

## 活化歷史 建築伙伴計劃 第二期

## REVITALISING HISTORIC BUILDINGS THROUGH PARTNERSHIP SCHEME BATCH II



### 文物保育的重要性

歷史文物見證着本港的發展，亦是我們獨一無二的寶貴資產。香港作為文明及已發展的社會，市民可以把昔日的社會與我們所嚮往的豐盛人生連繫起來，並透過保育我們的歷史建築來建立我們對身份的認同。

### 平衡文物保育 及發展

發展與保育並非對立的，我們會在持續發展和文物保育兩者之間取得平衡。作為其中一項加強文物保育的措施，我們將繼續把

合適的政府歷史建築納入《活化歷史建築伙伴計劃》(活化計劃)加以活化利用。

### 活化再利用政府歷史建築

我們希望將這些歷史建築好好地活化再利用，為它們注入新生命，供市民大眾一同享用。

### 計劃

#### 目標

- 保存歷史建築，並以創新的方法，予以善用。
- 把歷史建築改建成為獨一無二的文化地標。
- 推動市民積極參與保育歷史建築。
- 創造就業機會，特別是在地區層面方面。

#### 運作模式

- 物色適宜作活化再利用的政府歷史建築，以納入該計劃。
- 申請機構須就如何以社會企業形式使用上述建築物，以提供服務或營運業務遞交建議書，詳細說明如何保存有關的歷史建築，並有效發揮其歷史價值；就財務可行性而言，社會企業可如何營運；以及如何令社區受惠。
- 我們已成立由政府和非政府專家組成的活化歷史建築諮詢委員會(委員會)，負責審議建議書以及就相關事宜提供意見。
- 我們會向成功申請的機構提供一站式諮詢服務，以推行其建議計劃，服務範疇涵蓋文物保護、土地用途和規劃、樓宇建築，以及遵從《建築物條例》的規定。

- 在有理據支持下，我們會在該計劃之下提供資助，包括：
  - 一次過撥款，以應付建築物大型翻新工程的部分或全部費用；
  - 就建築物收取象徵式租金；以及
  - 一次過撥款，以應付社會企業的開辦成本和最多在首兩年營運所出現的赤字(如有)，上限為500萬元，但先決條件是，建議的社會企業預計可在開業初期後自負盈虧。

#### 評分準則

委員會將按以下5項評分準則研究和評審申請。每項評分準則比重為20%，準則包括：

- 彰顯歷史價值及重要性
- 技術範疇
- 社會價值及社會企業的營運
- 財務可行性
- 管理能力及其他考慮因素

#### 申請資格

《稅務條例》(第112章)第88條所界定的非牟利慈善機構，均可申請。此外，亦歡迎非牟利機構合營。申請機構在提交申請時或仍未獲得慈善機構資格，他們必須於申請限期後3個月內取得此項資格。

### 成功推出第一期活化計劃

政府於2008年2月正式推出第一期活化計劃，我們共收到114份活化7幢建築的計劃書。熱烈的迴響，反映了這項新措施獲得社會廣泛的認同和支持。經過詳細評審和審慎考慮各申請書的優點，委員會選出了6間非牟利機構活化舊大澳警署、芳園書室、荔枝角醫院、雷生春、美荷樓及北九龍裁判法院。隨着第一期活化計劃獲得的良好反應，政府現推出第二期，提供5幢歷史建築供活化再利用的申請。

### 第二期一五幢歷史建築

第二期活化計劃將包括下列的歷史建築：

#### 1. 舊大埔警署(重推)

地址： 新界大埔運頭角里11號  
總樓面面積： 1,300平方米  
用地面積： 6,500平方米

建成年份： 1899  
評級： 二級  
可能用途\*：

- 旅舍
- 度假營
- 教育機構
- 文化藝術村



#### 2. 藍屋建築群(藍屋、黃屋、橙屋)

用地面積： 約930平方米

##### 藍屋

地址： 灣仔石水渠街72、72A、74和74A號  
總樓面面積： 1,052平方米  
建成年份： 1923-1925  
評級： 一級



##### 黃屋

地址： 灣仔慶雲街2、4、6和8號  
總樓面面積： 456平方米  
建成年份： 1922-1925  
評級： 二級



##### 橙屋

地址： 灣仔景星街8號  
總樓面面積： 198平方米  
建成年份： 1957  
評級： 尚未評級  
藍屋建築群的可能用途\*：

- 教育或遊客中心
- 文娛場所或福利設施



#### 3. 前粉嶺裁判法院

地址： 新界粉嶺馬會道302號  
總樓面面積： 約1,980平方米  
用地面積： 約4,070平方米  
建成年份： 1960  
評級： 尚未評級  
可能用途\*：

- 藝術、文化和創意工業
- 郊野學習，教育或遊客中心



#### 4. 王屋村古屋

地址： 新界沙田圓洲角王屋花園  
總樓面面積： 約328平方米  
用地面積： 約8,790平方米<sup>註</sup>  
建成年份： 1911  
歷史地位： 法定古蹟  
可能用途\*：

- 茶座
- 美術館
- 活動中心



註：包括毗鄰一塊面積約8,505平方米的休憩用地

#### 5. 石屋

地址： 九龍聯合道侯王廟新村31至35號  
總樓面面積： 約208平方米  
用地面積： 約2,870平方米<sup>註</sup>  
建成年份： 1937-1957  
評級： 尚未評級  
可能用途\*：

- 郊野學習、教育或遊客中心
- 活動中心



註：包括毗鄰一塊面積約2,766平方米的休憩用地

\*可能用途只作參考之用，申請機構可隨意提議其他用途。

### 接受申請

第二期活化計劃將於2009年年中開始接受申請，詳情請瀏覽www.heritage.gov.hk。

### 查詢

我們希望大家積極參與這項計劃。如有查詢，請聯絡：

地址： 發展局  
文物保育專員辦事處  
中環美利大廈21樓

電郵： rhb\_enquiry@devb.gov.hk

電話： 2848 6230

傳真： 2127 4090

## IMPORTANCE OF HERITAGE CONSERVATION

Heritage bears witness to the development of our city and is a valuable and unique asset of our community. In a civilised and developed society like Hong Kong, our citizens aspire for richness in life through links to our past and building a sense of identity through preservation of our historic buildings.

## BALANCING CONSERVATION AND DEVELOPMENT

Development and conservation are not opposing forces. We will

strike a balance between sustainable development and heritage conservation. As one of the measures to enhance heritage conservation, we will continue to put suitable

government-owned historic buildings into adaptive re-use through the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme).

## ADAPTIVE RE-USE OF GOVERNMENT-OWNED HISTORIC BUILDINGS

Through good adaptive re-use of our historic buildings, we aim to give these buildings a new lease of life for the enjoyment of the public.

## THE REVITALISATION SCHEME

### Objectives

- To preserve and put historic buildings into good and innovative use.
- To transform historic buildings into unique cultural landmarks.
- To promote active public participation in the conservation of historic buildings.
- To create job opportunities in particular at the district level.

### Mode of Operation

- Government-owned historic buildings considered suitable for adaptive re-use would be identified for inclusion in the Revitalisation Scheme.

- Applicants can submit applications for using these buildings to provide services or business in the form of social enterprise. In their applications, they should come up with detailed plans to show how the historic buildings would be preserved and their historical significance be brought out effectively, how the social enterprise would operate in terms of financial viability and how the local community would benefit.

- The Advisory Committee on Revitalisation of Historic Buildings (AC), comprising Government and non-Government experts has been set up to assess the applications and advise the Government on related matters.

- We will provide one-stop advisory service for successful applicants to take forward their proposals in the areas of heritage conservation, land use and planning, building architecture, and compliance with Buildings Ordinance.
- Where justified, we will provide financial support including:
  - one-off grant to cover the cost for major renovation to the buildings, in part or in full;
  - nominal rental for the buildings; and
  - one-off grant to meet the starting 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, on the prerequisite that the social enterprise proposal is projected to become self-sustainable after this initial period.

### Marking Scheme

The AC will examine and assess the applications in accordance with a marking scheme consisting of five assessment criteria.

The weighting of each criterion is 20%. The criteria are:

- Reflection of historical value and significance
- Technical aspects
- Social value and social enterprise operation
- Financial viability
- Management capability and other considerations



### Eligibility

Non-profit-making organisations (NPOs) with charitable status under Section 88 of the Inland Revenue Ordinance (Cap 112) are eligible to apply. Joint ventures of NPOs are welcome. Applicants may not have obtained charitable status at the time of submission of application, they must have obtained such status within 3 months after the application deadline.

## SUCCESS OF REVITALISATION SCHEME – BATCH I

The Government rolled out Batch I of the Revitalisation Scheme in February 2008. A total of 114 applications for seven buildings were received. The good response reflects that this new initiative has received wide recognition and support from the community. After thorough assessment and careful consideration of the merits of all applications, the AC selected six NPOs to revitalise the Old Tai O Police Station, Fong Yuen Study Hall, Lai Chi Kok Hospital, Lui Seng Chun, Mei Ho House and North Kowloon Magistracy. In view of the good response to Batch I, Government is now launching Batch II, in which five historic buildings are included for application for adaptive re-use.

## BATCH II – FIVE HISTORIC BUILDINGS

Batch II of the Revitalisation Scheme will include the following historic buildings:

### 1. Old Tai Po Police Station (Re-launch)

Address: No. 11 Wan Tau Kok Lane, Tai Po, N.T.  
GFA: 1,300 sq. m.  
Site Area: 6,500 sq. m.  
Year Built: 1899  
Grading: Grade II  
Possible uses\*:

- Hostel
- Holiday Camp
- Educational Institution
- Arts and Cultural Village



### 2. The Blue House Cluster (Blue House, Yellow House, Orange House)

Site Area: About 930 sq. m.

#### Blue House

Address: 72, 72A, 74, 74A  
Stone Nullah Lane, Wan Chai  
GFA: 1,052 sq. m.  
Year Built: 1923-1925  
Grading: Grade I



#### Yellow House

Address: 2, 4, 6, 8 Hing Wan Street, Wan Chai  
GFA: 456 sq. m.  
Year Built: 1922-1925  
Grading: Grade II



#### Orange House

Address: 8 King Sing Street, Wan Chai  
GFA: 198 sq. m.  
Year Built: 1957  
Grading: Not yet graded  
Possible uses for the Blue House Cluster\*:

- Education or Visitor Centre
- Recreation or Welfare Facility



### 3. Former Fanling Magistracy

Address: 302, Jockey Club Road, Fanling, N.T.  
GFA: About 1,980 sq. m.  
Site Area: About 40,70 sq. m.  
Year Built: 1960  
Grading: Not yet graded  
Possible uses\*:

- Arts, Culture and Creative Industry
- Field Study, Education or Visitor Centre



### 4. Old House at Wong Uk Village

Address: Wong Uk Garden, Yuen Chau Kok, Sha Tin, N.T.  
GFA: About 328 sq. m.  
Site Area: About 8,790 sq. m.<sup>Note</sup>  
Year Built: Around 1911  
Historical Status: Declared Monument  
Possible uses\*:

- Café
- Gallery
- Activity Centre



Note: including an adjacent open space of about 8,505 sq. m.

### 5. Stone Houses

Address: No. 31-35 Hau Wong Temple New Village, Junction Road, Kowloon  
GFA: About 208 sq. m.  
Site Area: About 2,870 sq. m.<sup>Note</sup>  
Year Built: 1937-1957  
Grading: Not yet graded  
Possible uses\*:

- Field Study, Education or Visitor Centre
- Activity Centre



Note: including an adjacent open space of about 2,766 sq. m.

\* The possible uses are for reference only. Applicants are free to propose other uses.

## INVITATION FOR APPLICATIONS

Applications to buildings under Batch II of the Revitalisation Scheme will be invited in mid-2009. For details, please visit [www.heritage.gov.hk](http://www.heritage.gov.hk).

## ENQUIRIES

We look forward to your active participation. For enquiries, please contact:

Address: Commissioner for Heritage's Office  
Development Bureau  
21/F, Murray Building, Central

Email: [rhb\\_enquiry@devb.gov.hk](mailto:rhb_enquiry@devb.gov.hk)

Phone: 2848 6230

Fax: 2127 4090