

**Revitalisation**  
**of**  
**the Haw Par Mansion**

**Resource Kit**  
**(Second Edition updated on 19 October 2011)**



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## **I. Introduction**

1.1 The purpose of the resource kit is to provide applicants with information to prepare the proposals for the historic buildings under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme). Information provided include:

- Section II - Historical Background and Architectural Merits;
- Section III - Site Information;
- Section IV - Building Information;
- Section V - Vicinity and Access;
- Section VI - Conservation Guidelines
- Section VII - Town Planning Issues;
- Section VIII - Land and Tree Preservation Issues;
- Section IX - Slope Maintenance;
- Section X - Technical Compliance for Possible Uses; and
- Section XI - Special Requirements of the Project

1.2 In drawing up proposals, applicants should in particular endeavour to:

- (a) bring out the historical significance of the buildings;
- (b) follow the conservation guidelines; and
- (c) strike a balance between maintaining the architectural authenticity of the buildings and complying with current statutory and functional requirements.

We appreciate that (c) will be a complex task. We have the following suggestions for the applicants' consideration:

- (i) When undergoing major alteration and addition works and material change of use, the historic buildings should be properly upgraded for compliance with the current building safety and health standards under the Buildings Ordinance (Cap.123). The need for preserving the significant architectural features, site constraints and / or prohibitive upgrading cost may limit the type of uses that may be chosen for the buildings; and

- (ii) every effort should be made to preserve the elements of significance and character-defining elements of the historic buildings. Addition and alteration works, if necessary, should be undertaken at less visually intrusive locations.
- 1.3 We have listed out a number of uses under the Outline Zoning Plan which can be considered for adaptive-reuse of the site. However, technical feasibility of these uses should be further examined.
- 1.4 The dimensions, areas and datum levels presented in this resource kit including the architectural drawings are for reference only. A thorough cartographic survey for the building and topographic survey for the site should be carried out by authorized specialists to verify the dimensions, areas and datum levels before detailed design is carried out.
- 1.5 The information we have provided in the resource kit is indicative and for reference only. Applicants are advised to verify such information on their own before adopting this information in their proposals. In particular, information given in Section 4.7 “Preliminary Structural Appraisal” is based on reasonable assumptions and professional judgment only.
- 1.6 The Scheme Secretariat will provide a one-stop service to assist applicants and where necessary, refer them to concerned departments. Applicants may contact the Scheme Secretariat at:-

Address: Revitalising Historic Building Through Partnership Scheme  
Commissioner for Heritage’s Office, Development Bureau  
21/F, Murray Building, Garden Road, Central, Hong Kong  
(applicable from 7 October 2011 to 19 December 2011)

OR

19/F West Wing, Central Government Offices  
2 Tim Mei Avenue, Tamar, Hong Kong  
(applicable from 20 December 2011 onwards)

Email: [rhb\\_enquiry@devb.gov.hk](mailto:rhb_enquiry@devb.gov.hk)

Phone: 2848 6230

Fax: 2127 4090

## **II. Historical Background and Architectural Merits**

### **2.1 Historical Background**

Situated at No. 15A Tai Hang Road, the Haw Par Mansion (the HPM) and its adjoining Tiger Balm Garden, demolished in 2004, were founded by a millionaire philanthropist, Mr. Aw Boon Haw (胡文虎) as a home for his family in Hong Kong. The land sized 53,720 sq. ft. was purchased by Mr. Aw in 1933 and construction of the HPM was completed in 1935. Mr. Aw had also built large mansions for his family in Fujian and Singapore but the mansion in Hong Kong is considered to be the finest of the three.

The Aw family came from Zhongchuan (中川) of Fujian. Mr. Aw Chi Kim (胡子欽), father of Mr. Aw Boon Haw, settled in Rangoon (仰光) in the 1860s and started his business with a small herbal shop in 1870. In 1908, Mr. Aw Boon Haw and his brother, Mr. Aw Boon Par (胡文豹) inherited his father's herbal medicine business and later developed the "Tiger Balm Ointment", which has become a household name in Rangoon. Its influence has spread over Burma, Malaysia, Thailand and other Southeast Asia countries. Following the relocation of the headquarters of their business to Singapore in 1926, the Aw family gradually set up medicine factories, including the second largest one in Hong Kong, in 1930s for distributing their products throughout the world.

Mr. Aw Boon Haw also founded a number of newspapers in Burma and Singapore and later in Hong Kong, including the "Star Press". He had subsequently published twelve newspapers in different countries. He was noted for his generosity in sponsoring establishment of hundreds of schools, hospitals, orphanages and homes for the aged, as well as providing timely relief to victims of natural disasters. Mr. Aw Boon Haw died in 1954, leaving his business to his daughter Miss Aw Sian (胡仙).

The Tiger Balm Garden played an important role in the history of Southeast Asian China as a focal point for promoting Chinese culture. Although influenced by Confucian and Daoist philosophy, Mr. Aw Boon Haw was a Buddhist. The Tiger

Balm Garden was open to the public in 1935, which formed a vital part of the memory of many Hong Kong people for its moral education given through statues and murals depicting the Chinese traditional mythology. One of the examples was a panelled wall depicting the Ten Courts of Hell that taught the Karmic consequences of those people who led evil lives.

In the late 1990s, Cheung Kong Holdings Limited acquired the HPM and its adjoining Tiger Balm Garden. The developer re-developed the Tiger Balm Garden into residential buildings, and surrendered the HPM comprising the mansion (the Mansion) and its private garden (the Garden) to the Government in October 2001.

## **2.2 Architectural Merits**

Designed by Mr. Aw Boon Haw, the architectural style of the Mansion shows the cultural influence of Britain, China, India and Burma on the designer. Architecturally, the Mansion is an excellent example of Chinese Renaissance style - the mixed Chinese and Western style mansion house of the 1920s to 1930s period, which was built by Western style construction methods but borrowed vocabularies from Chinese architecture such as imitation of flying eaves, Chinese brackets, moon-gates, red columns and green glazed tile roofs. The plan of the Mansion is rather Western in the sense that it is roughly symmetrical with the adoption of porches, bay windows and fireplaces. Internally, there are beautiful painted glass windows from Italy, carvings and mouldings, gilded with gold and murals showing Indian and Burmese influence. Over the years there has not been major change to the Mansion and its authentic appearance is retained.

The Mansion is basically a reinforced concrete structure with the external and internal walls in red brickwork. The majority of red bricks are of Shanghai plastering while some of them around the main entrance of the Mansion are of granite facing materials. Floors and roof slab are made of reinforced concrete. The ground floor was used for entertainment purpose and also served as the main reception area for visitors, while the upper floors were mainly for the personal use of the family such as bedrooms, etc. The penthouse on the roof terrace is internally

decorated to serve as a Buddhist temple for prayer and meditation of the family. The lower ground floor comprises the kitchen, staff quarters and storerooms.

The Garden, which reflects the concept of Chinese Renaissance, is present in front of the Mansion. The Garden has a formal “parterre” style layout of a French garden, consisting of a central fountain and a free-form rock garden. Chinese elements such as pavilions, a fake mountain on the pool in front of the grand stairs to the Mansion and a small bridge over the access gate of the Garden are adopted. The principal architectural structure in the Garden is the corner tower, which encloses a spiral staircase descending from the Garden to the level of the public slip road. During the time of occupation of the Mansion, functions held in the Garden included night parties, garden parties, fire dragon dances, birthday parties and wedding parties etc.

### **III. Site Information**

#### **3.1 Location**

The site of the project (the Site) is located at 15A Tai Hang Road, Hong Kong. The Location Plan is at **Appendix I**.

#### **3.2 Site Description**

The Site comprises two pieces of land separated by a public footpath:

- (a) The Main Site – the HPM, which comprises the residential building (the Mansion) and its adjoining private outdoor garden (the Garden); and
- (b) The Ancillary Site - an adjacent ex-public car park area.

The total area of the Site is about 2,670 m<sup>2</sup>. The area of the Main Site is about 2,030 m<sup>2</sup>, including the Garden of about 1,290 m<sup>2</sup>. The area of the Ancillary Site is about 640 m<sup>2</sup>. A plan showing the boundary of the Site is shown at **Appendix II**.

#### **3.3 Main Site**

The Main Site is built on an elevated platform at a level higher than Tai Hang Road. The elevated platform is supported by retaining walls on three sides. There are three pedestrian entrances to the Garden. The first one is at the northeast corner tower (Corner Tower) at Tai Hang Road level. The Corner Tower is a Chinese pavilion-styled structure comprising a spiral staircase. The second one is at the main garden gate (Main Garden Gate) in the middle of the passage area (Passage Area) on the southwest of the Garden. The last one is the side garden gate (Side Garden Gate) at the southwest corner of the Garden.

The Garden is divided into two tiers. The upper tier is accessible from the former sitting room of the Mansion through two flights of stairs. A semi-circular pond is located in front of these two flights of stairs. The lower tier is connected to the upper tier through three flights of steps at different locations and the arched walkway above the Main Garden Gate. At the lower tier, there are a fountain at the centre, a pavilion (Pavilion) at the northwest corner above the main entrance gate (Main Entrance Gate) and a Corner Tower at the northeast.

Hong Kong Inland Lot No. 8972, registered in the Land Registry as the Remaining Portion of Hong Kong Inland Lot No. 8972, which is the residential development “the Legend” is built immediately adjacent to the Site. This adjacent lot is hereafter referred to as “the Lot”.

A public slip road being a ramp with a gradient of approximately 1:7 giving access from Tai Hang Road to the Main Entrance Gate of the Main Site. It also provides access to the side entrance of “the Lot” which is located adjacent to the Main Entrance Gate.

### **3.4 Ancillary Site**

The Ancillary Site is located at Tai Hang Road level. It is currently being occupied by the Drainage Services Department (DSD) for carrying out a drainage project entitled “Contract No. DC/2007/10 – Design and Construction of Hong Kong West Drainage Tunnel”. The drainage project is scheduled to be completed by end 2012.

The selected applicant may use the Ancillary Site as an open air car park to support the proposed social enterprise at the Main Site. Provision of covered car park at the Ancillary Site is not permitted. Part of the Ancillary Site may be used for provision of plant rooms to accommodate building services facilities.

Applicants shall note that the project may have interface with other Government project(s), including but are not limited to Contract No. DC/2007/10 at the Ancillary Site. The selected applicant shall liaise with the project officers, consultants and contractors of those interfacing Government project(s) to resolve interface issues with them.

### **3.5 Passage Area**

Adjoining the western side of the Main Site is a piece of private land forming part of “the Lot”. This piece of private land is highlighted in purple at **Appendix II**. The ground level of this private piece of land together with the air space extending upwards from the ground level thereof to a height of 3.5 metres (the decision of the District Lands Officer as to what constitutes the ground level of this private land area shall be final and binding upon the selected applicant) is hereinafter referred to as the “Passage Area”.

Subject to the Conditions of Exchange No. 12600 under which “the Lot” (i.e. the residential development “the Legend”) is held:

- (a) the selected applicant is permitted and may permit its authorized persons and members of the public to use and pass over the Passage Area for all purposes in connection with the use and enjoyment of the Main Site;
- (b) the selected applicant shall manage and maintain the Passage Area in all respects to the satisfaction of the Government;
- (c) the selected applicant shall:
  - (i) maintain, relay, divert, remove, reprovise, replace, inspect, operate, repair and renew any drain, culvert, waterway or watercourse, sewer, nullah, water main, pipe, cable, wire, line or utility service which are now or may at any time hereafter be under the ground level of the Passage Area for serving the Main Site; and
  - (ii) make good any and all damage done to “the Lot” or any building, erection or structure thereon or any installation or service therein or any other private property whatsoever arising out of or incidental to the fulfillment of the selected applicant’s obligations under sub-clause (c)(i) above;
- (d) the selected applicant shall permit:
  - (i) the owners of “the Lot”, their bona fide guests and visitors to use the Passage Area as a pedestrian passage for gaining access to and from the remaining part of “the Lot” outside the Passage Area provided that the selected applicant may for the purpose of management of the Passage Area issue directions from time to time governing the time and the manner of such use subject to such directions being considered acceptable by the District Lands Officer (whose decision shall be final and binding upon the selected applicant); and
  - (ii) the owners of “the Lot”, their agents, contractors or workmen to carry out any works within the Passage Area for the remaining part of “the Lot” outside the Passage Area provided that the selected applicant may in giving such permission impose terms and conditions as are necessary for the purpose of management and maintenance of the Passage Area subject



to such terms and conditions being considered acceptable by the District Lands Officer (whose decision shall be final and binding upon the selected applicant).

The selected applicant shall be responsible for managing and maintaining “the Entrance Porch” erected on the Passage Area as shown at **Appendix II**.

### **3.6 Unobstructed Area**

The area of “the Lot” measuring 1.5 metres in width from the common boundary line of the Lot and the Site is referred to as “the Unobstructed Area”. The decision of the District Lands Officer as to the measurement of the Unobstructed Area shall be final and binding upon the selected applicant.

Subject to the Conditions of Exchange No. 12600 under which “the Lot” is held, the selected applicant is permitted with or without tools, equipment, plant or machinery to use the Unobstructed Area for the purposes of:

- (a) gaining access to and from the Main Site; and
- (b) inspecting, repairing and maintaining the Main Site and carrying out any other works thereto or thereon.

### **3.7 Tunnel Protection Zone**

Most of the Ancillary Site is situated within the Hong Kong West Drainage Tunnel Protection Zone. A plan showing the boundary of the Tunnel Protection Zone is shown at **Appendix III**. No works for any building or engineering foundation should take place within the Tunnel Protection Zone without the prior approval of DSD. The Government shall have right to keep, maintain, and use the drainage tunnel below the Tunnel Protection Zone and shall have the right of free ingress, egress and regress to and from the Ancillary Site for the above purposes.

### **3.8 Drainage Reserve**

A Drainage Reserve is present within the Ancillary Site and its location is shown as pink hatched black area at **Appendix III**. DSD and his authorized persons should have the right of unrestricted ingress, egress and regress at all times to, from and through Drainage Reserve for the purposes of laying, inspecting, repairing and

maintaining the drainage facilities therein. Except with the prior written consent from the Director of Drainage Services, no structure or support for any structure shall be erected within the Drainage Reserve. Any proposed structures crossing over the drainage reserve shall be subject to minimum headroom of 5.1m and shall be approved by District Lands Officer and DSD.

### **3.9 Pink Cross-Hatched Black Area at Ancillary Area**

A pink cross-hatched black area at the Ancillary Area, as shown at **Appendix III**, is served as DSD's access for maintenance and inspection purpose. DSD and its authorized persons shall have the right of unrestricted access at all time. The width of this pink cross-hatched black area can be reduced from 2m to 0.75m at the location should a lift proposed to be accommodated.

### **3.10 Major Datum Levels**

The major datum level of the Site ranges from around +48.9mPD (Ancillary Site) to +59.7mPD (the Garden). Major datum levels at the Site and its surrounding area are shown at **Appendix IV**.

A summary on the information of the Site is given at **Appendix V**.

## **IV. Building Information**

### **4.1 Building Description**

The Mansion is a four-storey residential house (roof terrace floor inclusive) mainly comprising a main block (Main Block) and an attached servants' quarters (Servants' Quarters). Since 2001, the Mansion has remained vacant up to present.

The Mansion is in general a reinforced concrete and masonry construction with a total Gross Floor Area<sup>1</sup> (GFA) of about 1,960 m<sup>2</sup>. The approximate GFA of G/F and 1/F is 655 m<sup>2</sup> and 688 m<sup>2</sup> respectively. The penthouse on the roof floor is approximately 80 m<sup>2</sup> and the Lower G/F is about 387 m<sup>2</sup>.

The family's main activities took place in the Main Block, and the Servants' Quarters was for ancillary functions such as used as kitchen and servants' quarters. At the Main Block, the lower ground floor was used for storage; the ground floor was used as sitting room, dining room and rooms for leisure; the first floor was used as bedrooms; and the penthouse on the roof floor was used as a worship hall. It is believed that the Servants' Quarters was mainly used as quarters for servants, except that its lower ground floor was used as a kitchen.

The architectural drawings and topographical survey plans of the HPM are attached at **Appendix VI**. These drawings are produced based on rough measurement of the existing building on Site and shall be further verified.

Photos showing the existing conditions of the Site including the Mansion are attached at **Appendix VII**.

### **4.2 Historic Grading**

The HPM was accorded a Grade 2 status by the Antiquities Advisory Board in 2000. In December 2009, it was confirmed as a Grade 1 historic building. "Grade 1 historic building" is defined as a "building of outstanding merit, which every effort should be made to preserve if possible".

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<sup>1</sup> Gross Floor Area (GFA) means the gross floor area as defined in Regulation 23(3)(a) of the Building (Planning) Regulations of the Buildings Ordinance (Cap.123).

The Grading Boundary Plan of the HPM is shown at **Appendix VIII**.

### 4.3 Schedule of Accommodation of the Existing Haw Par Mansion

The usages of the Haw Par Mansion mentioned in this Schedule of Accommodation refer to the usages at the time when it was used as a family mansion of the Aw family.

The approximate (GFA) of the Mansion and the Garden provided in this section are indicative and for reference only. Applicants shall verify such information on their own before adopting this information in their proposals or for any related purpose.

#### 4.3.1 The Mansion:

Floor Level	Accommodation		Approximate GFA (sq. m)	
LG/F	Main Block	Storeroom	208	
		Projection under verandah above	7	
	Servants' Quarters	Kitchen	92	
		Toilets	8	
		Servants' quarters	41	
		Circulation (verandah, staircase)	31	
	<b>Total GFA on LG/F:</b>			<b>387</b>
	G/F	Main Block	Sitting room	94
Dining room			80	
Music room			57	
Game room			50	
Study room			39	
Storeroom			10	
Toilet and bathroom			17	
Verandah/ balcony			32	
Circulation (Entrance Porch, corridor, staircases)			109	
External staircase			25	
Covered terrace outside sitting room			54	
Eaves projection			13	

		(beyond 500mm)	
		Eaves projection (under 500 mm)	3
	Servants' Quarters	Servants' quarters	36
		Toilet	5
		Circulation (verandah, staircase)	31
	<b>Total GFA on G/F:</b>		<b>655</b>
1/F	Main Block	Bedrooms	275
		Living room	70
		Circulation (corridor, staircase)	96
		Verandah/ balcony	120
		Eaves projection (beyond 500mm)	46
	Servants' Quarters	Servants' quarters	23
		Toilets	5
		Circulation (verandah, staircase)	33
		<b>Total GFA on 1/F</b>	
Roof Floor (R/F)	Main Block	Penthouse	80
		Covered walkway	67
		Circulation (staircase)	28
		Pavilion	12
		Tower with water tank	22
		Eaves projection (within 500 mm)	5
	Servants' Quarters	Servants' quarters	21
		Toilet	5
		Circulation (staircase)	16
	<b>Total GFA on R/F:</b>		<b>256</b>
<b>GFA (excluding eaves projections within 500mm)</b>			<b>1958</b>
<b>GFA (including all eaves projections)</b>			<b>1966</b>

#### 4.3.2 Other Structures at Garden:

Accommodation	Approximate GFA (sq. m)
Pavilion	23
Corner Tower	17
<b>Total GFA at the Garden:</b>	<b>40</b>

#### 4.4 Materials of Construction

##### 4.4.1 The Mansion:

Materials	Roof	Reinforced concrete roof structure laid with Chinese pan and roll glazed tiles, reinforced concrete flat roof
	Wall	Reinforced concrete structural frame with red brick external and internal walls, stone masonry walls
	Retaining wall at LG/F	Stone masonry walls
	Column	Reinforced concrete
	Floor	Reinforced concrete
	Staircase	Reinforced concrete, with the internal staircases of the main living area finished with timber and that of the Servants' Quarters finished with cement render
	Balustrade	Reinforced concrete, metal, timber
	Parapet	Reinforced concrete
Finishes	Exterior	<u>Wall finishes:</u> plastered and rendered with paint, exposed brickworks, Shanghai plaster, or with granite facing
	Interior	<u>Wall finishes:</u> plaster rendered with paint, ceramic tiles, marble <u>Floor finishes:</u> timber parquet, terrazzo, patterned floor tiles, ceramic tiles, marble, homogeneous tiles <u>Ceiling finishes:</u> gold-gilded finishes

##### 4.4.2 Pavilion at Garden:

Materials	Reinforced concrete structure with roof laid with Chinese pan and roll glazed tiles	
Finishes	Exterior	Plastered and rendered with paint, granite facing
	Interior	<u>Column finishes:</u> plaster rendered with paint <u>Floor finishes:</u> terrazzo, mosaic tiles

#### 4.4.3 Corner Tower at Garden:

Materials	<u>Lower portion</u> : stone masonry blocks	
	<u>Hexagonal top portion</u> : reinforced concrete structure laid with Chinese pan and roll glazed tiles	
	<u>Spiral stairs</u> : reinforced concrete structure with cement render	
Finishes	Exterior	<u>Wall finishes</u> : plaster rendered with paint, granite facing
	Interior	<u>Wall finishes</u> : plaster rendered with paint <u>Floor finishes</u> : cement render

### 4.5 Internal Circulation

#### 4.5.1 General Description

The Main Block can be accessible from the Entrance Porch on the southwest elevation, and the moon gates at the sitting room on the ground floor opened on the northwest and southeast elevations. The upper floors, including the roof terrace are accessible through an internal staircase which is finished with timber. The storage area on the lower ground floor of the Main Block, which is only accessible from the Garden, is independent of the upper floors while the kitchen on the lower ground floor is accessible by a staircase inside the Main Block.

The lower ground floor of the Servants' Quarters can be accessible from the Garden. An internal staircase is present at the east of the Servants' Quarters giving access to all floors of the Servants' Quarters including the roof terrace, which are in turn connected to the Main Block's balconies on G/F, 1/F and the roof floor. The internal staircase of the Main Block on G/F leads down to the kitchen on lower ground floor next to the Servants' Quarters. There is a toilet on the lower ground floor which is not connected to the interior of the Servants' Quarters and is only accessible from the Garden.

#### 4.5.2 Barrier Free Access within the Mansion

There is no barrier free access within the Mansion from ground floor to other floors.

### 4.6 Major Alterations and Additions

Alteration and addition works have not been carried out based on the records of the Buildings Department. The Architectural Services Department carried out minimal

and temporary repair at the end of 2008 to prevent the Mansion from further deterioration.

#### **4.7 Preliminary Structural Appraisal**

The preliminary structural appraisal in this section is prepared based on visual inspection and with reference to a previous structural survey report carried out by Jacobs China Limited for the site in March 2010, with limited structural opening-up and structural tests. The information in this section is for reference only.

##### **4.7.1 Description**

###### **(i) The Mansion**

The Mansion comprises conventional reinforced concrete beam/slab floors supported on load-bearing brick walls, stone masonry walls and reinforced concrete columns.

At LG/F, stone masonry retaining walls with retaining height about 2.5m are used to retain the soil up to G/F level along the southern edge of the Mansion.

The foundation is likely in the form of shallow pad footing under the columns and strip footings under the walls. The footings are anticipated to be found on Grade V or better rock capable of bearing 1000kPa minimum in accordance with the category of foundation specified in the “Code of Practice for Foundations 2004” issued by Buildings Department. Further verification is required should circumstance arise.

###### **(ii) External Structures**

Major external structures include the Pavilion over the Main Entrance Gate, the northeast Corner Tower with a hexagonal Chinese pavilion-styled top portion and a small concrete arched walkway over the Main Garden Gate.

The Pavilion is built of conventional reinforced concrete beam and slab construction supported on circular column. It is seated on a stone masonry arch above the Main Entrance Gate.



The lower portion of the Corner Tower is made of stone masonry blocks for retaining the soil behind. Its spiral stairs and the roof of the hexagonal Chinese pavilion-styled top portion are of reinforced concrete construction.

#### 4.7.2 Preliminary Appraisal

Visual inspection revealed that the Mansion is of fair condition. Spalling concrete and cracked elements at G/F, 1/F, roof terrace floor and roof levels are made good by the Architectural Services Department in their temporary repair in 2008. Spalling concrete with corroded reinforcement was observed on the ceiling slab at LG/F. There are signs of dampness on the masonry retaining walls and water stains at weep holes at LG/F.

The Pavilion and Corner Tower are of good structural conditions in general.

#### 4.7.3 Loading Assessment

Since the pre-war building was constructed in 1935, its design might have followed the London County Council (LCC), Reinforced Concrete Regulations, 1915. Should it be the case, 70lb/sq.ft. (3.35kPa) design load might have been adopted as the floor loading of domestic buildings specified in the LCC 1915.

For the proposed adaptive re-use of 5.0 kPa, detailed assessment are presented in the structural survey report prepared by Jacobs China Limited in March 2010:

- In general, strengthening works are required at some existing floor slabs and beams in order to increase their live load carrying capacity to the proposed intensity of 5.0 kPa.
- For the proposed adaptive re-use of the building requiring a live load intensity of 5.0 kPa, the vertical elements of the load bearing brick walls and the reinforced concrete columns are found to have adequate capacities to withstand the new proposed live load. However, there might be localised weak locations due to workmanship or aging effect. Further testing is recommended to detect any possible weakness for rectification works in future for any change of use.

- Preliminary structural information of the Mansion is attached at **Appendix IX**. From a limited number of structural investigations and tests, the existing structure would be capable of carrying design load of 3.0 kPa in general. If strengthening works are carried out to the Mansion such as slab MS9 and MS11 on 1/F and MS24 on the roof etc., the load-carrying capacity may be brought up to 5.0kPa. Further detailed structural investigation and verification is required.

The Mansion is constructed on a sloping site. Geotechnical input is necessary if any proposed new works affect the existing slopes or retaining structures in the vicinity.

The existing timber balustrade at staircase should be checked against the required horizontal imposed load on protective barrier as specified in Table 3 of the Building (Construction) Regulations.

#### 4.7.4 Recommendations

Applicants should refer to the structural survey report prepared by Jacobs China Limited for the detailed structural investigation. Selected applicant shall carry out further tests and more detailed analysis to assess the structural capacity of the Mansion and to implement appropriate strengthening works where necessary.

#### 4.8 Building Services and Utilities

A list of existing provisions of building services and utilities for the Site is as follows:

##### Main Site:

Building Services	Existing Provisions
MVAC Installation	<ol style="list-style-type: none"> <li>1. Wall mounted split type units are remained in most of the bedrooms. However, the appearance of the existing air-conditioners is considered too aged.</li> <li>2. Comparatively, the air-conditioners at the dining room and the music room located at G/F are found newly installed.</li> <li>3. No air ducting, ventilation fans, etc. are found in the remaining area of the Mansion.</li> </ol>
Fire Services Installation	<ol style="list-style-type: none"> <li>1. No wet Fire Protection System (i.e. F.H./HR &amp; sprinkler system) is found in the Mansion.</li> <li>2. No manual fire alarm (MFA), visual fire alarm and automatic fire alarm system (AFA) are found in the Mansion.</li> <li>3. No exit sign have been installed.</li> <li>4. Self-contained type emergency light units are installed throughout the Mansion.</li> <li>5. An existing 150mm dia. potable water supply pipe is laid along Tai Hang Road. Please refer to record plan of Water Supplies Department (WSD) at <b>Appendix X</b>.</li> </ol>
Electricity Supply	<ol style="list-style-type: none"> <li>1. An existing 100A three phase &amp; neutral supply is installed for the electricity supply to the Mansion.</li> <li>2. An existing Hongkong Electric (HEC) low voltage cable is laid along Tai Hang Road, running under the Garden and terminated with a fuse cutout at high level of the corridor outside the staircase at the Servants' Quarters. For detailed routing of the cable, please refer to the HEC's record plan at <b>Appendix XI</b>.</li> <li>3. The existing electric meter and the main switch are located under the staircase at the Servant's Quarters.</li> <li>4. General fluorescent fittings and sockets are installed throughout the Mansion.</li> <li>5. The existing power supply is considered too limited and may not be adequate to cater the new load arising from the future use.</li> </ol>
Lift	<ol style="list-style-type: none"> <li>1. The Mansion is not served with any lift or escalator.</li> <li>2. There is a dumb waiter at the kitchen of the Servant's Quarters serving LG/F to 1/F.</li> </ol>

Plumbing Installation	<ol style="list-style-type: none"> <li>1. <u>Potable Water Supply</u> <ol style="list-style-type: none"> <li>a. An existing 15mm dia. meter with 25mm dia. potable water connection from government main are installed to the Mansion.</li> <li>b. The existing water meter and the connection point are located at the toe of the public slip road.</li> <li>c. All existing sanitary fitments with associated cold / hot water supply pipework in the Mansion are kept and in operation condition.</li> </ol> </li> <li>2. <u>Flushing Water Supply</u> <ol style="list-style-type: none"> <li>a. There is an existing reinforced concrete flush water tank at the roof of the Mansion. The flush water supply to the sanitary fitments in the Mansion is fed from the roof tank with pipework by gravity. All flush water pipework and sanitary fitment are kept.</li> <li>b. The existing flush water supply is fed from the potable water supply pipe.</li> <li>c. According to the record plan of WSD, there is no salt water supply pipe laid along Tai Hang Road.</li> </ol> </li> </ol> <p>For details of the water supply, please refer to the WSD's record plan at <b>Appendix X</b>.</p>
Town Gas Supply	<ol style="list-style-type: none"> <li>1. An existing gas meter with 25mm dia. gas supply pipe is located at the corridor outside the staircase at the ground floor of Servants' Quarters.</li> <li>2. Based on the record plan of Hong Kong and China Gas Company Limited (Gas Company), an existing 200mm dia. gas supply is laid along Tai Hang Road. For details of the gas supply, please refer to the Gas Company's record plan at <b>Appendix XII</b>.</li> </ol>
Drainage Installation	<ol style="list-style-type: none"> <li>1. <u>Storm Water Drain</u> <ol style="list-style-type: none"> <li>a. The surface water at roof is gathered by storm water down pipe and discharged to the internal storm water manholes.</li> <li>b. Surface water of the Garden is gathered by the surface channel and discharged to the internal storm water manholes.</li> <li>c. Based on the visual inspection and the record plan of DSD, we cannot locate the terminal manhole for storm water drain. Part of storm drain is found discharged to nearby catchpits and nullah at east side of the Main Site.</li> <li>d. According to the record plan, an existing 300mm dia. storm water drain is laid along Tai Hang Road.</li> </ol> </li> <li>2. <u>Foul Drain</u></li> </ol>

	<p>The foul drains of the Mansion are gathered through the existing internal foul manholes, connected to the terminal manhole and discharged to government main sewer. The existing terminal manhole for foul drain is at the toe of the public slip road.</p> <p>For detailed routing of the drainage installation, please refer to the DSD's record plan at <b>Appendix XIII</b>.</p>
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Ancillary Site:

Building Services	Existing Provisions
Electricity Supply	An existing HEC LV cable is laid along Tai Hang Road. For detailed routing of the cable, please refer to the HEC's record plan at <b>Appendix XI</b> .
Plumbing Installation	<p><u>Potable Water Supply</u> The existing government water main connection point is located at the toe of the public slip road.</p> <p><u>Flushing Water Supply</u> According to the record plan of WSD, no salt water supply pipe is laid along Tai Hang Road.</p> <p>For details of the water supply, please refer to the WSD's record plan at <b>Appendix X</b>.</p>
Drainage Installation	<p><u>Storm Water Drain</u> According to the record plan, an existing 300mm dia. storm water drain is laid along Tai Hang Road. For detailed routing of the drainage, please refer to the DSD's record plan at <b>Appendix XIII</b>.</p>

No structure shall be built or material stored within 1.5m from the centre lines of water mains located within the Ancillary Site. WSD and its delegated officers shall have the right of unrestricted ingress, egress and regress to and from the Ancillary Site or any part thereof for the purpose of inspecting, operating, maintaining, repairing and renewing the existing Government water mains within and in the vicinity of the Ancillary Site.

The above information is prepared based on utility record drawings available at the time of preparation of resource kit and visual inspection on Site. Applicants shall consult the respective departments and utility companies for updated information.

The selected applicant is responsible for checking the necessity of upgrading the existing provisions of building services and utilities. If necessary, the selected applicant shall apply to the respective departments and utility companies for any upgrading and connection works.

#### **4.9 Recurrent Expenditure**

To facilitate the applicants in forecasting their operating expenses and filling in the required information in Section (2) of Part D under Chapter III of the application form, we have estimated the respective expenditure on some common recurrent items, including electricity fee, water and sewage charge, rates and rent for the building at **Appendix XX**. Please note that the estimated expenditure has been made on the basis of some possible uses with assumptions, and are for reference only. Applicants are advised to make necessary adjustments with regard to their own proposals and specific operational requirements.

## V. Vicinity and Access

### 5.1 Immediate Surrounding

Situated at the foot of Jardine's Lookout, the Site is located at a residential area of middle class and is partly surrounded by high-rise apartments. A residential development "The Legend" is located adjacent to the site on the former site of Tiger Balm Garden. At the opposite side of Tai Hang Road is the True Light Middle School. A Housing Society's rental estate, Lai Tak Tsuen, is also located in close vicinity.

The Ancillary Site and its adjacent area are currently occupied by DSD for carrying out a drainage project. Further north and east of the Ancillary Site is a hilly terrain with greenery.

The Site is also located close to a number of heritage buildings. There are three historic apartments at Nos. 2-4 Li Kwan Avenue which were probably built in the 1930s. It is also close to the former Tai Hang Village further downhill, where two village houses dated to the late 19<sup>th</sup> century are still retained at Nos. 30-31 Sun Chun Street. Two pre-war tenement houses are found at No. 4 Second Lane and No. 8 Shepherd Street. A school dated to 1949 is found at No. 12 School Street. Lin Fa Temple, a Grade 1 historic building, is found at Lin Fa Kung Street West.

In addition, Tin Hau MTR Station is situated further downhill within a 30-minute walk from the Site. A plan showing the immediate surrounding of the Site is at **Appendix XIV**.

### 5.2 Access

Access to the Site is shown in the Access Plan at **Appendix XV**.

#### 5.2.1 Vehicular Access

Vehicular access to the Main Site and the Ancillary Site is available from Tai Hang Road, which is a two-way carriageway. Tai Hang Road is a main road connecting the Jardine's Lookout to and from Causeway Bay.

The selected applicant shall have no right of ingress or egress to or from the Site for the passage of motor vehicles except between the points U and V through W and the points X and Y through Z shown and marked on the plan at **Appendix XV** or at such other points as may be approved in writing by the District Lands Officer.

Vehicles can gain access to the Main Entrance Gate by the public slip road connecting to Tai Hang Road, and further to the Entrance Porch via the Passage Area which is a dead-end access without turning points for vehicles. The width of the Main Entrance Gate is approximately 3.3m.

### **5.2.2 Emergency Vehicular Access (EVA)**

Since EVA is not provided for the Mansion, fire safety enhancement measures will be required to the satisfaction of Fire Services Department (FSD).

### **5.2.3 Parking**

No parking space is provided at the Site currently.

### **5.2.4 Loading and Unloading Area**

No loading and unloading area is provided at the Site currently.

### **5.2.5 Pedestrian Access**

Pedestrian can access the Mansion from Tai Hang Road via public slip road and the Passage Area. Pedestrian can access the Garden from Tai Hang Road through the spiral staircase at the Corner Tower, or through the public slip road and the Passage Area to the Main Garden Gate and Side Garden Gate. Pedestrian access to the Ancillary Site is available from Tai Hang Road.

### **5.2.6 Barrier Free Access to the Site**

Barrier free access to the Mansion by means of vehicle is available from Tai Hang Road, through the public slip road and Passage Area, to the Entrance Porch. Turning point for vehicles is not provided at the end of the Passage Area.

### **5.2.7 Refuse Collection Point**

A refuse collection point is located near Chun Fai Terrace access road.



## **VI. Conservation Guidelines**

### **6.1 General Conservation Approach**

6.1.1 All applicants are advised to give due regard to the Charter of Venice (ICOMOS), the Burra Charter (ICOMOS Australia) and the Principles for the Conservation of Heritage Sites in China (China ICOMOS), which give the established international principles in heritage conservation in preparing their proposals for the restoration works.

6.1.2 The applicants shall strike a balance between maintaining the architectural authenticity of historic buildings/ structures and complying with the current statutory requirements under the Buildings Ordinance and other ordinances. The applicants' attention is drawn to the following:-

- (a) When undergoing major alteration and addition works and material change of use, the historic buildings/ structures shall be properly upgraded for compliance with the current building safety and health standards under the Buildings Ordinance and other statutory requirements. The requirements for preserving the significant character defining elements (**Appendix XIX** refers) shall be observed; and
- (b) Every effort shall be made to preserve the façade of the historic buildings/ structures as list in **Appendix XIX**. Addition and alteration works, if necessary, shall be undertaken at the back or other less visually prominent location of the buildings/ structures concerned. The original external façades of the buildings shall generally be left unaltered and must not be disturbed, i.e. no major external additions or alterations to the Main Site shall be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to colours that are compatible with the age and character of the buildings/ structures and the paint system is to be reversible<sup>2</sup>. Any fixed signage shall match the age and character of the external of the buildings/ structures and is to be approved by the Antiquities and Monuments Office

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<sup>2</sup> "Reversibility" is an act or process which can be undone or removed at a later date without causing material injury, loss, damage or change to the historic site or the historic building as the case may be.

(AMO) prior to installation. However, there is no restriction on the type or design of temporary signage, e.g. banners, displays, etc., provided that the number of such signs is not excessive.

6.1.3 For the renovation works to comply with statutory building control requirements, the following general guidelines are given to the applicants for reference. However, they shall not be treated as exhaustive and it is essential for the applicants to refer to the full requirements imposed by the relevant authorities including but not limited to Buildings Department, Fire Services Department, Drainage Services Department, etc, in respect of their proposals.

<b>Possible Building Works</b>	<b>General Conservation Guidelines</b>
a) Means of Escape	Any improvement works involving alteration or addition to doorway openings, steps, etc. must require the prior approval of AMO.
b) Emergency Vehicular Access (EVA)	EVA, if to be provided, shall blend in with the surroundings to preserve the historical character of the building(s).
c) Natural Lighting and Ventilation	Alteration or enlargement of any original windows or provision of any new window openings shall not be permitted, unless approved by AMO.
d) Barrier Free Access	Any proposed access improvement for persons with a disability must respect historical integrity of the building(s)/ structure(s) and its/ their surrounding, in particular the external elevations of the building(s)/ structure(s).
e) Fire Resisting Construction to Floors, Doors, Walls and Staircase	Any necessary upgrading works proposed to meet current requirements must respect the historical integrity and materials of the element concerned, which will probably be required to be retained in-situ.

f) Floor Loadings	Any proposed upgrading works necessary to meet “change of use” requirements must respect the historical integrity and materials of the floor concerned. Any proposed upgrading works shall be designed and supervised by a Registered Structural Engineer.
g) Building Services	Any proposed upgrading of electrical supply, air conditioning and fire services installations shall ensure that no “non-reversible” works are carried out to the historic building(s)/ structure(s).
h) Plumbing and Sanitary Fitments	If “historic fitment(s)” is/ are identified, it/ they shall be preserved, while modern fittings may be re-used, replaced or increased in number as required.
i) Sewage, Drainage System and Waste Disposal Facilities	All drainage services that are to be retained should be checked and overhauled as necessary; capacity of the existing system and adequacy of the existing waste disposal methods shall also be checked and upgraded as necessary.

6.1.4 The conditions of each historic building are unique. As such, the problems encountered in the renovation works of each historic building should be tackled on a case-by-case basis. If compliance with the conservation requirements as listed in these Conservation Guidelines cannot be achieved because of the need to comply with statutory requirements arising from the proposed adaptive re-uses, AMO’s approval shall be sought.

6.1.5 As the renovation works will inevitably cause impact to the historic building, the selected applicant shall submit a Heritage Impact Assessment (HIA) to AMO for endorsement and make further consultation with the Antiquities Advisory Board.

6.1.6 A specialist contractor from the Development Bureau’s “List of Approved Suppliers of Materials and Specialist Contractors for Public Works” in the “Repair and Restoration of Historic Buildings” category (RRHB specialist contractor) should be engaged to carry out the renovation works, either as a main contractor or a domestic sub-contractor. This RRHB specialist contractor should be responsible for the repair and restoration of the “Character Defining Elements to be Preserved” as listed in **Appendix XIX**. If the RRHB specialist contractor is only engaged as

a domestic sub-contractor for carrying our works confined to heritage conservation, the selected applicant should separately engage a main contractor for the remaining works from the Development Bureau's "List of Approved Contractors for Public Works" from the appropriate group according to the estimated value of the works (please see <http://www.devb-wb.gov.hk/> for the list). The main contractor for all building works should also be registered in the relevant Contractor's Register kept by the Building Authority in accordance with the Buildings Ordinance (Cap 123). All other domestic sub-contractors for the renovation works should also be engaged from the relevant categories in Development Bureau's "List of Approved Suppliers of Materials and Specialist Contractors for Public Works". The renovation works shall be carried out to the satisfaction of AMO.

## **6.2 Specific Conservation Requirements**

- 6.2.1 Haw Par Mansion is an excellent example of Chinese Renaissance style - the mixed Chinese and Western style mansion house of the 1920s to 1930s period, which was built by Western style construction methods but borrowed vocabularies from Chinese architecture. The Garden is present in front of the Mansion which also reflects the concept of Chinese Renaissance which was designed in the style of a French garden but with Chinese style structures. Over the years, there has not been major change to the Mansion and the Garden and their authentic appearance is retained. As such, the façades of the Mansion as well as the setting of the Garden should be generally kept intact. Any alteration or addition proposal shall be submitted to AMO for consideration.
- 6.2.2 Similar to the exterior, the interior of the Mansion has also been kept unchanged throughout the years since construction, while the living spaces and style of the former owner could still be observed. Therefore, the original building layout shall also be kept intact as far as practical. Any alteration or addition proposal shall be submitted to AMO for consideration.
- 6.2.3 A number of character defining elements shall be preserved in-situ and maintained as necessary. These character defining elements together with their required and recommended conservation treatments are listed at **Appendix XIX**.
- 6.2.4 Every effort should be made to carry out all "required treatments" set out in **Appendix XIX**. If compliance with the "required treatments" cannot be achieved,

justifications shall be given to AMO for their consideration. The “recommended treatments” to the historic building shall be carried out as far as practicable.

- 6.2.5 There are artefacts (including movable and built-in artefacts) of the Main Site now being stored in the Mansion. Some of these movable and built-in artefacts possess heritage value and have the potential to be displayed within the Site to enhance interpretation. For the specific conservation requirements of the built-in and movable artefacts, please refer to **Appendices XIX, XIX-2 and XIX-3**.
- 6.2.6 A number of the original figurines possessing heritage value inside the former Tiger Balm Garden were salvaged and are being stored by AMO. Please refer to Item D.10 of **Appendix XIX** and **Appendix XIX-4** for their specific conservation requirements. The applicants should select a suitable number of figurines to be restored for display and interpretation within the Site.
- 6.2.7 Applicants and the future selected applicant should include an interpretation proposal in their application and the submitted HIA respectively to demonstrate the ways to be adopted for showcasing the heritage significance of the Main Site. The preservation, reuse and display of the artefacts and figurines shall be addressed in the interpretation proposal.
- 6.2.8 The artefacts and figurines proposed to be preserved, restored, reused and/ or displayed will be transferred to the selected applicant for preservation, protection and maintenance as necessary. Other artefacts and figurines listed in **Appendices XIX-2, XIX-3, XIX-4** not being transferred to the selected applicant should be returned to AMO.

## **VII. Town Planning Issues**

### **7.1 Outline Zoning Plan**

- 7.1.1 Under the Draft Causeway Bay Outline Zoning Plan (OZP) No. S/H6/15 and the Approved North Point OZP No. S/H8/24, the Main Site is zoned as “Other Specified Uses’ annotated “Residential Development with Historical Site Preserved In-situ” (“OU(RDHSPI)”) and the Ancillary Site is partly zoned as “Road”, partly zoned as “OU(RDHSPI)” and partly zoned as “Green Belt” (“GB”). Extract of the OZPs is shown at **Appendix XVI** on which the boundary of the Main Site is delineated by a pecked line, and the boundary of the Ancillary Site is delineated by a solid line on the plan.
- 7.1.2 The Remarks of the ‘OU(RDHSPI)’ zone mention that the area comprising the Haw Par Mansion and its Garden, as delineated by a pecked line on the Plan, shall be preserved in-situ. Any demolition of, or addition, alteration and / or modification to (except those minor alteration and / or modification works which are always permitted under the covering Notes) or redevelopment of an existing building or the associated garden / features within this area requires permission from the Town Planning Board (TPB).
- 7.1.3 The area outside the pecked line of the “OU(RDHSPI)” zone is subject to a maximum GFA of 47,300m<sup>2</sup>. It is noted that the residential development “the Legend” has a total GFA of about 47,300m<sup>2</sup>. Applicants’ attention is drawn to the fact that additional GFA cannot be allowed in the area outside the pecked line under the OU(RDHSPI)” zone of the Ancillary Site.
- 7.1.4 The planning intention of the ‘OU(RDHSPI)’ zone is to facilitate residential development with the historical Haw Par Mansion and part of its garden preserved in-situ within the Site. It should also facilitate the preservation, restoration and conversion of the Haw Par Mansion and its Garden to become a local heritage attraction with provision of cultural and selected commercial facilities for the enjoyment of the public.

- 7.1.5 The planning intention of ‘GB’ zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.
- 7.1.6 For the area falling within ‘Road’, all uses or developments except the following require permission from the TPB:
- (a) provision, maintenance or repair of plant nursery, amenity planting, open space, rain shelter, refreshment kiosk, road, bus/public light bus stop or lay-by, cycle track, Mass Transit Railway station entrance, Mass Transit Railway structure below ground level, taxi rank, nullah, public utility pipeline, electricity mast, lamp pole, telephone booth, telecommunications radio base station, automatic teller machine and shrine;
  - (b) geotechnical works, local public works, road works, sewerage works, drainage works, environmental improvement works, marine related facilities, waterworks (excluding works on service reservoir) and such other public works co-ordinated or implemented by Government;
  - (c) maintenance or repair of watercourse and grave; and
  - (d) on-street vehicle park and railway track.
- 7.1.7 Applicants’ attention is also drawn to the Notes for “OU(RDHSPI)” zone which set out the uses that are always permitted (Column 1 uses), those uses requiring permission from the TPB (Column 2 uses) and development restrictions for the zone. The application for Column 2 uses should be made to the TPB under section 16 of the Town Planning Ordinance. The Remarks in the Notes of the “OU(RDHSPI)” zone also set out the development restrictions for the zone.
- 7.1.8 The OZPs including the Plans, Notes and Explanatory Statement are available at the TPB’s website (<http://www.info.gov.hk/tpb/>). Relevant extracts of the Notes for the subject OZPs are at **Appendix XVI**.

## 7.2 Section 16 Application under Town Planning Ordinance

7.2.1 In October 2010, the TPB approved the following uses upon a section 16 application under “Column 2” uses at the Site except the “Green Belt” zone within the Ancillary Site (the site under application is referred to as the Application Site thereafter):

- (a) Eating Place;
- (b) Hotel;
- (c) Shop and Services;
- (d) Training Centre;
- (e) Place of Entertainment<sup>3</sup> and
- (f) Place of Recreation, Sports or Culture<sup>3</sup>

The TPB further approved a combination of the above-mentioned uses for the Application Site.

7.2.2 In conjunction with this approval, the TPB imposed the following conditions:

- (a) the submission and implementation of a Conservation Plan for the conservation and management of the HPM, including the provision of guided tours to the HPM for the public, to the satisfaction of the Director of Leisure and Cultural Services or of the TPB;
- (b) the submission of a traffic impact assessment and implementation of the improvement measures identified therein to the satisfaction of the Commissioner for Transport or of the TPB;
- (c) the design and provision of vehicular access, parking spaces and loading/unloading space together with traffic control and management measures to the satisfaction of the Commissioner for Transport or of the TPB;
- (d) the submission and implementation of tree preservation and landscape proposals to the satisfaction of the Director of Planning or of the TPB; and

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<sup>3</sup> “Place of Entertainment” and “Place of Recreation, Sports or Culture” are always permitted at the area within the pecked line of the “OU(RDHSPI)” zone (i.e. the Main Site), but planning permission is required for these two uses at the part of the “OU(RDHSPI)” zone outside the pecked line and in the ‘Road’ area.



- (e) the provision of water supplies for fire fighting and fire service installations to the satisfaction of the Director of Fire Services or of the TPB.

The selected applicant shall comply with the above conditions when taking forward the project.

7.2.3 In the section 16 application mentioned above, it is specified that the Ancillary Site will be used for open air parking and/or a part of it be used for accommodating building services facilities. Provision of covered car park at the Ancillary Site is not permitted. The “Green Belt” zone shall be landscaped under the project.

7.2.4 Should the use of the Site proposed by the selected applicant fall outside the uses permitted by the TPB or a major change to the approved section 16 application is proposed, the selected applicant shall solely be responsible for seeking the necessary permission from the TPB.

7.2.5 For details on the application and related matters, applicants can visit the website of TPB (<http://www.info.gov.hk/tpb/>).

## **VIII. Land and Tree Preservation Issues**

### **8.1 Land Issues**

The Site rests on Government land. The Site Plan is shown at **Appendix II**. The Main Site is currently vacant.

The Passage Area is owned by the Hong Kong Inland Lot No. 8972 RP. The selected applicant shall be responsible for the management and maintenance of the Passage Area. Please refer to Section III for details.

### **8.2 Tree Issues**

Old and Valuable Tree (OVT) in the OVT Register maintained by the Leisure and Cultural Services Department (LCSD) is not present within the Site.

Trees are surveyed within the Site and are tagged with Tree Number T1-T3, T8, T11 and T12. A location plan of trees and an assessment schedule, depicting the conditions and value of trees, are shown at **Appendix XVII**.

In general, no tree growing on the Site or adjacent thereto shall be interfered with without the prior written consent of the District Lands Officer and the AMO or the appropriate authority who may, in granting consent, impose such conditions as to transplanting, compensatory landscaping or replanting as he may deem appropriate.

The selected applicant shall be responsible for the horticultural maintenance of vegetation and maintenance of trees within the Site.

## **IX. Slope Maintenance**

Disturbed terrain with Feature No. 11SE-C/DT3 is present to the east of the Site. Its details are shown below:

Slope No.:	11SE-C/DT3
Location:	Cultivated Land to the East of Inland Lot 3564 and Extension
Current Responsible Lot/Party:	Lands Department
Current Maintenance Agent:	Lands Department

As regards man-made slopes and retaining walls, the following eight features are found within or in the vicinity of the Site:

### **Slope Feature 1:**

Slope No.:	11SE-A/R15
Sub-Division:	1
Location:	Within the Main Site of Haw Par Mansion
Current Responsible Lot/Party:	Leisure and Cultural Services Department
Current Maintenance Agent:	Architectural Services Department
Slope No.:	11SE-A/R15
Sub-Division:	2
Location:	Within IL 8972 (“The Legend”)
Current Responsible Lot/Party:	IL 8972 (“The Legend”)
Current Maintenance Agent:	-

### **Slope Feature 2:**

Slope No.:	11SE-A/R17
Sub-Division:	-
Location:	Within the Main Site of Haw Par Mansion
Current Responsible Lot/Party:	Leisure and Cultural Services Department
Current Maintenance Agent:	Architectural Services Department

**Slope Feature 3:**

Slope No.:	11SE-A/C771
Sub-Division:	1
Location:	Adjoining Tai Hang Road on government land
Current Responsible Lot/Party:	Highways Department
Current Maintenance Agent:	Highways Department
Slope No.:	11SE-A/C771
Sub-Division:	2
Location:	Adjoining Tai Hang Road partly on government land and partly on green hatched black area of IL 8972 (“The Legend”)
Current Responsible Lot/Party:	IL 8972 (“The Legend”)
Current Maintenance Agent:	-

**Slope Feature 4:**

Slope No.:	11SE-A/CR399
Sub-Division:	-
Location:	Within & East to IL 8972, Tai Hang Road (“The Legend”)
Current Responsible Lot/Party:	IL 8972 (“The Legend”)
Current Maintenance Agent:	-

**Slope Feature 5:**

Slope No.:	11SE-A/C850
Location:	Within GLA-THK1744
Current Responsible Lot/Party:	Drainage Services Department
Current Maintenance Agent:	Drainage Services Department

**Slope Feature 6:**

Slope No.:	11SE-A/CR129
Location:	Adjoining Tai Hang Road near Spot Level 4.75
Current Responsible Lot/Party:	Highways Department
Current Maintenance Agent:	Highways Department

**Slope Feature 7:**

Slope No.:	11SE-A/CR913
Location:	Within IL 8972RP
Current Responsible Lot/Party:	IL 8972RP
Current Maintenance Agent:	-

**Slope Feature 8:**

Slope No.:	11SE-A/F461
Sub-Division:	1
Location:	Within IL 8972S and IL 8972RP
Current Responsible Lot/Party:	IL 8972A
Current Maintenance Agent:	-
Slope No.:	11SE-A/F461
Sub-Division:	2
Location:	Within IL 8972S and IL 8972RP
Current Responsible Lot/Party:	IL 8972RP
Current Maintenance Agent:	-

Of the above features, feature No. 11SE-A/R15 (sub-division No. 1) and feature No. 11SE-A/R17 are located within the Main Site while other features are situated outside the Site. Please refer to **Appendix XVIII** for location of the slope and retaining walls features. Signs of minor cracks and water leakage were observed at the retaining walls feature No. 11SE-A/R15 (sub-division No. 1) and No. 11SE-A/R17. Their conditions are subject to further assessment.

Geotechnical Engineering Office (GEO) of the Civil Engineering and Development Department completed a stability assessment for retaining wall feature Nos. 11SE-A/R15 (Sub-division No.1) and 11SE-A/R17 in 2010. The stability assessment report prepared by GEO for the concerned retaining walls is available at the Scheme Secretariat for inspection by the applicants.

The selected applicant should consult GEO as regard the safety of all the slopes and retaining walls with respect to the revitalisation proposal. For special requirements on upgrading and maintenance the retaining walls, please refer to Section XI.

## **X. Technical Compliance for Possible Uses**

### **10.1 Uses Preliminarily Reviewed**

Uses which have been preliminarily reviewed include:

- (a) Food and Beverage Services;
- (b) Antiques and Art Gallery;
- (c) Education or Training Facilities; and
- (d) Visitor Centre.

The technical feasibility of these uses will need to be further examined. Applicants are welcome to come up with other suggestions of possible uses that they consider most suitable for the Site. The applicants are required to ascertain the technical feasibility, including the structural adequacy and conservation requirements, of their proposed uses.

### **10.2 Technical Considerations**

Technical considerations to be given due regard include:

- (a) Compliance with the requirements under the Buildings Ordinance and all other respective statutory requirements. These requirements include but are not limited to:

<b>Requirements</b>	<b>General Guidelines</b>
1. Means of Escape	Upgrading works may include, but not limited to, the provision of code-compliant staircases. In view of the conservation requirements limiting the extent of upgrading works, fire engineering study may be adopted as an alternative approach to comply with the current safety requirements. For use of Place of Public Entertainment (PPE), it should follow Part III of the CoP for the Provision of Means of Escape in Case of Fire 1996. Buildings Authority will determine the number and width of thoroughfares required if such PPE accommodates less than 500 people.

2. Fire Resisting Construction	Further investigation will be required to demonstrate adequacy of fire resisting construction of the existing building elements. Upgrading works may include, but not limited to, the provision of fire enclosure to exit staircases. If there is conservation requirements limiting the extent of upgrading works, fire engineering study may be adopted as an alternative approach to comply with the current safety requirements.
3. Means of Access for Firefighting and Rescue	Upgrading works may include, but not limited to, the provision of fireman's lift. Compensatory measures may be required for non-provision or deficient EVA.
4. Barrier Free Access and Facilities	Various provisions for barrier free access, such as ramps, passenger lift or lifting platform may be required.
5. Protection against Falling from Height	Existing balustrades or parapets shall be upgraded to current statutory requirements unless access is restricted for maintenance purpose only.
6. Structural Adequacy	Structural investigation shall be carried out to ensure the stability of all the building elements. Strengthening works may be required depending on the finding of structural investigation and the proposed use. For existing protective barriers / parapets that need to be retained, the structural requirement of minimum horizontal imposed loads under Table 3 of Building (Construction) Regulations should be fulfilled.
7. Fire services installation requirements	Detailed fire safety requirement shall be formulated to the satisfaction of Fire Services Department with reference to the type of occupancy and use.
8. Natural lighting and ventilation	Compensatory measures may be required for any deficiency.
9. Provision of Sanitary Fitments	Additional toilets may be required to comply with the current requirements.

- (b) Compliance with licensing requirements (for uses requiring issue of licence for their operation);
- (c) Compliance with Conservation Guidelines; (see Section VI); and
- (d) Compliance with planning requirements (see Section VII).

The technical aspects listed above might not be exhaustive. Applicants shall pay attention that they may need to address other technical considerations in preparing their proposals.

### **10.3 Further Information on Reviewed Uses**

Some information that can be useful to the applicants is listed below:

**(a) Heritage Conservation**

AMO has no objection in principle to all the reviewed uses listed in paragraph 10.1, provided that all technical issues arising from the necessary alteration and addition are sensibly considered to keep impact minimum, and the issue of public accessibility is well addressed.

**(b) Emergency Vehicular Access**

Since EVA is not provided for Main Site, fire safety enhancement measures shall be provided to the satisfaction of the Fire Services Department.

**(c) Licensing**

- (i) If the Site is to be used as an eating place, the selected applicant shall obtain a licence from the Food and Environmental Hygiene Department (FEHD) if he intends to carry out any food business with involves, generally, the sale of meals or unbottled non-alcoholic drinks other than Chinese herb tea for consumption on the Site. For details on the application of restaurant licence and related matters, please visit the website of FEHD (<http://www.fehd.gov.hk/licensing/index.html>).
- (ii) If the selected applicant intends to sell liquor at the Site for consumption on the Site, he must obtain a liquor licence issued by the Liquor Licensing Board (LLB) before commencement of such business under Section 17 (3B) of the Dutiable Commodities Ordinance (Cap. 109). For details on the application



of liquor licence and related matters, please visit the website of LLB ([http://www.fehd.gov.hk/english/LLB\\_web/lib\\_home.html](http://www.fehd.gov.hk/english/LLB_web/lib_home.html)).

- (iii) If the Site is to be used as an educational institution, the selected applicant is required to check whether the proposed mode of operation falls within definition of a 'school' under the Education Ordinance (Cap.279). If affirmative, the selected applicant shall make an application for registration of a school to the Education Bureau (EDB). Relevant information on registration procedures is available at the website of EDB (<http://www.edb.gov.hk>).
  
- (iv) If the Site is to be used as a place of public entertainment, the selected applicant shall obtain a licence from FEHD if he intends to carry out:
  - a. any exhibition of any one or more of the followings, namely pictures, photographs, books, manuscripts or other documents or other things;
  - b. a sporting exhibition;
  - c. a lecture;
  - d. a cinematograph or laser projection display; or
  - e. a concert, opera, ballet, stage performance or other musical, dramatic or theatrical entertainment

For details on the application of places of public entertainment licence for places other than cinemas and theatres and related matters, please visit the website of FEHD (<http://www.fehd.gov.hk/licensing/index.html>).

**(d) Structural Limitation**

The required loading capacities for the reviewed uses are listed in the table below. For required loading capacities of other specific uses not mentioned in this table, reference should be made to the Building (Construction) Regulations (B(C)R).

Reference Example for Adaptive re-use of Haw Par Mansion	Required Minimum Imposed Load (kPa)	(B (C) R) Class No.	Usage stated in (B (C) R)
(i) Food and Beverage Services	4.0	3	Restaurants/dinning rooms/canteens
(ii) Antiques and Art Gallery	5.0	3	Art galleries and museums
(iii) Education or Training Facilities	3.0	3	Classrooms, lecture rooms, tutorial rooms, computer rooms and reading rooms without book storage
(iv) Visitor Centre*	5.0	5	Assembly area without fixed seating

\* Note : The use of “Visitor Centre” is not mentioned specifically in the B(C)R. If “Visitor Centre” is assumed to be an assembly area without fixed seating as a conservative consideration, it will belong to class No.5 under B(C)R. The AP/RSE should justify the minimum imposed loads for consideration of the Building Authority.

From limited structural information obtained, the Mansion after strengthening works at suitable locations, may be able to structurally accommodate adaptive re-uses with required loading capacities equal to or less than 5.0 kPa. The selected applicant is advised to carry out further structural assessment to investigate the possibility of increasing the floor imposed load, and its subsequent effect on the structural stability of the Mansion to suit his proposed use.

## **XI. Special Requirements of the Project**

Haw Par Mansion is a Grade 1 historic building i.e. a building of outstanding merit and every effort should be made to preserve if possible.

A section 16 application for permission to add selected usages under “Column 2” uses of the respective Outline Zoning Plans (OZPs) was made under the Town Planning Ordinance (Cap. 131) in August 2010. In October 2010, the Town Planning Board approved the inclusion of a number of uses as stated in Section VII. Applicants’ attention is drawn to the conditions imposed by the Town Planning Board as stated in paragraph 7.2.2.

Taking account of the uniqueness of this heritage site and the views expressed by the public and stakeholders, we have set out special requirements for the revitalisation of Haw Par Mansion in this Section. Applicants are required to take these special requirements into account in formulating their proposals and explain in their applications how these special requirements have been incorporated in their proposals.

### **11.1 Provision of Lift to Access the Garden**

To improve access to the Haw Par Mansion, a lift is required to be provided to bring visitors from Tai Hang Road to the Garden level of Haw Par Mansion. Applicants may consider providing the lift at the Ancillary Site and connecting the lift to the Garden of Haw Par Mansion with a footbridge, or at any other locations that the applicants consider appropriate.

Applicants should note that the provision of a footbridge from the Ancillary Site to the Garden spanning the public footpath may require gazettal under the Roads (Works, Use and Compensation) Ordinance (Cap. 370). In such circumstances, applicants should allow sufficient time in their project implementation programme for all necessary gazettal and approval procedures.

Applicants’ attention is drawn to Section VII regarding the maximum Gross Floor Area (GFA) permitted under the Outline Zoning Plan for the area of “OU(RDHSP1)”

zone which is outside the pecked line. If building structures, such as the proposed lift, are proposed within this area and GFA exemption for the relevant structures could not be obtained, the proposed structures will result in contravention of the GFA restriction of the Outline Zoning Plan. In addition, if the proposed structures constitute a major change to the approved section 16 application, planning permission from the Town Planning Board will be required.

## **11.2 New Structure(s) within the Site**

It is not permissible to construct new structures at the Site for the provision of services to be operated by the social enterprise. Any new structures should only be constructed to accommodate the lift, plant and equipment, and other essential building services facilities to support the operation of the Site.

Applicants may consider providing major plant rooms, such as fire services tank and pump room, etc., at the Ancillary Site. If so provided, the exterior of such plant rooms should be compatible with and visually unobstructive to the surrounding environment. In particular, the roofs of the exposed plant rooms should be landscaped.

The existing building height of the Mansion should be maintained. Structures for accommodating building services facilities at the main roof level of the Mansion may be allowed. However, the height of such new structures should be kept to the minimum to avoid causing adverse visual impact on the Mansion.

In taking forward the proposals for the provision of lift(s), plant rooms, footbridge and any other structures as necessary, the selected applicant should be responsible for obtaining all necessary approvals from the relevant authorities and utility undertakings, including but not limited to Town Planning Board, Transport and Housing Bureau, Lands Department, Buildings Department, Highways Department, Transport Department etc. The proposals should also comply with all relevant Ordinances, including but are not limited to the Buildings Ordinance (Cap. 123), the Town Planning Ordinance (Cap. 131) and the Roads (Works, Use and Compensation) Ordinance (Cap. 370).

### **11.3 Upgrading and Maintenance of Slopes and Retaining Walls**

As stated in section 6.2.2 of the Guide to Application, the selected applicant should be responsible at their own cost for the repair and maintenance of all slopes and retaining walls disturbed and/or upgraded under this project.

For better interfacing of the retaining wall upgrading works, the selected applicant will be entrusted with the assessment and upgrading of the existing retaining walls No. 11SE-A/R17 and the eastern portion of Sub-division No. 1 of retaining wall No. 11SE-A/R15, if not affected by the revitalisation works, to bring the retaining walls up to current safety standards. While these entrustment works will be carried out by the selected applicant, Government will bear the costs of such works and will be responsible for the future repair and maintenance of these retaining walls.

All permanent upgrading works to the existing retaining walls should be located within the boundary of the Main Site. The upgrading works should not alter the existing external appearance or cause adverse visual impact on the retaining walls.

### **11.4 Traffic**

The Town Planning Board and the general public have expressed concerns about the possible traffic impacts brought about by the project on the road network in the vicinity of the Site. The applicants should ensure that their revitalisation proposals will not unduly affect the existing traffic conditions of the road network in the vicinity and should proactively adopt appropriate control and management measures to minimise any adverse traffic impact, including both vehicular and pedestrian traffic, during the construction and operation of the project.

Applicants are required to conduct a preliminary traffic assessment as stipulated in **Appendix XXI** and state clearly in Section III(B)(5) of the Application Form the findings of their preliminary traffic assessment as well as the traffic management and associated mitigation measures etc. as specified in **Appendix XXI**.

Applicants should maximise the use of the Ancillary Site for car parking and loading/unloading purpose. Parking spaces for about 8 private cars are to be provided.

The selected applicant should be bound by the maximum limit of the volume of traffic generated by/attracted to the project as stated in the preliminary traffic assessment above, and will be required to conduct a comprehensive traffic impact assessment and implement corresponding traffic management measures to the satisfaction of the Transport Department, after the application has been selected by the Government.

### **11.5 Free Public Access**

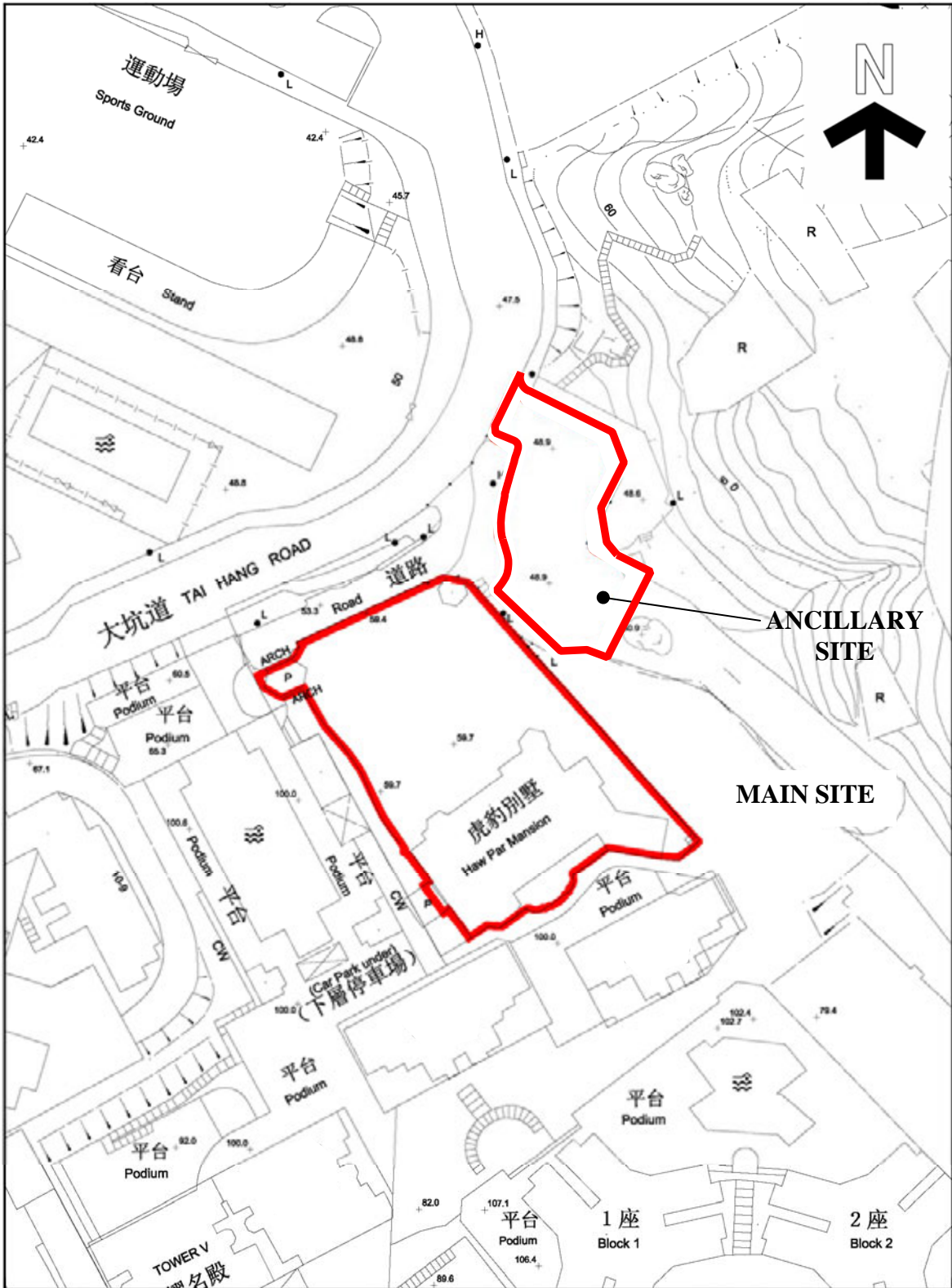
The minimum requirements for free public access are set out below:


- (a) To set up an area for interpretation of not less than 40m<sup>2</sup> on the Ground Floor of the Mansion for the interpretation of the heritage significance and value of Haw Par Mansion. The content of interpretation should include the architecture and history of Haw Par Mansion as well as the religious beliefs propagated by Haw Par Mansion and the former Tiger Balm Garden;
- (b) The area for interpretation should be open for not less than six days a week and the days of opening in a week should include both Saturday and Sunday; and
- (c) To provide free guided tours to HPM every week. At least half of the guided tours arranged in any one year should fall on Saturdays or Sundays.

### **11.6 Public Views Collected**

The Commissioner for Heritage's Office (CHO) organised public open days in end 2010 for the public to appreciate the history and architectural merits of Haw Par Mansion and to obtain public views on the revitalisation of Haw Par Mansion. CHO received a total of 870 comment cards from the public. A full summary of public views collected during the open days is available at Development Bureau's heritage conservation website at [http://www.heritage.gov.hk/en/hpm/openDays\\_index.htm](http://www.heritage.gov.hk/en/hpm/openDays_index.htm). Applicants are advised to take cognizance of the salient public views received.

**Appendix I**  
**Location Plan**



 SITE BOUNDARY  
 EXTRACT PLAN BASED ON SURVEY  
 SHEET No. 11-SE-11A

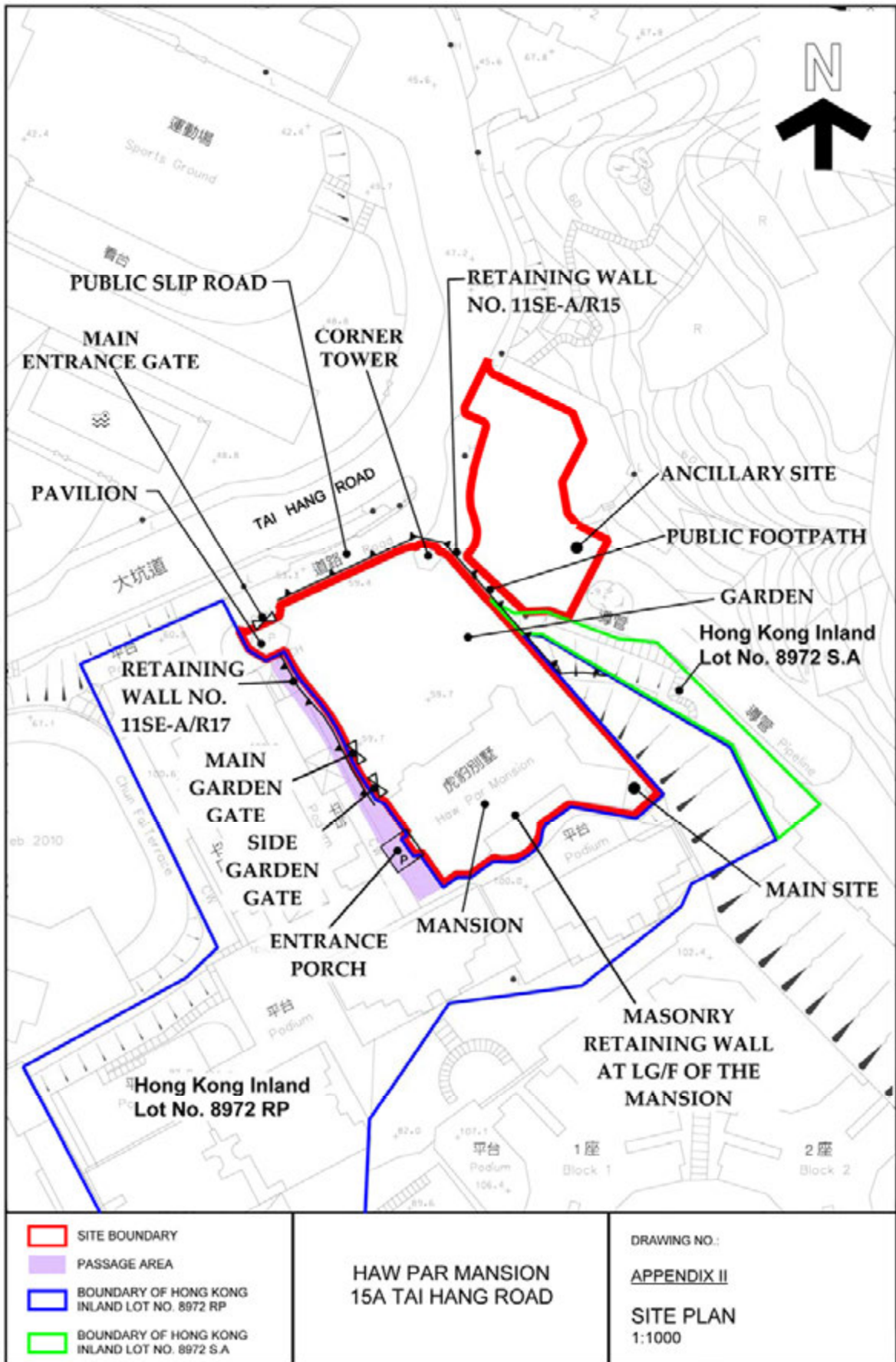
HAW PAR MANSION  
 15A TAI HANG ROAD

DRAWING NO.:  
 APPENDIX I  
 LOCATION PLAN  
 1:1000



## **Appendix II**

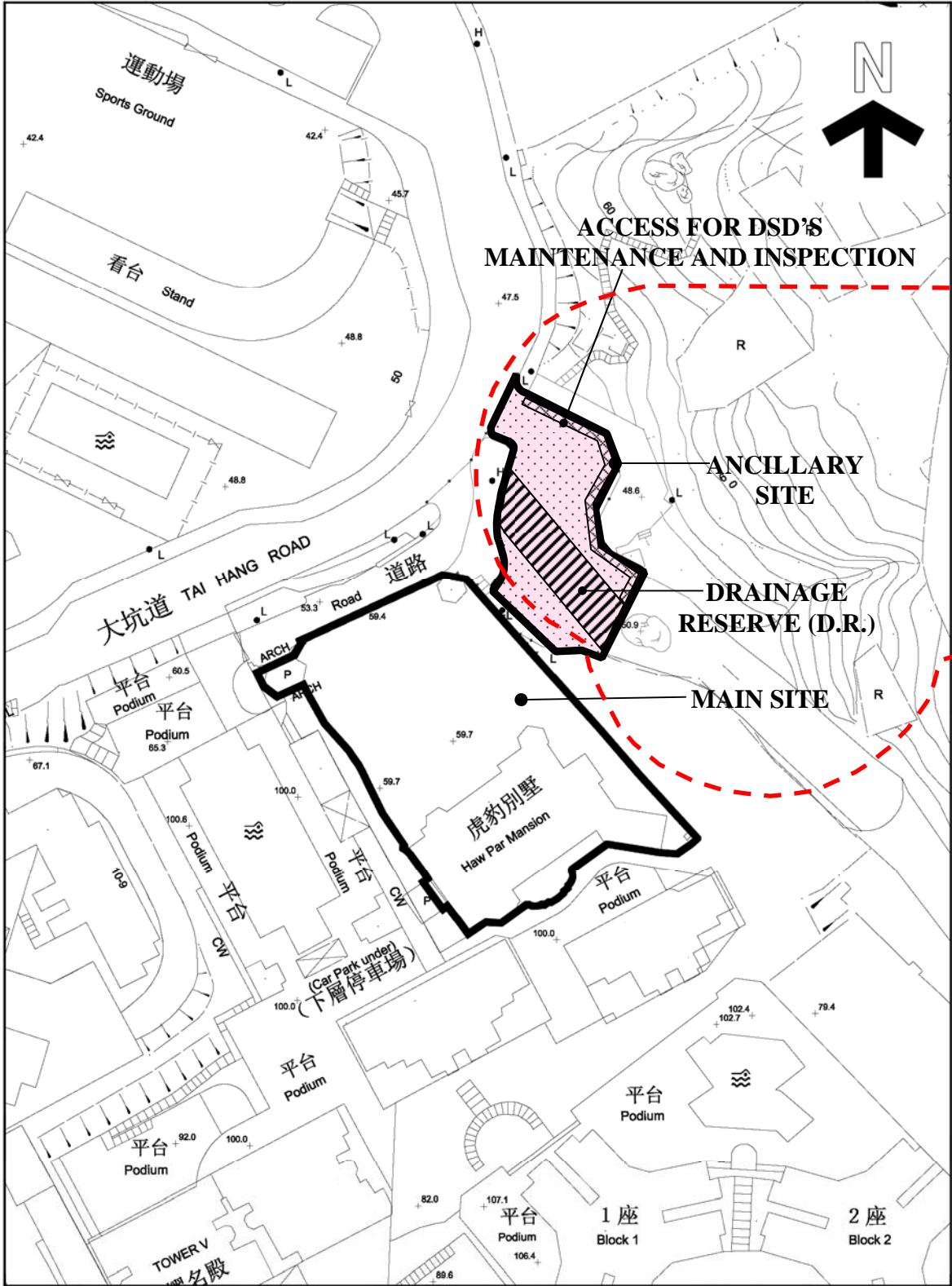
### **Site Plan**






(Second Edition)

## **Appendix III**

### **Plan of Tunnel Protection Zone and Other Drainage Areas**

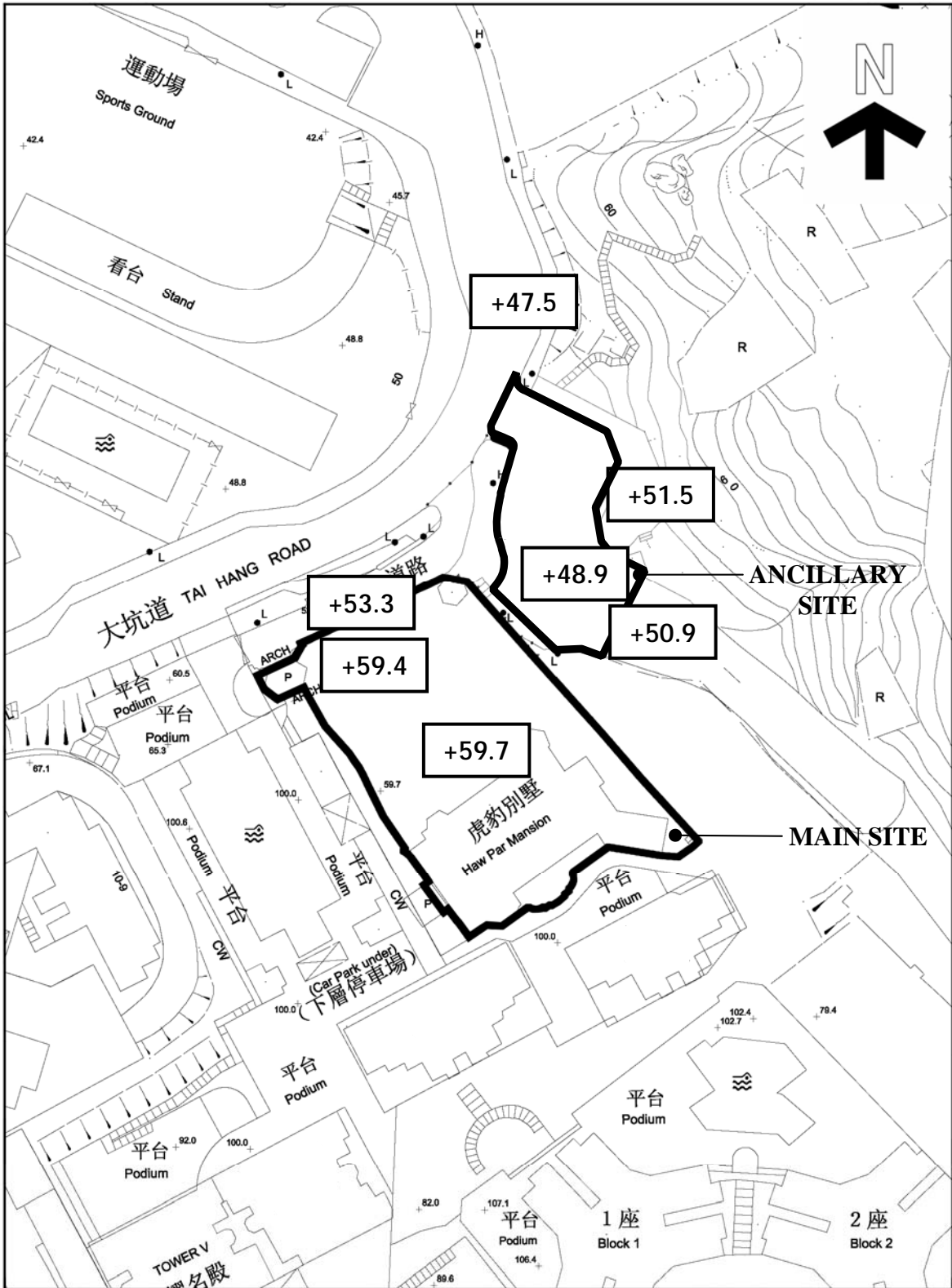


**THE SITE**  
 EXTRACT PLAN BASED ON SURVEY SHEET  
 No. 11-SE-11A  
 --- TUNNEL PROTECTION ZONE  
 PINK HATCHED BLACK AREA  
 PINK CROSS-HATCHED BLACK AREA  
 PINK STIPPLED BLACK AREA

HAW PAR MANSION  
 15A TAI HANG ROAD

DRAWING NO.:  
**APPENDIX III**  
 PLAN OF TUNNEL PROTECTION  
 ZONE AND OTHER DRAINAGE  
 AREAS  
 1:1000

**Appendix IV**  
**Datum Levels Plan**



THE SITE

**+59.7** refers to 'Metres above Principal Datum'

EXTRACT PLAN BASED ON SURVEY SHEET No. 11-SE-11A

HAW PAR MANSION  
15A TAI HANG ROAD

DRAWING NO.:

APPENDIX IV  
DATUM LEVELS PLAN  
1:1000

## **Appendix V**

### **Summary of Site and Building Information**

**Summary of Site information is listed below:**

Building Name	Haw Par Mansion
Address	15A Tai Hang Road, Hong Kong
Site Area	Total Site area: about 2,670 sq. metres Area of Main Site: about 2,030 sq. metres Area of Ancillary Site: about 640 sq. metres
Major Datum Level	From around +48.9mPD (Ancillary Site) to +59.7mPD (the Garden)
Zoning	<u>Main Site:</u> Other Specified Uses (“OU”) annotated “Residential Development with Historical Site Preserved In-situ” <u>Ancillary Site:</u> South-western portion - Other Specified Uses (“OU”) annotated “Residential Development with Historical Site Preserved In-situ” and ‘Road’ North-eastern portion - Green Belt (“GB”) and ‘Road’

**Summary of the Mansion information is listed below:**

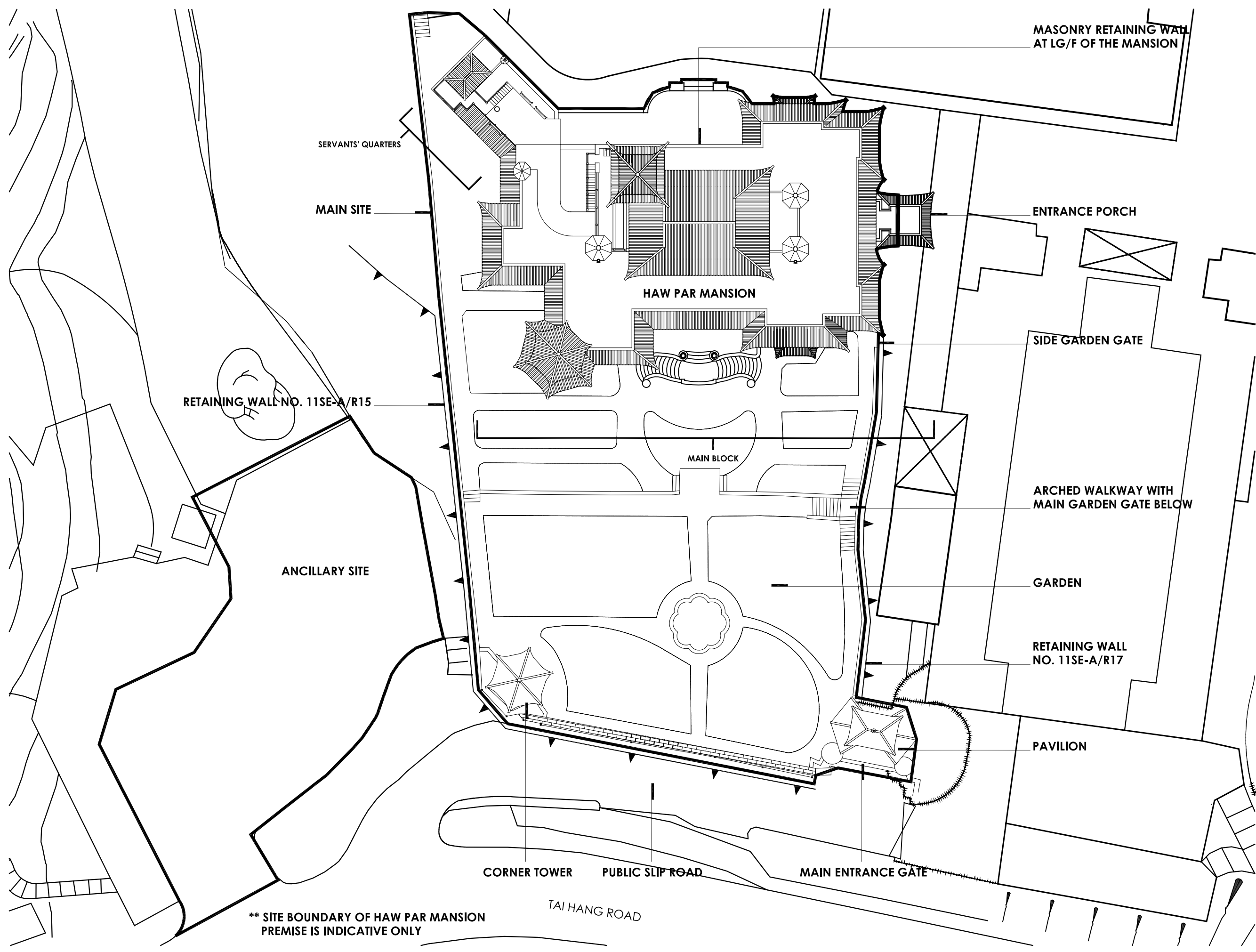
Number of Blocks	One
Number of Storey	Four
Year of Completion	1935
Gross Floor Area	Approximately 1,960 sq. metres
Historic Grading	Grade 1
Original Use	Residential
Current Use	Vacant
Existing Schedule of Accommodation	LG/F – Kitchen, servants’ quarters and storage area G/F – Sitting room, dining room, rooms for leisure, toilets, balconies and servants’ quarters 1/F – Bedrooms, living room, bathrooms, balconies, servants’ quarters R/F (penthouse) – Worship hall
Materials of Construction	Reinforced concrete frame with red brick walls and some masonry walls, reinforced concrete floors and roof structures; concrete internal staircase with timber finish or with cement render
Internal Circulation	One concrete staircase with timber finishes at the Main Block connects G/F to R/F. One concrete staircase at the Main Block connects G/F to LG/F. One concrete staircase at the Servants’ Quarters connects LG/F to R/F.



## Appendix VI

### **Architectural Drawings and Topographical Survey Plans**

<b>Drawing No.</b>	<b>Title</b>
HPM-P-01	Site Plan
HPM-P-02	Lower Ground Floor Plan, Haw Par Mansion
HPM-P-03	Ground Floor Plan, Haw Par Mansion
HPM-P-04	First Floor Plan, Haw Par Mansion
HPM-P-05	Roof Terrace Plan, Haw Par Mansion
HPM-P-06	Roof Plan, Haw Par Mansion
HPM-E-01	Elevation (Facing Northwest), Haw Par Mansion
HPM-S-01	Section A-A', Haw Par Mansion
HPM-S-02	Section B-B', Haw Par Mansion
HC-12021/01	Topographical Survey Plan of the Main Site of Haw Par Mansion, Tai Hang Road, Hong Kong
HC-12021/02	Topographical Survey Plan of the Main Site of Haw Par Mansion, Tai Hang Road, Hong Kong, Sections



RETAINING WALL NO. 11SE-A/R15

SERVANTS' QUARTERS

MAIN SITE

HAW PAR MANSION

MAIN BLOCK

ANCILLARY SITE

ENTRANCE PORCH

SIDE GARDEN GATE

ARCHED WALKWAY WITH MAIN GARDEN GATE BELOW

GARDEN

RETAINING WALL NO. 11SE-A/R17

PAVILION

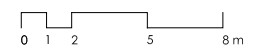
CORNER TOWER

PUBLIC SLIP ROAD

MAIN ENTRANCE GATE

TAI HANG ROAD

\*\* SITE BOUNDARY OF HAW PAR MANSION PREMISE IS INDICATIVE ONLY



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ARCHITECTURAL SERVICES DEPARTMENT

project  
CARTOGRAPHIC SURVEY  
REVITALISATION OF HAW PAR MANSION  
TAI HANG, HONG KONG

drawing title  
SITE PLAN

scale  
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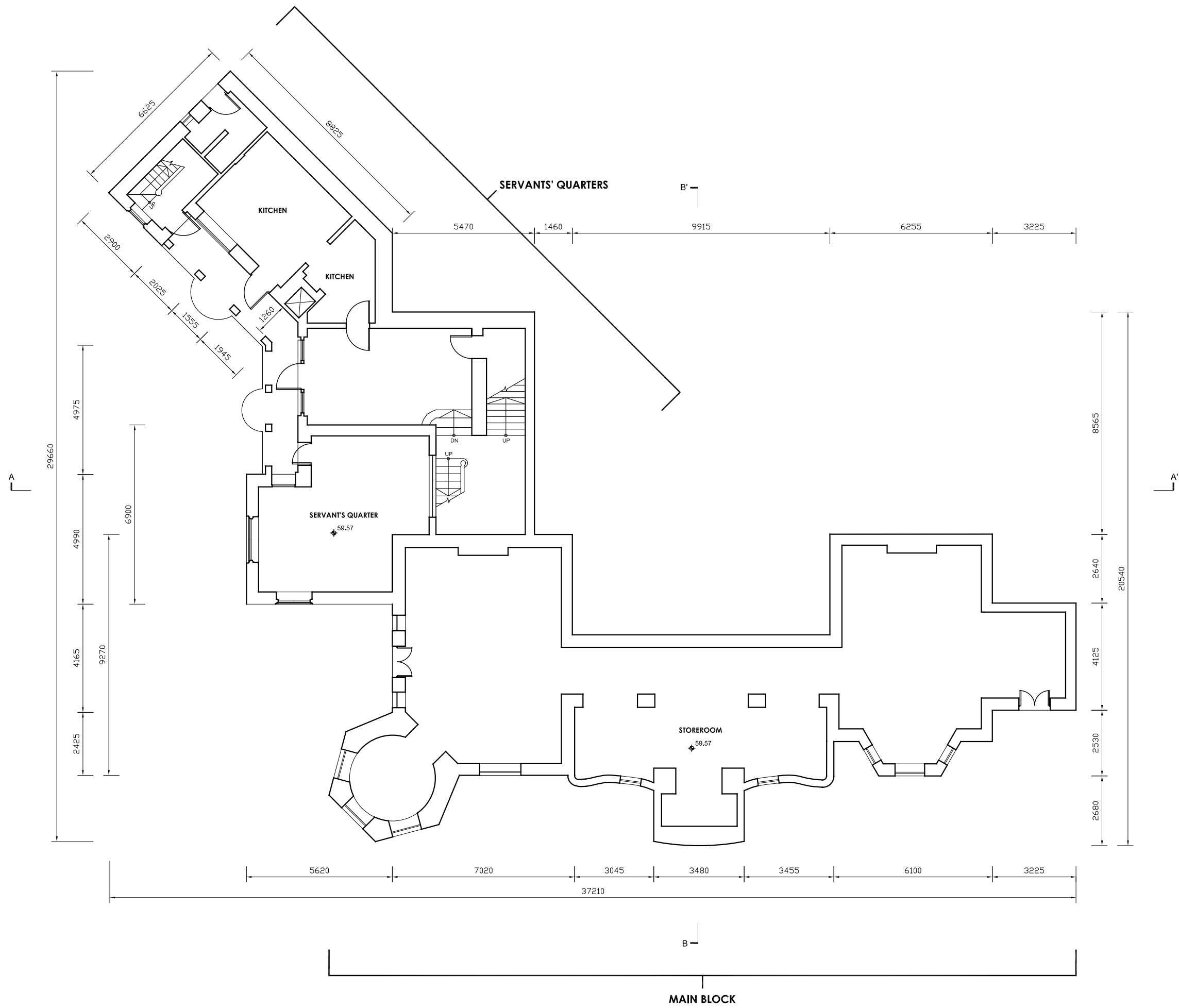
drawing no.  
HPM-P-01

date  
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SITE PLAN



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project  
 CARTOGRAPHIC SURVEY  
 REVITALISATION OF HAW PAR MANSION  
 TAI HANG, HONG KONG

drawing title  
 LOWER GROUND FLOOR PLAN  
 HAW PAR MANSION

scale  
 1 : 150 (A3)

drawing no.  
 HPM-P-02

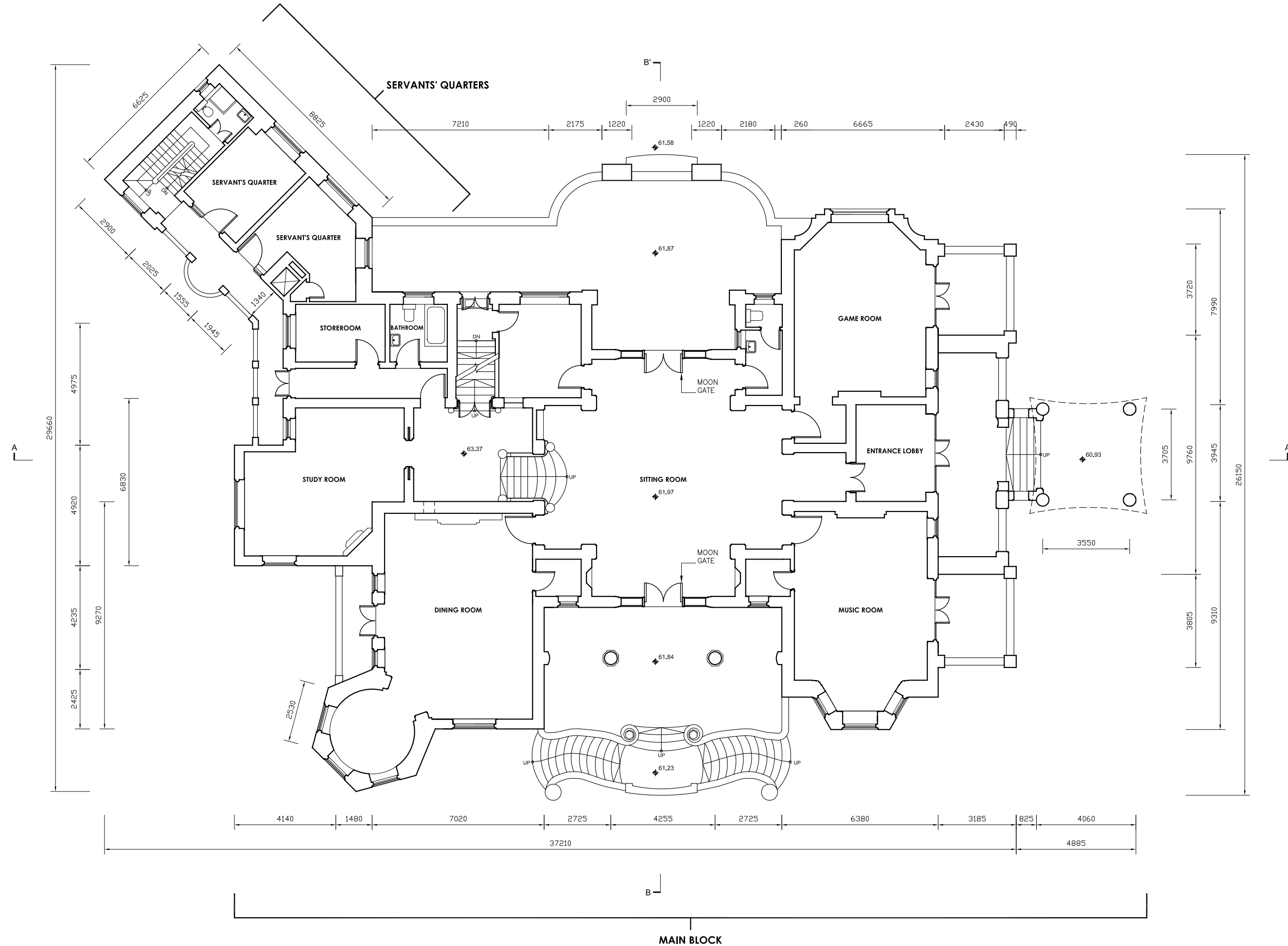
date  
 30 APR 2010

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**LOWER GROUND FLOOR PLAN  
 HAW PAR MANSION**

**MAIN BLOCK**



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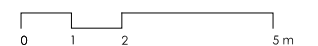
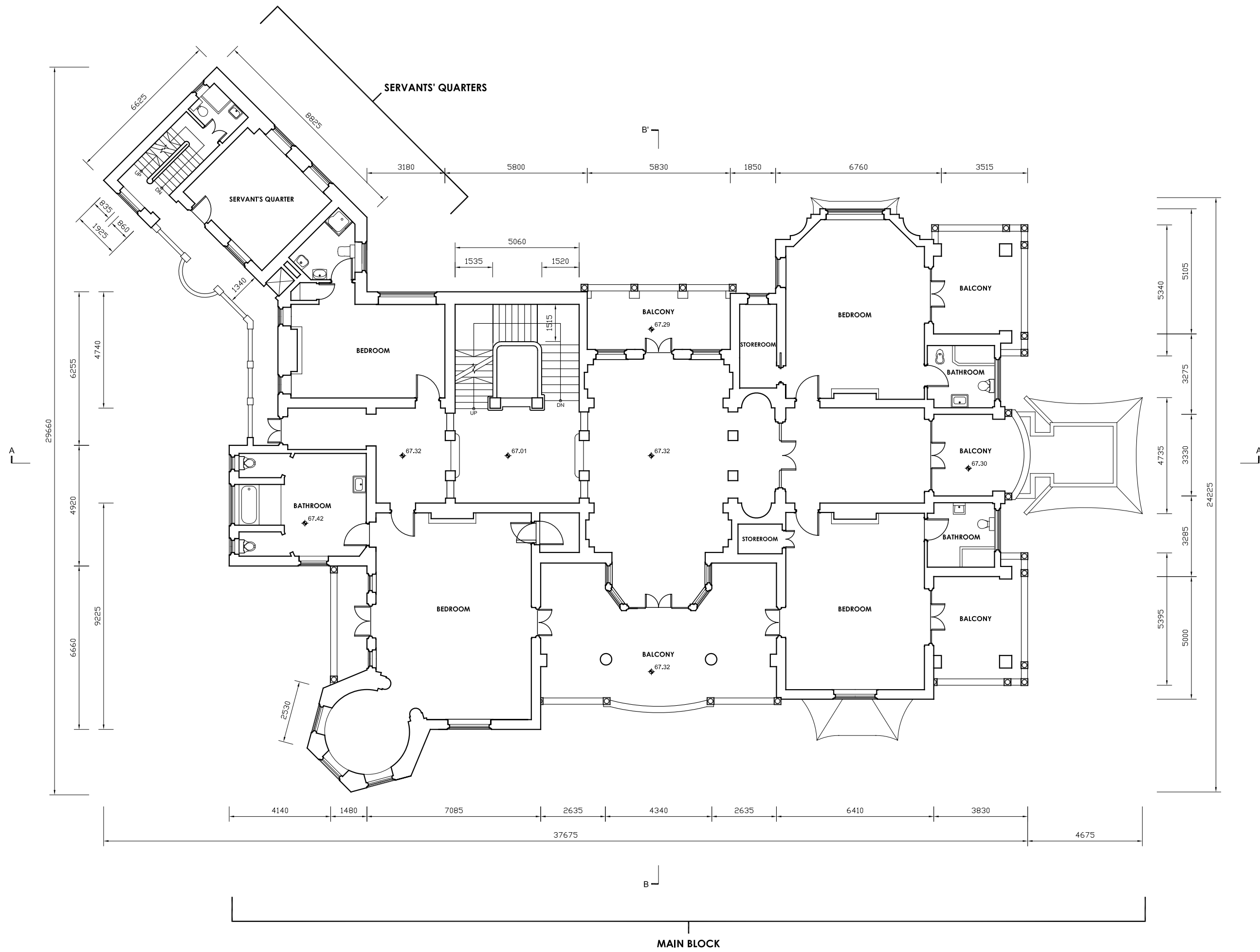
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drawing title	GROUND FLOOR PLAN HAW PAR MANSION
scale	1 : 150 (A3)
drawing no.	HPM-P-03
date	30 APR 2010
submitted by	

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**GROUND FLOOR PLAN  
HAW PAR MANSION**

**MAIN BLOCK**

**FIRST FLOOR PLAN  
HAW PAR MANSION**



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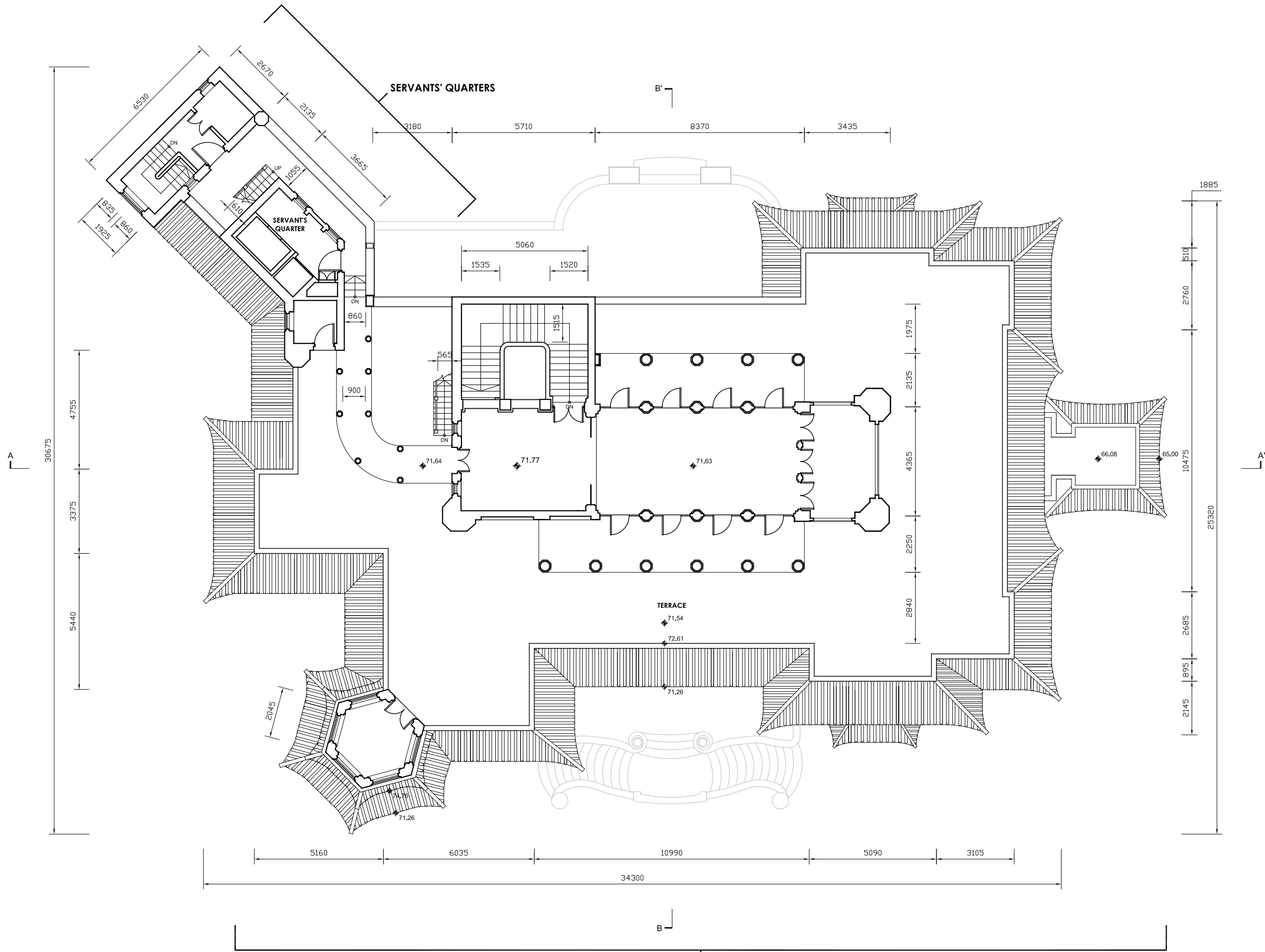


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drawing title	FIRST FLOOR PLAN HAW PAR MANSION
scale	1 : 150 (A3)
drawing no.	HPM-P-04
date	30 APR 2010
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**ROOF TERRACE PLAN  
HAW PAR MANSION**



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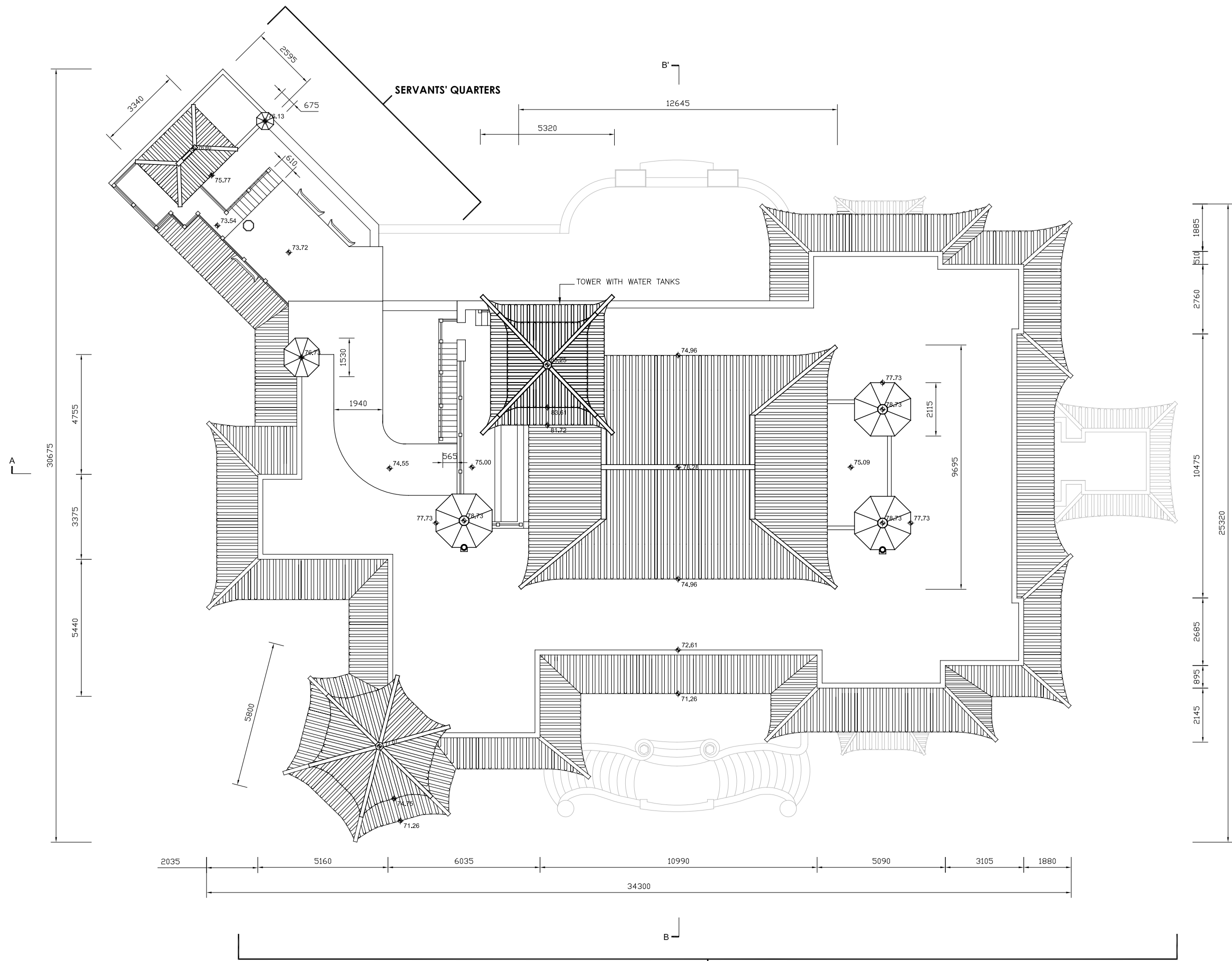


**ARCHITECTURAL SERVICES DEPARTMENT**

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drawing title	ROOF TERRACE PLAN HAW PAR MANSION
scale	1 : 150 (A3)
drawing no.	HPM-P-05
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**ROOF PLAN  
HAW PAR MANSION**



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**ARCHITECTURAL SERVICES DEPARTMENT**

project  
 CARTOGRAPHIC SURVEY  
 REVITALISATION OF HAW PAR MANSION  
 TAI HANG, HONG KONG

drawing title  
 ROOF PLAN  
 HAW PAR MANSION

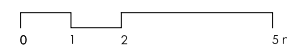
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**ELEVATION (FACING NORTHWEST)  
HAW PAR MANSION**

SERVANTS' QUARTERS

MAIN BLOCK

**ARCHITECTURAL SERVICES DEPARTMENT**

project  
CARTOGRAPHIC SURVEY  
REVITALISATION OF HAW PAR MANSION  
TAI HANG, HONG KONG

drawing title  
ELEVATION (FACING NORTHWEST)  
HAW PAR MANSION

scale  
1 : 150 (A3)

drawing no  
HPM-E-01

date  
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SERVANTS' QUARTERS

MAIN BLOCK

SECTION A-A'  
 HAW PAR MANSION

**ARCHITECTURAL SERVICES DEPARTMENT**


project  
 CARTOGRAPHIC SURVEY  
 REVITALISATION OF HAW PAR MANSION  
 TAI HANG, HONG KONG

drawing title  
 SECTION A-A'  
 HAW PAR MANSION

scale  
 1:150 (A3)

drawing no.  
 HPM-S-01

date  
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SECTION B-B'  
HAW PAR MANSION



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ARCHITECTURAL  
SERVICES  
DEPARTMENT

project  
CARTOGRAPHIC SURVEY  
REVITALISATION OF HAW PAR MANSION  
TAI HANG, HONG KONG

drawing title  
SECTION B-B'  
HAW PAR MANSION

scale  
1:150 (A3)

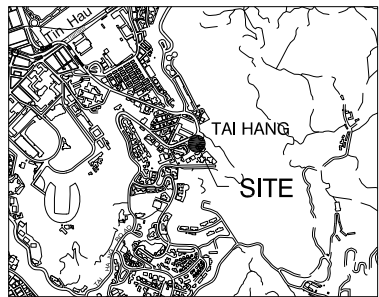
drawing no  
HPM-S-02

date  
30 APR 2010

submitted by



建築文化遺產研究中心  
CENTRE FOR  
ARCHITECTURAL HERITAGE RESEARCH  
香港中文大學  
THE CHINESE UNIVERSITY OF HONG KONG



Location Plan 1 : 20000

Notes : -

1. All levels are in meters above P.D.
2. Grid lines are in H.K. Metric Grid 1980.
3. Elevations of kerb are referred to the bottom of kerb.

Legend :

- MH Manhole
- MS Storm Water Manhole
- F Foul Water Manhole
- ⊙T1 Tree and Tree Number
- ⊔ Gate
- |— Fence/Railing
- T Telephone Pole
- L Lamp Post
- Catch Pit
- U-Channel And Invert Level
- CC Covered Channel And Invert Level
- \*"L "L" Section Mark

Tree Table

Tree No.	Girth (m)	Height (m)	Spread (m)
T1	1.50	14	9
T2	1.28	9	8
T3	1.07	9	7
T4	2.14	12	7
T5	1.86	13	7
T6	2.23	16	10
T7	0.44	5	4
T8	1.15	14	5
T9	0.63	11	4
T10	2.50	17	11
T11	1.02	5	4
T12	1.05	5	4

Drawing title

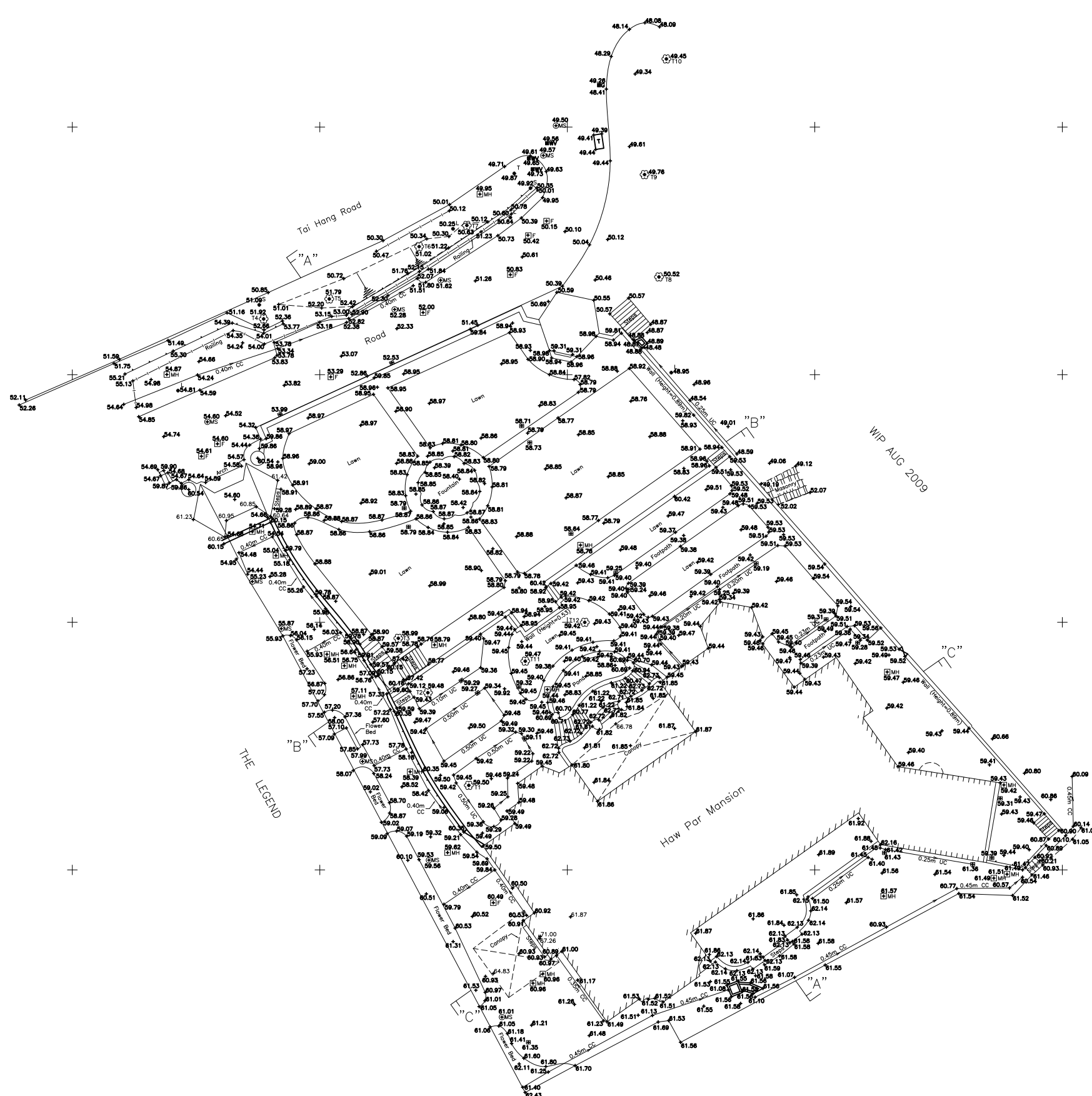
Topographical Survey Plan of  
the Main Site of Haw Par Mansion  
Tai Hang Road, Hong Kong

Drawing no.	Date	Scale
HC-12021/01	9 Aug 2009	1 : 200 A1 Sheet
	Checked by KO C C	Drawn by A Kong

Consultant  
The Chinese University of Hong Kong

Surveyor  
HENRY CHAN SURVEYORS LTD.  
Authorized Land & Hydrographic Surveyors  
Ground Floor, 2 Yan Wo Lane, Tel : 2638-1313 Fax : 2638-1328  
Tai Po, New Territories E-mail : hcsurvey@netvigator.com

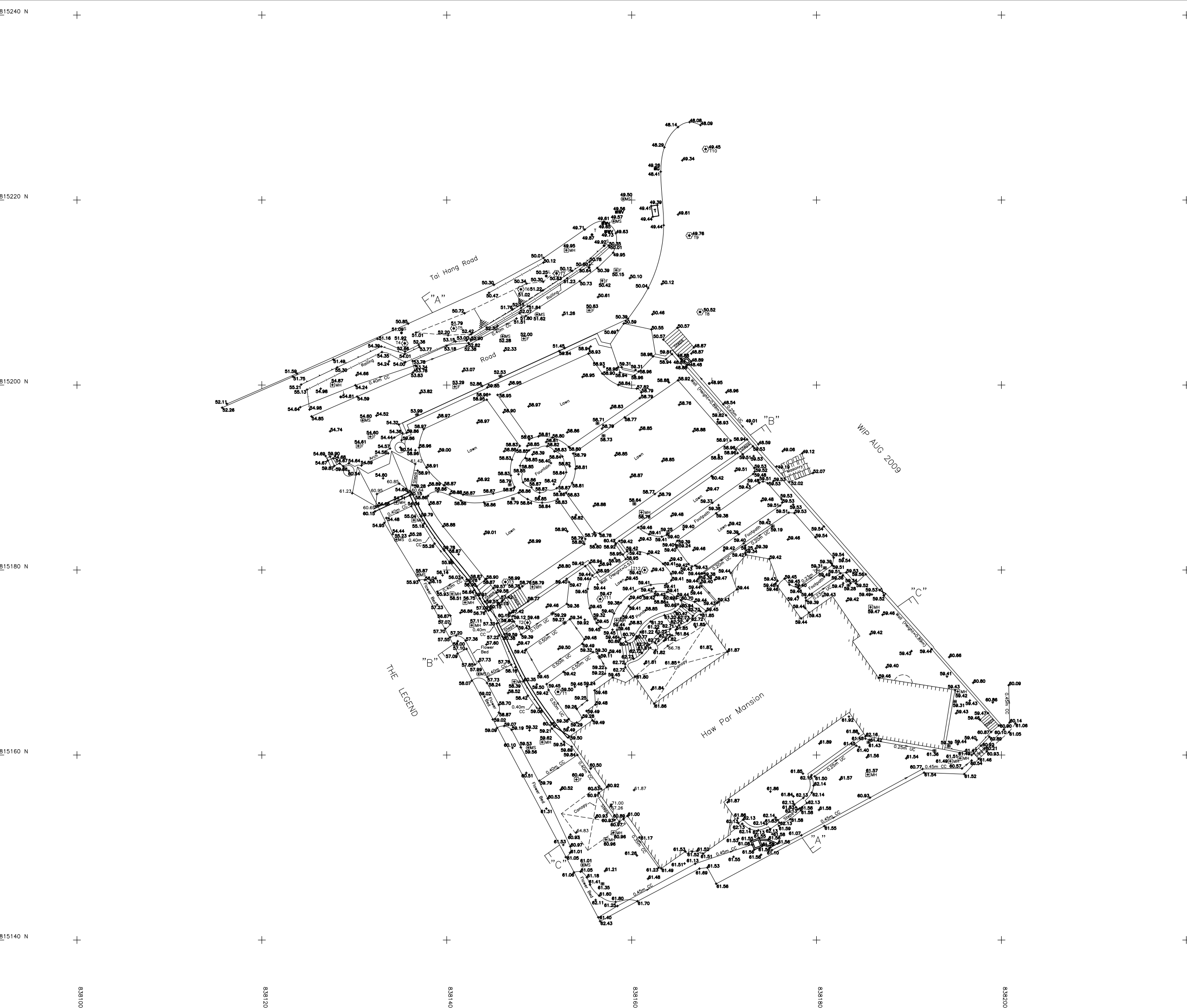
DRAFT

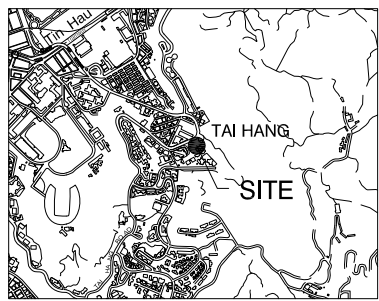


WIP AUG 2009

THE LEGEND

Haw Par Mansion

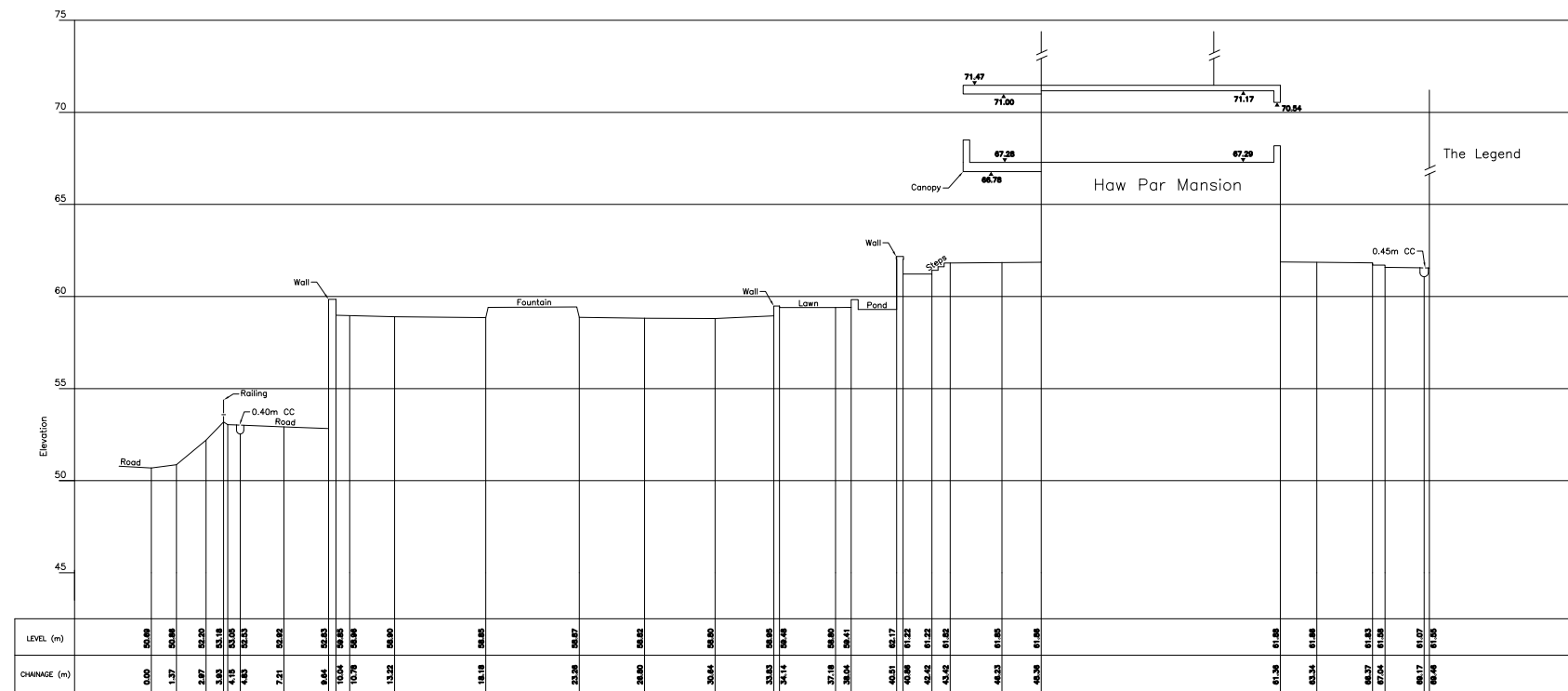




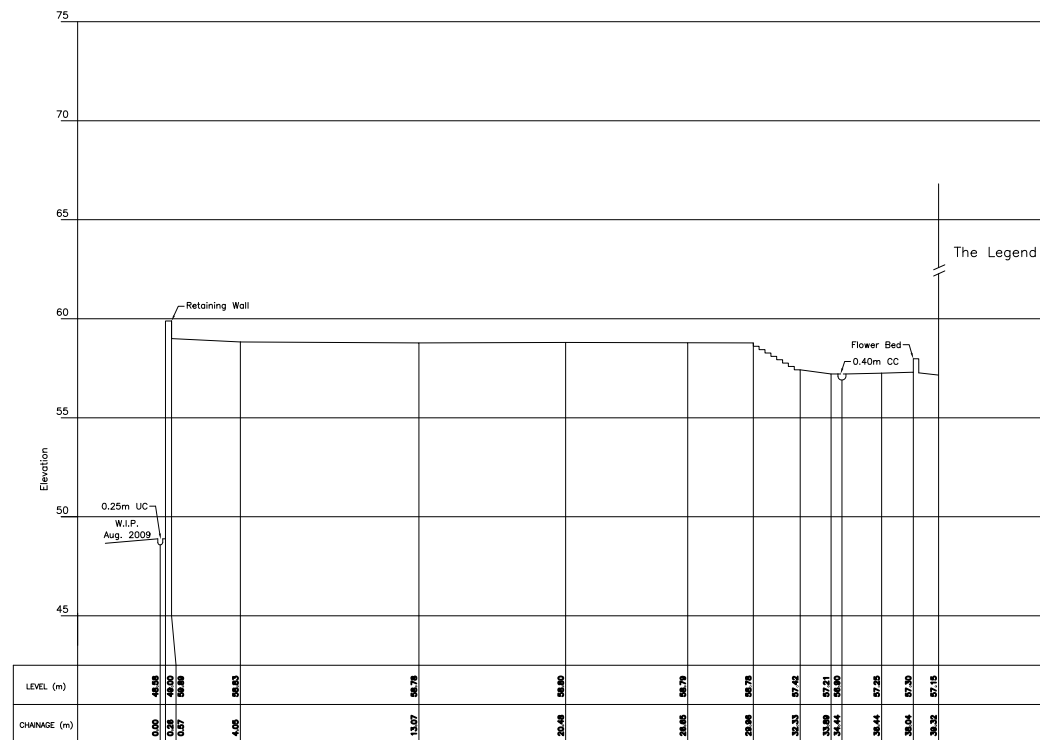
Location Plan 1 : 20000

Notes : -

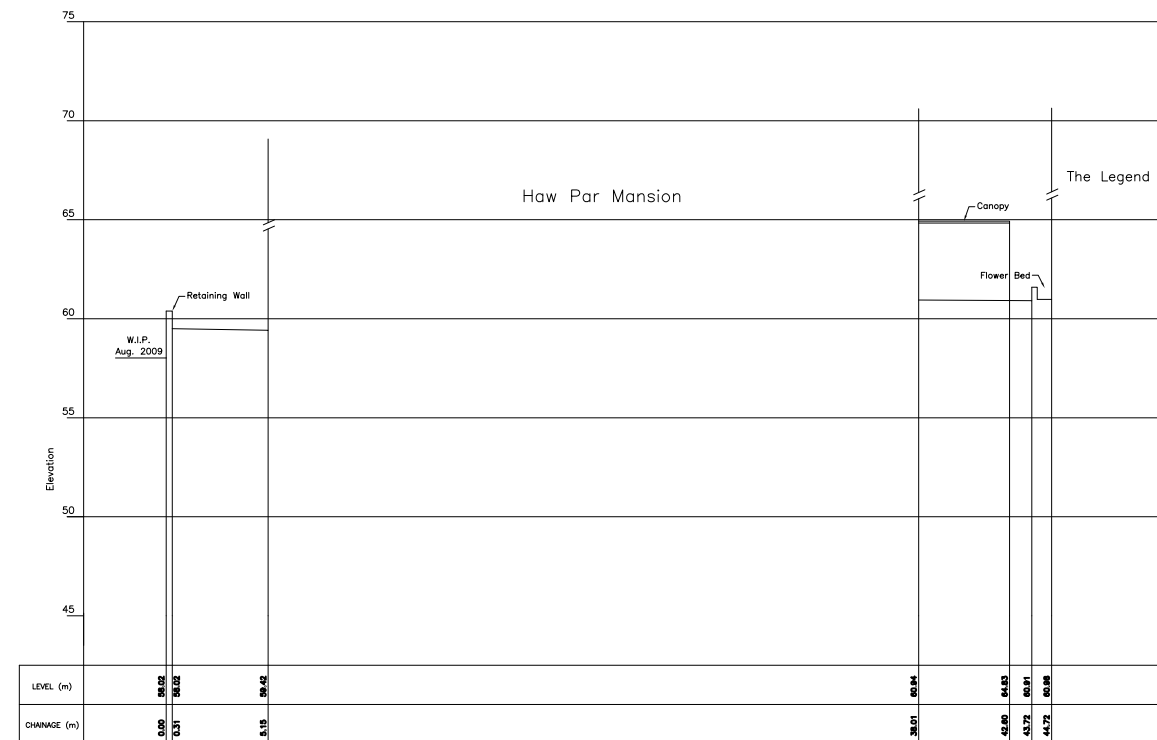
1. All levels are in meters above P.D.
2. Grid lines are in H.K. Metric Grid 1980.
3. Elevations of kerb are referred to the bottom of kerb.



Section "A" - "A"



Section "B" - "B"



Section "B" - "B"

Drawing title  
Topographical Survey Plan of  
the Main Site of Haw Par Mansion  
Tai Hang Road, Hong Kong  
Sections

Drawing no.  HC-12021/02	Date 9 Aug 2009	Scale 1 : 200 A1 Sheet
	Checked by KO C C	Drawn by A Kong

Consultant  
The Chinese University of Hong Kong

Surveyor  
HENRY CHAN SURVEYORS LTD.  
Authorized Land & Hydrographic Surveyors  
Ground Floor, 2 Yan Wo Lane, Tel : 2638-1313 Fax : 2638-1328  
Tai Po, New Territories E-mail : hcsurvey@netvigator.com

DRAFT

**Appendix VII**  
**Photos of the Site**



Ancillary Site Enclosed within Hoarding Viewed from Tai Hang Road



The Corner Tower at the Garden Viewed from Tai Hang Road





Public Slip Road viewed from Tai Hang Road



Public Slip Road



Main Entrance Gate to the Main Site at the End of Public Slip Road



Passage Area Connecting the Main Entrance Gate to the Entrance Porch





Main Garden Gate to the Garden at the Middle of the Passage Area



General View of the Garden (Lower Tier)



View of the Garden (Upper Tier)



Entrance Porch of the Mansion





Elevation of the Mansion (Northwest Facade)



Elevation of the Main Block of the Mansion (Southeast Facade)



Elevation of the Servants' Quarters (Southeast Facade)



Side Elevation of the Main Block of the Mansion  
and Entrance Porch (Northwest Facade)



Side Elevation of the Main Block of the Mansion (Northeast Facade)



Side Elevation of the Servants' Quarters of the Mansion (North Facade)

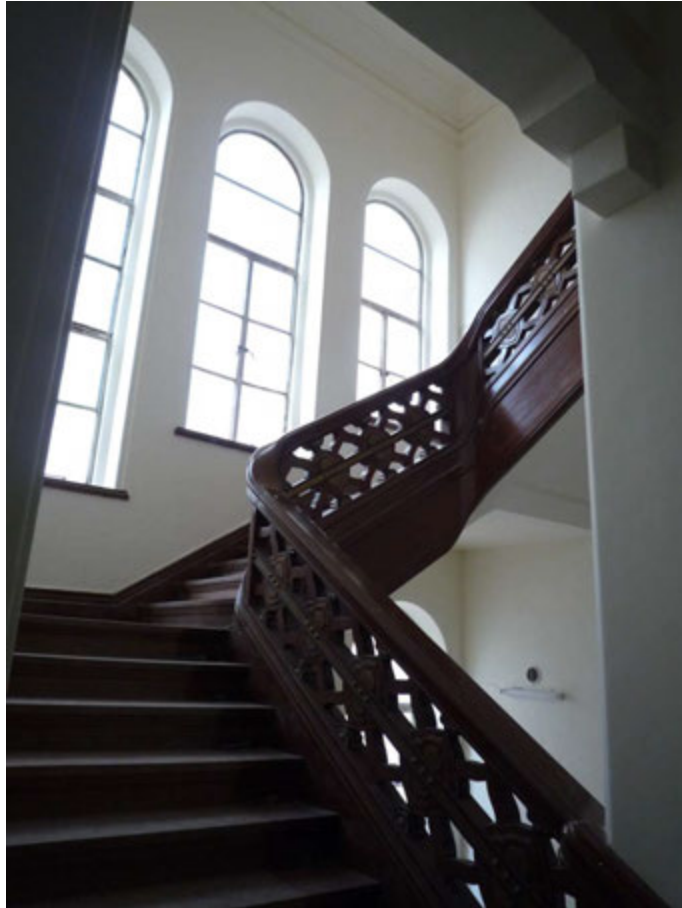




View of the Sitting Room on Ground Floor of the Mansion



View of a Bedroom on the First Floor of the Mansion



Internal Concrete Staircase Finished with Timber



View of the Roof Terrace and the Penthouse of the Mansion



View of the Roof Terrace of the Mansion



Penthouse on the Roof Terrace of the Mansion





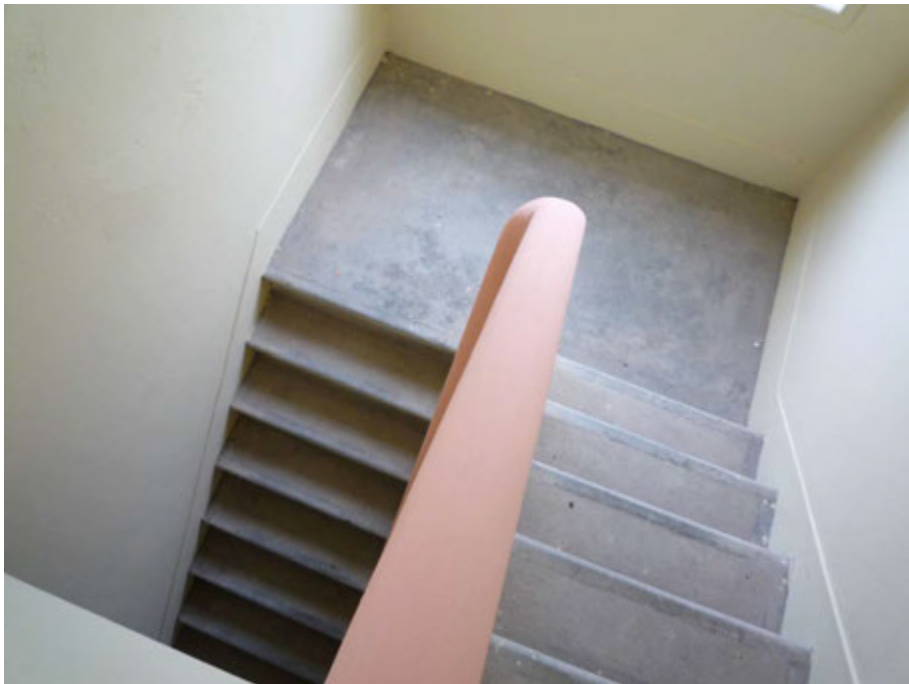
Tower with Water Tank on the Roof of the Mansion



View of the Kitchen at the Lower Ground Floor of the Mansion



View of a Room at the Servants' Quarters of the Mansion

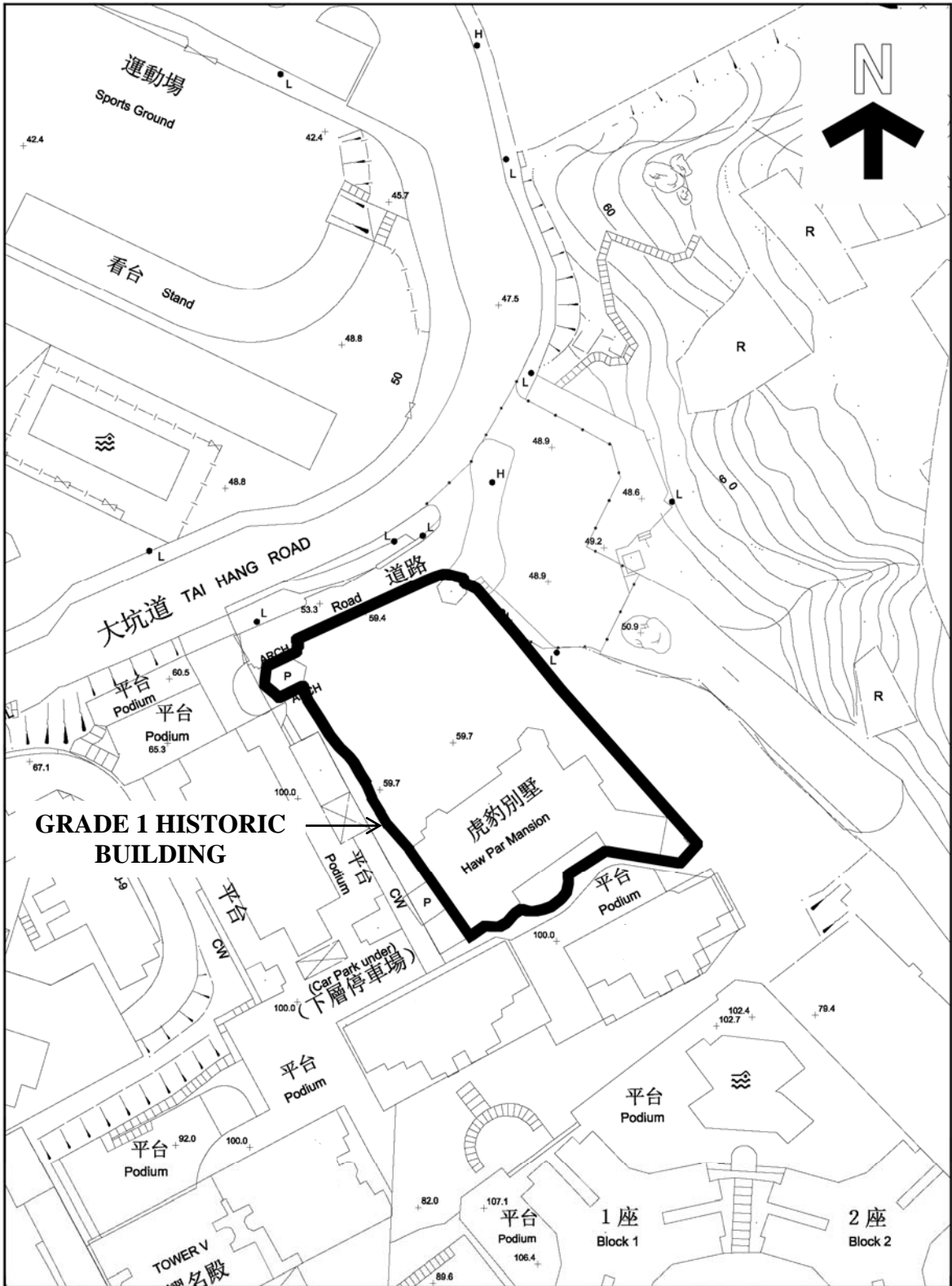



Internal Concrete Staircase at the Servants' Quarters of the Mansion



View of the Storeroom at the LG/F of the Main Block of the Mansion

**Appendix VIII**  
**Grading Boundary Plan**



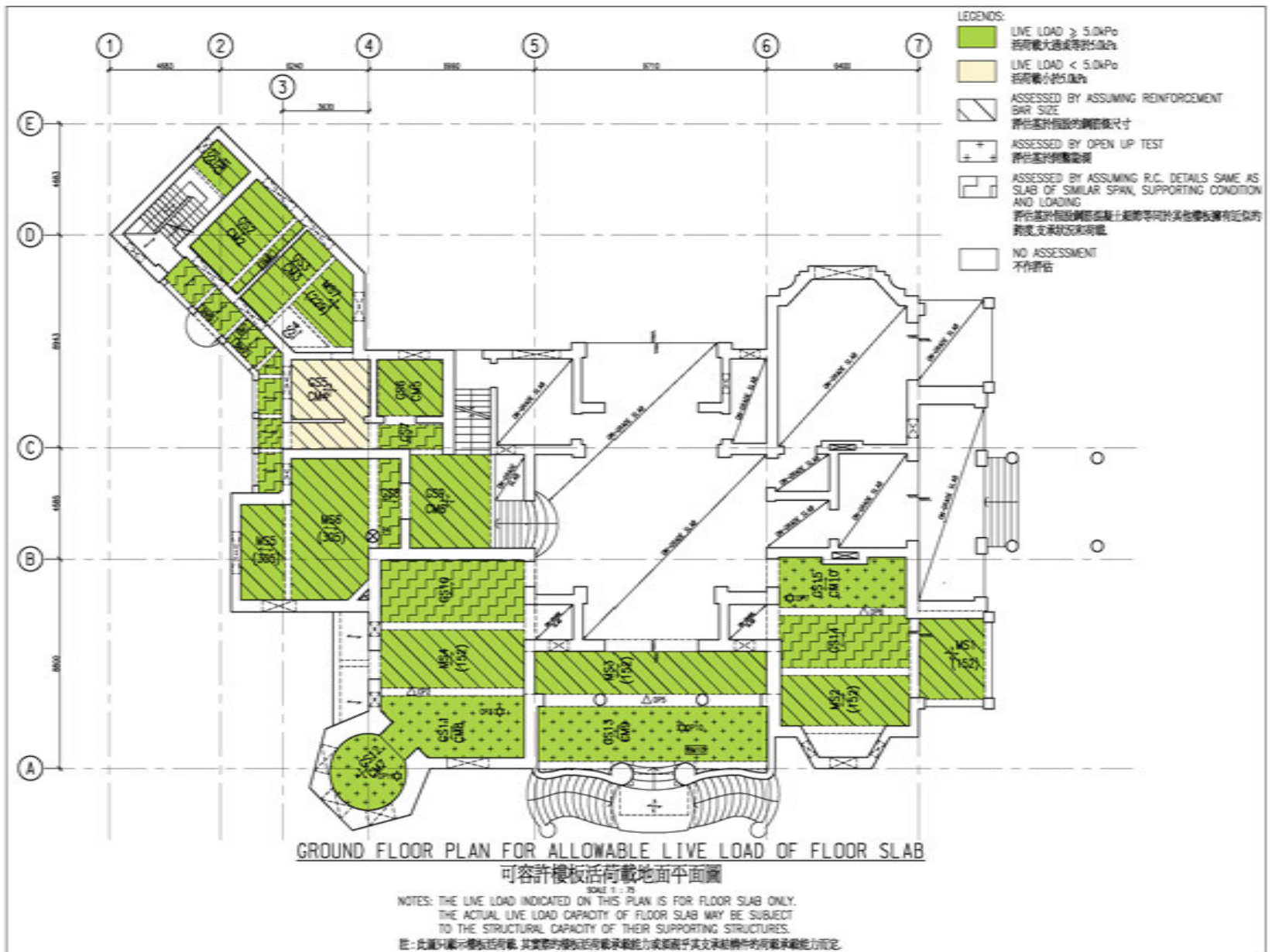
 GRADING BOUNDARY  
 EXTRACT PLAN BASED ON SURVEY  
 SHEET No. 11-SE-11A

HAW PAR MANSION  
 15A TAI HANG ROAD

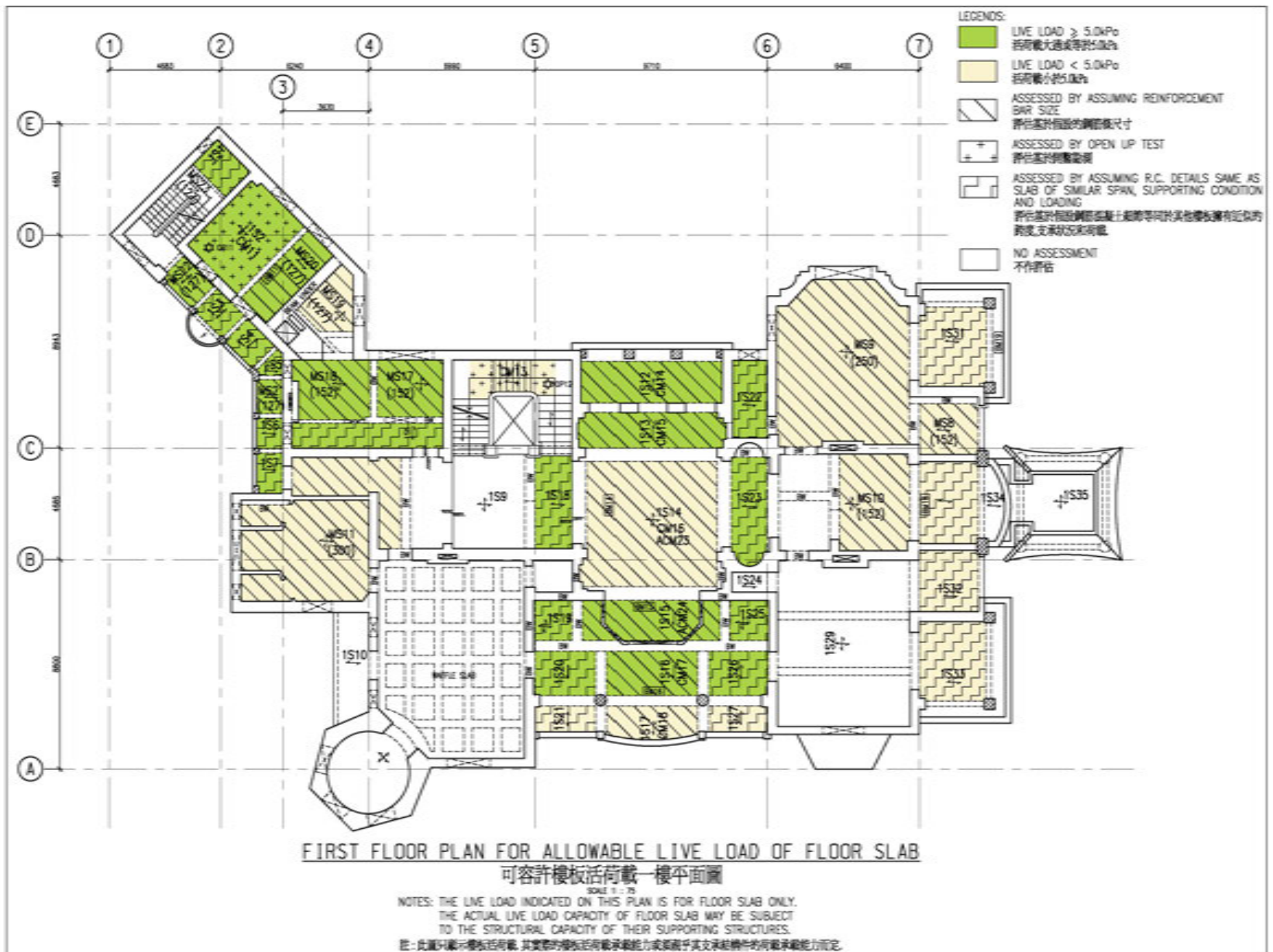
DRAWING NO.:  
**APPENDIX VIII**  
 GRADING BOUNDARY PLAN  
 1:1000

## **Appendix IX**

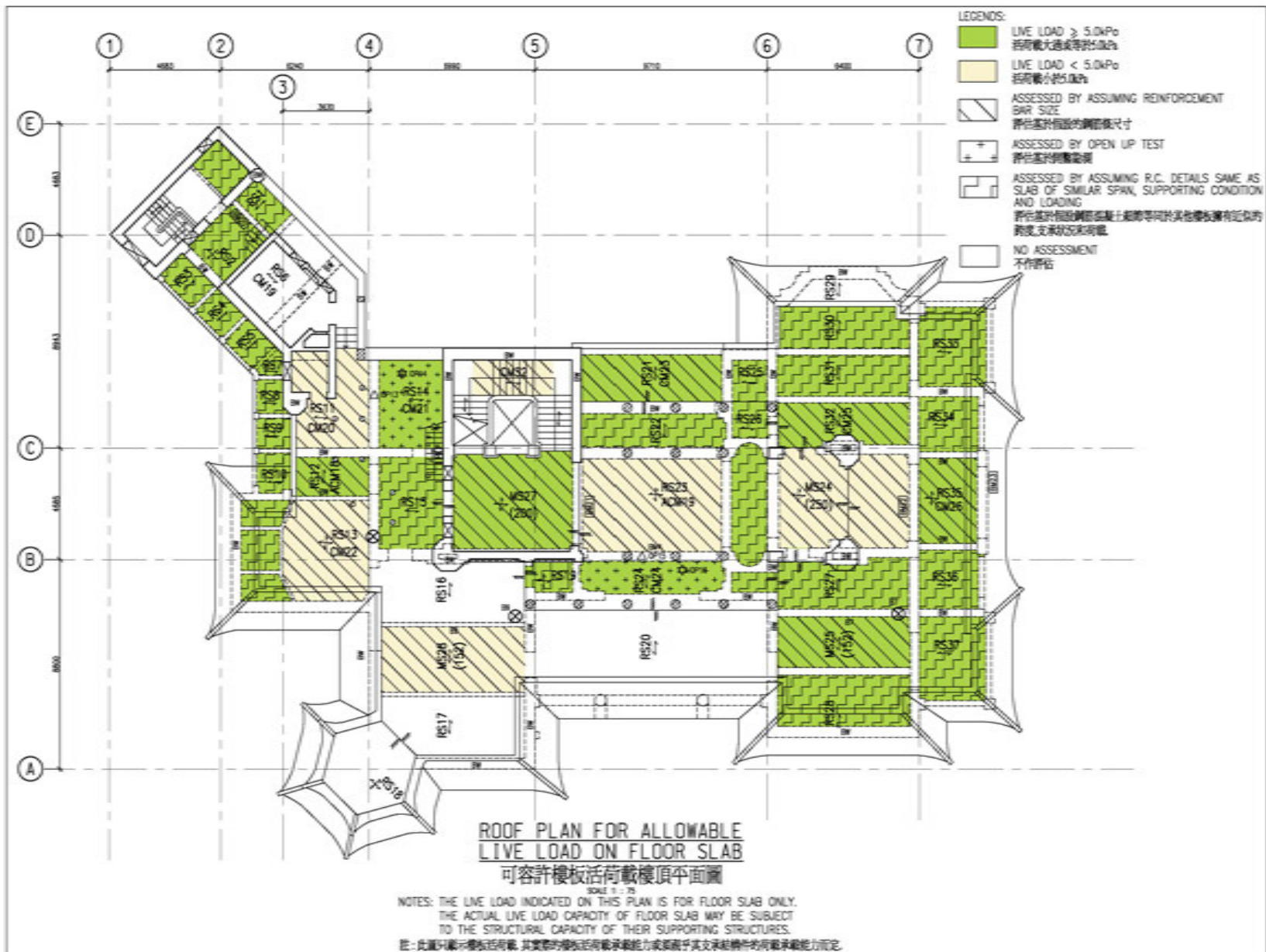
### **Preliminary Structural Information of the Mansion**

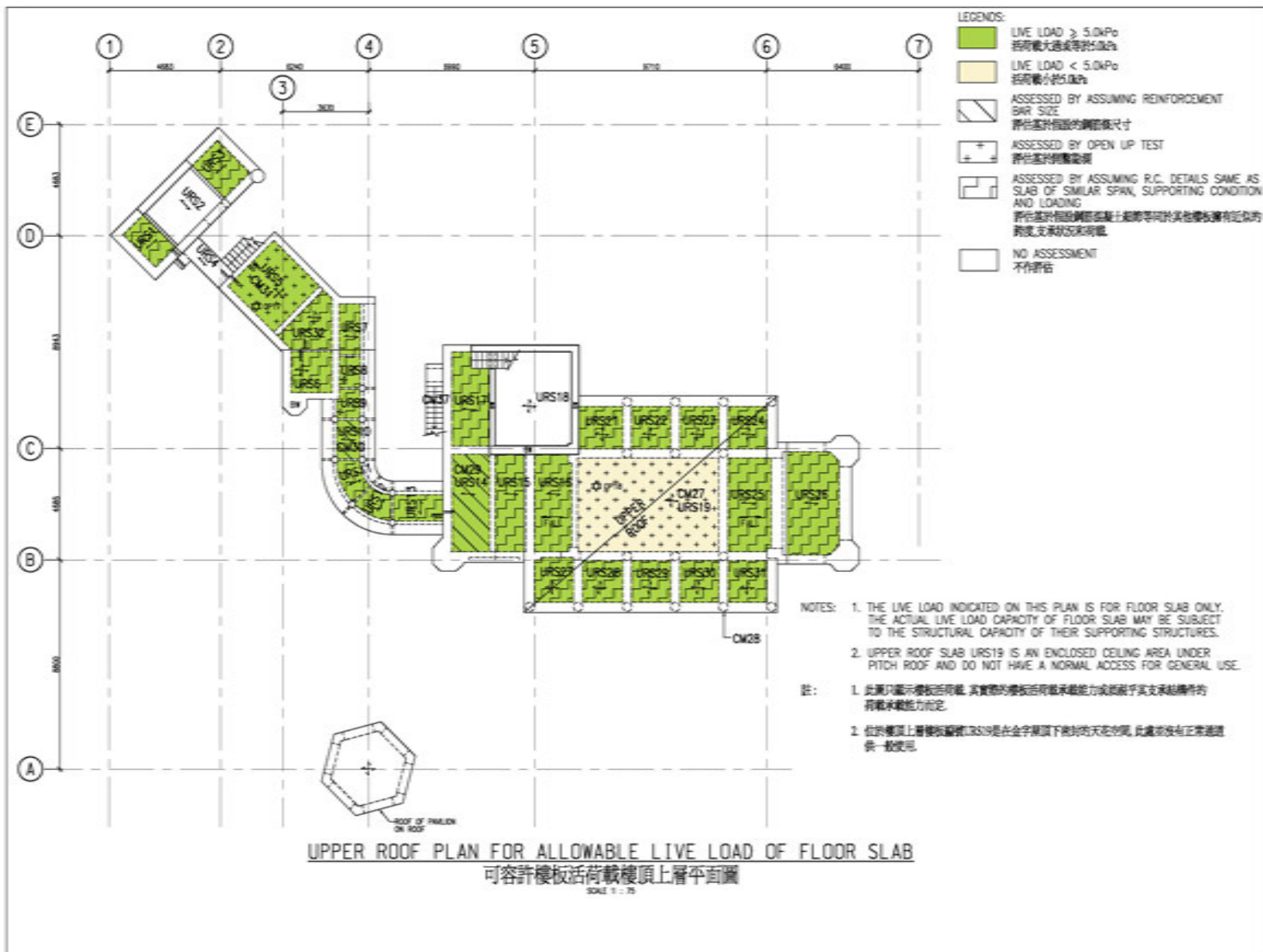


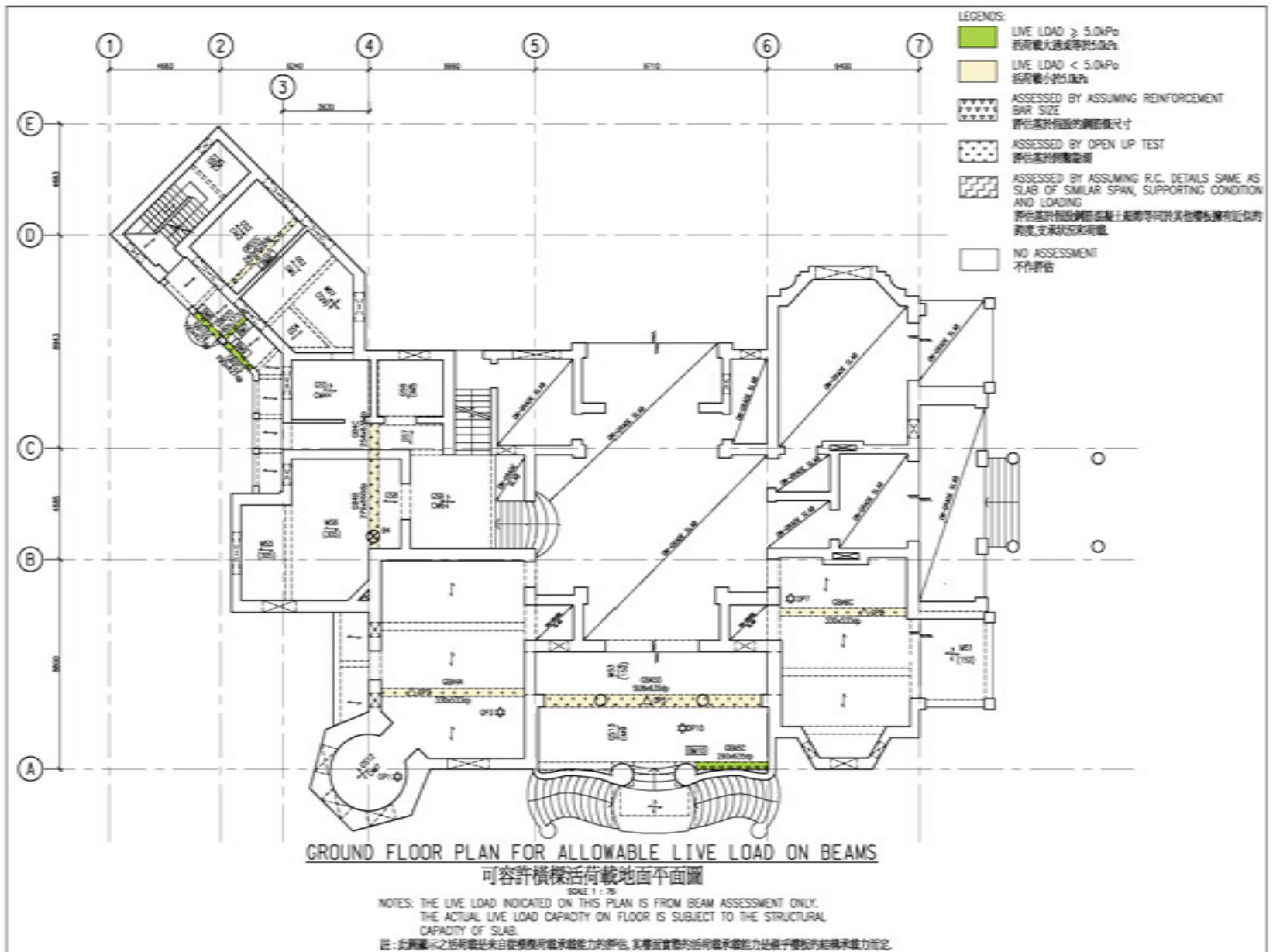


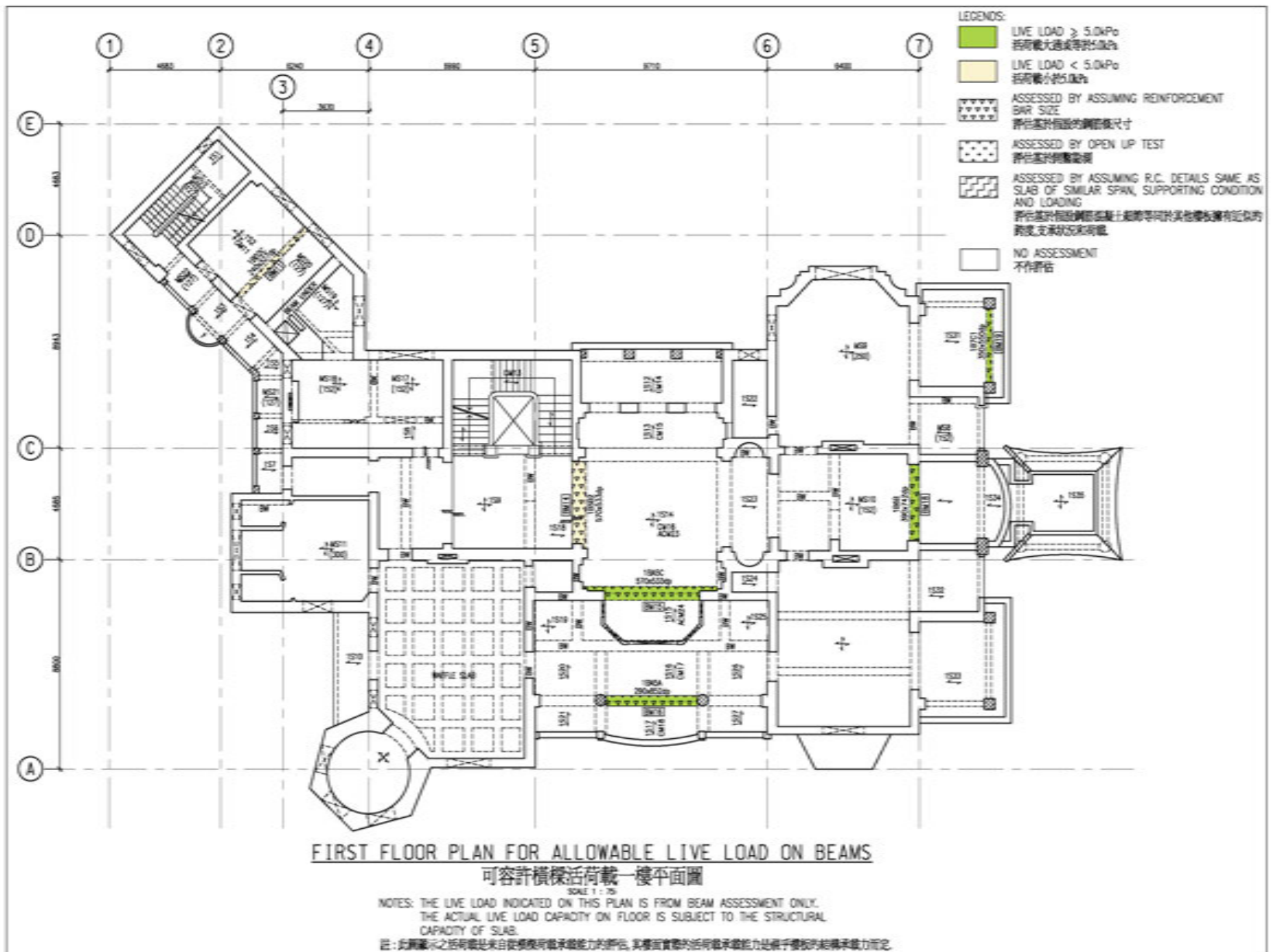




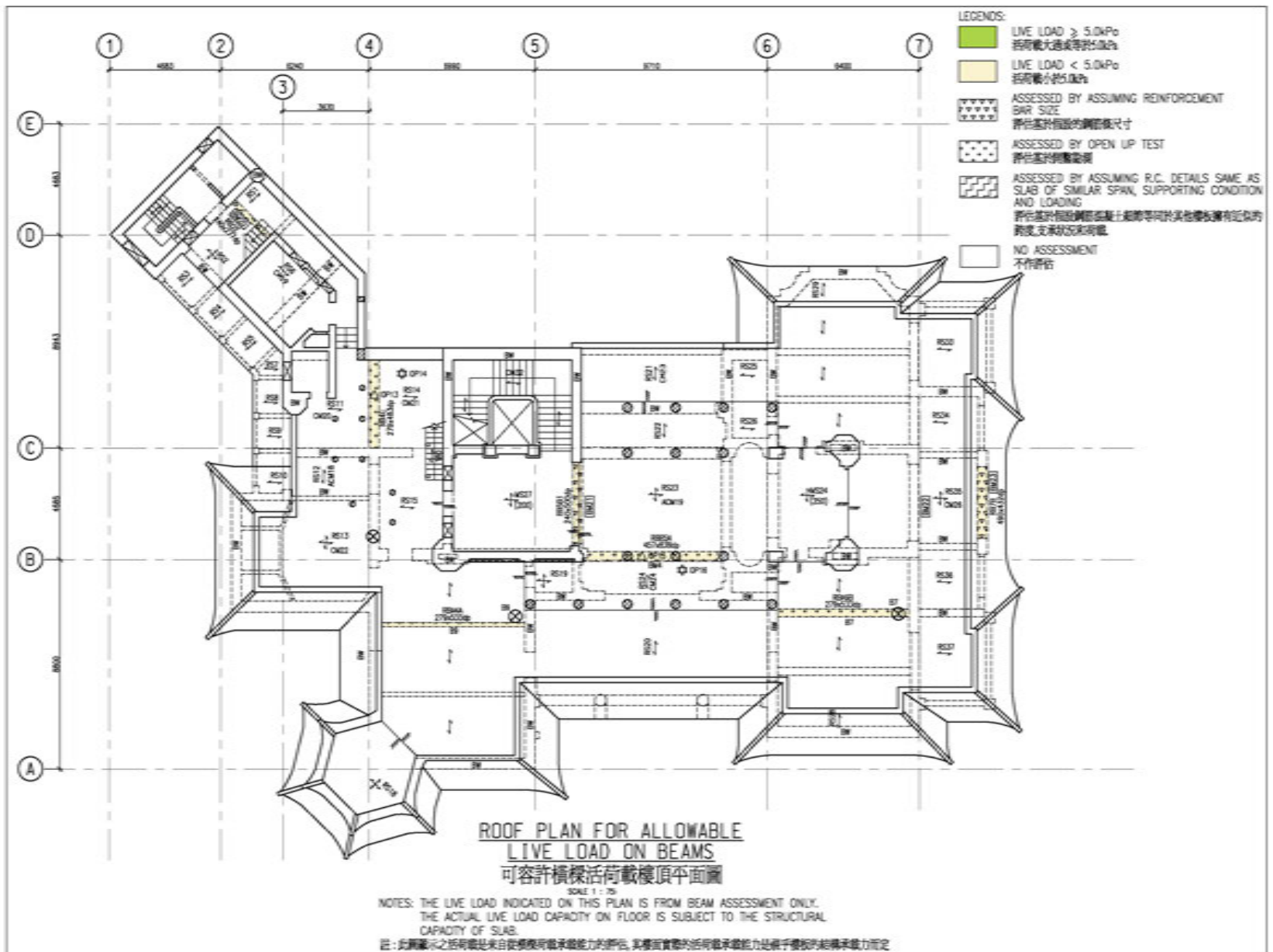






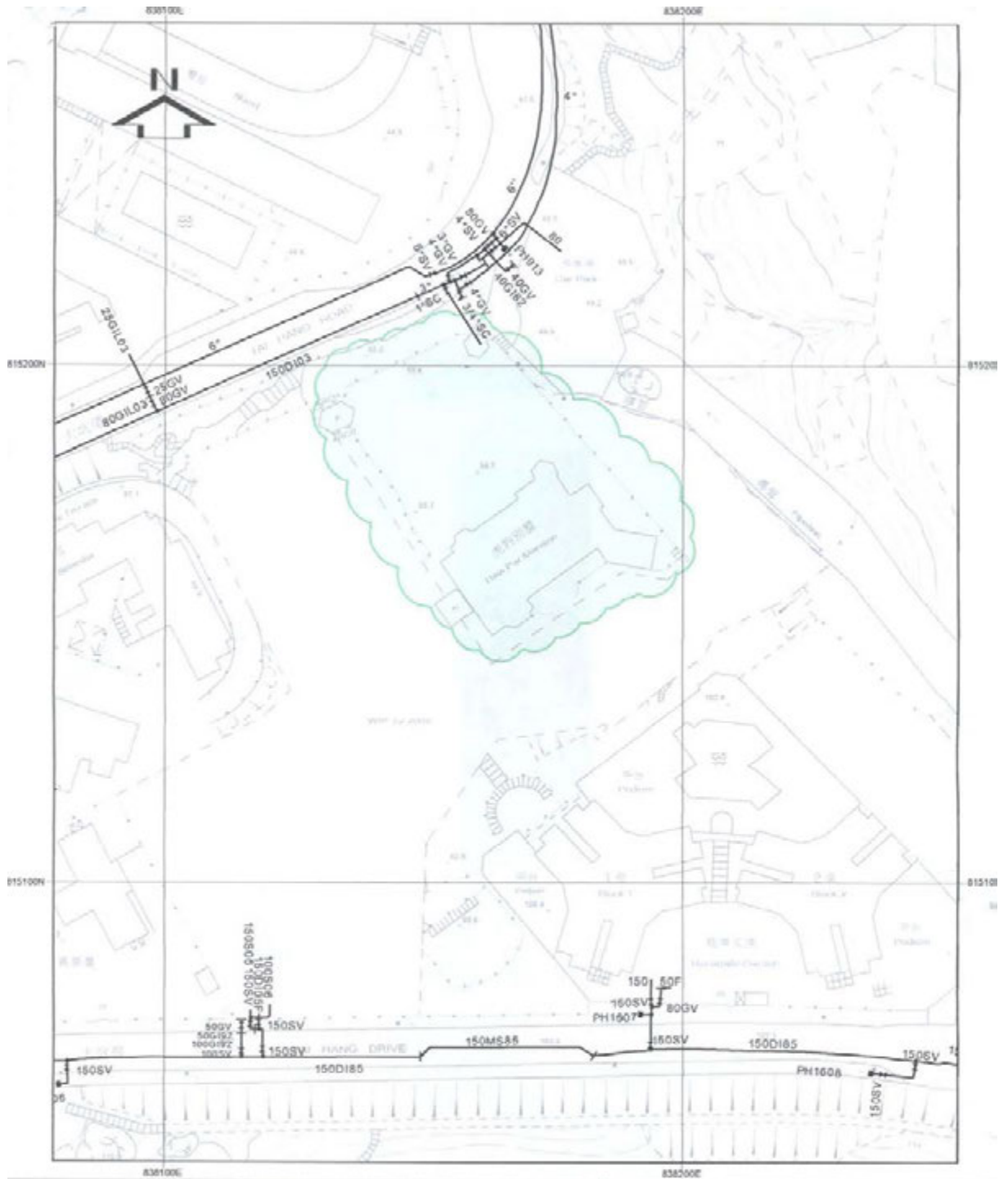






**Appendix X**

**Record Plan of Water Supplies Department**



- NOTES:
1. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED.
  2. ALL LEVELS ARE IN METRES ABOVE PRINCIPAL DATUM.
  3. INFORMATION ON ALIGNMENT OF MAINS IS OF INDICATIVE VALUE ONLY. WHERE POSITIONAL ACCURACY MAY BE OF IMPORTANCE, DETAILS SHOULD BE SITE CHECKED.
  4. FOR MAINS RECORDS SIGN CONVENTIONS AND DESIGNATIONS, PLEASE REFER TO DRAWING NO. SK 3988A ATTACHED.
  5. NO EXISTING SALT WATER MAINS IN THE VICINITY OF THE SITE.
  6. NO EXISTING W.S.D. CABLE IN THE VICINITY OF THE SITE.
  7. NO PROPOSED W.S.D. CABLE IN THE VICINITY OF THE SITE.
  8. THE SITE IS NOT WITHIN W.S.D. GATHERING GROUNDS.
  9. NO W.S.D. RESERVE / LAND ALLOCATION WITHIN THE SITE AREA.

SUBJECT SITE



PART COPY OF FRESH WATER MAINS RECORD PLAN(S)

W67880/11-SE-11A & 11B

FILE REF. (28) IN WSD(HK) 1741/1/08 T/J19

REF. CODE:48W08M

SHEET 1 OF 1

SCALE 1:1000



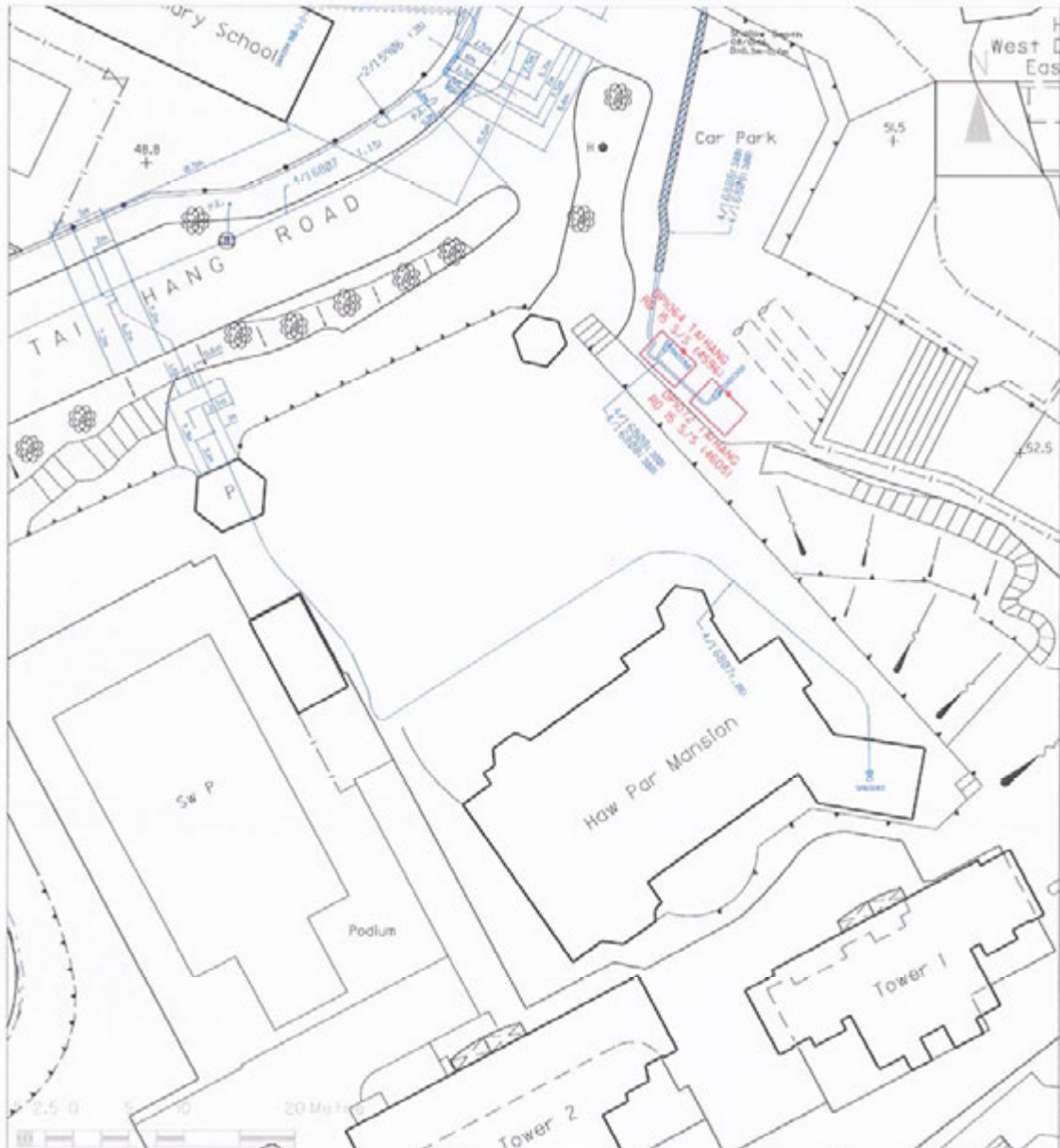
水務署  
Water Supplies Department

Applicants should consult Water Supplies Department for updated information.

**Appendix XI**

**Record Plan of the Hongkong Electric Co. Ltd.**





<p>Notes:</p> <ol style="list-style-type: none"> <li>THE ELECTRICAL SUPPLY LINE DECISIONS ON THE PLAN ARE APPROXIMATE ONLY, WORKS ARE TAKEN IN ACCORDANCE WITH THE S.I. YOU ARE REQUESTED TO TAKE ALL NECESSARY PRECAUTIONS AND PREPARATIONS IN THE COSE OF PRACTICE OR WORKING NEAR OR UNDER THE LINES.</li> <li>THIS PLAN SHOULD BE READ IN CONNECTION WITH ITEM 4 OF THE GENERAL PRACTICE ON PROVISION OF FEEDING AND CONNECTION WORK NEAR UNDERGROUND ELECTRICITY CABLES AND CABLES WHICH ARE MORE PROXIMATE TO SHALLOW DEPTH ARE LAYED AT THE HOTLINE AREA MARKED WITH SHALLOW DEPTH AND AT ITS VICINITY AREAS.</li> <li>FOR THE SAKE OF SAFETY, WHEN YOUR WORKS ARE UNDERTAKEN IN CLOSE PROXIMITY TO THE LINES OF CABLES COVERED BY THE "NO-DIG" DEPTHS IN THE "NO-DIG" AREAS, YOU SHOULD CONSULT WITH THE RESPONSIBLE ENGINEER IN YOUR CONSTRUCTION &amp; MAINTENANCE DEPARTMENT, IN ADVANCE BEFORE COMMENCING SUCH WORKS.</li> <li>FOR WORKS THAT ARE UNDERTAKEN IN CLOSE PROXIMITY TO OUR UNDERGROUND CABLES TO CONDUITS OR CABLE TRAYS, YOU ARE REQUESTED TO CONSULT THE RESPONSIBLE ENGINEER IN YOUR CONSTRUCTION &amp; MAINTENANCE DEPARTMENT, IN ADVANCE BEFORE COMMENCING SUCH WORKS.</li> <li><b>COMPLETION:</b> + EXCEPT FOR THE AUTOMATIC CONTINUATION/REPAIRS, THIS DRAWING MUST NOT BE RELEASED TO THIRD PARTY WITHOUT HKE'S WRITTEN APPROVAL.</li> </ol> <p>備註:</p> <ol style="list-style-type: none"> <li>此圖顯示的是電纜的大約位置，在該處進行開挖或進行土作時，請密切留意該處工程區與電纜之距離，務請採取適當之工作程序。</li> <li>此圖應連同本公司的“在地下電纜附近進行挖掘及建造工程”之守則一併參閱。在該守則之“SHALLOW DEPTH”標記之影響範圍內，凡於該處的任何土作或開挖均應由該區之本公司之工程師、護照辦事處或本公司之工程師之監督下進行。</li> <li>對於在該區之任何土作或開挖，應於1300小時前向該區之工程師、護照辦事處或本公司之工程師查詢。</li> <li>本公司之275/132KV之電纜埋深可能超過1300小時之挖土或開挖之進行之限制。請於開工前向該區之工程師查詢該項之限制。</li> <li><b>警告:</b> 此圖並非本公司之圖則，只供於修訂之用途，倘有更改，請與本公司工程師查詢。</li> </ol>		<p>AR019 Map No. I1SE10A</p> <table border="1"> <tr> <td>CONVENTIONAL CABLE ROUTE 22千伏/電氣多線電纜路線</td> <td>CONVENTIONAL CABLE ROUTE 22千伏/電氣多線電纜路線</td> <td>CONVENTIONAL CABLE JOINT 22千伏/電氣多線電纜接點</td> <td>CONVENTIONAL CABLE TERMINATION 22千伏/電氣多線電纜終端</td> </tr> <tr> <td>DIV. CABLE ROUTE 11千伏電纜路線</td> <td>DIV. REFERRED CABLE ROUTE 11千伏電纜路線</td> <td>DIV. CABLE JOINT 11千伏電纜接點</td> <td>DIV. CABLE TERMINATION 11千伏電纜終端</td> </tr> <tr> <td>LOW VOLTAGE CABLE ROUTE 低電壓電纜路線</td> <td>LOW VOLTAGE REFERRED CABLE ROUTE 低電壓電纜路線</td> <td>LOW VOLTAGE CABLE JOINT 低電壓電纜接點</td> <td>LOW VOLTAGE CABLE TERMINATION 低電壓電纜終端</td> </tr> <tr> <td>FIBRE OPTIC/CABLE ROUTE 光纖/電纜路線</td> <td>FIBRE OPTIC/CABLE REFERRED CABLE ROUTE 光纖/電纜路線</td> <td>FIBRE OPTIC/CABLE JOINT 光纖/電纜接點</td> <td>FIBRE OPTIC/CABLE TERMINATION 光纖/電纜終端</td> </tr> </table> <p>Grid Position 1</p> <table border="1"> <tr> <th>CONCRETE DEPTH 混凝土深度</th> <th>CONCRETE DEPTH L/ALUOXITE 混凝土</th> <th>DIVISION CODE 分區代號</th> </tr> <tr> <td>1/ALUOXITE 光纖</td> <td>1/ALUOXITE OR BLACK 光纖或黑色</td> <td>25-90</td> </tr> <tr> <td>1/ALUOXITE 光纖</td> <td>1/ALUOXITE OR BLACK 光纖或黑色</td> <td>25-93</td> </tr> <tr> <td>1/ALUOXITE 光纖</td> <td>1/ALUOXITE 光纖</td> <td>25-94</td> </tr> </table> <p>UNDERGROUND ELECTRICITY CABLES MAY BE LAYED AT A DEPTH LESS THAN THE MENTIONED IN THIS DRAWING AS STIPULATED IN THE CONDITIONS OF EXCAVATION PERMIT AS UNDERTAKEN BY ENGINEERS, EXCAVATION PERMIT ISSUED BY HIGHWAYS DEPARTMENT.</p> <p>地下電纜可能埋設於較淺於圖中所示之深度，如獲工程師許可，可根據地庫工程處發給之掘土牌照規定之條件進行。</p> <p>MAP DATA IS REPRODUCED WITH THE PERMISSION OF THE GOVERNMENT OF HONG KONG GOVERNMENT OF HONGKONG</p> <p>Ref. No. I18437 Date: 31/07/2009</p> <p>Scale: 1:500 on printed on A4 size paper</p> <p>香港電燈有限公司 The Hongkong Electric Co. Ltd. T &amp; D Distribution Planning</p>	CONVENTIONAL CABLE ROUTE 22千伏/電氣多線電纜路線	CONVENTIONAL CABLE ROUTE 22千伏/電氣多線電纜路線	CONVENTIONAL CABLE JOINT 22千伏/電氣多線電纜接點	CONVENTIONAL CABLE TERMINATION 22千伏/電氣多線電纜終端	DIV. CABLE ROUTE 11千伏電纜路線	DIV. REFERRED CABLE ROUTE 11千伏電纜路線	DIV. CABLE JOINT 11千伏電纜接點	DIV. CABLE TERMINATION 11千伏電纜終端	LOW VOLTAGE CABLE ROUTE 低電壓電纜路線	LOW VOLTAGE REFERRED CABLE ROUTE 低電壓電纜路線	LOW VOLTAGE CABLE JOINT 低電壓電纜接點	LOW VOLTAGE CABLE TERMINATION 低電壓電纜終端	FIBRE OPTIC/CABLE ROUTE 光纖/電纜路線	FIBRE OPTIC/CABLE REFERRED CABLE ROUTE 光纖/電纜路線	FIBRE OPTIC/CABLE JOINT 光纖/電纜接點	FIBRE OPTIC/CABLE TERMINATION 光纖/電纜終端	CONCRETE DEPTH 混凝土深度	CONCRETE DEPTH L/ALUOXITE 混凝土	DIVISION CODE 分區代號	1/ALUOXITE 光纖	1/ALUOXITE OR BLACK 光纖或黑色	25-90	1/ALUOXITE 光纖	1/ALUOXITE OR BLACK 光纖或黑色	25-93	1/ALUOXITE 光纖	1/ALUOXITE 光纖	25-94
CONVENTIONAL CABLE ROUTE 22千伏/電氣多線電纜路線	CONVENTIONAL CABLE ROUTE 22千伏/電氣多線電纜路線	CONVENTIONAL CABLE JOINT 22千伏/電氣多線電纜接點	CONVENTIONAL CABLE TERMINATION 22千伏/電氣多線電纜終端																											
DIV. CABLE ROUTE 11千伏電纜路線	DIV. REFERRED CABLE ROUTE 11千伏電纜路線	DIV. CABLE JOINT 11千伏電纜接點	DIV. CABLE TERMINATION 11千伏電纜終端																											
LOW VOLTAGE CABLE ROUTE 低電壓電纜路線	LOW VOLTAGE REFERRED CABLE ROUTE 低電壓電纜路線	LOW VOLTAGE CABLE JOINT 低電壓電纜接點	LOW VOLTAGE CABLE TERMINATION 低電壓電纜終端																											
FIBRE OPTIC/CABLE ROUTE 光纖/電纜路線	FIBRE OPTIC/CABLE REFERRED CABLE ROUTE 光纖/電纜路線	FIBRE OPTIC/CABLE JOINT 光纖/電纜接點	FIBRE OPTIC/CABLE TERMINATION 光纖/電纜終端																											
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Applicants should consult Hongkong Electric Co. Ltd. for updated information.

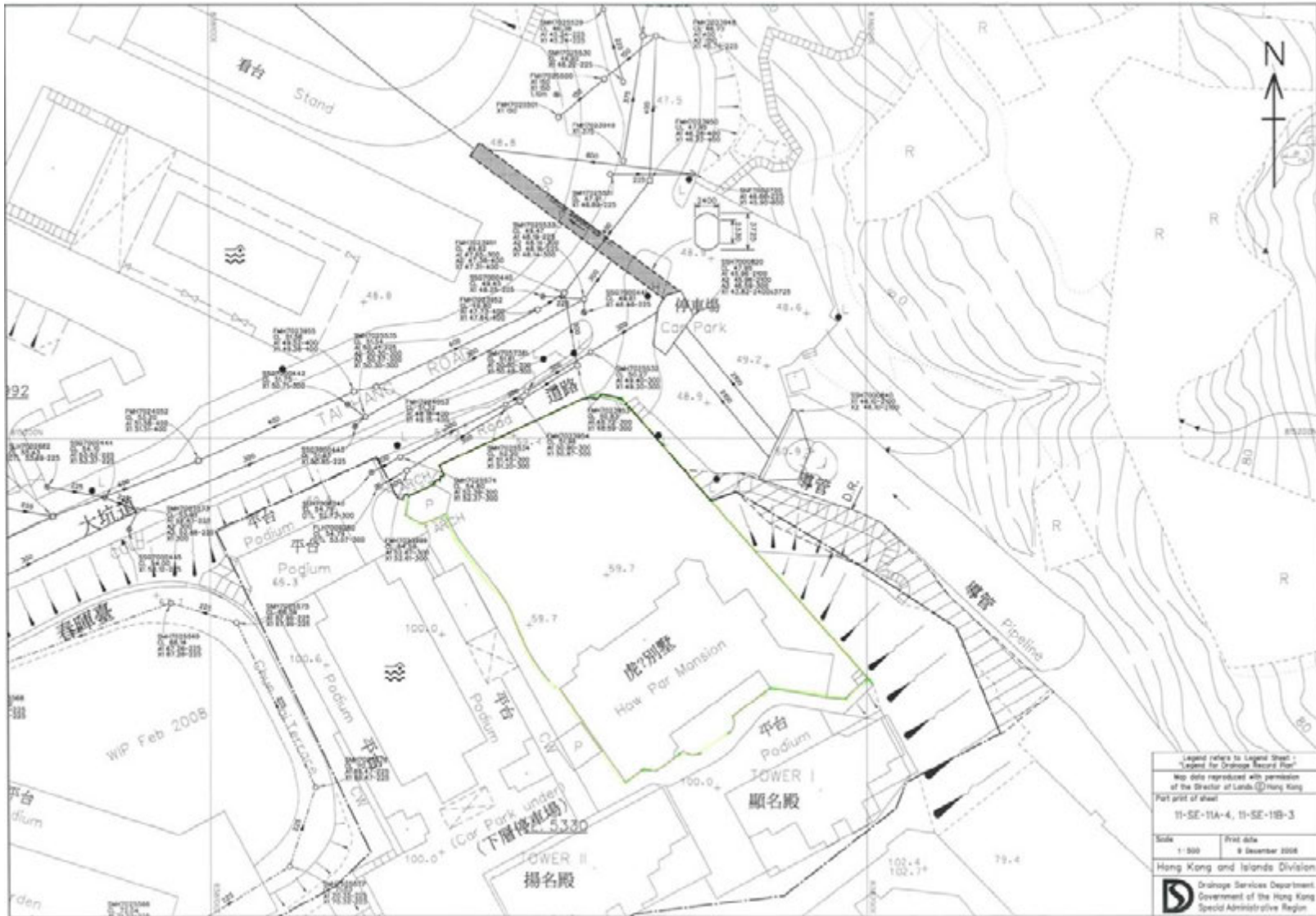
**Appendix XII**

**Record Plan of the Hong Kong and China Gas Company Ltd.**



**Appendix XIII**

**Record Plan of Drainage Services Department**

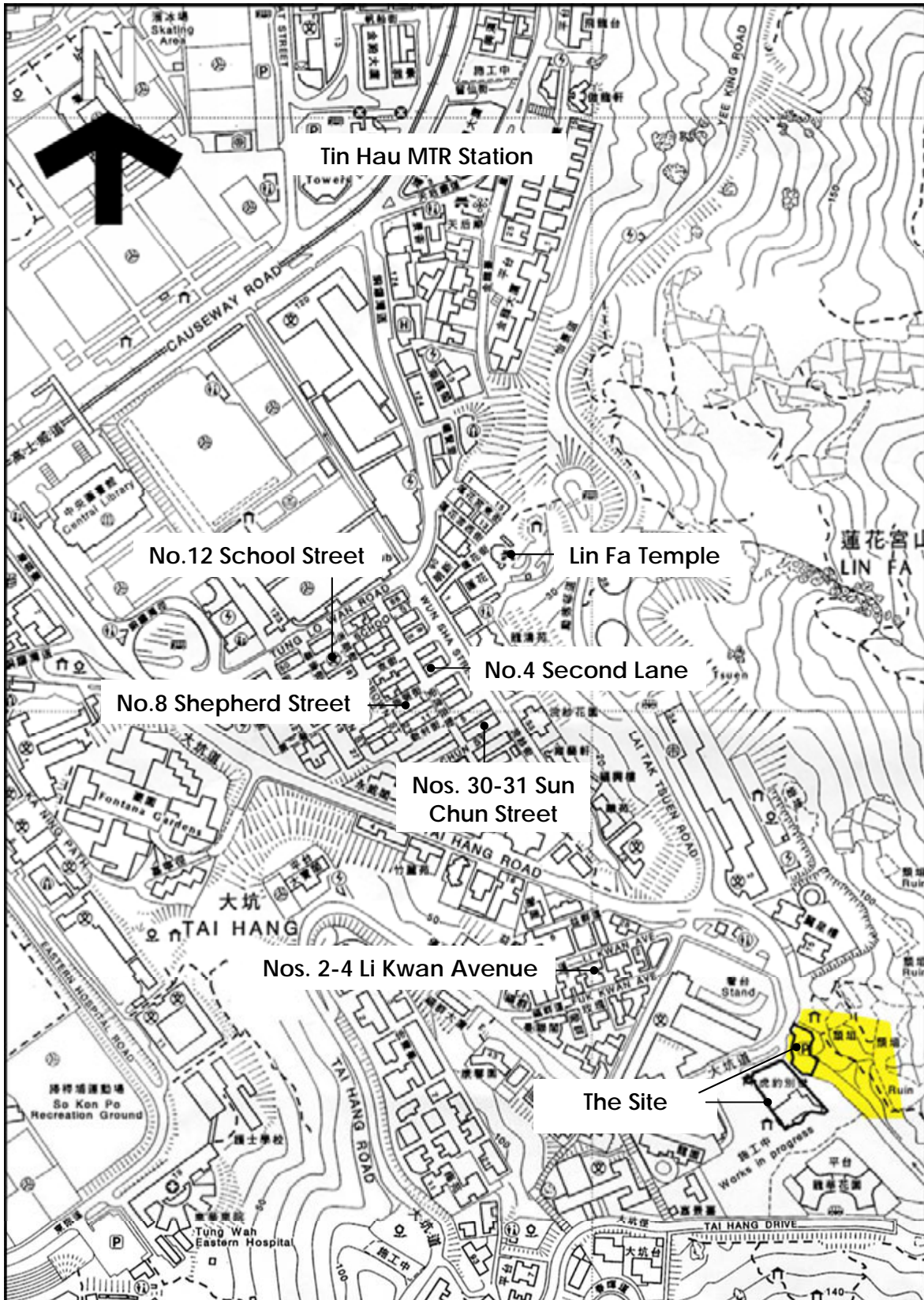


Applicants should consult Drainage Services Department for updated information.

## **Appendix XIV**

### **Plan Showing Immediate Surrounding**





THE SITE

HONG KONG WEST DRAINAGE TUNNEL PROJECT AREA

EXTRACT PLAN BASED ON SURVEY SHEET No. 11-SE-A

HAW PAR MANSION

15A TAI HANG ROAD

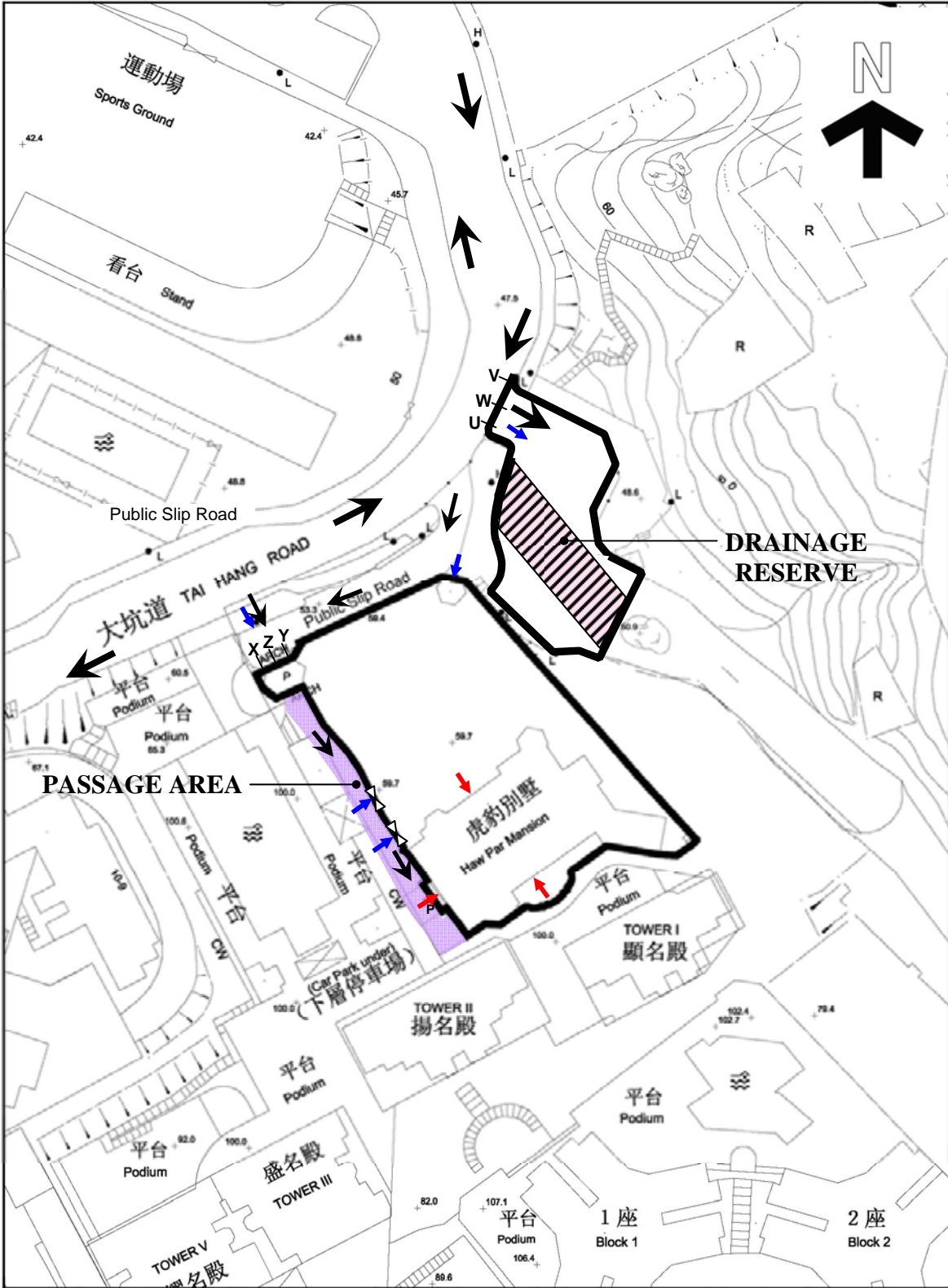
DRAWING NO.:

APPENDIX XIV  
PLAN SHOWING IMMEDIATE SURROUNDING  
1:5000

## **Appendix XV**

### **Access Plan**



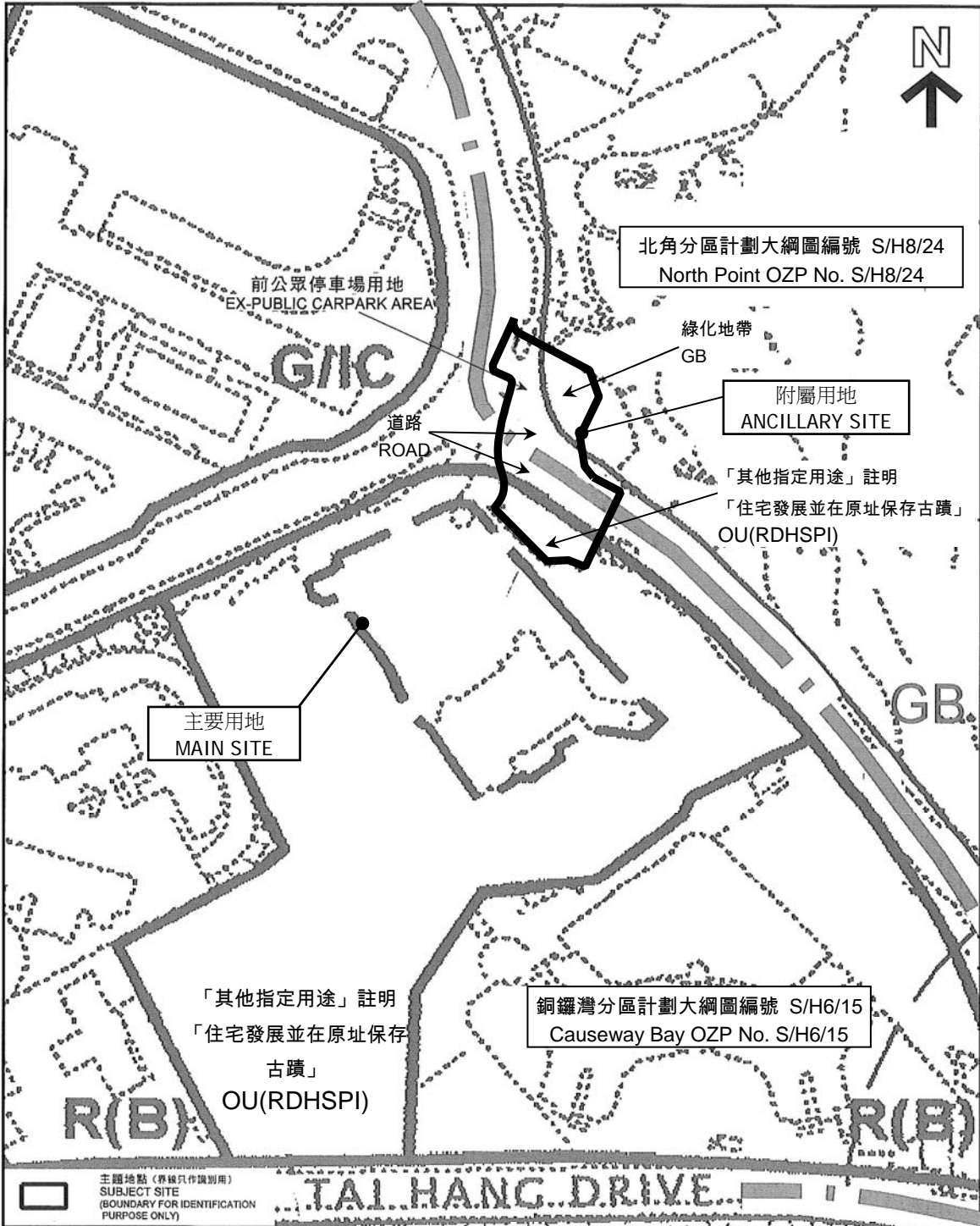


	THE SITE
	VEHICULAR ACCESS
	ENTRANCE TO MANSION
	PEDESTRIAN ACCESS

HAW PAR MANSION  
 15A TAI HANG ROAD

DRAWING NO.:  
APPENDIX XV  
 ACCESS PLAN  
 1:1000

**Appendix XVI**  
**Outline Zoning Plan**



主體地點 (界線只作識別用)  
SUBJECT SITE  
(BOUNDARY FOR IDENTIFICATION  
PURPOSE ONLY)

本摘要圖於2010年5月18日擬備，所根據的資料  
為於2005年9月13日核准的分區計劃大綱圖編號  
S/H6/14及於2010年3月19日展示的分區計劃  
大綱圖編號S/H8/23  
EXTRACT PLAN PREPARED ON 18.5.2010  
BASED ON OUTLINE ZONING PLANS No.  
S/H6/14 APPROVED ON 13.9.2005 AND  
S/H8/23 EXHIBITED ON 19.3.2010

**位置圖 LOCATION PLAN**

虎豹別墅及花園和前公眾停車場地盤  
HAW PAR MANSION AND ITS GARDEN AND  
EX-PUBLIC CARPARK AREA

SCALE 1:1 000 比例尺

米 METRES 20 0 20 40 METRES

規劃署  
PLANNING  
DEPARTMENT

參考編號  
REFERENCE No.  
M/H6/10/3

圖 PLAN

**OTHER SPECIFIED USES (Cont'd)**

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Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
-----------------------------------	---

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For "Residential Development with Historical Site Preserved In-situ" Only

Flat	Ambulance Depot
Government Use (Police Reporting Centre only)	Educational Institution
House	Eating Place
Library	Government Refuse Collection Point
Residential Institution	Government Use (not elsewhere specified)
Utility Installation for Private Project	Hospital
	Hotel
	Market
	Off-course Betting Centre
	Office (not elsewhere specified)
	Petrol Filling Station
	Place of Entertainment (not elsewhere specified)
	Place of Recreation, Sports or Culture (not elsewhere specified)
	Private Club
	Public Clinic
	Public Convenience
	Public Transport Terminus or Station
	Public Utility Installation
	Public Vehicle Park (excluding container vehicle)
	Religious Institution
	School
	Shop and Services (not elsewhere specified) (excluding Motor-vehicle Showroom)
	Social Welfare Facility
	Training Centre

---

In addition, on land falling within the area delineated by a pecked line on the Plan, the following uses are always permitted:

---

Education Centre/Visitor Centre  
Exhibition or Convention Hall  
Government Use (Post Office only)  
Office (Audio-visual Recording Studio only )  
Park and Garden  
Place of Entertainment  
Place of Recreation, Sports or Culture  
Shop and Services (Retail Shop only)

(Please see next page)

**OTHER SPECIFIED USES (Cont'd)**

**For "Residential Development with Historical Site Preserved In-situ" Only (Cont'd)**

**Planning Intention**

This zone is intended primarily to facilitate residential development with the historical Haw Par Mansion and part of its garden preserved in-situ within the site. It should also facilitate the preservation, restoration and conversion of the Haw Par Mansion and its garden to become a local heritage attraction with provision of cultural and selected commercial facilities for the enjoyment of the public.

**Remarks**

- (1) The area comprising the Haw Par Mansion and its garden, as delineated by a pecked line on the Plan, shall be preserved in-situ. Any demolition of, or addition, alteration and/or modification to (except those minor alteration and/or modification works which are always permitted under the covering Notes) or redevelopment of an existing building or the associated garden/features within this area requires permission from the Town Planning Board.
- (2) No new development, or addition, alteration and/or modification to or redevelopment of an existing building outside the area delineated by a pecked line on the Plan shall result in a total development and/or redevelopment in excess of a maximum gross floor area of 47,300m<sup>2</sup> and a maximum building height (including roof-top structures) of 234.7mPD.
- (3) No new development, or addition, alteration and/or modification to or redevelopment of an existing building inside the area delineated by a pecked line on the Plan shall result in a total development and/or redevelopment in excess of the maximum building height, in terms of number of storeys, as stipulated on the Plan, or the height of the existing building height, whichever is the greater.
- (4) In determining the maximum gross floor area for the purposes of paragraph (2) above, any floor space that is constructed or intended for use solely as car park, loading/unloading bay, plant room, caretaker's office and caretaker's quarters, or recreational facilities for the use and benefit of all the owners or occupiers of the domestic building or domestic part of the building, provided such uses and facilities are ancillary and directly related to the development or redevelopment, may be disregarded.
- (5) In determining the relevant maximum number of storeys for the purposes of paragraph (3) above, any basement floor(s) may be disregarded.
- (6) Based on the individual merits of a development or redevelopment proposal, minor relaxation of the building height restriction stated in paragraph (3) above may be considered by the Town Planning Board on application under section 16 of the Town Planning Ordinance.

GREEN BELT

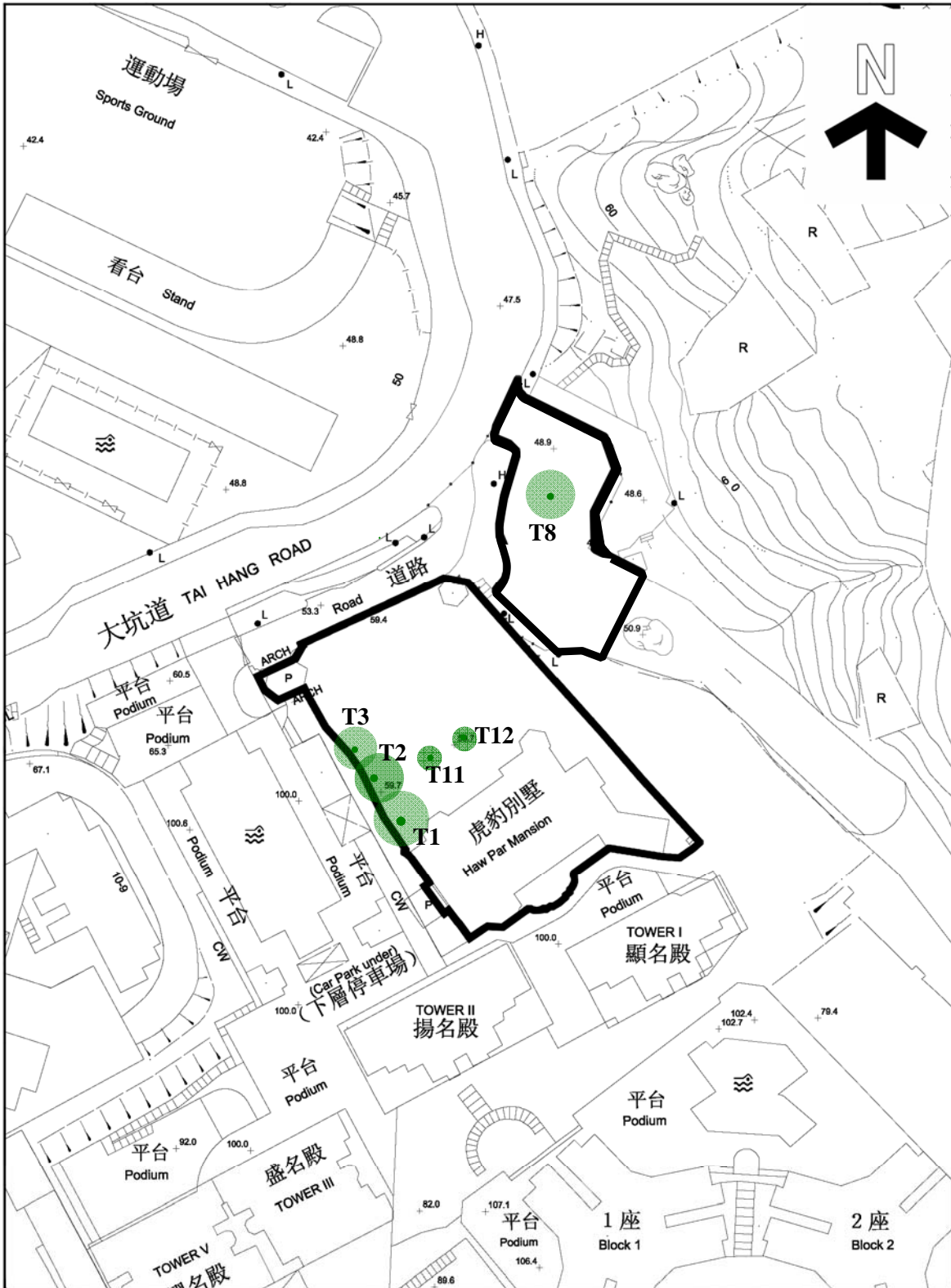
Column 1 Uses always permitted	Column 2 Uses that may be permitted with or without conditions on application to the Town Planning Board
Agricultural Use Barbecue Spot Government Use (Police Reporting Centre only) Nature Reserve Nature Trail On-Farm Domestic Structure Picnic Area Public Convenience Tent Camping Ground Wild Animals Protection Area	Animal Boarding Establishment Broadcasting, Television and/or Film Studio Cable Car Route and Terminal Building Field Study/Education/Visitor Centre Flat Government Refuse Collection Point Government Use (not elsewhere specified) Holiday Camp House Marine Fuelling Station Mass Transit Railway Vent Shaft and/or Other Structure above Ground Level other than Entrances Petrol Filling Station Place of Recreation, Sports or Culture Public Transport Terminus or Station Public Utility Installation Public Vehicle Park (excluding container vehicle) Radar, Telecommunications Electronic Microwave Repeater, Television and/or Radio Transmitter Installation Religious Institution Residential Institution School Service Reservoir Social Welfare Facility Utility Installation for Private Project Zoo



Planning Intention

The planning intention of this zone is primarily for the conservation of the existing natural environment amid the built-up areas/at the urban fringe, to safeguard it from encroachment by urban type development, and to provide additional outlets for passive recreational activities. There is a general presumption against development within this zone.

**Appendix XVII**

**Location Plan and Assessment Schedule of Trees**



 THE SITE  
 INDICATION OF TREE

HAW PAR MANSION  
 15A TAI HANG ROAD

DRAWING NO.:  
 APPENDIX XVII  
 LOCATION PLAN OF TREES  
 1:1000



Tree Tag No.	Species	Chinese Name	Overall Height (m)	Trunk Dia. (mm)	Average Crown Spread (m)	Condition Good (G)/ Fair (F)/ Poor (P)/ Dead (D)	Form Good (G)/ Fair (F)/ Poor (P)	Amenity Value High (H)/ Medium (M)/ Low (L)	Register as "Old & Valuable Tree" (Y / N)	Remarks
T1	Michelia alba	白蘭	20.0	525	12.0	F	F	M	N	F S C
T2	Bauhinia blakeana	洋紫荊	18.0	398	16.0	P	F	M	N	W F C S
T3	Michelia champaca	黃蘭	13.0	350	9.0	F	F	M	N	W F C S
T8	Celtis sinensis	朴樹	16.0	459	8.0	F	F	M	N	S parasitic plant on tree
T11	Prunus salicina	李	5.0	73, 99	7.0	F	F	M	N	W
T12	Prunus salicina	李	5.0	96, 96, 102	8.0	F	F	M	N	W

#### APPENDIX XVII: Assessment Schedule of Trees within Site Boundary

Notes of the remarks abbreviations:

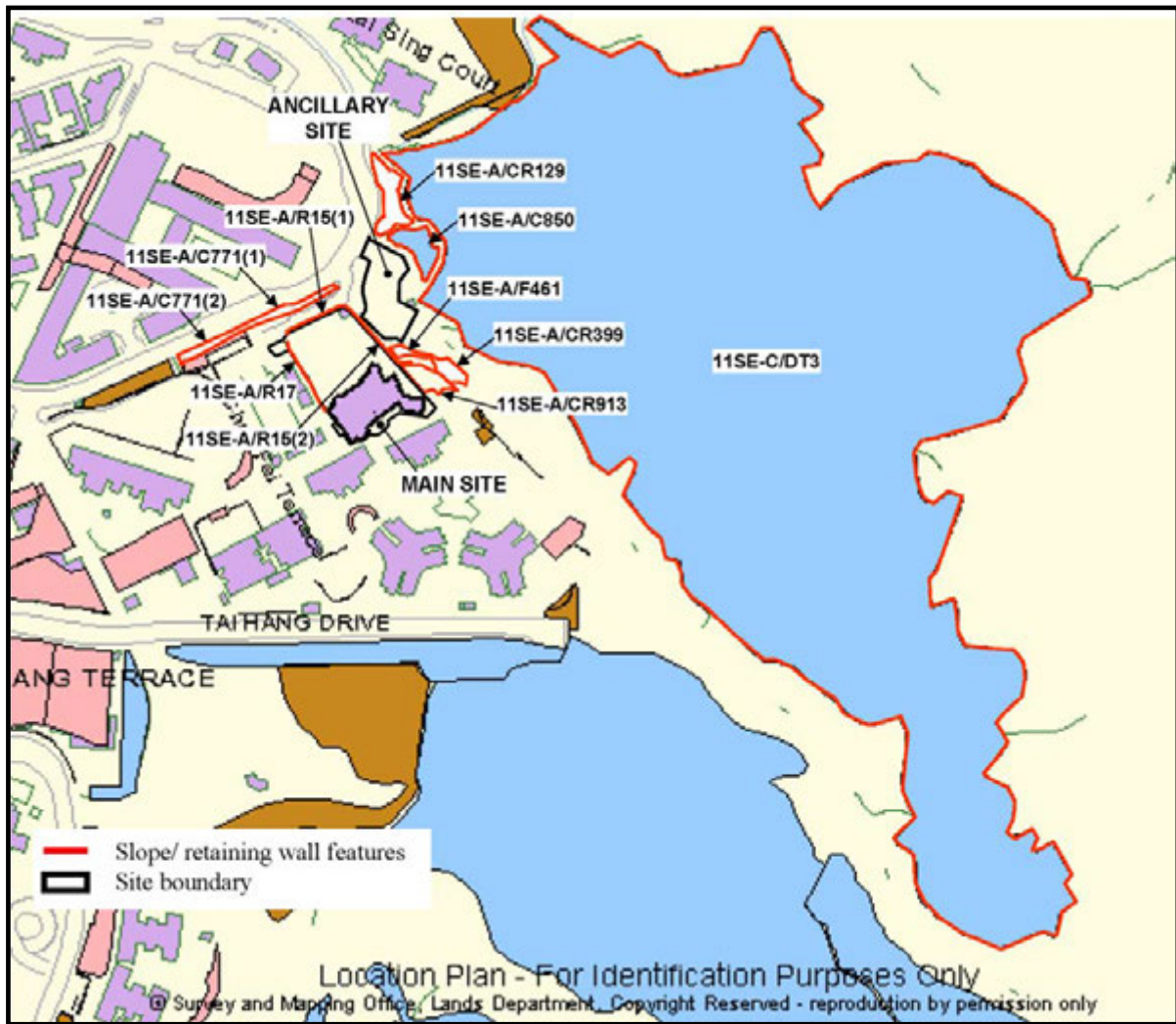
W= Worm or insect attack

F= Fungal attack

C= Cavity on tree observed

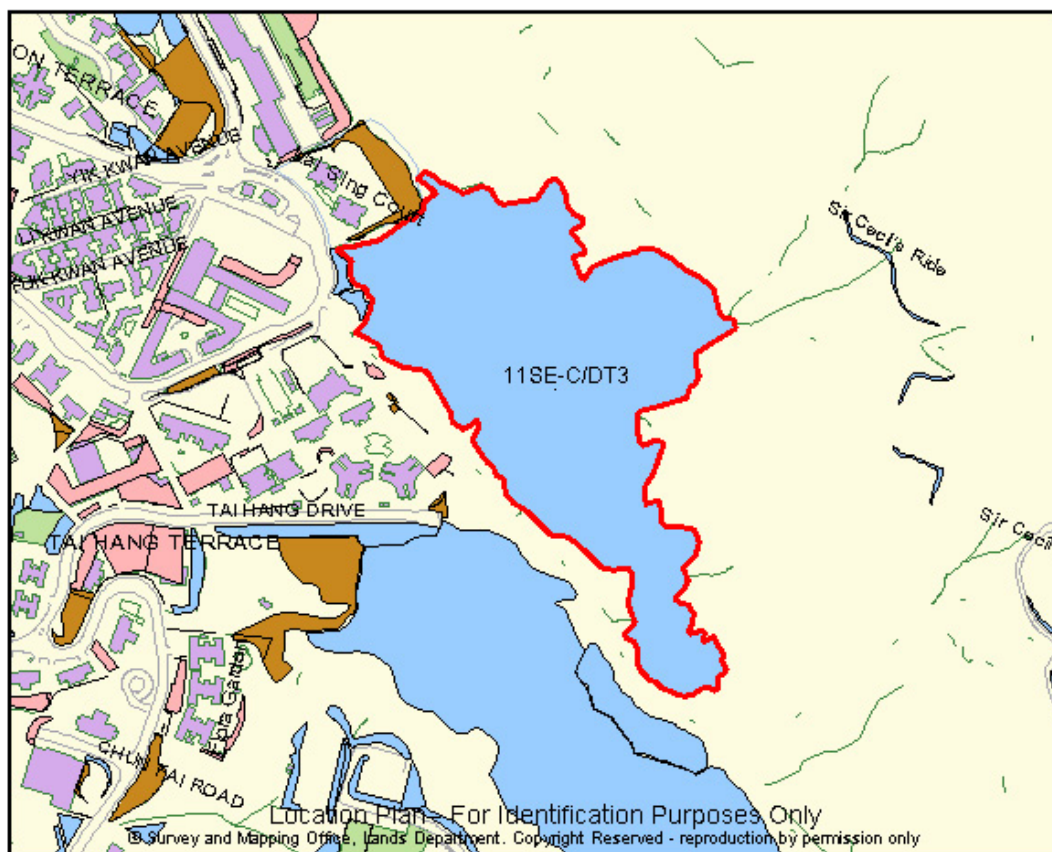
S= Bark damage / seeping out of fluid

**Appendix XVIII**  
**Slope Features**



Location plan of all the slope features at or adjacent to the Site

Slope Location Plan



**Legend**

- |   |  |
|---|--|
| <ul style="list-style-type: none"> <li><span style="color: red;">—</span> Responsible Slope / Part of Slope Boundary</li> <li>- - - - Lot Boundary</li> </ul> | <p><u>Slope Maintenance Responsibility Category</u></p> <ul style="list-style-type: none"> <li><span style="background-color: lightblue; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Government</li> <li><span style="background-color: lightcoral; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Private</li> <li><span style="background-color: brown; border: 1px solid black; display: inline-block; width: 20px; height: 10px;"></span> Joint (Government and Private)</li> </ul> |
|---|--|



**LANDS DEPARTMENT**

Not To Scale

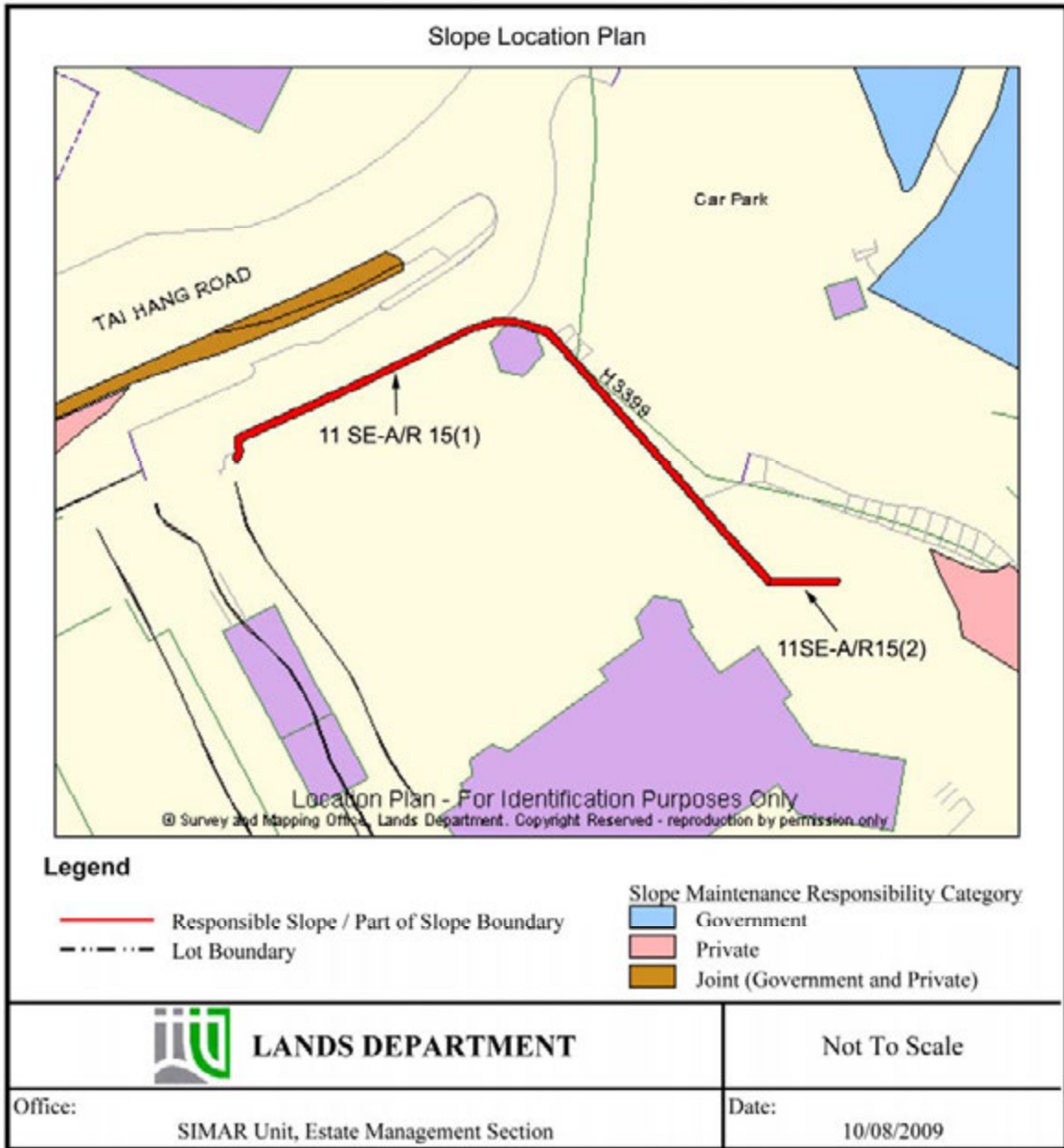
Office:

SIMAR Unit, Estate Management Section

Date:

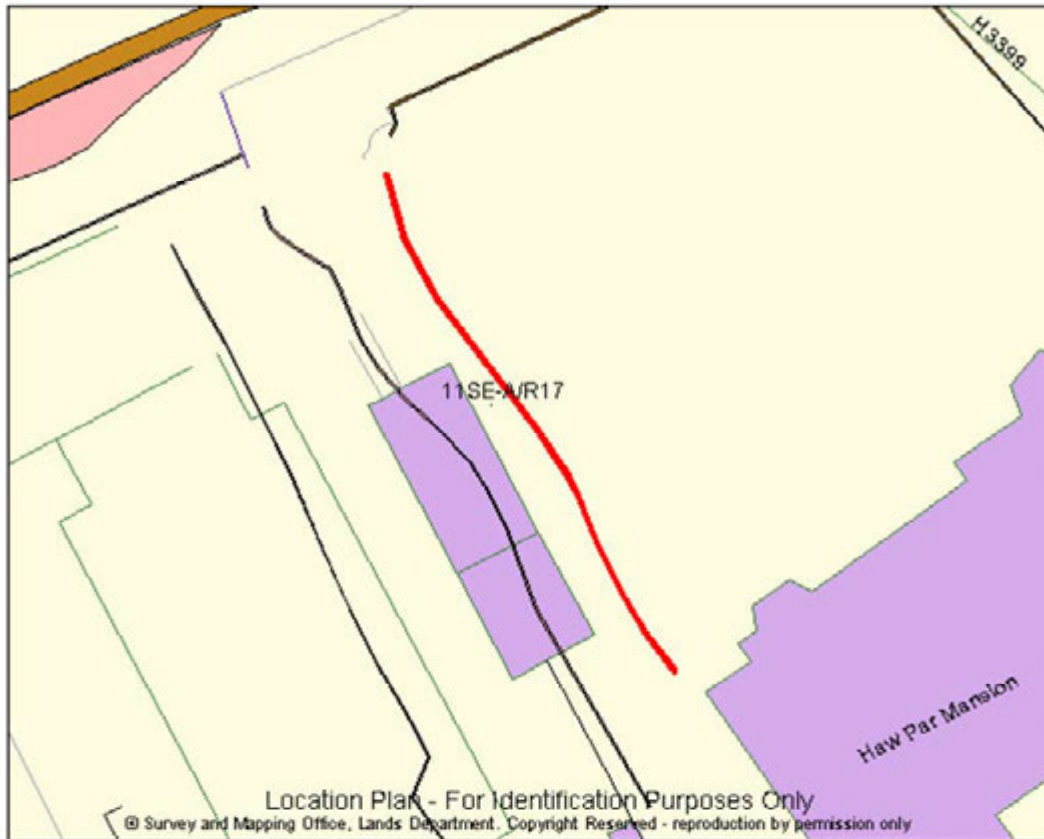
23/08/2010

Slope location plan of 11SE-C/DT3



Slope location plan of 11SE-A/R15 (Sub-division Nos. 1 and 2)

Slope Location Plan



**Legend**

- |  |  |
|--|--|
| <ul style="list-style-type: none"> <li><span style="color: red;">—</span> Responsible Slope / Part of Slope Boundary</li> <li><span style="border-bottom: 1px dashed black; width: 20px; display: inline-block;"></span> Lot Boundary</li> </ul> | <p>Slope Maintenance Responsibility Category</p> <ul style="list-style-type: none"> <li><span style="background-color: lightblue; border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> Government</li> <li><span style="background-color: pink; border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> Private</li> <li><span style="background-color: orange; border: 1px solid black; width: 15px; height: 10px; display: inline-block;"></span> Joint (Government and Private)</li> </ul> |
|--|--|



**LANDS DEPARTMENT**

Not To Scale

Office:

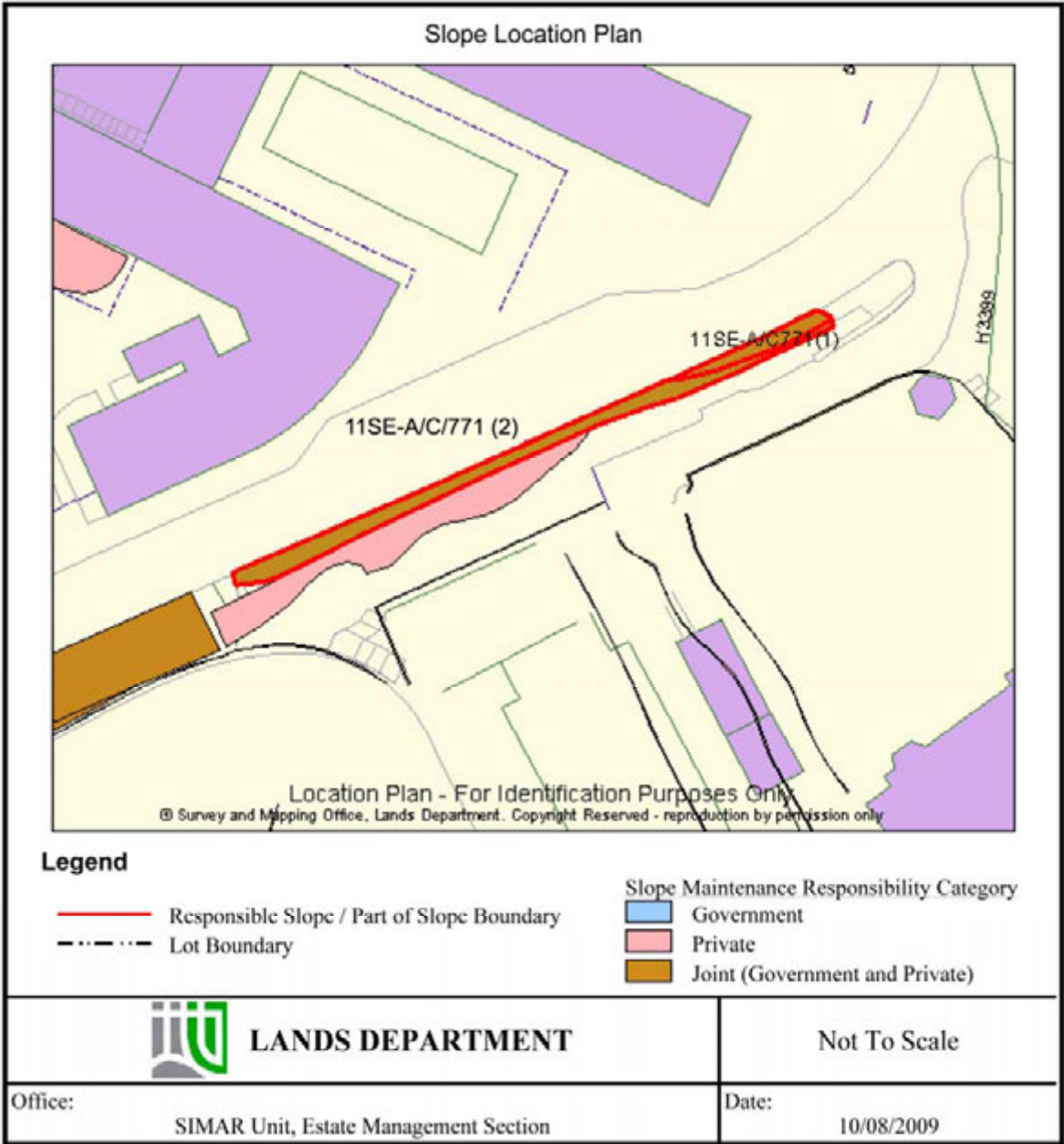
SIMAR Unit, Estate Management Section

Date:

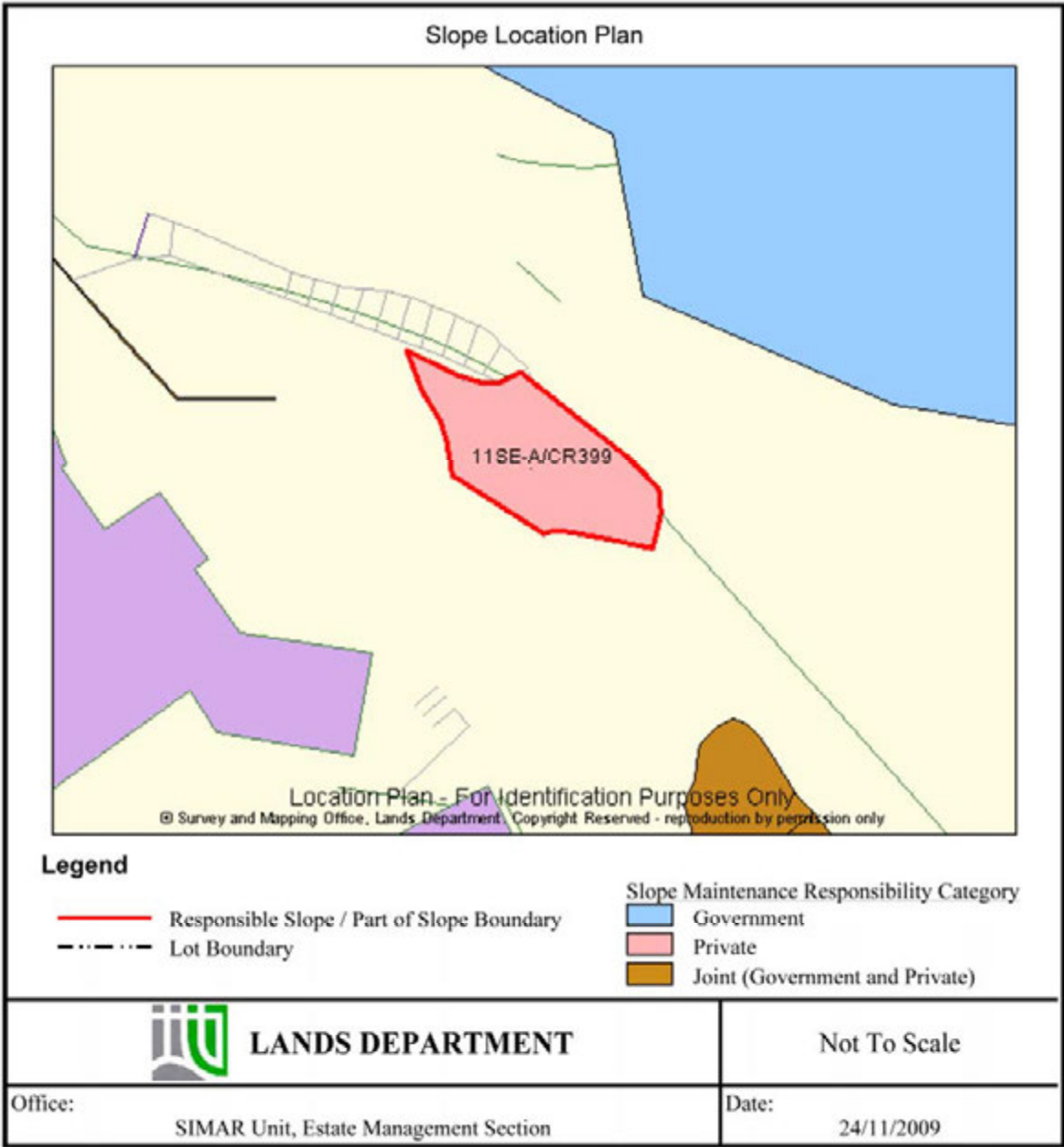
10/08/2009

Slope location plan of 11SE-A/R17





Slope location plan of 11SE-A/C/771 (Sub-division Nos. 1 and 2)



Slope location plan of 11SE-A/CR399



### Slope Location Plan



Location Plan - For Identification Purposes Only  
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#### Legend

- Responsible Slope / Part of Slope Boundary
- - - - Lot Boundary

#### Slope Maintenance Responsibility Category

- Government
- Private
- Joint (Government and Private)



**LANDS DEPARTMENT**

Not To Scale

Office:

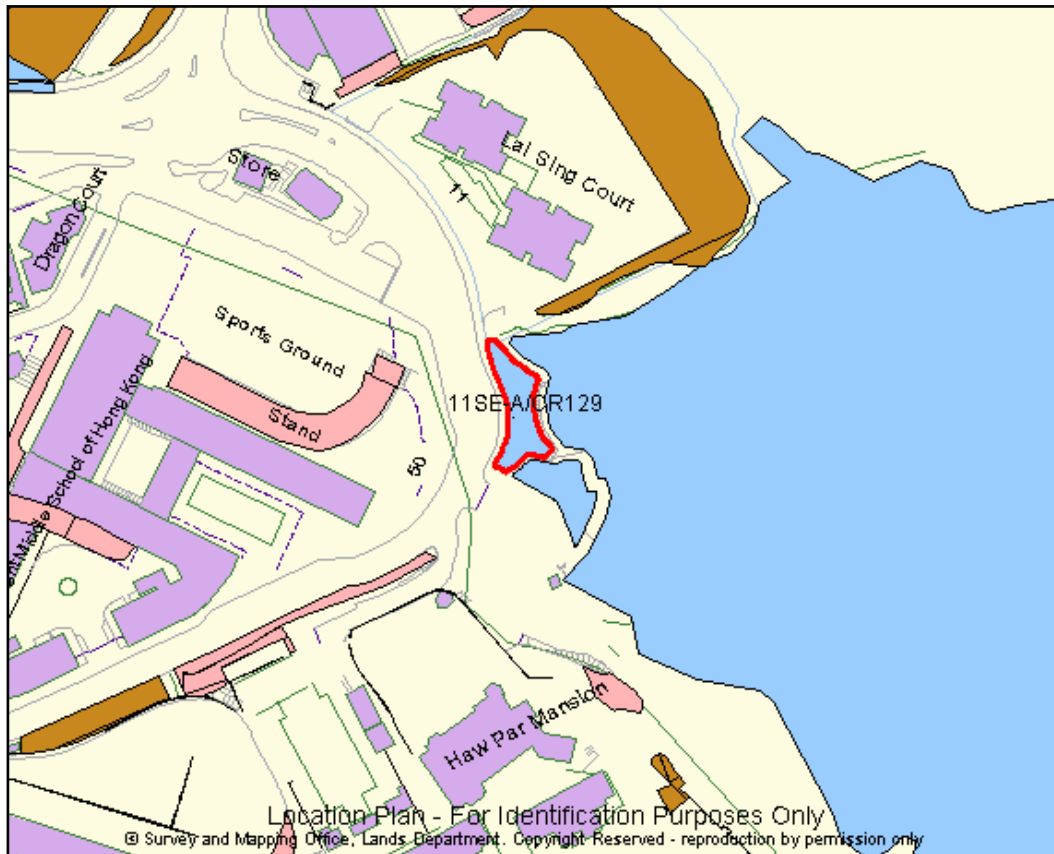
SIMAR Unit, Estate Management Section

Date:

23/08/2010

Slope location plan of 11SE-A/C850

Slope Location Plan



**Legend**

- Responsible Slope / Part of Slope Boundary
- · - · - Lot Boundary

Slope Maintenance Responsibility Category

- Government
- Private
- Joint (Government and Private)



**LANDS DEPARTMENT**

Not To Scale

Office: SIMAR Unit, Estate Management Section

Date: 23/08/2010

Slope location plan of 11SE-A/CR129



Slope location plan of 11SE-A/CR913



Slope location plan of 11SE-A/F461


## **Appendix XIX**

### **Character Defining Elements to be Preserved and Conservation Treatment**

## Appendix XIX


### Character Defining Elements to be Preserved and Conservation Treatment


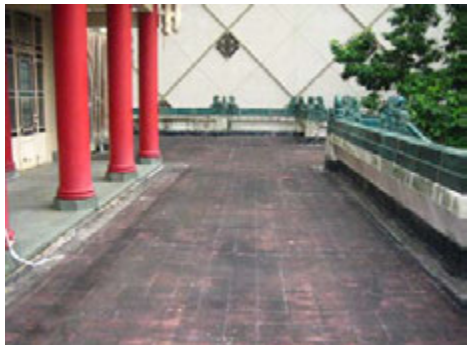

#### A. GENERAL

Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
A.1	<p><u>Building Structure</u></p> <p>This is a reinforced concrete frame structure with external and internal walls of red brickwork built on granite footing; the majority of external walls are treated with Shanghai rendering, apart from some granite facing to the lower sections of the external walls.</p> <p><b><i>Required Treatment:</i></b></p> <ul style="list-style-type: none"><li>● All structural elements should be inspected, repaired and protected. No objection to the replacement of damaged brickwork if they are beyond repair, provided all replacement items match the original material and design and subject to approval from AMO.</li><li>● There are sections of spalling concrete which need to be carefully replaced to match original mouldings and decorative features where appropriate.</li><li>● If structural strengthening is necessary, it shall be designed to be as unobtrusive as possible, in order to preserve the historic fabric of the building. Proposals for structural strengthening shall be submitted to AMO for comment.</li></ul>	









## B. EXTERIOR

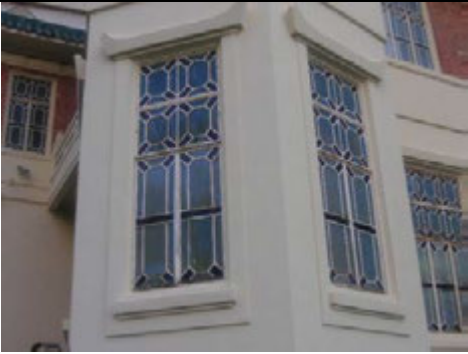


Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
B.1	<p><u>Building façades</u>, including historic masonry walls and plastered work, architectural features such as columns with featured plinths, brackets, lintels, mouldings, overhangs, window heads and sills, verandahs, entrance porch and the like, etc.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● All brickwork shall be checked and replaced when damaged bricks are beyond repair. Stains and dirt on the surface should be washed down. No painting on the fair-face brickworks is allowed but permeable transparent protective coating specific for brickworks may be permitted subject to AMO’s approval.</li> <li>● All stonework shall be cleaned with bristle or nylon brushes and clean water; corrosive cleaning chemicals must not be used. Stonework shall not be painted.</li> <li>● Many unsightly and redundant electric conduits, pipework, light fittings and air-conditioning system, together with floodlights are exposed on the external façades and shall be relocated and re-routed.</li> <li>● Fresh air ducts for the air-conditioning system have been installed at the main entrance and caused disturbance to building fabric- these shall be removed and surfaces made good to match existing.</li> <li>● Pipework has penetrated through a coloured glass fanlight and shall be re-routed with steel frames of the windows restored.</li> <li>● Any construction of new structures causing impact to the façade shall be minimized, especially to the front façade facing the private garden (thereafter the Garden), the back façade facing retaining wall of adjacent premises and the side façade facing entrance porch. Any new structures introduced shall be submitted for AMO’s approval.</li> <li>● New openings for building services may be allowed subject to AMO’s approval. It shall be accompanied with a structural assessment report if openings in existing structure are involved.</li> <li>● Repair and repaint the plastered and painted finishes as necessary. Keep existing colour of the paint finishes, or restore their original colour if they are found different from the existing.</li> </ul>	

Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
B.2	<p><u>Roofs</u> of the Haw Par Mansion (thereafter the Mansion) with decorative Chinese glazed ceramic tiling, tiled ridges, hips, eaves, tiled flat roof and detailed features.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Any damaged glazed tiles shall be carefully removed and replaced with matching colour tile, but this shall only be undertaken if the tile is beyond repair, due to difficulty in replacements of matching colour and glaze.</li> <li>● Remove foliage.</li> <li>● Remedy the leakage problem. The existing original quarry tiled paving to the roof and the terrazzo finished surface drain and skirting are now temporarily covered by waterproofing membrane. These elements shall be carefully cleaned, preserved and remained visible after removal of the existing temporary surface waterproofing and thorough repair of waterproofing. The proposed waterproofing method is therefore required to be approved by AMO at an early stage.</li> <li>● The water tank on the roof shall be preserved, as it is a decorative architectural feature and may continue to be used for water storage, if required, after minor repairs, including the overhaul of existing plumbing fittings and their replacement where necessary.</li> </ul>	 <p><i>Roof before laying waterproofing membrane</i></p>  <p><i>Roof after laying waterproofing membrane</i></p>
B.3	<p><u>Brickwork chimney stacks</u> at the upper roof.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Moulded plaster of the chimney stacks have surface cracks and shall be repaired by cutting, re-plastering and re-painting to match existing. No painting to the fair-face brickworks is allowed, but permeable transparent protective coating specific for brickworks may be permitted subject to AMO's approved.</li> <li>● Do not remove, damage or change the external appearance of the vent stacks.</li> </ul>	






Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
B.4	<p><u>Balconies, verandahs and terraces</u> which are mainly classified into Types A, B and C due to their design and materials</p> <p><b>Required Treatments to all types:</b></p> <ul style="list-style-type: none"> <li>Any upgrading proposal of parapet to meet current Buildings Ordinance and other statutory requirements shall be submitted for AMO's consideration.</li> <li>No enclosure of balconies and verandahs are allowed.</li> </ul> <p><b>Type A</b> balconies and verandahs with decorative grille design in Shanghai plaster finish at G/F.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>There are sections of spalling plaster/concrete which requires careful repair and reinstatement. Shanghai plaster finish should be preserved. Repair method shall be submitted to AMO for approval.</li> </ul> <p><b>Type B</b> balconies and verandahs with triple horizontal bands design in painted finish at 1/F.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>Repair cracks, due to spalling concrete. Repair method should be submitted to AMO for approval.</li> <li>Any upgrading proposal of parapet to meet current Buildings Ordinance and other statutory requirements shall be submitted for AMO's consideration.</li> </ul> <p><b>Type C</b> balconies and verandahs with circular hollow section metal rails supported by masonry posts at the upper roof floors.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>Metal rails of Type C balconies and verandahs have been rusted with flaking paintwork and shall be repaired/ replaced and repainted, whereas stains and dirt on the masonry surface shall be washed down. Repair method shall be submitted to AMO for approval.</li> </ul>	<p>(i) Type A Balconies and Verandahs</p>  <p>(ii) Type B Balconies and Verandah</p>  <p>(iii) Type C Balconies and Verandah</p> 

Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
B.5	<p><u>The Palladian staircase</u> supported by fair-face granite blocks completed with granite retaining wall and decorative balustrades in Shanghai plaster finish.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The surface of the granite blocks is covered with black and water stains and shall be washed down. They should be kept fair-faced.</li> <li>● Cracks on the surface of the balustrades shall be repaired with Shanghai plaster finish retained/ reinstated. Repair method shall be submitted to AMO for approval.</li> </ul>	
B.6	<p><u>Stained glass doors</u> (at G/F) in a Chinese moon-gate style, with timber frame, complete with side screens and fanlights</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The temporary protective plastic membrane shall be carefully removed from the glass surfaces and the glass cleaned with a suitable mild solvent (as recommended by specialist).</li> <li>● Some of the stained glass panes have been removed for protection and temporary replaced by plain glass. The original stained glass panes are kept on-site by AMO and shall be repaired and reinstated in their original locations by a glazing specialist. Door frames shall be repaired as necessary. All repair method shall be submitted to AMO for approval.</li> </ul>	 <p style="text-align: center;"><u>Present appearance</u></p>  <p style="text-align: center;"><u>Original appearance</u></p>


Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
B.7	<p><u>Clear and stained glass windows and doors</u><sup>1</sup> with fanlights, painted metal frames, period style ironmongery and moulded window and door surrounds.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● No window or door opening is to be enlarged or modified and no window and door surrounds shall be damaged in any way.</li> <li>● Some of the stained glass panes have been removed for protection and temporarily replaced by plain glass. The original stained glass panes are kept on-site by AMO and shall be repaired and reinstated in their original locations by a glazing specialist. All repair/ reinstatement method shall be submitted to AMO for approval.</li> <li>● Most of the original metal window frames and glazed doors have corroded, and if possible shall be repaired by de-rusting, and repainting to match existing, otherwise they may be replaced by new steel doors/windows (not aluminium) which shall be of hot-dipped galvanized mild steel construction to the same section and design as the originals.</li> <li>● Where rusting window or door frames has caused cracking of adjoining glass panes, the panes must be carefully removed by preliminary softening of the rust with a non-corrosive oil (e.g. paraffin) to reduce breakage.</li> <li>● All windows that have been modified to make way for air-conditioning pipes shall be reinstated.</li> <li>● All air-conditioning unit metal supports, that are fixed to the ceiling soffit and should be removed and disturbed finishes made good.</li> <li>● Many metal security grilles are not original shall be carefully removed without damage to historic surfaces.</li> <li>● New air-conditioning by means of window units is not acceptable and air-conditioning shall only be provided by split-unit type placed in discrete locations.</li> </ul>	  <p style="text-align: center;">Stained glasses before removal for protection</p>  <p style="text-align: center;">Stained glass replaced by plain glasses</p>


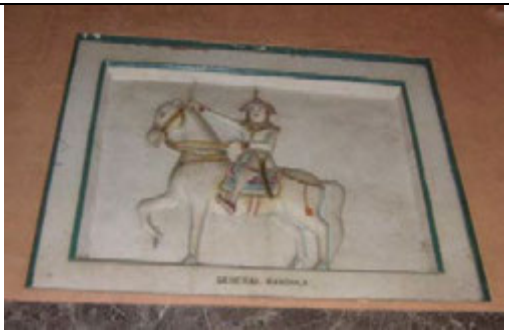
<sup>1</sup> They are listed in the List of Glass Panes to be Restored as attached in Appendix XIX-1.







Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
B.8	<p><u>Patterned mosaic tiled floors</u> at verandahs and rear entrance.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Some mosaic tiles are missing or damaged and shall be reinstated by specialist to match existing.</li> </ul>	
B.9	<p><u>Antique drainage fittings</u> including cast iron rainwater downpipes and hopper heads.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Repair by de-rusting and repainting, or replace by replica if beyond repair. Some of the drainage fittings have been disconnected and replaced by inappropriate fittings - these shall be reinstated with replica, with material approved by AMO.</li> </ul>	
B.10	<p><u>Antique lanterns</u> with ironwork and opaque glass panes at the main balcony at the front elevation.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The iron lanterns have deteriorated and glass panes loosened - these shall be repaired and polished to make good finish.</li> <li>● Top part of the lanterns at the balustrades of the Palladian staircases has been removed for protection and are kept on-site by AMO. Check condition of the lanterns, repair and reinstated them in their original locations and restore their function.</li> </ul>	

C. INTERIOR


Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
C.1	<p><u>Original building layout, including division of served and servant wings and all corridors, halls and rooms</u></p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The original building layout shall be kept intact as far as practicable. No removal of or new openings made to all partitions are allowed unless approved by AMO, in order to keep the structure and the original room layout intact.</li> <li>● At least one of the 3 rooms on G/F shall be adopted as the Area for Interpretation and preserved for interpretation on the history of the original owner’s family and the building itself.</li> <li>● Indoor air conditioning units are later added and intrusive to the interior decoration. They shall be removed. New air-conditioning installation shall be designed to minimize impact to the interior decoration. Proposal of air-conditioning system, installation and ducting layout shall be submitted to AMO for consideration.</li> </ul> <p><b>Recommended Treatments:</b></p> <ul style="list-style-type: none"> <li>● Restore original setting of the room(s) preserved for interpretation, including the salvaged fixtures and furniture for displaying the historic artifacts for public appreciation.</li> </ul>	 <p>The photo column contains three images showing the interior of a building. The top image shows a room with high ceilings, exposed ductwork, and large windows with decorative glass. The middle image shows a similar room with a wooden partition and a table. The bottom image shows a room with a large window and wooden partitions.</p>

Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
C.2	<p><u>Historic plaster work</u>, including architectural features, such as columns with featured plinths, brackets, lintels, cornices, mouldings, decorative features to walls and ceilings (e.g. mural paintings, central medallions, etc), projecting Chinese style eaves.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Plaster and surface paint work of the masonry work shall be repaired and repainted where necessary to match existing.</li> <li>● The peeling gilded surfaces shall be cleaned to remove dirt and grease and re-gilded by specialist accordingly.</li> <li>● Painted wall murals under the featured eaves at G/F shall be blushed clean, repaired and touched-up by specialist.</li> </ul>	
C.3	<p><u>Reliefs<sup>2</sup></u> on walls illustrating religious stories</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The reliefs on walls shall be preserved in-situ and repaired as necessary. They shall not be covered up unless approved by AMO.</li> </ul>	




<sup>2</sup> They are listed in the “List of Artefacts: Fixtures and Built-in Items” as attached in Appendix XIX-2.





Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
C.4	<p><u>Brick plastered walls painted light cream colour.</u></p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Check condition. Repair and repaint where necessary to matching existing. Keep existing colour of the paint finishes, or restore their original colour if they are found different from the existing.</li> </ul>	
C.5	<p><u>Glazed featured dado and wall tiles</u></p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Some decorative original glazed tiles are damaged and shall be replaced by similar matching tiles, if available (otherwise AMO's advice shall be sought).</li> </ul>	
C.6	<p><u>Original glazed coloured ceramic wall tiles</u></p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● As per C.5 above.</li> </ul>	
C.7	<p><u>Timber parquet flooring, skirting and stairs</u></p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● All timber flooring appears to be original and shall be preserved.</li> <li>● Rotten and damaged timber parquet blocks shall be carefully taken up and replaced by matching timber blocks in style and material.</li> <li>● A specialist contractor shall be employed to check any sign of termite attack in the building and install a termite monitoring system to protect timber structures/ elements/ furniture where appropriate.</li> </ul>	





Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
C.8	<p><u>Decorative floor finishes</u>, including patterned ceramic floor tiles, mosaic floor tiles, granolithic floor tiles, fine terrazzo flooring, encaustic ceramic floor tiles (on the risers at steps leading to Kitchen).</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● All original decorative floor tiles (including simple floral pattern, geometric pattern, mosaic floor tiles, fine terrazzo flooring, Encaustic ceramic floor tiles on the surface of risers at steps leading to kitchen, etc) at interiors of the building shall all be retained in-situ and cleaned by using bristle or nylon brushes and clean water. Corrosive cleaning chemicals must not be used.</li> <li>● Some floor finishes have continuous cracks, which shall be repaired and made good finish to match existing.</li> <li>● The cracks in the terrazzo flooring shall only be scrubbed clean to remove dirt and grease, as an acceptable repair to this material is difficult.</li> <li>● Modification works to the floor slabs in order to make them structurally capable and to suit modern days building regulations for adaptive re-use may be permitted. But, all original tiles shall be retained in-situ as far as possible. The proposed scale, location and reinstatement methods of the works require the approval of AMO.</li> </ul>	



Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
C.9	<p><u>Floor skirting and dado</u>, including moulded plastered skirting and those in granolithic or terrazzo finish.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● All skirting shall be preserved and defective skirting shall be repaired and repainted to match existing.</li> <li>● All skirting of granolithic or terrazzo finish shall not be painted.</li> <li>● Termite treatment to timber elements, if any – See C.7</li> </ul>	
C.10	<p><u>Hardwood staircases</u>, the grand and main timber balustrades, paneled dado with simple mouldings, pronounced base and dado rails, timber handrails, newel and handrails.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Timber balustrades, newel and handrails shall only be cleaned and polished. Faded colour surfaces may be treated with approved polish to match existing finish.</li> <li>● The carpet pins on the steps shall be preserved, and re-used as far as possible.</li> <li>● Termite treatment – See C.7</li> </ul>	 <p data-bbox="1123 1453 1382 1482">The carpet pins on steps</p>
C.11	<p><u>An intricate metal gate</u> at kitchen with period style ironmongery and glass block side screens.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The metal gate shall be overhauled to remove rust and preserved in-situ.</li> </ul>	




Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
C.12	<p><u>The internal decorative metal grilles and balustrades</u></p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● They shall be preserved, and repaired and repainted as necessary.</li> </ul>	
C.13	<p><u>Internal timber framed doors</u>, including paneled doors to rooms and the carvings/ screens<sup>3</sup> on top</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The defective timber parts and paint work shall be repaired and repainted to match the original doors.</li> <li>● Termite treatment – See C.7</li> </ul>	
C.14	<p><u>Featured timber doors</u> in a Chinese moon-gate style timber frame with side screens and above door screens (in timber or glass) at 1/F.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The door and screens have some minor cracks which shall be filled and repainted by a specialist.</li> <li>● Original colour of the door shall be retained.</li> <li>● Termite treatment – See C.7</li> </ul>	
C.15	<p><u>Metal framed windows</u> with patterned and obscured colour glass panes, period style ironmongeries, window surrounds and curtain rails.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● As per Item B.8 above</li> <li>● Metal curtain rails shall be repaired by de-rusting and repainting to match existing, or replaced by replica if beyond repair.</li> </ul>	

<sup>3</sup> Door with carvings on door leafs and top screens are listed in the “List of Artefacts - Fixtures and Built-in Items” as attached in Appendix XIX-2.

Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
C.16	<p>All fireplaces<sup>4</sup> with fire surrounds and hearths, in painted timber, marble or terrazzo finish of Italianate inspired design, and with the wall mirrors<sup>5</sup> on top or associated cabinet at surrounding.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● All fireplaces should be preserved in-situ and repaired by specialist where necessary.</li> <li>● Do not cover up the fireplaces.</li> <li>● Mirrors on top of fireplaces were temporarily removed and stored on-site for protection. They shall be repaired and reinstated to its original location. Timber backing boards for old mirrors and fixtures shall be carefully taken down for internal redecoration before refixing; then the wall mirrors can be fixed to the existing backing boards closely (flush) to the plaster walls. Restoration method statement shall be submitted to AMO for approval.</li> </ul>	
C.17	<p><u>Dumb waiter with its opening on each floor</u> and built-in timber cabinet with frame and panel doors at LG/F kitchen.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● They are the characteristic feature of the Mansion and the configuration shall be preserved.</li> <li>● Condition of the dumb waiter shall be checked and, if possible, it shall be re-used as appropriate. If beyond repair, replacement by a new operable dumb waiter matching existing configuration is acceptable. Otherwise, it shall be preserved for interpretation purpose.</li> <li>● Cabinet shall be repaired and repainted to match existing.</li> <li>● Termite treatment – See C.7</li> </ul>	




<sup>4</sup> They are listed in the “List of Artefacts - Fixtures and Built-in Items” as attached in Appendix XIX-2.

<sup>5</sup> They are listed in the “List of Artefacts - Fixtures and Built-in Items” as attached in Appendix XIX-2.

Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
C.18	<p><u>Dish delivery passage linking the room on G/F to the kitchen on LG/F</u></p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The passage and the openings with the wooden paneled doors at both ends shall be preserved in-situ and shall not be blocked or covered up for interpretation purpose.</li> <li>● Termite treatment – See C.7</li> </ul>	
C.19	<p><u>Internal fixed timber work<sup>6</sup></u>, including architraves with decorative fixtures, built-in display cabinets, decorative panels, etc.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● All original timber fixtures and built-in furniture with Haw Par/ HP emblems or with images of tigers or leopards shall be preserved in-situ.</li> <li>● Some timber works have minor defects and flaking paintwork, which shall be made good by a specialist furniture restorer.</li> <li>● Termite treatment – See C.7</li> </ul> <p><b>Recommended Treatments:</b></p> <ul style="list-style-type: none"> <li>● Except for those stated elsewhere and above, in-situ preservation of all original timber fixtures and built-in furniture is recommended.</li> </ul>	
C.20	<p><u>Sanitary wares and fittings</u></p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Some of the ceramic sanitary wares and fittings are original and these shall be retained in-situ for reuse after necessary overhaul and suitable replacement fittings.</li> </ul>	


<sup>6</sup> They are listed in the “List of Artefacts - Fixtures and Built-in Items” as attached in Appendix XIX-2.



Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
C.21	<p><u>Security Room including a built-in safe at 1/F</u></p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The security room including a built-in safe with metal grilles and its door shall be preserved in-situ.</li> <li>● The configuration of the room shall not be altered as it is a historic feature.</li> </ul>	
C.22	<p><u>Antique light fittings<sup>7</sup>, including pendant lamps, ceiling mount light, etc.</u></p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Some of the antique light fittings were removed for protection and stored on-site by AMO. They shall be repaired, reinstated to their original locations and reused as far as possible after checking their condition. The existing fixings in the ceiling for the heavy ceiling lights shall be checked, renewed or strengthened as necessary to safely support the lights. Later-added light fitting as a temporary measure shall be removed.</li> </ul>	 <p data-bbox="1034 757 1474 788">The antique light fittings before removal</p>
C.23	<p><u>Historic artefacts and movable furniture, including display cabinets, dressing tables, coffee tables, chairs, carpets, mirrors and other movable furniture.</u></p> <p><b>Recommended Treatments:</b></p> <ul style="list-style-type: none"> <li>● Except elsewhere stated, all furniture and artefact items bearing a “HP” emblem, image of a tiger or leopard, or any other form of description of “Haw Par” or Aw’s family<sup>8</sup> are recommended to be retained for use and/or display within the Mansion.</li> <li>● Termite treatment – See C.7.</li> </ul>	 <p data-bbox="1023 1655 1484 1686">Furniture and artefact with image of tigers</p>

<sup>7</sup> Some of them have been retained in-situ while others were taken down and have been protected and stored in the Premises. They are either listed in the “List of Artefacts - Fixtures and Built-in Items” or “List of Artefacts - Movable Items” as attached in Appendix C and Appendix XIX-2 respectively.


<sup>8</sup> They are listed in the “List of Artefacts - Movable Items” in Appendix XIX-3.

Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
C.24	<p><u>Ceramic grilles</u><sup>9</sup> at the penthouse</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The ceramic grilles shall be preserved in-situ and shall not be covered up unless approved by AMO.</li> </ul>	




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<sup>9</sup> They are listed in the “List of Artefacts – Fixtures and Built-in Items” as attached in Appendix XIX-2.



**D. PRIVATE GARDEN AND EXTERNAL AREAS**




Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
D.1	<p>The setting and layout of the Garden, including the sculpture and all the plantations such as trees, shrubs, grass and pot plants</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The openness of the Garden shall be kept intact.</li> <li>● All the plantations shall be preserved in-situ unless permitted by AMO. A detailed horticultural survey shall be carried out to identify the species and check health condition of all the plantations. Transplanting or replacement of plantations may only be permitted with sound justification, e.g. health consideration.</li> <li>● Any landscape proposal to alter the settings or the plantation configurations of the Garden shall be submitted to AMO for approval.</li> <li>● Installation of building services facilities underneath the private garden may be allowed subject to AMO’s approval. It shall be submitted with landscape proposal for consideration.</li> <li>● Construction of any new structure at the Garden which may disturb the setting of the Garden shall not be allowed unless with sound justifications (e.g., for meeting current statutory requirements) and shall be approved by AMO.</li> <li>● The sculptures inside the Garden shall be preserved. They shall be repaired as necessary and the repair method shall be submitted for AMO’s approval.</li> </ul>	 <p>The photo section contains four distinct images. The top image shows an aerial view of a garden with a central circular fountain and surrounding greenery. The second image is a close-up of a large, leafy tree. The third image shows a tiered stone planter box filled with various potted plants. The bottom image features a sculpture of a deer standing in a grassy area.</p>




Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
D.2	<p><u>The Corner Tower</u> with Chinese tiled roof and structural support including columns, beams, brackets and decorative plasterworks, internal spiral staircase; metal-framed windows and painted glass doors.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Chinese glazed-tiled roofs – as per Item B.2 above.</li> <li>● The spiral staircase inside the Corner Tower shall be preserved in-situ. Modification is not allowed unless with sound justification and approved by AMO.</li> <li>● Treatments to metal-framed windows and doors – as per Item B.8 above.</li> <li>● The painted glass paneled doors shall be de-rusted and touched-up to reveal the original appearance of the painting by specialist.</li> </ul>	  <p style="text-align: center;">Top-view of the spiral staircase</p>
D.3	<p><u>The Pavilion</u> with Chinese tiled roofs and original red-painted plaster columns.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Chinese glazed-tiled roofs – as per Item B.2 above.</li> </ul>	

Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
D.4	<p><u>Low boundary fence walls</u> with decorative balustrades and posts.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Alteration to the low boundary walls is not allowed unless with sound justification and approved by AMO.</li> <li>● Some sections of the walls and supporting poles have been defective with spalling and broken parts, which should be repaired and restored with Shanghai plaster finish to match existing.</li> </ul>	
D.5	<p><u>The Pond</u> with a stone sculpture projected from the front face of the Palladian staircase inscribed with mural painting.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The tiles finish at the bottom of the Pond has been deteriorated with cracks, broken in need of repair and replacement as necessary.</li> <li>● Surface of the Pond and the sculpture covered with algae, organic growing, black and water stains shall be removed and cleaned in general by specialist.</li> <li>● The faded mural painting shall be blushed clean, repaired and repainted to match existing by specialist.</li> <li>● Concrete support to the stone sculpture is defective with spalling and broken parts and shall be repaired as necessary.</li> </ul>	
D.6	<p><u>The Fountain with Pool</u> of floral pattern.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The Fountain with a Pool is one of the important decorative features in the Garden and that shall be preserved, overhauled and cleaned.</li> <li>● Check condition of the Fountain. Repair or replace pumps or other installation as necessary to restore its function.</li> </ul>	

Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
D.7	<p><u>Patterned and plain mosaic tiled floor</u> at the Garden.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● Some of the existing mosaic tiles appear to have been removed, damaged or missing and shall be reinstated.</li> <li>● To clean by using bristle or nylon brushes and clean water. Corrosive cleaning chemicals shall not be used.</li> </ul>	
D.8	<p><u>Four pairs of ornamented metal gates</u>, namely the Main Entrance Gate, the Main Garden Gate, the Side Garden Gate and Corner Tower Entrance Gate at the street level.</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● These metal gates, of which three of them bear the logo of “HP” denoting “Haw Par”, were toiler-made for the Mansion, and shall be preserved.</li> <li>● Check condition, de-rust, repair, treat with rust preservative, restore colour and repaint as necessary.</li> <li>● The Corner Tower Entrance Gate is sealed off. It shall be unsealed and repaired as necessary.</li> </ul>	

Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
D.9	<p><u>External retaining walls</u> at the site boundary facing Tai Hang Road, the adjacent public footpath and Passage Area</p> <p><b>Required Treatments:</b></p> <ul style="list-style-type: none"> <li>● The wall surfaces should be repaired, cleaned and repainted to match existing as necessary and the foliage should be removed.</li> <li>● The wall surface pattern, including the buttresses, mouldings and bond pattern of the walls, should not be disturbed. Alteration may only be permitted with sound justification (e.g., strengthening works) supplemented with Registered Structural/ Geotechnical Engineer’s assessment on the structural stability of the wall and shall be subject to AMO’s approval.</li> </ul>	 <p>The wall facing Tai Hang Road</p>  <p>The wall facing the adjacent public footpath</p>  <p>The wall facing Passage Area</p>



Item No.	Character Defining Elements to be Preserved and Conservation Treatment	Photo
D.10	<p><u>Figurines salvaged from the demolished Tiger Balm Garden</u></p> <p><b>Required Treatment:</b></p> <ul style="list-style-type: none"> <li>● Some of the figurines (including the scared statues and auspicious animal figurines)<sup>10</sup> had been salvaged from the demolished Tiger Balm Garden and are stored off-site by AMO. The figurines possess heritage value for public in remembrance to the demolished Tiger Balm Garden and have the potential to be moved to the site for display and interpretation.</li> <li>● Proposal for display and interpretation should be submitted to AMO for consideration. Display of some of the figurines in the private garden without jeopardizing the ambience of the private garden may be accepted, while displaying the figurines in the Mansion is not recommended.</li> <li>● The reused figurines should be repaired and repainted as necessary.</li> </ul>	

<sup>10</sup> They are listed in the “List of Figurines salvaged from Tiger Balm Garden” as attached in Appendix XIX-4.

**Appendix XIX-1**

**List of Artefacts – Glass Panes to be Restored**

**Haw Par Mansion**  
**List of Artefacts – Glass Panes to be Restored<sup>1</sup>**

Item No.	AMO Reference No. <sup>2,3</sup>	Description	Material(s)	Location <sup>4</sup>	Item of Conservation Guidelines refers
1.	00309A (as a whole)	Back door at G/F (Moon-gate facing <i>the Legend</i> )	Stained glass	A	B.6
2.	00309A(1)*	Back door panel	Stained glass	A	B.6
3.	00309A(2)*	Back door panel	Stained glass	A	B.6
4.	00309A(3)	Back door panel	Stained glass	A	B.6
5.	00309A(4)*	Back door panel	Stained glass	A	B.6
6.	00309A(5)*	Back door panel	Stained glass	A	B.6
7.	00309A(6)	Back door panel	Stained glass	A	B.6
8.	00309B (as a whole)	Front door at G/F (Moon-gate facing the private garden)	Stained glass	A	B.6
9.	00309B(1)*	Front door panel	Stained glass	A	B.6
10.	00309B(2)*	Front door panel	Stained glass	A	B.6
11.	00309B(3)	Front door panel (clear glass)	Stained glass	A	B.6
12.	00309B(4)*	Front door panel	Stained glass	A	B.6
13.	00309B(5)*	Front door panel	Stained glass	A	B.6
14.	00309B(6)	Front door panel (clear glass)	Stained glass	A	B.6
15.	00310 (as a whole)	Door	Stained glass	E	B.7
16.	00310A*	Door panel	Stained glass	E	B.7
17.	00310B*	Door panel	Stained glass	E	B.7
18.	00310C*	Door panel	Stained glass	E	B.7
19.	00310D*	Door panel	Stained glass	E	B.7
20.	00310E*	Door panel	Stained glass	E	B.7
21.	00310F*	Door panel	Stained glass	E	B.7
22.	00310G*	Door panel	Stained glass	E	B.7
23.	00310H*	Door panel	Stained glass	E	B.7
24.	00310I*	Door panel	Stained glass	E	B.7
25.	00310J*	Door panel	Stained glass	E	B.7
26.	00310K*	Door panel	Stained glass	E	B.7
27.	00311 (as a whole)	Door	Stained glass	D	B.7
28.	00311A*	Door panel	Stained glass	D	B.7
29.	00311B*	Door panel	Stained glass	D	B.7
30.	00311C*	Door panel	Stained glass	D	B.7
31.	00311D*	Door panel	Stained glass	D	B.7
32.	00311E*	Door panel	Stained glass	D	B.7
33.	00311F*	Door panel	Stained glass	D	B.7
34.	00311G*	Door panel	Stained glass	D	B.7
35.	00311H*	Door panel	Stained glass	D	B.7
36.	00311I*	Door panel	Stained glass	D	B.7

<sup>1</sup> The content of this list may not be exhaustive.

<sup>2</sup> The items with (\*) are removed for protection and stored in the timber crates in the Premises. The others are protected in-situ. The conditions of all the glass panes shall be carefully checked and restored as necessary.

<sup>3</sup> No photo record is available for the items with (#).

<sup>4</sup> Location refers to separate “Haw Par Mansion List of Artefacts – Key Plans” as attached in Appendix XIX-5.



Haw Par Mansion

List of Artefacts

Appendix XIX-1

Glass Panes to be Restored

Item No.	AMO Reference No. <sup>2,3</sup>	Description	Material(s)	Location <sup>4</sup>	Item of Conservation Guidelines refers
37.	00311J*	Door panel	Stained glass	D	B.7
38.	00312 (as a whole)	Door	Stained glass	F	B.7
39.	00312A*	Door panel	Stained glass	F	B.7
40.	00312B	Door panel	Painted glass	F	B.7
41.	00312C*	Door panel	Stained glass	F	B.7
42.	00312D*	Door panel	Stained glass	F	B.7
43.	00312E*	Door panel	Stained glass	F	B.7
44.	00312F*	Door panel	Stained glass	F	B.7
45.	00312G*	Door panel	Stained glass	F	B.7
46.	00312H*	Door panel	Stained glass	F	B.7
47.	00312I*	Door panel	Stained glass	F	B.7
48.	00312J*	Door panel	Stained glass	F	B.7
49.	00312K*	Door panel	Stained glass	F	B.7
50.	00313A (as a whole)	Left window	Stained glass	L (staircase leading to 1/F)	B.7
51.	00313A(1)*	Left window panel	Stained glass	L (staircase leading to 1/F)	B.7
52.	00313A(2)*	Left window panel	Stained glass	L (staircase leading to 1/F)	B.7
53.	00313A(3)*	Left window panel	Stained glass	L (staircase leading to 1/F)	B.7
54.	00313A(4)*	Left window panel	Stained glass	L (staircase leading to 1/F)	B.7
55.	00313A(5)*	Left window panel	Stained glass	L (staircase leading to 1/F)	B.7
56.	00313A(6)*	Left window panel	Stained glass	L (staircase leading to 1/F)	B.7
57.	00313B (as a whole)	Middle window	Stained glass	L	B.7
58.	00313B(1)*	Middle window panel	Stained glass	L	B.7
59.	00313B(2)*	Middle window panel	Stained glass	L	B.7
60.	00313B(3)*	Middle window panel	Stained glass	L	B.7
61.	00313B(4)*	Middle window panel	Stained glass	L	B.7
62.	00313B(5)*	Middle window panel	Stained glass	L	B.7
63.	00313B(6)*	Middle window panel	Stained glass	L	B.7
64.	00313C (as a whole)	Right window	Stained glass	L	B.7
65.	00313C(1)*	Right window panel	Stained glass	L	B.7
66.	00313C(2)*	Right window panel	Stained glass	L	B.7
67.	00313C(3)*	Right window panel	Stained glass	L	B.7
68.	00313C(4)*	Right window panel	Stained glass	L	B.7
69.	00313C(5)*	Right window panel	Stained glass	L	B.7
70.	00313C(6)*	Right window panel	Stained glass	L	B.7
71.	00314A (as a whole)	Left window	Stained glass	Q (staircase leading to the roof floor)	B.7
72.	00314A(1)*	Left window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
73.	00314A(2)*	Left window panel	Stained glass	Q (staircase leading to the roof floor)	B.7

**Haw Par Mansion**

**List of Artefacts**

**Appendix XIX-1**

**Glass Panes to be Restored**

<b>Item No.</b>	<b>AMO Reference No.<sup>2,3</sup></b>	<b>Description</b>	<b>Material(s)</b>	<b>Location<sup>4</sup></b>	<b>Item of Conservation Guidelines refers</b>
74.	00314A(3)*	Left window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
75.	00314A(4)*	Left window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
76.	00314A(5)*	Left window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
77.	00314A(6)*	Left window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
78.	00314A(7)*	Left window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
79.	00314A(8)*	Left window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
80.	00314A(9)*	Left window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
81.	00314A(10)*	Left window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
82.	00314B (as a whole)	Middle window	Stained glass	Q (staircase leading to the roof floor)	B.7
83.	00314B(1)*	Middle window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
84.	00314B(2)*	Middle window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
85.	00314B(3)*	Middle window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
86.	00314B(4)*	Middle window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
87.	00314B(5)*	Middle window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
88.	00314B(6)*	Middle window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
89.	00314B(7)*	Middle window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
90.	00314B(8)*	Middle window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
91.	00314C (as a whole)	Right window	Stained glass	Q (staircase leading to the roof floor)	B.7

**Haw Par Mansion**

**List of Artefacts**

**Appendix XIX-1**

**Glass Panes to be Restored**

<b>Item No.</b>	<b>AMO Reference No.<sup>2,3</sup></b>	<b>Description</b>	<b>Material(s)</b>	<b>Location<sup>4</sup></b>	<b>Item of Conservation Guidelines refers</b>
92.	00314C(1)*	Right window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
93.	00314C(2)*	Right window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
94.	00314C(3)*	Right window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
95.	00314C(4)*	Right window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
96.	00314C(5)*	Right window panel	Stained glass	Q (staircase leading to the roof floor)	B.7
97.	00315A	Door	Hand-painted glass	Corner tower of the private garden	D.2
98.	00315B(1)*	Window panel	Stained glass	Corner tower of the private garden	D.2
99.	00315B(2)*	Window panel	Stained glass	Corner tower of the private garden	D.2
100.	00315B(3)*	Window panel	Stained glass	Corner tower of the private garden	D.2
101.	00315B(4)*	Window panel	Stained glass	Corner tower of the private garden	D.2
102.	00315C(1)*	Window panel	Stained glass	Corner tower of the private garden	D.2
103.	00315C(2)*	Window panel	Stained glass	Corner tower of the private garden	D.2
104.	00315C(3)*	Window panel	Stained glass	Corner tower of the private garden	D.2
105.	00315C(4)*	Window panel	Stained glass	Corner tower of the private garden	D.2
106.	00315D(1)*	Window panel	Stained glass	Corner tower of the private garden	D.2
107.	00315D(2)*	Window panel	Stained glass	Corner tower of the private garden	D.2
108.	00315D(3)*	Window panel	Stained glass	Corner tower of the private garden	D.2
109.	00315D(4)*	Window panel	Stained glass	Corner tower of the private garden	D.2
110.	00315E(1)*	Window panel	Stained glass	Corner tower of the private garden	D.2
111.	00315E(2)*	Window panel	Stained glass	Corner tower of the private garden	D.2
112.	00315E(3)*	Window panel	Stained glass	Corner tower of the private garden	D.2
113.	00315E(4)*	Window panel	Stained glass	Corner tower of the private garden	D.2
114.	00315F(1)*	Window panel	Stained glass	Corner tower of the private garden	D.2
115.	00315F(2)*	Window panel	Stained glass	Corner tower of the private garden	D.2

Haw Par Mansion

List of Artefacts

Appendix XIX-1

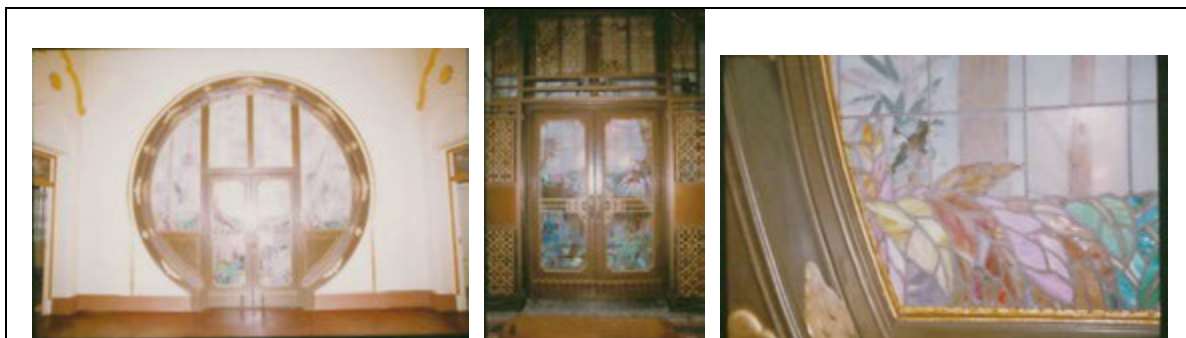
Glass Panes to be Restored

Item No.	AMO Reference No. <sup>2,3</sup>	Description	Material(s)	Location <sup>4</sup>	Item of Conservation Guidelines refers
116.	00315F(3)*	Window panel	Stained glass	Corner tower of the private garden	D.2
117.	00315F(4)*	Window panel	Stained glass	Corner tower of the private garden	D.2
118.	00316	Painting on the door of the above pavilion	Painting	Corner tower of the private garden	D.2
119.	00317	1 glass door and 5 windows	Glass	U	B.7
120.	00318	Glass doors and windows	Glass	T-2	B.7
121.	00319A	Glass with frame	Glass, metal	T-3	B.7
122.	00319B	Glass with frame	Glass, metal	T-3	B.7
123.	00319C	Glass with frame	Glass, metal	T-3	B.7
124.	00320	1 glass door and 2 windows	Glass	T-1	B.7
125.	00321	A pair of glass decoration on top of a coin-like door	Glass	R	C.14
126.	00335	Colour glass panels	Glass	L	B.7
127.	00340*	Door	Stained glass	B	B.7
128.	00481#	Colour glass panels	Glass	F	B.7
129.	00482#	Colour glass panels	Glass	F	B.7
130.	00483#	Colour glass panels	Glass	F	B.7
131.	00484#	Colour glass panels	Glass	F	B.7
132.	00485#	Colour glass panels	Glass	F	B.7
133.	00486#	Colour glass panels	Glass	B	B.7
134.	00487#	Colour glass panels	Glass	B	B.7
135.	00488#	Colour glass panels	Glass	B	B.7
136.	00489#	Colour glass panels	Glass	B	B.7
137.	00490#	Colour glass panels	Glass	B	B.7
138.	00491#	Colour glass panels	Glass	B	B.7
139.	00492#	Colour glass panels	Glass	B	B.7
140.	00493#	Colour glass panels	Glass	C	B.7
141.	00494#	Colour glass panels	Glass	C	B.7
142.	00495#	Colour glass panels	Glass	P-1	B.7
143.	00496#	Colour glass panels	Glass	P-1	B.7
144.	00497#	Colour glass panels	Glass	P-1	B.7
145.	00498#	Colour glass panels	Glass	P-2	B.7
146.	00499#	Colour glass panels	Glass	P-2	B.7
147.	00500#	Colour glass panels	Glass	P-3	B.7
148.	00501#	Colour glass panels	Glass	G	B.7
149.	00502#	Colour glass panels	Glass	G	B.7
150.	00503#	Colour glass panels	Glass	D	B.7
151.	00504#	Colour glass panels	Glass	D	B.7
152.	00505#	Colour glass panels	Glass	S-3	B.7
153.	00506#	Colour glass panels	Glass	S-3	B.7
154.	00507#	Colour glass panels	Glass	S-3	B.7
155.	00508#	Colour glass panels	Glass	S-3	B.7
156.	00509#	Colour glass panels	Glass	S-3	B.7
157.	00510#	Colour glass panels	Glass	S-1	B.7
158.	00511#	Colour glass panels	Glass	S-2	B.7
159.	00512#	Colour glass panels	Glass	S-2	B.7
160.	00513#	Colour glass panels	Glass	S-2	B.7
161.	00514#	Colour glass panels	Glass	S-2	B.7
162.	00515#	Colour glass panels	Glass	R-2	B.7
163.	00516#	Colour glass panels	Glass	R-2	B.7

**Haw Par Mansion****List of Artefacts****Appendix XIX-1****Glass Panes to be Restored**

<b>Item No.</b>	<b>AMO Reference No.<sup>2,3</sup></b>	<b>Description</b>	<b>Material(s)</b>	<b>Location<sup>4</sup></b>	<b>Item of Conservation Guidelines refers</b>
164.	00517#	Colour glass panels	Glass	R-2	B.7
165.	00518#	Colour glass panels	Glass	R-2	B.7
166.	00519#	Colour glass panels	Glass	R-2	B.7
167.	00520#	Colour glass panels	Glass	R-1	B.7
168.	00521#	Colour glass panels	Glass	R-1	B.7
169.	00522#	Colour glass panels	Glass	R-1	B.7
170.	00523#	Colour glass panels	Glass	J-1	B.7
171.	00524#	Colour glass panels	Glass	J-1	B.7
172.	00525#	Colour glass panels	Glass	J-1	B.7
173.	00526#	Colour glass panels	Glass	J-1	B.7
174.	00527#	Colour glass panels	Glass	J-1	B.7
175.	00528#	Colour glass panels	Glass	J-1	B.7
176.	00529#	Colour glass panels	Glass	J-1	B.7
177.	00530#	Colour glass panels	Glass	J-1	B.7
178.	00531#	Colour glass panels	Glass	J-2	B.7
179.	00532#	Colour glass panels	Glass	J-2	B.7
180.	00533#	Colour glass panels	Glass	J-2	B.7
181.	00534#	Colour glass panels	Glass	K	B.7
182.	00535#	Colour glass panels	Glass	K	B.7
183.	00536#	Colour glass panels	Glass	K	B.7
184.	00537#	Colour glass panels	Glass	K	B.7
185.	00538#	Colour glass panels	Glass	G	B.7
186.	00539#	Colour glass panels	Glass	J-2	B.7

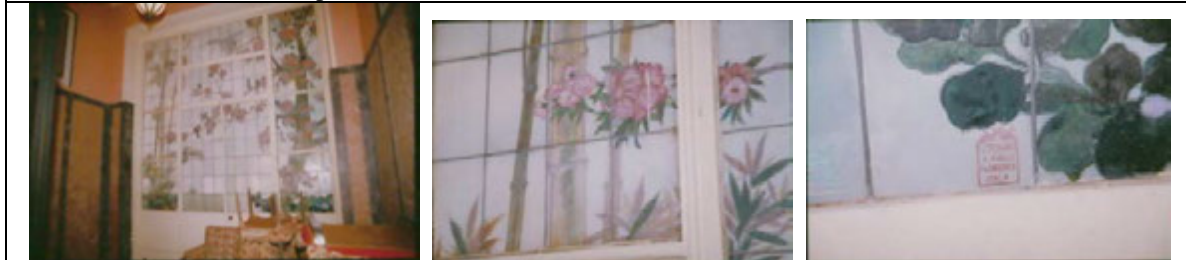
**Haw Par Mansion  
List of Artefacts  
Glass Panes to be Restored**



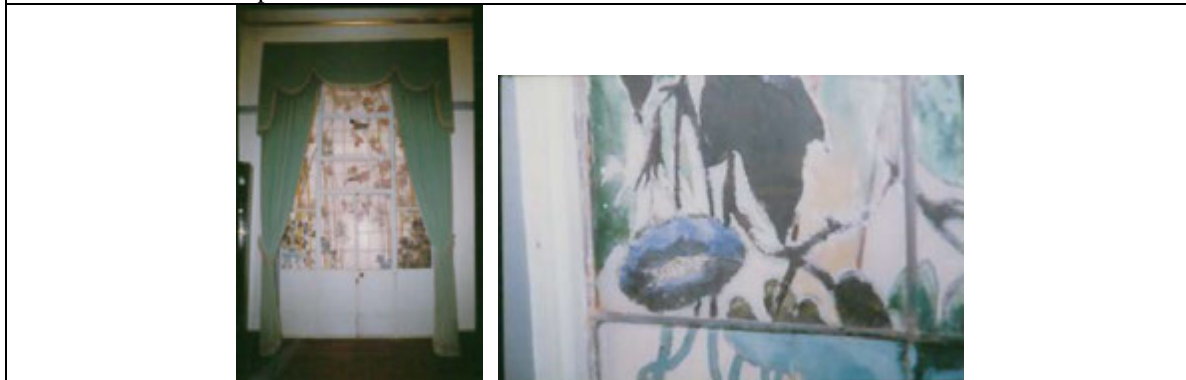
00309A Back door at G/F (Moon-gate facing *the Legend*)  
00309A(1)-(6) Back door panels



00309B Front door at G/F (Moon-gate facing the private garden)  
00309B(1)-(6) Front door panels



00310 Door (at Room E)  
00310A – K Door panels

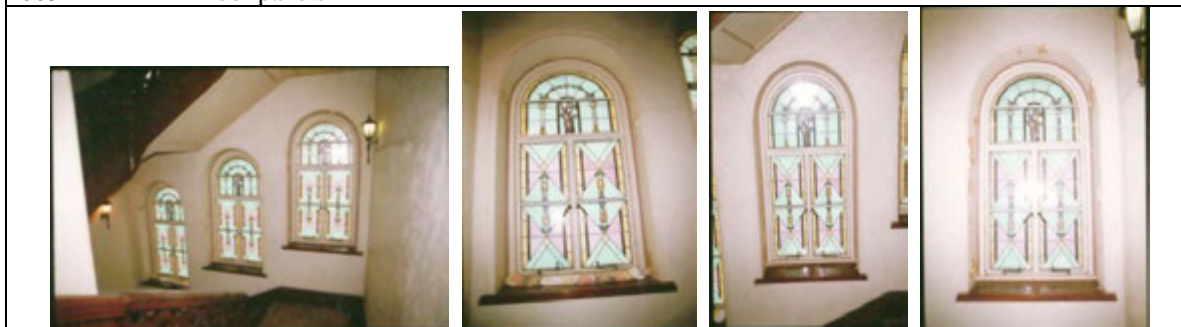


00311 Door (at Room D)  
00311A – J Door panels

**Haw Par Mansion  
List of Artefacts  
Glass Panes to be Restored**



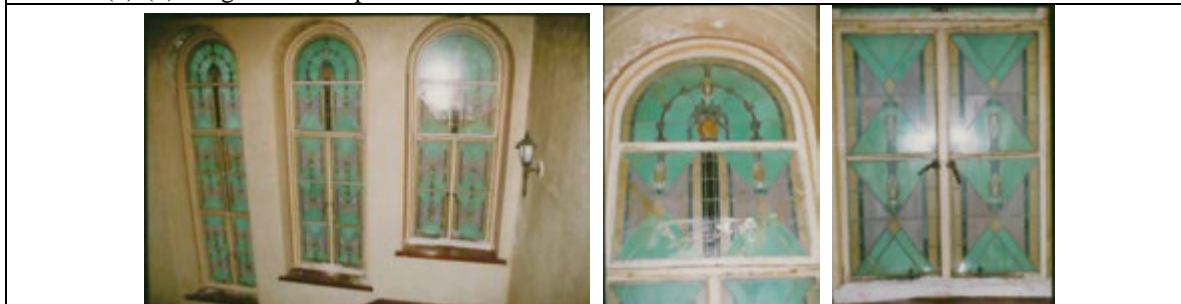
00312 Door (at Room F)  
00312 A – K Door panels



Windows at staircase leading to 1/F (Left) (Middle) (Right)

Windows at staircase leading to 1/F

00313A Left window  
00313A(1)-(6) Left window panels  
00313B Middle window  
00313B(1)-(6) Middle window panels  
00313C Right window  
00313C(1)-(6) Right window panels



Windows at staircase leading to the roof floor

00314A Left window  
00314A(1)-(6) Left window panels  
00314B Middle window  
00314B(1)-(6) Middle window panels  
00314A Right window  
00314A(1)-(6) Right window panels



**Haw Par Mansion**  
**List of Artefacts**  
**Glass Panes to be Restored**



Door and windows at the corner tower of the Garden

- 00315A Door
- 00315B(1)-(4) Window panels
- 00315C(1)-(4) Window panels
- 00315D(1)-(4) Window panels
- 00315E(1)-(4) Window panels
- 00315F(1)-(4) Window panels



00316  
 Painting on the door at the corner tower of the Garden

(N/A)



00317  
 1 glass door and 5 windows (at roof)



00318  
Glass doors and windows (at Room T-2 at roof)



00319A-C  
Glass with frame (at Room T-3 at roof)



00320  
1 glass door and 2 windows (at Room T-1 at roof)



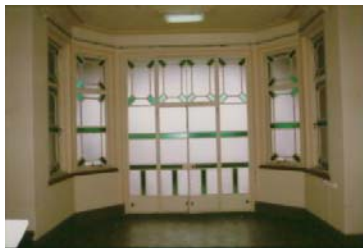
00321  
A pair of glass decoration on top of a coin-like door (at 1/F)



Room A



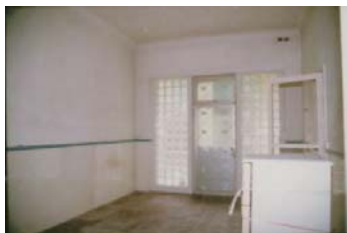
Room S-1



Room Q



Room S-2



Room M-1 (glass blocks)



Workmen's Annex

00335  
Colour glass panels



00340  
Door (at Room B)

## **Appendix XIX-2**

### **List of Artefacts – Fixtures and Built-in Items**

**Haw Par Mansion**  
**List of Artefacts - Fixtures and Built-in Items**<sup>1</sup>

Item No.	AMO Reference No.	Description	Material(s)	Location <sup>2</sup>	Item of Conservation Guidelines refers
1.	00203	Built-in cabinet	Wood	S-2	C.19
2.	00204A	Cream-coloured built-in display cabinet	Wood	R-1	C.19
3.	00204B	Cream-coloured built-in display cabinet	Wood	R-1	C.19
4.	00205A	Cream-coloured built-in display cabinet	Wood	R-1	C.19
5.	00205B	Cream-coloured built-in display cabinet	Wood	R-1	C.19
6.	00205C	Cream-coloured built-in display cabinet	Wood	R-1	C.19
7.	00205D	Cream-coloured built-in display cabinet	Wood	R-1	C.19
8.	00206	Cream-coloured built-in display cabinet	Wood	L	C.19
9.	00209A	Built-in glass-fronted display cabinet (near front door and Rm F) (with an image of Tiger/Leopard)	Wood, glass	A	C.19
10.	00209B	Built-in glass-fronted display cabinet (near front door and Rm B) (with an image of Tiger/Leopard)	Wood, glass	A	C.19
11.	00209C	Built-in glass-fronted display cabinet (near back door) (with an image of Tiger/Leopard)	Wood, glass	A	C.19
12.	00210A	Mirror of a set of built-in display cabinet (associated with fireplace)	Glass	B	C.16
13.	00210B	A set of built-in display cabinet (associated with fireplace)	Wood, glass	B	C.16, C.18
14.	00210C	Fireplace	Stone	B	C.16
15.	00211	Glass-fronted display cabinet (with images of Tiger/Leopard)	Wood, glass	B	C.19
16.	00212	Triangular table with a mirror	Glass	B	**
17.	00215	Sink	Metal	M-1	**
18.	00216A	1 set of white built-in cupboard in the pantry (upper part)	Wood	M-1 (pantry)	C.19
19.	00216B	1 set of white built-in cupboard in the pantry (lower part)	Wood	M-1	C.19
20.	00222	Dumb waiter	Metal	M-2 (kitchen)	C.17
21.	00224	Double kitchen sink	Metal	M-2	**
22.	00227	Cooker hood	Metal	M-2	**
23.	00228	Cooker hood	Metal	M-2	**
24.	00233A	Mirror	Glass	F	C.16
25.	00233B	Fireplace	Stone	F	C.16
26.	00234A	Mirror	Glass	P-1	C.16
27.	00234B	Fireplace	Stone	P-1	C.16
28.	00235	Fireplace	Stone	K	C.16
29.	00236	Fireplace	Stone	S-2	C.16
30.	00237	Fireplace	Stone	S-3	C.16
31.	00238A	Mirror	Glass	D	C.16
32.	00238B	Fireplace	Stone	D	C.16
33.	00239(1)	Screen with carvings	Wood	B	C.13
34.	00239(2)	Door with carvings	Wood	B	C.13
35.	00240(1)	Screen with carvings	Wood	C	C.13
36.	00240(2)	Door with carvings	Wood	C	C.13

<sup>1</sup> The content of this list may not be exhaustive.

<sup>2</sup> Location refers to separate "Haw Par Mansion List of Artefacts – Key Plans" as attached in Appendix XIX-5.

\*\* No specific requirement.

**Haw Par Mansion  
List of Artefacts  
Fixtures and Built-in Items**

**Appendix XIX-2**


<b>Item No.</b>	<b>AMO Reference No.</b>	<b>Description</b>	<b>Material(s)</b>	<b>Location<sup>2</sup></b>	<b>Item of Conservation Guidelines refers</b>
37.	00241(1)	Screen with carvings	Wood	D	C.13
38.	00241(2)	Door with carvings	Wood	D	C.13
39.	00242(1)	Screen with carvings	Wood	F	C.13
40.	00242(2)	Door with carvings	Wood	F	C.13
41.	00243(1)	Screen with carvings	Wood	G	C.13
42.	00243(2)	Door with carvings	Wood	G	C.13
43.	00244	Door with carvings	Wood	P-1	C.13
44.	00247	Handrail and guard of the staircase from the ground floor through to the roof floor	Wood, paint	L, Q	C.10
45.	00249A	Grille	Porcelain	T-3	C.24
46.	00249B	Grille	Porcelain	T-3	C.24
47.	00249C	Grille	Porcelain	T-3	C.24
48.	00249D	Grille	Porcelain	T-3	C.24
49.	00249E	Grille	Porcelain	T-3	C.24
50.	00249F	Grille	Porcelain	T-3	C.24
51.	00270	Relief	Clay	L	C.3
52.	00271A	Relief (with a man riding a horse)	Clay, painting	E	C.3
53.	00271B	Relief (with trees)	Clay, painting	E	C.3
54.	00271C	Relief (with a table)	Clay, painting	E	C.3
55.	00271D	Relief (with men riding an elephant)	Clay, painting	E	C.3
56.	00272	Relief (with a woman riding a peacock)	Clay, painting	T	C.3
57.	00273A	Projecting Chinese style eave (hanging over staircase)	Cement, painting	A	C.2
58.	00273B	Projecting Chinese style eave (near Rm E)	Cement, painting	A	C.2
59.	00289	Ceiling light fitting	Glass	J-2	C.22
60.	00301A	Hexagonal lantern	Glass, metal	I	B.10
61.	00301B	Hexagonal lantern	Glass, metal	I	B.10
62.	00322A	Back door (Moon-gate facing <i>the Legend</i> )	Metal, wood	A	B.6
63.	00322B	Front door (Moon-gate facing the private garden)	Metal, wood	A	B.6
64.	00323	Door (Room E to Room A)	Metal	E	**
65.	00324	Door (Room O to staircase)	Metal	O	**
66.	00325A	Door (from staircase to Room T-1 at roof)	Metal	T-1	**
67.	00325B	Frame (next to 00325A)	Metal	T-1	**
68.	00325C	Frame (next to a glass door and a window)	Metal	T-1	**
69.	00326	Main Garden Gate (with HP logo)	Metal	Private garden	D.8
70.	00327	Metal grille	Metal	C	C.12
71.	00334A	Door of the safe	Wood, metal	P-1	C.21
72.	00334B	Gate of the safe	Metal	P-1	C.21
73.	TBG 00543	Built-in display cabinet (with an image of Tiger/Leopard)	Wood, glass	D	C.19
74.	37	Mirror and timber base (separated)	Glass, wood	K (above #00235)	C.16
75.	38	Mirror and timber base (separated)	Glass, wood	S-2 (above #00236)	C.16
76.	39	Mirror and timber base (separated)	Glass, wood	S-3 (above #00237)	C.16

\*\* No specific requirement.







			
<p>00203 Built-in cabinet (in Room S-2)</p>	<p>00204A Cream-coloured built-in display cabinet (in Room R-1)</p>		
<p>00204B Cream-coloured built-in display cabinet (in Room R-1)</p>	<p>00205A Cream-coloured built-in display cabinet (in Room R-1)</p>		
<p>00205B Cream-coloured built-in display cabinet (in Room R-1)</p>	<p>00205C Cream-coloured built-in display cabinet (in Room R-1)</p>		
<p>00205D Cream-coloured built-in display cabinet (in Room R-1)</p>	<p>00206 Cream-coloured built-in display cabinet (in Room R-1)</p>		



	
<p>00209A Built-in glass-fronted display cabinet (with an image of Tiger/Leopard) (in Room A, near front door and Rm F)</p>	<p>00209B Built-in glass-fronted display cabinet (with an image of Tiger/Leopard) (in Room A, near front door and Rm B)</p>
	
<p>00209C Built-in glass-fronted display cabinet (with an image of Tiger/Leopard) (in Room A, near back door)</p>	<p>00210A Mirror of a set of built-in display cabinet (associated with fireplace) 00210B A set of built-in display cabinet 00210C Fireplace (in Room B)</p>
	
<p>00211 Glass-front display cabinet (in Room B)</p>	<p>00212 Triangular table with a mirror (in Room R-1)</p>
	
<p>00215 Sink (in Room M-1)</p>	<p>00216A &amp; B 1 set of white built-in cupboard in the pantry (upper part and lower part) (in Room M-1)</p>

	
<p>00222 Dumb waiter (in Room M-2)</p>	<p>00224 Double kitchen sink (in Room M-2)</p>
	 
<p>00227 &amp; 00228 Cooker hoods (in Room M-2)</p>	<p>00233A Mirror (in Room F)</p>
	  <p style="text-align: right;">00234A</p>
<p>00233B Fireplace (in Room F)</p>	<p>00234A Mirror 00234B Fireplace (in Room P-1)</p>
	
<p>00235 Fireplace (in Room K)</p>	<p>00236 Fireplace (in Room S-2)</p>

**Haw Par Mansion  
List of Artefacts  
Fixtures and Built-in Items**

	 
<p>00237 Fireplace (in Room S-3)</p>	<p>00238A Mirror (in Room D)</p>
	
<p>00238B Fireplace (Room D)</p>	<p>(N/A)</p>
	
<p>00239(1) Screen with carvings (Room B)</p>	<p>00239(2) Door with carvings (Room B)</p>
	
<p>00240(1) Screen with carvings (Room C)</p>	<p>00240(2) Door with carvings (Room C)</p>



	
<p>00241(1) Screen with carvings (Room D)</p>	<p>00241(2) Door with carvings (Room D)</p>
	
<p>00242(1) Screen with carvings (Room F)</p>	<p>00242(2) Door with carvings (Room F)</p>
	
<p>00243(1) Screen with carvings (Room G)</p>	<p>00243(2) Door with carvings (Room G)</p>
	
<p>00244 Door with carvings (Room P-1)</p>	<p>(N/A)</p>



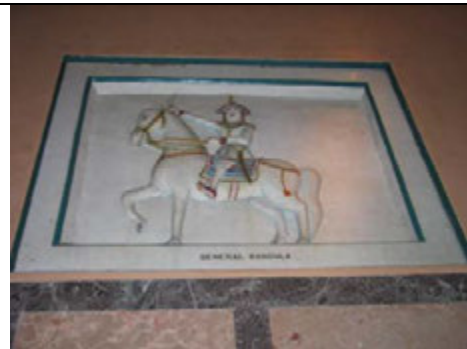
00247 Handrail and guard of the staircase from the ground floor through to the roof floor



00249A to F  
 Grilles  
 (in Room T-3)



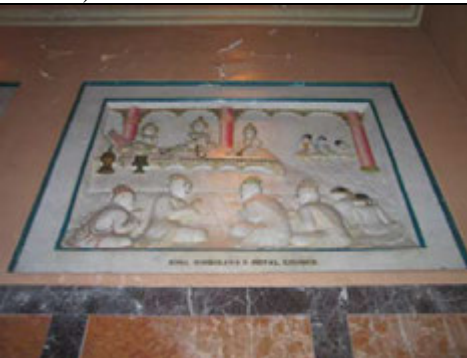
00270  
 Relief  
 (in Room L)



00271A  
 Relief (with a man riding a horse)  
 (in Room E)



00271B  
 Relief (with trees)  
 (in Room E)



00271C  
 Relief (with a table)  
 (in Room E)

	
<p>00271D Relief (with men riding an elephant) (in Room E)</p>	<p>00272 Relief (with a woman riding a peacock) (in Room T)</p>
	
<p>00273A Projecting Chinese style eave (hanging over staircase) (in Room A)</p>	<p>00273B Projecting Chinese style eave (hanging over staircase) (in Room A)</p>
	
<p>00289 Ceiling light fitting (in Room J-2)</p>	<p>00301A Hexagonal lantern (I)</p>
	
<p>00301B Hexagonal lantern (I)</p>	<p>00322A Back door (Moon-gate) (Room A)</p>



	
<p>00322B          Front door (Moon-gate facing the private garden)          (Room A)</p>	<p>00323          Door (Room E to Room A)</p>
	
<p>00324          Door          (Room O to staircase)</p>	<p>00325A          Door (from staircase to Room T-1 at roof)          (in Room T-1)</p>
	
<p>00325B          Frame (next to 00325A)          (in Room T-1)</p>	<p>00325C          Frame (next to a glass door and a window)          (in Room T-1)</p>
	
<p>00326          Main Garden Gate (with HP logo)          (in private garden)</p>	<p>00327          Metal grille          (in Room C)</p>



	
<p>00334A Door of the safe (in Room P-1)</p>	<p>00334B Gate of the safe (in Room P-1)</p>
	
<p>TBG 00543 Built-in display cabinet (with an image of Tiger/Leopard) (in Room D)</p>	<p>37 Mirror and timber base (separated)</p>
	
<p>38 Mirror and timber base (separated)</p>	<p>39 Mirror and timber base (separated)</p>

**Appendix XIX-3**

**List of Artefacts – Movable Items**

**Haw Par Mansion**  
**List of Artefacts: Movable Items<sup>1</sup>**

Item No.	AMO Reference No.	Description	Material(s)	Original Location <sup>2</sup>	Current Location <sup>3</sup>	Item of Conservation Guidelines refers
1.	00062	Framed carving bearing Chinese characters “永定中川虎豹別墅”	Wood, glyptostrobus pensilis	F	B (in Box E)	C.23
2.	00063	Framed carving bearing Chinese characters “虎豹別墅”	Wood, glyptostrobus pensilis	F	B (in Box E)	C.23
3.	00064	Framed carving bearing Chinese characters “永定虎豹別墅”	Wood, glyptostrobus pensilis	F	B (in Box E)	C.23
4.	00065A	Side table with 2 arched-door-shaped layers	Metal, glass	F	F	**
5.	00065B	Side table with 2 arched-door-shaped layers	Metal, glass	F	F	**
6.	00066	Floor ashtray	Metal, glass	F	B	**
7.	00067	Side table with 2 rotary round layers	Metal, glass	F	D	**
8.	00068A	Red chair	Wood, cloth	F	F	**
9.	00068B	Red chair	Wood, cloth	F	F	**
10.	00069A	Cupboard	Wood	F	F	**
11.	00069B	Glass on top of the cabinet	Glass	F	F	**
12.	00070	Rectangular trowel with plastic handle	Metal, plastics	F	B (in Box E)	**
13.	00071	Leaf-shaped trowel with wooden handle	Metal, wood	F	B (in Box E)	**
14.	00072A	White small round table	Wood	F	F	**
15.	00072B	Glass on top of the table	Glass	F	F	**
16.	00072C	White table cloth	Cloth	F	F	**
17.	00073A	Round table	Wood	F	F	**
18.	00073B	Glass on top of the table	Glass	F	F	**
19.	00073C	Tablecloth with flowery pattern	Cloth	F	B (in Box D)	**
20.	00073D	Tablecloth with flowery pattern	Cloth	F	B (in Box D)	**
21.	00074	Picture frame bearing the date “民國二十四年”	Wood	F	F	**
22.	00075A	Coat tree	Metal	F	F	**
23.	00075B	Coat tree	Metal	F	F	**
24.	00076	Glass top of a round table	Glass	F	F	**
25.	00077	Glass-fronted display cabinet	Wood, glass	F	F	**
26.	00078	Buddhist trophy bearing Chinese inscription “南山獻頌”	Copper, wood	F	B (in Box B)	**
27.	00079	Star-shaped medal (with an image of Tiger)	Copper, wood	F	B	C.23
28.	00080	Sculpture of 2 ladies	Glass	F	B	**
29.	00081A	Musical instrument with copper plates	Wood, copper	F	B	**
30.	00081B	Mallet of the musical instrument	Wood, copper	F	B	**
31.	00082	Commemorative shield bearing Chinese inscription “星輝四照 ” in a glass cover	Metal, wood, glass	F	B (in Box B)	**
32.	00083A	Cards	Paper	F	B (in Box E)	**

<sup>1</sup> The content of this list is not exhaustive.

<sup>2&3</sup> Location refers to separate “Haw Par Mansion List of Artefacts – Key Plans” as attached in Appendix XIX-5.

\*\* No specific requirement.

**Haw Par Mansion  
List of Artefacts  
Movable Items**

**Appendix XIX-3**

<b>Item No.</b>	<b>AMO Reference No.</b>	<b>Description</b>	<b>Material(s)</b>	<b>Original Location<sup>2</sup></b>	<b>Current Location<sup>3</sup></b>	<b>Item of Conservation Guidelines refers</b>
33.	00083B	Receipt of Man Kee Store	Paper	F	B (in Box E)	**
34.	00083C	Name list	Paper	F	B (in Box E)	**
35.	00083D	Visiting permits	Paper	F	B (in Box E)	C.23
36.	00083E	Letter from Hong Kong Standard dated 8 Nov. 1957	Paper	F	B (in Box E)	C.23
37.	00083F	3 sets of stamps	Paper	F	B (in Box E)	**
38.	00083G	Case	Plastics	F	B (in Box E)	**
39.	00084A	Floor lamp	Porcelain	F	F	**
40.	00084B	Floor lamp	Porcelain	F	F	**
41.	00085A	Vase	Metal	F	B	**
42.	00085B	Vase	Metal	F	B	**
43.	00086	Corner display cabinet	Wood, glass	F	F	**
44.	00087A	Enamel photo (Mr. AW Boon Haw and his wife)	Porcelain	F	B (in Box E)	C.23
45.	00087B	Stretcher for the enamel photo	Wood	F	B (in Box E)	C.23
46.	00088	Shell ornament	Shell	F	B (in Box E)	**
47.	00089	Sculpture of the Buddha in a glass cover, celebrating the 65 <sup>th</sup> birthday of Mr. Aw Boon Haw	Copper, glass, wood	F	B (in Box B)	C.23
48.	00090	Single table with a round top and square stand	Wood, copper	F	B	**
49.	00091A	Chair with a round back	Wood, cloth	F	F	**
50.	00091B	Chair with a round back	Wood, cloth	F	F	**
51.	00091C	Chair with a round back	Wood, cloth	F	F	**
52.	00091D	Chair with a round back	Wood, cloth	F	F	**
53.	00092A	Chair with a rectangular back	Wood, cloth	F	F	**
54.	00092B	Chair with a rectangular back	Wood, cloth	F	F	**
55.	00092C	Chair with a rectangular back	Wood, cloth	F	F	**
56.	00092D	Chair with a rectangular back	Wood, cloth	F	F	**
57.	00093	Chinese painting celebrating the completion of the construction of the Haw Par Mansion	Paper	F	D	C.23
58.	00094A	A tower-shaped piece of glass of a mirror	Glass	F	D	**
59.	00094E	A piece of the glass frame of the mirror	Glass	F	D	**
60.	00094F	A piece of the glass frame of the mirror	Glass	F	D	**
61.	00094G	A piece of the glass frame of the mirror	Glass	F	D	**
62.	00094H	A piece of the glass frame of the mirror	Glass	F	D	**
63.	00094I	A piece of the glass frame of the mirror	Glass	F	D	**
64.	00094J	A piece of the glass frame of the mirror	Glass	F	D	**
65.	00094K	A piece of the glass frame of the mirror	Glass	F	D	**
66.	00094L	A piece of the glass frame of the mirror	Glass	F	D	**
67.	00094M	A piece of the glass frame of the mirror	Glass	F	D	**
68.	00094N	A piece of the glass frame of the mirror	Glass	F	D	**
69.	00094O	A piece of the glass frame of the mirror	Glass	F	D	**
70.	00094P	A piece of the glass frame of the mirror	Glass	F	D	**
71.	00094Q	Glass background and wooden frame of the mirror	Glass, wood	F	F	**
72.	00095A	Porcelain stand	Porcelain	F	F	**
73.	00095B	Porcelain stand	Porcelain	F	F	**

Item No.	AMO Reference No.	Description	Material(s)	Original Location <sup>2</sup>	Current Location <sup>3</sup>	Item of Conservation Guidelines refers
74.	00096	Wooden carved picture bearing Chinese characters “星島日報創刊十週年紀念”, a tiger and 3 stars	Wood, metal	F	D	C.23
75.	00097	Side table with 2 glass layers	Glass, metal	F	F	**
76.	00098	Side table with 2 wooden layers	Wood	F	F	**
77.	00099	Side table	Metal	F	F	**
78.	00100	Rectangular wooden stool	Wood	F	F	**
79.	00101A	Round glass top of a table	Glass	F	B	**
80.	00101B	Single round table with 1 metal leg	Metal	F	B	**
81.	00102	Corner display cabinet	Wood, glass	F	F	**
82.	00103	Floor ashtray	Metal	F	B	**
83.	00104	White sculpture of Mr. AW Boon Haw	Pottery	F	B (in Box B)	C.23
84.	00105A	2 sets of drawers together with a round mirror of a dresser	Metal, glass	F	F	**
85.	00105B	2 pieces of glass on top of the above 2 drawers	Glass	F	F	**
86.	00105C	1 set of drawers of the dresser	Metal	F	F	**
87.	00105D	1 piece of glass on top of dresser numbered “00105C”	Glass	F	F	**
88.	00105E	1 set of drawers of the dresser	Metal	F	F	**
89.	00105F	1 piece of glass on top of dresser numbered “00105E”	Glass	F	F	**
90.	00105G	1 cabinet	Metal	F	F	**
91.	00105H	1 piece of glass on top of the cabinet	Glass	F	F	**
92.	00106A	Ottoman	Metal, cloth	F	F	**
93.	00106B	Cover of the ottoman	Cloth	F	B (in Box D)	**
94.	00108A	The smallest table of a nest of tables	Wood	F	B	**
95.	00108B	Medium-sized table of a nest of tables	Wood	F	B	**
96.	00108C	The biggest table of a nest of tables	Wood	F	B	**
97.	00109	Red celebration curtain for the 60 <sup>th</sup> birthday of Mr. AW Boon Haw	Cloth	F	B (in Box D)	C.23
98.	00110	Red celebration curtain with embroidery “壽山福海”	Cloth	F	B (in Box D)	**
99.	00111	Red celebration curtain with embroidery “福如東海”	Cloth	F	B (in Box D)	**
100.	00112	Red celebration curtain with embroidery “壽比南山”	Cloth	F	B (in Box D)	**
101.	00113	Grey stool with tenons	Wood	F	F	**
102.	00114	Red celebration curtain with embroidery “壽”	Cloth	F	B (Box D)	C.23
103.	00115A	Blue advertisement curtain with an embroidered tiger (with an image of Tiger and wordings “虎標萬金油”)	Cloth	F	B (Box D)	C.23
104.	00115B	Wrapping paper	Paper	F	B (Box D)	**
105.	00116	Chinese calligraphy “美輪美奐” (林文慶題)	Cloth	F	B (Box C)	C.23
106.	00117	Chinese calligraphy “抱義樂善” (蔣中正題)	Paper	F	B (Box C)	C.23
107.	00118	Wrapping paper with handwritten Chinese characters “虎豹別墅落成誌慶”	Paper	F	B (Box D)	C.23

Item No.	AMO Reference No.	Description	Material(s)	Original Location <sup>2</sup>	Current Location <sup>3</sup>	Item of Conservation Guidelines refers
108.	00119A	First part of couplets “新登七級浮奢萬里風雲歸眼底”	Paper	F	B (Box C)	C.23
109.	00119B	Second part of couplets “恰值重陽佳節滿園松菊在尊前”	Paper	F	B (Box C)	C.23
110.	00120A	First part of couplets “豹變馳四方妙譽”	Paper	F	B (Box C)	C.23
111.	00120B	Second part of couplets “丹成稚一點善心”	Paper	F	B (Box C)	C.23
112.	00121A	First part of couplets “名就推東南巨子”	Paper	F	B (Box C)	C.23
113.	00121B	Second part of couplets “丹成振億萬蒼生”	Paper	F	B (Box C)	C.23
114.	00122	Turntable with a mirror on top	Glass, metal	F	F	**
115.	00123	Chinese calligraphy celebrating the completion of the construction of the Haw Par Mansion	Paper	F	B (Box C)	C.23
116.	00124	Red paper showing list of guests to the 65 <sup>th</sup> birthday party of Mr. AW Boon Haw on 17 Jan. 36 <sup>th</sup> Republican Year	Paper	F	D	C.23
117.	00125	Empty suitcase in silver colour, with a tiger on the shell	Metal	F	B	C.23
118.	00126	Empty suitcase in silver colour, with a tiger, Chinese characters “胡文虎” and “AW BOON HAW” painted on the shell	Metal	F	B	C.23
119.	00127	Empty suitcase, with a tiger and “A.B.H.” painted on the shell	Leather	F	B	C.23
120.	00128	Empty suitcase, with a tiger painted on the shell	Leather	F	B	C.23
121.	00129	Empty suitcase, with a tiger and “A.B.H.” painted on the shell (carry handle is missing)	Leather	F	B	C.23
122.	00130	Suitcase, with a piece of paper bearing handwritten Chinese words “內有胡文虎先生之衣物” pasted on the shell	Paper	F	B	C.23
123.	00131	Black mandarin jacket ( <i>magua</i> )	Silk	F	B (in Box C)	**
124.	00132	Creamed-coloured mandarin trousers	Silk	F	B (in Box C)	**
125.	00133	Black sash with white underneath	Cloth	F	B (in Box C)	**
126.	00134	White shirt	Cloth	F	B (in Box C)	**
127.	00135	White waist coat	Cloth	F	B (in Box C)	**
128.	00136	New white shirt together with packaging	Cloth and plastic bag	F	B (in Box C)	**
129.	00137	New white shirt without plastic bag	Cloth	F	B (in Box C)	**
130.	00138	Blue mandarin robe	Silk	F	B (in Box C)	**
131.	00139	Black mandarin jacket ( <i>magua</i> )	Silk	F	B (in Box C)	**
132.	00140	Blue mandarin robe of the Sincere Department Store	Silk	F	B (in Box C)	**
133.	00141	Black mandarin jacket ( <i>magua</i> ) with veiled pattern	Silk	F	B (in Box C)	**

Item No.	AMO Reference No.	Description	Material(s)	Original Location <sup>2</sup>	Current Location <sup>3</sup>	Item of Conservation Guidelines refers
134.	00142	Blue mandarin jacket ( <i>magua</i> ) of the Wing On Department Store	Silk	F	B (in Box C)	**
135.	00143	Blue mandarin robe	Silk	F	B (in Box C)	**
136.	00144	Blue mandarin trousers with white waist	Silk	F	B (in Box C)	**
137.	00145	Vertically-striped white shirt	Cloth	F	B (in Box C)	**
138.	00146	White mandarin casual wear without collar	Silk	F	B (in Box C)	**
139.	00147	White mandarin trousers	Silk	F	B (in Box C)	**
140.	00148	White mandarin trousers	Silk	F	B (in Box C)	**
141.	00149	A case of cuff buckles (2 pairs and 4 single ones)	Metal	F	B (in Box C)	**
142.	00150A	Buttons sewed onto a stripe of cloth	Plastics, cloth	F	B (in Box C)	**
143.	00150B	Bag holding the buttons and stripe of cloth	Paper	F	B (in Box C)	**
144.	00151A	Bow tie branded "AKCO"	Cloth	F	B (in Box C)	**
145.	00151B	Bow tie branded "Wilson Brother"	Cloth	F	B (in Box C)	**
146.	00151C	Bow tie branded "Apollo"	Cloth	F	B (in Box C)	**
147.	00152A	Blue pocket handkerchief together with packaging	Cloth	F	B (in Box C)	**
148.	00152B	Green Pocket handkerchief together with packaging	Cloth	F	B (in Box C)	**
149.	00153A	White rubber band	Cloth, plastics	F	B (in Box C)	**
150.	00153B	White rubber band	Cloth, plastics	F	B (in Box C)	**
151.	00154A	White shirt's collar	Cloth	F	B (in Box C)	**
152.	00154B	White shirt's collar	Cloth	F	B (in Box C)	**
153.	00155A	White suspender	Cloth	F	B (in Box C)	**
154.	00155B	Suspender in alternative grey and brown colours	Cloth	F	B (in Box C)	**
155.	00155C	Suspender in alternative red, blue and grey colours	Cloth	F	B (in Box C)	**
156.	00155D	Light green checked suspender	Cloth	F	B (in Box C)	**
157.	00155E	Suspender in alternative red and grey colours	Cloth	F	B (in Box C)	**
158.	00155F	Suspender in alternative brown, red and apricot colours	Cloth	F	B (in Box C)	**
159.	00155G	Blue suspender with grey trim	Cloth	F	B (in Box C)	**
160.	00155H	Blue suspender	Cloth	F	B (in Box C)	**



Item No.	AMO Reference No.	Description	Material(s)	Original Location <sup>2</sup>	Current Location <sup>3</sup>	Item of Conservation Guidelines refers
161.	00156A	Stamp pad	Plastics, red paint	F	B (in Box C)	C.23
162.	00156B	Rectangular stamp bearing the carved Chinese name of Mr. AW Boon Haw	Stone	F	B (in Box C)	C.23
163.	00157	Oval-shaped stamp bearing the carved Chinese name of Mr. AW Boon Haw	Wood	F	B (in Box C)	C.23
164.	00158A	Flower pot bearing Chinese words “萬金油花園”	Porcelain	H	Basement	C.23
165.	00158B	Flower pot bearing Chinese words “萬金油花園” and “Tiger Balm”	Porcelain	H	Basement	C.23
166.	00158C	Flower pot bearing Chinese words “萬金油花園” and “Tiger Balm”	Porcelain	H	Basement	C.23
167.	00159A	Elephant flower pot	Porcelain	H	H	**
168.	00159B	Elephant flower pot	Porcelain	H	H	**
169.	00160A	Ink pen holder	Stone, metal	F	B (in Box E)	C.23
170.	00160B	Ink box	Glass, metal	F	B (in Box E)	C.23
171.	00160C	Ink box	Glass, metal	F	B (in Box E)	C.23
172.	00160D	Ink pen with a transparent shaft	Metal	F	B (in Box E)	C.23
173.	00160E	Ink pen with an ivory-coloured shaft	Metal	F	B (in Box E)	C.23
174.	00160F	Copper plate coming off from the ink pen holder, with Chinese characters “虎豹別墅落成之喜” inscribed on it	Copper	F	B (in Box E)	C.23
175.	00161A	Fan	Cloth	F	B (in Box D)	**
176.	00161B	Fan, bearing inscription “YIN E KHYNE” on the handle	Cloth	F	B (in Box D)	**
177.	00162	Framed, knitted picture from Xiamen	Wood, glass, silk	A	D	C.23
178.	00163	Framed Chinese calligraphy “流(?)參佐三間屋”	Wood, glass, paper	A	D	C.23
179.	00164	Framed Chinese calligraphy “湖海豪誇百尺廈”	Wood, glass, paper	A	D	C.23
180.	00165	Framed, knitted picture with Chinese characters “胡文虎 文豹先生新居落成紀念”	Wood, glass, silk	A	D	C.23
181.	00166	Framed, knitted picture bearing Chinese characters “浙西沈銓寫”	Wood, glass, silk	A	To be confirmed	C.23
182.	00167	Framed, knitted picture with Chinese characters “乾隆壬戌中秋南蘋沈銓寫”	Wood, glass, silk	A	D	C.23
183.	00168A	Cupboard (upper part)	Wood, glass, cloth	P-1	P-1	**
184.	00168B	Cupboard (lower part)	Wood	P-1	P-1	**
185.	00169A	Executive desk	Wood	P-1	P-1	**
186.	00169B	1 piece of glass on top of the desk	Glass	P-1	P-1	**
187.	00169C	Armchair with square cushioned back	Wood, cloth	P-1	B	**
188.	00169D	Chair with cushioned seat	Wood, cloth	P-1	B	**
189.	00170	Side table	Wood	P-1	B	**
190.	00172A	Wardrobe (upper part)	Wood	P-2	P-2	**

**Haw Par Mansion  
List of Artefacts  
Movable Items**

**Appendix XIX-3**

<b>Item No.</b>	<b>AMO Reference No.</b>	<b>Description</b>	<b>Material(s)</b>	<b>Original Location<sup>2</sup></b>	<b>Current Location<sup>3</sup></b>	<b>Item of Conservation Guidelines refers</b>
191.	00172B	Wardrobe (lower part)	Wood	P-2	P-2	**
192.	00173	Wardrobe	Wood	P-2	P-2	**
193.	00174A	Cupboard	Wood	P-2	P-2	**
194.	00174B	Rack with 2 shelves	Wood	P-2	P-2	**
195.	00175	Corner display cabinet	Wood, glass	O	O	**
196.	00176A	White cupboard with drawers	Wood	L	L	**
197.	00176B	White cupboard without drawers	Wood	L	L	**
198.	00177	Wardrobe	Wood	K	K	**
199.	00178A	Part of a dresser with a mirror	Wood, glass	K	K	**
200.	00178B	A piece of glass on top of the part numbered "00178A"	Glass	K	K	**
201.	00178C	Cone-shaped glass	Glass	K	K	**
202.	00178D	Cabinet left to the mirror	Wood	K	K	**
203.	00178E	A piece of glass on top of the cabinet	Glass	K	K	**
204.	00179	Wardrobe	Wood	K	K	**
205.	00180	Blue Wardrobe	Wood	K	K	**
206.	00181	Chair with rattan seat	Wood, rattan	J-1	J-2	**
207.	00182	Wardrobe	Wood	J-1	J-1	**
208.	00183	Cupboard	Wood	J-1	J-1	**
209.	00184	Cupboard	Wood	J-1	J-1	**
210.	00185	Desk	Wood	J-1	J-1	**
211.	00186	Side table	Wood, stone	J-2	J-2	**
212.	00187A	Wardrobe (upper part)	Wood	J-2	J-2	**
213.	00187B	Wardrobe (lower part – with mirror)	Wood, glass	J-2	J-2	**
214.	00187C	Wardrobe (lower part – without mirror)	Wood	J-2	J-2	**
215.	00188A	Cabinet (right to toilet bowl)	Wood	J-2	F	**
216.	00188B	Cabinet (at the back of the toilet bowl)	Wood	J-2	B	**
217.	00189A	Wardrobe (upper part)	Wood	S-3	S-3	**
218.	00189B	Wardrobe (lower part)	Wood	S-3	S-3	**
219.	00190A	A set of drawers of a dresser	Wood	S-3	S-3	**
220.	00190B	1 piece of glass on top of the drawers	Glass	S-3	S-3	**
221.	00190C	Cabinet without drawers	Wood	S-3	S-3	**
222.	00190D	1 piece of glass on top of the cabinet	Glass	S-3	S-3	**
223.	00190E	Mirror with 2 fluorescent lights	Glass	S-3	S-3	**
224.	00190F	Pouf	Leather	S-3	F	**
225.	00191A	Wardrobe (upper part)	Wood	S-3	S-3	**
226.	00191B	Wardrobe (lower part)	Wood	S-3	S-3	**
227.	00191C	Small cabinet (left to the wardrobe)	Wood	S-3	S-3	**
228.	00192A	Cupboard	Wood, glass	S-3	S-3	**
229.	00192B	Glass on top	Glass	S-3	S-3	**
230.	00193A	Wardrobe (upper part)	Wood	S-3	S-3	**
231.	00193B	Wardrobe (lower part)	Wood	S-3	S-3	**
232.	00194A	Wardrobe (upper part)	Wood	S-3	S-3	**
233.	00194B	Wardrobe (lower part)	Wood	S-3	S-3	**
234.	00195	Basin	Metal	S-3	S-2	**
235.	00196	Cabinet	Wood, stone	S-3	S-3	**
236.	00197	Stool with rattan seat	Wood, rattan	S-3	S-3	**
237.	00198	Cupboard	Wood	S-1	S-1	**
238.	00199A	Red cabinet with a drawer	Wood	S-1	F	**
239.	00199B	Red cabinet with a drawer	Wood	S-1	F	**
240.	00200	White wardrobe	Wood	S-2	S-2	**
241.	00201	White cabinet	Wood	S-2	S-2	**
242.	00202	White wardrobe with a mirror	Wood, glass	S-2	S-2	**

Item No.	AMO Reference No.	Description	Material(s)	Original Location <sup>2</sup>	Current Location <sup>3</sup>	Item of Conservation Guidelines refers
243.	00207	Display cabinet	Wood, glass	T-1	T-1	**
244.	00208	Corner display cabinet	Wood, glass	D	D	**
245.	00213	Corner cabinet without doors	Wood	C	C	**
246.	00217A	6-door cabinet	Wood	M-1	M-1	**
247.	00217B	1-door cabinet	Wood	M-1	M-1	**
248.	00218	Refrigerator (near a flight of plain stairs to the pantry)	Metal	M-1	M-1	**
249.	00219A	Cupboard (upper part)	Wood, glass	M-1	M-1	**
250.	00219B	Cupboard (lower part)	Wood, glass	M-1	M-1	**
251.	00220	Rack	Iron	M-1	M-1	**
252.	00221	Refrigerator (beside the rack)	Metal	M-1	M-1	**
253.	00223	White cupboard	Wood	M-2	M-2	**
254.	00225	White cupboard	Wood	M-2	M-2	**
255.	00226A	Stove (left-hand-side) and cupboard	Metal, wood	M-2	M-2	**
256.	00226B	Stove (middle) and rack	Metal	M-2	M-2	**
257.	00226C	Stove (right-hand-side) and cupboard	Metal, wood	M-2	M-2	**
258.	00229 A-1	White cupboard	Wood	M-2	M-2	**
259.	00229 A-2	White cupboard	Wood	M-2	M-2	**
260.	00229B	White cupboard	Wood	M-2	M-2	**
261.	00230	White cupboard	Wood	M-2	M-2	**
262.	00231	Stool	Wood	M-2	M-2	**
263.	00232	Clock	Metal, glass	M-2	M-2	**
264.	00245A-1	Arm-chair with a curved back and 4 metal legs	Cloth, metal	E	E	**
265.	00245A-2	Arm-chair with a curved back and 4 metal legs	Cloth, metal	E	E	**
266.	00245B-1	Chair with a rectangular back and 4 metal legs	Cloth, metal	E	F	**
267.	00245B-2	Chair with a rectangular back and 4 metal legs	Cloth, metal	E	G	**
268.	00245C-1	Arm-chair with a rectangular back and metal arms	Cloth, metal	E	F	**
269.	00245C-2	Arm-chair with a rectangular back and metal arms	Cloth, metal	E	F	**
270.	00245C-3	Arm-chair with a rectangular back and metal arms	Cloth, metal	E	E	**
271.	00246A	Bear sculpture	Wood	I	B	**
272.	00246B	Bear sculpture	Wood	I	B	**
273.	00248A	Black desk	Wood	T-3	T-3	**
274.	00248B	A piece of glass on top of the desk	Glass	T-3	T-3	**
275.	00250	Carpet lying on stairs and pins <sup>4</sup>	Cloth, metal	O	B	C.10
276.	00251	Carpet lying on stairs and pins <sup>4</sup>	Cloth, metal	L (staircase leading to the 1/F)	B	C.10
277.	00252	Carpet lying on stairs and pins <sup>4</sup>	Cloth, metal	Q (staircase leading to the roof floor)	B	C.10
278.	00253	Carpet	Cloth	D	B	**
279.	00254	Carpet	Cloth	F	B	**
280.	00255	Carpet	Cloth	J-1	B	**
281.	00256	Carpet	Cloth	K	B	**

<sup>4</sup> There are altogether 114 metal pins fixing the carpets lying on the staircase (accession numbers 00250-00252).

**Haw Par Mansion  
List of Artefacts  
Movable Items**

**Appendix XIX-3**

<b>Item No.</b>	<b>AMO Reference No.</b>	<b>Description</b>	<b>Material(s)</b>	<b>Original Location<sup>2</sup></b>	<b>Current Location<sup>3</sup></b>	<b>Item of Conservation Guidelines refers</b>
282.	00257	Carpet	Cloth	L (Area between Rm J and K)	B	**
283.	00258	Carpet	Cloth	L (the part just next to Area R)	B	**
284.	00259	Carpet	Cloth	R	B	**
285.	00260	Carpet	Cloth	O	B	**
286.	00261	Carpet	Cloth	P-1	B	**
287.	00262	Carpet	Cloth	S-1	B	**
288.	00263	Carpet	Cloth	S-2	B	**
289.	00264	Carpet	Cloth	S-3	B	**
290.	00266	1 set of curtains, together with a layer of lace	Cloth	B	B	**
291.	00267	1 set of curtains, together with a layer of lace	Cloth	D	B	**
292.	00268	1 set of curtains	Cloth	F	B	**
293.	00269	1 set of curtains	Cloth	P-1	B	**
294.	00274A	Hanging pendant	Glass	H	D	C.22
295.	00274B	Hanging pendant	Glass	I	D	C.22
296.	00275	Chandelier	Glass	A	D	C.22
297.	00276A	Hanging pendant	Glass, metal	B	B	C.22
298.	00276B	Hanging pendant	Glass, metal	B	B	C.22
299.	00277A	Wall lamp	Metal	B	D	C.22
300.	00277B	Wall lamp	Metal	B	D	C.22
301.	00277C	Wall lamp	Metal	B	D	C.22
302.	00277D	Wall lamp	Metal	B	D	C.22
303.	00277E	Wall lamp	Metal	B	D	C.22
304.	00278	Hanging pendant	Glass, metal	B	D	C.22
305.	00279	Hanging pendant	Glass, metal	D	D	C.22
306.	00280	Hanging pendant	Glass, metal	D	B	C.22
307.	00281A	Wall lantern	Glass, metal	C (near windows)	D	C.22
308.	00281B	Wall lantern	Glass, metal	C (opposite windows)	D	C.22
309.	00282	Hanging pendant	Glass, metal	E	D	C.22
310.	00283	Hanging pendant	Glass, metal	F	D	C.22
311.	00284	Ceiling light fitting	Glass, metal	O	D	C.22
312.	00285A	Hanging pendant	Glass, metal	P-1	D	C.22
313.	00285B	Hanging pendant	Glass, metal	P-1	D	C.22
314.	00286	Hanging pendant	Glass, metal	P-3	D	C.22
315.	00287	Hanging pendant	Glass, metal	J-1	B	C.22
316.	00288	Hanging pendant	Glass, metal	J-1	D	C.22
317.	00290	Ceiling light fitting	Glass	L	D	C.22
318.	00291	Ceiling light fitting	Glass	M-1 (pantry)	D	C.22
319.	00292	Hanging pendant	Glass, metal	L	D	C.22
320.	00293A	Wall lamp	Glass, metal	R-1	D	C.22
321.	00293B	Wall lamp	Glass, metal	R-1	D	C.22
322.	00295	Hanging pendant	Glass, metal	S-3	D	C.22
323.	00296	Hanging pendant	Glass, metal	S-2	D	C.22
324.	00297A	Wall lamp	Glass, metal	T-2	D	C.22
325.	00297B	Wall lamp	Glass, metal	T-2	D	C.22

Item No.	AMO Reference No.	Description	Material(s)	Original Location <sup>2</sup>	Current Location <sup>3</sup>	Item of Conservation Guidelines refers
326.	00297C	Wall lamp	Glass, metal	T-2	D	C.22
327.	00297D	Wall lamp	Glass, metal	T-2	D	C.22
328.	00297E	Wall lamp	Glass, metal	T-2	D	C.22
329.	00297F	Wall lamp	Glass, metal	T-2	D	C.22
330.	00298	Hanging pendant with a globe	Glass, metal	G	D	C.22
331.	00299	Hanging pendant with a globe	Glass, metal	J-2	D	C.22
332.	00300	Hanging pendant with a globe	Glass, metal	S-3	D	C.22
333.	00302A	Round lantern	Glass, metal	I	D	B.10
334.	00302B	Round lantern	Glass, metal	I	D	B.10
335.	00303	Rectangular ceiling light fitting	Glass, metal	R-2	D	C.22
336.	00304	Rectangular ceiling light fitting	Glass, metal	T-3	D	C.22
337.	00305A	Square ceiling light fitting	Glass, metal	T-4	D	C.22
338.	00305B	Square ceiling light fitting	Glass, metal	T-5	D	C.22
339.	00306	Spherical ceiling light fitting	Glass, metal	U	D	C.22
340.	00307A	Wall lantern	Glass, metal	L (staircase leading to 1/F)	D	C.22
341.	00307B	Wall lantern	Glass, metal	L (staircase leading to 1/F)	D	C.22
342.	00308A	Wall lantern	Glass, metal	Q (staircase leading to the roof floor)	D	C.22
343.	00308B	Wall lantern	Glass, metal	Q (staircase leading to the roof floor)	D	C.22
344.	00328	Mirror	Glass, wood	G	G	**
345.	00329	Cabinet	Glass, wood	J-2	J-2	**
346.	00330	Cabinet	Glass, wood	S-2	S-2	**
347.	00331	Cabinet	Glass, wood	S-3	S-3	**
348.	00332	Cabinet	Glass, wood	K	K	**
349.	00333	Cabinet	Glass, wood	P-3	P-3	**
350.	00336A	Deer sculpture	Metal	Private garden	Private garden	D.1
351.	00336B	Deer sculpture	Metal	Private garden	Private garden	D.1
352.	00336C	Deer sculpture	Metal	Private garden	Private garden	D.1
353.	00337	Cabinet (with an image of Tiger/Leopard)	Wood, glass	balcony of S-1	balcony of S-1	C.23
354.	00338	Cabinet (with an image of Tiger/Leopard)	Wood, glass	balcony of S-1	balcony of S-1	C.23
355.	00339	Rectangular ceiling light fitting	Glass, metal	balcony of S-1	D	C.22

Item No.	AMO Reference No.	Description	Material(s)	Original Location <sup>2</sup>	Current Location <sup>3</sup>	Item of Conservation Guidelines refers
356.	00343	Glass-fronted display cabinet (with an image of Tiger/Leopard)	Wood, glass	M-3	M-3	C.23
357.	00344A	Cabinet (upper part)	Wood	M-3	M-3	**
358.	00344B	Cabinet (lower part)	Wood	M-3	M-3	**
359.	00345	Cabinet	Wood	M-3	M-3	**
360.	00346	Glass-fronted display cabinet (with an image of Tiger/Leopard)	Wood	M-3	M-3	C.23
361.	00431	Glass-fronted display cabinet (with an image of Tiger/Leopard)	Wood	M-3	M-3	C.23
362.	00444A	Umbrella (with an image of Tiger/Leopard)	Cloth	S-2	B	C.23
363.	00444B	Umbrella (with an image of Tiger/Leopard)	Cloth	S-2	B	C.23
364.	00445	Hand shears, wood handles, no maker's name, modern	Wood, metal	Pavilion of the public garden	B (in Box F)	**
365.	00446	Hand shears, wood handles painted red, no maker's name, modern	Wood, metal	Pavilion of the public garden	B (in Box F)	**
366.	00447	Extra long shears, wood handles, marked "UNF" on blade tightening nut, antique	Wood, metal	Pavilion of the public garden	B (in Box F)	**
367.	00448	Axe, steel pipe handle, steel axe-head grooved, no maker's name	Wood, metal	Pavilion of the public garden	D (in Box A)	**
368.	00449	Hand axe, wood handle, no maker's name	Wood, metal	Pavilion of the public garden	B (in Box F)	**
369.	00450	Metal cleaver, turned wood handle, no maker's name	Wood, metal	Pavilion of the public garden	B (in Box F)	**
370.	00451	Ball head hammer, wood handle, no maker's name	Wood, metal	Pavilion of the public garden	B (in Box F)	**
371.	00452	Steel handsaw, black plastic handle, no maker's name, modern	Wood, plastics	Pavilion of the public garden	B (in Box F)	**
372.	00453	Steel handsaw, trade mark "SUPER MAN", black plastic handle, modern	Wood, plastics	Pavilion of the public garden	B (in Box F)	**
373.	00454	Steel trowel, wood handle	Wood, metal	Pavilion of the public garden	B (in Box F)	**
374.	00455	Steel trowel, wood handle	Wood, metal	Pavilion of the public garden	B (in Box F)	**
375.	00456	Metal oil can with spout and plunger, marked "RABONE PETERSON & CO. LTD. INCORPORATING JOHN MORETON & CO. LTD. (EXPORT SECTION ONLY) BIRMINGHAM, TRADE" and a butterfly mark	Metal	Pavilion of the public garden	B (in Box F)	**
376.	00457	Miniature wooden chair	Wood	Pavilion of the public garden	B	**

Item No.	AMO Reference No.	Description	Material(s)	Original Location <sup>2</sup>	Current Location <sup>3</sup>	Item of Conservation Guidelines refers
377.	00458	Miniature wooden chair	Wood	Pavilion of the public garden	B	**
378.	00459	Home made rake, wire mesh tines, bamboo handle	Wood, metal	Pavilion of the public garden	D (in Box A)	**
379.	00460	Triangular steel file, wood handle	Wood, metal	Pavilion of the public garden	D (in Box F)	**
380.	00461	Triangular steel file, wood handle	Wood, metal	Pavilion of the public garden	B (in Box F)	**
381.	00462	Tubular steel pipe, flattened and rounded at one end to form spud or weeder	Metal	Pavilion of the public garden	B (in Box F)	**
382.	00463	Home made cold chisel, made from steel reinforcement bar	Metal	Pavilion of the public garden	B (in Box F)	**
383.	00464	Home made spike, pointed end, made from steel reinforcement bar	Metal	Pavilion of the public garden	B (in Box F)	**
384.	00465	Tubular steel pipe, flattened at one end to form spud or weeder	Metal	Pavilion of the public garden	B (in Box F)	**
385.	00466	“RINGERS” chocolate tin, “Alkmaar Rotterdam Holland”	Metal	Pavilion of the public garden	B (in Box F)	**
386.	00467	Wooden oval section bar for general purpose use	Wood	Pavilion of the public garden	D (in Box A)	**
387.	00468	Wood and bristle scrubbing brush for scrubbing flower pots	Wood, bristle	Pavilion of the public garden	B (in Box F)	**
388.	00471	“D” handle metal shovel	Wood, metal	Pavilion of the public garden	D	**
389.	00472	Brown flower pot with dragon motifs	Porcelain	basement	basement	**
390.	00473	Brown flower pot with dragon motifs	Porcelain	basement	basement	**
391.	00474	Brown flower pot with dragon motifs	Porcelain	basement	basement	**
392.	00475	Brown flower pot with dragon motifs	Porcelain	basement	basement	**
393.	00476	Brown flower pot with dragon motifs	Porcelain	basement	basement	**
394.	00477	Brown flower pot with dragon motifs	Porcelain	basement	basement	**
395.	00478	Brown flower pot with dragon motifs	Porcelain	basement	basement	**
396.	00479	Brown flower pot with dragon motifs	Porcelain	basement	basement	**
397.	00480	Brown flower pot with dragon motifs	Porcelain	basement	basement	**
398.	TBG 00540	Rectangular ceiling light fitting	Glass, metal	R-1 (balcony facing public garden)	D	C.22
399.	TBG 00541	Hanging pendant with a globe	Glass, metal	S-2	D	C.22



Item No.	AMO Reference No.	Description	Material(s)	Original Location <sup>2</sup>	Current Location <sup>3</sup>	Item of Conservation Guidelines refers
400.	TBG 00542	Rectangular ceiling light fitting	Glass, metal	Shelter outside Rm E	D	C.22
401.	1.1	Square table	Wood	(no record)	B	**
402.	1.2	Square table	Wood	(no record)	B	**
403.	1.3	Square table	Wood	(no record)	B	**
404.	1.4	Square table	Wood	(no record)	B	**
405.	2.1	Cabinet with paintings (lower part)	Wood	(no record)	B	**
406.	2.1	Cabinet with paintings (upper part)	Wood	(no record)	B	**
407.	3	Oval framed carvings	Wood	(no record)	B	**
408.	4	Painting frames	Metal	(no record)	B	**
409.	5.1	Triangular three-legged stand	Metal	(no record)	B	**
410.	5.2	Triangular three-legged stand	Metal	(no record)	B	**
411.	7.1	Green single-seat sofa	Leather	(no record)	B	**
412.	7.2	Green single-seat sofa	Leather	(no record)	B	**
413.	7.3	Green single-seat sofa	Leather	(no record)	B	**
414.	8.1	Round stand	Wood	(no record)	B	**
415.	8.2	Round stand	Wood	(no record)	B	**
416.	9.1	Rectangular table	Wood	(no record)	B	**
417.	9.2	Rectangular table	Wood	(no record)	B	**
418.	10	Ink stone	Stone	(no record)	B	**
419.	11	Rectangular bench	Wood	(no record)	B	**
420.	12	Triangular table stand	Wood	(no record)	B	**
421.	13	White round table with glass on top	Wood, glass	(no record)	B	**
422.	14	Round single-legged table with glass on top	Wood, glass	(no record)	B	**
423.	15	Pouf	Wood, leather	(no record)	B	**
424.	16.1	Red four-legged stand	Wood	(no record)	B	**
425.	16.2	Red four-legged stand	Wood	(no record)	B	**
426.	16.3	Red four-legged stand	Wood	(no record)	B	**
427.	16.4	Red four-legged stand	Wood	(no record)	B	**
428.	17	Cabinet	Wood	(no record)	B	**
429.	18	Patterned round table	Metal	(no record)	B	**
430.	20.1	Armchair with a square back	Cloth	(no record)	B	**
431.	20.2	Armchair with a square back	Cloth	(no record)	B	**
432.	21	Sticks	Wood	(no record)	B	**
433.	22	Three-legged bottle	Metal	(no record)	B	**
434.	23.1	Rectangular two-legged table	Wood	(no record)	B	**
435.	23.2	Rectangular two-legged table	Wood	(no record)	B	**
436.	24	Rectangular marble-topped table	Marble, wood	(no record)	B	**
437.	25A,B	Single-legged round table	Wood	(no record)	B	**
438.	25C	Round glass of table	Glass	(no record)	B	**
439.	25.1B	White cross-legged round table	Wood	(no record)	B	**
440.	25.1C	White cross-legged round table	Wood	(no record)	B	**
441.	26	Armchair with cushion	Wood, cloth	(no record)	B	**
442.	27	Three-legged bottle	Metal	(no record)	B	**
443.	28	Sofa	Leather	(no record)	B	**
444.	29	Light fittings (packed)	Metal	(no record)	F	**
445.	30	Light fittings (packed)	Metal	(no record)	F	**
446.	31	Lamp	Glass, metal	(no record)	B	**
447.	33	Lantern	Glass, metal	(no record)	B	**
448.	34	Lantern	Glass, metal	(no record)	B	**
449.	36A	Four-legged square table	Wood	(no record)	B	**
450.	36B	Square glass on top of table	Glass	(no record)	B	**








**Haw Par Mansion  
List of Artefacts  
Movable Items**

**Appendix XIX-3**

<b>Item No.</b>	<b>AMO Reference No.</b>	<b>Description</b>	<b>Material(s)</b>	<b>Original Location<sup>2</sup></b>	<b>Current Location<sup>3</sup></b>	<b>Item of Conservation Guidelines refers</b>
451.	40.1-2	Vase with base	Metal	(no record)	B (in Box G)	**
452.	41	Souvenir cup	Metal	(no record)	B (in Box G)	**
453.	42	A pair of cattle sculptures	Wood	(no record)	B (in Box G)	**
454.	44	Stand lamp	Metal	(no record)	B	**
455.	46	Wheeled armchair	Leather, metal	(no record)	B	**
456.	48	Wood vase	Wood	(no record)	B	**
457.	49	Stone grind with stick	Stone	(no record)	B	**
458.	51	Meal tray (black)	Wood	(no record)	B	**
459.	52	Meal tray (red)	Wood	(no record)	B	**
460.	53	Silver suitcase	Metal	(no record)	F	**
461.	( ) 1	Wheel sculptures	Wood	(no record)	B (in Box G)	**
462.	( ) 2	Sculpture	Wood	(no record)	B (in Box G)	**
463.	( ) 3	Sculpture	Wood	(no record)	B (in Box G)	**
464.	( ) 4	Sculpture	Wood	(no record)	B (in Box G)	**
465.	( ) 5	Black suitcase	Leather, metal	(no record)	B	**
466.	( ) 8	Piano	Metal, wood	(no record)	B	**
467.	F-4	Bed frame	Metal	(no record)	F	**

	
<p>00062 Framed carving bearing Chinese characters “永定中川虎豹別墅” (in Box E)</p>	<p>00063 Framed carving bearing Chinese characters “虎豹別墅” (in Box E)</p>
	
<p>00064 Framed carving bearing Chinese characters “永定虎豹別墅” (in Box E)</p>	<p>00065A Side table with 2 arched-door-shaped layers</p>
	
<p>00065B Side table with 2 arched-door-shaped layers</p>	<p>00066 Floor ashtray</p>
	
<p>00067 Side table with 2 rotary round layers</p>	<p>00068A Red chair</p>

	
<p>00069A Cupboard 00069B Glass on top</p>	<p>00070 Rectangular trowel with plastic handle (in Box E)</p>
	
<p>00071 Leaf-shaped trowel with wooden handle (in Box E)</p>	<p>00072A White small round table 00072B Glass on top of the table 00072C White table cloth</p>
	
<p>00073A Round table 00073B Glass on top of the table 00073C Tablecloth with flowery pattern (in Box D) 00073D Tablecloth with flowery pattern (in Box D)</p>	<p>00074 Picture frame bearing the date “民國二十四年”</p>
	
<p>00075A &amp; B Coat tree</p>	<p>00076 Glass top of a round table</p>

	
<p>00077 Glass-fronted display cabinet</p>	<p>00078 Buddhist trophy bearing Chinese inscription “南山獻頌” (in Box B)</p>
	
<p>00079 Star-shaped medal (in Box E)</p>	<p>00080 Sculpture of 2 ladies</p>
	
<p>00081A Musical instrument with copper plates 00081B Mallet of the musical instrument</p>	<p>00082 Commemorative shield bearing Chinese inscription “星輝四照” in a glass cover</p>
	
<p>00083A Cards 00083B Receipt of Man Kee Store 00083C Name list 00083D Visiting permits 00083E Letter from Hong Kong Standard (8/11/57) 00083F 3 sets of stamps 00083G Case (All in Box E)</p>	<p>00084A &amp; B Floor lamps</p>



					
<p>00085A &amp; B Vase</p>			<p>00086</p>	<p>Corner display cabinet</p>	
					
<p>00087A Enamel photo 00087B Stretcher for the enamel photo (All in Box E)</p>			<p>00088</p>	<p>Shell ornament (in Box B)</p>	
					
<p>00089</p>	<p>Sculpture of the Buddha in a glass cover, celebrating the 65<sup>th</sup> birthday of Mr. Aw Boon Haw (in Box B)</p>		<p>00090</p>	<p>Single table with a round top and square stand</p>	
					
<p>00091A</p>	<p>Chair with a round back</p>		<p>00091B</p>	<p>Chair with a round back</p>	

					
00091C	Chair with a round back		00091D	Chair with a round back	
					
00092A	Chair with a rectangular back		00092B	Chair with a rectangular back	
					
00092C	Chair with a rectangular back		00092D	Chair with a rectangular back	
					
00093	Chinese painting celebrating the completion of the construction of the Haw Par Mansion		(N/A)		











<p>00094A, E to P 00094Q</p>	<p>Parts of a mirror Glass background and wooden frame of the mirror</p>		
<p>00095A &amp; B Porcelain stand</p>	<p>00096 Wooden carved picture bearing Chinese characters “星島日報創刊十週年紀念”, a tiger and 3 stars</p>		
<p>00097 Side table with 2 glass layers</p>	<p>00098 Side table with 2 wooden layers</p>		
<p>00099 Side table</p>	<p>00100 Rectangular wooden stool</p>		

	
<p>00101A Round glass top of a table 00101B Single round table with 1 metal leg</p>	<p>00102 Corner display cabinet</p>
	
<p>00103 Floor ashtray</p>	<p>000104 White sculpture of Mr. AW Boon Haw (in Box B)</p>
	
<p>00105A to H A dresser with a round mirror and cabinets</p>	<p>00106A Ottoman 00106B Cover of the ottoman (in Box D)</p>
	
<p>00108A to C A nest of tables (3 nos.)</p>	<p>00109 Red celebration curtain for the 60<sup>th</sup> birthday of Mr. AW Boon Haw (in Box D)</p>



















	
<p>00110 Red celebration curtain with embroidery “壽山福海” (in Box D)</p>	<p>00111 Red celebration curtain with embroidery “福如東海” (in Box D)</p>
	
<p>00112 Red celebration curtain with embroidery “壽比南山” (in Box D)</p>	<p>00113 Grey stool with tenons</p>
	
<p>00114 Red celebration curtain with embroidery “壽” (in Box D)</p>	<p>00115A Blue advertisement curtain with an embroidered tiger (with an image of Tiger and wordings “虎標萬金油”) (in Box D) 00115B Wrapping paper (in Box D)</p>
	
<p>00116 Chinese calligraphy “美輪美奐” (林文慶題) (in Box D)</p>	<p>00117 Chinese calligraphy “抱義樂善” (蔣中正題) (in Box D)</p>

	
<p>00118 Wrapping paper with handwritten Chinese characters “虎豹別墅落成誌慶” (in Box D)</p>	<p>00119A &amp; B Couplet (in Box D) “新登七級浮奢萬里風雲歸眼底” “恰值重陽佳節滿園松菊在尊前”</p>
	
<p>00120A &amp; B Couplet (in Box D) “豹變馳四方妙譽” “丹成椎一點善心”</p>	<p>00121A &amp; B Couplet (in Box D) “名就推東南巨子” “丹成振億萬蒼生”</p>
	
<p>00122 Turntable with a mirror on top</p>	<p>00123 Chinese calligraphy celebrating the completion of the construction of the Haw Par Mansion (in Box C)</p>
	
<p>00124 Red paper showing list of guests to the 65<sup>th</sup> birthday party of Mr. AW Boon Haw on 17 Jan. 36<sup>th</sup> Republican Year</p>	<p>00125 Empty suitcase in silver colour, with a tiger on the shell</p>







			
<p>00126 Empty suitcase in silver colour, with a tiger, Chinese characters “胡文虎” and “AW BOON HAW” painted on the shell</p>	<p>00127 Empty suitcase, with a tiger and “A.B.H.” painted on the shell</p>		
<p>00128 Empty suitcase, with a tiger painted on the shell</p>	<p>00129 Empty suitcase, with a tiger and “A.B.H.” painted on the shell (carry handle is missing)</p>		
<p>00130 Suitcase, with a piece of paper bearing handwritten Chinese words “內有胡文虎先生之衣物” pasted on the shell</p>	<p>00131 Black mandarin jacket (<i>magua</i>) (in Box C)</p>		
<p>00132 Creamed-coloured mandarin trousers (in Box C)</p>	<p>00133 Black sash with white underneath (in Box C)</p>		



	
<p>00134 White shirt (in Box C)</p>	<p>00135 White waist coat (in Box C)</p>
	
<p>00136 New white shirt together with packaging (in Box C)</p>	<p>00137 New white shirt without plastic bag (in Box C)</p>
	
<p>00138 Blue mandarin robe (in Box C)</p>	<p>00139 Black mandarin jacket (<i>magua</i>) (in Box C)</p>
	
<p>00140 Blue mandarin robe of the Sincere Department Store (in Box C)</p>	<p>00141 Black mandarin jacket (<i>magua</i>) with veiled pattern (in Box C)</p>

			
<p>00142 Blue mandarin jacket (<i>magua</i>) of the Wing On Department Store (in Box C)</p>	<p>00143 Blue mandarin robe (in Box C)</p>		
			
<p>00144 Blue mandarin trousers with white waist (in Box C)</p>	<p>00145 Vertically-striped white shirt (in Box C)</p>		
			
<p>00146 White mandarin casual wear without collar (in Box C)</p>	<p>00147 and 00148 White mandarin trousers (in Box C)</p>		
			
<p>00149 A case of cuff buckles (2 pairs and 4 single ones) (in Box C)</p>	<p>00150A Buttons sewed onto a stripe of cloth 00150B Bag holding the buttons and stripe of cloth (All in Box C)</p>		



	
<p>00151A Bow tie branded "AKCO" 00151B Bow tie branded "Wilson Brother" 00151C Bow tie branded "Apollo" 00152A Blue pocket handkerchief together with packaging 00152B Green Pocket handkerchief together with packaging 00153A White rubber band 00153B White rubber band 00154A White shirt's collar 00154B White shirt's collar (All in Box C)</p>	<p>00155A White suspender 00155B Suspender in alternative grey and brown colours 00155C Suspender in alternative red, blue and grey colours 00155D Light green checked suspender 00155E Suspender in alternative red and grey colours 00155F Suspender in alternative brown, red and apricot colours 00155G Blue suspender with grey trim 00155H Blue suspender (All in Box C)</p>
	
<p>00156A Stamp pad 00156B Rectangular stamp bearing the carved Chinese name of Mr. AW Boon Haw (All in Box C)</p>	<p>00157 Oval-shaped stamp bearing the carved Chinese name of Mr. AW Boon Haw (in Box C)</p>
	
<p>00158A Flower pot bearing Chinese words "萬金油花園" 00158B &amp; C Flower pot bearing Chinese words "萬金油花園" and "Tiger Balm"</p>	<p>00159A &amp; B Elephant flower pot</p>

	
<p>00160A Ink pen holder 00160B Ink box 00160C Ink box 00160D Ink pen with a transparent shaft 00160E Ink pen with an ivory-coloured shaft 00160F Copper plate coming off from the ink pen holder, with Chinese characters “虎豹別墅落成之喜” inscribed on it (All in Box E)</p>	<p>00161A Fan 00161B Fan, bearing inscription “YIN E KHYNE” on the handle (All in Box D)</p>
	
<p>00162 Framed, knitted picture from Xiamen</p>	<p>00163 Framed Chinese calligraphy “流(?)參佐三間屋” 00164 Framed Chinese calligraphy “湖海豪誇百尺廈”</p>
	
<p>00165 Framed, knitted picture with Chinese characters “胡文虎 文豹先生新居落成紀念”</p>	<p>00166 Framed, knitted picture with Chinese characters “浙西沈銓寫”</p>
	
<p>00167 Framed, knitted picture with Chinese characters “乾隆壬戌中秋南蘋沈銓寫”</p>	<p>00168A Cupboard (upper part) 00168B Cupboard (lower part)</p>

	
<p>00169A Executive desk 00169B 1 piece of glass on top of the desk</p>	<p>00169C Armchair with square cushioned back 00169D Chair with cushioned seat</p>
	
<p>00170 Side table</p>	<p>00172A Wardrobe (upper part) 00172B Wardrobe (lower part)</p>
	
<p>00173 Wardrobe</p>	<p>00174A Cupboard 00174B Rack with 2 shelves</p>
	 <p style="text-align: center;">00176A                      00176B</p>
<p>00175 Corner display cabinet</p>	<p>00176A White cupboard with drawers 00176B White cupboard without drawers</p>



	
<p>00177 Wardrobe</p>	<p>00178A Part of a dresser with a mirror 00178B A piece of glass on top of the part numbered "00178A" 00178C Cone-shaped glass 00178D Cabinet left to the mirror 00178E A piece of glass on top of the cabinet</p>
	
<p>00179 Wardrobe</p>	<p>00180 Wardrobe</p>
	
<p>00181 Chair with rattan seat</p>	<p>00182 Wardrobe</p>
	
<p>00183 Cupboard</p>	<p>00184 Cupboard</p>

	
<p>00185 Desk</p>	<p>00186 Side table</p>
	 
<p>00187A Wardrobe (upper part) 00187B Wardrobe (lower part – with mirror) 00187C Wardrobe (lower part – without mirror)</p>	
	
<p>00188A Cabinet</p>	<p>00188B Cabinet</p>
 	
<p>00189A Wardrobe (upper part) 00189B Wardrobe (lower part)</p>	<p>(N/A)</p>

	
00190A	A set of drawers of a dresser
00190B	1 piece of glass on top of the drawers
00190C	Cabinet without drawers
00190D	1 piece of glass on top of the cabinet
00190E	Mirror with 2 fluorescent lights
00190F	Pouf
	
00191A	Wardrobe (upper part)
00191B	Wardrobe (lower part)
00191C	Small cabinet
	
00192A	Cupboard
00192B	Glass on top
00193A	Wardrobe (upper part)
00193B	Wardrobe (lower part)
	
00194A	Wardrobe (upper part)
00194B	Wardrobe (lower part)
00195	Basin



	
<p>00196 Cabinet</p>	<p>00197 Stool with rattan seat</p>
	
<p>00198 Cupboard</p>	<p>00199A &amp; B Red cabinet with a drawer</p>
	
<p>00200 White wardrobe</p>	<p>00201 White cabinet</p>
	
<p>00202 White wardrobe with a mirror</p>	<p>00207 Display cabinet</p>



			
00208 Corner display cabinet (protected by timber boards)	00213 Corner cabinet without doors		
			
00217A 6-door cabinet	00217B 1-door cabinet		
			
00218 Refrigerator (near a flight of plain stairs to the pantry)	00219A Cupboard (upper part) 00219B Cupboard (lower part)		
			
00220 Rack	00221 Refrigerator (beside the rack)		

		
<p>00223 White cupboard</p>	<p>00225 White cupboard</p>	
		
<p>00226A Stove (left-hand-side) and cupboard</p>	<p>00226B Stove (middle) and rack</p>	<p>00226C Stove (right-hand-side) and cupboard</p>
		
<p>00229A-1 White cupboard</p>	<p>00229A-2 White cupboard</p>	<p>00229B White cupboard</p>
		
<p>00230 White cupboard</p>	<p>00231 Stool</p>	

	
<p>00232 Clock</p>	<p>00245A-1 Arm-chair with a curved back and 4 metal legs</p>
	
<p>00245A-2 Arm-chair with a curved back and 4 metal legs</p>	<p>00245B-1 Chair with a rectangular back and 4 metal legs</p>
	
<p>00245B-2 Chair with a rectangular back and 4 metal legs</p>	<p>00245C-1 Arm-chair with a rectangular back and metal arms</p>
	
<p>00245C-2 Arm-chair with a rectangular back and metal arms</p>	<p>00245C-3 Arm-chair with a rectangular back and metal arms</p>



	
<p>00246A        Bear sculpture</p>	<p>00246B        Bear sculpture</p>
	
<p>00248A Black desk        00248B A piece of glass on top of the desk</p>	<p>00250 to 00252        Carpet lying on stairs and pins</p>
	
<p>00253 to 00264 Carpet</p>	
	
<p>00266, 00267 Curtains with a layer of lace        00268, 00269 Curtains</p>	<p>(N/A)</p>



00274A & B  
Hanging pendants



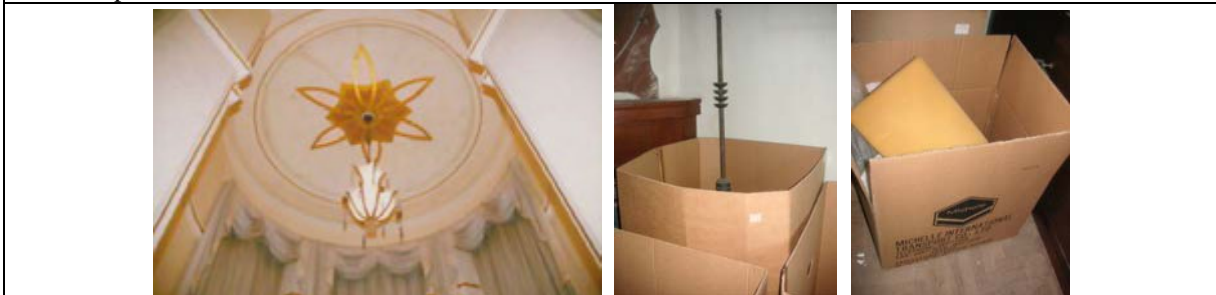
00275  
Chandelier



00276A & B  
Hanging pendants



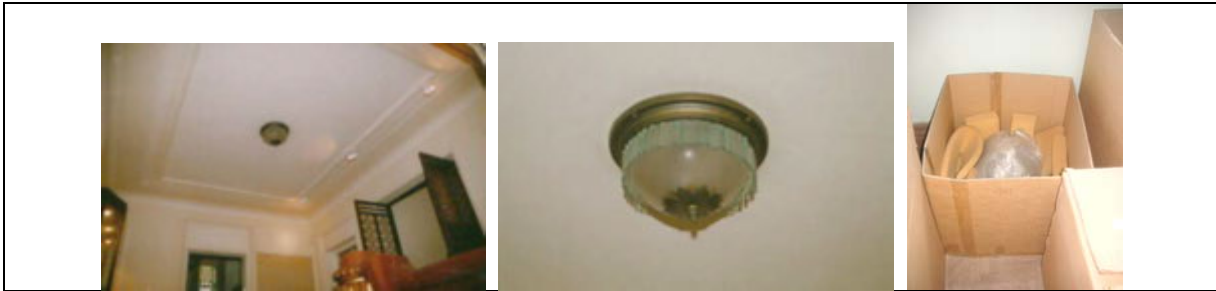
00277A to E  
Wall lamps



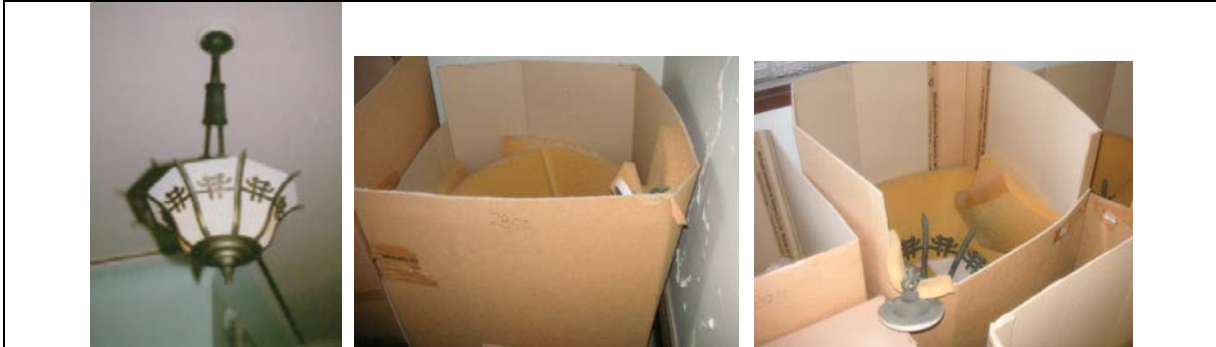
00278  
Hanging pendant

				
<p>00279 Hanging pendant</p>				
				
<p>00280 Hanging pendant</p>				
				
<p>00281A &amp; B Wall lantern</p>				
				
<p>00282 Hanging pendant</p>				
				
<p>00283 Hanging pendant</p>				





00284  
Ceiling light fitting



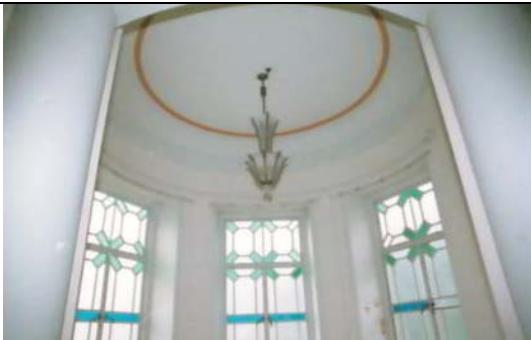

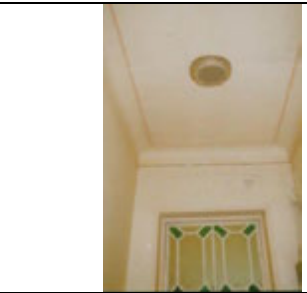



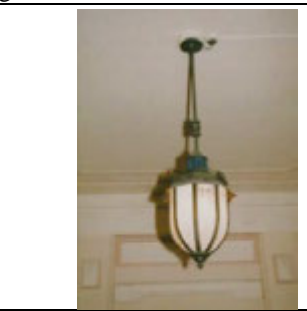




00285A & B  
Hanging pendants



00286  
Hanging pendant



00287  
Hanging pendant

		
00288 Hanging pendant		
		
00290 Ceiling light fitting		
		
00291 Ceiling light fitting		
		
00292 Hanging pendant		
		
00293A & B Wall lamps		

			
<p>00295 Hanging pendant</p>			
			
<p>00296 Hanging pendant</p>			
			
<p>00297A to F Wall lamps</p>			
			
<p>00298 Hanging pendant with a globe</p>		<p>00299 Hanging pendant with a globe</p>	
			
<p>00300 Hanging pendant with a globe</p>		<p>(N/A)</p>	



00302A & B  
Round lanterns



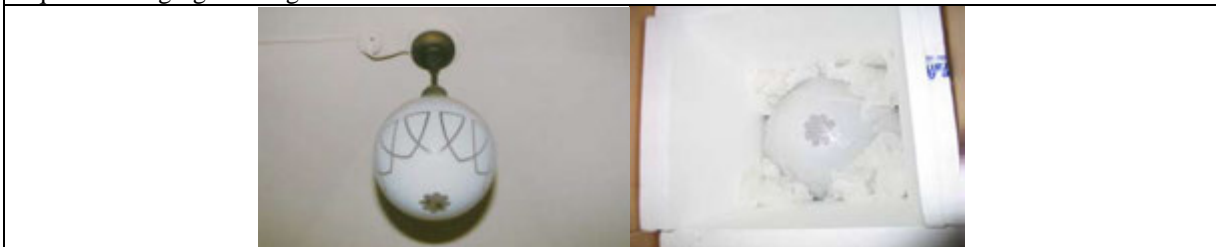
00303  
Rectangular ceiling light fitting



00304  
Rectangular ceiling light fitting



00305A & B  
Square ceiling light fitting



00306  
Spherical ceiling light fitting











		
<p>00307A &amp; B                  Wall lanterns</p>		
		
<p>00308                  Wall lanterns</p>		
		
<p>00328                  Mirror</p>	<p>00329                  Cabinet</p>	
		
<p>00330                  Cabinet</p>	<p>00331                  Cabinet</p>	

	
<p>00332 Cabinet</p>	<p>00333 Cabinet</p>
	
<p>00336A to C Deer sculptures</p>	<p>00337 Cabinet (with an image of Tiger/Leopard)</p>
	
<p>00338 Cabinet (with an image of Tiger/Leopard)</p>	<p>00339 Rectangular ceiling light fitting</p>
	
<p>00343 Glass-fronted display cabinet (with an image of Tiger/Leopard)</p>	<p>00344A &amp; B Cabinet (upper and lower parts)</p>










	
<p>00345 Glass-fronted display cabinet</p>	<p>00346 Glass-fronted display cabinet (with an image of Tiger/Leopard)</p>
	
<p>00431 Glass-fronted display cabinet (with an image of Tiger/Leopard)</p>	<p>00444A &amp; B Umbrellas (with an image of Tiger/Leopard)</p>
	
<p>00445 Hand shears, wood handles, no maker's name, modern (in Box F)</p>	<p>00446 Hand shears, wood handles painted red, no maker's name, modern (in Box F)</p>
	
<p>00447 Extra long shears, wood handles, marked "UNF" on blade tightening nut, antique (in Box F)</p>	<p>(N/A)</p>

	
<p>00448 Axe, steel pipe handle, steel axe-head grooved, no maker's name (in Box A)</p>	<p>00449 Hand axe, wood handle, no maker's name (in Box A)</p>
	
<p>00450 Metal cleaver, turned wood handle, no maker's name (in Box F)</p>	<p>00451 Ball head hammer, wood handle, no maker's name (in Box F)</p>
	
<p>00452 Steel handsaw, black plastic handle, no maker's name, modern (in Box F)</p>	<p>00453 Steel handsaw, trade mark "SUPER MAN", black plastic handle, modern (in Box F)</p>

	
<p>00454 Steel trowel, wood handle (in Box F)</p>	<p>00455 Steel trowel, wood handle (in Box F)</p>
	
<p>00456 Metal oil can with spout and plunger, marked "RABONE PETERSON &amp; CO. LTD. INCORPORATING JOHN MORETON &amp; CO. LTD. (EXPORT SECTION ONLY) BIRMINGHAM, TRADE" and a butterfly mark (in Box F)</p>	<p>00457 Miniature wooden chair</p>
	
<p>00458 Miniature wooden chair</p>	<p>00459 Home made rake, wire mesh tines, bamboo handle (in Box A)</p>
	
<p>00460 Triangular steel file, wood handle (in Box F)</p>	<p>00461 Triangular steel file, wood handle (in Box F)</p>

	
<p>00462 Tubular steel pipe, flattened and rounded at one end to form spud or weeder (in Box F)</p>	<p>00463 Home made cold chisel, made from steel reinforcement bar (in Box F)</p>
	
<p>00464 Home made spike, pointed end, made from steel reinforcement bar (in Box F)</p>	<p>00465 Tubular steel pipe, flattened at one end to form spud or weeder (in Box F)</p>
	
<p>00466 "RINGERS" chocolate tin, "Alkmaar Rotterdam Holland" (in Box F)</p>	<p>00467 Wooden oval section bar for general purpose use (in Box A)</p>
	
<p>00468 Wood and bristle scrubbing brush for scrubbing flower pots (in Box F)</p>	<p>00471 "D" handle metal shovel (in Box A)</p>



			
<p>00472 to 00480 Brown flower pots with dragon motifs (9 nos.)</p>	<p>TBG00540 Rectangular ceiling light fitting</p>		
<p>TBG00541 Hanging pendant with a globel</p>	<p>TBG00542 Rectangular ceiling light fitting</p>		
<p>1.1 to 1.4 Square tables</p>			
		<p>2.1 Cabinet with paintings (lower part)</p>	<p>2.2 Cabinet with paintings (upper part)</p>

	
<p>3 Oval framed craving</p>	<p>4 Painting frames</p>
	
<p>5.1 Triangular three-legged stand</p>	<p>5.2 Triangular three-legged stand</p>
	
<p>7.1 to 7.3 Green single-seat sofas</p>	
	
<p>8.1 Round stand</p>	<p>8.2 Round stand</p>



	
<p>9.1 Rectangular table</p>	<p>9.2 Rectangular table</p>
	
<p>10 Ink stone</p>	<p>11 Rectangular bench</p>
	
<p>12 Triangular table stand</p>	<p>13 White round table with glass on top</p>
	
<p>14 Round single-legged table with glass on top</p>	<p>15 Pouf</p>

		
<p>16.1 to 16.4 Red four-legged stand</p>		<p>17 Cabinet</p>
		
<p>18 Patterned round table</p>	<p>20.1 Armchair with a square back</p>	
		
<p>20.2 Armchair with a square back</p>	<p>21 Sticks</p>	
		
<p>22 Three-legged bottle</p>	<p>23.1 Rectangular two-legged table</p>	

	
<p>23.2        Rectangular two-legged table</p>	<p>24        Rectangular marble-topped table</p>
	
<p>25A,B        Single-legged round table</p>	<p>25C        Round glass of table</p>
<p>(N/A)</p>	
<p>(N/A)</p>	<p>25.1B,C        White cross-legged round tables</p>
	
<p>26        Armchair with cushion</p>	<p>27        Three-legged bottle</p>



	
<p>28 Sofa</p>	<p>29 Light fittings</p>
	
<p>30 Light fittings</p>	<p>32 Lamp</p>
	
<p>33 &amp; 34 Lantern</p>	<p>36A Four-legged square table 36B Square glass on top of table</p>
	
<p>40.1-2 Vase with base (in Box G)</p>	<p>41 Souvenir cup (in Box G)</p>

	
<p>42 A pair of cattle sculptures (in Box G)</p>	<p>44 Stand lamp</p>
	
<p>46 Wheeled armchair</p>	<p>48 Wood vase</p>
	
<p>49 Stone grind with stick</p>	<p>51 Meal tray (black) 52 Meal tray (red)</p>
	
<p>53 Silver suitcase</p>	<p>( )1 Wheel carvings (in Box G)</p>



	
<p>( )2        Carvings (in Box G)</p>	<p>( )3        Carvings (in Box G)</p>
	
<p>( )4        Carvings (in Box G)</p>	<p>( )5        Black suitcase</p>
	
<p>( )8        Piano</p>	<p>F-4        Bed frame</p>



**Appendix XIX-4**

**List of Figurines salvaged from Tiger Balm Garden**




**Haw Par Mansion**  
**List of Figurines salvaged from Tiger Balm Garden<sup>1</sup>**




Item No.	Description	Photo <sup>2</sup>	Dimensions <sup>3</sup>
1	Plaster tiger		Approx. 1100mmW x 600mmH x 450mmD
2	Ceramic/ plaster figurines of auspicious animals (as circled, excluding background decorations)		Approx. 250mmW x 600mmH x 800mmD each

<sup>1</sup> The content of this list is not exhaustive.


<sup>2</sup> The photos do not reflect the current conditions of the figurines. The conditions of all the figurines shall be carefully checked and restoration will be needed as necessary.

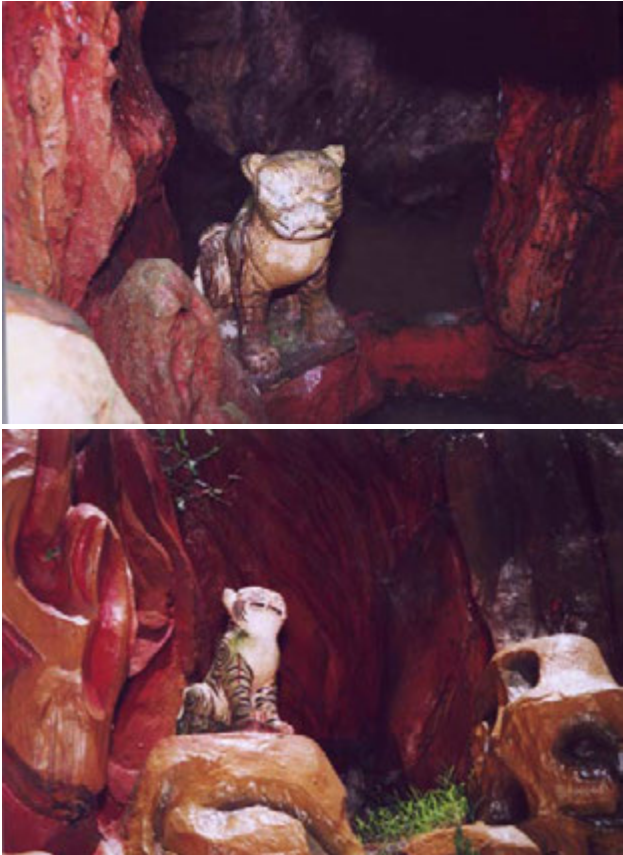

<sup>3</sup> These are approximate dimensions only. Exact dimensions shall be further verified.

Item No.	Description	Photo <sup>2</sup>	Dimensions <sup>3</sup>
3	Plaster phoenix (excluding background decoration)		Approx. 800mmW x 800mmH x 400mmD
4	Plaster figurines (The Buddha and the Servants) (3 nos., excluding background decoration)		The Buddha: Approx. 2200mmH x 1300mmW x 1200mmD The Servants: Approx. 1700mmH x 900mmW x 1000mmD each
5	Plaster figurines (The Eight gods) (2 nos., excluding background decoration)		Approx. 2200mmH x 1200-1300mmW x 800mmD each




Item No.	Description	Photo <sup>2</sup>	Dimensions <sup>3</sup>
6	Plaster figurines (The Eight gods) (2 nos., excluding background decoration)		Approx. 2200mmH x 1300mmW x 800mmD each
7	Plaster figurines (The Eight gods) (2 nos., excluding background decoration)		Approx. 2200mmH x 1300mmW x 800mmD each
8	Plaster tiger		Approx. 1100mmW x 600mmH x 450mmD

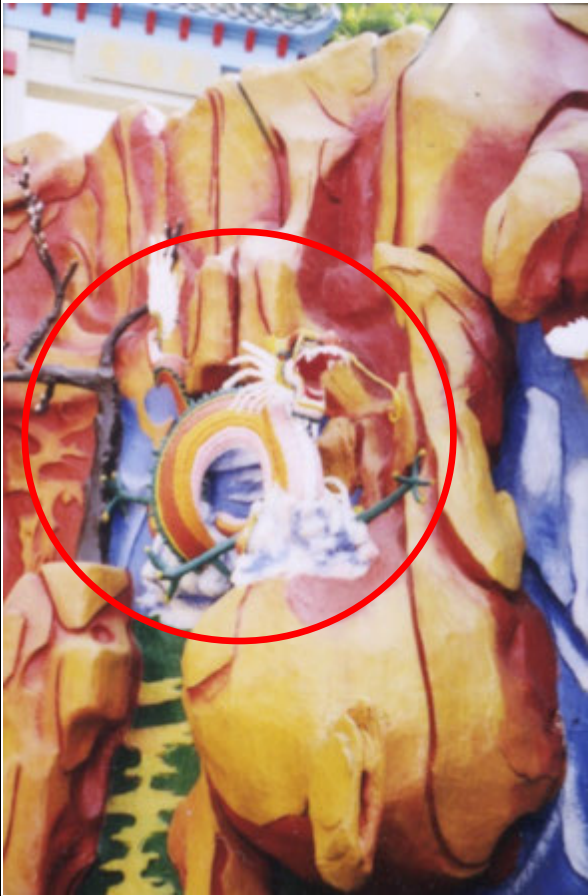



Item No.	Description	Photo <sup>2</sup>	Dimensions
9	Plaster figurines of auspicious animals (as circled, excluding background decorations)		Approx. 600mmH x 450mmW x 800mmD each


Item No.	Description	Photo <sup>2</sup>	Dimensions
10	Small ceramic tigers (2 nos.)		Approx. 500mmH x 250mmW x 500mmD each
11	Plaster unicorn (excluding background decoration)		Approx. 1400mmH x 2300mmW x 800mmD





Item No.	Description	Photo <sup>2</sup>	Dimensions
12	Plaster dragon (excluding background decoration)		Approx. 1700mmH x 2300mmW x 800mmD
13	Plaster lion (excluding background decoration)		Approx. 800mmH x 1600mmW x 600mmD
14	Plaster dragon (as circled, excluding background decorations)		Approx. 1200mmH x 2600mmW x 600mmD

Item No.	Description	Photo <sup>2</sup>	Dimensions
15	Plaster dragon (as circled, excluding background decorations)		Approx. 1200mmH x 1600mmW x 600mmD
16	Plaster phoenix (as circled, excluding background decorations )		Approx. 2500mmH x 1800mmW x 1500mmD



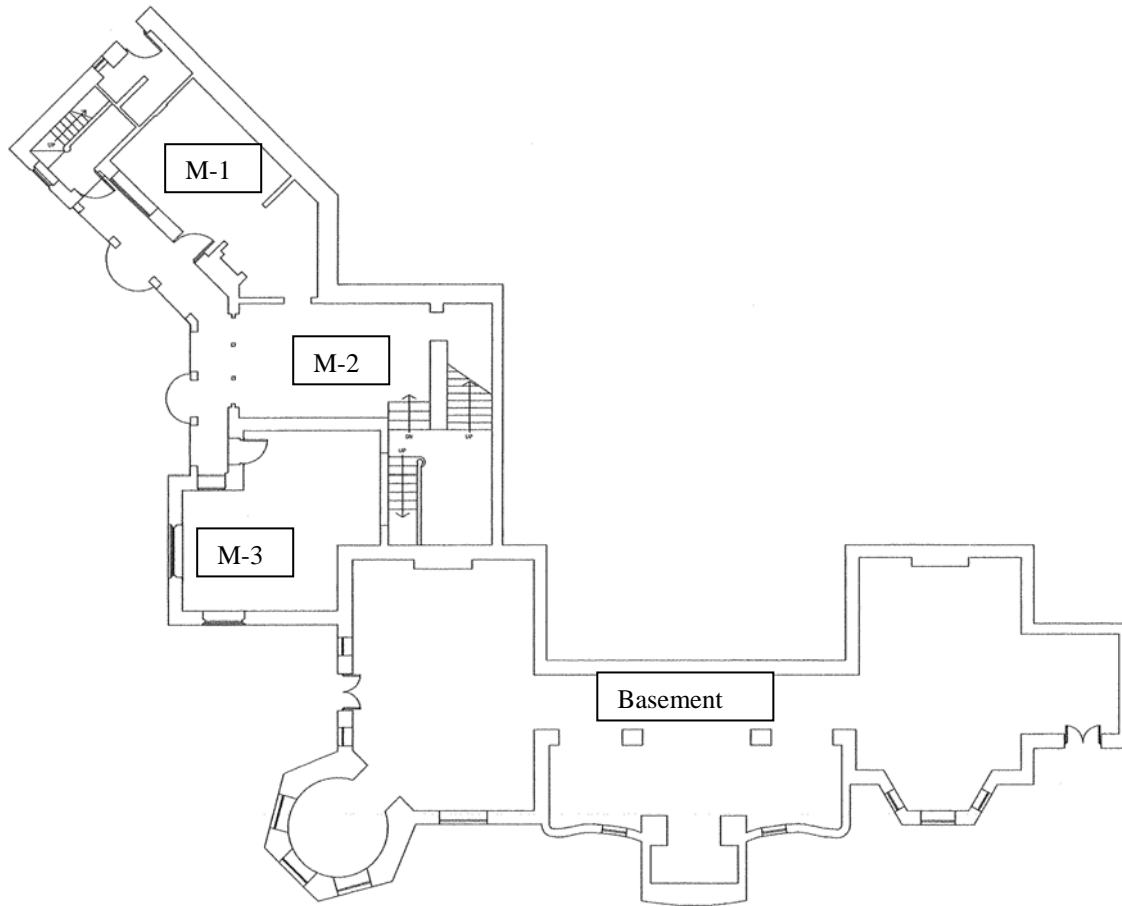
Item No.	Description	Photo <sup>2</sup>	Dimensions
17	Plaster phoenix (as circled, excluding background decorations )		Approx. 2500mmH x 2500mmW x 1500mmD
18	Ceramic/ plaster figurines of auspicious animals (as circled, excluding background decorations)		Approx. 600mmH x 800mmW x 450mmD each

Item No.	Description	Photo <sup>2</sup>	Dimensions
19	Garden Map		Approx. 1500mmH x 1800mmW x 200mmD
20	“Mr. Tiger” plaster figurine		Approx. 2200mmH x 2200mmW x 300mmD

**Appendix XIX-5**

**List of Artefacts – Location Plan**

**Haw Par Mansion**  
**List of Artefacts: Location Plan**

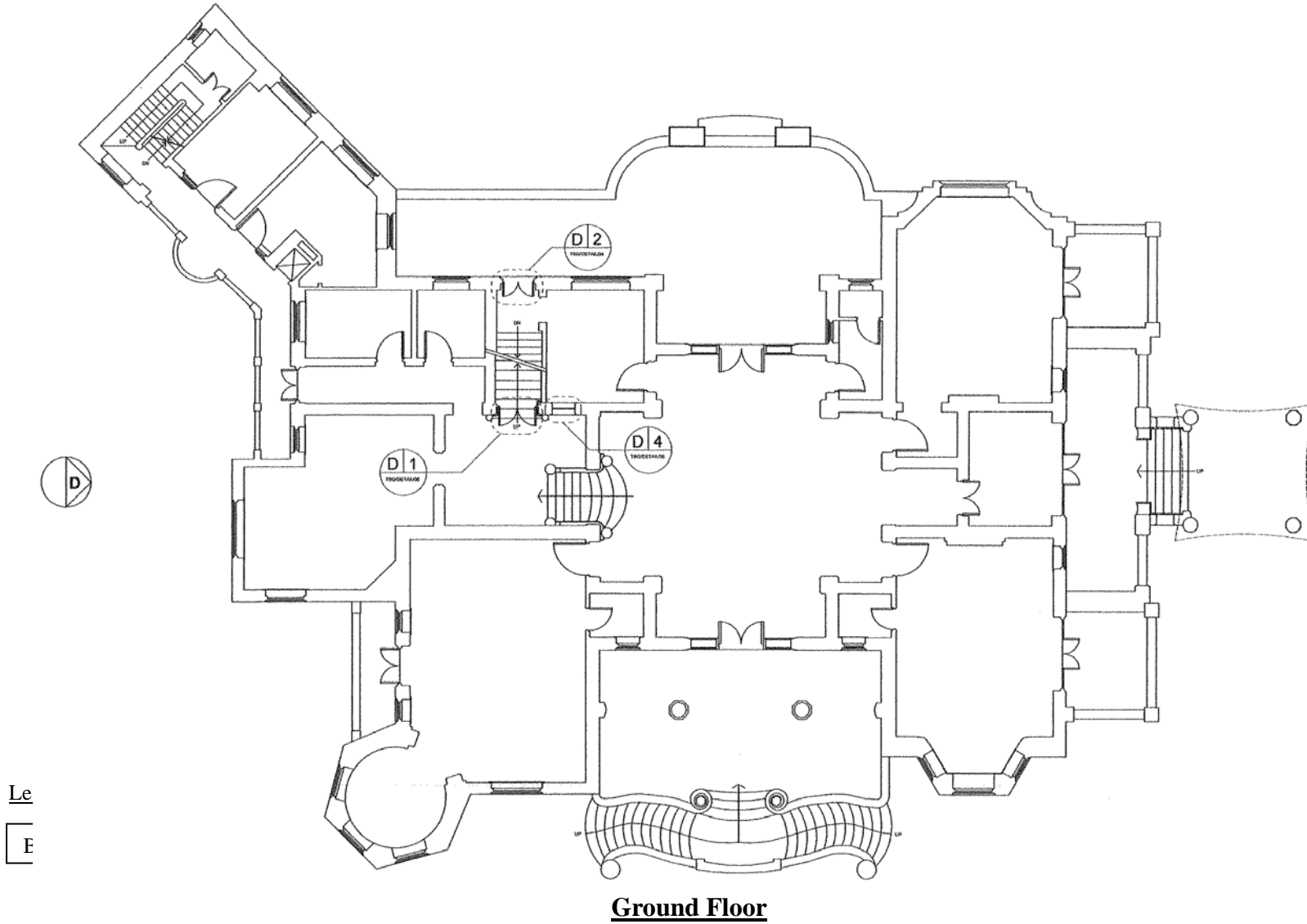


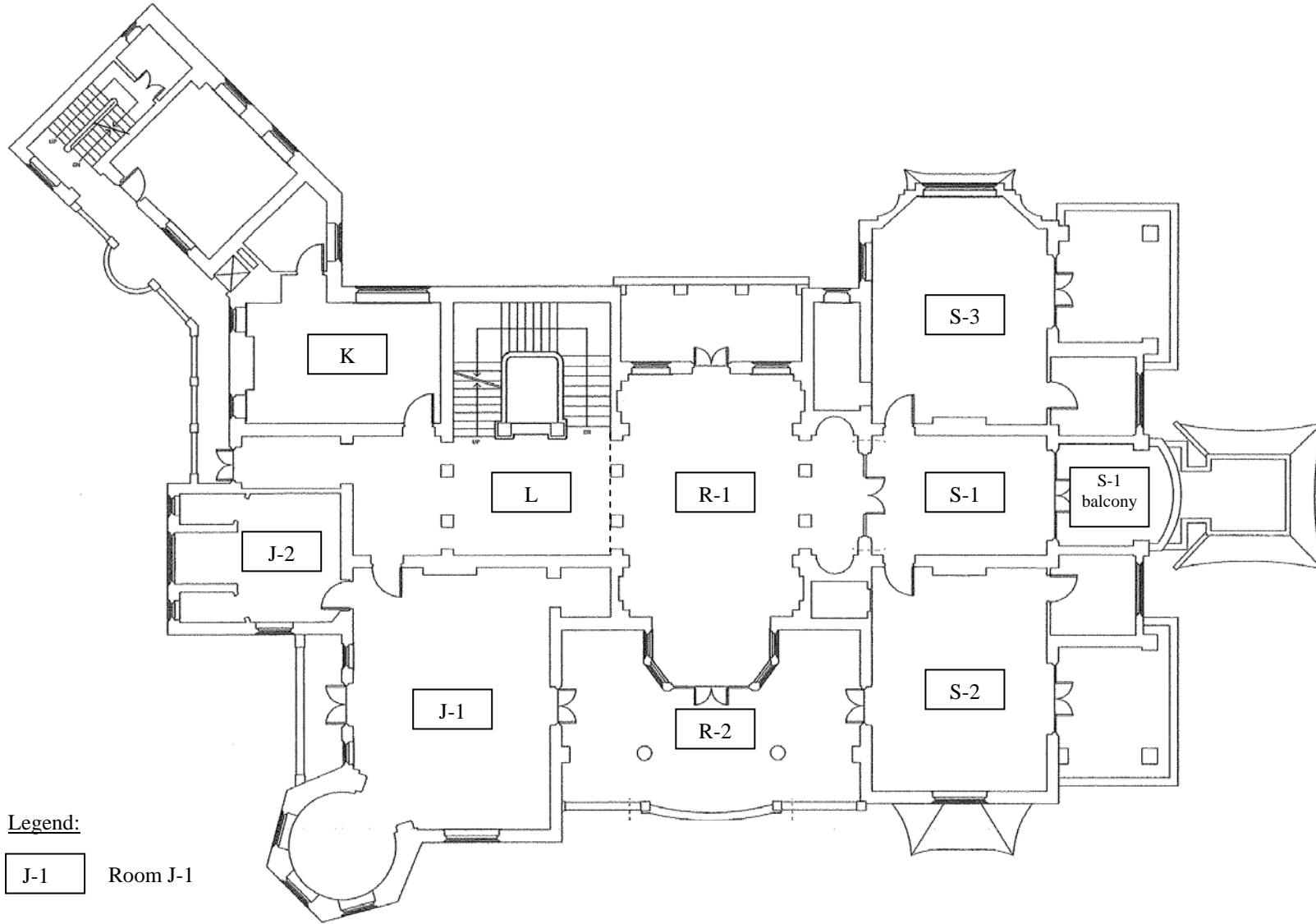
Legend:

M-3 Room M-3

**Lower Ground Floor**



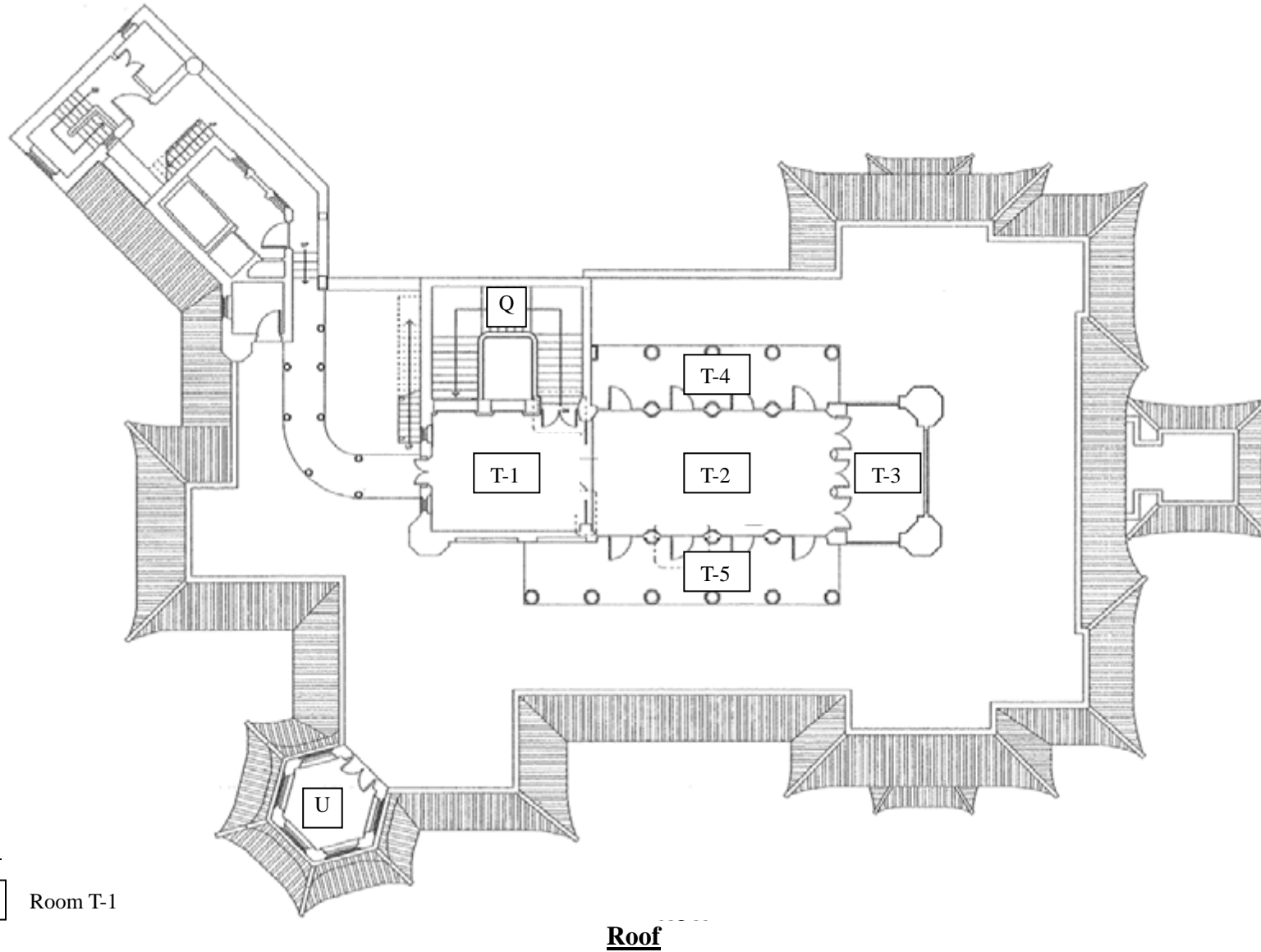




Legend:

J-1 Room J-1

**First Floor**



**Appendix XX**  
**Recurrent Expenditure**

**(A) Electricity Fee**

Possible Use(s) <sup>(1)</sup>	GFA (m <sup>2</sup> ) (a)	Net Gross Ratio (b)	IFA (m <sup>2</sup> ) (c)=(a)x(b)	Energy Consumption Indicator <sup>(2)</sup> (MJ/m <sup>2</sup> /annum) (d)	Energy Consumption per annum (kWh/annum) <sup>(3)</sup> (e)=(c)x(d)x0.2778	Estimated Electricity Fee(\$) <sup>(4)</sup> per annum	Energy Consumption is based on the following Groups of Uses on EMSD's website <sup>(2)</sup>
Antiques and Art Gallery	1,960	90%	1,764	1,043	511,111	682,702	Offices
Education or Training Facilities				532	260,701	348,154	Post-secondary Colleges

**Notes:**

- (1) It is assumed the length of operating hours is in line with the normal mode of operations, e.g. 9 hours for antiques and art gallery, education or training facilities, visitor centre, 12 hours for food and beverage services etc.
- (2) The respective "Energy Consumption Indicators" can be found at [http://www.emsd.gov.hk/emsd/eng/pee/ecib\\_indicators.shtml](http://www.emsd.gov.hk/emsd/eng/pee/ecib_indicators.shtml).
- (3) 1MJ x 0.2778 = 1kWh
- (4) Electricity fee of Hong Kong side is based on the tariff charged by Hong Kong Electric Holdings Limited (HEH). HEH: @\$0.939 for first 1,500 units, @\$1.034 thereafter. Fuel clause adjustment charge is @\$0.302. 1 Unit = 1 kWh.  
The estimated electricity fee is for cost projection in the application only. The actual fee will be subject to the then tariff and actual demand and consumption.

**(B) Water and Sewage Charge**

Possible Use(s) <sup>(1)</sup>	GFA (m <sup>2</sup> ) (a)	Net Gross Ratio (b)	IFA (m <sup>2</sup> ) (c)=(a)x(b)	Estimated Water & Sewage Charge(\$)/month (d) = (c) x \$0.3	Estimated Water & Sewage Charge(\$) <sup>(2)</sup> /annum (e) = (d) x 12
Antiques and Art Gallery	1,960	90%	1,764	529	6,348
Education or Training Facilities					

**Notes:**

- (1) According to the standard accommodation rate issued by the Government Property Agency, the estimated monthly water & sewage charges of Government-owned offices is \$0.3 per m<sup>2</sup>.  
Based on the above estimate, it is assumed that the use of water per m<sup>2</sup> of :  
Antiques and art gallery, educational or training facilities, visitor centre = Offices  
Food and beverage services = Offices x 15
- (2) The estimated water and sewage charge is for cost projection in the application only. The applicants are free to make reference to other sources as appropriate. The actual water and sewage charge will be subject to the then tariff and actual consumption.

**(C) Estimated Rates and Rent**

Possible Use(s)	GFA (m <sup>2</sup> )	Site Area (m <sup>2</sup> )	Rateable Value <sup>(1)</sup> (\$) (a)	Rates/annum (\$) (b) = (a) x 5%	Rent/annum (\$) (c) = (a) x 3%	Rates & Rent/annum (\$) (d) = (b) + (c)
Antiques and Art Gallery	1,960	2,670	240,000	12,000	7,200	19,200
Education or Training Facilities						

**Notes:**

- (1) The above rateable values are rough estimates based on the possible uses and are for cost projection in the application only. The actual assessment of rateable values will depend on the actual use, operating mode, extent of renovation, actual floor area, etc. of each historic building. The rateable value will be subject to annual revaluation by the Rating and Valuation Department.



## **Appendix XXI**

### **Requirements of Preliminary Traffic Assessment**

## **Requirements for Preliminary Traffic Assessment**

1. The selected applicant shall provide parking spaces and loading/unloading areas within the Site for all parking and loading/unloading needs arising from the operation of the project. The selected applicant shall also design and implement traffic measures to ensure that no vehicles attracted to/generated from the project will park or carry out loading/unloading activities on the adjoining public roads.

The applicants are required to demonstrate in their applications in details how they can fulfil the above requirements. The details shall include, inter alia, the location and the layout of the parking and loading/unloading areas.

2. It is desirable for the project to spread out the traffic generated by or attracted to the project so that as few vehicles per hour as possible will be generated/attracted, particularly during peak hours (i.e. from 8 a.m. to 10 a.m. and from 4 p.m. to 7 p.m. on weekdays) of the Tang Hang Road. It is essential that the applicant is familiar with the characteristics of the traffic pattern at Tai Hang Road, with respect to both vehicular and pedestrian traffic. Minimal vehicular traffic intensity generated by the operation of the project, particularly during the peak hours, will be taken as a favourable factor when the application is assessed.

Hence, the applicants shall describe in their applications how the project can be managed in such a way as to minimise adverse traffic impact on Tai Hang Road during the construction and operation of the project, with respect to both vehicular traffic and pedestrian traffic. In addition, applicants shall submit a schedule showing the vehicle types (with sizes), their estimated numbers, routing, and their time of arriving at and leaving the site during the construction stage and the operation stage of the project.