

# Stewardship of Chinatown Society Buildings

Project Report



A Project By  
**CSHBA**

Chinatown Society Heritage Buildings Association

Prepared By

**Dunefield**

December 2025

## **Land Acknowledgment**

We are grateful to be hosted on the traditional, ancestral and unceded territories of the Musqueam, Squamish and Tsleil-Waututh Nations. This land has welcomed and sustained Chinatown's communities through arduous challenges, success and growth. As we continue the work of reconciliation, we honour the Indigenous peoples for their past, present and future stewardship of this land and look forward to building on the shared histories, memories and experiences between our communities.

# Foreword

As President of **Chinatown Society Heritage Buildings Association** (CSHBA), I am proud to present this Project Report on the stewardship of heritage buildings entrusted to our member societies. These spaces are much more than bricks and beams—they are living expressions of culture and community, cared for through decades of volunteer effort and cultural programming.

In 2024, Vancouver City Council endorsed the **Chinatown Cultural District Framework**, recognizing that Chinese societies and benevolent associations are essential to Chinatown's living culture. Importantly, this framework calls for long-term investment in society-owned heritage buildings, and the events and practices they host—affirming these societies and spaces as cultural anchors for the entire community.

This report outlines both the exciting, untapped opportunities ahead for our heritage assets and the urgent priority capital improvements needed to sustain them. **We invite funders, our partners and allies to see what we see:** that with timely support and care, these buildings can continue to thrive as vibrant cultural spaces for generations to come.

Yours Sincerely,

**Fred Mah**  
President of CSHBA



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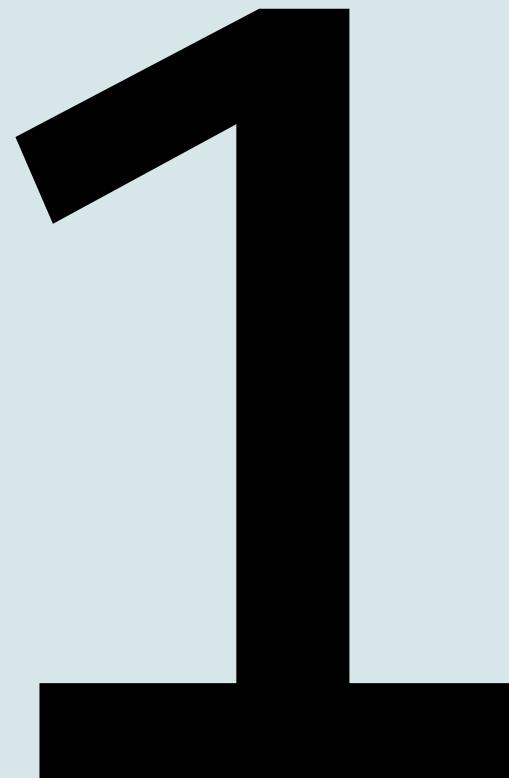
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# Introduction

Our motivation to pursue this project, and why it's such an important initiative for CSHBA's association of Chinatown societies

# Background

**This pilot project supports CSHBA's mission of working together to steward society-owned heritage buildings in Vancouver's Chinatown.**

## About CSHBA

CSHBA (**Chinatown Society Heritage Buildings Association**) is a mutual assistance organization with an objective of helping one another to rehabilitate society-owned heritage buildings in Vancouver's historic Chinatown. The membership consists of organizations that own heritage buildings, and individuals who support the neighbourhood's cultural heritage conservation.

鞏固大樓 振興傳統

Anchoring Change, Reviving Tradition

## Pilot Project

Our association has commissioned a pilot project in which three Chinatown societies (who collectively own four buildings) are supported in managing their assets in a more **sustainable, professional and collaborative way**. It will bring benefit to the societies involved, their tenants, and the community at large.

## Funding Support

This pilot project was made possible with grant funding from the **City of Vancouver** (Cultural Services), as approved by Council on November 13, 2023. We are grateful for their continued support for our mission and community work.

## Consultant Team

The project was delivered by **Dunefield**:



Wilco van Bemmel



Susan Ma 馬曉明



Albert Lam

## Acknowledgments

We want to thank everyone who was so kind to spend their time contributing to this initiative. Our particular gratitude goes out to the volunteer board directors and members of:

CSHBA | Chin Wing Chun Tong Society | Wongs' Benevolent Association | Chinese Benevolent Association



# Objectives

Chinatown's societies are stewards of the community's historical significance. This project supports our members with fulfilling their cultural stewardship role.

## Why This Initiative?

While our member organizations achieve many successes with very limited resources, it is also visible that they **struggle with day-to-day operations** and essential maintenance of their heritage assets. A different, forward-looking approach is needed if we want to see these legacies sustained.

## A New Approach

We wish to **break the cycle of piecemeal maintenance** of Chinatown's society-owned buildings, and move towards long-term, collaborative asset management. Our hope is to bring relief to volunteer-run societies so they can **focus on their cultural mission**, and on providing affordable spaces for tenants who fit well with the culture and values of Chinatown.

## Selected Heritage Assets

After an application process, **four buildings were selected** for the project. These assets have similar challenges, fostering opportunities for synergy:

1. Hon Hsing Building, 27 E Pender St (owned by Wongs' Ben. Assn.)
2. Chin Wing Chun Tong Society, 160 E Pender St
3. Chinese Benevolent Association, 104 E Pender St
4. Wongs' Benevolent Association, 121 E Pender St



The aim is to encourage collaboration between societies in very practical ways. By tackling everyday challenges together, we aspire to carve out space for envisioning the future.

## Desired Outcomes

We consider the project a success if it results in these outcomes:

### 1 Asset Analysis

We assess how the four buildings are doing today, and identify short and long-term improvements that would bring benefit to the societies and their tenants

### 2 Long-Term Vision

We help the societies develop a long-term vision for each property, and capture the cultural and space-related aspirations that they are excited about

### 3 Priority Maintenance

We identify the top five priority maintenance issues for each heritage building and recommend practical steps to begin addressing urgent issues effectively and collectively

### 4 Access to Capital

We approach governments, foundations and credit unions to understand under what conditions they would provide favourable capital funding to make investments possible

### 5 Growth Path

We make a growth path to sustain the new asset stewardship approach, to include more buildings in the portfolio, and to explore a formal entity (e.g. land trust or development corporation)



# 2

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## Asset Analysis

We uncover how the buildings are doing, and pinpoint improvements that would benefit the societies and their tenants

# Methodology

We performed a high-level analysis of the society buildings to understand how the assets are used today, what technical state they are in, and how their owners are doing financially and culturally.

The analysis covered the following topics:



## Building Conditions

What are the technical conditions of the buildings, and what needs immediate attention going forward?



## Space Utilization

How is each floor used today, and what new uses and tenants would be welcome additions?



## Cultural Stewardship

Do the societies have a long-term vision and purpose, and how can their work and legacies be sustained?



## Financial Sustainability

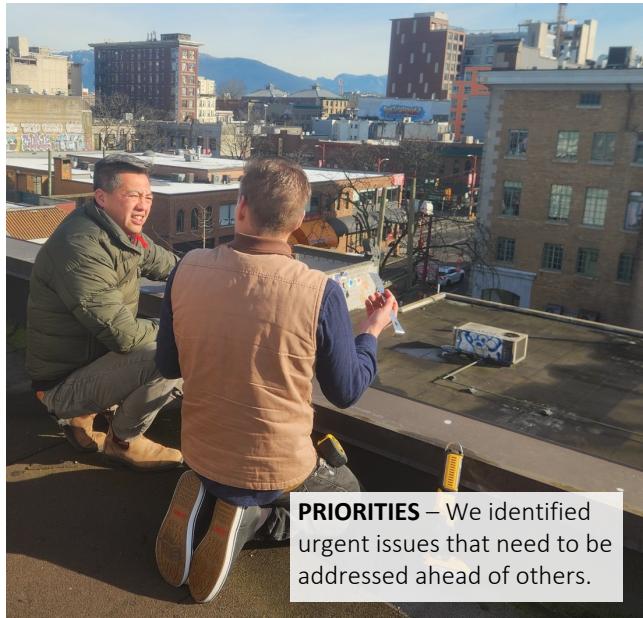
How are the societies doing financially, and what improvements would give them more security?

# Work In Action

## Our assessment approach



**STORIES** – Community historians shared histories that deserve to be sustained.



**PRIORITIES** – We identified urgent issues that need to be addressed ahead of others.



**VISIONING** – Society volunteers spoke with passion about their hopes for the future.



**HERITAGE** – The historic value of our buildings calls for a respectful approach to restoration.



**TENANCY** – We explored what right-sized upgrades could attract new tenants and users.



### TECHNICAL TEAM

**Architecture & Heritage** | James Emery, Iredale Architecture

**Construction** | Ryan Bahris, EXLE Contracting

**Façade & Masonry** | Leonard Pianalto, RJC Engineers

**Roofing** | Brad Cornock, Accurate Roofing

**Electrical** | Daniel Ip, JD Electrical Systems

**Stained Glass** | John Gilroy, Gilroy Stained Glass

# Common Themes

While each heritage site has distinct features and histories, our assessments revealed recurring conditions and opportunities.

These common patterns are observed:

## About the Buildings

### A) Outer Shells in Disrepair

Roofs, exterior walls, basements and balconies show leaks and deterioration, increasing the risk of water damage

### B) Potential Safety Risks

Aging fire stairs, outdated appliances and wiring, and failing masonry create unsafe conditions requiring immediate action

### C) Structures Need Monitoring

Sagging floors and leaning walls may point to deeper (hidden) issues that warrant investigation and monitoring

## About the Operations

### D) Underused & Vacant Spaces

All four buildings have spaces that could support more cultural or business uses, aligned with each society's mission

### E) Upward Financial Potential

More rental income can be generated to fund much-needed maintenance reserves, which don't yet exist

### F) Annual Check-Ins Needed

Many issues go unaddressed for too long; yearly "health checks" are needed to stay ahead of problems

## About the People

### G) Volunteers Stretched Thin

Societies show deep commitment but face limited time, expertise and funding to sustain building stewardship

### H) Youthful Energy Wanted

Each society desires to involve more youth, seeing their participation as vital for fresh energy and continuity

*We share more key insights in the next pages, and you can find a full overview of our findings in the **CSHBA Assessment Supplement**.*

# Building Conditions

## Key Insights

Understanding each building's physical state—including vulnerabilities and upkeep priorities—guides responsible investment and long-term care.



### Life & Safety

Critical building issues that pose immediate risks to occupants or the public, and require urgent action:

Electric transformer is at risk of flooding, and gas-fired equipment is very old

Glass dome is near collapse, and east & rear walls are bulging, leaning and failing

Lane fire escape stairs miss a segment, and rotting roof needs urgent repairs

Fire escape structure at risk of collapse, and foundation shows structural distress

### Asset Protection

Repairs and upgrades needed within 12 months to prevent further deterioration and ensure building integrity:

Rear wall grout joints are failing, and HVAC system needs improvement

Balcony walls show water damage, and structural integrity requires assessment

Bulging rear wall needs review, and basement flooding causes mold and rot

Floors are deflecting and sagging, and walls need better weather resistance

### Overall Score

**Good:** in solid shape with no big issues

**Fair:** wear and tear, but nothing urgent

**Poor:** important repairs are needed urgently

**Critical:** serious safety or integrity concerns

Good

Fair

**Poor**

Critical

Good

Fair

Poor

**Critical**

Good

Fair

**Poor**

Critical

Good

Fair

**Poor**

Critical

\* See [CSHBA Assessment Supplement](#) for our detailed findings

# Space Utilization

## Key Insights

Exploring how the society buildings are used today—who's using it, how, and with what purpose—uncovers quick wins and bigger opportunities.



### Quick Win

Small changes—requiring minimal resources—that improve how the spaces are used in the near term:

Rent out small rooms on fourth floor to artist(s) and cultural groups

Install tea bar amenities on third floor for use by senior members

Attract stable office or cultural tenant for ready-to-use second floor space

Recommit ground floor tenants who are now on month-by-month contracts

### Big Opportunity

Transformative ideas that unlock the building's full potential as a cultural and community asset:

Expand bachelors exhibit in second floor boarding rooms as a cultural experience

Attract tenant, cultural group(s) or athletic club for underused third floor

Activate underused fourth floor with new cultural tenants or museum exhibition

Consolidate second floor social functions in the large space to reactivate small space

### Key Challenge

Existing barriers—physical, operational, or logistical—that limit how the space can be used and enjoyed today:

Tenants and club members need much better climate control in summer/winter

Lack of stair lifts causes distress for seniors with mobility issues

Basement's poor shape stalls plans to move storage down and activate fourth floor

Enabling community groups to use space requires secured and flexible access

\* See [CSHBA Assessment Supplement](#) for our detailed findings

# Cultural Stewardship

## Key Insights

Conversations with society leadership and stakeholders reveal meaningful aspirations, and highlight opportunities to realize them.



### Existing Strength

Distinctive ways in which each society is already upholding cultural continuity through its stewardship:

Martial arts club acts as a low-barrier entry to culture and community

Robust offering of activities and programs for senior membership

Fulfils a representative role as the “UN of Chinese Associations”

Active, collaborative and dynamic cohort of dedicated youth leaders

### Long-Term Aspiration

Meaningful visions for how each society's space can further contribute to living heritage in the years ahead:

Transform the whole building into a place to experience “living culture”

Welcome the next generation of leaders to participate in the society

Develop a plan to maintain collections and archives with digital access

Become a hub for social gatherings, partnerships and cultural incubations

### Path Forward

Tangible steps that help societies strengthen their cultural stewardship and move toward long-term aspirations:

Map out a plan for the expansion and operation of a bachelors exhibit

Support youth-led projects and events for intergenerational connection

Empower recently formed committees and cultivate collaborations to build capacity

Sustain current society leadership and nurture capacity to avoid burnout

\* See [CSHBA Assessment Supplement](#) for our detailed findings

# Financial Sustainability

## Key Insights

Looking at revenue potential, reserves for upkeep, and accounting approaches opens up conversations about what would support financial stability.



### Rent Potential

Realistic opportunities to generate additional rent income without compromising core values:

4<sup>th</sup> floor:  
+\$18,000/y

3<sup>rd</sup> floor:  
+\$18,000/y

4<sup>th</sup> floor:  
+\$18,000/y  
2<sup>nd</sup> floor:  
+\$27,500/y

2<sup>nd</sup> floor:  
+\$18,000/y

### Maintenance Reserve

Setting aside funds yearly for future repairs supports stewardship and reduces risk of disruptive costs:

Min. balance: >\$100K  
Actual balance: \$0

Min. addition: >\$25K/y  
Actual addition: \$0/y

Min. balance: >\$100K  
Actual balance: \$0

Min. addition: >\$25K/y  
Actual addition: \$0/y

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Actual addition: \$0/y

### Bookkeeping Practices

Split balance sheet & income statement:  
Split building operations from other costs:  
Split grants from income statement:





# 3

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## Collective Action

Through celebrations, thoughtful repairs, youth engagement and tenant choices, our societies are supporting and inspiring one another

# Upholding Ceremony

Advancing Together in Practice

With annual festivals and intimate celebrations, CSHBA's member societies invite the public to celebrate, remember and belong.

## Stewardship in Action

The **Chinese Benevolent Association** passionately organizes and promotes cherished public events and cultural gatherings that build lasting traditions and bring communities together.

From Spring Festival and Chinese New Year to Remembrance Day, the association co-hosts events that keep Chinatown's living heritage relevant and beloved.



## Inspiring Others

Insights from this experience that may inspire others in our collective:

- Celebrations offer opportunities for cross-cultural connection
- Fundraising and building partnerships are key to sustaining cultural traditions
- Sharing the stories of Chinatown's societies *themselves* helps keep their legacy alive and understood

# Engaging Youth

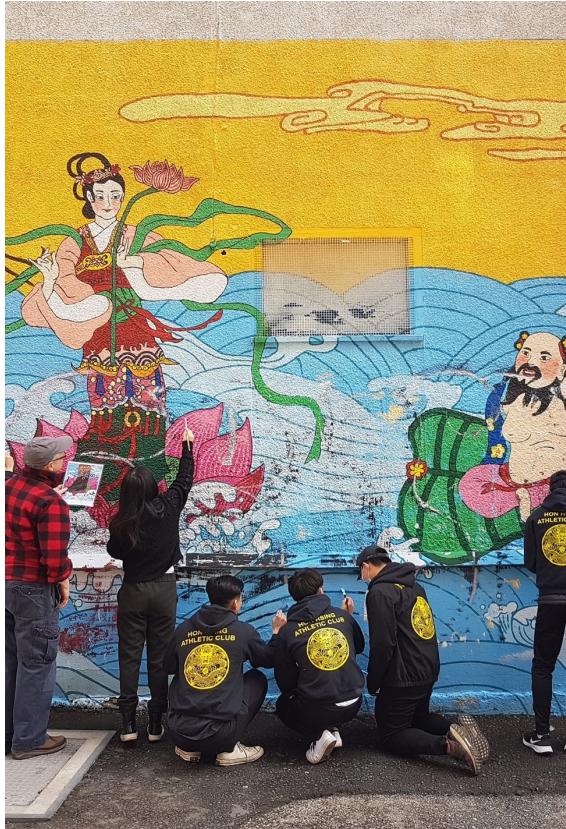
Advancing Together in Practice

By opening doors to young people, our societies ensure the future of heritage spaces is shaped by those who will inherit it.

## Stewardship in Action

The **Wongs' Benevolent Association** has successfully welcomed new generations into the rich culture and community of Vancouver's Chinatown.

Its Hon Hsing Athletic Club is a vibrant space for Chinese martial arts, lion dance, and dragon dance. The revived Mon Keang School offers beginner-friendly Cantonese classes that build practical everyday skills.



## Inspiring Others

Insights from this experience that may inspire others in our collective:

- It's key to make it easy for young people to get involved in societies, and pursue their own interests
- Youth seeks a sense of belonging and connection with their peers
- Sports, cultural activities and language learning are potent ways to attract youth

# Making Repairs

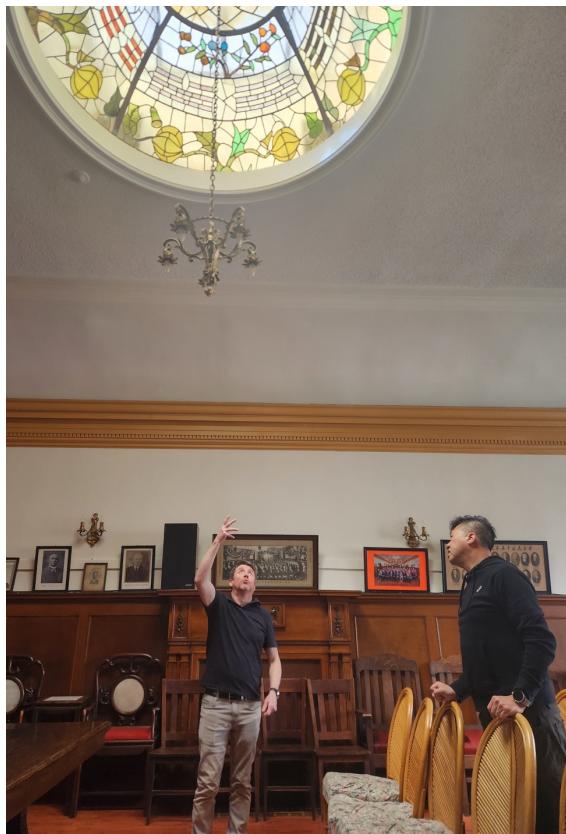
Advancing Together in Practice

By investing in timely, respectful repairs, Chinese societies show how care for a building reflects care for community.

## Stewardship in Action

The **Chin Wing Chung Tong Society** is the steward of a beautiful heritage asset that's also showing its age. A motivated working group from within the membership takes the lead on making thoughtful repairs.

Recently, the society has secured grants to assess the building's structural issues and plan pragmatic repairs—keeping the space active for community, seniors and culture.



## Inspiring Others

Insights from this experience that may inspire others in our collective:

- People rely on these spaces daily, making proper upkeep essential
- Creating a dedicated working group helps societies stay proactive on building maintenance
- Keeping grant providers informed is crucial for when unexpected issues arise

# Recruiting Tenants

Advancing Together in Practice

Chinese societies offer a home to cultural businesses who add life, purpose and long-term value to the neighbourhood.

## Stewardship in Action

The **Wong's Benevolent Association** has recruited cultural businesses that align with its mission, bringing fresh energy and economic life to the Hon Hsing building.

Modernize Tailors was invited to expand into the ground floor, while Tan Academy of Balance, a Chinese medicine educator, was brought into the fourth—deepening the site's role as a place of living culture.



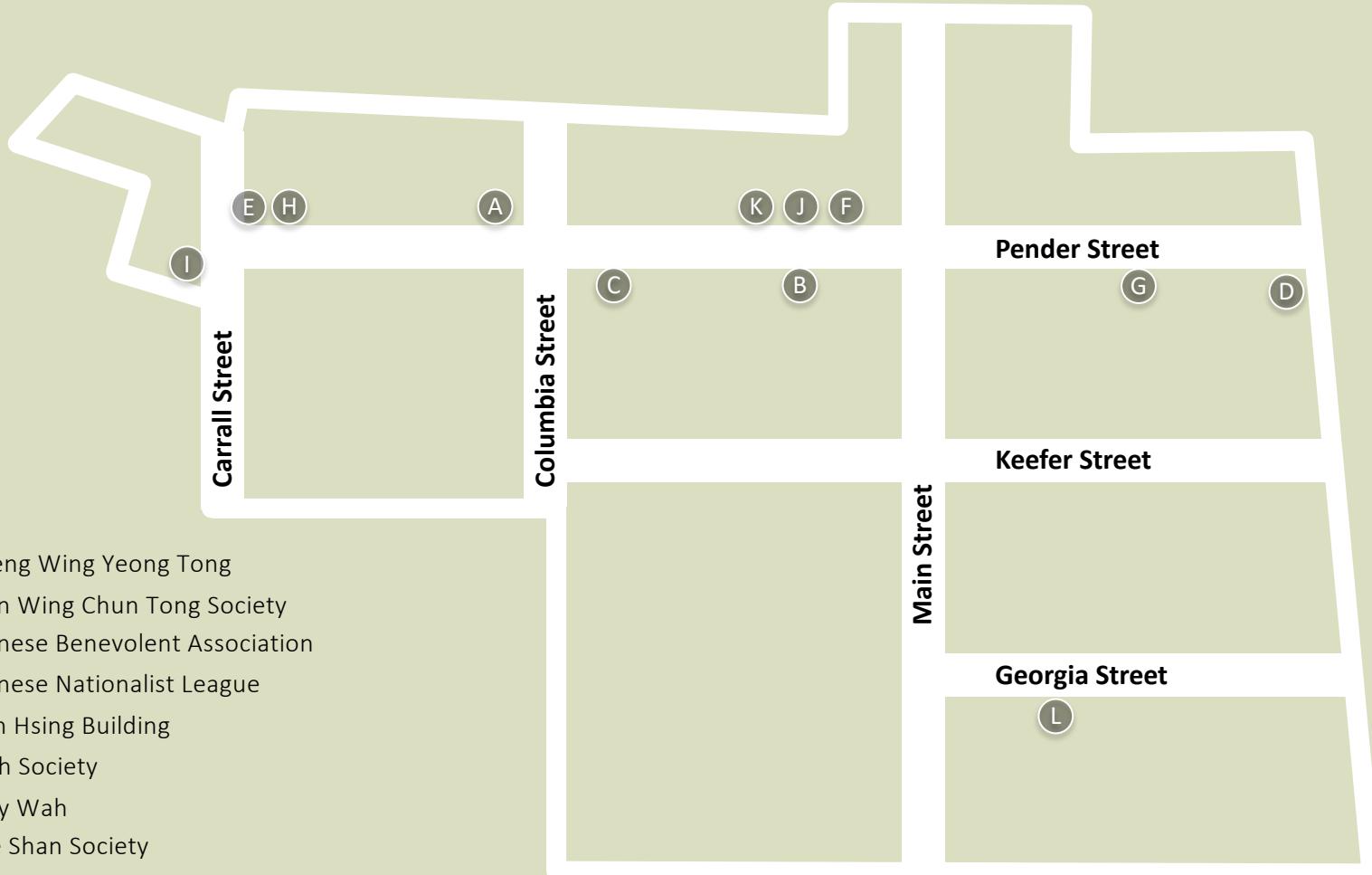
## Inspiring Others

Insights from this experience that may inspire others in our collective:

- Cultural businesses can be reliable, values-aligned and long-term tenants
- Recruiting them takes a thoughtful approach—and the right support during their early stages
- Strategic use of grants can transform spaces to truly meet the needs of tenants

# Places Held In Trust

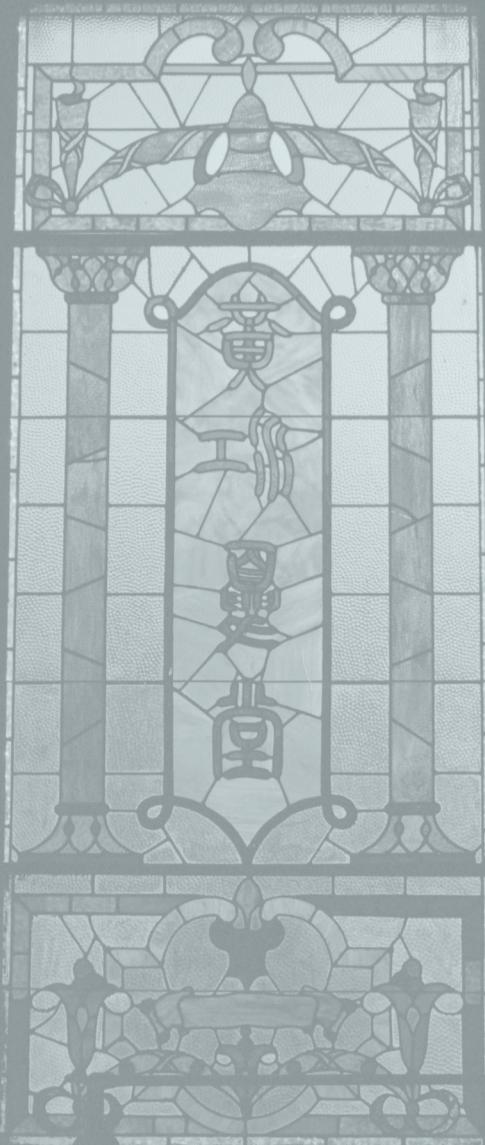
Twelve historic buildings under CSHBA's care



- (A) Cheng Wing Yeong Tong
- (B) Chin Wing Chun Tong Society
- (C) Chinese Benevolent Association
- (D) Chinese Nationalist League
- (E) Hon Hsing Building
- (F) Mah Society
- (G) May Wah
- (H) Yue Shan Society
- (I) Lim Sai Hor Kow Mock
- (J) Lung Kong Tien Yee
- (K) Wong's Benevolent Association
- (L) Yee Fung Toy Society

Learn more  
about these sites:





# 4

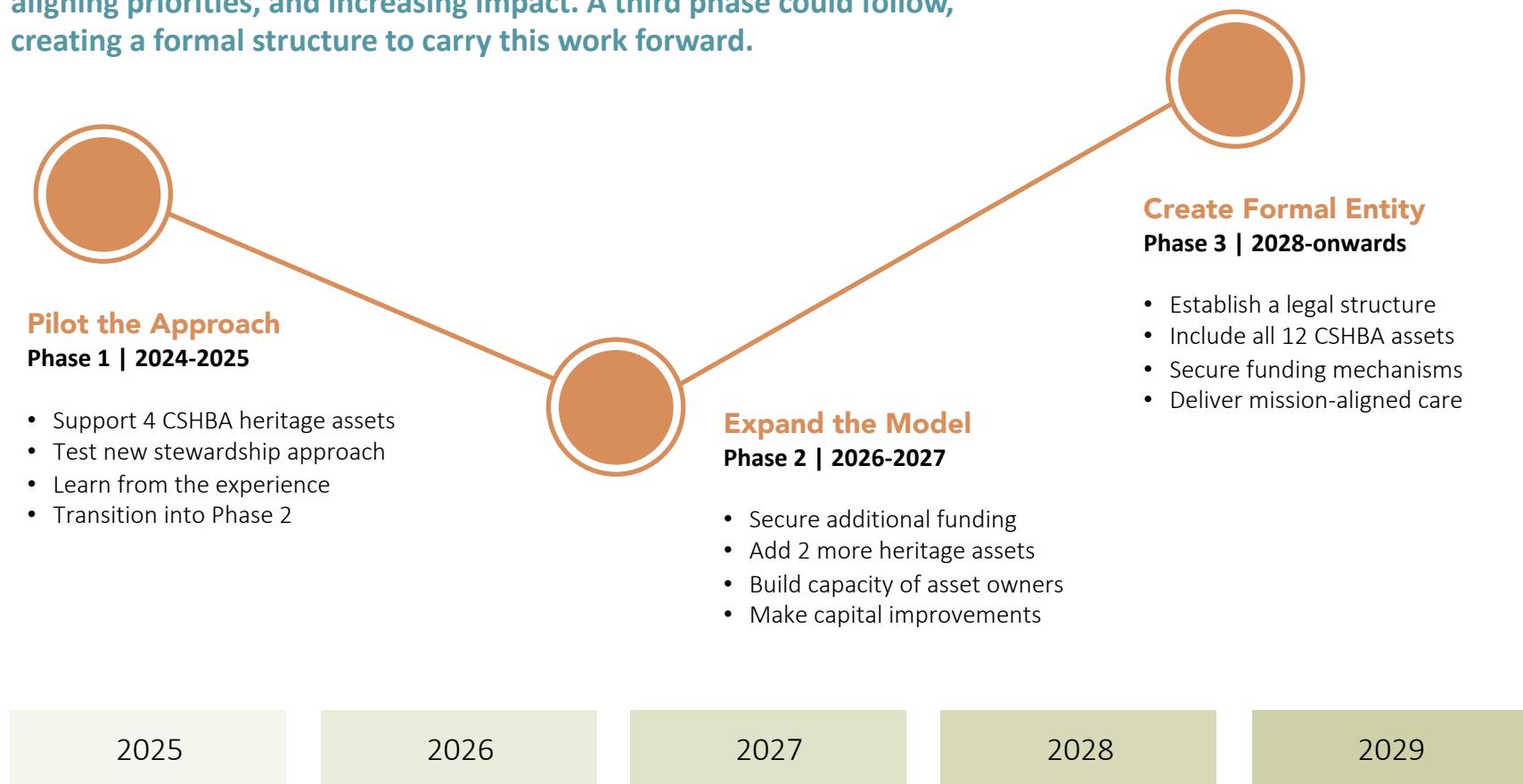
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## Recommendations

Next steps for sustaining the stewardship of our heritage assets, and priorities for the most impactful improvements

# Growth Path

We envision our stewardship approach continuing to grow. It began with this pilot phase to test new practices and build momentum. Next, we recommend expanding the model in Phase 2—deepening partnerships, aligning priorities, and increasing impact. A third phase could follow, creating a formal structure to carry this work forward.



# Calls to Action

## Asset Stewardship Project (Phase 2)

Expanding the Model

We grow our stewardship model by uniting people, planning and partnerships for long-term asset care. In the next phase, we focus on these actions:



### Asset Owner Support

We provide guidance, resources and capacity to help asset owners address their ongoing challenges by implementing priority capital improvements.

#### Key Outcomes

- Help clarify, decide on, and prepare for priority capital improvements
- Apply for grants and incentive programs
- Provide expertise in heritage, architecture and engineering



### Collective Governance

We build more connected and shared capacity across societies. By collaborating on decisions, resources and practices, our members strengthen each other.

#### Key Outcomes

- Shared values and practices for how we care for assets
- Digital toolkit with resources, templates, forms, and more
- Harmonized financial statements across societies
- Pilot a mini pooled fund



### Engagement & Partners

We deepen relationships with youth, tenants, funders and others to position our heritage buildings as welcoming and valued cultural assets.

#### Key Outcomes

- Support youth-led projects, and coach young leaders in society board roles
- Attract business and cultural tenants for vacant spaces
- Nurture partnerships that add new funding options



### Continued Assessment

We apply consistent tools to monitor the condition, use and impact of each site. This guides timely decisions and ensures proactive stewardship.

#### Key Outcomes

- High-level assessment of two new participating buildings
- Annual walkthroughs for early identification of risks or maintenance priorities
- Annual financial health check to grow societies' resilience

### Priority Capital Improvements

#### Hon Hsing Building

During Phase 2, we support each participating society with making priority building upgrades to address urgent needs, and achieve long-term use and resilience.

#### #1. Address Flooding Risk

Repairs are made to drainage, flood protection and waterproofing, to ensure the basement stays dry, and the electrical transformer operational.

#### #2. Upgrade HVAC System

The second floor HVAC system serving the Hon Hsing Athletic Club is upgraded to improve comfort for students and teachers year-round.



#### #3. Stabilize Rear Wall

Rear wall sections with eroded grout are reviewed, and a stabilization solution is implemented to ensure long-term structural integrity.

#### #4. Activate Second Floor

Pragmatic repairs and urgent (life and safety) upgrades are completed to support and expand the cultural bachelors exhibit on the second floor.

Where budget and capacity allow, the society will continue addressing **other issues and opportunities** identified in the Assessment Supplement.

### Priority Capital Improvements

Chin Wing Chun Tong Society

#### #1. Make Roof Repairs

Roof membrane is repaired, joints and caulking sealed, glass dome removed, and parapets, chimney caps, ornaments and curbs reviewed for damage.

#### #2. Restore East Wall

From ceiling plenum to foundations, the east wall is investigated—including intrusive testing—and repairs are made to address identified threats.

#### #3. Stabilize Rear Wall

The rear wall's parapet and failing masonry veneer are inspected, and necessary repairs are made to eliminate the risk of collapse.



#### #4. Activate Third Floor

Upgrades are made to the third-floor front area to make it appealing for future cultural tenants, and a tea bar is added for use by society members.

#### #5. Repair Fire Escape

The exterior fire escape is repaired to ensure safe exiting, and necessary hardware is installed to allow emergency use of exit doors.

*Where budget and capacity allow, the society will continue addressing **other issues and opportunities** identified in the Assessment Supplement.*

### Priority Capital Improvements

Chinese Benevolent Association

#### #1. Make Roof Repairs

Failed layers of previous roofing are removed and replaced, and parapets, chimney caps, ornaments and curbs are reviewed for leaks or damage.

#### #2. Inspect Rear Wall

The bowing and bulging rear ground floor wall is closely inspected for structural issues, to reassure that the building's integrity is secure.

#### #3. Repair Fire Escape

The missing segment of the fire escape stairs is replaced for code compliance, emergency repairs are completed, and required door hardware is installed.



#### #4. Monitor Sagging Floors

A monitoring device is installed to track changes of sagging floors near stair landings, and to identify if shoring and support measures are needed.

#### #5. Fix Flooding, Gaps & Leaks

Urgent repairs are made to drainage, flood protection, waterproofing, wall gaps, and plumbing leaks, to keep the basement and foundation dry.

*Where budget and capacity allow, the society will continue addressing **other issues and opportunities** identified in the Assessment Supplement.*

### Priority Capital Improvements

Wongs' Benevolent Association

#### #1. Make Roof Repairs

The roof membrane is repaired, joints and caulking are sealed, and leaks or damage to parapets, chimney caps and ornaments are addressed.

#### #2. Repair Fire Escape

Metal sections of the fire escape stairs are repaired, the wood portions and landings are replaced, and necessary door hardware is installed.

#### #3. Reinforce Foundation

Joists, beams and columns from the basement to the first floor are inspected, with urgent repairs made to footings, posts and supports.



#### #4. Strengthen Sagging Floors

Where needed, shoring is added near deflecting areas to support sagging floors, and a monitoring device is installed to track changes over time.

#### #5. Activate Second Floor

The westside social room is improved to better serve both youth and elders, and the eastside space is upgraded to support a future cultural tenant.

*Where budget and capacity allow, the society will continue addressing **other issues and opportunities** identified in the Assessment Supplement.*



# 5

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## Financial Plan

How we aim to engage funding partners to support continued asset management and key capital upgrades

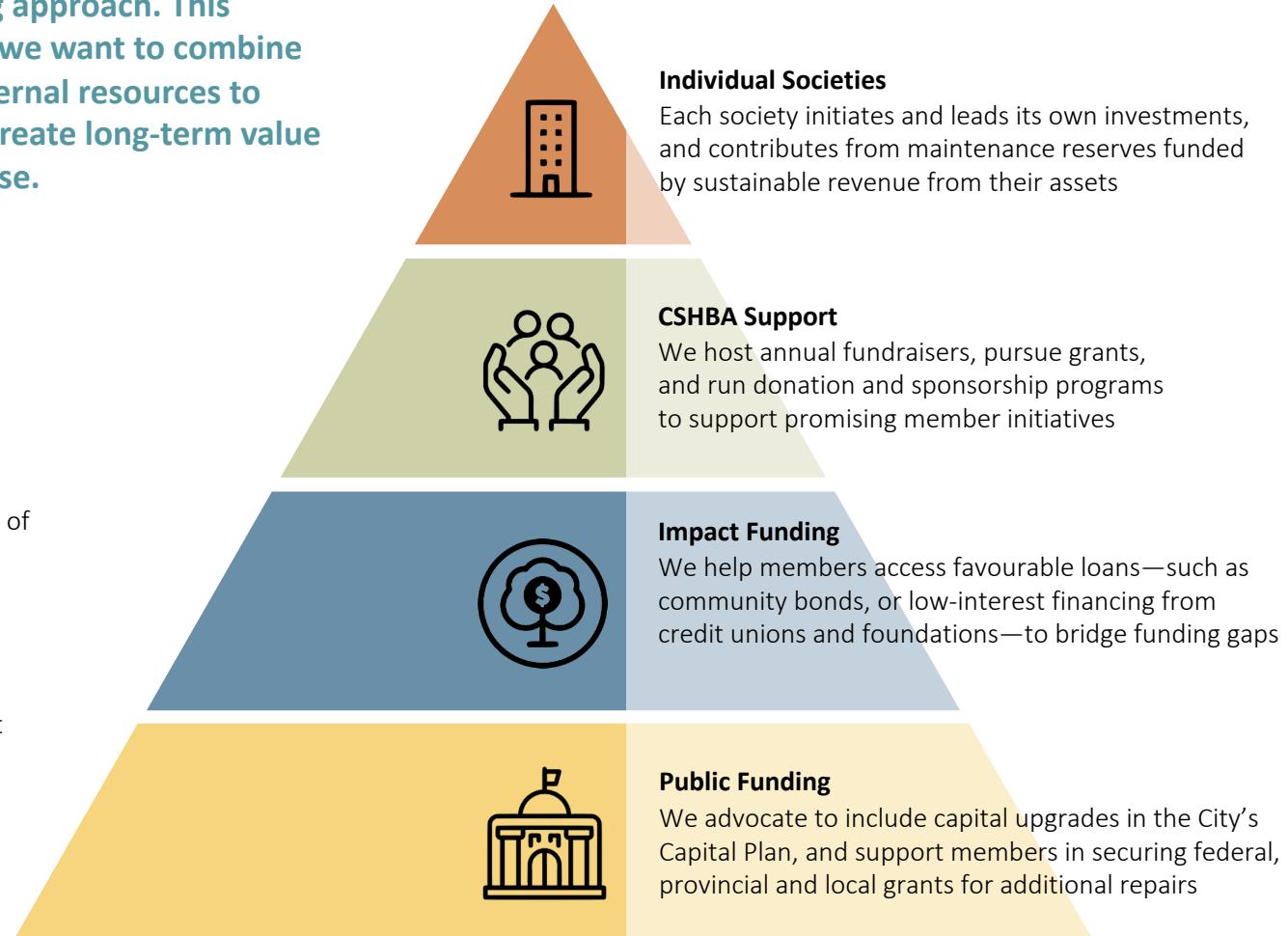
# Funding Strategy

Stewarding heritage buildings takes a multi-pronged funding approach. This strategy outlines how we want to combine public, private and internal resources to cover urgent repairs, create long-term value and support cultural use.

## From Expense to Investment

Our aim is to shift from reactive, ad-hoc spending toward strategic investment. Every dollar spent should deepen the community value of our assets, not just patch today's problems.

**We want each society to be capable and dependable initiators** of the work, so that others can join and amplify with confidence.



# Budget Needs

We seek funding support to extend our asset stewardship project with a forward-looking Phase 2, and to carry out priority capital improvements across the participating buildings.

## Asset Stewardship Project – Phase 2 (2026-2027)

(order-of-magnitude estimates; 2025 price levels; excl. GST)

Action	Details / Assumptions	Cost Estimate
<u>Asset Owner Support</u>		
Readiness planning:	Help owners clarify, decide on, and prepare for priority capital improvements	\$37,500
Fundraising support:	Identify and apply for grants and incentive programs to fund capital improvements	\$18,500
Technical advice:	Provide (or refer to) qualified expertise in architecture, engineering and heritage	<u>\$25,500</u>
		\$81,500
<u>Collective Governance</u>		
Shared principles:	Develop guiding values and practices for how we effectively care for our heritage assets	\$6,000
Digital toolkit:	Expand digital toolkit with shared resources, forms, templates, key contacts, and more	\$15,500
Financial co-decisions:	Harmonize financial statements, and pilot a mini pooled CSHBA fund for society-led projects	<u>\$5,500</u>
		\$27,000
<u>Engagement &amp; Partners</u>		
Youth engagement:	Support youth-led projects with resources, and coach young leaders into society board roles	\$25,000
Tenant recruitment:	Attract and retain suitable tenants, aligned with community needs and stewardship goals	\$32,500
Funder relations:	Build stronger ties with funding partners, and co-create new and innovative opportunities	<u>\$30,000</u>
		\$87,500
<u>Continued Assessment</u>		
High-level asset analysis:	2 more participating CSHBA buildings; note that Yue Shan Society would require higher budget	\$55,000
Annual building health checks:	Walkthroughs (2026-2027) for early identification of building risks, code issues or maintenance priorities	\$12,500
Annual financial health checks:	Checks-ins (2026-2027) to monitor revenues, operational costs and maintenance reserves	<u>\$7,000</u>
		\$74,500
Contingency (10%):		<u>\$27,000</u>
<b>Total Costs:</b>		<b>\$297,500</b>

## Budget Needs

### Priority Capital Improvements (2026-2027)

(order-of-magnitude estimates; 2025 price levels; excl. GST)

Action	Details / Assumptions	Cost Estimate
<u>Hon Hsing Building</u>		
Address flooding risk:	Review basement drainage, identify issues, and make repairs; <u>excludes</u> underpinnings	\$70,000
Upgrade HVAC system:	Add HVAC system on second floor; <u>excludes</u> BC Hydro service upgrade	\$75,000
Stabilize rear wall:	Review condition, design stabilization method, and implement solution	\$300,000
Activate second floor:	Make pragmatic repairs and urgent upgrades; <u>excludes</u> hazmat and change-of-use upgrades	<u>\$90,000</u>
		\$535,000
<u>Chin Wing Chun Tong Society</u>		
Make roof repairs:	Repair membrane and flashing; remove dome; review parapets, caps, ornaments and curbs	\$35,000
Restore east wall:	Open affected area, review condition, design solution, and make repairs	\$250,000
Stabilize rear wall:	Review condition, design stabilization method, and implement solution	\$85,000
Activate third floor:	Upgrade front area and add tea bar; <u>excludes</u> hazmat and change-of-use upgrades	\$130,000
Repair fire escape:	Repair metal sections of fire escape and install missing door hardware	<u>\$75,000</u>
		\$575,000
<u>Chinese Benevolent Association</u>		
Make roof repairs:	Remove and replace failed layers of roofing; repair parapets, caps, ornaments and curbs	\$135,000
Inspect rear wall:	Review condition, and confirm wall's stability; <u>excludes</u> repairs	\$10,000
Repair fire escape:	Replace fire escape at low-rise, make urgent repairs, and install missing door hardware	\$75,000
Monitor sagging floors:	Install device to monitor floors near stair landings for sagging at 6-month intervals (for 2 years)	\$10,000
Fix flooding, gaps and leaks:	Review basement drainage, identify leaks and holes, and make repairs; <u>excludes</u> underpinnings	<u>\$95,000</u>
		\$325,000
<u>Wongs' Benevolent Association</u>		
Make roof repairs:	Repair membrane, flashing, parapets, caps, ornaments and curbs	\$75,000
Repair fire escape:	Repair metal sections of fire escape, and replace wood portions and landings	\$115,000
Reinforce foundation:	Make urgent shoring and footing repairs in basement, and replace failing post	\$100,000
Strengthen sagging floors:	Install device to monitor upper floors, and reinforce sagging floors ground level	\$60,000
Activate second floor:	Improve social room on second floor, and ready small room for future tenant	<u>\$65,000</u>
		\$415,000
<u>Miscellaneous</u>		
Foundation/structural assessment:	Assess Wongs' and CBA for foundation conditions; assess CWC for structural integrity	\$30,000
Hazmat survey:	3 buildings; \$5,000 per hazmat survey, with an estimated 50 samples per site	\$15,000
Plumbing inspection:	4 buildings; \$5,000 per plumbing inspection	\$20,000
Project management and advisory (20%):		\$370,000
Contingency (20%):		<u>\$370,000</u>
<b>Total Costs:</b>		<b>\$2,655,000</b>

# Colofon

## Report Details

**Title:** CSHBA – Stewardship of Chinatown Society Buildings  
**Commissioned by:** Chinatown Society Heritage Buildings Association  
**Created by:** Dunefield  
**Date:** December 2025 (Final Version)

## Disclaimer

The findings, recommendations and cost estimates in the Project Report and Assessment Supplement are based on site visits conducted between November 2024 and April 2025. They reflect the best judgment possible based on visual review and listening to commentary from each society's representatives at the time. No intrusive or destructive investigations were conducted. These reports should not be considered a comprehensive audit of the buildings, including their structure, envelope or services. Its intent is to support participating member societies in identifying priorities and determining next steps. When planning building improvements, asset holders, contractors, tenants, professionals and other parties should always rely on their own (or their consultants') primary assessments and investigations.

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A Project By

**CSHBA**

Chinatown Society Heritage Buildings Association

Prepared By

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December 2025