

Conservation Guideline

1. Background

1.1 Location

The site of the project (the “Site”) is located at 15A Tai Hang Road, Wan Chai, Hong Kong. The Location Plan is shown at **Appendix II**.

1.2 Site Description

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

- (a) The Main Site – Haw Par Mansion (“HPM”), which comprises the revitalised historic building (the “Mansion”) and its adjoining private outdoor garden (the “Garden”), Pavilion, Corner Tower; and
- (b) The Ancillary Site – an adjacent ex-public car park area, which comprises vehicular access, car parking area, drop-off area, service block, lift and staircase block and footbridges.

A plan showing the boundary of the Site and Architectural Drawings are shown at **Appendix II**.

1.3 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 originally three pedestrian entrances to the Garden. The first one is at the north 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 south corner of the Garden. All these original pedestrian entrances currently are for maintenance use only and no longer available for public access. Additional pedestrian access point from Tai Hang Road via new lift and staircase built in Ancillary Site with elevated footbridge gaining access to the Garden of Main Site is re-provided.

The Garden is divided into two tiers. The upper tier is accessible from the former sitting room of the Mansion through a Palladian staircase. A semi-circular pond is located in front of this Palladian staircase. 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 west corner above the main entrance gate (Main Entrance Gate) and a Corner Tower at the north. Later added accessible ramps are introduced in the Garden to facilitate the barrier free access between different levels.

A vehicular access via public slip road with a ramp of gradient at approximately 1:7 gives access from Tai Hang Road to the Main Entrance Gate of the Main Site, as well as to the side entrance of adjoining residential development “the Legend” located adjacent to the Main Entrance Gate.

1.4 Ancillary Site

The Ancillary Site is located at Tai Hang Road level and could be directly accessed from Tai Hang Road. It provides emergency vehicular access to the Site and houses a service block and a lift and staircase block to serve the Main Site. The Ancillary Site has been included in the Site of the project since 2016 for the revitalisation of Haw Par Mansion.

1.5 Purpose of the Guidelines

This set of guidelines is included in the Invitation for Proposals for the adaptive reuse of the Site.

This set of guidelines is prepared based on site inspections carried out in October 2023 and desktop studies including the Revitalisation of the Haw Par Mansion Resource Kit (Second Edition updated on 19 October 2011) and Heritage Impact Assessment for Revitalization of Haw Par Mansion into Haw Par Music Farm (December 2014).

2. Historical Appraisal

2.1 Historic Background

2.1.1 Haw Par Mansion and Tiger Balm Garden at Tai Hang Road

HPM¹ is situated at No. 15A Tai Hang Road, it was built as a four-storey residential house (roof terrace floor inclusive) mainly comprising a main block (Main Block) and an attached servants' quarters (Servants' Quarters). Its adjoining Tiger Balm Garden was demolished in 2004. Both were founded by a millionaire philanthropist, Mr. AW Boon Haw (胡文虎). The land sized 53,720 sq. ft. was purchased by Mr. Aw in 1933, and construction of HPM was completed in 1936. HPM was the home for Mr. Aw and his family in Hong Kong, he had also built large mansions for his family in Fujian and Singapore but the one in Hong Kong is considered to be the finest of the three.

2.1.2 Aw Family

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 Eng Aun Tong (永安堂) 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 Asian 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 the 1930s for distributing their products throughout the world.

2.1.3 Aw Boon-haw's life

Mr. AW Boon-haw also founded a number of newspapers in Burma and Singapore and later in Hong Kong, including the "Star Press" (星系報業). 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 businesses to his daughter Miss AW Sian (胡仙).

2.1.4 The Significance of the Tiger Balm Garden

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

¹ "Haw Par Mansion" was the former residence of Aw Boon Haw, an overseas Chinese merchant. It consists of a four-storey main block, a private garden, and servants' quarters.

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.

2.1.5 The Original Use and Recent Change till 2010s

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

2.1.6 Transformation of the HPM into Haw Par Music

In December 2009, HPM was accorded with Grade 1 Historic Building status by the Antiquities and Advisory Board. The Government managed the HPM until 2016 and handed over it to the Haw Par Music Foundation Ltd. (“HPMF”) under Batch III of the Revitalising Historic Buildings Through Partnership Scheme (“Revitalisation Scheme”) for revitalisation of HPM into a music school named Haw Par Music providing Chinese and Western music training. The revitalisation works were carried out from 2016 to 2018. Haw Par Music commenced operation in April 2019 and ceased operation from 1 December 2022. The HPM, which is its base of operation had been returned to the Government since then and re-open to the public since June 2023 through pre-registered guided tours held from Fridays to Sundays and public holidays.

3. Architectural Appraisal

3.1 Haw Par Mansion

3.1.1 Architectural Merit

Designed by Mr. Aw Boon Haw, the architectural style of HPM shows the cultural influence of Britain, China, India and Burma on the designer. Architecturally, HPM is an excellent designed in a blend of Chinese and Western styles during the 1920s to 1930s period. It, 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 tiled roofs. The layout 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 stained glass windows from Italy, carvings and mouldings, gilded with gold and murals showing Indian and Burmese influence.

3.1.2 The Mansion

The Mansion is basically a reinforced concrete frame structure built on granite base wall with external and internal walls of red brickwork. The majority of the facades are finishes with granolithic rendering, apart from some granite facing the lower sections of the external walls. Floors and roof slabs are made of reinforced concrete. The ground floor was used for entertainment purposes 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 is internally decorated to serve as a Buddhist temple for prayer and meditation by the family. The lower ground floor comprises the kitchen, staff quarters, and storerooms.

After the revitalisation works completed in 2018, the front elevation of the Mansion was kept intact with minor alterations at less prominent locations to suit the new uses. The revitalised music school accommodated classrooms, practice rooms, interpretation areas, and an office at the original Mansion. Major alteration works include the addition of new lift, raised decks, etc. for provision of barrier free access, the replacement of existing servants' staircases by a new staircase associated with localised strengthening works, the construction of additional open staircase on the southeast façade, and the modification to the doors and windows to meet fire safety requirements. The original layout of the main block has been kept intact in general, and repartitioning work was mainly carried out in the servants' quarters areas for provision of lobbies, office and new lavatories to meet the sanitary fitment requirements.

3.1.3 The Garden

A private garden (the “Garden”) is situated in front of the Mansion. It 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 Palladian staircase 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.

After the revitalisation works which was completed in 2018, the layout of the Garden in front of the Mansion was kept intact in general with only minor alterations and additions, including the addition of protective barriers along the low boundary fence wall and outdoor ramps to provide barrier free access to meet modern day’s requirements. Additional access point connecting from the new lift and staircase block at the Ancillary Site (i.e. the open area adjacent to the Mansion and its private garden (the “Main Site”)) for the public is also provided.

3.1.4 The Ancillary Buildings

After the revitalisation works, new ancillary buildings (i.e. a services block, a lift cum staircase block) were constructed at the Ancillary Site to house the new facilities serving the Main Site to meet modern days’ requirements. These facilities include car parking spaces, drop-off areas, plant rooms, accessible lift, and staircases, and thereby minimising disturbance to the Mansion. Besides, new footbridges are constructed to connect the new lift cum staircase block to the roof of the services block and then to the Main Site, which are elevated at a higher level to provide barrier free access from the street level to the Garden.

4. Conservation Guidelines

4.1 General Conservation Approach

- 4.1.1 All Operator for adaptive reuse of the Site are advised to give due regard to the updated editions of Venice Charter (ICOMOS), the Burra Charter (Australia ICOMOS) and the Principles for the Conservation of Heritage Sites in China (ICOMOS China), which give the established international principles in heritage conservation in preparing their proposals for the conservation works.
- 4.1.2 We understand it will be a complex issue to strike a balance between maintaining the architectural authenticity of historic and complying with the current statutory requirements under the Buildings Ordinance and other relevant ordinances. On this issue, we would advise:
- (a) when undergoing major alteration works and change of use, the historic structures should be properly upgraded to meet the same level of safety in respect of the new use as in the case of new buildings. The need for conserving the significant character defining elements and/ or architectural features (**Section 4.3** refers), site constraints or prohibitive upgrading cost may limit the type of use that may be chosen for the Site; and
 - (b) every effort should be made to conserve the original facades of the historic structures as listed in **Section 4.3**. Addition and alteration works, if necessary, should be undertaken at the back or other less visually prominent location(s) of the structures concerned. The original façades of the buildings should generally be left unaltered or undisturbed, i.e. no major external additions or alterations to the structures will be allowed, unless permitted under these Conservation Guidelines. External redecoration is restricted to design and colours that are compatible with the age and character of the structures and the paint system is to be reversible² and heritage friendly. For newly fixed signage, their designs should be compatible with the period, age and character of the structure(s), and should be submitted to the Antiquities and Monuments Office (“AMO”) for approval prior to installation. However, there is no restriction on the type or design of temporary signage, e.g. banners, displays, etc., provided that the size and number of such signs is not excessive, and the installation method is friendly to heritage.
- 4.1.3 For the renovation works to comply with statutory building control requirements, the following general guidelines are given to the applicants for reference. However, they should not be treated as exhaustive and it is essential for the Operator to refer to the full requirements imposed by the relevant authorities in respect of their proposals, including Buildings Department, Fire Services Department, Drainage Services Department, etc.

² “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.

Possible Works on the Architectural Features as listed in Section 4.3	Conservation Guidelines
a) Means of Escape (MOE)	Any improvement works involving alteration or addition to doorway openings and steps, etc. must respect the historical integrity of the building(s), and carry out at less prominent area. The existing provision of MOE staircase should be reused as far as practicable.
b) Natural Lighting and Ventilation	Alteration or enlargement of any original windows or provision of any new window openings must respect the historical integrity of the building(s), and carry out at less prominent area, and require prior approval by AMO.
c) Barrier Free Access	Any proposed access improvement for persons with disability must respect historical integrity of the building(s) and their surroundings, in particular the external elevation(s) of the building. The existing provisions of barrier free access, accessible lifts and accessible toilets should be reused as far as practicable.
d) 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 and properly conserved.
e) Floor Loadings	The new use of the Mansion should be carefully considered with reference to the existing loading capacity to minimise disturbance to the structural elements. Any proposed upgrading works necessary to meet “change of use” requirements must respect the historical integrity and materials of the floor concerned. Advice of Registered Structural Engineer should be sought, and require prior approval by AMO.
f) Building Services	Any proposed upgrading of electrical/utility supplies, air conditioning and fire services installations should ensure that no “non-reversible” works are carried out to the historic structure(s). The existing provisions of building services system should be reused as far as practicable.

Possible Works on the Architectural Features as listed in Section 4.3	Conservation Guidelines
g) Sewage, Drainage System and Waste Disposal Facilities	All drainage services that are to be retained should be checked and overhauled as necessary; the capacity of the existing system and adequacy of authorised waste disposal methods should also be confirmed and upgraded as necessary. Any proposed upgrading of sewage, drainage system and waste disposal facilities should ensure that no “non-reversible” works are carried out to the historic structure(s).
h) Plumbing and Sanitary Fitments	Some existing fittings are considered to be “historic features” and therefore they may be re-used, replaced or increased in number as required.

- 4.1.4 The condition of each historic structure is unique. As such, the problems encountered in the renovation works of each historic structure 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 statutory requirements arising from the proposed adaptive reuses, AMO’s prior approval should be sought.
- 4.1.5 Listed in **Section 4.3**, are the architectural features that are required to be preserved in-situ (i.e. the character-defining elements), and the architectural features with other corresponding required and recommended treatments in order to maintain the historic integrity of the historic building, in all respects to the satisfaction of AMO. In the event that any of the architectural features cannot be preserved in-situ with prior approval of AMO, they shall be carefully taken down, removed or dismantled, recorded and repaired as necessary and re-used or displayed elsewhere on the Site, or disposed of with prior agreement of AMO, all at the project proponent’s own expense.
- 4.1.6 The Operator shall conduct detailed surveys on the conditions of the Site as well as, photographic and cartographic recordings of buildings and features, at his own expense and in all respects to the satisfaction of AMO. The Operator shall submit the said recordings and survey report(s) in both hard and soft copies to AMO for recording before carrying out the proposed works to the Site as approved by AMO, and to grant Commissioner for Heritage’s Office (“CHO”) and AMO of Development Bureau the unconditional rights to deploy the contents of the survey(s) and record (s) for their uses in future free of charge.
- 4.1.7 The Operator shall submit as-built drawings and photo records at the completion of proposed

works, if any, at his own expense and in all respects to the satisfaction of AMO and grant the unconditional rights for CHO and AMO to deploy the contents of the survey(s) and record(s) for their uses in future free of charge.

4.1.8 The Operator shall at his own expense and in all respects to the satisfaction of AMO take all necessary protective and precautionary measures to prevent any damage that will impair the heritage value of the Site and historic buildings during the whole period when proposed works, if any, are being carried out. The necessary protective and precautionary measures include, but are not limited to, the supply and installation of a structural monitoring system on the affected historic buildings, which shall be designed and supervised by a registered structural engineer.

4.1.9 The Operator shall at his own expense and in all respects to the satisfaction of AMO compile and submit a Conservation Management Plan (“the CMP”), accompanied by heritage impact assessment arising from the proposed works and the corresponding mitigation measures, prepared by a Heritage Conservation Consultant to AMO for agreement and endorsement before commencement of any works or building operation. The CMP comprises three (3) parts:

(a) the Assessment of heritage impact (before commencement of any works)

- i. a detailed study on the heritage values and the cultural significance of the Site and the historic buildings;
- ii. an assessment of information of the Site and the historic buildings to estimate the opportunity and limitation of the proposed works, if any, in respect of the significance of the fabrics or elements of the Site and the historic buildings, the current statutory requirements, the users’ requirements and the existing conditions of the Site and the historic buildings;
- iii. establishment of guiding principles and management strategies to conserve, control changes, manage and interpret the Site and the historic buildings for both short term and long term;
- iv. justifications on the necessity of the proposed works, if any; and
- v. an assessment of the heritage impacts arising from the proposed works to the Site and the historic buildings, and propose corresponding mitigation measures and devise protective and precautionary measures.

(b) the Interpretation Plan (before building operation)

an interpretation plan for any installation and programme to demonstrate the heritage values of the Site and the historic buildings to the general public and visitors, which shall include but not limited to the provision of regular guided tours in at least Cantonese, Putonghua and English; and

(c) the Management Plan and Maintenance Manual (before building operation)

an operation and maintenance manual committed by the Operator for ensuring the character defining elements preserved within the Site and the historic buildings are properly used and

maintained in respect of its cultural significance during the operational phase of the Site and the historic buildings to the satisfaction of AMO.

- 4.1.10 The Heritage Conservation Consultant shall possess a relevant postgraduate or undergraduate degree in historic architectural conservation or preservation, and have a minimum of two years of full-time equivalent professional historic architectural conservation experience.
- 4.1.11 The Operator for adaptive reuse of the Site is also advised to carry out further research on the previous additions and alterations and to study the authenticity of each structure when preparing the CMP.
- 4.1.12 The Operator should engage a building contractor, for the renovation works, who is included in the Development Bureau's "List of Approved Contractors for Public Works – Buildings category" of appropriate group according to the estimated value of the works contract (https://www.devb.gov.hk/en/construction_sector_matters/contractors/contractor/index.html for the list) and a Registered General Building Contractors of Buildings Department (<https://www.bd.gov.hk/en/resources/online-tools/registers-search/registrationsearch-disclaimer.html> for the list). If the contractor to be appointed for the renovation works is not itself an approved specialist contractor included in the "List of Approved Suppliers of Materials and Specialist Contractors for Public Works – Repair and Restoration of Historic Buildings category" (RRHB specialist contractor), they must engage a RRHB specialist contractor from the Approved List as its specialist sub-contractor for carrying out the repair and restoration works of the "Architectural Features to be Preserved" to the historic building to the satisfaction of AMO. All other specialist sub-contractors for the renovation works should also be engaged from the relevant categories/groups in the Development Bureau's "List of Approved Suppliers of Materials and Specialist Contractors for Public Works" (http://www.devb.gov.hk/en/construction_sector_matters/contractors/supplier/index.html for the list).

4.2 Specific Conservation Requirements

- 4.2.1 The Haw Par Mansion, as the residence of Aw Boon Haw who was a Burmese Chinese prominent entrepreneur and philanthropist, best known as founder of Tiger Balm, was originally built along with the renowned Tiger Balm Garden at the adjoining lands. The Tiger Balm Garden was originally built for the public of Hong Kong for free in order to promote the Chinese culture as well as Mr AW's products like the Tiger Balm. It became an iconic landmark that brought collective memories to Hong Kong people, in particular from the 1930s to 1990s. After the demolition of Tiger Balm Garden in 2004, the Haw Par Mansion became the only physical trace of the Tiger Balm Garden.
- 4.2.2 The HPM is an excellent example, and one of the few surviving examples of mansions built in a blend of Chinese and Western architectural styles of the 1920s to 1930s period. The Mansion was built using Western style construction methods but borrowed vocabulary from Chinese architecture. It fully demonstrates this architectural style by its Western spatial planning, adoption of Western elements like fireplaces, picture rails, stained glass windows and prominent features such as the Chinese tiled roofs, moon gates, red column etc. The Garden which adopts a Western styled garden layout and features Chinese garden structures such as the Pavilion, Corner Tower and the arched walkway also demonstrates the essence of this style. Over the years, despite the revitalisation works carried out in 2018, there was no substantial change to the Mansion and the Garden. The prominent façades of the Mansion as well as the setting of the Garden have been generally kept intact, with the original living spaces and style of the former owner could still be seen.
- 4.2.3 Conservation treatments, such as removal of interventions previously made and preservation or restoration of the architectural features, is recommended to be carried out as far as practicable along with the new adaptive reuse, which would further bring out the original heritage value of the historic buildings.
- 4.2.4 Further adaptive reuse works to be proposed should preserve in-situ not less than the existing extent of the preserved significant historic features. The facades of the Mansion, as well as the setting and decorations of the Garden are significant and prominent elements reflecting a blend of Chinese and Western styles popular in the 1920s – 1930s should be properly conserved. Internally, the main block area where the original layout is generally kept unchanged and contains most of the architecturally significant features, is required to be treated with more stringent conservation requirements; while the servants' quarters area where has undergone some changes in the last revitalisation works and is comparatively less prominent could be more flexible for renovation and enhancement works. In any case, the Operator should make every effort to preserve all significant architectural features within the Site if possible, to the

satisfaction of AMO.


- 4.2.5 Interpretation areas, in prominent and easily accessible locations within the Mansion and duly agreed by AMO, should be reserved to display the relics, history, heritage value and conservation of the HPM and Tiger Balm Garden, like the story of Aw Boon Haw, and his contributions to Hong Kong and Southeast Asia and the architectural significance of the Site. Authentic spaces, such as the original sitting room, the bathroom and security room (i.e. the strong room) of the master bedroom, the dish delivery passage, the servant staircase etc. should be opened for public visits in future. The Operator should make reference to the current exhibition and guided tour arrangements of AMO to plan for the future interpretation arrangement.
- 4.2.6 A number of character-defining elements must be preserved in-situ and properly conserved. The corresponding required and recommended conservation treatments are listed at **Section 4.3**.
- 4.2.7 Every effort should be made to carry out all “required treatments” set out in **Section 4.3**. If compliance with the “required treatments” cannot be achieved, justifications shall be given to AMO for their consideration and approval. The “recommended treatments” to the historic building shall be carried out as far as practicable.
- 4.2.8 A number of movable historic items of the Haw Par Mansion are displayed or stored in the Mansion or off-site storage. These items possess heritage value and have the potential to be displayed at the Site to enhance interpretation. The Operator can select suitable ones for properly conserved, interpreted and displayed in the exhibition in HPM in future. For details of the movable historic items, please refer to “Movable Old Items of the Premises” listed in **Paragraph 5.9 of IFP**.
- 4.2.9 A number of the historic items salvaged from the demolished Tiger Balm Garden are stored in the Mansion or off-site storage. These items possess heritage value can be displayed at the Site, after conservation, to enhance interpretation and the public’s interest on HPM. The Operator should select suitable ones for properly conserved, interpreted and displayed in the exhibition in HPM in future. For details, please refer to “Historic Items Salvaged from the demolished Tiger Balm Garden” listed in in **Paragraph 5.9 of IFP**.
- 4.2.10 A number of the stained, patterned and hand-painted glass window panels and door panels, and fixture and built-in items are retained in the Mansion, either preserved in-situ or salvaged and stored within the Main Site. The salvaged and stored items possess heritage value and should be kept within the Site, for future reuse and reinstatement. For details, please refer to “Stained, Patterned and Hand-painted Glass Window Panels and Door Panels of the Premises” and

“Fixture and Built-in Items of the Premises” listed in **Paragraph 5.9 of IFP**.

4.2.10.1 The items as mentioned in Item 4.2.8 to 4.2.10 will form parts of the inventory lists of the Site and have to be protected and maintained by the Operator.

4.3 Architectural Features to be Preserved and Conservation Guidelines

A. GENERAL

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
A.1	<p><u>Setting and context</u></p> <p>Integrity of the Main Site and its spatial arrangements within the Main Site and with the Ancillary Site.</p> <p>Required Treatment:</p> <ul style="list-style-type: none"> ● The original spatial arrangements of the Haw Par Mansion (thereafter the Mansion) and the Garden should be preserved. ● Any proposed new addition should be built with a compatible design that induce minimum visual impact on the heritage site. ● All heights of the proposed new addition should be kept equal to or below the level of the Mansion to minimize the adverse visual impact on the perception of the integrity of the Mansion. ● If addition or alteration work is necessary with justifications, the disturbance to the historic fabric of the building and Garden should be kept to a minimum. ● Treatment to setting and layout of the Garden treatment (Refer to Item No. D.1). ● Any proposed works within the Main Site and the Ancillary Site including but not limited to demolition, additions and alteration of the ancillary buildings should be submitted to AMO for comment and approval before implementation. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Service block, lift and staircase block housing portable and flushing tank and pump room, FS and sprinkler tank and pump room, switch room, accessible lift and staircase, and additional landscape deck to serve the Main Site with connecting footbridges had been constructed at the Ancillary Site to meet the modern-day requirements. Reuse these later-added facilities as far as possible. 	

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
A.2	<p><u>Building Structure</u></p> <p>The Mansion is a reinforced concrete frame structure with external and internal walls of red brickwork built on granite base walls; the majority of external walls are treated with granolithic rendering, apart from some granite facing to the lower sections of the external walls.</p> <p>Required Treatment:</p> <ul style="list-style-type: none"> ● All structural elements should be preserved, inspected, repaired. There is no objection to the replacement of damaged brickwork if it is beyond repair. ● Spalled concrete and other defects should be repaired as necessary with matching materials, design, mouldings and decorative features where appropriate. ● Repair and localised upgrading works had been carried out to upgrade the structural provisions of the Mansion to meet the design requirements for a music school in the last revitalisation works. Any change of use of the Mansion in future should be carefully considered with reference to the existing loading capacity to minimise further disturbance to the structural elements, and is subject to Registered Structural Engineer’s advice and AMO’s approval. ● Proposals for structural strengthening of the historic building should be submitted to AMO for approval. Any extensive structural strengthening works in the Main Site should be avoided. ● Any alteration of existing building services equipment, ductwork, pipe works etc. should reuse the existing routing and openings as far as practicable to keep the disturbance and visual impact on the historic building minimal. Any coring or forming of new opening(s) or alteration of existing opening(s) on the structure elements should be subject to Registered Structural Engineer’s advice and AMO’s approval. 	 <p>The photo column contains four images of the Mansion building. The top image shows a wide view of the building with its traditional Chinese architectural features, including yellow walls, green roofs with upturned eaves, and a white fence in the foreground. The second image is a closer view of the building's facade, showing a window with a decorative frame and a door with a circular motif. The third image shows the building from a distance, set against a backdrop of green trees and a hill. The bottom image shows a pavilion-like structure with a similar architectural style, featuring yellow walls and a green roof, situated in a landscaped area with a paved path and a fence.</p>


B. EXTERIOR


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.1	<p><u>Building façades</u>, including historic masonry walls such as granite bases, fair-faced red brick walls, granolithic finishes and painted plastered finishes, plastered work, and architectural features such as columns with featured plinths, brackets, lintels, mouldings, overhangs, historic metal framed windows and doors, window heads and sills, verandahs, entrance porch and the like, etc.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All building facades including the mentioned architectural features should be preserved in-situ. ● Repair and clean any defective brickwork and rendering to match with existing as necessary. No painting on the fair-face brickworks and stonework is allowed. ● Unpainted granolithic rendering should be kept unpainted. ● All brickwork, granolithic finishes and stonework should be cleaned as necessary with bristle or nylon brushes and clean water; corrosive cleaning chemicals should not be used. ● Localised alteration works had been carried out at facades during the last revitalisation works. No further alteration or blockage to openings or formation of new openings on the facades are permitted unless with sound justification and subject to AMO’s approval. ● Any construction of new structures, installation or building services causing impact on the façade should be minimised, especially on the front façade facing the Garden and the side façade facing entrance porch. Any new structures, installation or building services introduced should be submitted for AMO’s approval. ● Reuse existing openings for piping and ductings as far as possible. ● No window-type air conditioner is allowed to be used. ● Repair and repaint the plastered and painted finishes as necessary. Keep the existing colour of the paint and 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.1	<p>(cont'd)</p> <p>rendered finishes which had been restored based on research.</p> <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Alteration and addition works had been carried out previously to meet the modern-day requirements. Reuse the later-added facilities as far as possible to avoid further disturbance to the historic fabric. ● Check for proper operation and repair as necessary: <ul style="list-style-type: none"> – A window at lower ground floor was enlarged at the northeast façade to form a new main entrance to suit barrier free access requirement with a new feature portal constructed in front. – An open staircase was constructed at southeast façade for MOE provision and with openings formed on the first floor and roof floor of southeast façade for connection to the staircase. – New metal screens installed at servants’ corridor to visually screen off the later-added mechanical ventilation air ducts and other services serving the new lavatories at servants’ quarters. – New building services such as light fittings, CCTV, etc. with associated conduits installed on external walls. ● Alteration and addition works had been carried out previously to meet users’ requirement. Reuse the additional interior spaces, otherwise, remove the later-additions on facades and reinstate the affected historic building fabrics if the additional interior spaces are not required to reveal the historic appearance of the building facades: <ul style="list-style-type: none"> – A later-added glass enclosure was constructed under the new open staircase at the southeast façade to provide additional room. – A later-added glass panel partition was erected at one of the balcony of southwest façade to enclose the balcony for additional room. 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.2	<p><u>Roofs</u> of the Mansion including all historic elements, such as corner room, water tanks, decorative poles, covered walkway and roof terraces with columns, beams with decorative patterns, crown moulded ceiling, concrete parapets with decorative Chinese-glazed ceramic tiling eaves, and metal balustrades with circular hollow section rails etc. All pitched roofs with decorative Chinese-glazed ceramic tiling, tiled ridges, hips, eaves, and Chinese-glazed ceramic ornaments and all flat roofs with quarry tiled paving and terrazzo-finished flooring, surface channels and skirtings and the like etc.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All roofs including the mentioned architectural features should be preserved in-situ. Remedy the leakage problem and remove undesired vegetation on pitched roofs. ● Any damaged glazed tiles should be carefully removed and repaired as far as practicable before considering to replacing them with matching colour tile. Replacement should only be considered if the tile is confirmed to be beyond repair by subject experts. ● The existing quarry tiled paving to the roof and the terrazzo-finished flooring, surface channels and skirting should be carefully cleaned and preserved. Remedy the leakage problem and repair waterproofing membrane on flat roofs if required. ● The original water tanks at main block and the servants' quarters on the roof, although are no longer in use, should be preserved, as both are decorative architectural features. ● Decorative poles, covered walkways and roof terraces with columns should be preserved in-situ. Repair and repaint the plastered and painted finishes to match with existing colour, design and materials as necessary. ● No enclosure of roof terraces and covered walkway, wholly or partially is permitted. 	

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.2	<p><i>(cont'd)</i></p> <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Alteration and addition works had been carried out previously to meet the modern-day requirements. Reuse the later-added facilities as far as possible. ● Check for proper operation and repair as necessary: <ul style="list-style-type: none"> – Additional new lift shaft was erected at roof near the covered walkway to provide barrier free access. – Raised decks were installed linking the existing covered walkway to the accessible lift and to the roof terraces to provide barrier free access. – New lightning pole was installed at the existing water tank at the main block on the southeast façade with new opening formed on water tank and supporting structural works fixed inside the water tank. – New handrail is added at the steps leading to the servants' quarters on R/F to meet barrier free access requirement. ● Management approaches, including placing pot planters along the existing parapets at main roof to prevent people from approaching the balustrade that is lower than 1.1m high, restricted access to upper roof and E&M plant areas on main roof for maintenance only, and deny access to corner room to preserve for interpretation only etc. were adopted to strike a balance between maintaining the architectural authenticity and complying with the statutory requirements in the previous statutory submissions. ● Adoption of a similar management approaches as far as possible to preserve the existing parapets and balustrades and corner room in-situ is recommended. 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.3	<p><u>Brickwork chimney stacks</u> at the upper roof.</p> <p>Required Treatments:</p> <ul style="list-style-type: none">● Brickwork chimney stacks should be preserved in-situ.● Repair, re-plaster, and repaint the chimney stacks to match with existing materials, profile and colour as necessary. No painting to the fair-face brickworks is allowed. Proper cleaning of bricks with appropriate methods.	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.4	<p><u>Balconies and verandahs at main block and corridors at servants' quarters</u> with parapet walls of decorative grille design in painted Shanghai plaster finish or parapet walls with horizontal bands design in paint finish. Architectural features also including the columns, beams and brackets with geometric patterns, crown moulded ceilings, parapet walls, balustrades, patterned mosaic floor tiles, patterned ceramic tile flooring, terrazzo skirting and surface channels, historic light fittings and the like etc.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The balconies and verandahs with the mentioned architectural features should be preserved in-situ. The open ambience and natural ventilation of balconies, verandahs and corridors should be kept intact. No further enclosure of balconies, verandahs and corridor, wholly or partially is permitted. ● Entire balconies, verandahs and columns including all architectural features should be preserved in-situ. ● Any upgrading works of parapet and balustrades or works to remedy level difference to meet the statutory requirements should be avoided as far as practicable to minimize further disturbance to existing balconies, verandahs, and corridors, subject to the approval of Buildings Authority. In case upgrading works are necessary with justifications, they should be carried out in a reversible manner. The design should be distinguishable from and compatible with historic fabric and subject to AMO's approval. ● No alteration to openings, formation of new openings, installation of suspended ceiling system or other permanent features in the balconies, verandahs and terraces are permitted. ● Repair, re-plaster, and repaint the painted areas to match with existing materials, profile and colour as necessary. 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.4	<p><i>(cont'd)</i></p> <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Alteration and addition works had been carried out previously to meet the modern-day requirements. Reuse the later-added facilities as far as possible. ● Check for proper operation and repair as necessary: <ul style="list-style-type: none"> – Additional balustrades were installed in front of balustrades along the corridor of servants' quarters on roof to meet protective barrier requirements. – Raised deck was partially installed at the verandah on G/F facing the Garden to provide barrier free access from the main hall to the verandah on G/F. ● Management approaches, including placing pot planters along the existing parapets of the balconies and verandahs to prevent people from approaching the balustrade that is lower than 1.1m high, using movable ramp at door openings to the balconies where allow accessibility, and restricted access to some balconies for maintenance only etc. were adopted to strike a balance between maintaining the architectural authenticity and complying with the statutory requirements in the previous statutory submissions. The plants selected should be safety to visitors. ● Adoption of a similar management approaches as far as possible to preserve the existing parapets and floor finishes of the balconies and verandahs is recommended. ● Treatment to later-added partitions erected at G/F southeast terrace and 1/F southwest balcony. (Refer to Item No. B.1) 	 <p>The photo column contains four images: 1) A red cylindrical pillar supporting a yellow ceiling on a brick verandah. 2) A close-up of a white, curved balcony balustrade with a dark metal handrail. 3) An interior hallway with a white door and a blue carpet. 4) A balcony with a white balustrade and a long black planter box containing green plants.</p>




Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.5	<p><u>The Palladian staircase</u> is supported by fair-face granite blocks and completed with a granite retaining wall and decorative balustrades in painted Shanghai plaster finish.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The Palladian staircase including the mentioned architectural features should be preserved in-situ. ● Repair and clean the granite blocks and painted Shanghai plaster balustrades to match with existing as necessary. The granite blocks should be kept fair-faced. The methodology for cleaning granite blocks should be heritage friendly. ● Further upgrading works of the balustrades to meet the statutory requirements should be avoided as far as practicable so as to minimize further disturbance to the Palladian staircase, subject to the approval of Buildings Authority. In case upgrading works are required, works should be designed in a heritage friendly way and carried out in a reversible manner. The design should be distinguishable from and compatible with historic fabric and subject to AMO’s approval. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● New metal handrail had been added previously to the side of granite blocks. Reuse the handrails as far as possible to avoid further disturbance to the Palladian staircase. ● Management approach, including placing pot planters along the existing balustrades prevent people from approaching the balustrade that is lower than 1.1m high, was adopted to strike a balance between maintaining the architectural authenticity and complying with the statutory requirements in the previous statutory submission. The plants to be used should be safety to visitors. ● Adoption of a similar management approach as far as possible to preserve the Palladian staircase is recommended. 	 <p>The top photograph shows a wide view of the Palladian staircase, featuring a decorative balustrade with a metal handrail on the right side. The staircase is supported by granite blocks. The bottom photograph is a close-up of the balustrade, showing a decorative lamp post and a pot planter with green plants. Both photos have a date stamp of 11/10/2023.</p>

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.6	<p><u>Entrance Porch</u> including the pavilion structure with Chinese glazed tiled roof in quadrangular shape supported by columns, the patterned mosaic tiled floor finishes, the marble entrance steps, flooring and skirting, and crown moulded ceiling, historic light fitting and the like etc.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The entrance porch including the mentioned architectural features should be preserved in-situ. ● Clean and repair the marble and mosaic finishes to match with existing as necessary. Corrosive cleaning chemicals should not be used. ● Repair any missing or damaged mosaic tiles to match with existing materials, size, pattern and colour as necessary. ● Repair, re-plaster, and repaint the painted areas to match with existing materials, profile and colour as necessary. <p>Recommended Treatments</p> <ul style="list-style-type: none"> ● New metal handrails had been added previously to both sides of the entrance steps. Reuse the handrails as far as possible to avoid further disturbance to the entrance porch. 	 <p>The photo column contains three images. The top image shows an exterior view of a traditional Chinese pavilion structure with a red roof and columns, situated in a courtyard. The middle image shows an interior view of a room with a mosaic tiled floor, a wooden cabinet, and a brick wall. The bottom image shows a view of the entrance steps leading up to a doorway with a large window.</p>


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.7	<p><u>Southeast terrace of the Mansion</u> including granite steps, low granite fence wall, and patterned mosaic tiled flooring etc.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The Southeast terrace including the mentioned architectural features should be preserved in-situ. ● All stonework and mosaic tiles should be cleaned with bristle or nylon brushes and clean water; corrosive cleaning chemicals should not be used. Stonework and mosaic tiles should not be painted. ● Repair any missing or damaged mosaic tiles to match with existing materials, size, pattern and colour as necessary. ● During the last revitalisation works, part of the patterned mosaic tiled flooring was reinstated with similar mosaic tiles matching with the historic mosaic tiles after the excavation works for the construction of new open staircase, glass enclosure and provision of service trench. Any further excavation work for services routing should not damage the historic patterned mosaic tiled floor. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Reuse the underground services trench for piping and ducting which constructed in the last revitalisation works to avoid further disturbance to the Southeast terrace. ● Treatments to later-added open staircase and glass enclosure (refer to Item No. B.1). 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.8	<p><u>Steps, landing, fence wall and retaining wall at the east corner of the Mansion</u> including the low boundary fence walls with decorative balustrades and posts in shanghai plaster finishes and the historic plaster work of Tiger Balm Garden remains at retaining wall.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The steps, landing, fence wall and retaining wall including the mentioned architectural features should be preserved in-situ. ● Alteration to the low boundary fence walls is not allowed unless with strong justification and subject to AMO’s approval. ● Repair and clean the concrete steps and landing, low boundary fence and the retaining wall with water to match with existing as necessary. ● The historic plaster work remains on retaining walls and adjacent to low boundary fence walls are the evidence of Tiger Balm Garden, should be preserved in-situ and up-kept using the traditional methods. 	 <p>The photo column contains three images. The top image shows a concrete landing with a large air conditioning unit and a broom. The middle image shows a retaining wall with textured, historic plaster. The bottom image shows a decorative balustrade on a stone landing.</p>



Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.9	<p><u>Stained glass moon gates</u> on ground floor facing the Northwest (Garden) and Southeast (the Legend) sides with timber frame which is painted with decorative pattern and gilded with gold, and complete with side screens and fanlights and terrazzo door thresholds; and the <u>building signage</u> above inscribed with wordings “虎豹別墅” & “虎豹”.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● Preserve in-situ the stained glass moon gates including all historic stained glass and the timber frames, the door thresholds and the lintel above the entrance engraved with the building name. ● Do not change the design, configurations and colour. ● Repair, repaint and re-gilding the defective areas to match with existing design and materials as necessary. ● Clean the stained glass with a suitable mild solvent as necessary (as recommended by a specialist). <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● The original stained glasses on the side screens of the moon gate facing the Garden had been broken and replaced with clear glass many years ago before the site handed over to the Government. These two pieces of glass panes were then newly replaced with present-day design using original fixing method during the last revitalisation works. Reuse and keep these later-added glass panes in-situ, unless historic reference of the original appearance is available and restoration work to the original appearance could be considered. ● Informative plaque should be placed next to the moon gate to allow accurate interpretation of these two pieces of the new stained glass panes. 	 <p>The 'Photo' column contains three images of the stained glass moon gate. The top image is an interior view looking through the circular gate. The middle image is an exterior view of the gate set in a brick wall, with a sign above it that reads '虎豹別墅' (Tiger Leopard Villa) in gold characters. The bottom image is an interior view from a different angle, showing the gate and the brick wall.</p>

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.10	<p><u>Stained glass or patterned and obscured/ colour glass panes or clear glass windows and doors</u>³ with fanlights, painted metal frames, period-style ironmongeries, metal grilles and moulded window and door surrounds. Some of the windows and doors are decorated with hand-painted drawings.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The existing windows and doors including the glass panes, metal frames and the surrounds and the hand-painted drawings on doors and windows should be preserved in-situ. No window or door opening is to be enlarged or modified unless with sound justification and subject to AMO’s approval. ● Conservation of hand-painted drawings on metal doors and windows could only be carried out by specialist with relevant experience as necessary. Any repainting/ consolidation methods should be submitted to AMO for approval. ● Many of the original stained glass panes have been removed and kept properly for protection, and temporarily replaced by plain glass panes. The original stained glass panes which are now stored in crates should be properly kept on-site. ● Repaint the metal window frames, metal grilles, repair the ironmongeries and replace the defective plain and obscured/colour glass panes to match with the existing materials, design configuration, and texture as necessary. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● The original stained glass panes now stored on-site should be repaired and restored in their original locations by a historic glazing specialist as far as practicable. All repair and reinstatement methods should be submitted to AMO for approval 	  <p>Stained glasses before removal for protection</p>  <p>Stained glass replaced by plain glasses</p>


³ The stained glass windows and doors are listed in the “Featured Glass Panels and Door Panels of the Premises” as listed in Paragraph 5.9 of IFP.


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.10	<p><i>(cont'd)</i></p> <ul style="list-style-type: none"> ● Modification works had been carried out to the existing window and door openings previously to meet the modern-day requirements. Reuse the later-additions as necessary or consider restoration of windows or doors to the original in case of change of design in future. ● Check for proper operation and repair as necessary: <ul style="list-style-type: none"> – Later-added fire rated glazing were installed at the internal side of windows and doors adjacent to the open staircase, at the stairwell of the internal staircase and along corridor at servants' quarters to meet fire safety requirements. – A window opening on G/F was enlarged to form entrance door to meet barrier free requirement on LG/F. – Original metal framed door of 1/F lobby (original verandah) connecting to the open staircase was modified and replaced with new metal glazed door to meet barrier free and fire safety requirements. – Some of the metal framed windows at the servants' quarters on LG/F had been blocked to meet fire safety requirement. – Some of the G/F windows was modified with louvre or installed with exhaust fan at the internal side for mechanical ventilation purpose. – Secondary metal framed window or door were installed at the internal side of some of the original metal framed windows and doors for acoustic purpose. ● Wall mounted timber cabinets or furniture were placed in front of the windows at the internal side to provide additional barrier to openable window with bottom height less than 1.1m. Adoption of a similar approach to meet protective barrier requirement as far as possible to avoid modification of original windows. ● Management approach, including restricted access to master bathroom for guided tour and maintenance only and placing tensile barriers in front of windows and 	 <p>The 'Photo' column contains three images. The top image shows a window with multiple panes and a dark frame, with a date stamp '11/10/2023' in the bottom right. The middle image shows a bright red-framed entrance door set within a grey wall, with a date stamp '11/10/2023' in the bottom right. The bottom image shows an interior lobby with wall-mounted timber cabinets on both sides and a glass door leading outside, with a date stamp '11/10/2023' in the bottom right.</p>

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.10	<p><i>(cont'd)</i></p> <p>sanitary wares etc. was adopted to avoid addition of protective barrier to some of the metal framed windows in the previous statutory submission</p> <ul style="list-style-type: none"> ● Adoption of a similar management approach as far as possible to minimize the disturbance to the metal framed windows is recommended. 	 <p>The 'Photo' column contains three images. The top image shows a circular room with a curved sofa, a central table, and a chandelier, with three large windows featuring blue and white stained glass. The middle image shows a hallway with a large window with green and white stained glass. The bottom image shows a room with a window and a metal railing, with a date stamp '11/10/2023' in the bottom right corner.</p>


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
B.11	<p><u>Historic cast iron drain pipe and fittings</u> including cast iron rainwater downpipes and hopper heads.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All historical cast iron drainage pipes including the hopper heads and their associated parts, should be preserved in-situ as far as practicable. ● Reuse the existing drainage system including the historic drainage pipes as far as practicable. ● Repair by de-rusting and repainting, or replace by replica if beyond repair. 	 <p>The photo column for item B.11 contains three vertically stacked photographs. The top photo shows a yellow building facade with a decorative cast iron drain pipe and hopper head. The middle photo is a close-up of a similar cast iron hopper head mounted on a wall. The bottom photo shows a white-painted cast iron drain pipe with a decorative hopper head. Each photo has a small orange timestamp '11/10/2023' in the bottom right corner.</p>
B.12	<p><u>Antique lanterns</u> with ironwork and opaque glass panes at the G/F verandah and Palladian Staircase facing the Garden.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The iron lanterns should be preserved in-situ <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Restore its function if it is technically feasible. 	 <p>The photo column for item B.12 contains one photograph showing an antique lantern with a white glass pane and ornate ironwork, mounted on a stone pedestal on a verandah. The background shows a building with a staircase and a decorative railing. A small orange timestamp '11/10/2023' is visible in the bottom right corner of the photo.</p>

C. INTERIOR

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.1	<p><u>Original building layout</u>, in particular the partitioning on G/F to R/F at the main block area which are authentic, including the configuration of Main Hall (original sitting room) and the classrooms (originally rooms for entertainment, dining and study) on G/F and Hallways, and 4 classrooms (original en-suite bedrooms) on 1/F.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The original building layout should be preserved in-situ. For the main block area of the Mansion, no removal of internal walls or new openings made to all partitions is allowed unless with sound justification and subject to AMO’s approval, in order to keep the structure and the original room layout intact. ● Provide proper interpretation areas for interpretation on the cultural significance of the Site and the demolished Tiger Balm Garden, including allocating spaces for display of old items and furniture related to the Site and the demolished Tiger Balm Garden. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Alteration and addition works had been carried out previously to meet the modern-day and users’ requirements. Reuse the existing layout, spatial configuration and later-added facilities as far as possible. ● Check for proper operation and repair as necessary: <ul style="list-style-type: none"> – Addition of lift and conversion of the east end of the main block area connecting the servants’ quarters into lift lobbies to provide barrier free access from LG/F to R/F of the Mansion. – Reconstruction of staircase at servants’ quarters from G/F to R/F with associated structural strengthening works to meet MOE requirements. – Repartitioning of the servants’ quarters layout to 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.1	<p>(cont'd)</p> <p>convert the quarters into toilets.</p> <ul style="list-style-type: none"> - Conversion of the original kitchen at servants' quarters into office. - A new doorway was formed at G/F classroom (original dining room) to verandah facing the Garden to meet MOE requirement. - The space between the ceiling slab of penthouse on 2/F and the pitched roof was utilized to house air ducts and other services. <ul style="list-style-type: none"> ● Acoustic panel had been installed previously to meet users' requirement. Remove the acoustic panel and reinstate the affected historic building fabrics to reveal the original fabric as far as practicable. ● Restore the original furniture setting of some of the room(s) preserved for interpretation. ● Original architectural features including timber paneled door, ceramic wall and floor tiles, sanitary wares and fittings, skirting, metal-framed doors and windows, metal-framed fanlights, and timber parquet flooring and the like which have been salvaged due to changes made in the last revitalisation works were stored on-site for future use, and should be reused as far as practicable. 	 <p>The photo section contains four images: 1) A hallway with a dark door on the left and a glass-fronted elevator on the right. 2) A balcony with a dark metal railing and a white door at the end. 3) A close-up of an elevator shaft with a pinkish carpet in the foreground. 4) A long, bright dining room with a long table, chairs, and large windows with colorful frames.</p>

Item No.	Architectural Features to be Preserved and Conservation Guidelines	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., decorative ceiling plaster work, mural paintings, gold gilding, moulded cornices etc.) and projecting Chinese-style eaves.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All historic plaster work should be preserved in-situ. ● Plaster and surface paint work of the masonry work should be repaired and repainted where necessary to match with existing. ● The peeling gilded surfaces should be cleaned to remove dirt and grease and re-gilded and repainted by specialist as necessary. ● Painted wall murals under the featured eaves at ground floor should be blushed clean, repaired, and touched-up by specialists as necessary. ● No covering up of the historic plaster work is permitted. ● Any repainting/ re-gilded proposal should be submitted to AMO for approval. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● New building services including air-conditioning, fire services, new lighting etc. was introduced into the interior during the last revitalisation works, the routing of the new building services were carefully designed without damaging and covering up of the historic plaster work. Bulkheads or false ceilings were also constructed at high levels of interior walls for hiding these later-added building services in a tidy and neat way and at the same time exposing the historic plaster work. Reuse these later-added building services with the existing routing and bulkheads/ false ceilings as far as possible to minimize the disturbance to the fabric. 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.3	<p><u>Reliefs</u>⁴ on walls illustrating religious stories</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The reliefs on walls should be preserved in-situ ● Cleaned by using bristle or nylon brushes and clean water as necessary. Corrosive cleaning chemicals should not be used. ● The reliefs should be exposed for public appreciation. No covering up of the reliefs is permitted. 	 <p>The 'Photo' column contains three separate photographs of wall reliefs. The top photograph shows a white, rectangular relief of a seated figure with a child, set within a decorative frame. The middle photograph shows a colorful painting of a deity seated on a swan, also within a frame. The bottom photograph shows a relief of a deity riding a white horse, set within a frame. Each photograph has a yellow date stamp in the bottom right corner that reads '11/10/2023'.</p>


⁴ The relief are listed in the “Fixtures and Built-in Items of the Premises” listed in Paragraph 5.9 of IFP.



Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.4	<p><u>Brick plastered walls</u> were painted in light cream colour and <u>wooden picture rails on walls</u>.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The brick plastered walls and the wooden picture rails on walls should be preserved in-situ. ● The Mansion has been repainted with different colour throughout the years. All interior walls were repainted in light cream colour during the last revitalisation works except at areas where historic dado with hand-painting were discovered. ● Repair the defective plaster and repaint with the colour matching with existing as necessary. ● All the historic dado with hand-painting should not be covered and should be exposed with proper interpretation for public appreciation. ● The corridor adjacent to 1/F lift lobby where most of this kind of historic dado had been discovered were repainted with green and yellow colour to reveal the old colour scheme with historic dado of the interior during the last revitalisation works. Keep this old colour scheme for the corridor for interpretation. 	 <p>The photo column contains three images. The top image shows a grand lobby with a central staircase, ornate ceiling with a traditional Chinese-style decorative element, and red curtains. The middle image is a similar view of the lobby from a slightly different angle. The bottom image shows a close-up of a corridor with green and yellow walls, a white door with an 'EXIT' sign, and a dark carpet.</p>



Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.5	<p><u>Glazed ceramic featured dado, wall tiles and floor tiles with pattern in original bathrooms on G/F and 1/F, at staircase walls of LG/F (next to lift lobby) and original cold storage room on R/F</u></p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All existing glazed tiles should be preserved in-situ. ● Repair and replacement of defective tiles with tiles of matching material, size, texture, colour and pattern of the existing tiles as necessary. ● No further removal or covering up of the existing glazed tiles unless with sound justification and subject to AMO’s approval. <p>Recommended Treatments</p> <ul style="list-style-type: none"> ● Acoustic panel were installed at the en-suite bathrooms of the southwest side bedrooms on 1/F previously to meet users’ requirement. Remove the acoustic panel and reinstate the affected wall tiles to reveal the original fabric as far as practicable. 	

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.6	<p><u>Timber parquet flooring, moulded skirting, and stairs</u></p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All original timber flooring should be preserved in-situ. ● Rotten and damaged timber parquet blocks should be carefully removed and replaced by matching timber blocks in same style and material. ● A specialist contractor should be employed to check for any signs of termite attack in the building and install a termite monitoring system to protect timber structures, elements, and furniture where appropriate. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Alteration and addition works had been carried out previously to meet the modern-day requirements. Reuse the layout and later-added facilities as far as possible. ● Check for proper operation and repair as necessary: <ul style="list-style-type: none"> – Removable raised deck was added at 1/F Hallway adjacent to the wooden staircase to remedy between the level difference on 1/F. ● Management approach, including using movable ramp at door openings between the interior with level difference etc. was adopted to avoid damaging the timber parquet flooring and complying with the statutory requirements in the previous statutory submission ● Adoption of a similar management approach as far as possible to minimize the disturbance to the interior building fabric is recommended. 	

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.7	<p><u>Decorative floor finishes and skirting</u>, including marble flooring, patterned ceramic tiled flooring, ceramic hexagonal tiled flooring, fine terrazzo flooring, and encaustic ceramic tiled flooring (on the risers at steps leading to the original kitchen) etc.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All original decorative floor tiles in the interiors of the building should all be preserved in-situ and cleaned with bristle or nylon brushes and clean water. Corrosive cleaning chemicals should not be used. ● For marbles and encaustic ceramic tiled flooring, repair cracks and make good finish to match with existing to an acceptable level by specialist as necessary. ● No damage and covering up of the marble flooring in anyway including any modification or localized strengthening works to the floor slabs unless with sound justification and subject to AMO’s approval. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Tactile paving has been provided at the patterned ceramic floor tiles in lift lobby during the last revitalisation works to meet the barrier-free access requirement. Reuse the later-added facilities as far as practicable to avoid further damage to the tiles. ● New handrails were installed at wall sides of staircase from LG/F to G/F during the last revitalisation works to meet barrier free access. Reuse the later-added facilities as far as practicable to avoid damage to the tiles. ● Some of the patterned ceramic tiled flooring was covered with carpet to meet users’ requirements during the last revitalisation works. Remove the carpet and reinstate the affected tiles to reveal the original fabric as far as practicable. 	 <p>The photo column contains four images. The top image shows a close-up of a marble floor with a grid pattern of dark lines. The second image shows a long, brightly lit hallway with patterned ceramic tiled flooring. The third image shows a lift lobby with patterned ceramic tiles and tactile paving. The bottom image shows a staircase with decorative ceramic tiles on the risers.</p>



Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.8	<p><u>Dado finished with marble</u> at original entrance porch and hallway on G/F to servants' quarters</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All marble finishes should be preserved in-situ and cleaned with bristle or nylon brushes and clean water. Corrosive cleaning chemicals should not be used. ● Repair cracks and make good finish to match existing to an acceptable level by specialist as necessary. ● No damage and covering up of the marble finishes in anyway unless with sound justification and subject to AMO's approval. 	 <p>The top photograph shows a room with walls finished with marble dado. The walls are light-colored with dark marble borders. There are rows of white plastic chairs with black frames. A framed picture hangs on the wall. The bottom photograph shows a doorway with a dark wooden door. The walls on either side of the doorway are finished with marble dado, showing a light-colored marble with dark borders. A small sign is visible on the wall to the left of the door.</p>

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.9	<p><u>Hardwood staircases</u>, including the timber stairs, timber paneled and geometric patterned balustrades with simple mouldings, timber handrails, newel posts and metal carpet pins etc.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The hardwood staircase should be preserved in-situ. ● Any upgrading works of balustrades to meet the statutory requirements should be avoided as far as practicable to minimize disturbance to the hardwood staircase, subject to the approval of Buildings Authority. ● Timber balustrades, newel posts, and handrails should only be cleaned and re-finished with wood grain protective coating as necessary. ● The carpet pins on the steps should be preserved and re-used. ● Termite treatment (Refer to C.6) <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Management approaches, including placing pot planters along the existing balustrades of the staircase at designated areas to prevent people from approaching the balustrade that is lower than 1.1m high, addition of handrails on the wall side of the staircase for MOE provision and the later-added carpet mitigating the old carpet were adopted to strike a balance between maintaining the architectural authenticity and complying with the statutory requirements in the previous statutory submission. ● Adoption of a similar management approaches as far as possible to preserve the existing balustrades and hardwood staircase in-situ are recommended. 	 <p>The carpet pins on steps</p> 


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.10	<p><u>Glass block screens</u> at lift lobby and besides Dish delivery stairs on LG/F</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The existing glass block screens preserved should be preserved in-situ. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● There were original two glass block screens at the entrance on LG/F, one of the screens has been removed with the glass block salvaged during the last revitalisation works to meet the MOE requirement. Reuse and relocate those salvaged glass block in future could be considered. 	
C.11	<p><u>The internal decorative metal grilles and balustrades</u> on G/F and R/F</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The decorative metal grilles and balustrades should be preserved in-situ, repaired, and repainted as necessary. <p>Recommended Treatments</p> <ul style="list-style-type: none"> ● A new glazed panel was installed behind the decorative metal grilles on G/F to meet protective barrier requirements. Reuse the later-added installation to avoid further damage to the historic building fabric as far as practicable. 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.12	<p><u>Internal timber-framed doors</u>⁵, including timber paneled doors with or without decorations and the decorative wooden carvings and screens on top and the historic ironmongeries. Some of the door frames are carved with egg and darts motifs.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The historic doors, door frames and ironmongeries should be preserved in-situ and repaired as necessary. ● Loosen defective timber parts on wood carvings should be refixed by specialist as necessary. ● Internal timber-framed door leaves and the door frames had been restored with wood grain colour during the last revitalisation. Repaint the defective protective coating with matching colour protective coating as necessary. ● Termite treatment (Refer to Item No. C.6) <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● New doors had been later-added to the doors of original dining room and study room on G/F to comply with the MOE requirements while preserving and allowing appreciation of the historic doors at the same location. Reuse the new doors as necessary to avoid further disturbance to the historic doors and fames. ● Some of the historic doors were taken down and replaced with fire-rated doors to meet fire safety requirement during the last revitalisation. Reuse the later-additions as necessary or consider restoration of original timber doors to its original locations in case of change of design in future. 	

⁵ The Internal timber-framed doors are listed in the “Fixtures and Built-in Items of the Premises” listed in Paragraph 5.9 of IFP.

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.12	<p>(cont'd)</p> <ul style="list-style-type: none"> Some of the historic doors were taken down and replaced with laminated doors for acoustic purpose during the last revitalisation works. Restore those doors with the original timber doors to reveal the historic appearance as far as practicable. 	
C.13	<p><u>Featured timber door</u>⁶ in a Chinese moon-gate style timber frame with side screens and above triangular glazed screens on 1/F.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> The featured timber door should be preserved in-situ. No modification works and removal work is permitted. It had been restored with wood grain colour during the last revitalisation. Repaint the defective protective coating with matching colour protective coating as necessary. Termite treatment (Refer to Item No. C.6) 	


⁶ Featured timber doors are listed in the “Fixtures and Built-in Items of the Premises” listed in Paragraph 5.9 of IFP.


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.14	<p><u>Internal timber window sills, and steel curtain rails.</u></p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● Internal timber window sills and steel curtain rails should be preserved in-situ. ● The internal timber window sills were restored with wood grain colour during the last revitalisation works. Repair and paint the defective protective coating with matching colour protective coating as necessary. ● Repair and repaint the steel curtain rails to match with existing as necessary. 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.15	<p>All fireplaces⁷ with fire surrounds and hearths in painted timber, marble, or terrazzo finishes of Italianate-inspired design, and wall mirrors⁸ on top or in associated cabinet.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All fireplaces should be preserved in-situ and repaired by specialists with materials, profile, colour and texture matching with existing as necessary. ● Do not cover the fireplaces. ● Mirrors on top of fireplaces should be preserved in-situ. 	

⁷ Fireplaces are listed in the “Fixtures and Built-in Items of the Premises” listed in Paragraph 5.9 of IFP .


⁸ Wall mirrors are listed in the “Fixtures and Built-in Items of the Premises” listed in Paragraph 5.9 of IFP .


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.16	<p><u>Dumb waiter with its opening on each floor and built-in timber cabinet</u> with frame and panel doors at lower ground floor kitchen.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The remained dumb waiter, its openings, the shaft and the cabinet with frame should be preserved in-situ. ● The cabinet should be repaired and repainted to match with the existing. ● Termite treatment of the timber cabinet (Refer to Item No. C.6) <p>Recommended Treatments</p> <ul style="list-style-type: none"> ● Glazed panel and fire barrier were installed at the dumb waiter openings and shaft to meet fire safety and users' requirements. Reuse the later-added installations to avoid further damage to the historic building fabric as far as practicable. 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.17	<p><u>Dish delivery passage</u> linking the original dining room on ground floor to the kitchen on lower ground floor including the Dish Delivery Staircase and its balustrades.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The passage and the openings with the wooden paneled doors at both ends should be preserved in-situ and should not be blocked or covered up for interpretation purposes. ● Repair and repaint the defective area of the balustrades and wooden paneled to match existing as necessary. ● Termite treatment (Refer to Item No.C.6) <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Using management approach of restricted access to the Dish Delivery Staircase for interpretation only was adopted to strike a balance between maintaining the architectural authenticity and complying with the statutory requirements in the previous statutory submission ● Adoption of a similar management approach as far as possible to avoid any alteration work to the Dish delivery staircase is recommended. 	

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.18	<p><u>Built-in fixtures and furniture</u>⁹, including architraves with decorative fixtures, built-in display cabinets and the decorative panels on top, some with the Haw Par/ HP emblems or with images of tigers or leopards, walk-in closet and all timber paneled walls and all historic ironmongeries etc.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All original built-in fixtures and furniture and its ironmongeries should be preserved in-situ and repaired with materials, design and colour to match with existing as necessary. ● Loosen defective timber parts on wood carvings should be refixed by specialist as necessary. ● The built-in timber fixtures and furniture had been restored with wood grain colour during the last revitalisation. Repaint the defective protective coating with matching colour protective coating as necessary. ● Termite treatment (Refer to Item No. C.6) 	 <p>The photo section contains three images. The top image shows a large, dark wood display cabinet with glass doors and a decorative arched top, containing various items. The middle image shows a similar cabinet with open shelving and a pink cushioned bench in front of it. The bottom image is a close-up of a glass-fronted cabinet with a decorative top and a red tassel hanging nearby.</p>




⁹ The built-in fixture and furniture are listed in the “Fixtures and Built-in Items of the Premises” listed in Paragraph 5.9 of IFP.

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.19	<p><u>Sanitary wares and fittings</u></p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The original bathroom of the master bedroom with its original setting, sanitary wares, fittings and finishes should be preserved in-situ for interpretation. ● The historic faucets remain on walls of original 1/F southwest en-suite bathrooms after the last revitalisation works should be preserved in-situ unless with sound justification and subject to AMO’s approval. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Some of the ceramic sanitary wares and fittings were removed in the last revitalisation works. Reuse or display the salvaged sanitary wares and fittings and restore to its original locations could be considered in case of change of design in future. 	 <p>The photo section contains five images: 1. A bathtub in a bathroom with a window above it. 2. A toilet in a bathroom with a window above it. 3. A pedestal sink in a bathroom with a window above it. 4. A close-up of a faucet on a wall. 5. A close-up of a faucet on a wall.</p>


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.20	<p><u>Security Room including a built-in safe</u> in master bedroom on 1/F including the safe door, the metal gate, the paneled walls and the shelves.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The security room, including a built-in safe with metal gate and its door, the paneled walls and the shelves should be preserved in-situ. ● The configuration of the room should not be altered <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Using management approach of restricted access to the Security Room for maintenance only but allow appreciation from the outside was adopted in order to exempt from installation of sprinkler inside the room in the previous statutory submission ● Adoption of a similar management approach as far as possible to avoid further alteration work to the Security Room is recommended. 	

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.21	<p><u>Antique light fittings¹⁰, including pendant lamps, ceiling mount light, and the parts etc.</u></p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The antique light fittings which had been restored to the original locations during the last revitalisation works for display should be preserved in-situ. ● Repair the defective parts of antique light fittings by specialist as necessary. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Some of the antique light fittings had been salvaged and stored on-site. Further historic research should be carried out to identify the original locations. Repair and restore to its original location for display or reuse the salvaged antique light fittings as far as practicable. 	

¹⁰ Some of the antique light fittings have been restored to the original locations while others have been salvaged and stored in the Mansion. The antique light fittings are either listed in the “Fixtures and Built-in Items of the Premises” or “Movable Old Items of the Premises” listed in Paragraph 5.9 of IFP.





Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.22	<p><u>Historic items and movable furniture¹¹</u>, including display cabinets, dressing tables, coffee tables, chairs, mirrors, and other movable furniture etc. Besides, the carpet and movable furniture on display.</p> <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● The historic items and movable furniture should be preserved on site. ● Select some of the historic items and movable furniture from the storage for display within the Mansion. Repair and restore the selected historic items and movable furniture by specialist as necessary. ● Except where otherwise stated, all furniture and historic items bearing a “HP” emblem, image of a tiger or leopard, or any other form of description of “Haw Par” or Aw’s family¹¹ are recommended to be retained for use and/or display within the Mansion. ● Termite treatment (Refer to Item No. C.6) 	  <p>Furniture and artefact with image of tigers</p> 


¹¹ The historic items and movable furniture are listed in the “Movable Old Items of the Premises” listed in Paragraph 5.9 of IFP.


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
C.23	<p><u>Ceramic grilles</u>¹² at the penthouse</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The existing ceramic grilles should be preserved in-situ without covering them except by glass to suit new use. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Two of the grilles were taken down and salvaged during the last revitalisation works for passing of building services. Reinstate the opening with ceramic grilles if passing through of building services is not required in future. 	


¹² The ceramic grilles are listed in the “Fixtures and Built-in Items of the Premises” listed in Paragraph 5.9 of IFP.


D. PRIVATE GARDEN AND EXTERNAL AREAS


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.1	<p><u>The setting and layout of the Garden</u>, including the footpaths, mosaic walkway, the fountain, all fence walls, sculpture and all the plantations such as trees, shrubs, grass, and pot plants etc.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The original two-tier setting and the garden layout should be preserved in-situ, and its openness should be kept. ● All the plants should be preserved in-situ unless permitted by AMO. A detailed horticultural survey should be carried out to identify the species and check the health condition of all the plantations. Transplanting or replacement of plantations might only be permitted with sound justification, e.g. health considerations. ● The sculptures inside the Garden should be properly maintained, preserved and captioned. They should be repaired as necessary, and the repair method should be submitted for AMO’s approval. ● Any proposal of improvement works and landscape work in Garden including upgrading of underground building services should be submitted to AMO for approval. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Alteration and addition works had been carried out previously to meet the modern-day requirements. Reuse the later-added facilities as far as possible to avoid further disturbance to the historic fabric. ● Check for proper operation and repair as necessary: <ul style="list-style-type: none"> – New outdoor ramps for connecting the two levels of Garden and from the footbridge to the Garden was constructed to meet barrier free requirement. – Introduction of building services routing into the Garden serving the Garden and the Mansion with new inspection pits covered by matching covers at the lawn and footpaths. 	   


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.2	<p>The <u>Corner Tower</u> with granite base, Chinese-tiled roof and structural support including columns, beams, brackets, and decorative plasterwork, an internal spiral staircase, metal framed windows with plain or patterned and obscured/ colour glass panes, and metal glass doors with hand-painting.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● Chinese glazed-tiled roofs treatment (Refer to B.2). ● Building facades treatment (Refer to B.1). ● Metal framed windows and doors treatment (Refer to B.10) ● The whole Corner Tower including spiral staircase inside and the mentioned architectural features should be preserved in-situ. ● No addition and alteration work to the Corner Tower is allowed. All repair works should be carried out on a like-for-like basis with materials, colour, and design matching with the existing. ● Cracks found on the Corner Tower should be repaired to prevent further deterioration. Any repair and strengthening work proposed as necessary should not induce visual impact on the Corner Tower and should be submitted to AMO for approval. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● The original stained glass panes on the metal framed windows now stored on-site should be repaired and restored in their original locations by a glazing specialist as far as practicable. All repair and reinstatement methods should be submitted to AMO for approval. ● Using management approach of restricted access to Corner Tower for maintenance only was adopted to strike a balance between maintaining the architectural authenticity and complying with the statutory requirements in the previous statutory submissions. 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.2	<p><i>(cont'd)</i></p> <ul style="list-style-type: none">● Adoption of a similar management approach as far as possible to avoid alteration to the Corner Tower is recommended.	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.3	<p>The <u>Pavilion</u> with Chinese-tiled roofs, original red-painted plaster columns, terrazzo and quarry tiled floor finishes and the <u>granite entrance portal under the Pavilion</u> including the building signages inscribed with “HAW PAR MANSION” & “虎豹別墅”, Shanghai plaster finishes, all moulding features and historic light fittings, etc.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● Chinese glazed-tiled roofs treatment (Refer to B.2). ● Building facades treatment (Refer to B.1). ● The whole Pavilion and the granite entrance portal under the Pavilion including the mentioned architectural features should be preserved in-situ. ● No addition and alteration work to the Pavilion and the granite entrance portal is allowed. All repair works should be carried out on a like-for-like basis with materials, colour, and design matching with the existing. ● The exposed shanghai plaster finishes at the entrance portal should not be painted. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Using management approach of restricted access to the pavilion for maintenance only but allow appreciation from the outside with erection of new metal barrier at the Garden, was adopted to strike a balance between maintaining the architectural authenticity and complying with the statutory requirements in the previous statutory submission. ● Adoption of a similar management approach as far as possible to avoid further alteration to the Pavilion is recommended. 	


Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.4	<p><u>Low boundary fence walls</u> with decorative balustrades and posts in painted shanghai plaster finishes.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The low boundary fence walls should be preserved in-situ. Alteration to the low boundary walls is not allowed unless with sound justification and subject to AMO’s approval. ● Repair the low boundary fence walls with materials and colour matching with the existing. Dirt, stain and mould on the fence walls should be cleaned with bristle or nylon brushes and clean water; corrosive cleaning chemicals should not be used. ● Application of additional painting layers on the low boundary fence walls should be avoided such that the texture of the original shanghai plaster finishes underneath would not be covered. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Alteration and addition works had been carried out previously to meet the modern-day requirements. Reuse the new opening and later-added facilities as far as possible to avoid further disturbance to the historic fabric. ● Check for proper operation and repair as necessary: <ul style="list-style-type: none"> – A section of original low boundary fence wall was removed for the connection of footbridge to provide barrier free access from street level. – Additional balustrades were added in front of the low boundary fence wall at the northeast side of lower tier of Garden to meet the protective barrier requirement. ● Using management approach of placing pot planters in front of the other low boundary fence walls to prevent people from approaching the balustrade that is lower than 1.1m high, was adopted to strike a balance between maintaining the architectural authenticity and complying 	

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.4	<p><i>(cont'd)</i></p> <p>with the statutory requirements in the previous statutory submission.</p> <ul style="list-style-type: none">● Adoption of a similar management approach as far as possible to preserve the existing low boundary fence walls in-situ is recommended.	 <p>The top photograph shows a paved walkway with a decorative border of small, light-colored tiles. To the right of the walkway is a low, dark-colored boundary fence with a metal railing. The fence is topped with green plants. A date stamp '11/18/2023' is visible in the bottom right corner of the photo.</p> <p>The bottom photograph shows a white, ornate stone railing with a metal fence in the foreground. In the background, there is a traditional Chinese building with a red facade and a green roof with yellow accents. A date stamp '11/10/2023' is visible in the bottom right corner of the photo.</p>





Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.5	<p><u>The Pond</u> with a stone sculpture projected from the front face of the Palladian staircase inscribed with mural painting including the original white tiled finishes.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The whole pond including the mentioned architectural features should be preserved in-situ. ● The stone sculpture should be cleaned with bristle or nylon brushes and clean water; corrosive cleaning chemicals must not be used. ● All white tiled finishes should be preserved in-situ and repaired as necessary. ● Grey new tiles had been added to the bottom of the pond to improve the appearance during the last revitalisation works. No objection to keep those new tiles but new tiles should be laid in a reversible manner such that the original white tiled finishes underneath should not be damaged. ● Clear any blockage and make sure the drainage is functioned properly. ● Any repair and restoration proposal should be submitted to AMO for approval. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● The cloud background of mural painting is not original. Further historic research on the original painting background should be carried out. ● Keep the existing mural background, unless historic reference of the original appearance is available and restoration work to the original mural painting background by specialist with relevant experiences could be considered. 	




Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.6	<p><u>The Fountain</u> with pool surround of floral pattern, two-tiered bowls and stone sculpture at the centre.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The Fountain is one of the important decorative features in the Garden. It should be preserved in-situ, overhauled, and cleaned. ● Maintain the water circulating function of the fountain. ● Stone sculpture should be cleaned with bristle or nylon brushes and clean water; corrosive cleaning chemicals must not be used. ● Clear any blockage and make sure the drainage is functioned properly. ● Repair and repaint the pool surrounds with materials, design and colour match with the existing as necessary. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● The original pumping system had been broken down, new pumping system was installed with new tiling cover in a reversible manner during the last revitalisation works. Reuse the new pumping system as far as practicable to minimize disturbance to the historic fabric. 	

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.7	<p><u>Steps and footpath finished with patterned and plain mosaic floor tiles and red quarry tiles at the Garden.</u></p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All mosaic floor tiles and red quarry tiles should be preserved in-situ and repaired as necessary. ● Reinststate any missing tiles with tiles of size, colour and pattern matching with the existing. ● Clean with bristle or nylon brushes and clean water as necessary. Corrosive cleaning chemicals should not be used. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Tactile warning strips have been provided from the landscape deck of services block through the ramp and footpath of the Garden to the entrance lobby of the Mansion to meet barrier free requirement. ● Reuse the tactile warning strips to minimize further disturbance to the mosaic tiles and red quarry tiles. ● Replace or update the directional plaque with tactile to facilitate visitors with disabilities to visit HPM as necessary. 	 <p>The 'Photo' column contains three vertically stacked images. The top image is a close-up of a mosaic tile path with a tactile warning strip. The middle image shows a wider view of the path with a tactile strip and a directional plaque. The bottom image shows a close-up of a red quarry tile path with a tactile strip. Each image has a date stamp '11/10/2023' in the bottom right corner.</p>

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.8	<p><u>Granite steps and paving in geometric pattern</u></p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The granite steps and paving should be preserved in-situ. ● Clean with bristle or nylon brushes and clean water as necessary. Corrosive cleaning chemicals should not be used. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● New handrails were installed at both sides of the granite stairs under the arched walkway to meet barrier free requirement. Reuse the new handrails to avoid further damage to the granite steps. 	 <p>The top photograph shows a set of granite steps and paving with a geometric diamond pattern. A date stamp '11/10/2023' is visible in the bottom right corner. The bottom photograph shows the same steps leading up to an arched walkway with new blue handrails installed on both sides.</p>

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.9	<p><u>Arched walkway</u>, including the decorative balustrades and posts in painted shanghai plaster finishes</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The arched walkway is one of the important decorative features in the Garden and should be preserved in-situ. ● Repair the arched walkway with materials, design and texture matching with the existing as necessary. ● Dirt, stain and mould should be cleaned with bristle or nylon brushes and clean water; corrosive cleaning chemicals should not be used. ● No addition and alteration to the arched walkway is allowed. ● Application of additional painting layers on the balustrades should be avoided such that the texture of the original shanghai plaster finishes underneath would not be covered. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Using management approach of restricted access to the arched walkway for maintenance only but allow appreciation from the outside with erection of new metal barrier at both ends was adopted to strike a balance between maintaining the architectural authenticity and complying with the statutory requirements in the previous statutory submission. ● Adoption of a similar management approach as far as possible to avoid disturbance to the arched walkway is recommended. 	

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.10	<p><u>Three pairs of ornamented entrance metal gates</u>, namely the Main Entrance Gate, the Main Garden Gate, and the Corner Tower Entrance Gate at street level, and the <u>two nos. of side metal gates</u> including the Side Garden Gate and Side Gate to Slope at northwest side.</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● All these metal gates, of which three bear the logo of “HP” denoting “Haw Par”, were tailor-made for the Mansion, and should be preserved in-situ. ● Check condition, de-rust, repair, treat with rust preservative, and repaint to match with existing as necessary. ● Loosen decorative parts should be re-fixed by specialist as necessary. 	   

Item No.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.11	<p><u>External retaining walls</u> at the site boundary facing Tai Hang Road, the adjacent public footpath, and the Passage Area, including the buttresses, and groove on the walls, with pattern in plaster finishes including shanghai plaster</p> <p>Required Treatments:</p> <ul style="list-style-type: none"> ● The external retaining walls including the mentioned architectural features should be preserved in-situ. ● The wall surfaces should be repaired, cleaned and repainted with materials, design, pattern and colour to match with existing as necessary. ● All undesired vegetation on walls should be removed. ● Cracks found on the retaining wall should be repaired to prevent further deterioration, subject to the advice of geotechnical engineer. Any repair and strengthening work proposed as necessary should not alter the appearance of the retaining walls and should be submitted to AMO’s approval. <p>Recommended Treatments:</p> <ul style="list-style-type: none"> ● Mass concrete walls was constructed underground the Garden to reinforce the retaining walls during the last revitalisation works. The mass concrete walls which were embedded in the garden should be kept in place to minimize disturbance to the Garden. ● An opening was formed on the external retaining wall for passage of piping which had been concealed under the new connecting footbridge from services block. Reuse this opening for building services routing to minimize further disturbance to the retaining wall. 	<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.	Architectural Features to be Preserved and Conservation Guidelines	Photo
D.12	<p><u>Historic items salvaged from the Tiger Balm Garden</u>¹³</p> <p>Required Treatment:</p> <ul style="list-style-type: none"> ● Some of the historic items (including the concrete figurines and auspicious animal figurines) had been salvaged from the demolished Tiger Balm Garden and are stored on-site (33 sets) and off-site (62 sets) respectively. All these historic items should be preserved and those which are in the Site should be kept on-site. ● These historic items possess heritage value for the public in remembrance of the demolished Tiger Balm Garden. Hence, some of these historic items should be selected for display within the Site and repaired and restored by specialist as necessary. They should be properly maintained and interpreted. ● Proposal for the display including relocation works, repair and restoration proposal should be submitted to AMO for approval. ● The display of these historic items should not jeopardize the ambience of the Garden and the Mansion. <p>Recommended Treatment:</p> <ul style="list-style-type: none"> ● The original mural wall demonstrating the Ten Courts of Hell in Chinese mythology which had been a famous attraction at Tiger Balm Garden was demolished. During the last revitalisation works, a new stone mural wall engraved with images of the original mural wall was placed at the landscape deck over the services block for the public in remembrance of the demolished Tiger Balm Garden. Please consider to redesign the stone mural wall to better interpret the Ten Courts of Hell murals originally installed in the Tiger Balm Garden and most remembered by older generations of Hong Kong people. 	

¹³ Historic items salvaged from demolished Tiger Balm Garden are listed in the “Historic Items salvaged from the demolished Tiger Balm Garden” listed in Paragraph 5.9 of IFP.