

活化歷史建築伙伴計劃 第六期 REVITALISING HISTORIC BUILDINGS THROUGH PARTNERSHIP SCHEME BATCH VI



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遞交建議書，以提供服務或營運業務。在建議書中，非牟利機構須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；社會企業將如何營運以達財務可行；以及如何令社區受惠。
- 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)，負責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》(第123章)的規定。

- 若有充分理據支持，我們會提供資助，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九個月內取得此項資格。

成功推出第一至五期活化計劃

政府分別於2008年2月、2009年8月、2011年10月、2013年12月及2016年11月推出第一、二、三、四及五期活化計劃。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，活化前北九龍裁判法院、舊大澳警署、雷生春、芳園書室¹、美荷樓及前荔枝角醫院；為第二期活化計劃選出三間非牟利機構，活化舊大埔警署、石屋及藍屋建築群；為第三期活化計劃選出三間非牟利機構，活化必列啫士街街市、前粉嶺裁判法院及虎豹別墅；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；以及為第五期活化計劃選出四間非牟利機構，活化舊域多利軍營羅拔時樓、聯和市場、前流浮山警署及前哥頓軍營Watervale House。由於計劃成功推行，政府現推出第六期活化計劃，提供四幢歷史建築供有興趣組織申請活化再用。



第六期 — 四幢歷史建築

第六期活化計劃包括下列的歷史建築：

1. 大潭篤原水抽水站員工宿舍群

地址：香港大潭水塘道
總樓面面積：約607平方米
用地面積：約6356平方米
建成年份：1905年
(高級員工宿舍)
1907年(員工宿舍)
1936年
(第2號員工宿舍)



歷史地位：法定古蹟
可供考慮用途²：食肆、教育機構、展覽或會議廳、郊野學習/教育/遊客中心，或康體文娛場所等

2. 白樓

地址：新界荃灣青山公路汀九段
總樓面面積：約460平方米
用地面積：約1760平方米
建成年份：1930年代
評級³：三級歷史建築



可供考慮用途²：食肆、郊野學習/教育/遊客中心、展覽或會議廳、康體文娛場所，或商店及服務行業等

3. 景賢里

地址：香港灣仔司徒拔道45號
總樓面面積：約1735平方米
用地面積：約4910平方米(包括室外面積)

建成年份：1937
歷史地位：法定古蹟
可供考慮用途²：食肆、教育機構、展覽或會議廳、研究所、設計及發展中心，或商店及服務行業等



4. 芳園書室

地址：新界荃灣馬灣田寮村
總樓面面積：約140平方米
用地面積：約280平方米
建成年份：1920-1930
評級³：三級歷史建築



可供考慮用途²：博物館、食肆、商店及服務行業，或學校等

註釋：

- ¹ 古物古蹟辦事處現時管理芳園書室，並向公眾開放該歷史建築。
- ² 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。
- ³ 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。

接受申請

第六期活化計劃於2019年12月3日開始接受申請，截止日期為2020年4月3日中午12時正。詳情請瀏覽 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
九龍尖東麼地道68號帝國中心7樓701B室

電郵：rhb_enquiry@devb.gov.hk

電話：2906 1560

傳真：2906 1574

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, connection with our past and building a sense of identity through conservation and appreciation 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 nine months after the application deadline.

SUCCESS OF REVITALISATION SCHEME – BATCHES I TO V

The Government launched Batches I, II, III, IV and V of the Revitalisation Scheme in February 2008, August 2009, October 2011, December 2013 and November 2016 respectively. After thorough assessment and careful consideration of the merits of all applications, we have selected six NPOs to revitalise the Former North Kowloon Magistracy, the Old Tai O Police Station, Lui Seng Chun, Fong Yuen Study Hall¹, Mei Ho House and the Former Lai Chi Kok Hospital under Batch I; three NPOs to revitalise the Old Tai Po Police Station, Stone Houses and Blue House Cluster under Batch II; three NPOs to revitalise Bridges Street Market, the Former Fanling Magistracy and Haw Par Mansion under Batch III; three NPOs to revitalise No. 12 School Street, the Old Dairy Farm Senior Staff Quarters and Lady Ho Tung Welfare Centre under Batch IV; and four NPOs to revitalise Roberts Block of the Old Victoria Barracks, Luen Wo Market, the Former Lau Fau Shan Police Station and Watervale House of the Former Gordon Hard Camp under Batch V. In view of the success of the Scheme, the Government is now launching Batch VI of the Revitalisation Scheme, with four historic buildings for application for adaptive re-use.

BATCH VI – FOUR HISTORIC BUILDINGS

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

1. Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound

Address: Tai Tam Reservoir Road, Hong Kong

Gross Floor Area: About 607 m²

Site Area: About 6 356 m²

Year Built: 1905
(Senior Staff Quarters)
1907 (Staff Quarters)
1936 (No. 2 Staff Quarters)

Historical Status: Declared Monument

Possible Uses²: Eating Place, Educational Institution, Exhibition or Convention Hall, Field Study/Education/Visitor Centre, Place of Recreation, Sports or Culture, etc.



2. Homi Villa

Address: Castle Peak Road, Ting Kau, Tsuen Wan, New Territories

Gross Floor Area: About 460 m²

Site Area: About 1 760 m²

Year Built: 1930s

Grading³: Grade 3

Possible Uses²: Eating Place, Field Study/Education/Visitor Centre, Exhibition or Convention Hall, Place of Recreation, Sports or Culture, Shop and Services, etc.



3. King Yin Lei

Address: 45 Stubbs Road, Wan Chai, Hong Kong

Gross Floor Area: About 1 735 m²

Site Area: About 4 910 m²
(including outdoor area)

Year Built: 1937

Historical Status: Declared Monument

Possible Uses²: Eating Place, Educational Institution, Exhibition or Convention Hall, Research, Design and Development Centre, Shop and Services, etc.



4. Fong Yuen Study Hall

Address: Tin Liu Tsuen, Ma Wan, Tsuen Wan, New Territories

Gross Floor Area: About 140 m²

Site Area: About 280 m²

Year Built: 1920 – 1930

Grading³: Grade 3

Possible Uses²: Museum, Eating Place, Shop and Services, School, etc.



Note

¹ Fong Yuen Study Hall is currently managed by the Antiquities and Monuments Office and opened to the public.

² The possible uses are for reference only. Applicants are welcome to come up with other suggestions.

³ 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.

INVITATION FOR APPLICATIONS

Applications for adaptive re-use of the buildings under Batch VI of the Revitalisation Scheme are invited from 3 December 2019 onwards. Deadline for application is 12:00 noon on 3 April 2020. For details, please visit 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
Unit 701B, 7/F, Empire Centre, 68 Mody Road, Tsim Sha Tsui East, Kowloon

Email: rhb_enquiry@devb.gov.hk

Phone: 2906 1560

Fax: 2906 1574