

**This document is downloaded from CityU Institutional Repository,
Run Run Shaw Library, City University of Hong Kong.**

Title	The study of historic building conservation policy and measure: a comparison between Hong Kong and Macau
Author(s)	Xu, Yongtao (徐永濤)
Citation	Xu, Y. (2015). The study of historic building conservation policy and measure: A comparison between Hong Kong and Macau (Outstanding Academic Papers by Students (OAPS)). Retrieved from City University of Hong Kong, CityU Institutional Repository.
Issue Date	2015
URL	http://hdl.handle.net/2031/8316
Rights	This work is protected by copyright. Reproduction or distribution of the work in any format is prohibited without written permission of the copyright owner. Access is unrestricted.

**The study of historic building conservation
policy and measure: a comparison between
Hong Kong and Macau**

BY

Yongtao XU

Submitted in partial fulfillment of the requirements for
The degree of Master of Science in Civil and Architectural engineering
(Urban Design and Regional Planning)

Department of Architecture and Civil Engineering
City University of Hong Kong

July 2015

CONTENTS

DECLARATION	
ABSTRACT	
ACKNOWLEDGEMENTS	
LIST OF FIGURES	
LIST OF PHOTOGRAPHS	
CHAPTER 1 INTRODUCTION	1
1.1 Background	1
1.2 Research objectives and significance	2
CHAPTER 2 LITERATURE REVIEW	3
2.1 Concept	3
2.1.1 Historic Building	3
2.1.2 The value of historic building	3
2.1.3 Conservation	4
2.1.4 General principle of conservation	5
2.2 Historic building conservation in developed countries	7
2.2.1 France	7
2.2.2 Great Britain	12
2.2.3 Japan	17
2.2.4 Summary	21
2.3 The reason for comparing the conservation policy for historic building between Hong Kong and Macau	22
2.3.1 The connections of architecture style	22
2.3.2 The current situation of conservation policy for historic buildings in China, Hong Kong and Macau	24
2.3.3 Questions	25
CHAPTER 3 METHODOLOGY	27
3.1 Desk study	27
3.2 Survey	27
3.3 Case study	27
3.4 Comparison	27
CHAPTER 4 COMPARISON OF LEGAL SYSTEM FOR HISTORIC BUILDINGS CONSERVATION OF HONG KONG AND MACAU	28
4.1 Development of legislation for Historic building conservation	28

4.1.1	Hong Kong's	28
4.1.2	Macau's	30
4.2	Historic buildings conservation authorities in Hong Kong and Macau	32
4.2.1	Hong Kong's historic buildings conservation authorities	32
4.2.2	Macau's heritage conservation authorities	36
4.3	Legislation of historic buildings conservation in Hong Kong and Macau	38
4.3.1	Hong Kong's	38
4.3.2	Macau's	40
CHAPTER 5	MEASURES FOR HERITAGE CONSERVATION IN HONG KONG AND MACAU	44
5.1	Protection content	44
5.1.1	Classification method of Historic Building	44
5.1.2	Protection range	50
5.2	Mechanism of historic building conservation	52
5.2.1	Designation procedure	52
5.2.2	Criteria of designation	54
5.2.3	Funding mechanism	55
5.3	Strategy and method for historic building protection of Hong Kong and Macau	57
5.3.1	Macau's	58
5.3.2	Hong Kong's	62
5.4	Repair technique	65
5.4.1	Repair qualification	65
5.4.2	Protection techniques	66
5.5	Public participation and public display	68
5.5.1	Macau's	68
5.5.2	Hong Kong's	71
CHAPTER 6	CONCLUSIONS	76
6.1	Discussions	76
6.2	Conclusion	78
6.3	Recommendations	78
6.4	Future Plan	79
REFERENCE		80

ABSTRACT

After 1970s, the concerns about historic building emerged with accelerating urbanization and increasing population of Hong Kong. Recently, this topic has been discussed heatedly again due to several failures of Historic Buildings Conservation cases. While Macau, who is similar to Hong Kong in Geographical location and history, seems made better efforts on historic building conservation especially after 2005. This paper aims to describe the difference in history, mechanism and policy of heritage conservation of Hong Kong and Macau. Summary the merits and drawbacks of conservation measures of them, thus to suggest measures to Hong Kong and Macau about improving historic building conservation. Relevant information including history, geography and social aspects are collected to do comparison in terms of legislation and protection measures. It can be seen many difference in legislation development, organizational hierarchy, protection scope, protection and reuse method. In short, Hong Kong and Macau are two different systems on conservation of historic building: Macau lay more emphasis on development of tourism by conservation and reuse of cultural heritage; Hong Kong tends to introduce modern technology to forms combination of modern world and historic features.

ACKNOWLEDGEMENTS

I would like to express my gratitude to all those who helped me during the writing of this dissertation.

I gratefully acknowledge the help of my supervisor – Dr. Fung, Ivan Wing Hong, Associate Professor of The City University of Hong Kong. He has offered me valuable suggestions in the academic studies and walked me through all the stages of the writing of this dissertation.

Special thanks should go to my friends who have put considerable time and effort into their comments on the draft.

Finally, I am indebted to my parents for their continuous support and encouragement.

Yongtao XU

The City University of Hong Kong

2015

LIST OF FIGURES

Figure 4-1 Heritage related organizational structure of HK	32
Figure 4-2 Heritage related organizational structure of Macau	36
Figure 4-3 'Historic Centre of Macao' and buffer zones	41
Figure 4-4 Height limitation plan of Guia surroundings	42
Figure 5-1 Location of Kin Yin Lei	48
Figure 5-2 Route I, II, III	69
Figure 5-3 Lung Yeuk Tau heritage trail	72
Figure 5-4 Ping Shan Heritage Trail	72
Figure 5-5 Central and Western Heritage Trail	73
Figure 5-6 St. Stephen's College Heritage Trail	73

LIST OF PHOTOGRAPHS

Photo 2-1 Model of Plan Voisin de Paris	9
Photo 2-2 ZPPAUP model of Nantes	11
Photo 5-1 Exterior of Kin Yin Lei	48
Photo 5-2 Aerial view of Kin Yin Lei	48
Photo 5-3 The Old Supreme Court Building	52
Photo 5-4 Man Mo Temple	52
Photo 5-5 St. Joseph's Seminary	59
Photo 5-6 St. Joseph's Seminary interior	59
Photo 5-7 Museum of Macau	60
Photo 5-8 The Fortress	60
Photo 5-9 The National Overseas Bank	60
Photo 5-10 St Francis square	61
Photo 5-11 The Old Supreme Court Building	62
Photo 5-13 City hall in 1875	63
Photo 5-12 The commemorative plaque	63
Photo 5-14 Kowloon Station, 1914	64
Photo 5-15 The Clock Tower	64
Photo 5-16 The Murray House in Stanley	65
Photo 5-17 The Old Murray House	65
Photo 5-18 Smoke detector & automatic alarm	67
Photo 5-19 Alarm behind the statue	67
Photo 5-20 Ceiling smoke detector	67
Photo 5-21 Lightning rod	67
Photo 5-22 Lightning rod of the Clock Tower	67
Photo 5-23 Earth wire	67
Photo 5-24 Interior of Tak Seng On	70
Photo 5-25 Exterior of Tak Seng On	70
Photo 5-26 Ground level of Lui Seng Chun	74
Photo 5-27 Exterior of Lui Seng Chun	74
Photo 5-28 New lift	75
Photo 5-29 New glass window	75

1 CHAPTER 1 INTRODUCTION

1.1 Background

From its beginning as a small fishing village to become the world's international financial center today, Hong Kong, in the past one hundred years, has been witnessed huge development and transformations by a number of historical buildings. In the 1950s to 1960s, the problem of land supply shortage and urbanization accelerating emerged gradually by rapid population increase. Absence of the awareness of heritage conservation at that time, neither the government nor citizens of Hong Kong measure life quality in long-term ways, but tend to in economical and material terms. Under that circumstance, many of the buildings with huge historic value, such as the HSBC Building in Central, was demolished while others like the Murray House in Queensway and, was disassembled and moved.

Recently, historic building has been discussed heatedly again: in 2008, the demolition of the Queen's Pier raised protest; in 2012, the negotiation failure between the government and property owner of Ho Tung Garden led to this unique garden sold and redeveloped in 2015. People realize from those events that protection for old buildings become even urgent.

While Macau, located in the other side of the Pearl River Delta, have its own opportunity and challenge on historic building conservation. Since 2002, the booming gaming industry and considerable tax revenue provide the necessary resources to carry out works for historic building conservation. The success of listed in the World Heritage also attracted world's attention in 2005. However, due to Macau's densely population and limited land resources, conservation and development of old buildings has become a hot topic: someone thinks that conservation is a stumbling block of development;

development is the culprit of vandalism.

1.2 Research objectives and significance

The objectives of this study were to:

- ◆ Describe and compare the difference in history, mechanism and policy of heritage conservation of Hong Kong and Macau.
- ◆ Summary the advantage and disadvantage of conservation measures in Hong Kong and Macau.
- ◆ Advice how Hong Kong and Macau can learn from each other and how to improve on historic building conservation.

The historic buildings of Hong Kong and Macau are significant parts of modern Chinese architecture history, they witnessed the diversity of China's modern history. In recent years, the increasingly awareness for heritage protection of the public lead to historic building conservation a hot topic. Some difficulties in preservation implementation make people re-examine the current government's policies and measures for protection.

By summarizing the characteristics of the history, legislation, classification method, designation, funding and public participation, the significance of this article is to examine government policies and measures as well as proposing recommendations to move forward conservation works for historic building.

2 CHAPTER 2 LITERATURE REVIEW

2.1 Concept

2.1.1 Historic Building

Historic Building is a broad and flexible concept that refers to the valuable buildings and constructions left over by history. Most of the concept of historical and cultural heritage come from western countries. International Charter on the description of the Historic Building: the 'Venice Charter' of 1964 states that 'the protection of historical heritage' not only include 'the individual building' but also cover 'able to witness some kind of civilization, meaningful development or certain historical events, urban or rural environment, certain historical events, it is not only for significant works of art, but also for relatively less important works.'

'World Heritage Convention' passed in 1972 by the United Nations education, scientific and Cultural Organization (UNESCO) defined Cultural Heritage as follow categories: monuments, groups of buildings and sites.

In Hong Kong, 'historic building' also refers to the Grade I, II and III Historic Building, which are statutory terms.

2.1.2 The value of historic building

Generally, the value of historic building includes cultural value and economic value. Economic value means the land value and the value of the building itself; cultural value includes historical, architectural, cultural, artistic and social value.

Different with general buildings, although the economic value of historic buildings is

relatively clear, the indirect economic value and market recognition are influenced by the social economy, society structure and consciousness of people. Therefore, the value of historic buildings has great uncertainty. In addition, with the passage of time, the indirect economic value will have significant changes: some of them follow the general pattern that they become too old to use or changed dramatically under excessive repair, finally lost its economic value; the others due to the well protection, with the time goes by, become increasingly rare and gradually become 'heritages' with great economic value.

The cultural value and economic value of historical buildings are closely linked, under certain conditions, culture value can be transformed to economic value (Georges, 2003). The existence of cultural value can bring potential economic value.

2.1.3 Conservation

Conservation in 'Conservation of historic building' has its professionalism. The 'Nairobi Recommendations' states that the meaning of conservation include: identification, protection, preservation, restoration and renovation. Though maintenance of historic and traditional buildings and their environments to make them regain vitality (UNESCO, 1976).

Differ with preservation, conservation is not making historic building left intact, but making it adapt to social advancement and has a range of meanings from static preservation to dynamic change (Watt & Swallow, 1996).

Swanke Hayden Connell Architects (2000) hold the view that conservation is to extent the longevity of prehistoric and historic tangible culture physically and aesthetically through recording, preventive measures, and research.

The modern aim of conservation is about how to manage change rather than prevent change, most of the historic buildings should be taken actions to prevent damage and manage change flexible, thus to coordinate social development (Feilden, 2003).

2.1.4 General principle of conservation

a) Authenticity and Integrity

Authenticity is a fundamental factor in define, assessment and monitoring of cultural heritage, first appeared in the ‘The Venice Charter’ (ICOMOS, 1964) and gradually been widely recognized in European society later. It is aims at the protection and restoration of European heritage, now mainly used for cultural heritage. Along with the Authenticity, Cultural heritage listed in the ‘World Heritage List’ should meet at least one of the criteria state by ‘World Heritage Convention’ (WHC, 2012). Each of the items should be confirmed ‘to pass the examination of the authenticity of their designs, materials, workmanship or background, character, elements and other aspects.’

As different situations in size, population, culture and history between different countries, they have different degree of concern on heritage conservation, which lead to gap on understanding of authenticity between eastern and western. ‘Nara Document on Authenticity’ (ICOMOS, 1994) affirmed and emphasized the cultural diversity and heritage diversity. Generally, heritage’s Authenticity includes: layout and design, construction materials, artistic style and traditional crafts, location and environment.

Integrity guarantee the value of the heritage, but also define the protection scope. Integrity principle was first proposed by the International Union for Conservation of Nature (IUCN), which mainly used in the evaluation of natural heritage, such as forests and wildlife areas. However, cultural heritage also has its integrity issues. Buildings,

towns and archaeological sites should be as far as possible to maintain the integrity of their composition and structure, as well as their environmental harmonious and complete (WHC, 2012). As a concept, 'integrity' not only applicable for natural heritage, but also for cultural heritage today. Special care must be taken to the Monuments and sites to protect its integrity.

In short, the Authenticity and Integrity principles has been acting as key roles in assessment, protection and supervision for cultural heritage after the birth of the 'World Heritage Convention'.

b) Sustainable development

'Sustainable development' refers that 'meets the needs of the present without compromising the ability of future generations to meet their own needs' (United Nations World Commission on Environment and Development, 1987). British scholar Philippe Sands (2008) proposed principles of sustainable development which contains four elements: intergenerational equity, intra-generational equity, sustainable use and the integration of environment and development. The four elements captured the main content of sustainable development principles, which is a comprehensive summary.

Some scholars extended the 'four elements' and emphasize that, compare to endless future generations, 'we' are minority. The resources we have should be limited, the used resources should be returned. All the historical and cultural relics belong not only present people, but also of the future generations. To achieve the inheritance of the heritage between intergeneration and make sure heritage's sustainable use, it is necessary to imply the principal of Sustainable Development.

2.2 Historic building conservation in developed countries

2.2.1 France

France, who has rich and diverse history and culture, received over 85 million (2013) tourists every year even more than the total population of France (64.2 million in 2013). (Tourism and tourist attractions in France, 2013) The historical and cultural heritage in France has become a very important economic resource. Today, French is not restricted to work on the restoration of those particular historical or architectural heritage where are national symbols, but more committed to improve the living environment of the residents live in the historical areas and reuse of historical and cultural heritages, thus to maintain the vitality of historical and cultural heritage and raise their value.

However, the establishment of France's historical and cultural heritage protection system is not easy, even for the generation of protection concept is also after long-term appeal and controversy. Experienced a century of efforts, people's understanding for the protection object, scope and method get improved. Due to this long-term dedication, people are able to experience a France with such strong national identity and historical emotion. France's historical and cultural heritage including art works, architectural monuments and natural monuments. This section only discuss the architectural monuments and such a concept has undergone a long time development.

a) Development of historical and cultural heritage legislation

◆ 'Monument Historique'

In France, the end of eighteenth Century, the consciousness of historical and cultural heritage raised under the threat posed by the social development and the first confirmed concept is 'Monument Historique'. The first cultural heritage protection related law enacted in 1840, and later in 1887, France enacted the first historic building protection law, 'Monuments Protection Law', which determined 'Monument Historique' (historic

building) as a statutory concept, and clearly defined the scope of government intervention. After revised and improved, on December 31, 1913, this law become the 'Historic Monuments Act' which has huge significance in historic building protection. The law clearly state that 'Monument Historique' (historic building) should be protected as public interests. Meanwhile, according to historic and artistic value of building, there are two protection categories: Monument Historique Classè (classified historic monument) and Monument Historique Inscrit (registered historic monument).

By 2012, with 44,236 officially classified historic monuments, France become one of the most densely distribution of historic buildings and monuments in Europe (Historic monuments in France, 2012).

- ◆ 'Site'

With the deepening of the protection of historical architectural heritages, people realized that natural landscape is also an extremely important legacy, the need to be protected and be put into the scope of historical and cultural heritage.

In 1903, France put natural landscapes with artistic value into protection scope through legislation (Shao, 2010, p. 48). Then the concept of 'Site' was determined in a law enacted in May, 1930. Natural landscape site is mainly limited in some natural scenic areas at first, such as waterfalls, springs, rocks, caves, forests, etc. This concept later gradually extended to artificial pastoral landscape and urban landscape features. For instance, the Field of Mars (Champ-de-Mars) in the city of Paris and the region where Eiffel Tower located in are considered to be very important urban landscape of Paris and are listed in protection list; about 80 percent of the area in the Paris ring road is registered in the supplementary list of landscapes (Shao, 2010, pp. 59-60).

The 1930 law also include two protection types (classified and registered natural sites

and monuments) and made it possible to list those sites in the same way as historic ones regulated in the law of 1913.

- ◆ ‘Les Abords Des Monuments Historique’ (surroundings of monuments)

From early 19th century to 20th century, it revealed a serious problem in protection of historical and cultural heritage – it only concerned about the protection of the historic building itself but ignore the connections between the building and the surroundings, the historic building is completely isolated. The 1913 Act referred to the necessity of protection of surroundings of historic monuments. However, since no specific scope and measures, the significance of protection has been limited. For instance, in 1925, many famous historic buildings, in Le Corbusier's ‘Plan Voisin de Paris’ (Photo 2-1), were proposed to be protected isolated that separated from their surrounding environment (The Plan Voisin, 2011).

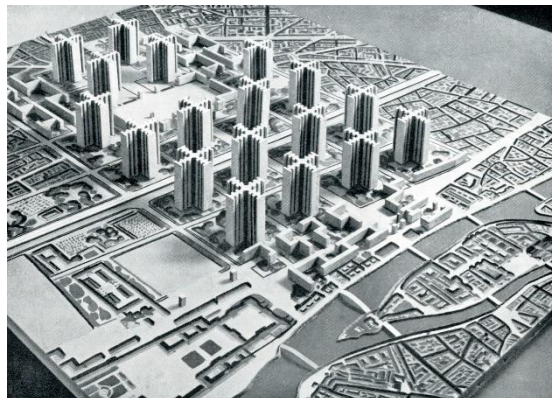


Photo 2-1 Model of Plan Voisin de Paris

After that, people realize the historic buildings and the surrounding environment are inextricably linked, they should also be protected. In 1943, France introduced ‘monuments surrounding environment law’ concerning the ‘Les Abords des Monuments Historique’ (surroundings of historic monuments), according to the provisions, all the areas around 500m radius from historic buildings designated as protected areas (about 78.5 hm²). Construction works in those areas should be strictly

controlled to ensure the coordination of historic buildings and their environment. The rules including: any unpermitted construction would be prohibited; protection of any natural elements related to the historic monument, such as trees, hedges, plants and other; protection of buildings and street features around the historic monuments. Since almost every town in France has at least one classified or registered historic building, the covered range is very large (Yao & Yi, 2010).

- ◆ ‘Secteurs Sauvegardés’ (protected area)

After World War II, French cities ruined, most of the historic district suffered serious damage. Starting in the 1950s, France began to carry out large-scale transformation of historic districts, a large number of dilapidated historic buildings were demolished or replaced by new buildings. This has led many historic districts and city’s characteristics form by different background gradually replaced by skyscrapers (Haine, 2010). In this case, people began to realize the reason why Lyon is Lyon, is that it has historic districts with characteristics of different era and the concept of ‘Secteurs Sauvegardés’ (protected area) came into being.

On August 4, 1962, France issued ‘Malraux Law’ which first introduced the concept of ‘protected zones’ and it is no longer the concept of a single building or surrounding area. It provides that not only the architectural community with historic, aesthetic characteristics can be classified, the pure natural areas without artificial structures may also be judged to be ‘protected area’. To confirm ‘protected area’, the main work include the analysis of the city’s historical archives and on-site investigation, a proposal about long-term protection planning should be developed (Malraux law, 2014).

- ◆ ‘Decentralization law’ and ZPPAUP

In 1983 France adopted the ‘decentralization law’, the urban planning management is the most important public power that the central government transfers to the local

government. Since then, the city has the internal planning and management authority, can develop and manage the ‘Land Use Planning’ on its own, and has the power to grant building permits. While the state retains the power to protect the historical and cultural heritage, such as ‘Monument Historique’, ‘Site’ and ‘Protected Area’.

In addition to mentioned heritage above, the local government has more flexibility on protection of local characteristics. Thus, the concept ‘Zone de Protection du Patrimoine Architectural, Urbain et Paysager – ZPPAUP’ (Zone of Protection of Urban or Landscape Architectural Heritage) introduced (Yao & Yi, 2010). Unlike the ‘protection area’ that under strict control, the ZPPAUP is a combination of city planning and heritage protection, which aims to realize sustainable development, highlighting local characteristics (Photo 2-2).

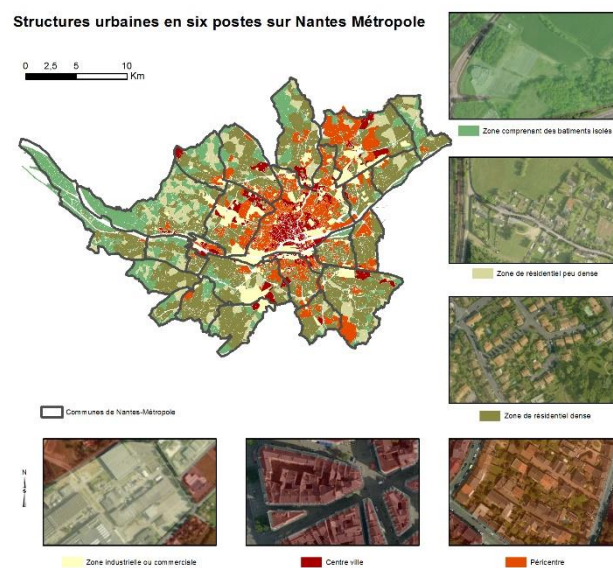


Photo 2-2 ZPPAUP model of Nantes

b) Relevant institution of Historic Monuments protection

The French Revolution makes the historical and cultural heritage of France suffered unprecedented damage, many scholars realized the importance of historical and cultural heritage protection.

In 1830, the state established an agency of research of historic building. By 1840, the agency announced the first list of historic buildings categories, meanwhile, set up a management committee directly under the leadership of the Ministry of the Interior. The functions of the Committee is to have technical analysis of historic building and give the necessary repairs.

In the end of nineteenth Century, the first natural sites protection organizations emerged, fighting with the contaminations and pollutions caused by industries. France travel club, founded in 1890, its main component is the Site Central Committee, whose responsibility is to draft site list and its supervision (Jia, 2005).

After ‘Malraux Law’ was issued, France established the ‘National Commission on Protected Areas’, responsible for discussing the establishment of protected area as well as on the protection and implementation of planning, modification and review.

Architecte des Bâiments de France (ABF), does not refer to the construction industry practitioners in the usual sense, but represents the protector of historical and cultural heritage, is a state-level institutions, mainly responsible for confirming if a new or renovation project is consistent with the requirements of protection of historical and cultural heritage (ABF, 2014). Without his permission, any change including new construction and demolition will be banned in building appearance and space of historical and cultural heritage.

2.2.2 Great Britain

The Great Britain is located in the western Europe, with a total population of about 62 million, land area of 244,000 square kilometers and the coastline has a total length of 11450 km. it consist of the island of Great Britain (England, Scotland, Wales), northeast

of the Ireland and some other islands. It became a world power began in the 1760s to the 1830s (the Victorian era), it is the world's first nation complete industrial revolution, whose colonial possession of 111 times larger than domestic land (Great Britain, 2015).

In the UK, the fulfilment of successful, systematic protection of historic buildings and ancient city, costs with no more than a hundred years. Today, protection works playing an important role in promoting economic growth, enhance the development of tourism. In many economic decision-making, the value of historical monuments has become more and more important. The success of conservation efforts in some areas of the UK not only promote the economic revitalization, but also attracted the world's attention. UK become a successful example of historic buildings and ancient town protection.

a) Evolution of heritage protection legislation

In the UK, like other countries, the protection plan is gradually developed, the development of laws and regulations is also gradually improved. British people's attention on the historic buildings no more than two hundred years, before the eighteenth century, they just take advantage of the ancient buildings, even use them as sources for free building materials.

Late eighteenth Century, the Romantic Movement in Literature began to rise, and then it caused the change in attitude on the ancient architecture. The civil society promote British architectural heritage protection legislation: Morris, the British heritage protection pioneer, he founded the UK's first private building protection organization 'The Society for the Protection of Ancient Buildings' in 1887 whose purpose is to prevent the old building was demolished for redevelopment and the incorrect use of modern technology (Thompson, 2011). To be more accurate, the heritage protection in that time is just 'Preservation' rather than 'Conservation'. Morris did not consider the reuse of heritage, emphasizing only the intact of historic building.

A series of civil protection movement prompted the British government passed the 'The Ancient Monuments Protection Act' in 1882, which is the UK's first heritage protection law. Although only 29 prehistoric remains listed in the protected object, the Act still has its milestone significance.

1909 Britain enacted 'The Housing, Town Planning, etc., Act', which is the UK's first urban planning law, marking the establishment of the Urban Planning System. Its main purpose is to control social problems caused by residential construction disorder. Heritage protection was not the government's top priority, so the law did not address this aspect.

The serious destruction of the Second World War provides historical opportunities for British people to rebuild the Britain, and also provide an unprecedented social and political conditions for a wide range of urban planning (Smith, 1996). 'Town and Country Planning Act' of 1947 laid the post-war city planning system, one of the most important content is presented the planning permission system, providing that every inch of land in UK should be taken seriously. It is in this planning Act that the British established a registration system of historic buildings – 'listed building conservation system', over 90,000 buildings are listed in the list. After that, 'The Historic Buildings and Ancient Monuments Act of 1953' provided that the government provides financial support to the listed building and its surrounding environment.

In 1958, the Historic Buildings Council for England proposed 'value group' concept for small towns and villages. The St. James Square Event occurred in 1959 push forward the establishment of the conservation area system. The St James' Square, as the conservation object, whose surroundings' change will affect the square's historic character. Since the surrounding residential had not been registered in the listed

buildings, conflicts raised between property owners and the Conservation Association on whether to redevelop the residential area (Delafons, 1997). In this context, in 1967, the British government enacted 'Civic Amenities Act' and confirmed the concept 'Conservation Area', marking the British legislation of architectural heritage conservation scope grown from the monomer protection to the overall protection.

From the 1960s, the global industrial structure changes, traditional heavy industry declined in UK, a lot of industrial buildings have been transformed and updated, one of the most famous was the transformation of London Docklands area (Delafons, 1997). Updating and further development of architectural heritage stimulated the conservation issue again. 'Ancient Monuments and Archaeological Areas Act' in 1979 specified five archaeological sites: core historic areas in Canterbury, Chester, Exeter, Hereford and York. The Act reinforces monuments legislation since 1882, and to strengthen the control and protection of monuments.

In 1983, the 'National Heritage Act' first proposed the concept of 'heritage', it put historic buildings, conservation areas and monuments, museums, military factories and the Royal Garden into heritage category and proposed the establishment of the Governing institution for these heritage (Rockman & Flatman, 2012). The famous English Heritage Committee (formerly the Historic Buildings and Monuments Commission) established by this Act. The law has amended twice in 1997 and 2002, played an important role in the reform of the British heritage management bodies.

b) Heritage conservation authority

◆ Official authority

UK's central agency responsible for architectural heritage protection and management experienced changes for three decades. Protection works was established in 1971, initially responsible by the Department of Environment (DoE), and then handed over

to Department of National Heritage (DNH) founded in 1992. By 1997, the whole responsibility taken by the Department for Culture, Media and Sports (DCMS), who mainly charge for registration of monuments and listed buildings; management of Royal Garden, the world's cultural heritage and national art collections; the formulation of national policies in arts, sport, the National Lottery, tourism, environmental protection and the historical museum development.

Established in 1983, English Heritage Committee is an important heritage management agency authorized by British parliament (Rockman & Flatman, 2012). Its main function include: management of Grade I and Grade II listed building and historic park; Census of Architectural Heritage; provide partial finance support and recommendations to the National Heritage Lottery Fund.

- ◆ Non-government organizations

In addition to official organizations, civil society and organizations play active roles in a number of important policy advocates. In 1841, the famous British architect Scott recommended to establish the Antiquarian Commission. In 1877, the artist Morris founded the UK's first private building protection organization 'The Society for the Protection of Ancient Buildings' (Thompson, 2011).

In 1895, Octavia Hill founded National Trust, which is Europe's largest charitable heritage conservation Organization at present, manages 850 kilometers of coastline in England and other places (Thomson, 1956). National Trust accepts donations by the nobility, and supported by the National Lottery Fund. Law provides that if the land sold to the National Trust at below market price, the owner may be exempt from income tax; if the estate donated to the National Trust the owner may be exempt from inheritance tax.

Established in 1957, the Civic Trust is a charity in many heritage protection organization as an important force. Its mission is to ‘mobilize the public to actively participate in urban planning decision-making, make it democratized and organize people to prevent living environment away from contamination’. Since its establishment, the organization urged the government to improve the heritage protection regulations, did investigations and researches for a lot of important historic buildings as well as invested some of the historic buildings to make them can be saved (Phillips & Mighall, 2000).

The National Heritage Memorial Fund founded in 1980, in accordance with the ‘National Heritage Act’, it supported by National Lottery funds and the Ministry of Finance to provide loans and help to heritage with huge value (NHMF, 1980).

In addition, there are numerous other Heritage Associations, whose found are mostly due to certain heritage protection event: the removal of buildings in Regent Street led to the establishment of Georgian Group (1937); in the 1950s, vast damages to the Victorian architecture result in the establishment of Victorian Society (1958); the Twentieth Century Society founded in 1979 aim to protect the buildings built during the two world wars.

2.2.3 Japan

In Asia, Japan is ahead in the traditional cultural heritage’s protection. The protection works of Japan started from Meiji dynasty in 19th century. Since the Meiji Restoration in 1868, Japan's cultural heritage has experienced exploration and frustration, has accumulated rich experience. After 1950, the ‘Protection of Cultural Property Act’ formed a relatively complete legislation system in terms of cultural heritage protection.

The pre-war cultural heritage protection legislation process is based on ‘the Law for the Preservation of Old Shrines and Temples’, ‘Preservation of National Treasures Act’ and ‘the Historical Spot, Scenic Beauty and Natural Monument Preservation Law’, whose protection objects has certain limit. The initial objects mainly the items with long history and high artistic value, the building built after 17th century were rarely included. Since the Meiji Restoration, Japan's cultural property suffered at least four major damage: the first occurred during the chaotic period after the Meiji Restoration; the second is during the late Meiji period, art works and other cultural assets lost to overseas; the third occurred during the World War II; the fourth occurred in the rapid economic growth and urbanization process (O'Keefe, 2006).

a) Concept of Cultural Property (文化財)

In Japanese, the term ‘文化財’, generally considered to be a literal translation of the ‘Cultural Property’. According to the latest revision of the Cultural Property Protection Wok Act of 2005, Cultural Property includes six categories: Tangible Cultural Property, Intangible Cultural Property, folk cultural properties, monuments, cultural landscapes and traditional architecture group (Cultural Property (Japan), 2015). In addition to the above six cultural properties, the Act contains provisions of cultural property preservation techniques.

b) Development of legislation

In July, 1871 (Meiji fourth year), the government issued ‘the Plan for the Preservation of Ancient Artifacts’ aim to protect Art crafts, it was the first time that the japan government issued cultural property protection law in form of decree. Its protect objects was mainly building excluded tangible cultural property, a total number of about 31 kinds of artifacts (1871 Plan, 1871). Raising public awareness of heritage conservation, the Japanese government also organized resources to start the initial rescue of cultural heritage project, the legislation of cultural heritage protection started entered the

government's agenda.

In 1897, the Law for the Preservation of Old Shrines and Temples enacted and confirmed the ancient temples and their treasures as protection targets. The law's issue marks the cultural heritage protection work of Japan entered the track of legal management in the late 19th century. The law referred old shrines and temples that have 'significant historical value' and 'artistic value' as 'architecture and national treasure with special protection value', the temples where the treasures located have obligations to save them or entrust them to museums. Meanwhile, the government also has the responsibility to support the maintenance of the damaged temple. The law that issued over a hundred years ago already has the basic content of modern cultural heritage protection law (Enders & Gutschow, 1998, p. 12).

In 1919, the Historical Sites, Places of Scenic Beauty, and Natural Monuments Preservation Law came out. The basic contents include: natural monuments designated by the Minister of Internal Affairs, while in the case of emergency can also be designated by the prefectural governor; the consent of the prefectural governor must be obtained prior to the construction of the designated object; to set aside a certain protection area for the site, landscape of protection objects; the Minister of Internal Affairs have rights to designate local community to support conservation works. This law has played a special role in the rescue of endangered heritages (Edwards, 2005).

In the 1920s, due to the accelerating pace of economic crisis and invasion to china, Japan's domestic situation fall into chaos, a numerous number of cultural relics lost to overseas. To suppress this situation, the Japanese government in 1929 promulgated the National Treasures Preservation Law, whose basic content are: the meaning of 'National Treasures' expand to treasures belong to the country, groups and individuals, but not only limited to temples; preservation are not the sole purpose of heritage

protection, the social value of cultural relics should be shown by reuse. After the Act published, a sharp rise witnessed in the number of designated national treasures, loss of cultural objects has been preliminarily curbed (Enders & Gutschow, 1998, p. 13).

During world war II, nearly 200 buildings of designated national treasures destroyed by air raids. After a brief post-war recovery, Japan enacted the ‘the Law for the Protection of Cultural Properties’ in 1950. It was Japan's first comprehensive law of cultural property protection, developed on the basis of many prior heritage protection related law, it systematically and comprehensively covers many aspects of the protection of cultural property in Japan (Agency for Cultural Affairs, 1968). After enacted, it experienced several revisions: in 1954 amendment, ‘民俗資料’(folklore) introduced, added the provision of management team, as well as designation of the owner of Intangible Cultural Properties identification system (Gibbon, 2005); 1968 amendment provided the establishment of ‘Department of Culture’ and its subsidiary bodies as Japanese cultural property management agency (Agency for Cultural Affairs, 2003-2004); amendment in 1975, ‘folklore’ renamed to ‘Folk-cultural properties’, set up Intangible Cultural Properties designation system and strengthen the protection techniques; historic building listed system of Europe and America introduced in 1996 amendment; 2005, protection of ‘cultural landscapes’ and ‘Folk techniques’ added to the provisions. After years of continuous revision, the Japanese Cultural Property protection laws improved (Agency for Cultural Affairs, 1968).

c) Heritage conservation authority

In Japan, the administrative department that closely related to historical and cultural heritage protection mainly are heritage protection administrative department and urban planning and management department, which are two independent, parallel system.

- ◆ Heritage protection administrative department

In 1950, 'the Law for the Protection of Cultural Properties' enacted in order to push forward cultural property protection. Japan set up the cultural property protection committee, which formed on the basis of the original Educational department and the National Museum, to responsible for reuse, protection and research of cultural property.

In 1968 amendment, the Agency for Cultural Affairs of Japan established, while the cultural property protection committee stopped working. The rights of designation of cultural property transferred to the Minister of Educational department, other permissions transferred to the chief of the Agency for the Cultural Affairs. Meanwhile, Cultural Properties Protection council were set up to provide advice to Minister of Educational department and the chief of the Agency for Cultural Affairs (1968).

- ◆ Urban planning and management department

Education Board, a subdivision department of local government, in charge of heritage conservation and management in their administrative area. Urban Planning related legislation and management mainly in the charge of Housing Bureau. Japanese local authority also established a statutory advisory body - the council, such as local urban planning council, traditional architecture protection council, its role is to provide technical support and supervision, making academic theory and implementation effectively combined (Gibbon, 2005).

2.2.4 Summary

It can be seen that heritage conservation in those developed countries started in early age – from 1840s to 1880s, all of them have long development before maturity. The object and scope of protection for tangible heritage experienced expansion as well – from single to group. Those time-consuming process seems necessary conditions before

a heritage protection system go to mature.

2.3 The reason for comparing the conservation policy for historic building between Hong Kong and Macau

2.3.1 The connections of architecture style

Due to the proximity on geographical location and traditional culture, development of architecture of Hong Kong and Macau have certain connections with the Pearl River Delta region, China. For instance, the early architecture styles of Hong Kong and Macau are based on the residential building of the Pearl River Delta region and also the Hakka architecture (Lu & Tang, 2010). And the colonial history of Hong Kong and Macau started from 1841 and sixth century respectively, introducing western features and directing new architecture styles in Hong Kong and Macau.

a) The Portuguese architecture and its impacts to Macau

The Portuguese architecture, is symbolized by the history of the country and people who settled there, including Romans, Germanic peoples, Visigoths and Arabs, and also the impacts from the main artistic centers of Europe from where were introduced various architectural styles: Romanesque, Gothic, Renaissance, Baroque and Neoclassicism. Therefore, Portuguese architecture is a combination of European architecture style (Architecture of Portugal, 2015).

The Portuguese built up many structures in Macau since they occupied it in the sixteenth century and the sights of Portuguese culture are still clearly be seen in Macau. In fact the old architectures developed by Portuguese are the most eye-catching features of this city (Wong & Wei, 2013). Before the Portuguese controlled this territory, they have built a number of buildings which were the initial examples of Portuguese

architecture: St Paulo's facade (Ruínas de São Paulo) is the most important and impressive building of that period that still stands with pride and visited by a large number of tourists every year; the Fortress (Fortaleza do Monte) initially built by the Jesuits as a military center in the 16th century. The Portuguese impression is deeply merged in the architecture of Macau.

b) The British architecture and its impacts to Hong Kong

The British architecture composed by a rich combination of architectural styles, ranging from Roman, to modern 21st century: the ancient stone monuments were erected during the prehistoric period; Early Medieval buildings were simply built with wood skeleton and straw top; The English Gothic architecture flourished throughout the Plantagenet era; the Medieval architecture was completed with the 16th century Tudor style; the English Baroque style appeared after the Renaissance; Queen Anne Style architecture flourished from about 1660 to about 1720; Georgian architecture followed, evoking a simple Palladian form; the romanticism appeared during Victorian era. After 1930s, various forms of modern architecture emerged (Architecture of the United Kingdom, 2015).

The examples of British colonial architecture can be still be found in Hong Kong, the British colonists introduced Victorian and Edwardian architecture styles after the mid-19th century (Zhi, 1997). Built in 1844 at the location of the present-day center business district, the Murray House is an instance influenced by traditional Victorian culture. St John's Cathedral, was designed to early English Gothic style and completed in 1849, is the oldest Christian church in Hong Kong. Although Hong Kong's colonial past not so long as Macau's, it influenced by the British culture in architecture a lot.

c) Architecture Interaction between China, Hong Kong and Macau

By comparing the architectural culture in mid-nineteenth century of Guangzhou, Hong

Kong and Macau, we can know that the local style of Hong Kong and Macau close to Lingnan architectural style of Guangzhou; and the western style in Guangzhou similar to the colonialism of Hong Kong and Macau. It can be said that the modern architectural style of southern China, Hong Kong and Macau influenced each other.

2.3.2 The current situation of conservation policy for historic buildings in China, Hong Kong and Macau

In terms of conservation for historic buildings and urban development, China, Hong Kong and Macau seems have different opportunities and challenges.

a) Hong Kong's

In Hong Kong, since 1980, there are more than 50 historic buildings that listed in the protection list have been demolished: the designated historical buildings are still unable to obtain legal protection, not to mention those private historic buildings. Recently, especially after Hong Kong returned to China in 1997, the conflict between conservation of historic buildings and urban development seems more severe, the demolition and damage of historic buildings occurred from time to time: in 2004, the Kin Yin Lei suffered serious damage by the property owner that caused highly attention of the public; in 2006, the remove of the Star Ferry Pier had been discussed heatedly; then in 2007, the demolition of the Queen's Pier raised controversy between the public and the government and then led to protest (蕭 & 廖, 2007); some of the graded historic buildings even been disassembled, waiting for been resettled some day; many private buildings with historical and social value even not been evaluated. Now, the Hong Kong people realized that urban renewal and heritage conservation are lack of public participation. The public are starting to take action, through protest and mass media promotion to make recommendations to the government. While the government is studying how to take further measures to protect historic buildings and raising public

awareness.

b) China's

In China, there are similar situations since 1990s: in the tide of urbanization and industrialization of China's cities, many invaluable cultural heritages have been destroyed. The Old Train Station of Jinan city in Shandong Province, built in 1912, was the biggest train station of Asia that recommended as an interest by the 'Far East Travel' published by Federal Republic of Germany after the World War II. In 1992, under continuous public controversy, the station was demolished for the reason of 'limited capacity' (Ba Liuzi, 2009); many places raised 'wave of ancient town rebuild', which known as 'pulled down the true heritage, made the fake antique'. It is said that the most serious time for the destruction of Chinese cultural heritages is not the Cultural Revolution, but is after the 1990s (Xie, 2015).

c) Macau's

In contrast, Macau seems made new progress for heritage conservation after returned to China in 1999. In 2005, the 'Historic Centre of Macau' declared as World Heritage by UNESCO, this historic district is the China's oldest, largest and best preserved integration of western and Chinese architectural features. Expert believe that the success of list in World Heritage greatly enhanced the Macau people's sense of cultural belonging. From 2005, the Historic Centre of Macau brings world-class reputation and prosperity to tourism, from 18.7 million passengers in 2005, rapid rises to 22 million in 2006 and 31.5 million in 2014 (Macau Government Tourist Office, 2015).

2.3.3 Questions

Why those different situations happened? Are their mechanism and measures for historic building conservation originate from the same system? What are the difference

on their mechanism and measures? Is the performance on historic building conservation in Hong Kong and Macau affected by their returning to China? What are their advantages and disadvantages? How can they learn from each other? In this paper, we will discuss the above issues through comparison between Hong Kong and Macau.

3 CHAPTER 3 METHODOLOGY

3.1 Desk study

Desk study is adopted to gather data about the previous history, geography and social aspects. The data is based on the articles collected from the government website, university library covering professional books, magazines, journals and so on.

3.2 Survey

Surveys are undertaken to explore and collect as much as possible the information of old buildings, such as the location, construction time, context environment, exterior style, construction structure, materials, etc.

3.3 Case study

Case study is use to review the various historic buildings. Based on their different attributes, some of them introduced to describe certain aspects like grading level, reuse method, etc.

3.4 Comparison

Comparison method is adopted as well. The main point will be put on the international standard in historic building conservation and showing the gap between Hong Kong, Macau and worldwide.

4 CHAPTER 4 COMPARISON OF LEGAL SYSTEM FOR HISTORIC BUILDINGS CONSERVATION OF HONG KONG AND MACAU

Experienced development of a certain period, both of Macau and Hong Kong formed their own historic buildings conservation system. For historic building conservation, the protection institutions and legislations play very important roles. Laws and regulations provide a statutory basis for historic buildings conservation, and only under the supervision of relevant institutions the conservation works can be implemented orderly. Therefore, research and analysis on conservation authority and legal system is the basis of a comparative analysis of specific policies and measures

4.1 Development of legislation for Historic building conservation

4.1.1 Hong Kong's

Conservation of historic buildings in Hong Kong started in the early 1970s and became one of the government's policy agenda, while the government introduced related policy and measures in terms of management and protection of culture heritage. Prior to this, the protection works and excavation works mainly rely on the archaeological activities by amateurs and academics.

In 1971, the authority formulated the first relevant law 'The Antiquities and Monuments Ordinance' and it was finally enacted in 1976. Meanwhile the government founded the Antiquities and Monuments Office (AMO) to ensure the conservation works for Hong Kong's heritage are implemented appropriately. Despite the 'The Antiquities and Monuments Ordinance' implemented, in order to carry out the new development plan, big number of historic buildings have been demolished during 1970s and 1980s, including the Kowloon-Canton Railway Station, the Hong Kong Club Building and the

Murry House. Destruction of those historic buildings sparked concerns and oppositions of social organizations and urge them involved in improving the awareness of historic building protection of citizens.

Since the 1990s, especially after 1997, the conservation of historic buildings increasingly concerned by the government. The First Chief Executive of Hong Kong SAR emphasis in the 1998-1999 Annual Policy Address that it is necessary to strengthen the publicity of cultural heritage in order to cultivate a sense of belonging and identity recognition. In the 1999-2000 annual Policy Address, the government restated the significance of heritage conservation policy and proposed that the Government will examine the current conservation policies and legislation to strengthen the historical buildings and archaeological sites protection.

In 1998, the government implemented the 'Environmental impact assessment ordinance', which provide a legal basis to conduct assessment on the environmental impact of a planned project. AMO will need to seek professional advice to the Antiquities Advisory Board, and then submit its recommendations to the Environmental Protection Agency. Finally, the actual impact of the decision makers and feasible measures and monitor the development of the plan. Based on the law, a project cannot be started until provide an Environmental impact assessment report to the AMO.

In order to examine and improve the historic building conservation policy, the government launched public consultations in 2004 and 2007 respectively. The questions about 'which heritage buildings should be protected', 'how to protect heritage buildings' and 'how much about the price, who will bear the costs' were especially consulted by members of the public.

By October 2007, the former Chief Executive announced the establishment of the

Commissioner for Heritage's Office (CHO). Meanwhile, the 'Revitalizing Historic Buildings through Partnership Scheme' has introduced. Based on the guidance of the scheme, the Government shall pay all the necessary initial cost of revitalization of historic buildings, thus reducing the financial burden on the enterprise partners. In the following days, these social enterprises need to use their own money to run the business.

So far, the Advisory Committee on Revitalization of Historic Buildings (ACRHB) has issued four Batches of the Scheme from February 2008 to March 2014 (About the Scheme, 2014).

4.1.2 Macau's

According to historical records, conservation of historic buildings in Macau began in 1953: after World War II, influenced by heritage protection boom in Europe, the governor of Macau Marques Esparteiro appointed a commission to 'identify existing architectural heritage' on December 10, 1953. That was the first official work concern about heritage protection in form of writing.

Seven years later (1960), when another governor Jaime silverio Marques appointed a new working group, whose work is 'to study and propose appropriate measures to protect and pay attention to history, arts and culture.' However, the scope of heritage buildings was restricted to blocks of buildings, churches, palaces and forts, etc., which like exhibits in a museum, lifeless and separated to the city's context.

Prior to 1976, the Macau government enacted several heritage protection related ordinances to identify protected sites and set up new committee to be responsible for artifacts. However, the first comprehensive legislation of cultural heritage conservation was Decree Law No. 34/76/M enacted on August 7, 1976. The Decree established the

list of protected buildings, groups of buildings and sites, and founded the 'Committee for the Defense of the Urban Environmental and Cultural Heritage' whose members chosen from the government and civil society representatives.

On September 4, 1982, the establishment of the Cultural Institute of Macau showing the Macau government has realized the significance of heritage conservation policies. When was founded, the Cultural Institute has three division apartments, one of which is Cultural Property Office, whose duty is committed to the protection of cultural relics of Macau. The found of Cultural Property Office makes the task that were previously unthinkable becomes feasible.

On June 3, 1984, the Macau government issued a new law concerns heritage protection – Decree No. 56/84/M, which withdrew the previous Decree No. 34/76/M. the new law adopted a more precise and detailed definition of Macau's cultural heritage properties, and giving more detailed provisions concerning the types of conservation measures for each category of cultural heritage property.

On December 31, 1992, Decree Law No. 83/92/M was published. The law dismissed the Committee for the defense of the Urban Environmental and Cultural Heritage founded in 1967, while their responsibilities handed over to the Cultural Heritage Department of the Cultural Institute. Two appendices were added: a list and a map of the designated properties.

The current classification of cultural heritage properties including four categories, a total number of 129 items conservation list (Macao Heritage, 2015). In addition, the surroundings of protected heritage also designated a protected area. The so-called 'protected areas' are areas where set restrictions on development, in order to protect the heritage of the city.

As the ‘Historic Center of Macau’ listed in the World Heritage in 2006 successfully, the Order of the Chief Executive 202/2006 issued, defining the protection area of ‘Historic Center of Macau’, which expanded the protection scope based on the 1992 Decree.

Through several times of consultations, the Law 11/2013 ‘Cultural Heritage Protection Act’ promulgated in 2013, and on March 1, 2014, the Law came into effect. The law covers wider content than ever, from tangible to intangible cultural heritage, is a vital cultural heritage protection law of Macau.

4.2 Historic buildings conservation authorities in Hong Kong and Macau

4.2.1 Hong Kong's historic buildings conservation authorities

In Hong Kong, the Development Bureau and the Antiquities and Monuments Office is the major authorities in charge of the protection of historic monuments. Other bodies including the Antiquities Advisory Board, the Urban Renewal Authority, the Architectural Services Department, the Planning Department and the Advisory Committee on Revitalization of Historic Buildings also participated in heritage

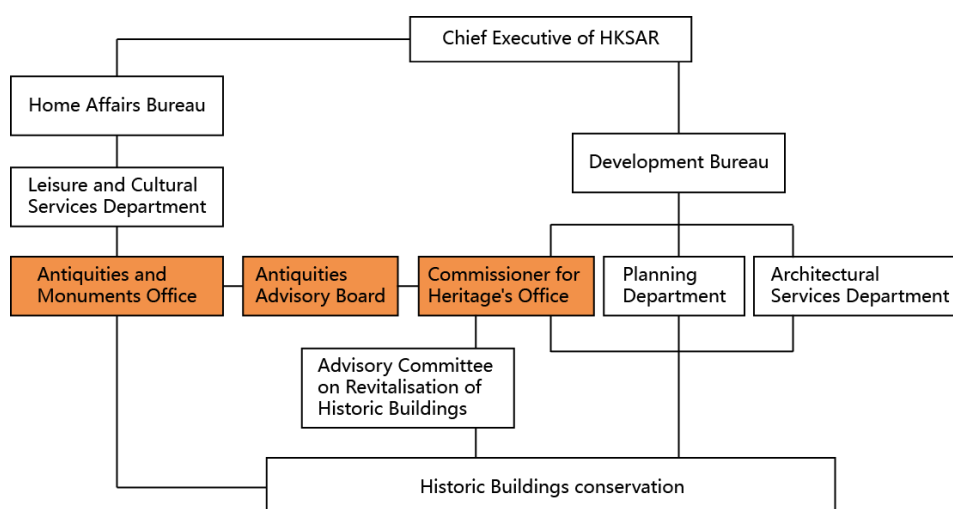


Figure 4-1 Heritage related organizational structure of HK

protection. The Figure 4-1 illustrates their relationship on historic buildings conservation.

a) Antiquities and Monuments Office

Along with the implementation of the Antiquities and Monuments Ordinance, the Antiquities Advisory Board (AAB) and the Antiquities and Monuments Office (AMO) have been founded in 1976. The AMO now is a department office belongs to the Leisure and Cultural Services Department and it is closely linked to the AAB. AMO is in charge of the management work of the AAB and offering secretary services and administrative support to the AAB.

The office staff including one Executive Secretary and six professional units in charge of Technical and Advisory, Planning and Management, Education and Publicity, Historical Building, Archaeology and Administration respectively. The office works consist mainly as bellow:

- ◆ identifying, recording and researching on buildings and items of historical interest;
- ◆ organizing the protection, restoration and maintenance of monuments;
- ◆ assessing and evaluating the impact of development projects on heritage sites, as well as organizing appropriate mitigation measures;
- ◆ arranging adaptive reuse of suitable historical buildings;
- ◆ cultivating public conscious of Hong Kong's heritage by education and publicity programs.

b) Antiquities Advisory Board

The Antiquities Advisory Board, in accordance with the Antiquities and Monuments Ordinance, was founded to advice the Antiquities Authority on affairs relating to antiquities and monuments. Consist of professionals in various relevant domain like Archeology, history, architecture and planning, the Board is appointed by the Chief

Executive to play an important role in supporting AMO.

Under the recommendation of the Board, a number of important historic buildings have been concerned, some even been declared a monument under the Ordinance. The Antiquities Advisory Board shall advise the Antiquities Authority as follows:

- ◆ whether an item should be declared as a monument or a proposed monument
- ◆ consultation on any matters relating to antiquities, proposed monuments or monuments

In addition, from time to time the Antiquities Advisory Board may advise the Antiquities Authority:

- ◆ on measures to promote the restoration and conservation of historic buildings and the annual maintenance works
- ◆ on measures to promote the conservation and the investigation of archaeological sites
- ◆ on measures to promote awareness and concern for the conservation of Hong Kong's heritage.

c) Development Bureau

Development Bureau is a division newly established on July 1st 2007, the establishment of the Bureau is to move forward large-scale projects, strengthen Hong Kong's status as a global city and create employments. The Bureau cooperates government's conservation work for heritage, in order to find a balance between development and conservation. At the policy level, the Bureau is central institution to oversee the policies and strategies of heritage conservation. The Secretary for Development has been selected as the Antiquities Authority, who has the exclusive power to declare the historic buildings as monuments.

The policy objectives of the Development Bureau as bellow:

- ◆ Through effective land use planning and a stable and adequate supply of land to promote the sustainable development of Hong Kong;
- ◆ Maximize the use of land resources, thus to maintain high efficiency of the land management system;
- ◆ Make land registration system to operate in an efficient manner;
- ◆ Promote and ensure building safety and timely maintenance;
- ◆ By improving the urban built environment and living conditions to realize the full implementation of urban renewal policies;
- ◆ Ensure effective planning, management and implementation of public sector infrastructure development and public works projects, while ensuring that plans can be both safe and cost-effective way to carry out on time, and to maintain quality and standards;
- ◆ Ensure a reliable, adequate and quality water supply, and provide efficient water services; and
- ◆ Responsible for the formulation and development of heritage conservation policy related.

In April 2008, the Development Bureau set up the Commissioner for Heritage's Office (CHO), which is provide dedicate support to the Secretary of Development Bureau, carrying out heritage conservation policy, constantly review policies and serving as an overseas and locally contacts.

4.2.2 Macau's heritage conservation authorities

In Macau, the heritage conservation relevant bodies mainly include Cultural Institute and Cultural Heritage Department, the Figure 4-2 shows their relationship on heritage conservation.

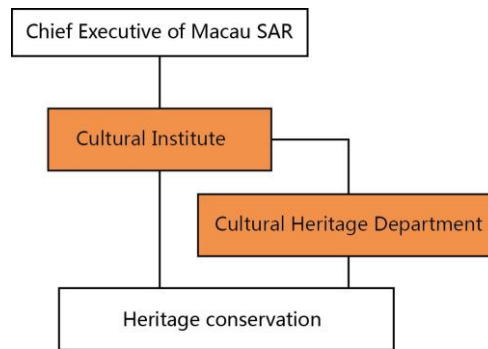


Figure 4-2 Heritage related organizational structure of Macau

a) Cultural Institute

Cultural Institute (Instituto Cultural do Governo da Região Administrativa Especial de Macau, ICM), according to Macau's legislation, is undertake historic building's conservation and maintenance, any project that can change the appearance and structure are not allowed without permission of Cultural Institute. The planning of surrounding buildings and landscape is also in the charge of Cultural Institute, in order to ensure harmony of the overall environment. There are significant progress in heritage conservation efforts, particularly over the last decade. Big number of funding has been allocated to the historic district on the Macau peninsula, and huge improvements have been made to the living and tourism environment of Macau's older districts (Macao Heritage, 2015). From 1980s, the Cultural Heritage Department of the Cultural Institute repaired nearly 350 buildings (including 20 temples and 8 churches) and about 700 religious artifacts, and opened two Museum of Sacred Art, described as outstanding achievements (Cultural Heritage Preservation in Macao, 2002).

The policy objectives of the Cultural Institute as bellow:

- ◆ Maintenance, preservation and repair of heritage
- ◆ cultivate awareness in favor of Macau cultural property
- ◆ promote and encourage the publishing industry to support the publication
- ◆ organization and maintenance of libraries and archives to promote cultural activities
- ◆ promote, encourage and support the arts and cultural activities, meetings, seminars and other art convention with cultural character
- ◆ maintain Macau Museum's operation and theme activity propaganda

b) Cultural Heritage Department

Established in 1982, the Cultural Heritage Department formerly known as the Office of Cultural Property, nowadays it is a division of the Cultural Institute of the Macau Special Administrative Region (ICM). The Cultural Heritage Department also responsible for surveys, research, planning, and documentation of Macau's heritage assets, its functions and powers is possessed by the Decree No. 83/92/M promulgated on December 19, 1994.

The main functions and powers of the Department are:

- ◆ Plan and promote archaeological, historical, artistic, ethnographic, architectural, urban or landscape movable and immovable properties of cultural property value of research, documentation, development of an inventory, assessment, rehabilitation, maintenance and protection work;
- ◆ Base on the assessment and registration of cultural property to make recommendations for approval and implementation of the recommendations and management for the protection measures;
- ◆ To promote definition of the scope of buildings, ensembles, sites and protected area;
- ◆ Carry out the development plan concern about real property repairs, maintenance, and value raising;

- ◆ take the necessary safeguard measures or suggestions in case of any activities that might endanger the intangible cultural property;

The Cultural Heritage Department in their efforts to protect the cultural relics and actively cooperate with the government to promote the development of cultural tourism, as well as the research and planning of the protected area and buildings.

4.3 Legislation of historic buildings conservation in Hong Kong and Macau

4.3.1 Hong Kong's

The 'Antiquities and Monuments Ordinance' is the major conservation-related regulation of Hong Kong. 'Environmental Impact Assessment Ordinance' is another regulation to provide protection for the sites where have cultural value, but with huge development pressures threat. In addition, 'the Lord Wilson Heritage Trust Ordinance' and 'Town Planning Ordinance' also has content related to the protection of historic buildings.

a) Antiquities and Monuments Ordinance

So as to ensure that the value of historic monuments can be properly protected, The Antiquities and Monuments Ordinance came into effect in 1976. Historic buildings with special value are subjects of legal protection that they will be declared as a monument in the Gazette. According to this Ordinance, the Antiquities and Monuments Office have rights to declare any historic buildings as declared monuments or proposed monument. Regulations also touched on the proposed monument and monuments owner compensation. Once declared as heritage monuments, any person without permits granted by the Secretary for Home Affairs, is not allowed to demolish, construct or do other projects in the area, in order to avoid vandalism of heritage.

b) Environmental Impact Assessment Ordinance

Environmental Impact Assessment Ordinance was published in April 1998. According to the regulations, once a development projects has potential impacts to ‘site of cultural heritage’, it will be deemed a designated project, while the project owner shall provide an ‘environmental impact assessment report’ to the AMO. The detailed information of the plan and estimated impact to nature and the relic site are required in the report. Also, the developer of the cultural relics need to consider appropriate remedial measures to reduce negative impact. When necessary, AMO will seek professional advice from the Antiquities Advisory Board, thus submit its recommendations to the Environmental Protection Department. Finally, the authority make feasible measures and monitor the development of the plan. Although the Environmental Impact Assessment Ordinance referred to as designated projects involving ‘site of cultural heritage’ in which the proposed scheme will be required to assess the impact and propose remedies, the regulations do not apply to unregistered recording site, so the site which is not registered, this proposed remedial measures can help little.

c) Town Planning Ordinance

Town Planning Ordinance was established in 1992, it focus on establishing the layout of the building and the area type of the entire Hong Kong region. This ordinance also play a supporting role on heritage protection. Historic buildings, archaeological sites and other cultural features can be protected under the Antiquities and Monuments Ordinance. However, it is not all the historical buildings are listed in the Antiquities and Monuments Ordinance, in many cases, through administrative ways, the owner of the plan can be encouraged to protect all or part of a building. For instance, a revised draft proposed that any place of the city has architectural, historical and special value of urban design should be considered as ‘specially designed area’, and all development plans in the region are required to the Town Planning Board's permission. This proposal

can be used as a measure of development and planning restrictions to prevent irreparable damage to heritages. However, this proposal was not included among the final current planning regulations.

4.3.2 Macau's

At present, the relevant legal documents for heritage protection of Macau are: 'The Basic Law', 'Decree No. 56/84/M', 'Decree No. 83/92//M', 'Decree No. 79/85/M' and 'Cultural Heritage Protection Act'.

a) Decree No. 56/84/M

Passed in June 1984, the Decree No. 56/84/M provides the functions and powers of Cultural Heritage Department. The Cultural Heritage Department is the executive department of the Cultural Institute and take the responsibility of evaluation, repair and renovation of cultural heritage in Macau, including buildings and artifacts.

Decree No. 56/84/M made a comprehensive definition and classification of the historical heritage of Macau, which include monuments, buildings, ensembles and sites. The Decree also provides control measures of heritage development, as well as tax incentives to stimulate enterprises to participate in heritage conservation.

b) Decree No. 83/92/M

Enacted in December 1992, the Decree No. 83/92/M can be seen as the modification and improvement of the Decree No. 56/84/M. It provided to define seven areas as 'protected area', and designated 'architecture with value of art' as another category of statutory protected heritage.

c) The Order of the Chief Executive 202/2006

In view of the fact that the 'Historic Center of Macau' was included in the 'World Heritage List' of UNESCO in July 2005, it is necessary to make security and special protection of the area. Enacted in 2006, the Order of the Chief Executive 202/2006 determined the protection scope of 'historic center of Macau', which expanded the scope of the Decree of 1992.



Figure 4-3 'Historic Centre of Macao' and buffer zones

The order states that the classified monuments, buildings with artistic value, ensembles and sites of 'historic center of Macau' and related protected area are illustrated to supplement Decree No. 83/92/M (Figure 4-3). This Order of the Chief Executive took effect on July 18, 2006.

d) The Order of the Chief Executive 83/2008

As the Guia Lighthouse included in the World Heritage and take the recommendations of the UNESCO into account, it is necessary to prescribe a maximum allowed height of the surrounding buildings. Then the chief executive of Macau issued the Order of the Chief Executive 83/2008 on April 11, 2008, set limitations of building height in 11 districts based on different geographic environment (Figure 4-4), architecture style and Cultural characteristics, in order to keep the rating of Guia Lighthouse.

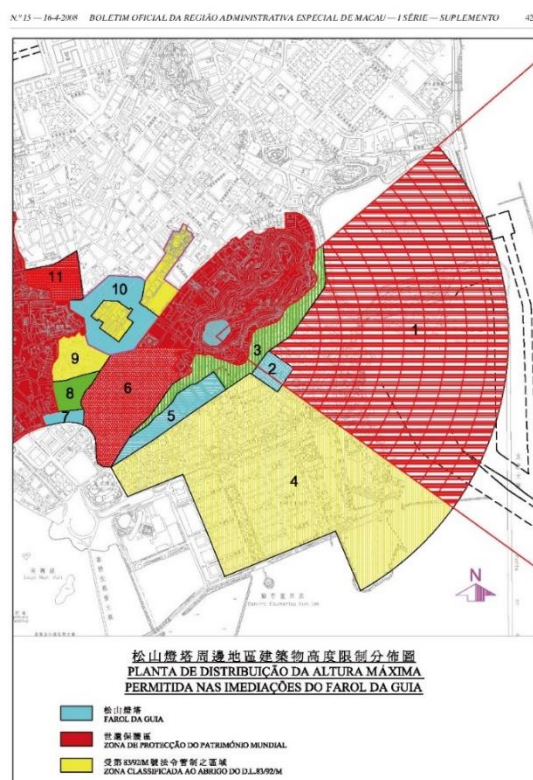


Figure 4-4 Height limitation plan of Guia surroundings

e) Cultural Heritage Protection Act

In 2013, the Macau Law 11/2013 ‘Cultural Heritage Protection Act’ was formally promulgated and came into effect on March 1, 2014. The ‘Cultural Heritage Protection Act’ highlighted the provisions including the establishment of assessment procedures, the establishment of cultural heritage committee, conservation and management plan for the ‘the historic center of Macau’, intangible cultural heritage rating and listing, to

protect classified movable property, repair works support, list ancient and famous trees to classified protection objects, add incentives and penalties for destruction of cultural heritage, etc.

5 CHAPTER 5 MEASURES FOR HERITAGE CONSERVATION IN HONG KONG AND MACAU

Both of the two places have specific policies and measures for heritage conservation, this paper mainly discuss from the perspective of protected content, protection system repair techniques, financial system and public participation system. By comparing the specific policies and measures, on the one hand to analysis the characteristics of policies and measures for heritage conservation in the two places, on the other hand, to find out their shortcomings and deficiencies, thus to urge them to learn each other and improve themselves.

5.1 Protection content

5.1.1 Classification method of Historic Building

a) Macau's

According to 'the list of the Macau Cultural heritage', the protected built heritage in Macau is 'classified real property', which divided to four categories including monuments, architectures with artistic value, classified architecture group and classified sites. In addition, authorities also designate protected areas around the building.

Monuments: Buildings of historical significance, such as churches, temples, fortresses. There are 52 properties in this category.

Architectures with artistic value: Buildings whose original architectural qualities are representative of a significant period in the development of the territory, such as the old Ling Lam School building, the General Post Office building and the Military Club. There are 44 properties in this category.

Classified architecture group: Urban centers that are representative of Macau's history and culture, such as the buildings along Avenida Almeida Ribeiro, Leal Senado Square and the surrounding buildings. There are 11 properties in this category.

Classified sites: works created jointly by people and nature that have special value because of their beauty including green areas, such as Lou Lim Iok Gardens, Guia Hill, and Penha Hill. There are 21 properties in this category.

(Cultural Institute, n.d.)

In terms of real property classification, the Cultural Heritage Protection Act clearly provides assessment procedures and standards, Macau residents may make assessment recommendations while Cultural institute and owner of property have rights to initiate assessment procedures. As to protect the benefits of owners, the assessment procedures are usually completed within 12 months and public consultations are required. Once assessment procedure started, the object will be considered to be temporary heritage, in order to prevent damage in this 12-month period; related department must stop issue construction license, those been issued license will be suspended its effectiveness. In order to strengthen efforts, non-compliance with the above requirements, the implementation of the project will be considered an offense; the offender will not be issued a new building construction project license, related departments will also instruct its reconstruction or demolition (Macao Heritage, 2015).

- ◆ 'The list of the Macau Cultural Heritage'

As mentioned above, the Decree No. 83/92/M enacted in 1992 is a supplementary to Decree No. 56/84/M and Decree No. 34/76/M. The Decree sorted and revised a new list of cultural heritage namely 'The list of the Macau Cultural Heritage'. This list remain unchanged since 1992, which means there is no new real property classified to

cultural heritage after 1992.

b) Hong Kong's

Currently, Hong Kong's historic buildings, including Declared Monuments, Proposed Monument and Grade I, II and III historic buildings. Different category reflect the relative importance of historic buildings.

Declared Monuments in Hong Kong, is the historic buildings, archaeological or paleontological sites and structures that under protection of 'The Antiquities and Monuments Ordinance'. Declaration of monument requires consultation of the Antiquities Advisory Board, the recognition of the chief executive and the publication of the notice in government gazette. By October 24, 2014, there were 108 declared monuments in Hong Kong including 40 in Hong Kong Island, 10 in Kowloon district, 50 in the New Territories, 8 in the Islands District.

The protection of the Declared Monuments in Hong Kong is quite strict. According to the Antiquities and Monuments Ordinance article III, when a building is listed as a declared monument, any destruction and modification is prohibited. According to Article VI of the Ordinance, any repairs or alterations shall work under permission. Private property listed as declared monument does not affect the ownership, when the owner cannot afford the cost of repair of buildings, the government would provide funding and technical support. In most cases, the owner can still manage and protect the monuments, the authorities may provide appropriate financial compensation. The owner of private building also have rights to oppose the building declared as a monument, and apply for the authorities and the Chief Executive to withdraw the announcement.

Proposed monument was added in 1982 at the Antiquities and Monuments Ordinance,

once announced, a Proposed Monument may be given temporary legal protection from demolition in twelve months. The establishment of the proposed monument due to the fact that there is no legal effect of Grade historic building, and the Antiquities and Monuments Office also has no adequate time to announce a historical buildings as declared monument in most cases.

The announcement of Proposed monument provide the Antiquities and Monuments Office a grace period and to have chance to negotiate with the owners. However, the AMO also face some difficulties, they have to reach agreement with the owner within twelve months, otherwise, declaration failed. The owner have rights to apply to the authorities and the Chief Executive to withdraw the announced at any time.

Grade historic building include Grade I, II, and III historic building. The Antiquities and monuments office and the Antiquities Advisory Board instructed by the three grade as internal guidelines to determine priorities of monuments protection and government resources allocation. AMO notify the various government departments that if any plan is about to affect graded historic buildings, the government departments are required to report to the AMO. This warning measures makes AMO is access to the information of development plans in an early stage.

Definition of the Grading:

Grade I: Buildings of outstanding merit, which every effort should be made to preserve if possible (currently 212).

Grade II: Buildings of special merit; efforts should be made to selectively preserve (currently 366).

Grade III: Buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable (currently 577).

(Definition of the Gradings, 2014)

The main factors of the grading are: time, architectural features and relationships with local of historical events and so on. This system has no legal effect, but an administrative measure: if the owner of decide to demolish the graded historic building, there will be no limitation unless the building listed to proposed monument or declared monument.

◆ Case of Proposed Monument - King Yin Lei



Figure 5-1 Location of Kin Yin Lei



Photo 5-2 Exterior of Kin Yin Lei

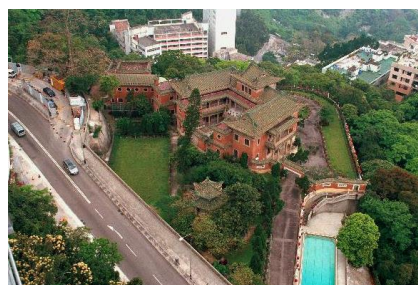


Photo 5-1 Aerial view of Kin Yin Lei

In Hong Kong, Proposed Monument plays an important role in some urgent situation, the case of King Yin Lei (景賢里) is a good example to illustrate that.

Biult in 1937, King Yin Lei is a 78-year-old big house, located 45 Stubbs Road, Wanchai, Hong Kong Island, Hong Kong (Figure 5-1 Location of Kin Yin Lei), featured with Chinese Renaissance architectural style, red brick and green tile (Photo 5-1 Exterior of Kin Yin Lei), having an antique flavour.

King Yin Lei consist of the main building, auxiliary building, garage, gallery house, gazebo, swimming pool and other components. The main building has three stories, a veranda overlooking the courtyard. The top of the main building and the rooms on both sides are featured gable and hip roof. The auxiliary building has two floors, composed of a plurality of parallel room, connecting the main building with gallery. Gallery House has one floor, square pavilion built in both ends and connected with corridor, equipped pyramid roofs. The Pavilion based on a hexagonal plane with two entrances, featured hexangular roof.

In June 2004, the owner intend to demolish the house and rebuilt on the basis. September 2007, the property owner started demolition works: parts of buildings were destroyed and the tile roofs were removed, immediately caused a public controversy. As King Yin Lei was severely damaged, the Hong Kong government immediately ordered to stop such damage behavior: September 15, 2007, the Antiquities Advisory Board cited the Antiquities and monuments Ordinance to announce the King Yin Lei as proposed monument, valid for 12 months to prevent any possible destruction and damage of King Yin Lei. Then fully consider whether to list the building as a declared monument, and at the same time giving time for the relevant authorities and the owners to discuss possible conservation programs.

After a period of time, the relevant departments finished a comprehensive assessment for King Yin Lei's historical value and feasibility of repair, and considered that King Yin Lei's heritage value has reached the criteria of a declared monument. However, as it belongs to private property, declaration need requires the owner's consent. Finally, through negotiation between government and the owner of the property, King Yin Lei was named a declared monument. Authorities believe that the example of King Yin Lei is a vital milestone for striking a balance between the conservation of historic building

and defense of private property rights.

5.1.2 Protection range

a) Macau's

Macau's heritage conservation targets, not limited to the protection of individual buildings, but also to protect the entire region which typically developed by a central plaza or along a street. Where feasible, these attractions will be linked by pedestrian.

In the form of protected area, it provide a comprehensive protection to historic building, surroundings and even the community, and it ensures coordination between new construction projects and historical features.

According to 'Cultural Heritage Protection Act' provisions, any projects involving cultural heritage and its buffer region must be approved by the Cultural Institute. However, projects planned outside of the buffer regions may affect the landscape of cultural heritage. Due to the limited land resources, Macau have no conditions to define buffer region for every heritage. Therefore, the Act provides that to further protect the cultural heritage of a great value, and especially constraints projects that may cause damage to classified property or buffer region.

The cultural institute announced July 23, 2001 as the start date of Macau world heritage nomination, after consultation to scholars to determine the list: Ma Temple, Moorish Barracks, Mandarin's House, St. Joseph's Seminary and Church, Dom Pedro V Theatre, Town Hall Tower, Holy House of Mercy, Ruins of St. Paul, Old City Walls, Mount Fortress and Guia Fort, etc. a total of more than 20 historic buildings and buffer region. There is no residents live in the classified architecture group regions, only a few residents live in the buffer regions (Figure 4-3).

Macau gaming franchise opened in 2003 and the tourism boom led to rapid economic growth, which needs substantial increase in urban development and cause sharp contradiction on land use. Casinos and hotels try to build high-rise building to attract tourists' attention that the original harmonious of the urban landscape have different degrees of impact and destruction. Some of the high-rise building that under construction or preparation caused barrier or damage to landscapes of cultural heritage. For instance, a new 99-floor office building built in the south of Guia lighthouse in 2007, it cause considerable impact to the Guia Lighthouse which is 108 meters height; while a residential building under construction in the west about 150 meters (Wong & Wei, 2013). The public in Macau complained to the authorities and the Macau SAR government also responded immediately. In April of that year, government issued The Order of the Chief Executive 83/2008 to constraint a maximum allowed height of the surrounding buildings (Figure 4-4).

b) Hong Kong's

Compare to Macau, Hong Kong's 'Antiquities and Monuments Ordinance' only provide statutory protection to declared monuments. Although buildings with special cultural or architectural value are able to obtain grade by Antiquities and monuments office, they still vulnerable from demolition when face to new develop plan. From the perspective of protection of historic buildings, the scope is too narrow.

In addition, the protection range is limited to the preservation of Hong Kong's single building, with underline on 'point' (a building) rather than 'line' (a street) or 'face' (a plane) that Hong Kong lack of appropriate protection policies and guidelines to architectural group and historic district.

In the laws of Hong Kong, there is no provision concerned about buffer region. That means there is no designated conservation range or construction control zone, the develop projects around historic buildings have no limitations. Therefore, to fully enjoy historical buildings in Hong Kong is not easy. Modern buildings and skyscrapers may be built next to old and low-rise building; protected buildings and surroundings are not coordinated; there are conflicts between declared monuments and their environment, the surroundings' style, height or materials are unrestricted. Photo 5-3 shows the Old Supreme Court Building and surrounding high-rises. Photo 5-4 shows the Man Mo Temple and surrounding residential.



Photo 5-4 The Old Supreme Court Building



Photo 5-3 Man Mo Temple

5.2 Mechanism of historic building conservation

5.2.1 Designation procedure

a) Macau's

Designation procedure for real property can be proposed by cultural institute, professionals and property owners. In addition, Macau SAR residents also have the right to submit proposals. The initiator shall submit personally identifiable information, Reasons for application, the property registration documents, location, detailed description, the use and preservation condition, or other diagrams, photos or videos, etc., in a written form submitted to the cultural institute. When received proposal, the

cultural institute will verify the information and follow-up investigations.

When proposed, the property will be deemed to assessed real property, and the entire designation procedure will be finished in twelve month, in order to avoid the legal rights of property owner subject to greater impact. In terms of maintenance of the surrounding landscape and urban structure of assessed real property, when necessary, can be announced a temporary buffer region to provide adequate protection and prevention measures. During assessment period, the cultural institute would consider the views of the property owner and the advisory committee, as well as public consultation not less than thirty days.

b) Hong Kong's

In grading procedure of historic building, the AMO collect information about the historic buildings and hand it to the AAB. Generally, the Committee members would visit to the site and then discuss on meeting about assessment of the building. The grading criteria mainly include six standard, in which the commissioner would follow to score different aspects. After that, according to the scoring result to determine which grade the object building is and finally grade the building. The final grading of historic building would approved by the Antiquities Advisory Committee.

In designation procedure of declared monument, first the Antiquities Authority (Secretary of Development Bureau) consult the opinions of the AAB, and approved by the Chief Executive of Hong Kong SAR, finally announced the declared monument in the Gazette. Usually, declared monuments selected from Grade I, II or III historic buildings, but there are exceptions cases. For instance, King Yin Lei, as mentioned above, was directly from a general building classified to a declared monument.

5.2.2 Criteria of designation

a) Macau's

For the real property with significant value of culture, according to the 'Cultural Heritage Protection Law', can be classified to four categories: Monuments, architectures with artistic value, classified architecture group and classified sites, and shall meet at least one of the following criteria, including:

- ◆ significance in witness of way of life and historical facts
- ◆ With value of aesthetics, art and technology
- ◆ With architectural design and integration with the urban landscape
- ◆ With value of symbolic or religious significance
- ◆ in culture, history, social or scientific research importance

In addition, based on the assessment criteria for cultural heritage of 'Protection of the World Cultural and Natural Heritage Convention', the building included the Historic Centre of Macau shall meet four criteria:

- ◆ Within a period of time or a cultural regions, have significant influence on architecture, town planning or landscape design
- ◆ To provide a unique, at least a special witness, for a lost civilization or cultural tradition
- ◆ A remarkable example of architectural style in the development of human history
- ◆ Special event or event have direct or substantive link with current tradition or belief or literary arts.

b) Hong Kong's

Hong Kong's historic building assessment and selection principles reference to foreign programs, like 'Venice Charter', 'Burra Charter', 'Chinese cultural relics protection norms' (ICOMOS China Branch) and other relevant heritage preservation, and

combined with Hong Kong's actual situation.

According to 'historical building rating assessment criteria', six criteria will be considered when rating: historical value, architectural value, portfolio values, social value and regional value, level of original form and rare degree.

Historical value refers to buildings that closely related to historical and cultural development of Hong Kong; buildings witnessed the tradition, culture or phenomenon that has existed or has disappeared; buildings shall be built before 1970.

Architectural value mainly showed in aspects of: buildings play important role in Hong Kong's building development (Architecture, urban planning or landscape design aspects); architectural design, layout, decoration, craftwork building technology or material is of great value.

5.2.3 Funding mechanism

a) Macau's

◆ Government funding

Government funding is a major source for heritage conservation in Macau, the annual amount is about 50 million Macau Patacas (HK \$ 48.5 million). Macao Government has also established a statutory body - Cultural Fund, responsible for the promotion and development of cultural activities, as well as financial support for public participation in cultural activities. The Foundation has multiple funding sources, including government grants, bequests, donations and investment return.

◆ Private funding

The Macau Foundation is a statutory body for promotion and development of cultural,

social, economic, educational, scientific, academic and charitable activities in Macau. Macau casino operators shall put 1.6% of their total income donated to the Macau Foundation, to finance the promotion of social, cultural and economic development of Macau (Macau Gaming Summary, 2014).

Other charities also provide financial assistance on the protection of cultural heritage. Orient Foundation was established in 1988 in Lisbon, Portugal, for implementation and support activities of culture, education, art and charity in Portugal and Macau. The Foundation has funded the repair of some architectural features in Macau, such as the Orient Foundation venue and Dom Pedro V Theatre.

b) Hong Kong's

◆ Government funding

The government will provide maintenance and repair work to declared monuments and private property that will become monuments. The funding for those projects come from the Head 95 - Leisure and Cultural Services Department: Subhead 653 'monument restoration projects' and Subhead 600 'projects'. The projects that cost under 300,000 HKD will be credited to Subhead 653 while the ones cost over 300,000 HKD will be credited to Subhead 600 (Heritage Conservation Policy). In addition, the government provide repair work regularly to Grade Historic Building, and correspondingly, requiring the owner agree to certain conditions like opening the property to the public for visit.

The former Chief Executive announced in the 2007-2008 Policy Address that the government will set aside HK \$ 1 billion to implement 'Revitalizing Historic Buildings through Partnership Scheme'. First, the authorities will lease historic buildings to the applicant, only charge a nominal rent, in order to reduce the cost of the applicant organization in terms of project operations. Secondly, after the application is successful,

a certain amount of government funding available to the organization to carry out large-scale renovation of the historic building works. Successful applicants will be provided a one-time grant, the upper limit of 500 million, to meet the business start-up costs and the first two years of operating deficits. In terms of capital, it can reduce government expenditure and supporting social institutions to run business, financially guarantee the project proceed smoothly.

- ◆ Private funding

In addition to government funding, private funds are another source of funding for heritage conservation in Hong Kong. The Hong Kong Jockey Club Charities Trust and the Lord Wilson Heritage Trust plays an important role.

The Hong Kong Jockey Club Charities Trust was established in 1993, mainly fund for medical and health, community services, education and training, as well as sports and culture. In cultural activities, it has funded a number of cultural heritage protection plans. In October 2007, the Trust announced plans to allocate funding of HK \$ 1.8 billion for repair the Central Police Station.

The Lord Wilson Heritage Trust founded in December 1992. The aim of the Fund is to support research activities to help protection of cultural heritage. In 2006, the Lord Wilson Heritage Trust grant of approximately HK \$ 3.5 million to sustain 13 research projects and activities. In addition, the Trust found Lord Wilson scholarships in 2005 to fund research project on local archeology.

5.3 Strategy and method for historic building protection of Hong Kong and Macau

Most of the historic buildings were built long time ago and their conditions differ from

each other. While the development of modern world goes rapidly and the status where the historic buildings stay in are very complex. The authorities of Hong Kong and Macau have different strategy and method for protection of historic buildings.

5.3.1 Macau's

a) Rehabilitation and restoration

Historic building in Macau is protected by the Cultural Heritage Protection Act, not allowed to be demolished, when performing maintenance and reinforcement, the façade of the building is absolutely have to keep the original features and style, both for Chinese and European-style architecture. Churches, temples, forts and other buildings of special historical significance are still under their original functions, and some maintenance and rehabilitation works will be conducted.

◆ Case of St. Joseph's Seminary and Church

St. Joseph's Seminary and Church is one of the magnificent Catholic buildings in Macau. The Church built in 1746, completed in 1758, it is the largest church after St. Paul's Church. St. Joseph church famous for the Baroque architecture style (Photo 5-5), the inside has four gold leaf wrapped spin column and the stigma decorated in the form of pediment (Photo 5-6). It built of symmetry and proportioned layout, of which the most prominent are the two bell tower, dome, 2-meter high vase-shape decoration, decorative frieze at the top of the curved lines and the arch of the main entrance. Entrance of the building, there is a large stone steps leading to the church floor.

Since the church domes and arches suffered serious damage, in 1995, the church began to be closed for repairs and reinforcement. The project including: replaced with a lighter steel dome of the original concrete dome; strengthening the building foundation; retiling of the wooden floor; wooden appliance and decorative patterns repairing;

electrical and lighting updating; statue rearranging. The whole project lasted for nearly four years.



Photo 5-6 St. Joseph's Seminary interior



Photo 5-5 St. Joseph's Seminary

b) New-construction and reconstruction

New-construction means to build new structures on blank ground, make the original historic building be able to play its value. And though reconstruction, the exterior facade of many historical buildings maintains the historical state, but the internal function undergone great changes, not just a simple historical shell. The new interior can meet the needs of urban development, while retaining the historic building's original historical value and artistic value.

◆ Case of the Fortress (Fortaleza do Monte)

The walls of the Fortress (Photo 5-8) were repaired in 1992, 1993 and 1996, limited to the necessary works to keep its authenticity. In addition to clean the walls, the cracks in the walls repaired with original material so that to keep the structure intact.

In September 1996, the government decided to build the Museum of Macau (Photo 5-7) on the original site of the Fortress and finished in 1998. The museum project consists of two parts: a rebuilt exhibition building located in the Fortress and a new-built administration building located in the northern hills. When digging the foundation for the museum, people discovered the ancient city wall of the Ming Dynasty period at the

site, and the professionals made it a part of the building and continue to use.



Photo 5-8 Museum of Macau



Photo 5-7 The Fortress

c) Expansion

The contrast between the expansion part and the old part of the historic building can make it have contradiction effect, meanwhile, the two parts can be integrated together in good ways. The expansion of historical buildings can be carried out to expand on a plane, and it can also be increased on height.

◆ Case of National Overseas Bank (Banco Nacional Ultramarino)



Photo 5-9 The National Overseas Bank

The National Overseas Bank built in 1925, was a magnificent building with a southern European style. In 1997, the original building was transformed into a modern high-rise

bank building (Photo 5-9), only the front wall of the original building was kept, while the latter part was demolished to build a new high-rise. The transformed building maintained a co-existence of old and new architectural style, and also a good example of the protection and utilization of Macau old building façade. From pedestrian's view, The National Overseas Bank is still the preservation of historical sites; from the view of the whole city, the bank has changed the city's skyline.

d) Renovation of historic buildings surrounding space

The ultimate formation and development of the city is the result of the interaction between many factors. Pre-existing environment lays a great restriction to the development of city and the form of architecture. People of Macau embedded new elements around historic buildings, so that the space around the building revitalized and the city's sense of belonging and identity enhanced.

◆ Case of the St Francis square

The St Francis square is the most dynamic place in Macau's urban space, it is a public space with a European style, has a variety of architectural form that superimposed and contact with each other without segmentation.



Photo 5-10 St Francis square

The new square design reformed the original messy landscape around the church, introduced colonnade and strengthened the square's role on guiding. The square paved

Macau's unique wave type pavement to bring the visual impact to visitors, and get closer echo between square and urban space.

5.3.2 Hong Kong's

a) 'Facade remains unchanged'

Historical building with special significance, has experienced historical changes, in order to meet the current needs of urban development, its internal function may change, but the building exterior should protected as its original appearance.

◆ Case of the Old Supreme Court Building

The Old Supreme Court Building, also called the Legislative Council Building, started the construction in 1903 and finished in 1912. The building adopted the neoclassical architectural style, follow the example of the architectural design of ancient Rome and Greece, loaded by Ionic columns and Doric columns. The building's design symbolized order and fairness, all doors and windows distributed between the pillars symmetrically.



Photo 5-11 The Old Supreme Court Building

The building once used as the Supreme Court and the legislation department, and during the Japanese occupation period it was requisitioned as military police headquarters. Now, the interior of the building used as office and will revert to a judicial function in 2015, while the exterior is one of the declared monuments that not allowed to be

changed.

b) 'Commemorative plaque'

Because of the needs of urban development, some old buildings may demolished. And to memorize those buildings with special significant, commemorative plaques will be set up nearby.

◆ Case of the Old Hong Kong City Hall

The Old Hong Kong City Hall started built by the public purport in 1864 and finished in 1869, in the same year on November 2 held the opening ceremony by the Duke of Edinburgh (Photo 5-13). The original building partially demolished in 1933, the land used for the construction of the original building of Hong Kong and Shanghai Banking Corporation (1935 to 1981); the rest of the building removed in 1947, and later be built to the Bank of China building.

On August 14, 1980, AMO installed a commemorative plaque for Hong Kong's first City Hall on the exterior wall of the building in Hong Kong and Shanghai Banking (Photo 5-12). Since then, commemorative plaque setting in the historical sites, has become a work of AMO. The setting place usually are: residence of famous figures; sites of historical events; ruins of historic buildings.



Photo 5-13 The commemorative plaque



Photo 5-12 City hall in 1875

c) 'Partially preserved'

Some of the historic buildings cannot be preserved intact due to reasons, but preserved partially.

◆ Case of the Former Kowloon-Canton Railway Clock Tower

The Clock Tower located on the southern shore of Tsim Sha Tsui, Kowloon, it is a landmark in Hong Kong. As a part of the station, the tower built in 1915, while the whole station completed in March, 1916. Built of red brick and granite, the Tower rises to 44 meters and is topped by a lightning rod with 7-meter height (Photo 5-14). The top can be reached by an attached wooden staircase.

In 1975, the railway station moved to reclamation area, which is the present site of Hung Hom Station site. The old station building in Tsim Sha Tsui was demolished in 1978, the site newly built to Hong Kong Space Museum and Hong Kong Cultural Centre, the bell tower was retained as a sign of collective memory at the request of Hong Kong citizens (Photo 5-15).



Photo 5-14 Kowloon Station, 1914



Photo 5-15 The Clock Tower

d) 'Resettlement in somewhere else'

Some of the site of historic building has huge commercial value, and 'Resettlement in somewhere else' is a compromise. The historic building will be disassembled and stored by the government, waiting reassembled in somewhere else someday.

◆ Case of the Murray House

Murray House is one of Hong Kong's oldest colonial buildings. Due to its Victorian architecture style, Murray House (Photo 5-17) was announced a Grade I historic building. In 1982, due to the construction of the Bank of China Tower in the original site, the Murray House was demolished. There were more than 4000 stones and pillars disassembled, made up numbers and stored in Tai Tam.

In 1988, the Housing Department take charge of Stanley reconstruction project, resettled the Murray House in the sea side of the Stanley (Photo 5-16), and re-opened in 2000. It was Hong Kong's first resettlement project.



Photo 5-16 The Murray House in Stanley



Photo 5-17 The Old Murray House

5.4 Repair technique

5.4.1 Repair qualification

Before Macau return to China, its conservation works get professional guidance from experts of Portugal, and repair works rely on Portuguese architects and building restoration experts; after 1999, Macau is supported by the State Administration of Cultural Heritage of China and related departments, and references China's heritage repair qualification standard. China's qualification for the repair of heritage have

detailed provisions including survey design qualification, construction qualification and supervision qualification. Specific maintenance work in the charge of professional engineering company with protection practice. Different company shall bear the corresponding project according to their level of qualification and business scope.

As for Hong Kong, there is no such strict provisions. There are specialized contractors for heritage repairing, but no regulations state that heritage repair projects have to be undertaken by specialized contractors. When decided to repair a historic building, the government would invite several construction team to bid on the project, main criterion to win the tender is their past performance. The architects in charge of repairing design and supervision.

5.4.2 Protection techniques

Protection techniques for heritage conservation in Macau and Hong Kong include fire prevention, lightning prevention and flood prevention.

In terms of fire prevention, all of the Macau's historic buildings are equipped fire prevention system, especially for Chinese temples, which mainly built by timber. Different type of buildings such as church, hall and theater, shall follow their corresponding prevention standard.

Similarly, Hong Kong's priority is not the building's importance but its use: if a historic building is used as a museum, due to its public function, the high-level of fire prevention is requested. For instance, although is not a declared monument, Kom Tong Hall, currently used as the Sun Yat-sen Memorial Hall, has very strict fire safety requirements. Photo 5-20, Photo 5-19 and Photo 5-18 shows the fire prevention facilities in the Memorial Hall.



Photo 5-18
Ceiling smoke detector

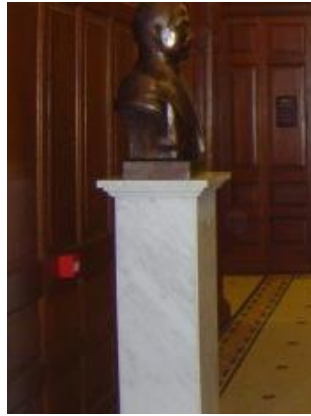


Photo 5-19
Alarm behind the statue



Photo 5-20
Smoke detector & automatic alarm

In terms of lightning prevention, the first priority is safety of the entire building. The most commonly used facilities include lightning rod and lightning net. Both of Macau and Hong Kong reference China's thunder prevention specification. Differ with Macau, historic buildings in Hong Kong have not buffer areas, they usually surrounded by modern high-rises and covered by the modern lightning prevention system. Therefore, little historic buildings have isolated lightning prevention system, but there are exceptions such as the Clock Tower (Photo 5-22), King Yin Lei (Photo 5-21, Photo 5-23) and so on.



Photo 5-22
Lightning rod of the Clock Tower



Photo 5-23
Earth wire



Photo 5-21
Lightning rod

5.5 Public participation and public display

5.5.1 Macau's

a) Education and promotion

The Macau government attaches great importance to maintain close contact with the international community through hosting and participate in various conferences, such as 'The Conservation of Urban Heritage: Macau Vision' held in 2002, have attracted worldwide attention to the Macao Heritage. Since 2002, as a member of the Chinese delegation, Macau participates the annual World Heritage Committee, communicating with the advanced countries about the latest experience, also introduce to the world Macau's cultural treasures and features.

Established academic scholarship to promote further research on the local culture and history, and to give main concern on research projects of history and cultural heritage. To attract local residents' interests, experts are invited to deliver lectures; local artists actively participate in promotion activities and several large-scale exhibition held to promote the combination of art and cultural heritage.

In order to popularize education heritage knowledge of Macau, the government launched 'Cultural Heritage Promotion Scheme of Macau' and 'Cultural Heritage Conservation Year' in 2001. Target on teachers and students, the 'Heritage Ambassador Scheme' trained a batch after batch of 'ambassadors' who are enthusiastic in promotion of cultural heritage protection.

b) Cultural Heritage Tours of Macau

In view of heritage tourism is very important to the economy of Macau, the Macau government integrated tourism policies and heritage conservation, developed several measures to promote tourism marketing strategies. In 2000, the Cultural Institute organized a campaign to advertise three routes of the 'Cultural Heritage Tours of Macau', such routes connected protected monuments, historic buildings, architecture groups and monument sites. Each of the routes has its own theme for local residents and visitors to explore different aspects of Macao's heritages.

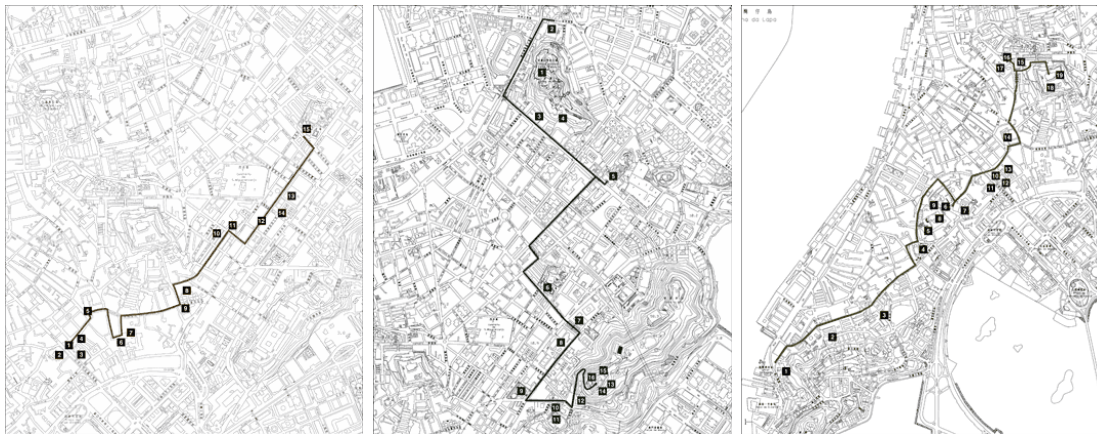


Figure 5-2 Route I, II, III

Route I, consisted of 15 attractions, is a route that has many "firsts" route: Macau first Portuguese charity mercy hall, first western style hospitals, etc. Route II passes through the most area of the two major villages in early period of Macau, it contains 16 spots including Guia Fortress and Lighthouse, Mong Ha Hill, Kun Iam Ku Temple, etc. Route III reflects life of the Portuguese in Macau: the beginning point is Barra Square, where the Portuguese landed the first step; Largo do Lilau (亞婆井前地), Largo de Santo Agostinho (崗頂前地), and Largo do Senado (議事亭前) are where the Portuguese met, relaxed, or discussed politics; the surrounding blocks of South European-style houses, providing an idea of the life and flavor of Portuguese households.

c) Public-private partnership – Tak Seng On

The Tak Seng On (德成按) project is a good example of public-private partnership in the historic building conservation and adaptive reuse.

Built in 1917, Tak Seng On was once the largest pawn shop in Macau. The exterior (Photo 5-25) adopt western style appearance, but in terms of interior design and decoration, it remains traditional Chinese wisdom (Photo 5-24).



Photo 5-25 Exterior of Tak Seng On



Photo 5-24 Interior of Tak Seng On

In 2000, the Cultural Institute and the ‘Tak Seng On’ owner representative discussed cooperation and proposed that the government fund the building for protection and repair. In return, the owners provide to the government a number of interior space, the rest space can be rented.

In 2001, the Cultural Institute invested more than 1.4 million Macau Patacas for this private property recovery, and formed ‘House of Culture’ and ‘Pawn Museum’, which in the ‘pawn museum’ put more than 40 items including a variety of seals, pawn ticket, pawn books, cards, etc.; ‘House of Culture’ rent by the civil society, sell Macao characteristics of cultural products and souvenirs. In 2004, the Tak Seng On project granted the ‘2004 UNESCO Asia-Pacific Heritage Conservation Award’.

In 2010, the Tak Seng On presented in Shanghai World Expo as one of the Macau Urban Best Practices Area by duplicated to a model in ratio of 1:1. The model in Shanghai World Expo has five floors, the display area mainly in the first, second and third floor. The first floor to reproduce the history of the development of Macao pawn; the second floor is Jin Yong exhibition, leading the audience into the world of Jin Yong's literary world; The third floor shows the creative and cultural industries in Macao (Shanghai Expo, 2010).

It can be seen that the result of Tak Seng On project is a win-win situation: the government's investment preserved the building's features meanwhile get the rights to open it to the public; the owner saved investment costs and maintain incomes by lease; the 'Tak Seng On' brand cultural products promote tourism.

5.5.2 Hong Kong's

a) Education and Publicity Plan

Through the introduction of various education and publicity program, the Hong Kong government encourage public participation in heritage conservation. Development Bureau launched a three-month campaign in January 2008, inviting the community to participate in a series of exhibitions, seminars and guided tours, thereby promoting public awareness and understanding of cultural heritages in Hong Kong.

Also, AMO organized a wide range of activities, such as exhibitions, seminars and workshops to educate the public. In addition, the AMO set up the Hong Kong Heritage Awards to encourage performance of individuals or groups on cultural heritage conservation and promotion.

b) Heritage Trails of Hong Kong

Similar to the ‘Cultural Heritage Tours of Macau’, the counterparts in Hong Kong are ‘Heritage Trails’. The Heritage Trails connect the monuments that originally relatively dispersed, to facilitate the public’s and visitors’ understanding of the history and culture development and changes of Hong Kong. It builds up a new presentation form of the heritages.

Currently, there are six Heritage Trail in Hong Kong, namely Ping Shan Heritage Trail, Lung Yeuk Tau Heritage Trail, the Central and Western Heritage Trail, Tai Tam Waterworks Heritage Trail, Wan Chai Historic Trail and St. Stephen's College Heritage Trail.

Both of The Ping Shan Heritage Trail (Figure 5-4) and the Lung Yeuk Tau Heritage Trail (Figure 5-3) famous for traditional Chinese architecture. The Ping Shan Heritage Trail located in Yuen Long, opened in 1993, it is the first heritage trail in Hong Kong; the Lung Yeuk Tau Heritage Trail located in Fan Ling and opened in 1999.

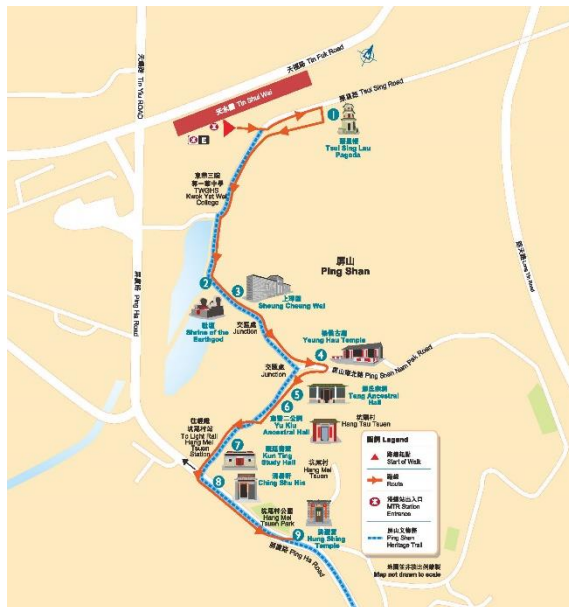


Figure 5-3 Ping Shan Heritage Trail



Figure 5-4 Lung Yeuk Tau heritage trail

The Central and Western Heritage Trail (Figure 5-5) and the Wan Chai Historic Trail located in Hong Kong island, they cover many important western style buildings and old residential that reflect Hong Kong’s colonial past and life style of local people.

The Tai Tam Waterworks Heritage Trail introduces features and significance of the waterworks facilities, help understanding the history of water supply in Hong Kong over the past century.

The St. Stephen's College Heritage Trail (Figure 5-6) is the first trail in school campus. The Trail connects colonialism buildings of the campus, which witnessed school’s development. The Heritage Trail has nine cultural heritages in total.

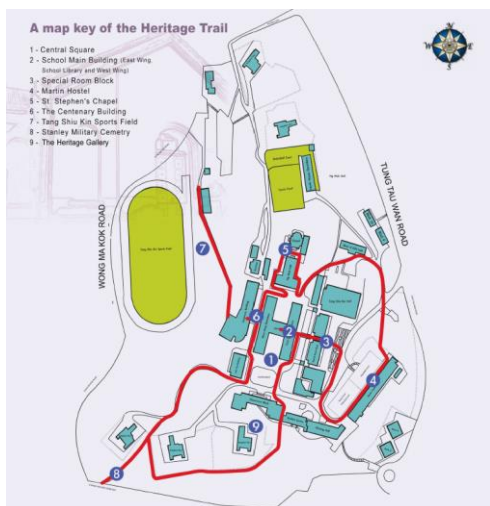


Figure 5-6 St. Stephen's College Heritage Trail

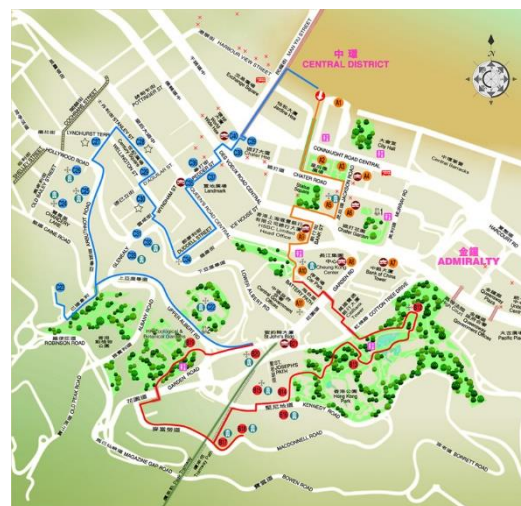


Figure 5-5 Central and Western Heritage Trail

c) ‘Revitalizing Historic Buildings through Partnership Scheme’ – Lui Seng Chun
 The Development Bureau introduced a series of policy and measure for heritage conservation in 2007, which include the ‘Revitalizing Historic Buildings through Partnership Scheme’, in order to preserve valuable historical buildings in Hong Kong, on the one hand to explore its historical connotation, on the other hand to play its deeper social function.

Built in 1931, the Lui Seng Chun located in the junction of Tong Mi Road and Lai Chi Kok Road, is a ‘Tong-lau’ (Chinese tenement) building with classic Italian features. It was announced Grade I historic building in 2000 and repaired by the government in the following years.



Photo 5-27 Exterior of Lui Seng Chun



Photo 5-26 Ground level of Lui Seng Chun

In 2008, the building was listed in the Scheme and the response is very strong, received a total of 30 applications. Hong Kong Baptist University proposed that to adaptive reuse the building as a Chinese Medicine and healthcare center. After several rounds of consultation and consideration by the commission in February 2009, the plan of Hong Kong Baptist University eventually successful selected.

The University conducted detailed analysis of the exterior and interior of Lui Seng Chun, they plan to install glass window (Photo 5-29) to cancelling noise caused by traffic; reuse the original terrace as waiting room and showroom; the original interior as a treatment room, in order to protect patients’ privacy; install new isolated lifts (Photo 5-28) of indoor and backyard respectively as well as fire prevention facilities to meet

current laws and regulations. The repaired Lui Seng Chun re-opened in April 2012.



Photo 5-28 New lift



Photo 5-29 New glass window

The project of Lui Seng Chun made profit to many aspects including medical care, education, tourism, employment, etc. The project construction cost is about 24.8 million Hong Kong dollars where the government funded 2.6 million Hong Kong dollars that is far less than the budget when not adopt the Scheme. By 31 August, 2014, the total number of visitors and patients reached 120,000, and it has reached the balance of payments in the second year after it opened, which earlier than expected (hkatv.com, 2014).

The new Lui Seng Chun prosper the surrounding area, a number of Chinese medicine clinics, herbal tea shops, nursing homes, supermarkets and restaurants have opened, which indirectly stimulate the economic development of the area. It is not only beneficial to the community, help to reduce pressure on government finances, but also is a win-win solution that obtain profits to the applicant. It became a successful example of adaptive reuse of historic building.

6 CHAPTER 6 CONCLUSIONS

6.1 Discussions

Though comparison of legislation for historic building conservation in Hong Kong and Macau, it can be confirmed that Macau's official efforts on historic building conservation is earlier than Hong Kong (1953 and 1971 respectively), and related documents experienced more supplements and revisions, which shows that Macau has more advanced ideas on historic building conservation than Hong Kong.

In terms of authorities for historic buildings conservation, Hong Kong have several number of related bodies and institutional hierarchy relatively multiple while Macau's authorities and institutional hierarchy are relatively simplified. Both of them have their merits and drawbacks. For instance, in Hong Kong, the Antiquities and Monuments Office and the Antiquities Advisory Board cooperate each other well and formed a good monitoring mechanism with other departments, but sometime conflicts may rise between different departments due to their different points of view; in Macau, the implementation of conservation works may easier as the simplified institutional hierarchy, but it lack of supervision and the public may questioned about its transparency.

The development process of legislation for historic building conservation in Macau is close to western developed countries: the ideas and scope of conservation objects experienced continuous expansion – from isolated site to protection zone. While Hong Kong prone to protect historic buildings as single points in the past few decades; Macau's four classification categories for historic building can be considered influenced by Portugal, while Hong Kong's Grade I, II, III historic building can be confirmed that it learned from the Listed buildings of England.

Both of Macau's and Hong Kong's criteria and procedure for designation of historic building close to international standard. Criteria covers various aspects of value, aesthetical, religious, historical, social, architectural, etc. The designation procedure can reflect public participation well. Hong Kong's list of declared monuments has been keep completed those years and the mechanism of Proposed Monument play a vital role in saving buildings that are not graded. Meanwhile, many effort has been put into the assessment of Grade Historic Building: AAB announced the assessment result of the latest 1444 historic building in 2009. In contrast, 'The list of the Macau Cultural Heritage' remains unchanged since 1992, which means there is no new real property classified to cultural heritage after 1992. In my perspective the reason for the list remains unchanged is that assessment of cultural heritage in Macau relatively saturated since the 83/92/M enacted.

In respect of protection method, Macau and Hong Kong has their own emphasis: Macau tends to repair historic building according to its original state while Hong Kong concerns more about modern people's needs; historic buildings of Macau often revitalized to tourism attractions whereas Hong Kong's graded historic building sometimes can be demolished or moved due to potential commercial benefits.

In Macau, the government funding is the main source of funds for heritage conservation and the Cultural Fund in charge of the financial support works, meanwhile there are private funding include the Macao Foundation, casinos and charities. In Hong Kong, the government also play an important role in funding, providing two types of funding based on project scale. In addition, the Hong Kong Jockey Club Charities Trust and the Lord Wilson Heritage Trust has been playing an important role. It can be seen that both of Hong Kong and Macau adopted method of 'Public-Private Partnership', which is benefit for conservation of different type and scale of heritage.

Hong Kong and Macau have implemented various activities about education and promotion on heritage conservation. Compare to Hong Kong, Macau made better performance that it attracted world's attention, promoted tourism flourishing and cultural integration. As an interesting feature, the first Heritage Trail of Hong Kong opened in 1993; until now, there are six trails in total and they are good example on cultural heritage publicity and education. Afterwards Hong Kong's Heritage Trail, the 'Cultural Heritage Tours of Macau' opened in 2000, differ with Hong Kong's Heritage Trails are scattered in several places, Macau's three Cultural Heritage Tours arranged in the city center of Taipa. From my perspective, the concentration layout of Macau's three Cultural Heritage Tours makes groups of historic buildings more closely linked and form integrated travel route.

6.2 Conclusion

To sum up, conservation for historic buildings in Hong Kong and Macau are two different systems, their ideas for heritage conservation accumulated under different cultural and colonial background. It can be confirmed that Macau influenced greatly by Portugal while Hong Kong affected a lot by UK either on architecture or conservation system.

Macau lay more emphasis on cultural heritage, especially after the Historic Center listed in World Cultural Heritage, to attract tourists and transform the cultural value to economic value, while Hong Kong tends to introduce modern method and technology to old buildings, which forms a combination of modern world and historic features.

6.3 Recommendations

Hong Kong government should expand content of protection objects. Currently, only

the Declared Monuments are statutory protected while Grade Historic Building is a warning mechanism and has little help to save old buildings. Since the Government has developed a rating system, they have obligations to promote the development of legal provisions for Grade Historic Building. The criteria for historic building designation should include ‘collective memories’ and the protection range should be expanded from single building to blocks. In this aspect, Hong Kong can refer Macau’s ‘protection zone’.

For Macau, Hong Kong’s ‘Revitalizing Historic Buildings through Partnership Scheme’ is a good example of public-private cooperation, except for tourism, it brings benefits to many aspects: promote community integration, realize social function of old building, create job opportunity, etc. It can bring Macau diversity of reuse of historic building.

6.4 Future Plan

In this paper, a comparative study conducted on the level of policies and measures between Hong Kong and Macau, did not mentioned their relationship with mainland China. The future plan is to do a study on a major city of China and compare to Hong Kong and Macau, thus to find deeper connection between them.

REFERENCE

- 1871 Plan*. (1871). Retrieved from wikipedia.org:
[https://en.wikipedia.org/wiki/Cultural_Property_\(Japan\)#1871_Plan_for_the_Preservation_of_Ancient_Artifacts](https://en.wikipedia.org/wiki/Cultural_Property_(Japan)#1871_Plan_for_the_Preservation_of_Ancient_Artifacts)
- ABF*. (2014). Retrieved from wikipedia.org:
https://fr.wikipedia.org/wiki/Architecte_des_b%C3%A2timents_de_France
- About the Scheme*. (2014). Retrieved from heritage.gov.hk:
<http://www.heritage.gov.hk/en/rhbt/about.htm>
- Agency for Cultural Affairs. (1968). *Cultural Properties for Future Generations: Outline of the Cultural Administration of Japan*.
- Agency for Cultural Affairs. (2003-2004). *Foundations for Cultural Administration. Architecture of Portugal*. (2015). Retrieved from wikipedia.org:
https://en.wikipedia.org/wiki/Architecture_of_Portugal
- Architecture of the United Kingdom*. (2015). Retrieved from wikipedia.org:
https://en.wikipedia.org/wiki/Architecture_of_the_United_Kingdom
- Ba Liuzi. (2009). 濟南之殤：濟南老火車站的拆除. Mingzong Networks.
- Cultural Heritage Preservation in Macao*. (2002). Retrieved from icm:
<https://www.icm.gov.mo/exhibition/tc/moheriC.asp?pic=true>
- Cultural Institute. (n.d.). *Macau Heritage List*. Retrieved from macauheritage.net:
<http://www.macauheritage.net/cn/HeritageInfo/HeritageInfo.aspx?t=p>
- Cultural Property (Japan)*. (2015). Retrieved from wikipedia.org:
[https://en.wikipedia.org/wiki/Important_Cultural_Property_\(Japan\)](https://en.wikipedia.org/wiki/Important_Cultural_Property_(Japan))
- Definition of the Gradings*. (2014). Retrieved from Antiquities and Advisory Board:
<http://www.lcsd.gov.hk/CE/Museum/AAB/en/built3.php>
- Delafons, J. (1997). *Politics and Preservation: A Policy History of the Built Heritage 1882-1996*. Oxford: Alexandrine Press.
- Edwards, W. (2005). *Japanese Archaeology and Cultural Properties Management: Prewar Ideology and Postwar Legacies*. Oxford.
- Enders, S. R., & Gutschow, N. (1998). *Hozon: architectural and urban conservation in Japan*. Stuttgart/London.
- Feilden, B. (2003). *Conservation of Historic Building*. 3rd edition. Architectural.
- Georges, Z. S. (2003). *Cultural Heritage and Economic Theor. A Talk Given at the University of East Anglia*. Norwich, U.K.
- Georgian Group*. (1937). Retrieved from wikipedia.org:
https://en.wikipedia.org/wiki/Georgian_Group
- Gibbon, K. F. (2005). *Who owns the past?: cultural policy, cultural property, and the law*. Rutgers University Press.
- Great Britain*. (2015). Retrieved from wikipedia.org:
https://en.wikipedia.org/wiki/Great_Britain
- Haine, S. W. (2010). *The History of France*. Greenwood Publishing Group.
- Heritage Conservation Policy*. (n.d.). Retrieved from LEGISLATIVE COUNCIL:

- <http://www.legco.gov.hk/yr07-08/english/panels/ha/papers/ha-devbcrw1556801-e.pdf>
- Historic monuments in France*. (2012). Retrieved from <http://about-france.com/>: <http://about-france.com/tourism/monuments.htm>
- hkatv.com. (2014). *Lui Seng Chun*. Retrieved from hkatv.com: <http://www.hkatv.com/zh-hk/atvnews/32132/2014-09-18/>
- ICOMOS. (1964). The Venice Charter. In *International Charter for the Conservation and Restoration of Monuments and Sites*. Venice.
- ICOMOS. (1964). The Venice Charter., *article 14*. Venice.
- ICOMOS. (1994). Nara Document on Authenticity. *Nara Conference on Authenticity, article 13*. Nara.
- Jia, J. (2005). A Comparative Study on Legislation for the Cultural Heritage Protection. pp. 22-23.
- LuQi, & TangXiaoxiang. (2010). 嶺南建築文化論叢. 廣州: 华南理工大学出版社.
- Macao Heritage*. (2015). Retrieved from macauheritage.net: <http://www.macauheritage.net/en/HeritageInfo/HeritageInfo.aspx>
- Macao Gaming Summary*. (2014). Retrieved from unlv.edu: <http://gaming.unlv.edu/abstract/macau.html>
- Macau Government Tourist Office. (2015). *Visitor Arrivals*. Retrieved from macautourism: http://industry.macautourism.gov.mo/en/Statistics_and_Studies/list_statistics.php?id=29&page_id=10
- Malraux law*. (2014). Retrieved from mercierbiarritz.com: <http://www.mercierbiarritz.com/uk/agence-mercier-immobilier-biarritz-financement-malraux.aspx>
- NHMF*. (1980). Retrieved from wikipedia.org: https://en.wikipedia.org/wiki/National_Heritage_Memorial_Fund
- O'Keefe, R. (2006). *The Protection of Cultural Property in Armed Conflict*. Cambridge: Cambridge University Press.
- Philipp, S. (2008). *Principles of International Environmental Law*. Cambridge University Press.
- Phillips, M., & Mighall, T. (2000). *Society and Exploitation Through Nature*. New York: Person Education Limited.
- Rockman, M., & Flatman, J. (2012). *Archaeology in Society: Its Relevance in the Modern World*. New York: Business Media.
- Shanghai Expo*. (2010). Retrieved from expo2010: <http://www.expo2010.cn/a/20080828/000017.htm>
- Shao, Y. (2010). Equilibre et harmonie protection et mise en valeur du patrimoine architectural,urbain et paysage en France. Tongji University Press.
- Shao, Y. (2010). Equilibre et harmonie protection et mise en valeur du patrimoine architectural,urbain et paysage en France. Tongji University Press.
- Smith, H. L. (1996). *Britain in the Second World War: A Social History*. Manchester:

- Manchester University Press.
- Swanke Hayden Connell Architects. (2000). *Historic Preservation Project Planning & Estimating*.
- The Plan Voisin*. (2011). Retrieved from <http://densityatlas.org/>:
<http://densityatlas.org/casestudies/profile.php?id=99>
- The Victorian Society*. (1958). Retrieved from wikipedia.org:
https://en.wikipedia.org/wiki/The_Victorian_Society
- Thompson, E. P. (2011). *William Morris: Romantic to Revolutionary*. New York: PM Press.
- Thomson, W. H. (1956). *Octavia Hill, Pioneer of the National Trust and Housing Reformer, Etc*. London.
- Tourism and tourist attractions in France*. (2013). Retrieved from about-france.com:
<http://about-france.com/tourism/tourist-attractions.htm>
- UNESCO. (1976). Recommendation Concerning the Safeguarding and Contemporary Role of Historic Areas. *The General Conference of the UNESCO*. Nairobi.
- United Nations World Commission on Environment and Development. (1987). *Brundtland Report*. New York: United Nations World Commission.
- Watt, D., & Swallow, P. (1996). *Surveying Historic Buildings*. Donhead: Dorset.
- WHC. (2012). Operational Guidelines for the Implementation of the World Heritage Convention. UNESCO World Heritage Centre.
- Wong, K. K., & Wei, G. C. (2013). *Macao – Cultural Interaction and Literary Representations*. Routledge.
- Xie, C. (2015). Retrieved from huaxia.com:
<http://www.huaxia.com/zhwh/whrw/rd/2015/03/4309252.html>
- Yao, Q., & Yi, X. (2010). Exploration and Development Continued: The Development Process of Heritage Protection System of France. *World Architecture*.
- ZhiWenjun. (1997). 香港歷史建築概述. *Time Architecture*.
- 蕭競聰, & 廖維武. (2007). 香港有爭議的建築遺產保護回顧. *World Architecture*.