

**For discussion on
28 February 2012**

Legislative Council Panel on Development

Progress Report on Heritage Conservation Initiatives

PURPOSE

The Hong Kong Special Administrative Region Government has been pressing ahead with its heritage conservation work in accordance with a new policy promulgated in the Chief Executive's 2007-08 Policy Address entitled "A New Direction for Hong Kong". We have been making regular progress reports to the Legislative Council (LegCo) Panel on Development (the Panel) since 2009. This paper updates Members on the progress made and invites Members' views on our future work.

HERITAGE CONSERVATION POLICY

Policy Statement

2. Government's heritage conservation policy statement, promulgated in 2007, states: "to protect, conserve and revitalise as appropriate historical and heritage sites and buildings through relevant and sustainable approaches for the benefit and enjoyment of present and future generations. In implementing this policy, due regard should be given to development needs in the public interest, respect for private property rights, budgetary considerations, cross-sector collaboration and active engagement of stakeholders and the general public".

Statutory Monument Declaration System

3. According to section 3 of the Antiquities and Monuments Ordinance (the Ordinance) (Cap. 53), the Antiquities Authority may, after consultation with the Antiquities Advisory Board (AAB) and with the approval of the Chief Executive, by notice in the Gazette, declare any place, building, site or structure, which the Authority considers to be of public interest by reason of its historical, archaeological or palaeontological significance, to be a monument, historical building or archaeological or palaeontological site or structure. Monuments are subject to statutory protection provided under the Ordinance. Pursuant to section 6 of the Ordinance, the protection includes prohibition of any excavation, carrying on building or other works on the monument, and any action to demolish, remove, obstruct, deface or interfere with the monument unless a permit is granted by the Antiquities Authority.

Administrative Grading System

4. The AAB, having regard to the assessments of the heritage value of individual historic buildings by an independent expert panel and the views and additional information received from members of the public and the owners of the buildings concerned during the public consultation exercise, has accorded Grade one, Grade two and Grade three status¹ to individual historic buildings. The grading system is administrative in nature and does not provide historic buildings with statutory protection. The grading of historic buildings provides an objective basis for determining the heritage value, and hence the preservation need, of historic buildings in Hong Kong.

Internal Monitoring Mechanism

5. The Government has an internal mechanism to monitor any demolition of / alterations to monuments / proposed monuments or graded buildings / buildings proposed to be graded. Under the mechanism, the Buildings Department, Lands Department and Planning Department (PlanD) will alert the Commissioner for Heritage's Office (CHO) of the DEVB and the Antiquities and Monuments Office (AMO) regarding any identified possible threat which may affect privately-owned sites of archaeological interests, monuments and historic buildings that have been brought to departments' attention through applications and enquiries received and in the normal course of duty such as regular inspections. District Offices also assist in informing the CHO and the AMO if their staff notice any demolition of / alterations to monuments / proposed monuments or graded buildings / buildings proposed to be graded in their normal course of duty.

6. The internal monitoring mechanism enables the CHO and the AMO to take timely follow-up action with the private owners concerned. CHO and AMO have been approaching owners of privately-owned historic buildings to explore conservation options on receipt of alerts from relevant departments under the mechanism that plans are afoot for the demolition or redevelopment of any privately-owned monuments or graded buildings. The Administration recognises that on the premise of respecting private property rights, we need to offer appropriate economic incentives to encourage or in exchange for private

¹ Under the grading system,

- Grade one status refers to buildings of outstanding merit, which every effort should be made to preserve if possible;
- Grade two status refers to buildings of special merit; efforts should be made to selectively preserve; and
- Grade three status refers to buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.

owners to conserve historic buildings in their ownership. In implementing this policy, we aim to strike a proper balance between preservation of historic buildings and respect for private property rights. Given the particular circumstances, the requisite economic incentives to achieve the policy objective would be considered on a case-by-case basis.

Revitalising Historic Buildings Through Partnership Scheme

7. The Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme) is a highlighted, and possibly the most visible initiative under the 2007 policy package. The Revitalisation Scheme aims to preserve and put Government-owned historic buildings into good and innovative use; to transform historic buildings into unique cultural landmarks; to promote active public participation in the conservation of historic buildings; and to create job opportunities, in particular at the district level.

8. Under the Revitalisation Scheme, non-profit-making organisations are invited to submit proposals to revitalise selected government-owned historic buildings in the form of social enterprises. The Advisory Committee on Revitalisation of Historic Buildings, comprising Government and non-Government experts, is responsible for assessing the applications in accordance with a marking scheme consisting of five assessment criteria, namely (a) reflection of historical value and significance; (b) technical aspects; (c) social value and social enterprise operation; (d) financial viability; and (e) management capability and other considerations.

9. Where justified, we will provide financial support including –

- (a) one-off grant to cover the cost of major renovation to the buildings, in part or in full;
- (b) nominal rental for the buildings; and
- (c) one-off grant to meet the starting costs and operating deficits (if any) of the social enterprises for a maximum of the first two years of operation at a ceiling of \$5 million, on the prerequisite that the social enterprise proposal is projected to become self-sustainable after this initial period.

Financial Assistance for Maintenance Scheme

10. To help arrest privately-owned graded historic buildings from deterioration due to the lack of maintenance, the CHO has launched the Financial

Assistance for Maintenance Scheme since 2008 to provide financial assistance to owners of privately-owned graded historic buildings for them to carry out maintenance works by themselves. The amount of grant for each successful application will be determined based on the justifications provided by the applicant. Starting from 1 April 2009, the ceiling of grant for each successful application has been increased from \$0.6 million to \$1 million to enable the maintenance works required to be carried out in a more comprehensive manner.

LATEST PROGRESS MADE ON HERITAGE CONSERVATION INITIATIVES

Declaration of Monuments

11. The School House of St. Stephen's College and the east, south and north wings of the school building together with parts of the retaining walls and boundary walls of King's College were declared as monuments under the Ordinance on 2 December 2011². These latest additions brought the total number of declared monuments in Hong Kong to 101.

Grading Exercise for Historic Buildings

12. As at present, AAB has completed the assessment of the grading of 1 201³ historic buildings. The confirmed grading of these 1 201 historic buildings are set out below -

- (a) 162 buildings with Grade one status;
- (b) 311 buildings with Grade two status;
- (c) 444 buildings with Grade three status; and
- (d) 284 buildings with no grading.

13. Following the agreed step-by-step approach, AAB will continue to take forward the grading exercise, focusing first on finalising the grading of the remaining items in the list of 1 444 historic buildings before examining new

² Details of the declaration of monuments are set out in the LegCo Brief entitled "Antiquities and Monuments Ordinance (Cap. 53) - Antiquities and Monuments (Declaration of Historical Building) (No. 2) Notice 2011" issued on 30 November 2011.

³ This figure includes items on the list of 1 444 historic buildings in the territory for which a public consultation exercise on their proposed grading was carried out from March to September 2009 as well as new items proposed for grading.

items/categories proposed by the public for consideration of grading⁴.

Revitalisation Scheme

Batch I

14. For the six projects under Batch I of the Revitalisation Scheme, the latest position is as follows –

- (a) **Former North Kowloon Magistracy** – The site has been revitalised and adaptively re-used as the Savannah College of Art and Design (SCAD) Hong Kong Campus for the provision of non-local higher education courses in the fields of art and design. Commencing operation in September 2010, SCAD Hong Kong is the first completed project under the Revitalisation Scheme. It received an Honourable Mention in the 2011 United Nations Educational, Scientific and Cultural Organisation Asia-Pacific Heritage Awards for Culture Heritage Conservation Programme. By end 2011, over 2 800 visitors have participated in free public guided tours of the revitalised facility at SCAD Hong Kong;
- (b) **Old Tai O Police Station** – Building works for revitalising the site into a boutique hotel was completed. The hotel is preparing for its opening in the first quarter of 2012, and an opening ceremony will take place on 27 February 2012;
- (c) **Fong Yuen Study Hall** – Renovation works for revitalising the site into a tourism and Chinese cultural centre-cum-Ma Wan residents' museum commenced in late May 2011 and are due for completion in April 2012. The revitalised facility is expected to start operation in June 2012;
- (d) **Mei Ho House** – Renovation works for revitalising the site into a youth hostel, comprising up to 129 guest rooms, a cafeteria and a museum on public housing for displaying the history of public housing development in Hong Kong have commenced and are expected to be completed in September 2012. The facility is expected to start operation in December 2012;
- (e) **Former Lai Chi Kok Hospital** – This cluster of historic

⁴ AAB will flexibly advance its discussion on the grading of the new items if there is cogent need for an early assessment.

buildings, which has been named Jao Tsung-I Academy in honour of Professor Jao Tsung-I, will be revitalised into a centre for promoting Chinese culture. Renovation works have commenced and are scheduled for phased completion in March and October 2012 respectively. Phase 1 operation is expected to start in May 2012; and

- (f) **Lui Seng Chun** – Renovation works for revitalising the building into a Chinese medicine and healthcare centre have been completed in January 2012. Operation is expected to start in April 2012.

Batch II

15. For the three projects under Batch II, the latest position is as follows –

- (a) **Old Tai Po Police Station** – The Kadoorie Farm and Botanic Garden Corporation was selected to revitalise the site into a Green Hub for sustainable living. Educational programmes and training camps will be provided under the project to develop, teach and promote affordable strategies for ecologically responsible and low carbon living. The LegCo Public Works Subcommittee (PWSC) endorsed on 8 February 2012 the funding application for this project at an estimated cost of \$50.3 million (in money-of-the-day (MOD) prices). We will seek funding approval of the project from the LegCo Finance Committee (FC) on 13 April 2012. Revitalisation works are expected to commence in June 2012 for completion in September 2013;
- (b) **Blue House Cluster in Wan Chai** – St. James' Settlement, supported by Community Cultural Concern and Heritage Hong Kong Foundation as co-applicants, was selected to revitalise the site into a multi-functional complex providing residential accommodation and various kinds of services to the local community. PWSC on 8 February 2012 endorsed the funding application for this project at an estimated cost of \$75.4 million (in MOD prices). We will seek funding approval from the FC on 13 April 2012. Revitalisation works are expected to commence in June 2012 for completion in September 2014; and
- (c) **Stone Houses in Kowloon City** – Wing Kwong So-Care Company Limited was selected to revitalise the site into a themed cafeteria-cum-visitor information centre. On 6 January 2012, FC

approved the funding application for this revitalisation project at an estimated cost of \$39.1 million (in MOD prices). Revitalisation works are expected to commence in May 2012 for completion in December 2013.

Batch III

16. DEVB invited proposals on 7 October 2011 for the conservation and adaptive re-use of four specified historic buildings by non-profit making organisations in the form of social enterprises under Batch III of the Revitalisation Scheme. Apart from King Yin Lei, Bridges Street Market and Former Fanling Magistracy, which were already reported in the meeting of 15 July 2011, we have also included the Haw Par Mansion in Batch III after we failed to receive any valid bids upon two rounds of commercial tendering. By the close of the application period on 6 February 2012, we received a total of 34 applications, among which 5 are on King Yin Lei, 5 are on Haw Par Mansion, 15 are on Bridges Street Market and 9 are on Former Fanling Magistracy. The Advisory Committee on Revitalisation of Historic Buildings will assess the applications received. It is envisaged that the selection process will be completed by end 2012.

Conserving Central

17. In his 2009-10 Policy Address, the Chief Executive announced the “Conserving Central” initiative, which comprises eight innovative projects to preserve many of the important cultural, historical and architectural features in Central while adding new life and vibrancy to the area. The implementation progress of the projects is set out below.

Central Police Station (CPS) Compound

18. Government is taking forward the revitalisation of the CPS Compound, which comprises three groups of monument buildings, namely the CPS, the former Central Magistracy and the Victoria Prison, in partnership with the Hong Kong Jockey Club (HKJC). HKJC will fund the capital cost of revitalising the Compound into a centre for heritage, art and leisure, as well as any operating deficit until the project is financially self-sustainable. The CPS Compound will continue to remain in Government ownership and HKJC will sign a tenancy agreement with Government for the operation of the revitalised facilities.

19. HKJC will preserve all 15 historic buildings and the F Hall in the Compound and construct two new buildings of a modest scale, namely the Old Bailey Wing to house gallery space and the Arbuthnot Wing to house a

multi-purpose venue as well as central plant. The revised schematic design for the revitalisation of the CPS Compound was announced on 11 October 2010⁵. HKJC commenced the construction works in November 2011 for completion in end 2014.

Former Police Married Quarters on Hollywood Road

20. The Musketeers Education and Culture Charitable Foundation Limited (the Musketeers Foundation), supported by the Hong Kong Polytechnic University, the Hong Kong Design Centre and the Hong Kong Design Institute of the Vocational Training Council, has been selected to conserve and transform the Former Police Married Quarters on Hollywood Road into a creative industries landmark called “PMQ”⁶. Funding for conservation and revitalisation works of the project was approved by the FC in July 2011. Conservation and revitalisation works for transforming the site into a creative industries landmark have commenced and are expected to be completed in end 2013. The revitalised facilities will be commissioned in 2014.

Central Government Offices (CGO) Complex

21. On 17 September 2010, Government announced a proposed redevelopment scheme for the CGO West Wing site to “Restore a Green Central” for public consultation (LegCo paper CB(1)2867/09-10(01)). This is part of the preservation-cum-development scheme for the CGO Complex in which the Main and East Wings, which have higher historical and architectural merit, will be preserved and used as offices by the Department of Justice while the lower value West Wing will be redeveloped into a Grade A office / commercial building at the west end of the site to release space for a sizable public open space (POS) .

22. During the public consultation period from mid-September to end-December 2010, DEVB and PlanD jointly organised public exhibitions, consulted the Panel and the Central and Western District Council (C&WDC), and met with various professional institutes. We have considered the public views received and revised the proposed redevelopment scheme. We will expand the proposed POS and significantly reduce the scale of the development below Lower Albert Road level previously proposed for a shopping arcade. We will also invite the Securities and Futures Commission and the Hong Kong

⁵ Details are set out in the LegCo Brief entitled “Conservation and Revitalisation of the Central Police Station Compound – The Hong Kong Jockey Club’s Revised Design” issued on 11 October 2010.

⁶ The latest development details of the project are set out in LegCo Paper No. PWSC(2011-12)26 entitled “400IO — Transformation of the Former Police Married Quarters on Hollywood Road into a Creative Industries Landmark” issued on 15 June 2011.

Exchanges and Clearing Limited to relocate their offices to the new office building, which will help enhance Central's image as a core financial district. We briefed the Panel and C&WDC on the revised scheme on 22 November 2011 and 19 January 2012 respectively.

23. AAB agreed at its meeting on 23 November 2011 that although the three buildings of the Central Government Offices (Main Wing, East Wing and West Wing) were newly raised items, rather than items on the list of 1 444 historic buildings being processed with the help of the Expert Panel of the AAB, assessment of their grading could be accorded with priority. With reference to the advice of members of the AAB, the Expert Panel will grade the three buildings of the Central Government Offices at the same time. The AAB agreed to let the Expert Panel study and recommend whether to follow the usual practice of according individual grading to the three buildings. The AAB will consider the views of the Expert Panel when taking a final decision on the grading.

Hong Kong Sheng Kung Hui (HKSKH)'s Central Compound

24. On 7 June 2011, the Chief Executive in Council approved the land lease modification at nominal premium for HKSKH's Compound on Lower Albert Road (Central site) and the in-situ land exchange for its other site at Clementi Road, Mount Butler (Mount Butler site) to facilitate the optimal preservation of all four historic buildings at the Central site⁷. Under HKSKH's preservation-cum-development proposal, HKSKH will preserve all four historic buildings⁸ at its Central site and replace other existing buildings by new ones to provide needed space for its religious and community services. In order to allow sufficient space for the provision of enhanced community services while reducing the overall development density at the Central site, HKSKH will relocate some of the existing uses and additional space requirements originally to be provided through redevelopment at the Central site to the Mount Butler site. HKSKH is reviewing its proposal for both the Central site and Mount Butler site in the light of its own operational needs and local residents' concerns in respect of its Mount Butler scheme.

⁷ Details are set out in the LegCo Brief entitled "Preservation-cum-development of the Hong Kong Sheng Kung Hui Compound in Central" issued on 15 June 2011.

⁸ There are four historic buildings within the Central site, namely, the Bishop's House (Grade one), St. Paul's Church (Grade one), the Church Guest House (also known as Martin House; Grade one) and the Old Sheng Kung Hui Kei Yan Primary School (originally the south wing of St. Paul's College; Grade two).

Central Market

25. Further to the extensive public engagement programme in 2010-11 to ascertain the public's views on the future use and design of the revitalised Central Market, the Urban Renewal Authority invited tender for the comprehensive architectural design consultancy in September 2011. Tender was awarded in November 2011. The consultancy team is now working on the revised design taking into account all public views collated.

26. Due to the judicial reviews relating to the draft Central District Outline Zoning Plan, the rezoning timetable of the Central Market is affected. The original commissioning programme for the revitalised market (i.e. the first phase to be commissioned in 2015 with full commissioning in 2018) may inevitably be affected.

Murray Building

27. To pave the way for the conversion of Murray Building into a hotel, we rezoned the site to "Other Specified Uses" annotated "Building with Architectural Merits Preserved for Hotel Use" on the Central District Outline Zoning Plan in July 2010. A set of development requirements to preserve the architectural merits of the Murray Building has also been developed. Detailed conservation requirements will be set out in the land tender conditions. The site has been included in the 2011-12 land sale programme. Due to the judicial reviews relating to the draft Central District Outline Zoning Plan, the original tender programme (i.e. December 2011) has inevitably been deferred

Former French Mission Building

28. The Former French Mission Building will only be available for adaptive re-use in 2015 at the earliest after the relocation of the Court of Final Appeal to the former Legislative Council Building. We will consider the most suitable adaptive re-use of the building in due course.

Conservation of Privately-Owned Historic Buildings

29. Since the announcement of the grading result of 1 444 historic buildings / structures on 19 March 2009, DEVB has received 24 applications for redevelopment or alteration of privately-owned graded historic buildings referred by other Government departments. Among the 24 applications, we have obtained agreement from the owners to conserve the historic buildings concerned in whole or in part or conserve selective building elements for incorporation into the new development in 10 cases while the owners in three cases decided to

demolish the historic buildings concerned notwithstanding that attempts had been made to discuss with the owners possible economic incentives. Details of these 13 cases are set out in Annex A. We are still discussing with owners of the other 11 historic buildings, including the widely reported Ho Tung Gardens, and no agreement has been reached so far.

30. Among the 13 cases mentioned above, it is worth noting that since our last progress report in July 2011, we have successfully secured owners' agreement to conserve historic buildings under the following two projects through the provision of economic incentives –

- (a) Clock tower of the CLP Administration Building (proposed Grade one building) is preserved through a minor relaxation of building height from 80 metres above Principal Datum (mPD) to 100 mPD and plot ratio from 5 to 5.5, as well as permission for using the clock tower as a place of recreation, sports or culture, as approved by the Metro Planning Committee of Town Planning Board (TPB) on 4 November 2011; and
- (b) Part of the façade of 47 Barker Road (Grade two building) is preserved through a minor relaxation of plot ratio from 0.5 to 0.545 approved by the Metro Planning Committee of TPB on 18 November 2011.

A full list of cases where agreement to conserve historic buildings has been secured through offer of economic incentives is at Annex B.

Financial Assistance for Maintenance Scheme

31. Since the Financial Assistance for Maintenance Scheme was introduced in August 2008 to provide financial assistance to owners of privately-owned graded historic buildings for carrying out maintenance works, we have approved 19 applications as at end December 2011, involving a total grant of \$16.4 million. The current status of the maintenance works of these approved applications and a list of 12 new applications under processing are set out at Annex C.

Consultancy Study on Heritage Trust

32. DEVB commissioned a consultancy to investigate the feasibility, framework (covering the statutory, financial, organisational and operational aspects) and implementation of setting up a statutory heritage trust in Hong Kong to take forward future heritage conservation efforts. The consultancy study is expected to be completed by mid 2012. The Government will then consider the

recommendations made by the consultant and the implementation plan for setting up a statutory heritage trust in Hong Kong.

Publicity and Public Education

33. Since our last progress report in July 2011, we have organised the following publicity and public education activities targeting at different sectors of the community -

- (a) the International Conference on Heritage Conservation was organised at the Hong Kong Convention and Exhibition Centre from 12 to 13 December 2011. Prominent Mainland and overseas speakers at the Conference included Dr Shan Jixiang, the then Director-General of the State Administration of Cultural Heritage, Mr John Hurd, President of the Advisory Committee of the International Council on Monuments and Sites (ICOMOS), Mr Pierre-Antoine Gatier, President of ICOMOS France, Mr Robert Tierney, Chairman of New York Landmarks Preservation Commission, etc. The Conference has attracted over 400 participants from around the world and locally;
- (b) the Heritage Fiesta was organised in December 2011 for the public to appreciate selected historic buildings. Under the programme, 16 selected historic buildings were opened for public visits and conservation laboratory tours at the Hong Kong Heritage Museum were organised. The Heritage Fiesta has attracted over 35 600 participants;
- (c) the Bamboo Theatre Exhibition was held at the Hong Kong Heritage Discovery Centre from 9 December 2011 to 7 February 2012. It has attracted over 11 000 visitors;
- (d) talks and guided tours to commemorate the Centenary of the 1911 Revolution and Heritage Conservation Teaching Kit Extension Tours targetted at secondary school students were organised in the second half of 2011; and
- (e) publications on Hollywood Road and the Tai Po Wun Yiu site were commissioned to promote the appreciation of built heritage.

34. We continue to keep the public informed of developments on the heritage front and our heritage conservation work through -

- (a) our dedicated heritage website (www.heritage.gov.hk), which registered a cumulative total of 1 382 168 visits as at end December 2011; and
- (b) our bimonthly heritage newsletter, “活化@Heritage”, which is distributed both electronically and in printed form with a circulation of 13 000 copies per issue.

ADVICE SOUGHT

35. Members are invited to note the latest position of various heritage conservation initiatives being pursued by DEVB and provide views and suggestions on our future work.

Development Bureau
February 2012

Annex A

Conservation of Privately-Owned Historic Buildings

Item	Name and address of the historic building	Grading	Application	Portion retained
1.	Jessville, No.128 Pok Fu Lam Road	Grade 3	Planning application and building plan were approved by Town Planning Board (TPB) and Buildings Department (BD) respectively.	Jessville will be preserved in-situ.
2.	No. 179 Prince Edward Road West	Grade 3	Planning application and building plan were approved by TPB and BD respectively.	The front portion of the building with significant architectural features will be preserved and incorporated into the new development.
3.	CLP Administration Building, Nos.139-147 Argyle Street	Proposed Grade 1	Planning application and building plan were approved by TPB and BD respectively.	The clock tower which is the prominent feature of the Administration Building and carries the highest architectural value will be preserved and incorporated into the new development as museum.
4.	No. 47 Barker Road	Grade 2	Planning application and building plan were approved by TPB and BD respectively.	Part of the façade of the building will be preserved and incorporated into the new development.
5.	Nos. 6 and 8 Kennedy Road	Grade 2	Building plan and demolition plan were approved by BD.	Façade of the building will be conserved and incorporated into the new development.
6.	No. 186 Tai Kei Leng Tsuen	Grade 3	Building plan was approved by BD.	The building will be preserved and adapted as a plant room.
7.	No. 45 Tai Kei Leng Tsuen	Proposed Grade 3	Redevelopment application was approved by Lands Department (LandsD).	While the Ancillary Building was demolished, the Main Building at the same location, which is also one of the 1 444 historic buildings, will be retained.
8.	Enchi Lodge, Castle Peak Road	Grade 2	Planning application and demolition plan were approved by TPB and BD	The main building will be preserved as a clubhouse.

Item	Name and address of the historic building	Grading	Application	Portion retained
			respectively.	
9.	Entrance Tower, Tai Kiu Tsuen	Proposed Grade 3	Planning application for the development of the whole Tai Kiu Village was approved by TPB.	The entrance tower will be retained.
10.	No. 19 Hing Hon Road	Proposed Grade 3	Demolition plan and building plan were approved by BD.	Significant architectural features of the building will be preserved and incorporated into the new development.
11.	No. 119 Tai Kei Leng Tsuen	Grade 3	Application for redevelopment was approved by LandsD before the announcement of the list of 1 444 historic buildings.	The house was demolished with selective building elements incorporated into the new residential development.
12.	No. 11 Kak Tin Village Third Street	Grade 3	Application for redevelopment was approved by the LandsD.	Notwithstanding that attempts had been made to discuss with the owner possible economic incentives, the owner decided to demolish the building but photographic record was arranged.
13.	Nos. 31-33 Wu Kai Sha Village First Lane	Grade 3	Applications for redevelopment were approved by LandsD.	Notwithstanding that attempts had been made to discuss with the owner possible economic incentives, the owner demolished the buildings.

**Cases where Agreement to Conserve Historic Buildings
has been Secured through Offer of Economic Incentives**

1. King Yin Lei (a declared monument) is preserved through a non-in-situ land exchange of a site of the same development parameters as the original King Yin Lei site approved by the Chief Executive in Council on 2 December 2008;
2. Jessville (a Grade three building) is preserved under a preservation-cum-development proposal which was facilitated by the partial uplifting of the Pokfulam Moratorium approved by the Chief Executive in Council on 22 September 2009; to implement the preservation-cum-development proposal, the owners have submitted an application for a lease modification at full market value premium to remove restrictions including one European-type house and building with height not exceeding 35 feet for the development of two residential towers with the taller one at 246.85 metres above Principal Datum (mPD) (or 74.85 metres in absolute terms);
3. The front portion of the shophouse at 179 Prince Edward Road West (a Grade three building) is preserved through a minor relaxation of plot ratio from 9 to 10.23 approved by the Metro Planning Committee of the Town Planning Board (TPB) on 19 March 2010;
4. Four historic buildings of Hong Kong Sheng Kung Hui at 1 Lower Albert Road (three Grade one buildings and one Grade two building) are preserved through a transfer of plot ratio approved by the Chief Executive in Council on 7 June 2011;
5. Clock tower of the CLP Administration Building (Proposal Grade one building) is preserved through a minor relaxation of building height from 80 mPD to 100 mPD and plot ratio from 5 to 5.5, as well as permission for using the clock tower as a place of recreation, sports or culture, approved by the Metro Planning Committee of TPB on 4 November 2011; and
6. Part of the façade of 47 Barker Road (Grade two building) is preserved through a minor relaxation of plot ratio from 0.5 to

0.545 approved by the Metro Planning Committee of TPB on 18 November 2011.

Financial Assistance for Maintenance Scheme

(1) Approved applications (total: 19 as at end of December 2011)

- Maintenance works for the following nine approved applications, at a total cost of \$7.4M, have been completed:
 - (a) Lo Pan Temple, Belcher's Street, Kennedy Town (Grade 1);
 - (b) Conference Hall and Pilgrim's Hall of the Tao Fong Shan Christian Centre, Tao Fung Shan Road, Sha Tin (Grade 2);
 - (c) Main Building of Helena May, Garden Road, Central (the exterior of the building has been declared as a monument and the interior of the building is Grade 2);
 - (d) Ancestral Hall of Tsang Tai Uk, Shan Ha Wai Village, Sha Tin (Grade 1);
 - (e) No. 3 Bungalow, St. Stephen's College, Stanley (Grade 1);
 - (f) Tin Hau Temple, Kam Tin, Yuen Long (Grade 3);
 - (g) Hung Shing Temple, Hung Leng, Fanling (Grade 3);
 - (h) Jamia Mosque, Shelly Street, Sheung Wan (Grade 1); and
 - (i) Hung Shing Temple, Ping Shan, Yuen Long (Grade 2).
- The design or maintenance works for the following ten approved applications, at a total approved cost of \$9.0M, is in progress:
 - (a) Tat Yan Study Hall, Shan Ha Tsuen, Yuen Long (Grade 2);
 - (b) Side Chapel of the Tao Fong Shan Christian Centre, Tao Fung Shan Road, Sha Tin (Grade 2);
 - (c) Leung Ancestral Hall, Ma Po Mei, Tai Po (Grade 3);
 - (d) Earth God Shrine, Kam Tsin Tsuen, Sheung Shui (Grade 2);

- (e) Tsang's Ancestral Hall, Chuen Lung Village, Tsuen Wan (Grade 3);
 - (f) Tsung Tsin Mission of Hong Kong Kau Yan Church, Sai Ying Pun (Grade 1);
 - (g) Lim House, Shap Pat Heung, Yuen Long (Grade 2);
 - (h) Holy Trinity Church, Kowloon City (Grade 2);
 - (i) No. 8, San Lau Street, Sha Tau Kok (Grade 2); and
 - (j) Kowloon Union Church, Yau Ma Tei (Grade 3).
- (2) Applications under processing (total: 12 as at end of December 2011) with an approximate total cost of \$11.5M**
- (a) Ip Ancestral Hall, Sha Tau Kok (Grade 3);
 - (b) Tin Hau Temple, Lam Tsuen, Tai Po (Grade 2);
 - (c) First Church of Christ Scientist, Central (Grade 2);
 - (d) St Joseph's Church, Fanling (Grade 3);
 - (e) Holy Spirit Seminary, Chapel, Wong Chuk Hang (Grade 1);
 - (f) Tin Hau Temple, Kam Tin, Yuen Long, Phase II (Grade 3);
 - (g) Jamia Mosque, Shelly Street, Sheung Wan, Phase II (Grade 1);
 - (h) Hung Shing Temple, Ping Shan, Yuen Long, Phase II (Grade 2);
 - (i) Lo Pan Temple, Belcher's Street, Kennedy Town, Phase II (Grade 1);
 - (j) Kwong Yuet Tong Public Office, Kennedy Town (Grade 3);
 - (k) Municipal Services Staff Recreation Club, Ho Man Tin (Grade 3); and
 - (l) Tin Hau Temple, Fung Chi Tsuen, Yuen Long (Grade 1).