

# "Maintenance and Appreciation of Historical Buildings" Creativity Competition

微縮模型組 Tiny Model-公開組別 Public Category

## 冠軍 Champion

香港理工大學 The Hong Kong Polytechnic University

勞穎欣 LO Wing-yan



妙手回「春」 Rejuvenation

### 得獎者作品描述 Contestant's Project Description

Located on a triangular site in the core of Kowloon, Lui Seng Chun is a 4-storey Tong-lau built in 1931, listed as a Grade I Historic Building in 2000. The building was originally owned by Lui Leung. His family donated the building to the government when it was abandoned. Nowadays, it has been revitalized into a Chinese medicine healthcare centre operated by the Hong Kong Baptist University after the completion of an alteration and addition works.

The model of Lui Seng Chun is on a scale of 1 to 200 with cross-sections on top and the back which present the original and additional building elements respectively.

在此刊物上項目活動內表達的任何意見、研究成果、結論或建議，並不一定反映香港特別行政區政府、保育歷史建築基金會、保育歷史建築諮詢委員會及香港測量師學會的觀點。

Any opinions, findings, conclusions or recommendations expressed in this material/event do not necessarily reflect the views of the Government of the Hong Kong Special Administrative Region, the Built Heritage Conservation Fund, the Advisory Committee on Built Heritage Conservation and The Hong Kong Institute of Surveyors.

## "Maintenance and Appreciation of Historical Buildings" Creativity Competition

### 微縮模型組 Tiny Model–公開組別 Public Category

The major portion of the model is coloured in beige and grey. The beige demarcated the original portion of building structure with columns, beams and slabs, as well as architectural features with classical balustrades. The grey illustrates a new portion after the alteration and addition works, which includes steel staircase, sliding gate, glass balustrades and external blade wall.

For the cross-section cut design on the top and back of the model, it is to demonstrate the technical advancement of Lui Seng Chun after revitalization. Observing from elevations and roof of the model, emerging both traditional and modern building elements: staircases and glass wall, together with building services including electrical power supply upgrading, firemen lift, fire services system with water tank, MVAC, plumbing, drainage and landscaped areas are incorporated that create a safe, hygienic and comfortable environment for users.

To ensure the historical buildings are in compliance with nowadays' building regulations, timely maintenance together with facilities management for historical buildings are vital. Lui Seng Chun has been upholding the original architectural value and satisfied the modern-day building code successfully.

Lui Seng Chun is a good example of heritage building which helps raise the awareness of building maintenance in Hong Kong that fulfills the timely safety requirements for public interest.