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SERIOUSLY FUNNY:
HONG KONG
COMEDIAN VIVEK
MAHBUBANI ON
SOCIAL ISSUES

莊諧並重：
本地棟篤笑藝人
VIVEK MAHBUBANI
樂談社會議題

SAVING MACAO'S
VILLAGE HOUSES,
ONE INDIE BOUTIQUE
AT A TIME

獨立精品小商店逐家逐戶
保育澳門古老村屋

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舊城 Village people 美事

Macao may be best known for glitzy hotels and casinos, but with their design boutiques and cafés, young entrepreneurs are preserving traditional architecture - and a slower pace of life - in Taipa Village

澳門或許以華麗的酒店和娛樂場著稱，但一眾年輕創業者則選擇於氹仔舊城區開設咖啡室和設計精品店，藉此保存當地的傳統建築與悠閒生活節奏

BY KATE SPRINGER PHOTOGRAPHY LIT MA



In recent years, Macao's groundbreaking architecture – from the late Zaha Hadid's sculptural Morpheus hotel to the half-sized Eiffel Tower replica at The Parisian and the striking figure-eight façade of Studio City – have made headlines. Located an hour's ferry ride west of Hong Kong, the former Portuguese colony's reputation as “the Las Vegas of China” endures, thanks to scores of luxury hotels and high-stakes casinos.

But head to Taipa Village, on the namesake island south of Macao's main peninsula, and the experience changes significantly. The centuries-old village is known for its cobbled sidewalks, little lanes, street food stalls and shophouse-style architecture. In this quiet corner of the territory, a more discreet expression of creativity has been percolating. Over the past two decades, many Taipa Village residents relocated downtown for jobs and left former residences empty, providing an opportunity for grassroots entrepreneurs to convert traditional village houses into indie lifestyle boutiques.

“People tend to think of Taipa Village as an old area,” says Kam Ng, co-founder of O-Moon, a design boutique that opened inside a converted village house this summer. “But when they see the new shops, they are surprised to discover so much life here.”

Strolling down the red brick sidewalk of Rua Correia da Silva in Taipa, the façade of O-Moon catches the eye with a hand-painted blue-and-white mural. The artwork is light-hearted and whimsical, depicting old-world lanterns, decorative stone motifs and a smiling shiba inu wearing a crown.

Founded by two local friends, Ng and Jet Wu, O-Moon sits inside a two-storey village house with a traditional post-and-beam structure. “The building was empty before we moved in. It took us about two months from start to finish to turn it into a shop,” says Ng, adding that they had knocked down a wall and installed glass doors to open up the space.

For the millennial entrepreneurs, the village house provided more retail space than a modern building and ample foot traffic along the popular avenue. Wu decorated the interiors with illustrations of Macanese history – on one wall, a homage to St Paul's ruins, on another, the word “welcome” spelled out with traditional tiles.

Though the owners can't quite pinpoint the building's exact age, it's estimated to be well over 40 years old. They believe it is typical of the traditional architecture of the village – humble and unembellished low-rise homes that tell of modest incomes.

Established before the 17th century, Taipa was long considered a remote hinterland, primarily associated with fishing, farming, shipbuilding and other small-time mercantile interests. The majority of village houses were constructed in the late 1800s, but only a handful of these original structures remain.

“The brick, wood and concrete houses were not durable enough [to withstand the test of time], and there were lots of white ants [destroying the buildings] as well,” says Albert Lai, chairman of the Taipa History and Culture Research Association. As a result, many were rebuilt over the past century but in a similar style. When reconstructing the houses, Lai says private enterprises must comply with design regulations, outlined by the government and Cultural Affairs Bureau, in terms of the architectural style, construction materials and height, which is capped at about 14m. Updated houses must also incorporate design details, such as wooden or metal windows, iron doorframes and plaster walls to maintain a consistent old-world aesthetic throughout the village.

近年來，一系列驚人創新的建築陸續在澳門拔地而起，備受外界熱烈關注——已故建築大師 Zaha Hadid 設計的摩珀斯酒店，外型充滿雕塑美感；巴黎人酒店的鐵塔地標，乃按照巴黎艾菲爾鐵塔的一半比例而建；此外還有新濠影滙酒店外牆的「8」字型壯觀設計。由香港乘坐渡輪，只需一小時就能抵達這個葡萄牙殖民地，眾多豪華酒店和娛樂場相繼林立，令「中國拉斯維加斯」的稱譽一直延續。

然而，氹仔舊城區的觀光體驗卻截然不同。氹仔是澳門半島以南的離島，其舊城區歷史長達數個世紀，路面鋪滿鵝卵石，還有迷人小巷、街頭美食攤檔和店屋建築。在此寧靜的一隅，清新的文創風潮正在蔓延。過去二十載，不少氹仔舊城區居民為了方便工作，紛紛搬到市中心一帶，舊人去樓空，讓草根創業者有機會將傳統古屋改造成獨立時尚精品店。

「人們經常以為氹仔舊城區是一個陳舊的地方。」設計精品店 O-Moon 合創人伍錦聲說。今夏，該店在一幢經過改建的村屋內正式開業。「但當他們親自遊歷，看到這麼多新穎店舖時，都會為當中的活力而感到驚喜。」

沿著氹仔告利雅施利華街的磚牆小徑踽踽，你會被 O-Moon 的藍白手繪壁畫吸引過來。作品風格夢幻別緻，繪出舊式街燈、石材圖案，還有一隻頭戴皇冠並面露微笑的可愛柴犬。

O-Moon 由澳門人伍錦聲和胡智杰攜手創辦，店舖設於兩層高的傳統柱梁結構村屋內。「我們搬進來之前，建築物空空如也，總共花了大約兩個月徹底整修，才大功告成。」伍錦聲說。他們也將其中一幅牆拆掉，裝設落地玻璃門，以營造空間感。

對於千禧世代的創業家來說，舊城區的村屋除了比現代化建築提供更寬敞的零售空間外，客人也可在熱鬧的大道上漫步。胡智杰為室內牆身繪上插畫，題材洋溢澳門的歷史元素，其中一面牆向大三巴牌坊致敬，另一面牆則以傳統瓷磚砌出「歡迎」字樣。

雖然店主未必能準確說出建築物的確實樓齡，但估計其歷史超過40年以上。他們相信這屬於舊城區的典型傳統建築——低層住宅樓房樸實無華，顯示當時的基層居民收入微薄。

氹仔早於17世紀前已開始發展，一直被視為偏遠地區，居民大多從事捕漁、農業、造船業和其他小型貿易活動。大部分村屋都在19世紀末建成，但如今只餘下少數原始建築。

氹仔歷史文化研究協會主席黎鴻健說：「那些以磚塊、木材和水泥建成的房屋不夠堅固〔經不起時間的考驗〕，也有很多白蟻〔侵蝕建築物〕。」故此，很多樓房都在過去的一個世紀進行重建，但風格大同小異。黎鴻健表示，

OPPOSITE PAGE, CLOCKWISE FROM FAR LEFT: O-MOON'S EXTERIOR; BAGS AND PURSES SOLD HERE; KAM NG AND JET WU, O-MOON'S FOUNDERS; THE STORE'S SPACIOUS INTERIOR; NOTEBOOKS FEATURING DIGITAL PRINTS BY FOUNDER JET WU; TRADITIONAL TILES ARE ALSO AVAILABLE HERE

左頁順時針左下圖起：O-MOON 店舖外觀；該店發售的手袋與銀包；O-MOON 合創人伍錦聲和胡智杰；該店內空間感十足；筆記簿商品上的數碼印花圖案由該店合創人胡智杰繪製；店內亦有發售澳門常見的傳統瓷磚

THIS SPREAD, CLOCKWISE FROM BOTTOM LEFT: ROOFTOP'S INTERIOR; THE BUILDING IS OVER 50 YEARS OLD; RAFAELO HALL, ONE OF ROOFTOP'S OWNERS; ROOFTOP'S PLANT-FILLED OUTDOOR AREA; T-SHIRTS SOLD AT ROOFTOP; ENJOY A CUPPA WHILE YOU'RE HERE

順時針左下圖起：
ROOFTOP店內一隅；
該店所處的建築物
已有50多年歷史；
ROOFTOP其中一位
店主何取；該店的
戶外部分種滿植物；
ROOFTOP發售的
T恤；店內同時供應
自家沖調的咖啡

“In Taipa, most buildings are built with old bricks in beam-and-post frames,” says Adelina Chan, a Macanese architectural designer and sustainable conservation specialist. Compared with Hong Kong, Macao shophouses and village residences tend to be smaller and shorter – usually two or three stories high. There was less pressure to build skyward here compared to densely populated Hong Kong. Adelina points out that the reason why many of the boxy-looking houses share similar design details – such as ceramic tiles and textured glass windows for privacy – is because the materials were likely to have been collectively purchased in bulk to save on construction.

Just a few blocks away, also in Taipa, ROOFTOP adapted a two-storey brick-and-wood house built more than 50 years ago into a design concept boutique. In 2017, owners Justin Yeung and Rafaelo Hall renovated the building, breaking down walls and tackling leakage and water damage. They then created a homely, rustic atmosphere with the help of leafy plants and eclectic curios, including an antique pinball machine from Japan.

“At first, we wanted to find a more modern office, but the Taipa houses provide more space and flexibility in terms of design,” says Yeung. “We found this location and loved the old style and the rooftop.”

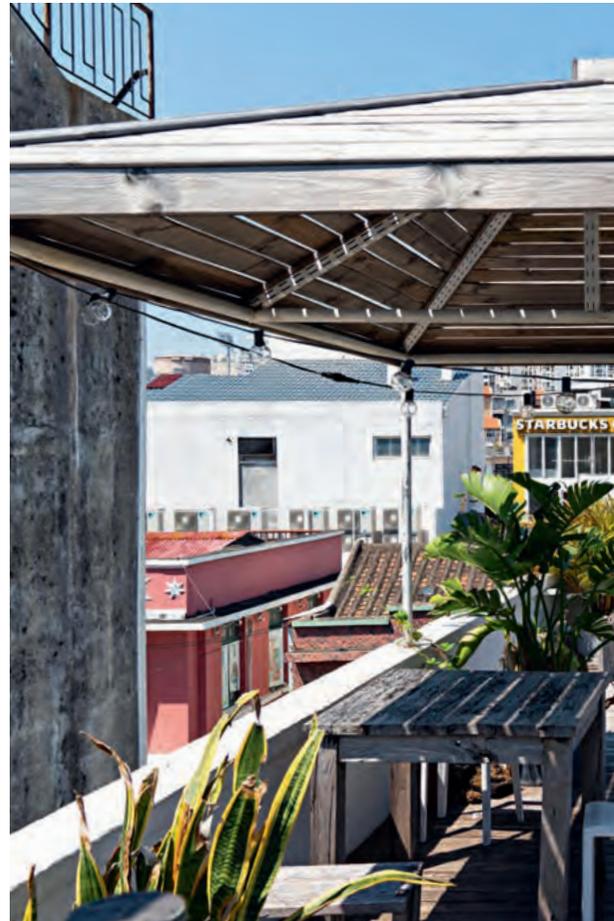
At first, they sold a mix of lifestyle goods, including their T-shirts, furniture and stylish homeware. However, the business has pivoted more recently to focus on coffee

and custom printing. They also host calligraphy classes and screen-printing workshops, as well as evening visits from musicians and artists.

Due to the novelty of such lifestyle concepts in Macao, the duo had to prove to their landlord that it could take off. “At first, the owner didn’t want to rent to us because we’re young,” recalls Yeung. “They thought we were rich kids just fooling around, but we actually want to run a successful business and provide a place where people can hang out, exchange ideas and be part of a creative community.”

Another example of old-meet-new design is Quarter Square, sitting on a quiet *largo* (public square) in Taipa Village. Founded by Alberto Chan (who incidentally is Adelina’s brother) the shop focuses on interior design, homeware products and locally roasted coffee.

After working for design agencies in the US, Alberto returned to Macao in 2015, with a dream to open his own shop. At the time, before demand from enterprising millennials and property investors pushed up prices, rent in Taipa was still relatively reasonable, and Alberto found a little village house that suited his purpose. But there was much work to be done. The three-storey building, poorly renovated about a decade ago, retained its traditional appearance in details like the white-brick façade and a protruding overhang that provides shelter from rain. The interiors, however, had been stripped down and the roof leaked, causing mould and mildew within.



“People tend to think of Taipa Village as an old area. But when they see the new shops, they are surprised to discover so much life here”

「人們經常以為氹仔舊城區是一個陳舊的地方。但當他們親自遊歷，看到這麼多新穎店舖時，都會為當中的活力而感到驚喜」

私人企業在重建房屋的時候，必須遵守由政府和文化局訂下的設計細則，涵蓋建築風格、物料和高度（上限約為14米）。修繕後的房屋亦須結合特定的設計細節，如木窗或金屬窗、鐵材門框和灰泥牆身，貫徹舊城區的古雅風情。

「氹仔大部分房屋都是以古磚和柱梁建造。」澳門建築設計師兼可持續保育專家陳彥蓓稱。與香港相比，澳門的店屋和傳統住宅傾向比較矮小，通常只有兩三層高。這裡不像人口密度高的香港，不用處處向高空發展。陳彥蓓指出，不少盒形房屋的設計細節相近，例如是瓷磚和專為私隱而設的紋理玻璃窗等，原因大概是建築承辦商同時大量購入物料，以節省建築成本。

幾個街區以外的設計概念店ROOFTOP，由超過50年

歷史的兩層高磚木樓房改建而成。店主楊浩燃和何馭於2017年翻新這座建築，他們將部分牆壁拆除，也解決了漏水和水損等問題，然後合力創造一個愜意質樸的環境，以綠葉植物和風格多元的古董點綴其中，包括一台來自日本的古董彈珠機。

「我們曾經希望物色一個較為現代化的地方，但也想擁有更多空間和彈性，親自設計店舖裝潢。」楊浩燃說。「然後我們找到這裡，其舊式風格和天台空間十分迎合我們心意。」

起初他們出售不同類型的生活精品，包括自家製T恤、家具和時尚家品。近期的業務焦點則轉移至咖啡和個人化印製服務，以及舉辦書法班和絲印工作坊，也有一些音樂人和藝術家在晚上前來獻藝。



OLD MEETS NEW 新舊交融

Visit these lifestyle and design concept shops sprouting inside Macao's traditional village houses.

走訪這些於澳門傳統村屋及舊工廠建築裡萌芽的時尚生活和設計概念店。

O-MOON
22 Rua Correia da Silva
告利雅施利華街22號
omoonmacau.com

With two locations in the territory, O-Moon specialises in Macao-inspired accessories, from jewellery to handbags, scarves, luggage, power banks and more - most of which feature hand-designed digital prints by co-founder Jet Wu.

O-Moon在澳門設有兩間分店，主打具澳門文化特色的配飾和產品，如首飾、手袋、頸巾、行李箱和手機殼等，全部飾有由合創人胡智杰創作的手工設計數碼印花。

QUARTER SQUARE
89 Largo Maia de Magalhaes
米也馬嘉禮前地89號
quartersquare.co

This modern homeware boutique and coffeeshop promises sleek products from Scandinavia, Australia, Japan, Europe and elsewhere.

這間摩登生活精品店兼咖啡室引進源自北歐、澳洲、日本和歐洲等地的時尚產品。

ROOFTOP
49 Rua Correia da Silva
告利雅施利華街49號
rooftopmacau.com

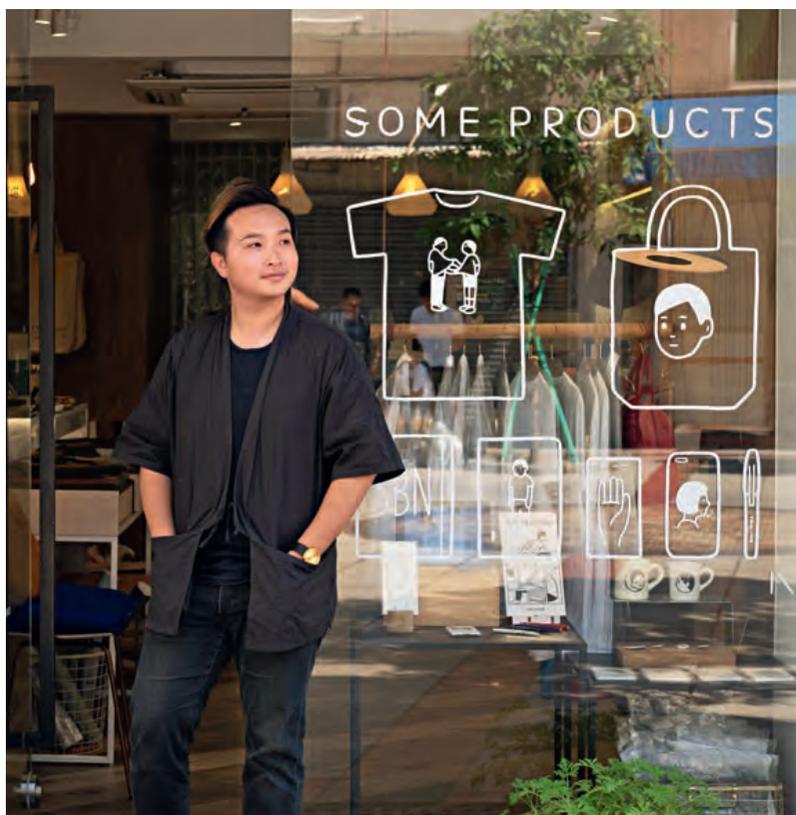
This popular coffeeshop and custom T-shirt printer sports an eclectic rustic vibe, thanks to artwork and memorabilia peppered throughout the interior.

透過佈置於室內不同角落的藝術品和紀念品，這間深受歡迎的咖啡室兼訂製T恤專門店營造出不拘一格的質樸氛圍。



CLOCKWISE FROM LEFT: QUARTER SQUARE'S ROOFTOP HOSTS LEATHER-MAKING WORKSHOPS, YOGA SESSIONS AND MORE; STOCK UP ON ECO-FRIENDLY BATH PRODUCTS HERE; ALBERTO CHAN, OWNER OF QUARTER SQUARE; T-SHIRTS AND STATIONERY AT QUARTER SQUARE

順時針左圖起：QUARTER SQUARE的天台空間不時會舉辦皮革工作坊和瑜珈班等活動；店內發售多款環保沐浴產品；QUARTER SQUARE店主ALBERTO CHAN；該店發售的T恤、文具及家品



“It was in quite a state when I inherited it,” he says. “Not only was there a lot of water damage, but it was very clinical inside, with white tiled walls and stark floors. The doorway downstairs was so low – you’d bump your head against it.”

Over the course of seven months, Alberto completely renovated the house, installing wood floors, expanding the doorways, removing a few walls and incorporating a more contemporary aesthetic that features Scandinavian-style furniture, marble-topped cabinets and brass lighting fixtures.

All around, wooden shelves showcase all-natural Bondi Wash cleaning products, Grown Alchemist body wash, Kami tableware and a slew of other eco-friendly accessories. The store also hosts monthly art exhibitions. Most recently, Alberto renovated the rooftop where he holds leather-making workshops, yoga sessions, DJ sets and product launches, including a new seasonal beer debuting this fall, to celebrate the store’s third anniversary.

“I have noticed many millennials moving to Taipa Village to open businesses in recent years, as more properties became available,” says Pamela Chan, a spokesperson for Taipa Village Destination Limited. “There are a few reasons: affordable rent, an affection for the historic atmosphere or simply because of the touristic climate – you’re guaranteed to have good footfall for business.”

As young entrepreneurs reinvent these buildings, there is concern about the pace of development in Macao. Village houses aren’t currently protected by Macao’s Cultural Heritage department, which has listed 137 classified Immovable Properties (monuments, buildings of architectural interest), and that means any commercial, retail or hospitality company could swoop in and take over these old structures, as long as they meet the government’s reconstruction guidelines.

生活品味小店在澳門還算是一個嶄新的概念，所以兩人要向業主證明其業務能順利發展。「我們太年輕了，初時業主對出租有保留。」楊浩然回想當時的情景。「他們覺得我們只是貪玩的富二代，但我們真的很想經營一盤成功的生意，創造一個讓客人流連忘返、互相交流和參與創意社群的地方。」

Quarter Square是另一個新舊交融的例子，該小店座落環境恬靜的氹仔舊城區前地（即公共廣場），專營室內設計、家品和本地烘焙咖啡，創辦人Alberto（陳彥蓓的弟弟）曾在美國接受教育。

在美國的設計事務所工作了一段時間後，Alberto懷著開設小店的夢想，於2015年返回澳門。當時氹仔的物業需求，還未受到年輕創業人士和地產投資者的大幅推升，故此租金尚算合理。Alberto找到一間符合要求的小村屋，但其修繕工作相當繁複。這幢三層高的建築物，約十年前翻修不善，但仍保留著一些傳統細節，例如是前方的白色磚牆和可供避雨的突出屋簷。不過其內部裝修所餘無幾，加上屋頂滲水，導致屋內發霉。

「當我接手時，屋內的情況頗為糟糕。」Alberto說。「除了嚴重的滲水問題，內裡也簡陋得很，只有白色瓷磚牆壁和粗陋的地板。下層的門口低得可憐，你隨時會撞頭。」

Alberto花了整整七個月時間，將房子徹底翻新。他為地面鋪上木地板，擴大門口位置，拆除幾幅牆壁，並採用北歐風格家具、雲石面飾櫃與黃銅燈飾，注入當代美感。

木架上陳列了Bondi Wash全天然清潔產品、Grown Alchemist潔膚露、Kami餐具和一系列環保配件。該店亦每月上演藝術展覽，Alberto最近更將天台翻新，以舉辦皮革工作坊、瑜珈班、DJ打碟演出和產品發佈會，當中包括一款在今年秋天推出的時令啤酒，慶祝該店開業三週年。



LEFT: ALBERTO CHAN'S BULLDOG LAZING ON CHAIR IN QUARTER SQUARE

左圖：ALBERTO CHAN的寵物鬥牛犬懶洋洋地坐於QUARTER SQUARE店內

However, as Macao relies heavily on cultural tourism as a source of income, business owners like Ng do not believe the village houses are at risk of demolition. “We think there is value in having this old village remain mostly the way it is – both for tourism and for our culture,” says Ng.

Others, like Adelina, are a bit more cautious. She worries that these neighbourhoods may be at risk of losing some of their character and appeal if future development projects are not handled with sensitivity and heritage preservation in mind. “We have so many community *largos* (public squares) – this openness, I think, could be jeopardised by land developers,” she says, adding that if big-name brands were to take over old buildings in Taipa, the village could face the same fate as Venice, where there are “no local residents, just tourists, leading to the death of a place, as there’s nothing that could be contextually linked to the local community”.

This is the reason why she thinks it’s a boon that a number of these traditional buildings are now occupied by independent lifestyle shops, ensuring a more organic and sustainable pace of development. “It’s not just about preserving old buildings or freezing them in time. It’s also about continuity and how these spaces can be used. I believe a place will evolve with more character if it’s happening at a local, grassroots level.” ★

「近年來出現不少騰空的物業，我發現很多千禧世代的年輕人都搬到氹仔舊城區創業。」氹仔城區有限公司發言人陳詠璇說。「箇中原因有好幾個，如租金相宜、古樸的歷史氛圍，或是因為該地深受遊客歡迎，保證一定的客流量。」

年輕創業者以創意改造陳舊房子，而澳門的發展速度也備受關注。舊村屋和舊工廠在末獲澳門文化遺產廳保護，而該部門已評定的不動產，暫時有137項，包括歷史遺跡和具有價值的建築。換句話說，任何商業、零售或酒店集團，只要符合政府的重建細則要求，都可以進駐這些舊建築。

不過，由於澳門倚重文化旅遊這個收入來源，伍錦聲等店主不相信村屋會面臨拆卸：「我們認為，保留舊城區大部分原貌絕對有其價值，對旅遊業和澳門文化也有好處。」

至於陳彥蓓等其他人士，則顯得較為謹慎。陳詠璇擔心，如果未來發展沒有細心處理，同時不重視古蹟保育的話，當地社區可能會失去個性和魅力。「我們的社區擁有很多廣闊開揚的前地（公共廣場），但有機會遭受地產商改建。」她又補充，如果氹仔的舊建築最終被大型品牌商家取代，那麼舊城區就可能面臨意大利威尼斯一樣的命運，變成「沒有本地居民，只有遊客的景況。沒有任何社群脈絡的話，那個地方只會走上末路」。

她認為，讓獨立經營的生活品味小店進駐這些傳統房屋，可以保持自然而可持續的發展步伐，絕對是件好事。「這樣做並非只是為了保育舊建築或留住昔日時光，也是關乎持續發展和如何善用空間。我認為，一個地方若能保持本土草根特色，就能更有個性地蛻變。」

Hong Kong Airlines has partnered with TurboJET to offer a codeshare ferry service to Macao. For more information, visit hongkongairlines.com

香港航空已經與噴射飛航合作推出海空聯運代碼共享船票。查閱更多訊息，請瀏覽hongkongairlines.com



DOWNTOWN DESIGN

舊城新設計

The momentum behind adaptive reuse has caught on in mainland Macao, most notably with A Porta da Arte – a creative hub located a few blocks south of St Paul’s Ruins.

Opened in 2017 by Fortes Pakeong Sequeira, A Porta da Arte injected new energy when it moved into the traditional neighbourhood along Rua dos Ervanarios. Formerly an iron factory, the building was vacant for several years before Sequeira set up his four-storey design boutique, jewellery workshop and coffee house here.

When he first stumbled across the building back in 2016, it was love at first sight. “I was just spellbound by this building – it is so different from others,” he says. “I love the all elements that represented its time period... the handles of steps, the tiles and bricks on the walls, the windows grates. It felt like I was time travelling back to the ‘70s, my childhood.”

“We tried to keep the original structure and look of the building, because we love that style,” says Sequeira. “The building is made of cement and special grey bricks that are really solid. I loved the bricks, so I left them exposed as an interior accent. The building is more than 60 years old, and you can feel the stories of the people who lived and worked here before me.”

「舊建加新」的潮流已在澳門崛起，其中最著名的，首推「文藝門A Porta Da Arte」——一個位於大三巴牌坊以南幾個街區外的創意中心。

文藝門於2016年由百強（Fortes Pakeong Sequeira）開設，為傳統街區關前街注入新能量。這幢四層高建築昔日為一家白鐵工廠，空置幾年後，百強在這裡創辦了設計精品店、首飾工作坊和咖啡館。

當百強於2015年偶然發現這幢建築時，便已一見鍾情。他說：「我被這幢建築深深迷住——它與其他建築物截然不同。我喜歡代表其時代的所有元素：樓梯扶手、窗花，以至一磚一瓦。感覺像是回到了70年代，也就是我的童年時光。」

「我們嘗試保留建築物的原始結構和外觀，因為我們很喜歡這種風格。」百強說。「這幢建築是由水泥和特殊的灰磚建成，非常堅固。我十分喜歡磚的質感，故此我讓磚頭曝露出來，作為室內裝潢。這座建築已有60多年歷史，你可以感受到在這裡生活和工作過的人情故事。」
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