

From:

活化@Heritage

活化歷史建築通訊
A Newsletter on Revitalisation

To: Our friends

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文物保育專員辦事處 以突破傳統思維推廣文物保育

「沒有甚麼是不可能的！」發展局局長林鄭月娥，於新成立的文物保育專員辦事處5月9日開幕儀式中多番強調，以創新思維推行文物保育政策，為歷史建築物注入新生命，並呼籲各界提供寶貴意見。於4月25日設立的辦事處隸屬發展局，由文物保育專員陳積志負責統籌文物保育相關事宜，及進行各項保育項目如「活化歷史建築伙伴計劃」。而為了更有效制訂全面及創新的保育措施，我們銳意邀請公務員體系以外的各界菁英加入辦事處，務求以別具創意思維為我們的文物保育政策，締造新里程碑。

牽頭的創意項目首推「活化歷史建築伙伴計劃」，有關委員會正就審批工作進行得如火如荼，預計本年底內完成（詳看第2頁）。除了政府歷史建築物外，私人歷史建築景賢里由於極具歷史意義，在古物古蹟辦及內地文物保育專家監督下，進行復修工程，使之回復昔日光輝。另一邊廂，我們正進行有關程序，及早將其列作法定古蹟作出恰當保育。為了更有效保育私人歷史建築，我們考慮將現行協助私人法定古蹟維修計劃，擴展至已評級的私人歷史建築，解決日久失修問題。



局長林鄭月娥強調以創新思維推行文物保育政策

Secretary for Development, Carrie Lam, addresses staff of the Commissioner for Heritage's Office, and speaks about the importance of innovative thinking in the revitalisation of historic buildings.

Mission "Possible" kickstarts the work of new Commissioner for Heritage's Office

"Nothing is impossible!" Those were the words by the Secretary for Development, Carrie Lam, marking the establishment of the new Commissioner for Heritage's Office. Stressing the importance of creativity, Lam said Government hopes to adopt innovative thinking when drawing up policies on heritage conservation. The Commissioner for Heritage's Office – formed on April 25 and with Jack Chan as the commissioner – will be responsible for the implementation of heritage policies, in particular new government initiatives in heritage conservation, including the Revitalising Historic Buildings Through Partnership Scheme. The Office has recruited a number of conservation experts from outside the civil service, in the hope that they would create a unique synergy in coming up with fresh ideas to protect our precious heritage.

Leading the way among a host of new initiative is the "Revitalising Historic Buildings Through Partnership Scheme". Its applications are currently being assessed, and successful applicants are expected to be made public by the end of the year. (for more, please see P. 2). On private historic buildings, work has commenced in King Yin Lei under the supervision of AMO as well as mainland Chinese conservation experts to restore the mansion to its former glory. Process is also underway to officially declare King Yin Lei a monument. In recognition of the importance of better protection of historic architecture, Government is looking to expand the scope of financial assistance to cover private historic buildings, rather than just government-owned ones. The move would ensure all historic buildings are properly maintained and looked after in future.



景賢里進行復修工程之時，我們亦把握時間，著手進行一系列程序，將之列作法定古蹟

Restoration work has begun on the rooftop of King Yin Lei, while the process by Government is underway to officially declare it a monument.



發展局文物保育專員辦事處

Commissioner for Heritage's Office
Development Bureau

114份計劃書 競逐活化歷史建築

「活化歷史建築伙伴計劃」首批七幢歷史建築活化工作的申請期已於五月二十一日截止，文物保育專員辦事處共接獲114份申請書，以原經營跌打藥業的雷生春最受歡迎達30份，其次為舊大埔警署及北九龍裁判法院，分別有23及21份。這是當局回應社會人士要求增加對文物保育所推出的首項計劃，鼓勵非政府機構以創意思維活化棄置經年的歷史建築物，讓其在社區中再次展現光彩。

現時，辦事處及十三位由來自各界專業人士及官方代表共同組成的活化歷史建築諮詢委員會，正密鑼緊鼓就計劃進行詳細研究，首輪評審階段，需時約三個月。通過首輪評審的申請機構可進入第二階段評審，屆時將獲邀提供進一步資料，以作評核。

為了確保歷史建築價值得以有效保存，審核準則涉及五項範疇：文物保育意念、如何有效彰顯建築物價值、營運計劃、財務安排可行性、申請機構在保育方面的經驗，各項比重相等。根據計劃，申請機構需提供一個可行計劃，以社會企業形式運作，把大部份從中取得的利潤投放社會。與此同時，當局會向最後成功獲邀的申請機構，提供不設上限的一筆過修復費，以使歷史建築符合新用途。

面對社會人士呼籲更好運用建築文物，政府當局積極回應，率先推出是項計劃，與非政府機構建立伙伴關係，謀求以創意思維活化被遺忘經年的建築文物，讓其繼續展現光彩。

* () 代表申請書數目



雷生春 Lui Seng Chun (30)*

114 NGOs vie for the use of heritage buildings

Seven very special buildings in Hong Kong are one step closer to finding new occupants as the assessment process gets underway for the Revitalising Historic Building Through Partnership Scheme. At the time of the deadline on May 21, the Commissioner for Heritage's Office (**C for H's Office**) received a total of 114 applications from non-profit organisations across the territory, expressing their interests in taking over these unique heritage sites located in Kowloon and the New Territories. Of the seven buildings, Lui Seng Chun – a former bone-setting herbal medicine shop in Mongkok – was the most popular, receiving a total of 30 applications. This was followed by Old Tai Po Police Station and North Kowloon Magistracy, which respectively received 23 and 21 applications.

Earlier, a committee consisting of government representatives and outside experts was formed. Its 13 members will be charged with nominating winners to the scheme. The first round vetting process will take around three months after which shortlisted candidates will enter into the second round, during which applicants will be asked to make further submissions.



舊大埔警署 (23)*
Old Tai Po Police Station



荔枝角醫院 (10)*
Lai Chi Kok Hospital

北九龍裁判法院 (21)*
North Kowloon Magistracy

There are five assessment criteria, each bearing equal weighting. They include the reflection of the historic value and significance of the place, the heritage preservation plan, the social enterprise operation, financial viability and other considerations such as past experience of the applicant.

Under the scheme, the applicant will need to come up with a viable plan to run a successful social enterprise on the premise with benefit to the community.

Once a successful applicant is chosen, the Government will bear the one-off renovation cost – without ceiling – to rehabilitate the building to meet the needs of its new occupant.

The scheme leads the way in a host of new initiatives launched by the Government to answer rising calls for better management of heritage buildings in Hong Kong. It aims to involve non-profit organisations in putting into creative use these old buildings, many of which have been left vacant for years.

* () Indicates the number of applications received



美荷樓 (17)*
Mei Ho House



芳園書室 (8)*
Fong Yuen Study Hall



舊大澳警署 (5)*
Old Tai O Police Station

News Flash

提升文物地理資訊系統透明度 便利文物研究

自文物保育專員辦事處於四月底成立後，進一步增加文物地理資訊系統的透明度，除了公開原有政府歷史建築資料外，首度上載已被評級的私人歷史建築的相關資料。為了鼓勵公眾人士進行文物研究、推廣和教育工作，早於2005年10月開始，康樂及文化事務署轄下的古物古蹟辦事處，已設立資訊系統，透過互聯網向市民發放歷史建築和考古遺址的有關記錄，包括古蹟類別、地圖、土地類別、最初用途、歷史建築現況及相片等。迄今，已上載276座政府擁有的建築物及法定古蹟和156個考古遺址的資料，且會不斷更新，詳情請參閱<http://www.amo.gov.hk/b5/main.php>。



鳴謝 程顯揚 Courtesy of Ching Hin Yeung

Fun @ Heritage



你估到在那裡嗎? Where is it?

答案隱藏於本頁中
Answer can be found in this page

Online database to facilitate heritage research

To encourage active participation in the promotion and research of heritage conservation, upon the opening of the C for H's Office in late April, the government immediately enhanced the transparency of online GISH database, uploading information of privately-owned graded historic buildings. The Antiquities and Monument Office has developed a comprehensive online database, known as the geographical information system on Hong Kong heritage (GISH), for those in search of material and information on historic buildings across the territory. The database was launched in October, 2005, and contains information relating to location maps, photographs, and information relating to history, grading and usage of government-owned graded historic buildings, as well as archaeological sites. The database is updated regularly to facilitate different sectors and individuals with an interest in heritage conservation. For more on the database, please refer to: <http://www.amo.gov.hk/en/main.php>

C for H's Blog

借鑒海外 活化古建

文物保育刻不容緩，文物保育專員陳積志剛上任，便馬不停蹄於五月十一至十四日，陪同發展局局長林鄭月娥前赴英國進行訪問，隨行還有古物古蹟辦事處執行秘書明基全，旨在借鏡該國在保育歷史建築與活化舊區的經驗，同時了解當地文物保育工作有關機構之運作。陳積志強調，活化歷史建築與經濟發展並不存在矛盾，海外經驗證明保育歷史建築之時，亦具備經濟發展潛力，如創造就業機會。

訪問團參觀了多個倫敦舊市場的活化項目，包括柯芬園及凱頓市集。同時，亦到訪牛津市近千年歷史，由維多利亞時代的監獄改建為四星級酒店的牛津城堡，由於其建築風格與中區警署建築群頗多類同，其活化計劃具相當參考價值。

此行另一目的是了解文物保育工作的有關機構，包括「文化遺產彩票基金」、「英國信託基金」及「英國文化遺產」。三者均以非政府公共行政機構模式運作，後者更擔任英國政府文物歷史法定諮詢顧問，同時負責對歷史建築評級，管理多個歷史建築及文物遺址，為私人歷史建築、古蹟及文化地境的保育給予支援，以及推廣教育宣傳活動等。陳積志表示，英國在此方面較為成熟，三者組織、運作、資金來源等各有特色，經過是次交流，為本港未來設立文物保育基金，提供借鑒。



與「柯芬園地方信託基金」主席Raymond Cooper(中)會晤，了解逾300年歷史原為蔬果市場的柯芬園，如何發展市場周邊的歷史建築群

Secretary for Development, Carrie Lam, meets with Raymond Cooper (middle), Chairman of the "Convent Garden Area Trust" to find out about the development of the peripheral area of the 300-year-old fruit market.

Learn from Overseas Revitalise built heritage

Heritage conservation is an issue requiring immediate action. Upon assuming the office of the Commissioner for Heritage, Jack Chan accompanied Carrie Lam, Secretary of Development on a visit to the U.K. between May 11-14, together with Tom Ming, Executive Secretary (Antiquities & Monuments). The purpose of the visit was to draw on the U.K.'s experience on conservation of historic buildings and revitalisation of old districts as well as to understand the operation of heritage conservation institutes. Chan emphasized that the revitalisation of historic buildings does not conflict with economic development, and overseas experiences have proven that the conservation of historic buildings would at the same time give rise to economic development.



局長林鄭月娥(中)與專員陳積志(左二)，在英期間亦到訪牛津城堡

Secretary for Development, Carrie Lam, and Commissioner for Heritage, Jack Chan, tour Oxford Castle during an official visit to the U.K.

The mission visited a number of revitalisation projects of old markets in London, including Covent Garden and Camden Market, as well as in Oxford, where one project served as an important point of reference for the Central Police Station Compound project. The Oxford Castle – dating back to nearly 1,000 years and served as a prison in the Victorian era – has been transformed into a four-star hotel and has given the university town a huge boost in its economy.

Another purpose of the visit was to find out about the works of heritage conservation institutes – "Heritage Lottery Fund", "National Trust" and "The English Heritage" – all of which are operated as non-government public bodies. "The English Heritage" is considered to be the most influential given it is the statutory advisory consultant of the British Government on heritage and history. In addition, it is responsible for the grading of historic buildings; management of numerous historic buildings and heritage sites; providing support for the conservation of privately-owned historic buildings, antiquities and heritage sites; as well as the promotion of education and publicity. Chan said that the U.K. is more mature in many respect in its work relating to heritage conservation, and the three institutes are quite different in terms of organisation, operation and source of fund. He believed the exchanges with officials in the U.K. provided insight for a heritage fund to be established in Hong Kong in the future.

歡迎意見

We welcome your comment

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