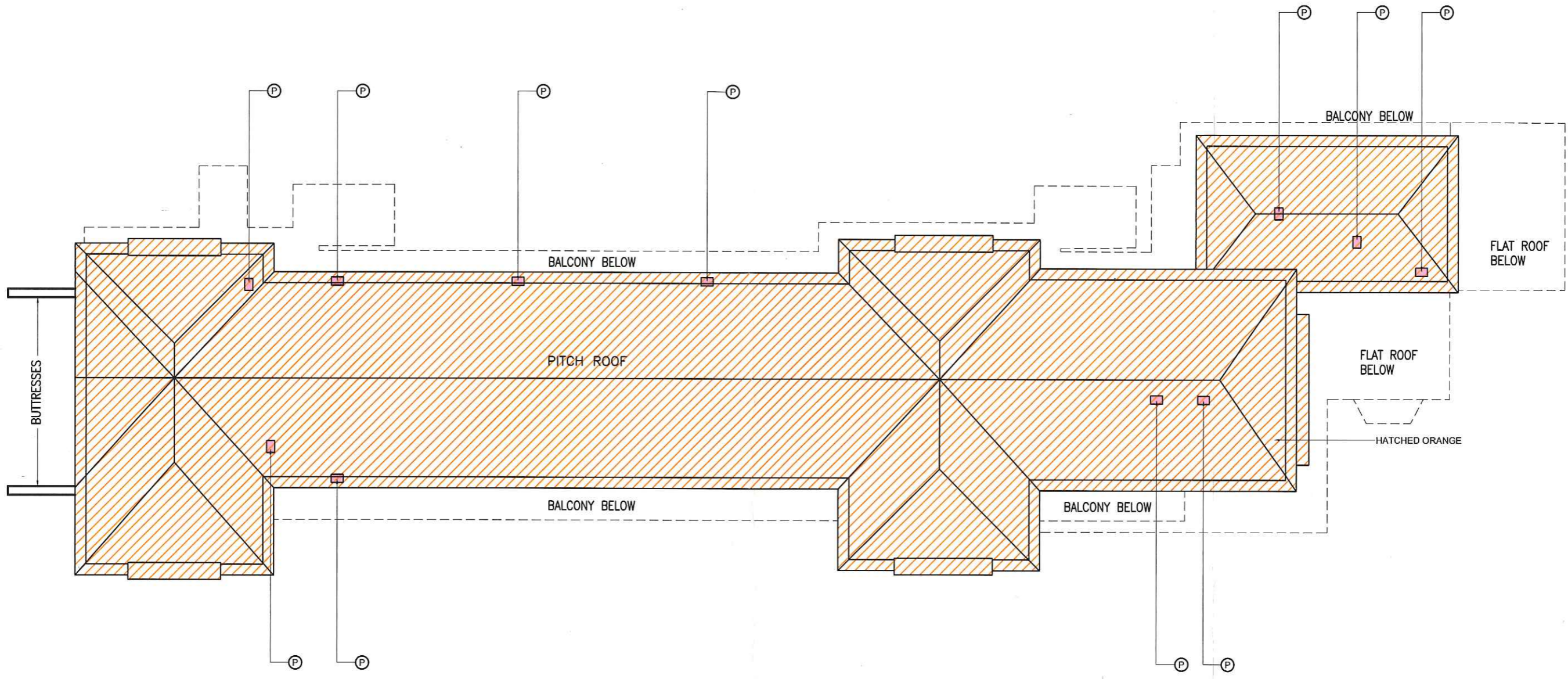
M03

SCALE:

N.T.S.

DATE:

7/2018



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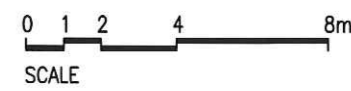


HORIZONTAL EXTERNAL ELEMENTS INCLUDING PITCHED ROOF AND THEIR SUPPORTING BRACKETS



VERTICAL EXTERNAL ELEMENT INCLUDING CHIMNEY STACKS

*Michael Wong*  
 黃偉倫 Michael Wong  
 發展局局長 Secretary for Development  
 日期 Date 1 November 2018



DRAWING TITLE:

# MAY HALL - ROOF PLAN

DRAWING NO.:

## M04

SCALE:

N.T.S.

DATE:

7/2018