

## 活化歷史建築 伙伴計劃 第五期

REVITALISING HISTORIC BUILDINGS  
THROUGH PARTNERSHIP SCHEME BATCH V



發展局  
Development Bureau

活化歷史建築伙伴計劃  
Revitalising Historic Buildings Through Partnership Scheme

### 文物保育的重要性

歷史文物見證香港的發展，亦是本地社會獨一無二的寶貴資產。香港是一個文明和發展成熟的社會，透過保育及欣賞文物建築，市民期望生活更加豐富美滿，與昔日的社會連繫起來，並且建立身份的認同感。

### 平衡文物保育和發展



發展與保育並非對立。我們致力在持續發展和文物保育兩者之間取得平衡。為加強文物保育的工作，我們會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)活化再用。

### 活化再利用政府歷史建築

我們致力活化善用這些歷史建築，為它們注入新生命，供市民大眾享用。

### 活化計劃

#### 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。
- 非牟利機構獲邀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，社會企業將如何營運；以及如何令社區受惠。
- 將由政府和非政府專家組成的保育歷史建築諮詢委員會(委員會)，審議建議書以及就相關事宜提供意見。
- 文物保育專員辦事處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，服務範圍涵蓋文物

保護、土地用途和規劃、樓宇建築，以及遵從《建築物條例》(第123章)的規定。

- 若有充分理據支持，我們會在該計劃下提供資助，包括：
  - 一次過撥款，以支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期間出現的赤字(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

委員會將按五項評分準則研究和評審申請，各項準則一般各佔20%比重，但會因應各歷史建築的具體情況作出調節。評分準則如下：

- 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夥營運。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三個月內取得此項資格。

### 成功推出第一、二、三及四期活化計劃

政府分別於2008年2月、2009年8月、2011年10月及2013年12月推出第一、二、三及四期活化計劃。經詳細審議和審慎考慮各申請書後，我們為第一期活化計劃選出六間非牟利機構，活化舊大澳警署、芳園書室、前荔枝角醫院、雷生春、美荷樓及前北九龍裁判法院；並為第二期活化計劃選出三間非牟利機構，活化舊大埔警署、灣仔藍屋建築群及九龍城石屋。我們亦為第三期活化計劃選出三間非牟利機構，活化虎豹別墅、必列啫士街街市及前粉嶺裁判法院；並為第四期活化計劃選出三間非牟利機構，活化書館街12號、舊牛奶公司高級職員宿舍及何東夫人醫局。由於計劃成功推行，政府現推出第五期活化計劃，提供四幢歷史建築供有興趣組織申請活化再用。

### 第五期—四幢歷史建築

第五期活化計劃包括下列的歷史建築：

#### 1. 舊域多利軍營羅拔時樓

地址：香港中環堅尼地道42A號  
總樓面面積：約737平方米  
用地面積：約720平方米  
建成年份：1900年代初  
評級<sup>1</sup>：一級歷史建築  
可供考慮用途<sup>2</sup>：

- 食肆
- 教育設施
- 展覽或會議廳
- 郊野學習 / 教育 / 遊客中心
- 酒店



#### 2. 聯和市場

地址：新界粉嶺聯和墟  
總樓面面積：約613平方米  
用地面積：約1290平方米  
建成年份：1951  
評級<sup>1</sup>：三級歷史建築  
可供考慮用途<sup>2</sup>：

- 食肆
- 教育設施
- 展覽或會議廳
- 商店及服務行業
- 訓練中心
- 可循環再造物料回收中心



#### 3. 前流浮山警署

地址：新界元朗山東街1號  
總樓面面積：約927平方米  
用地面積：約2500平方米  
建成年份：1962  
評級<sup>1</sup>：三級歷史建築  
可供考慮用途<sup>2</sup>：

- 食肆
- 展覽或會議廳
- 郊野學習 / 教育 / 遊客中心
- 酒店



#### 4. 前哥頓軍營 Watervale House

地址：新界屯門青山公路  
青山灣段第48區  
總樓面面積：約648平方米  
用地面積：約2412平方米  
建成年份：1933  
評級<sup>1</sup>：二級歷史建築  
可供考慮用途<sup>2</sup>：

- 住宿設施
- 社會福利設施
- 訓練中心
- 商店及服務行業
- 食肆



註釋：

- <sup>1</sup> 古物諮詢委員會對評定歷史建築各級別的定義如下：  
一級歷史建築 具特別重要價值而可能的話須盡一切努力予以保存的建築物。  
二級歷史建築 具特別價值而須有選擇性地予以保存的建築物。  
三級歷史建築 具若干價值，並宜於以某種形式予以保存的建築物；如保存並不可行則可以考慮其他方法。

<sup>2</sup> 羅列的可供考慮用途僅供有意申請機構參考，申請機構可提議其他合適用途。

### 接受申請

第五期活化計劃於2016年11月24日開始接受申請，截止日期為2017年3月23日中午12時正。詳情請瀏覽 [www.heritage.gov.hk](http://www.heritage.gov.hk)。

### 查詢

我們期望非牟利機構積極參與這項計劃。如有查詢，請聯絡：

地址：發展局文物保育專員辦事處  
香港添馬添美道2號  
政府總部西翼19樓

電郵：[rhb\\_enquiry@devb.gov.hk](mailto: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. Hong Kong being a civilised and developed society, our citizens aspire for richness in life through links to our past and building a sense of identity through conservation of our heritage buildings.

## BALANCING CONSERVATION AND DEVELOPMENT



Development and conservation are not opposing forces. We strive to strike a balance between sustainable development and heritage conservation. As one of the many measures to enhance heritage conservation, we will continue to adaptively re-use suitable government-owned

historic buildings under the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme).

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

We are committed to putting our historic buildings to good adaptive re-use. 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 are identified for inclusion in the Revitalisation Scheme.
- Non-profit-making organisations (NPOs) are invited to submit applications for using these buildings to provide services or run business in the form of social enterprise. In their applications, NPOs are required to provide detailed plans on how the historic buildings will be preserved and their historical significance brought out effectively, how the social enterprise will be operated in order to achieve financial viability and how the local community will benefit.
- The Advisory Committee on Built Heritage Conservation (The Committee), comprising Government and non-Government experts, is responsible for assessing the applications and advise the Government on related matters.
- The Commissioner for Heritage's Office provides 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 the Buildings Ordinance (Cap 123).
- Where justified, we will provide financial support including:
  - one-off grant to cover the cost of 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 Committee examines and assesses the applications in accordance with a marking scheme consisting of five assessment criteria. The weighting of each criterion is normally 20%, but may be adjusted to take account of the specific circumstances of individual historic buildings. The assessment criteria are:

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

### Eligibility

NPOs with charitable status under section 88 of the Inland Revenue Ordinance (Cap 112) are eligible to apply. Joint ventures of NPOs are welcome. While applicants may not have obtained charitable status at the time of submission of their applications, they must have obtained such status within three months after the application deadline.

## SUCCESS OF REVITALISATION SCHEME – BATCH I, II, III AND IV

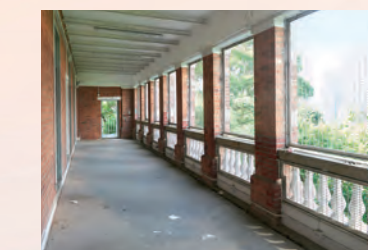
The Government launched Batch I, II, III and IV of the Revitalisation Scheme in February 2008, August 2009, October 2011 and December 2013 respectively. After thorough assessment and careful consideration of the merits of all applications, we have selected six NPOs to revitalise the Old Tai O Police Station, Fong Yuen Study Hall, the Former Lai Chi Kok Hospital, Lui Seng Chun, Mei Ho House and the Former North Kowloon Magistracy under Batch I; and three NPOs to revitalise the Old Tai Po Police Station, the Blue House Cluster in Wan Chai and the Stone Houses in Kowloon City under Batch II. We have also selected three NPOs to revitalise the Haw Par Mansion, Bridges Street Market and the Former Fanling Magistracy under Batch III; and three NPOs to revitalise No. 12 School Street, Old Dairy Farm Senior Staff Quarters and Lady Ho Tung Welfare Centre under Batch IV. In view of the success of the Scheme, the Government is now launching Batch V of the Revitalisation Scheme, with four historic buildings for application for adaptive re-use.

## BATCH V – FOUR HISTORIC BUILDINGS

Batch V of the Revitalisation Scheme includes the following historic buildings:

### 1. Roberts Block, Old Victoria Barracks

Address:	No. 42A Kennedy Road, Central, Hong Kong
Gross Floor Area:	About 737m <sup>2</sup>
Site Area:	About 720m <sup>2</sup>
Year Built:	Early 1900s
Grading <sup>1</sup> :	Grade 1
Possible uses <sup>2</sup> :	<ul style="list-style-type: none"><li>• Eating Place</li><li>• Education Facility</li><li>• Exhibition or Convention Hall</li><li>• Field Study/Education/Visitor Centre</li><li>• Hotel</li></ul>



### 2. Luen Wo Market

Address:	Luen Wo Hui, Fanling, New Territories
Gross Floor Area:	About 613m <sup>2</sup>
Site Area:	About 1 290m <sup>2</sup>
Year Built:	1951
Grading <sup>1</sup> :	Grade 3
Possible uses <sup>2</sup> :	<ul style="list-style-type: none"><li>• Eating Place</li><li>• Education Facility</li><li>• Exhibition or Convention Hall</li><li>• Shop and Services</li><li>• Training Centre</li><li>• Recyclable Collection Centre</li></ul>



### 3. Former Lau Fau Shan Police Station

Address:	No. 1 Shan Tung Street, Yuen Long, New Territories
Gross Floor Area:	About 927m <sup>2</sup>
Site Area:	About 2 500m <sup>2</sup>
Year Built:	1962
Grading <sup>1</sup> :	Grade 3
Possible uses <sup>2</sup> :	<ul style="list-style-type: none"><li>• Eating Place</li><li>• Exhibition or Convention Hall</li><li>• Field Study/Education/Visitor Centre</li><li>• Hotel</li></ul>



### 4. Watervale House, Former Gordon Hard Camp

Address:	Castle Peak Road-Castle Peak Bay Section, Area 48, Tuen Mun, New Territories
Gross Floor Area:	About 648m <sup>2</sup>
Site Area:	About 2 412m <sup>2</sup>
Year Built:	1933
Grading <sup>1</sup> :	Grade 2
Possible uses <sup>2</sup> :	<ul style="list-style-type: none"><li>• Residential Facility</li><li>• Social Welfare Facility</li><li>• Training Centre</li><li>• Shop and Services</li><li>• Eating Place</li></ul>



#### Note

- <sup>1</sup> The definitions of gradings adopted by the Antiquities Advisory Board for the conservation of historic buildings are as follows:
- Grade 1** Buildings of outstanding merit, which every effort should be made to preserve if possible.
  - Grade 2** Buildings of special merit; efforts should be made to selectively preserve.
  - Grade 3** Buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.
- <sup>2</sup> The possible uses are for reference only. Applicants are welcome to come up with other suggestions.

## INVITATION FOR APPLICATIONS

Applications for adaptive re-use of the buildings under Batch V of the Revitalisation Scheme are invited from 24 November 2016 onwards. Deadline for application is 12:00 noon on 23 March 2017. For details, please visit [www.heritage.gov.hk](http://www.heritage.gov.hk).

## ENQUIRIES

We look forward to the active participation of NPOs. For enquiries, please contact:

Address: Commissioner for Heritage's Office  
Development Bureau  
19/F, West Wing, Central Government Offices  
2 Tim Mei Avenue, Tamar, Hong Kong

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

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Fax: 2127 4090