



## 歷史建築維修資助計劃

# Financial Assistance for Maintenance Scheme on Built Heritage



發展局  
文物保育專員辦事處  
Commissioner for Heritage's Office  
Development Bureau



古物古蹟辦事處  
Antiquities and  
Monuments Office

## 目的

透過向私人擁有的已評級歷史建築的業主及租用政府擁有的法定古蹟及已評級歷史建築的非牟利機構提供資助，



讓他們自行進行小型維修工程，從而使這些歷史建築不致因日久失修而破損。

## 資助額

每宗成功申請的資助額會根據申請人提供的資料釐定。每宗成功申請的資助額上限為港幣600萬元。

## 申請資格

私人擁有的已評級歷史建築的業主及租用政府擁有的法定古蹟及已評級歷史建築的非牟利機構，均可透過此計劃申請資助。法定古蹟及已評級歷史建築的列表，可於下列網址下載：

<http://www.amo.gov.hk/en/historic-buildings/monuments/index.html>

<http://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html#new>

## 運作模式

有關維修資助計劃的詳情，申請人可參閱於「申請安排」版面內的《申請指引》

維修資助計劃運作模式的重點簡述如下：

- 政府會提供財務資助，歷史建築的業主或根據《稅務條例》(第112章)第88條以慈善機構性質註冊的非牟利機構並與政府簽定租約的承租人自行進行維修工程。
- 作為接受資助的先決條件，私人擁有的已評級歷史建築的業主須接受若干條件，包括在維修工程完成後的協定期限內，不得拆卸建築物、不得轉讓建築物的業權及容許建築物作合理程度的開放予公眾參觀<sup>1</sup>；而租用政府擁有的法定古蹟及已評級歷史建築的非牟利機構，亦須同意若干條件，包括於維修工程完成後，容許該法定古蹟或已評級歷史建築作合理程度的開放讓公眾參觀<sup>1</sup>，及在租約有效期內完成維修工程，繳付所有工程費用，並完成付還申請。

註1: 如果申請人有實際困難，可以申請豁免讓公眾進入該歷史建築的條件，惟必須提供理由。

## 附加資料 法定古蹟

法定古蹟是根據《古物及古蹟條例》(第53章)並由古物事務監督經諮詢古物諮詢委員會，及經行政長官批准後，藉憲報公告宣布的個別地方、建築物、地點或構築物。在法定古蹟進行維修工程前，須根據《古物及古蹟條例》經古物古蹟辦事處獲得古物事務監督的許可。

## 已評級歷史建築

歷史建築的評級制度只屬行政性質，並不影響被評級的歷史建築的業權、使用權、管理權及發展權。如業主想為其擁有的歷史建築進行任何工程，業主須遵從有關法例及部門(包括屋宇署及地政總署)的規定。

歷史建築的評級分為以下三級：

歷史建築

1

一級歷史建築

具特別重要價值而可能的話須盡一切努力予以保存的建築物。

歷史建築

2

二級歷史建築

具特別價值而須有選擇性地予以保存的建築物。

歷史建築

3

三級歷史建築

具若干價值，並宜於以某種形式予以保存的建築物；如保存並不可行則可以考慮其他方法。

發展與保育並非對立。文物保育專員辦事處和古物古蹟辦事處樂意與歷史建築的業主探討寓保育於發展的方案及其他方法，並為業主提供技術意見。

## 查詢

如有查詢，請聯絡：

地址：發展局  
文物保育專員辦事處  
香港九龍尖沙咀東麼地道68號  
帝國中心7樓701B室

網址：<https://www.heritage.gov.hk/tc/maintenance/about.htm>  
電郵：[mhb\\_enquiry@devb.gov.hk](mailto:mhb_enquiry@devb.gov.hk)  
電話：2906 1539  
傳真：2906 1574



歷史建築維修資助計劃  
Financial Assistance for Maintenance Scheme on Built Heritage



香港歷史文物-保育·活化  
Conserve and Revitalise Hong Kong Heritage  
[www.heritage.gov.hk](http://www.heritage.gov.hk)

## Objective

To help prevent historic buildings from deterioration due to lack of maintenance by providing financial assistance in the form of grants to



the owners of privately-owned Graded Historic Buildings and tenants, who are non-profit-making organisations (“NPOs”), of Government-owned Declared Monuments and Graded Historic Buildings for them to carry out minor maintenance works.

## Amount of Grant

The amount of grant for each successful application will be determined based on the justifications provided by the applicant. The ceiling of grant for each successful application is HK\$6 million.

## Eligibility

Owners of privately-owned graded historic buildings and NPO tenants of Government-owned Declared Monuments and Graded Historic Buildings can apply for grants under the Maintenance Scheme. A list of the Declared Monuments and Graded Historic Buildings can be obtained from the following links:


<http://www.amo.gov.hk/en/historic-buildings/monuments/index.html>

<http://www.aab.gov.hk/en/historic-buildings/results-of-the-assessment/index.html#new>

## Mode of Operation


The applicants are suggested to refer to the Guide to Application, which can be obtained under the page “Application Arrangement”, for details about the Financial Assistance for Maintenance Scheme on Built Heritage (“FAS”).

The key points on the mode of operation of the FAS are set out as follows:

 The Government will provide financial support in the form of grants. Owners of privately-owned Graded Historic Buildings or NPO tenants, who have entered into tenancy agreement with the Government and are



registered with charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112), will carry out the maintenance works by themselves.

 As pre-requisites for accepting the grants, owners of privately-owned Graded Historic Buildings are required to agree to a number of conditions, including not to demolish their buildings, not to transfer the ownership of their buildings and to allow reasonable public access<sup>1</sup> to their buildings for appreciation within an agreed period of time after completion of the maintenance works. For Government-owned Declared Monuments or Graded Historic Buildings, NPO tenants are required to agree to a number of conditions, including to allow reasonable public access<sup>1</sup> to the Declared Monuments or Graded Historic Buildings for appreciation after the completion of the maintenance works, to complete the maintenance works and to pay in full the costs of the maintenance works and submit reimbursement applications within the term of the tenancy agreement.

1: Applicant may apply for exemption from this requirement provided that the applicant can demonstrate that he has genuine difficulties to allow the public to access the Declared Monument or Graded Historic Building and provides justification(s).




## Additional Information Declared Monuments

Declared Monuments refer to a place, building, site or structure, declared by the Antiquities Authority after consultation with the Antiquities Advisory Board and with the approval of the Chief Executive, by notice in the Gazette under the Antiquities and Monuments Ordinance (Cap. 53). Permission from the Antiquities Authority should be obtained under the Antiquities and Monuments Ordinance through the Antiquities and Monuments Office to carry out the proposed maintenance works at the Declared Monuments before the commencement of the maintenance works.

## Graded Historic Buildings

The grading system for historic buildings is administrative in nature. It does not affect the ownership, use, management and development rights of Graded Historic Buildings. If owners would like to carry out any works to their historic buildings, owners should comply with the requirements of the relevant legislations and departments (including the Buildings Department and the Lands Department).

The gradings of historic buildings are as follows:

	Grade 1 Historic Building	Buildings of outstanding merit, which every effort should be made to preserve if possible.
	Grade 2 Historic Building	Buildings of special merit; efforts should be made to selectively preserve.
	Grade 3 Historic Building	Buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.

Development and heritage conservation are not rivals. The Commissioner for Heritage's Office and the Antiquities and Monuments Office are happy to explore with owners of historic buildings preservation-cum-development options and other alternative means, and provide owners with technical advice.

## Enquiries

For enquiries, please contact:

Address: Commissioner for Heritage's Office  
Development Bureau  
Unit 701B, 7/F, Empire Centre,  
68 Mody Road, Tsim Sha Tsui East, Kowloon, Hong Kong

Website: <https://www.heritage.gov.hk/en/maintenance/about.htm>

Email: [mhb\\_enquiry@devb.gov.hk](mailto:mhb_enquiry@devb.gov.hk)

Phone: 2906 1539

Fax: 2906 1574