



# Adaptive reuse in sustainable development: An empirical study of a Lui Seng Chun building in Hong Kong



Vivian W.Y. Tam <sup>a,d,\*</sup>, Ivan W.H. Fung <sup>b</sup>, Michael C.P. Sing <sup>c</sup>

<sup>a</sup> Western Sydney University, School of Computing, Engineering and Mathematics, Locked Bag 1797, Penrith, NSW 2751, Australia

<sup>b</sup> Department of Civil and Architectural Engineering, City University of Hong Kong, Hong Kong

<sup>c</sup> Department of Construction Management, School of Built Environment, Curtin University, Western Australia, Australia

<sup>d</sup> Adjunct Professor, College of Civil Engineering, Shenzhen University, Shenzhen 518060, China

## ARTICLE INFO

### Article history:

Received 3 July 2014

Received in revised form

28 June 2016

Accepted 4 July 2016

Available online 22 July 2016

### Keywords:

Adaptive reuse

Historic building

Lui Seng Chun

Hong Kong

Sustainable development

## ABSTRACT

Balancing a conflict between cultural heritage and development is an important topic for our society around the world. In many countries, historic buildings are well-preserved for economically viable uses. Lui Seng Chun is a Grade 1 historic building in Hong Kong. It is not only has collective memory for local residents, but also requires particular expertise and care. To encourage cultural tourism and ensure a good adaptive reuse of Lui Seng Chun project, the government has invited non-profit making organizations with charitable status and relevant experience to operate the building through applying the "Revitalizing historic buildings through partnership scheme". This historic building can be allocated for cultural or commercial uses. Therefore, this paper explores public opinions on governmental measures and the introduction of conservation and revitalization of historic buildings as well as their comments on the reuse plan of the Lui Seng Chun project by conducting a questionnaire survey. Learning from the Lui Seng Chun project, the government should makes effort for protecting our heritage assets and considering public wants, a balance between development and heritage conservation can be achieved as a win-win situation.

© 2016 Elsevier Ltd. All rights reserved.

## 1. Introduction

Over the decades, Hong Kong has been developed from a small fishing village to an international city. Since heritage such as historic buildings bears witness on the development of our city and is a valuable and unique asset of the community, how to strike a good balance between sustainable development and heritage conservation has increasingly been the object of study in recent years. The Hong Kong government has actively advocating cultural tourism, hoping that through heritage conservation can create further attractions for visitors to Hong Kong [1]. For example, the government has introduced a "Revitalizing historic buildings through partnership scheme" for enhancing heritage conservation in October 2007. It bears a clear purpose of adaptive reuse of historic buildings for cultural enrichment that is one of the new directions for heritage conservation in Hong Kong. With this scheme, seven government-owned historic buildings are being selected as the first batch in this revitalization scheme. These revitalization projects can create positive impacts to the local

community through injecting new economic activities and providing some sorts of catalytic effects [2]. It also provides diversity of the population movement between the districts, for example, attracting new inflow of people to the areas, thus injecting vitality and a breath of freshness to relatively old districts [3].

The historic buildings, Lui Seng Chun building is one of the seven revitalization projects that the Hong Kong government has invited non-profit-making organizations with charitable status to apply for adaptive reuse. Interestingly, out of these seven historic buildings, applications received for the Lui Seng Chun building are the highest with 30 applications, compared to the lowest received project of only 5 for Old Tai O police station project. After thorough screening process, Hong Kong Baptist University has been selected among the applications for undertaking the Lui Seng Chun project. The cost of the Lui Seng Chun renovation project is estimated at around HK\$24.8 million and completion in 2012. New Lui Seng Chun building will provide guided tours for introducing the history of the Lui Seng Chun building and for promoting Chinese medicine and healthcare education to the community.

Using a case study of the Lui Seng Chun project, this paper seeks to examine public opinion on the conservation of historic buildings by receiving information from a local perspective. The study of historic buildings can reveal artistic and human

\* Corresponding author.

E-mail address: [vivianwytam@gmail.com](mailto:vivianwytam@gmail.com) (V.W.Y. Tam).

messages embraced as well as illustrate their historic values and significance. The historic buildings can also be preserved for innovative use that transfers into unique cultural landmarks and creates benefits to the community. The most important, the revitalize and adaptive reuse can promote active public participation in the conservation of historic buildings and provide buildings a new lease of life for the enjoyment of the public.

## 2. Historic buildings

A historic building has architectural, aesthetic, historic, documentary, archaeological, economic, social and even political and spiritual or symbolic values; but the first impact is always emotional, for it is a symbol of our cultural identity and continuity as part of our heritage [4]. Historic buildings are symbols of cultural identity and continuity that can always give us a sense of wonder. They also carry various kinds of academic and aesthetic values.

In the United States, a building must have at least 50 years old to be considered as historic, although some jurisdictions have lowered this seemingly arbitrary threshold [5]. New York City is an example, in which significant buildings must be only 30 years old to be considered as historic landmarks. The fact is, buildings of architectural and cultural importance are represented in all decades of history. The merits of a particular property must be individually evaluated in terms of the locale's specific history and development; the individual property's architectural merit and association with important people or events [6].

Historic buildings can provide a tangible connection to the past and contribute to communities' identity and stability [7]. They can allow present-day visitors to experience firsthand on social, economic and aesthetic values of a particular historical period. Many historic structures represent the highest architectural achievements. Some also reveal extraordinary construction technologies and craftsmanship. Many buildings provide a unique perspective on important people or events in history. The integrity of a historic building may be considered in terms of both its architectural completeness and its authenticity in the context of historically significant events, activities or people. The degree of a building's architectural integrity relates directly to how effectively it conveys historic significance [6].

Historic buildings are varied in Hong Kong, ranging from elegant traditional Chinese ancestral halls and Western residences to functional structures such as waterworks facilities. Architectural styles, site selections and building materials as well as building types to be constructed are all governed by social beliefs, traditions, ideas and cultures. In Hong Kong, all the buildings are graded on the basis of historical interest, architectural merit, social value and local interest that is governed by Chapter 53 - the Antiquities and Monuments Ordinance (the Ordinance). The Antiquities Authority who had consulted with the Antiquities Advisory Board and obtained the approval of the Chief Executive, by notice in the Gazette, declare a place, building, site or structure to be a monument for protection.

The current grading system categories historic buildings into Grade 1, Grade 2 and Grade 3 [8]: (i) Grade 1: Buildings of outstanding merit and feature, which every effort should be made to preserve if possible; (ii) Grade 2: Buildings of special merit and feature; efforts should be made to selectively preserve; and (iii) Grade 3: Buildings of some merit and feature; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.

## 3. Adaptive reuse of historic buildings

Adaptive reuse is a process of making modification to an existing structure so that space will be suitable for new functions [6].

Adaptive reuse is a special form of refurbishment that poses difficult challenges for designers. Although, changing the class and functional classification of a building will introduce new regulatory conditions and perhaps require zoning consent [9], there are clear economical, environmental and social benefits that can attract this option for developers. Adaptive reuse of historic buildings is considered as fundamental to promote the conservation of heritage and sustainable development around the world.

To determine whether to reuse buildings or to demolish and rebuild, energy and waste disposal costs of new action usually do not include all environmental and social costs [10]. Unmasking these costs can provide strong incentives for a transition to sustainable energy use, less profligate use of new materials, and greater use of existing building stock. Refurbishment is also a greater employment generator than new construction. Refurbishment generates about 25% more employment than new building construction per square metre of floor space as a result of the typical labour-intensive activities involved in renovation [9,10].

## 4. Historic buildings conservation in Hong Kong

Hong Kong has grown from a small rural community into a modern metropolis in the past 50 years. The main characteristic of state's culture lies in the successful blend of east and west. Hong Kong's heritage items are a testimony to our unique past and are irreplaceable. The conservation works of historic buildings would provide a legacy for future generation showing how those lived before, and enables new generation to retain knowledge and memories of previous ages. Conserved heritage also forms part of collective memory, which provides a sense of continuity and belonging and helps define our cultural identity [11].

The demand of establishing a comprehensive heritage conservation policy in Hong Kong has been aspired from public's concern. After a review exercise on the policy and related ordinances was conducted by the Home Affairs Bureau in 2004, there has been no further follow-up action from the government on the same subject. One out of eleven Hong Kong's historic buildings proposed to declare have been torn down since 1980. The Antiquities Advisory Board revealed that 54 out of 607 buildings had listed since it was set up in 1980 have been demolished. There are now 496 graded historic buildings and 81 declared monuments left in Hong Kong. However, those graded sites currently have no legal protection against any demolition work carried by the owners [12].

In 2007, the importance heritage conservation of Hong Kong was recognized in the Chief Executive's policy address 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 generation. The government treasured the sense of place, the sense of identity that this generation has developed and attached to Hong Kong's cultural history and the past and provided an opportunities for the young generation to understand the history of the Hong Kong [13].

To take forward the Chief Executive's pledge, a new adaptive reuse scheme has been implemented on the historic buildings. The scheme aims to achieve dual objectives that historic buildings would be preserved and made available for use in the best interest of the community. It becomes an opportunity to promote active public participation in the preservation and innovative use of historic buildings.

To protect, conserve and revitalize appropriate historic buildings for the benefit and enjoyment of present and future generations, 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

Download English Version:

<https://daneshyari.com/en/article/8112946>

Download Persian Version:

<https://daneshyari.com/article/8112946>

[Daneshyari.com](https://daneshyari.com)