

For discussion on
27 April 2010

Legislative Council Panel on Development

Revitalisation of Mei Ho House as City Hostel and Revitalisation of Lui Seng Chun as the Hong Kong Baptist University Chinese Medicine and Healthcare Centre under the Revitalising Historic Buildings Through Partnership Scheme

PURPOSE

This paper seeks Members' support for the funding applications for revitalising Mei Ho House as City Hostel and revitalising Lui Seng Chun as the Hong Kong Baptist University Chinese Medicine and Healthcare Centre under the Revitalising Historic Buildings Through Partnership Scheme (the Revitalisation Scheme).

Background

2. In February 2008, we invited non-profit-making organisations (NPOs) with charitable status under section 88 of the Inland Revenue Ordinance (Cap. 112) to apply for adaptive re-use of selected government-owned historic buildings in the form of social enterprises under the Revitalisation Scheme. Following a vigorous and competitive process, and upon the advice of the Advisory Committee on Revitalisation of Historic Buildings, we selected successful applicants for six historic buildings, including Mei Ho House and Lui Seng Chun, under Batch I of the Revitalisation Scheme, and reported the selection results to the LegCo Panel on Development (this Panel) *vide* LegCo Paper No. CB(1)816/08-09(03). The Hong Kong Youth Hostels Association (HKYHA) was selected to undertake a project for the preservation and revitalisation of Mei Ho House as City Hostel while the Hong Kong Baptist University (HKBU) was selected to undertake a project for the preservation and revitalisation of Lui Seng Chun as the Hong Kong Baptist University Chinese Medicine and Healthcare Centre.

I. REVITALISATION OF MEI HO HOUSE AS CITY HOSTEL

The Project

The Building

3. Mei Ho House of Shek Kip Mei Estate was among the first six-storey resettlement blocks built in 1954 after the Shek Kip Mei fire and has been left vacant since 2004. It is characterized by two identical wings linked up by a cross piece forming a H-shaped plan. As most of the resettlement blocks have been demolished, Mei Ho House is the only Mark I H-shaped resettlement block remaining. The Antiquities Advisory Board (AAB) accorded Grade 1 status to Mei Ho House in 2005. Under the current review of the grading of 1,444 historic buildings by the AAB, Mei Ho House is proposed to be a Grade 2 historic building.

The Project Scope

4. The scope of the revitalisation project comprises the restoration and revitalisation of Mei Ho House for accommodating the following facilities –

- (a) 129 dormitories, including 107 double/twin rooms, 10 eight-bed rooms, 8 four-bed family rooms and 4 twin-bed rooms for the disabled;
- (b) Museum of Public Housing;
- (c) a canteen-style common room with kitchen;
- (d) a reception area;
- (e) a sitting-out area;
- (f) amenities/communal space;
- (g) office areas;
- (h) store rooms; and
- (i) other ancillary facilities, e.g. toilets, lifts, plant rooms, etc.

A site plan and some artistic impression of City Hostel are at **Annex A** and **Annex B** respectively.

The Benefits

5. The revitalisation project will generate the following benefits:
- (a) The City Hostel will benefit the local community and the local economy by offering hostel accommodation for budget travellers looking for wholesome, safe and clean accommodation at an affordable price. The client base includes international backpackers, Mainland visitors, local youth groups, low-budget business travellers buying from wholesalers in Sham Shui Po, etc.;
 - (b) HKYHA hopes to strengthen 'family' as a core social value in Sham Shui Po with the development of the Mei Ho 'Alumni Network', which offers opportunities for previous residents of Shek Kip Mei Estate to interact with local youth and visitors, to share their life experience and to inspire resilience among our youth;
 - (c) The Museum of Public Housing will occupy the ground floor and the first floor of one wing of Mei Ho House. Tentatively, the first floor will accommodate sample rooms that are restored to their original condition and furnished as in the 1950's. Since Mei Ho House marks the beginning of public housing development in Hong Kong, the opportunity will be taken to display the lifestyle of public housing tenants in the early days in this type of buildings; and
 - (d) HKYHA will operate City Hostel as a social enterprise, organise guided tours and workshops to promote the history of Mei Ho House and public housing in Shek Kip Mei. City Hostel will allow free public access to the Museum of Public Housing on the ground floor, sample rooms on the first floor, outdoor areas and the courtyard for appreciation. HKYHA plans to adopt a district-based holistic planning approach to create synergy between Mei Ho House and other heritage spots in the vicinity such as the Former North Kowloon Magistracy, Lui Seng Chun, Lei Cheng Uk Han Tomb, Sam Tai Tsz Temple and Pak Tai Temple, etc. A series of joint regional programmes, including guided tours covering all or most of these heritage spots will be organised. These tours will be led by local residents in need of part-time employment to introduce the community life of the past, the commercial vibrancy of this

wholesale and retail area and the early architecture of Shum Shui Po.

Project Estimate

6. The estimated capital cost of the project is about \$202.3 million¹ at September 2009 prices. We intend to seek funding approval from the Public Works Subcommittee (PWSC) on 2 June 2010 and the Finance Committee (FC) on 18 June 2010 with a view to starting renovation works as early as possible. The cost of structural repairs of the historic building at the site, as well as the maintenance of the slopes not affected by the revitalisation works, will be borne by the Government. HKYHA is responsible for the cost of the other maintenance works for the historic building and the site. A broad breakdown of the capital cost is at **Annex C**.

Heritage Implications

7. This project is subject to an HIA in accordance with the prevailing requirements for heritage conservation. HKYHA consulted the AAB on the HIA report, which is in the form of a Conservation Management Plan, at its meeting on 2 March 2010 and received its support. HKYHA will ensure that the construction works, mitigation measures, future maintenance and interpretation of the site history will comply with the requirements stipulated in the HIA report.

Public Consultation

8. We reported the selection results for Batch I of the Revitalisation Scheme, including the successful application for Mei Ho House, to this Panel on 24 February 2009. Members generally supported the Scheme and the Administration's efforts to revitalise these historic buildings.

9. As mentioned in paragraph 7 above, HKYHA consulted the AAB on the HIA for the revitalisation project on 2 March 2010 and received its support.

10. HKYHA consulted the Sham Shui Po District Council on the project on 5 May 2009 and received its support.

¹ This estimated figure is subject to minor adjustment for submission to the PWSC and the FC for funding approval in June 2010.

II. REVITALISATION OF LUI SENG CHUN AS THE HONG KONG BAPTIST UNIVERSITY CHINESE MEDICINE AND HEALTHCARE CENTRE

The Project

The Building

11. Lui Seng Chun was built in 1931 under the ownership of Mr. LUI Leung. The ground floor of the building was occupied by a Chinese bone-setting medicine shop named “Lui Seng Chun” while the upper floors became living quarters for the members of the Lui family. It has been left vacant since 1980 and the ownership of the building was transferred to the Government in 2003. It is a typical ‘Tong-lau’ (Chinese tenement) building, featuring deep verandahs and a stone plaque bearing the name of the medicine shop at the top of the building. The Antiquities and Advisory Board accorded Grade 1 status to the building in 2000 and in the recent review in December 2009.

The Project Scope

12. The scope of the revitalisation project comprises the restoration and revitalisation of Lui Seng Chun for accommodating the following facilities –

- (a) a Chinese medicine and herbal tea retail shop;
- (b) a Chinese medical consultation room;
- (c) an acupuncture consultation room and an acupuncture treatment room;
- (d) a bone-setting consultation room and a bone-setting treatment room;
- (e) patient waiting areas;
- (f) a pharmacy;
- (g) a herb brewing room and a herb storage room;
- (h) a roof-top Chinese medicinal herbs garden;
- (i) a multi-media display area;
- (j) a seminar room;

- (k) lobby/reception areas;
- (l) an office;
- (m) a courtyard; and
- (n) other ancillary facilities, e.g. toilets, a lift, sterilisation room, locker room, server room, plant rooms, etc.

— A site plan and some artistic impression of the HKBU Chinese Medicine and Healthcare Centre are at Annex A and Annex D respectively.

The Benefits

13. The revitalisation project will generate the following benefits:
- (a) The Chinese Medicine and Healthcare Centre will benefit the local community by offering quality Chinese medical consultation services with quotas for the low-income group and the elderly at concessionary fees. The Centre will also provide other community services such as communal health education and programmes/workshops for the promotion of Chinese medicine; and
 - (b) The Chinese Medicine and Healthcare Centre will become an attraction spot to both tourists and locals. HKBU will liaise with the Hong Kong Tourism Board to promote the revitalised Lui Seng Chun as a tourist attraction, thus bringing other related business opportunities to the area. HKBU will link up the revitalised Lui Seng Chun with other historic sites nearby and organize public tours jointly with their operators. Free public access will be allowed to the Chinese medicine and herbal tea retail shop, the multi-media display area and the courtyard on the ground floor for appreciation of this historic building. Guided tour of the building will also be arranged by advanced booking, provided that it does not affect the main operation of the Chinese Medicine and Healthcare Centre.

Project Estimate

14. The estimated capital cost of the project is about \$25.1 million² at September 2009 prices. We intend to seek funding approval from the PWSC on 2

² This estimated figure is subject to minor adjustment for submission to the PWSC and the FC for funding approval in June 2010.

June 2010 and the FC on 18 June 2010 with a view to starting renovation works as early as possible. The cost of structural repairs of the historic building at the site will be borne by the Government. HKBU is responsible for the cost of the other maintenance works for the historic building and the site. A broad breakdown of the capital cost is at Annex C.

Heritage Implications

15. This project is subject to an HIA in accordance with the prevailing requirements for heritage conservation. HKBU consulted the AAB on the HIA report, which is in the form of a Conservation Management Plan, at its meeting on 2 March 2010 and received its support. HKBU will ensure that the construction works, mitigation measures, future maintenance and interpretation of the site history will comply with the requirements stipulated in the HIA report.

Public Consultation

16. We reported the selection results for Batch I of the Revitalisation Scheme, including the successful application for Lui Seng Chun, to this Panel on 24 February 2009. Members generally supported the Scheme and the Administration's efforts to revitalise these historic buildings.

17. As mentioned in paragraph 15 above, HKBU consulted the AAB on the HIA for the revitalisation project on 2 March 2010 and received its support.

18. HKBU consulted the Yau Tsim Mong District Council on the project on 27 August 2009 and received its support.

ADVICE SOUGHT

19. Members are invited to support the funding applications for revitalising Mei Ho House as City Hostel and revitalising Lui Seng Chun as the Hong Kong Baptist University Chinese Medicine and Healthcare Centre.

Development Bureau
April 2010

前荔枝角醫院 (Former Lai Chi Kok Hospital)

饒宗頤文化館/香港文化傳承 (Jao Tsung-I Academ / The Hong Kong Culture Heritage)



北九龍裁判法院 (Former North Kowloon Magistracy)
薩凡納藝術設計(香港)學院 (SCAD Hong Kong Campus)
at 292 Tai Po Road

美荷樓 (Mei Ho House)
城市旅舍 (City Hostel)
at Block 41 Shek Kip Mei Estate

雷生春(Lui Seng Chun)
香港浸會大學中醫藥保健中心
(HKBU Chinese Medicine and Healthcare Centre)
at 119 Lai Chi Kok Road

Legend 圖例:
活化歷史建築伙伴計劃下的項目
Projects under the Scheme for
Revitalising Historic Buildings
Through Partnership



Existing Building 樓宇現貌

Revitalisation Scheme – Revitalising Mei Ho House as City Hostel

活化歷史建築夥伴計劃 – 活化美荷樓為城市旅舍



Artistic Impressions of the City Hostel 活化後模擬圖片

Revitalisation Scheme – Revitalising Mei Ho House as City Hostel
活化歷史建築夥伴計劃 – 活化美荷樓為城市旅舍

Broad Breakdown of the Capital Cost for the Revitalisation of Mei Ho House and Lui Seng Chun
(at September 2009 prices)

	<u>Mei Ho House</u> (HK\$ million)	<u>Lui Seng Chun</u> (HK\$ million)
1. Demolition and Site Clearance	6.3	2.2
2. Foundation and Building Works	102.0	13.3
3. Building Services Works	46.1	5.2
4. Furniture, Equipment and Miscellaneous Items	15.1	0.2
5. Consultancy Fee and Resident Site Staff	14.4	3.1
6. Contingency	18.4	1.1
	Total	
	202.3	25.1



Existing Building 樓宇現貌

Revitalisation Scheme – Revitalising Lui Seng Chun as the HKBU Chinese Medicine and Healthcare Centre
活化歷史建築伙伴計劃 - 活化雷生春為香港浸會大學中醫藥保健中心



Artistic Impressions of the City Hostel 活化後模擬圖片

Revitalisation Scheme – Revitalising Lui Seng Chun as the HKBU Chinese Medicine and Healthcare Centre
活化歷史建築伙伴計劃 - 活化雷生春為香港浸會大學中醫藥保健中心