

Conservation of Historic Buildings

When commissioned for demolition, redevelopment, alteration and addition and change of use proposals, you may encounter situations involving historic buildings, artefacts and relics. This practice note aims to advise you on the legislative requirements, help you understand your duty and seek your cooperation in the conservation of historic buildings.

Building or Site Declared as Monument or Proposed Monument

2. Monuments and Proposed Monuments are declared under the Antiquities and Monuments Ordinance, Cap.53 by the Secretary for Development (SDEV) by notice in the Gazette. Section 6 of the Ordinance prohibits any work being carried out on such site without a permit issued by SDEV.

3. Accordingly, unless you have already obtained a permit under section 6 of Cap.53 and can produce a copy of such to the Buildings Department, plans for building works affecting a building or a site which has been declared a Monument or a Proposed Monument may be disapproved under section 16(1)(d) of the Buildings Ordinance (BO).

4. The updated list of declared Monuments and Proposed Monuments can be found on the website (<http://www.amo.gov.hk/>) of the Antiquities and Monuments Office (AMO) of the Leisure and Cultural Services Department.

Building Listed as a Graded Building

5. The Antiquities Advisory Board will grade historic buildings from time to time on their historical and architectural merit to facilitate their preservation. These buildings are accorded Graded Buildings (Grade I, II or III) by the Board. The updated list of Graded Buildings can also be found on the website of the AMO (<http://www.amo.gov.hk/en/built3.php>).

6. While Graded Buildings do not enjoy statutory protection, the AMO would be notified of and invited to comment on building proposals or demolition applications affecting such buildings. The AMO may request you, as authorized person for the building works, to submit both cartographic and photographic records of the building and to salvage useful building materials before demolition. Please assist the AMO in this respect.

Conservation of Historic Buildings and their Materials

7. The AMO is interested in obtaining historic building materials and construction information which could be used for the repair and restoration of other historic buildings. Property Services Branch of the Architectural Services Department also collects and stores such materials for their restoration works.

8. To assist the AMO in such conservation efforts, all building plan submissions under the BO and notices for material change in the use of buildings under section 25 of the BO affecting buildings built before 1960 will also be referred to the AMO for their information.

9. When you are commissioned for a project involving building works in buildings of historical interest, you are invited to make early contact with the AMO to identify the heritage and historical values of the buildings and artefacts. Your co-operation would be much appreciated.

Submissions and Enquiries

10. In support of the Government's heritage conservation work and to facilitate private sector's participation in heritage conservation, a dedicated Heritage Unit has been set up in the Buildings Department to process all building and structural plan submissions, involving alteration and addition works in and adaptive re-use of historic buildings, for approval under the BO. Submissions to be handled by the Heritage Unit include development projects involving declared Monuments or Proposed Monuments, Graded Buildings, historic buildings selected in the Revitalising Historic Buildings through Partnership Scheme launched by the Development Bureau, as well as redevelopment and revitalisation projects involving conservation and adaptive reuse of historic buildings. Enquiries on issues relating to heritage conservation and compliance with the requirements of the building regulations could also be referred to the Heritage Unit for advice through the pre-submission enquiry system as provided for in the PNAP 272.



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Building Authority

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