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Panel on Development

Meeting on 23 June 2015

Updated background brief on heritage conservation initiatives

Purpose

This paper provides background information on the Administration's heritage conservation initiatives and summarizes the views and concerns expressed by Members on the subject at the meetings of the Legislative Council ("LegCo"), the Panel on Development ("DEV Panel") and the relevant subcommittees since the 2011-2012 legislative session.

Heritage conservation policy promulgated in 2007

2. The Development Bureau ("DEVB") took over the policy responsibility on heritage conservation from the Home Affairs Bureau ("HAB") with effect from 1 July 2007. On 10 October 2007, DEVB issued a LegCo Brief¹ which promulgated a new heritage conservation policy in the light of growing awareness of heritage conservation in the community. The new policy objective was set out as follows --

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

¹ Source: LegCo Brief on Heritage Conservative Policy (File Ref: DEVB(CR)(W) 1-55/68/01)

3. The LegCo Brief also outlined a package of administrative measures to implement the policy, including the requirement for new capital works projects to undergo heritage impact assessments, the initiative to encourage an adaptive re-use of government-owned historic buildings by non-profit making organizations ("NPOs"), setting up the Commissioner for Heritage's Office, devising appropriate measures to facilitate the conservation of privately-owned historic buildings, extending the financial assistance schemes to enhance the maintenance of such buildings, as well as examining the need for setting up a heritage trust.

The Administration's work on heritage conservation

4. The Administration has been providing periodic reports on its heritage conservation efforts DEV Panel since 2008. It also sought the views of the Panel on individual proposals, including public works projects related to revitalization of historic buildings and redevelopment proposals, from time to time. Highlights of the Administration's work in this aspect in recent years and Members' views expressed at the meetings of LegCo, DEV Panel and the relevant subcommittees are summarized in the ensuing paragraphs.

The Revitalizing Historic Buildings Through Partnership Scheme

5. The Revitalizing Historic Buildings Through Partnership Scheme ("the Revitalization Scheme") was launched in February 2008 with the major objectives to preserve and put historic government-owned buildings into good and innovative use, promote active public participation in the conservation of historic buildings, and create job opportunities at the district level.

6. Under the Revitalization Scheme, the Administration will finance the restoration and conversion of the historic buildings and provide one-off grants to meet the operating deficits, if any, of the NPOs selected to undertake the revitalization projects for the first two years of operation at a ceiling of \$5 million for each project. The progress of projects under the various batches of the Revitalization Scheme is in **Appendix I**.

7. At the meeting of DEV Panel on 3 December 2014, the Administration briefed Panel members on the funding proposals for revitalizing three government-owned historic buildings, namely the Bridges Street Market, the Former Fanling Magistracy and the Haw Par Mansion, under Batch III of the Revitalization Scheme.

8. Panel members supported the funding proposals. Taking in view that the restoration and maintenance of these buildings would incur substantial costs, some members stressed the importance of a clear demarcation of the repair and maintenance responsibilities for the revitalized buildings between the NPOs and the Administration. Furthermore, a mechanism should be in place to resolve the disputes, if any, over such responsibilities.

9. The Administration advised that according to the Guide to Application of Revitalization Scheme, the Administration should be responsible for the repair and maintenance of the structure of the historic buildings as well as undisturbed slopes and/or undisturbed retaining walls within the sites. Other than these, the selected NPOs should be responsible for the repair and maintenance of all buildings and areas within the sites. Prior to the NPO's moving into a historic building to commence operation, the Administration would provide funding support to cover the cost for major renovation to the historic building in accordance with the approved proposal. In this connection, major maintenance problems would unlikely arise during the first few years of operation. The Administration assured members that the Architectural Services Department would provide professional and technical advice on matters related to maintenance of government-owned historic buildings and the Commissioner for Heritage's Office under DEVB would facilitate the coordination between the NPOs and relevant government departments on such matters.

Declaration of monuments

10. According to the Antiquities and Monuments Ordinance ("A&MO") (Cap. 53), the Antiquities Authority ("AA"), i.e. the Secretary for Development ("SDEV") may, after consulting the Antiquities Advisory Board ("AAB") and with the approval of the Chief Executive ("CE") as well as the publication of a notice in the Gazette, legally declare a place/building a monument². AA is then empowered to prevent alterations, or to impose conditions upon any proposed alterations as he/she thinks fit, in order to protect the monument.

11. Hon Abraham SHEK raised a question at the LegCo meeting of 23 November 2011 on the implementation of A&MO. He was concerned that the declaration of any private property as a monument without having obtained the owner's consent might be in contravention with Article 105 of

² A full list of declared monuments is available at the website of the Antiquities and Monuments Office ("AMO") (<http://www.amo.gov.hk/en/monuments.php>).

the Basic Law³, and there might be the possibility of judicial review applications to challenge the decisions of the Administration with regard to the declaration of private properties as monuments.

12. The Administration considered that as A&MO would not take away the owner's title to the property which had been declared a monument and did not substantially interfere with the concerned owner's property rights, the current practice of declaring private properties monuments did not contravene the Basic Law. The Administration also held the view that it had sought to strike a fair balance between respecting private property rights and heritage conservation, including adopting the highly flexibly practice of "economic incentives" to encourage or in exchange for private owners to conserve historic buildings in their ownership, and had effectively conserved many historic buildings with this initiative in the past few years. It believed that these successful examples had reduced by a large extent the number of legal actions against the Administration's decisions.

Ho Tung Gardens

13. Ho Tung Gardens was a privately-owned historic building. In recognition of its high heritage and architectural value, Ho Tung gardens was confirmed as a Grade 1 historic building and declared a proposed monument under A&MO in January 2011. The Declaration Notice, i.e. the Antiquities and Monuments (Declaration of Proposed Monument) (Ho Tung Gardens) Notice, gave Ho Tung Gardens the statutory protection during the 12-month period and allowed the Administration more time for further discussion with the owner on preservation options. The House Committee subsequently set up a Subcommittee to study the Declaration Notice. While the Subcommittee generally welcomed the Declaration Notice, it considered that members' concerns regarding the need for a holistic and sustainable policy to preserve privately-owned historic buildings, including a fair and transparent compensation and economic incentive policy, should be referred to DEV Panel for consideration⁴.

³ Article 105 of the Basic Law stipulates that "the Hong Kong Special Administrative Region shall, in accordance with law, protect the right of individuals and legal persons to the acquisition, use, disposal and inheritance of property and their right to compensation for lawful deprivation of their property."

⁴ Source: Report of the Subcommittee on Antiquities and Monuments (Declaration of Proposed Monument) (Ho Tung Gardens) Notice (LC paper No. CB(1)1459/10-11)

14. The Administration was unable to reach an agreement with the owner of Ho Tung Gardens over the financial compensation in accordance with A&MO or other "preservation-cum-development" proposals. In October 2011, the then SDEV, in her capacity as AA, announced her intention to declare Ho Tung Gardens a monument on a permanent basis. However, having considered the objection made by the owner and all the relevant factors, SDEV announced in December 2012 that the CE-in-Council directed not to pursue the monument declaration. As a result, the mansion of Ho Tung Gardens has been removed to make way for private redevelopment⁵.

Expansion of heritage conservation from buildings to streets and areas

15. Two Declaration Notices were published in the Gazette in 2013, the first one on 22 November 2013 to declare the Bethanie and the Cenotaph monuments, and the second one on 27 December 2013 to declare Tat Tak Communal Hall and Fat Tat Tong monuments. Two Subcommittees were subsequently formed to examine these two Declaration Notices. While supporting the Administration to declare these four places monuments in recognition of their heritage merits and architectural values, the Subcommittees expressed concerns that under A&MO, emphasis was put on the conservation of specific historic buildings, but not their respective surrounding areas. The Subcommittees considered that the Administration should expand the scope of heritage conservation from buildings (point) to streets (line) and surrounding areas (plane), as well as enhancing the cross-departmental coordination work involved. The Subcommittees also noted that a policy review on the conservation of built heritage was underway and the review would cover the issue of adopting the "point-line-plane" approach in heritage conservation⁶.

Grading of historic buildings

16. AAB, having regard to the assessments of the heritage value of individual historic buildings by an independent Expert Panel, the views and information received from members of the public and the owners of the buildings concerned during public consultation exercises, accords Grade 1,

⁵ Source: Report on the Policy Review on Conservation of Built Heritage (http://www.builtheritagereview.hk/common/docs/AAB_Report_e.pdf)

⁶ Sources: (a) Report of the Subcommittee on Antiquities and Monuments (Declaration of Historical Buildings) Notice 2013 (LC Paper No. CB(1)642/13-14); and (b) Report of the Subcommittee on Antiquities and Monuments (Declaration of Historical Buildings) (No. 2) Notice 2013 (LC Paper No. CB(1)929/13-14)

Grade 2 or Grade 3⁷ status to individual historic buildings. The grading system is administrative in nature and does not provide historic buildings with statutory protection. 1 444 historic buildings have been proposed for grading by AAB as a result of a public consultation exercise conducted in 2009 and another 202 new items proposed for grading were announced in February 2013. Up to December 2014, AAB has confirmed the grading of 1 304 historic buildings out of the total⁸.

Conservation of graded historic buildings in the private domain

17. In consultation with AAB, the Administration has been reaching out to private owners offering them a wide range of assistance including technical advice and financial assistance in the maintenance of historic buildings, as well as economic incentives for heritage-cum-development projects to encourage the preservation of historic buildings.

18. The Financial Assistance for Maintenance Scheme was launched in August 2008 to provide assistance to owners of privately-owned graded historic buildings for carrying out maintenance works. The amount of grant for each successful application will be determined based on the justifications provided by the applicant. On 1 April 2009, the ceiling of grant was increased from \$600,000 to \$1,000,000. Up to December 2014, a total of 45 applications involving \$41.36 million have been approved and 11 applications are being processed⁹.

19. At the meeting of DEV Panel on 26 February 2013, Panel members noted that some 26 buildings on the list of 1 444 historic buildings had been demolished or substantially altered. Some members expressed concern about the lack of an effective mechanism for protecting graded historic buildings against damage, demolition or alteration. The Administration was urged to review the internal monitoring mechanism to render appropriate protection for these buildings.

⁷ Grade 1 buildings refer to those of outstanding merit, which every effort should be made to preserve if possible. Grade 2 buildings are those of special merit and should be selectively preserved, and Grade 3 buildings are of some merit, preservation of which in some form would be desirable; alternative means could be considered if preservation is not practicable. Source: The AMO's website (<http://www.amo.gov.hk/en/built2.php>)

⁸ Source: The Administration's paper on "Initiatives of Development Bureau in the 2015 Policy Address and Policy Agenda" (LC Paper No. CB(1)447/14-15(03)). Details of these historic buildings and their proposed/confirmed gradings are available at the AMO's website (<http://www.amo.gov.hk/en/built.php>).

⁹ Source: The Administration's paper on "Initiatives of Development Bureau in the 2015 Policy Address and Policy Agenda" (LC Paper No. CB(1)447/14-15(03))

20. On the provision of economic incentives to encourage owners of historic buildings to conserve their properties, some DEV Panel members suggested that the Administration should formulate a structured mechanism and standardized criteria. Some members proposed that the incentives to be offered could be in the form of cash compensation or tax rebates for enterprises which conducted economic activities in historic buildings.

21. According to the Administration, appropriate economic incentives including land exchange, transfer of plot ratio and relaxation on development intensity had been offered to owners of historic buildings. The type and extent of such incentives were determined on a case-by-case basis, as each building was unique and the demand and wish of each owner were not the same. There was, however, no plan to change Hong Kong's simple tax structure to offer tax rebates for conserving historic buildings. As regards cash compensation, the Administration considered it not a feasible option as there was no public consensus on using public money to compensate private property owners for the sake of heritage conservation.

Policy review on the conservation of built heritage launched in 2014

22. In view of the challenges for the conservation of built heritage, in particular those privately-owned historic buildings, DEVB had invited AAB to assist it in conducting a policy review on the conservation of built heritage. A two-month public consultation on the subject matter was launched in June 2014 on the following major issues: how to enhance protection for historic buildings while giving due regard to private property rights and development needs, how to share the cost of conservation, and the amount of resources the community was prepared to invest in conservation work¹⁰.

Statutory grading system

23. During the public consultation period, DEV Panel was consulted on the policy review at its meeting held on 24 June 2014. Some members expressed disappointment that in the consultation paper, there was no proposal on setting up a mechanism to upgrade graded historic buildings to statutory monuments.

¹⁰ Source: AAB's press releases issued on 4 June 2014
(<http://www.info.gov.hk/gia/general/201406/04/P201406040479.htm>)

24. AAB advised that on setting up a mechanism to turn Grade 1 historic buildings into statutory monuments, the issue of whether and how much public money should be expensed on preserving privately-owned built heritage had to be discussed. Under the policy review, the public were consulted on whether it was necessary to give statutory effects to the grading system to offer more protection for historic buildings. Such statutory effects would have an implication on the right to private property ownership.

Heritage trust

25. Some members were disappointed about the lack of progress of setting up a heritage trust. Despite that the proposal had been discussed during the term of office of the former SDEV, it was still under consultation in the policy review. They considered it important to decide whether a heritage trust should be established to make use of public money to purchase privately-owned built heritage and urged the Administration to put forward a proposal for public discussion.

26. The Administration advised that it had commissioned a consultancy study on the feasibility for setting up a statutory heritage trust and the consultancy report recommended the Administration to set up a trust with an initial injection of \$900 million. The recommended amount appeared to be on the low side in meeting the aspiration of the community in protecting and maintaining privately-owned built heritage. As the heritage trust was a major component in the conservation of privately-owned built heritage, some issues mentioned in the consultancy report required further discussion and consultation. As such, the issue had been included in the policy review. The Administration considered it important for the public to form a consensus on whether to set up a trust and the amount of public money to be injected into the trust.

Recommendations of the policy review

27. AAB completed the policy review on the conservation of built heritage in December 2014 and submitted the relevant report to the Administration. It recommended, among other things: (a) examining the setting up of a statutory grading system for the protection of graded building while safeguarding private property rights; (b) establishing a dedicated fund on conservation of built heritage; (c) exploring the feasibility of conserving and protecting selected building cluster(s) of unique heritage value under the "point-line-plane" approach; (d) consolidating and scaling up the existing economic incentives to attract

private owners to conserve their historic buildings; and (e) stepping up efforts in public engagement and consultation on issues concerning built heritage conservation.

28. Given the diverse views in the community on whether public funds should be used to purchase or resume privately-owned historic buildings, AAB considered that this option should not be pursued. Instead, the Administration should provide more attractive economic incentives such as financial assistance, relaxation of plot ratio and land exchange, to facilitate private owners to carry out timely maintenance works and protect historic buildings ¹¹. The Administration is actively considering the recommendations made by AAB, which are listed in **Appendix II**.

Latest development

29. The Administration will update DEV Panel on the progress made on a number of heritage conservation initiatives since its last report in June 2014 and invite members' views on the future work on heritage conservation at the meeting to be held on 23 June 2015.

Relevant papers

30. A list of relevant papers with their hyperlinks is in **Appendix III**.

Council Business Division 1
Legislative Council Secretariat
16 June 2015

¹¹ Source: AAB's press release issued on 9 January 2015
(<http://www.info.gov.hk/gia/general/201501/09/P201501090537.htm>)

Appendix I

Progress of projects under the Revitalization Historic Buildings Through Partnership Scheme (as at 30 April 2015)¹²

No.	Historic building	Name of project	Capital cost (\$ million) (money of the day price)	Financial support ⁽¹⁾ (\$ million)	Current status	Commissioning date of the project
Batch I						
1.	Former North Kowloon Magistracy	Savannah College of Art and Design (Hong Kong)	Not required	Not required	Completed and in operation	September 2010
2.	Old Tai O Police Station	Tai O Heritage Hotel	69.13	Not required		March 2012
3.	Lui Seng Chun	Hong Kong Baptist University School of Chinese Medicine – Lui Seng Chun	29.16	2.56		April 2012
4.	Fong Yuen Study Hall	The Yuen Yuen Institute "Fong Yuen Study Hall" Tourism and Chinese Cultural Centre cum Ma Wan Residents Museum	10.71	2.96		March 2013
5.	Mei Ho House	YHA Mei Ho House Youth Hostel	220.33	5		October 2013
6.	Former Lai Chi Kok Hospital	Jao Tsung-I Academy	270.31	4.57		February 2014

¹² Sources: (a) The Government's website on heritage conservation (<https://www.heritage.gov.hk/en/rhbt/about.htm>); and (b) the Administration's paper on "Initiatives of Development Bureau in the 2015 Policy Address and Policy Agenda" (LC Paper No. CB(1)447/14-15(03))

No.	Historic building	Name of project	Capital cost (\$ million) (money of the day price)	Financial support ⁽¹⁾ (\$ million)	Current status	Commissioning date of the project
Batch II						
7.	Stone Houses	Stone Houses Family Garden	45.6	2.33	Completed in March 2015	2 nd quarter 2015
8.	Old Tai Po Police Station	The Green Hub for Sustainable Living	58	1.84	Completed in April 2015	2 nd quarter 2015
9.	Blue House Cluster	Viva Blue House	79.4	4.17	Construction works are underway and are expected to be completed by 4 th quarter 2015	1 st quarter 2016
Batch III⁽²⁾						
10.	Bridges Street Market	Hong Kong News-Expo	86.8 (expected)	5 (expected)	Construction works are expected to be commenced in 4 th quarter 2015 subject to funding approval of the Finance Committee	1 st quarter 2017
11.	Former Fanling Magistracy	The Hong Kong Federation of Youth Groups Institute for Leadership Develop-ment	114.2 (expected)	3.05 (expected)		1 st quarter 2017
12.	Haw Par Mansion	Haw Par Music Farm	176.99 (expected)	4.28 (expected)		3 rd quarter 2017

No.	Historic building	Name of project	Capital cost (\$ million) (money of the day price)	Financial support ⁽¹⁾ (\$ million)	Current status	Commissioning date of the project
Batch IV⁽³⁾						
13.	No 12 School Street	Not yet available			Pending announcement of the selection results by the Administration	Not yet available
14.	Old Dairy Farm Senior Staff Quarters					
15.	Lady Ho Tung Welfare Centre					
16.	King Yin Lei					
Total government subsidy			1,160.63	35.76		

- Notes: (1) The Administration will provide a one-off grant to cover startup costs and operating deficits (if any) of the social enterprises for a maximum of the first two years of operation at a ceiling of \$5 million per project.
- (2) The Administration has selected the parties to revitalize the historic buildings under Batch III of the Revitalization Scheme and the Finance Committee has not yet approved the funding of these projects.
- (3) The Administration has invited interested parties to apply for an adaptive re-use of the historic buildings under Batch IV of the Revitalization Scheme. The application was closed in 2014 and the selection results are expected to be announced in the first half of 2015.

**Recommendations of
the Report on the Policy Review on Conservation of Built Heritage¹³**

Protecting historic buildings

1. (a) To better utilize the existing mechanism in providing incentives and facilitation to owners of graded buildings with a view to providing timely maintenance to avoid dilapidation and reducing the risk of large-scale alteration of graded buildings.
- (b) To examine the setting up of a statutory grading system in the longer run for the protection of graded buildings with safeguarding private property rights.
2. Mandatory purchase or resumption of privately-owned historic buildings should not be pursued. Public money should not be used directly to purchase privately-owned historic buildings. To provide more attractive economic incentives such as financial assistance, relaxation of plot ratio and land exchange, to facilitate private owners to carry out timely maintenance works and protect historic buildings.
3. (a) As the first step, to conduct a study to explore the feasibility of conserving and protecting selected building cluster(s) of unique heritage value under the "point-line-plane" approach.
- (b) In the medium term, to arrange thematic surveys, or mapping exercises, on building cluster(s) of heritage value for drawing up appropriate conservation strategies and protection measures if necessary, and for future planning.
4. To review and, if necessary, amend the Buildings Ordinance, the relevant Practice Note(s) and the Practice Guidebook in order to encourage and facilitate private owners of historic buildings to preserve and adaptively re-use their buildings. These measures should not jeopardize building safety and health standards.

¹³ Source: Report on the Policy Review on Conservation of Built Heritage (http://www.builtheritagereview.hk/common/docs/AAB_Report_e.pdf)

Resources for protecting historic buildings

5. To set up a dedicated fund on conservation of built heritage to provide funding for public education and publicity work as well as academic research undertaken by non-government organizations and other bodies to enhance the understanding and awareness of the public on built heritage conservation; to cover certain government initiatives and activities on built heritage conservation, such as the revitalization of historic buildings and promotion on the importance of timely maintenance to the owners to avoid dilapidation. The fund should not be used to purchase or resume privately-owned historic buildings.
6. To consolidate and scale up the existing economic incentives to attract private owners to conserve their historic buildings, such as adopting the "preservation-cum-development" approach. The incentives should be offered through a more formalized, systematic and well-publicized mechanism and according to the scale, building conditions and heritage value of the privately-owned historic buildings.

Public participation in built heritage conservation

7. To build on the existing public education and publicity work to enhance the understanding and awareness of the public (including private owners of historic buildings) on the conservation of built heritage, such as the importance of timely and proper maintenance for historic buildings to avoid dilapidation. Assistance to non-government organizations and other bodies to undertake this could be supported by the proposed built heritage fund. More creative means such as electronic platforms and innovative devices could be explored.
8. To step up efforts in public engagement and consultation on issues concerning built heritage conservation. On individual conservation projects and issues at the district level, the community could be better consulted through collaboration with partners including District Councils and other non-government organizations. Assistance to non-government organizations and other bodies to undertake this could be supported by the proposed built heritage fund. The Antiquities Advisory Board would continue to advise the Antiquities Authority on policies and territory-wide subjects following thorough public consultation and engagement.

9. (a) For government-owned historic buildings, to provide public access as far as practicable.
- (b) For privately-owned graded buildings, where there is owners' consent, to ensure that certain form of public access is available, such as access to the physical buildings or through certain records.
- (c) To allow flexibility on the requirements on public access to privately-owned graded buildings receiving financial assistance from the Government for preservation and/or maintenance, if it is justified on grounds such as privacy or building stability.
- (d) To prepare detailed records of historic buildings with the aid of new technology where appropriate. The records should be easily accessible by the public.

Heritage conservation initiatives

List of relevant papers

Council/Committee	Date of meeting	Paper
Council meeting	9 November 2011	<p>Hansard -- oral question (No. 5) on "Conservation of Statutory Monuments and Historic Buildings" (p. 1735 - 1745)</p> <p>http://www.legco.gov.hk/yr11-12/english/counmtg/hansard/cm1109-translate-e.pdf</p>
Council meeting	23 November 2011	<p>Hansard -- written question (No. 9) on "Implementation of the Antiquities and Monuments Ordinance" (p. 2333 - 2337)</p> <p>http://www.legco.gov.hk/yr11-12/english/counmtg/hansard/cm1123-translate-e.pdf</p>
Public Works Subcommittee	8 February 2012	<p>Administration's paper on "Head 708 -- Capital Subventions and Major Systems and Equipment 16QW -- Revitalisation Scheme -- Revitalisation of the Blue House Cluster into Viva Blue House" [LC Paper No. PWSC(2011-12)47]</p> <p>http://www.legco.gov.hk/yr11-12/english/fc/pwsc/papers/p11-47e.pdf</p> <p>Administration's paper on "Head 708 -- Capital Subventions and Major Systems and Equipment 17QW -- Revitalisation Scheme -- Revitalisation of Old Tai Po Police Station into a Green Hub [LC Paper No. PWSC(2011-12)48]</p> <p>http://www.legco.gov.hk/yr11-12/english/fc/pwsc/papers/p11-48e.pdf</p>

Council/Committee	Date of meeting	Paper
		<p>Minutes of meeting [LC Paper No. PWSC48/11-12] http://www.legco.gov.hk/yr11-12/english/fc/pwsc/minutes/pwsc20120208.pdf</p>
Panel on Development	28 February 2012	<p>Administration's paper on "Progress Report on Heritage Conservation Initiatives" [LC Paper No. CB(1)1116/11-12(03)] http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/dev0228cb1-1116-3-e.pdf</p> <p>Minutes of meeting [LC Paper No. CB(1)1874/11-12] http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20120228.pdf</p>
Panel on Development	22 May 2012	<p>Administration's paper on "2QW -- Revitalisation Scheme -- Revitalisation of the Former Lai Chi Kok Hospital into Jao Tsung-I Academy/The Hong Kong Cultural Heritage" [LC Paper No. CB(1)1757/11-12(01)] http://www.legco.gov.hk/yr11-12/english/panels/dev/papers/devcb1-1757-1-e.pdf</p> <p>Minutes of meeting [LC Paper No. CB(1)2522/11-12] http://www.legco.gov.hk/yr11-12/english/panels/dev/minutes/dev20120522.pdf</p>
Council meeting	13 June 2012	<p>Hansard -- oral question (No. 4) on "Conservation of Heritage and Historic Buildings" (p. 14924 - 14936) http://www.legco.gov.hk/yr11-12/english/counmtg/hansard/cm0613-translate-e.pdf</p>

Council/Committee	Date of meeting	Paper
Panel on Development	26 February 2013	<p>Administration's paper on "Progress Report on Heritage Conservation Initiatives" [LC Paper No. CB(1)580/12-13(09)] http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0226cb1-580-9-e.pdf</p> <p>Administration's follow-up paper [LC Paper No. CB(1)738/12-13(01)] http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0226cb1-738-1-e.pdf</p> <p>Administration's follow-up paper [LC Paper No. CB(1)911/12-13(01)] http://www.legco.gov.hk/yr12-13/english/panels/dev/papers/dev0226cb1-911-1-e.pdf</p> <p>Minutes of meeting [LC Paper No. CB(1)1078/12-13] http://www.legco.gov.hk/yr12-13/english/panels/dev/minutes/dev20130226.pdf</p>
Council meeting	3 July 2013	<p>Hansard -- written question (No. 12) on "Conservation and Law Enforcement Actions Regarding Declared Monuments" (p. 14436 - 14438) http://www.legco.gov.hk/yr12-13/english/counmtg/hansard/cm0703-translate-e.pdf</p>
Panel on Development	24 June 2014	<p>Administration's paper on "Review of Policy on the Conservation of Built Heritage, Progress Report on Heritage Conservation Initiatives and Policy Relating to Preservation of Historical Remains Discovered at</p>

Council/Committee	Date of meeting	Paper
		<p>Works Sites" [LC Paper No. CB(1)1623/13-14(05)] http://www.legco.gov.hk/yr13-14/english/panels/dev/papers/dev0624cb1-1623-5-e.pdf</p> <p>Administration's follow-up paper [LC Paper No. CB(1)1782/13-14(01)] http://www.legco.gov.hk/yr13-14/english/panels/dev/papers/dev0624cb1-1782-1-e.pdf</p> <p>Minutes of meeting [LC Paper No. CB(1)214/14-15] http://www.legco.gov.hk/yr13-14/english/panels/dev/minutes/dev20140624.pdf</p>
Panel on Development	3 December 2014	<p>Administration's paper on "Revitalisation of the Bridges Street Market, the Former Fanling Magistracy and the Haw Par Mansion under the Revitalising Historic Buildings Through Partnership Scheme" [LC Paper No. CB(1)297/14-15(01)] http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/dev20141203cb1-297-1-e.pdf</p> <p>Administration's follow-up paper [LC Paper No. CB(1)706/14-15(01)] http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/dev20141203cb1-706-1-e.pdf</p> <p>Minutes of special meeting [LC Paper No. CB(1)448/14-15] http://www.legco.gov.hk/yr14-15/english/panels/dev/minutes/dev20141203.pdf</p>

Council/Committee	Date of meeting	Paper
Panel on Development	27 January 2015	Administration's paper on "Initiatives of Development Bureau in the 2015 Policy Address and Policy Agenda" [LC Paper No. CB(1)447/14-15(03)] http://www.legco.gov.hk/yr14-15/english/panels/dev/papers/dev20150127cb1-447-3-e.pdf