

From:

活化@Heritage

活化歷史建築通訊
A Newsletter on Revitalisation

To: Our friends

Date: Issue No.12 April 2010

荷李活道前已婚警察宿舍將成標誌性創意中心

發展局和商務及經濟發展局邀請機構提交建議書，改造荷李活道前已婚警察宿舍成為標誌性的創意中心。

前已婚警察宿舍是行政長官於二〇〇九至一〇年《施政報告》公布的「保育中環」措施的八個項目之一。活化項目旨在善用該址的獨特位置及歷史背景，以達致三項目標，包括推廣創意產業、文物保育和提供鄰舍休憩用地。

荷李活道前已婚警察宿舍是第一所為初級已婚警務人員而建的警察宿舍。同一位置前身為建於1889年的中央書院，是香港第一所為公眾提供高小和中學程度西式教育的官立學校。



前已婚警察宿舍活化後的構想圖。
Artists' impression of the Former Police Married Quarters after revitalisation.



Former police quarters sets to become creative landmark

The Former Police Married Quarters (PMQ) on Hollywood Road is destined for a transformation into a creative industries landmark, as the Development Bureau and the Commerce and Economic Development Bureau seek proposals to find an operator for the site.

The project is one of the eight projects under the "Conserving Central" initiative announced by the Chief Executive in his 2009-10 Policy Address.

The revitalisation project aims to capitalise on the uniqueness of the site and brings together three project objectives -- the promotion of creative industries, heritage conservation and provision of local open space.

eritage



發展局文物保育專員辦事處
Commissioner for Heritage's Office
Development Bureau



當局於4月19日舉辦邀請建議書工作坊，說明項目的各項主要內容及解答參加者提問。

A workshop on "Invitation For Proposals" was organised on 19 April to elaborate on various major elements of the project and answer participants' enquiries.



發展局副秘書長(工務)丁葉燕薇說：「宿舍四周有中環多個文化及歷史景點，見證香港在過去一百五十年蛻變為國際都會的進程。在評審建議書時，除了促進創意產業的考慮之外，我亦將會看重機構是否擁有繼續保存及展示該址歷史文物的能力。」

政府採用嶄新的伙伴合作模式落實這項目，政府將會承擔該址的基本結構及屋宇裝備工程費用，包括保存前中央書院歷史文物的開支。成功申請機構須為這項目的營運成立一間特設公司，須具備《稅務條例》

第88條所界定的慈善團體身份，它將會承擔政府工程以外的修葺工程費用，以及配合計劃用途的裝修費用及營運費用。

當局希望以新建的多用途活動及展覽場地展示及銷售創意產品，宿舍大樓的單位則可容納來自不同創意界別的工作室。當局會根據以下準則評審建議書：

- (一) 彰顯文物的歷史價值及技術方面的能力(10%)；
- (二) 創意產業價值、社會價值及營運社會企業的能力(40%)；

- (三) 財務可行性及其他考慮因素(25%)；及
- (四) 管理能力及其他考慮因素(25%)。

在財務安排方面，政府不會就項目的營運成本提供資助。獲選的營運者可以募捐，以支付開辦費用。任何經營所得的盈餘淨額將由營運者和政府每五年攤分一次，各佔一半。獲選的營運者將會獲批十年固定租期，其後可申請續租五年。

負責評審活化歷史建築伙伴計劃的活化歷史建築諮詢委員會，將會聯同創意產業方面的專家負責評審建議書。

逾四十家機構參加於四月中舉行的開放日及工作坊，反應熱烈。提交建議書的截止申請日期為二〇一〇年六月十八日(星期五)中午十二時。



從荷李活道看前已婚警察宿舍。
Former Police Married Quarters as viewed from Hollywood Road.



現存的擋土牆，以及沿荷李活道和城皇街及位於該址下層臺階的獨特樹木。

The existing retaining walls together with the unique trees along Hollywood Road and Shing Wong Street, and at the lower platform of the Site.



沿士丹頓街和鴨巴甸街的圍牆上的原有花崗石基座和柱。

The original granite plinths and pillars of the fenced walls along Staunton Street and Aberdeen Street.



中央書院遺跡——通往4號臺階的花崗石級，以及餘下的毛石牆。

Remnants of the Central School - the granite steps (stairs) leading to the 4th Plateau together with the remaining rubble wall.



在2007年進行的考古勘測。
An archaeological investigation was conducted in 2007.

The site housed the first police quarters to provide accommodation for married junior police officers. Before that in 1889, it was the original location of the Central School -- the first government school to provide upper primary and secondary Western education in Hong Kong.

"Surrounded by a wealth of cultural and historic sites in Central, the site has witnessed the development of Hong Kong into a metropolis over the last 150 years. In addition to the promotion of creative industries, we will emphasise in the assessment of proposals on the future operator's capability to continue preserving the historic relics and on how the history of the site will be displayed on site," said Jessie Ting, the Deputy Secretary for Development.

A new partnership model will be adopted for the implementation of this project. The Government will finance the costs incurred from essential structural and building services works including the preservation of historical relics of the original Central School.

The successful applicant, which needs to be a special purpose company with charitable status under section 88 of the Inland Revenue Ordinance, will, on the other hand, be responsible for the capital costs for renovation and interior decoration specifically for the intended uses, as well as for the operation of the creative industries landmark.

It is hoped that the newly constructed multi-purpose room-cum-exhibition area, new galleries, and the units will serve as a venue for exhibition space and galleries for the display and sale of creative products, and studios for artists, designers and the like from different creative sectors. The assessments of the proposals will be based on the following areas:

- (a) reflection of historical value and technical aspects (10%);
- (b) creative industries value, social value and social enterprise operation (40%);
- (c) financial viability and other considerations (25%); and
- (d) management capability and other considerations (25%).

In terms of financing, the Government will not subsidise the operating expenditure of the project. The selected operator may solicit donations to meet the start-up costs of the project. Any net operating surplus arising from the operation will be shared between the operator and the Government every five years on a 50/50 basis.

A fixed tenancy term of 10 years, renewable for another five years, will be signed between the Government and the selected operator of operating the project.

The assessment of submitted proposals will, as the Revitalising Historic Buildings Through Partnership Scheme, be carried out by the Advisory Committee on Revitalisation of Historic Buildings, augmented by experts from the creative industries.

The competition to run this unique space looks set to be rife with over 40 organisations participating in the open days and workshop for the project held in mid-April. The submission deadline for proposal is at noon on Friday, June 18, 2010.



中央書院遺跡 —— 三角形及正方形圖案瓷磚組合。
Remnants of the Central School —— Triangle & square encaustic ceramic tiles formed pattern.



中央書院遺跡 —— 三角形圖案及長條形圖案瓷磚組合。
Remnants of the Central School —— Triangle encaustic and strip encaustic ceramic tiles formed pattern.



中央書院遺跡 —— 素面欄杆殘件。
Remnants of the Central School —— Fragment of plain baluster.



位於露天停車場地下的前中央書院剩餘牆基。
Remaining stone foundation of Central School uncovered at car park area.

文物保育專員辦事處協助解決魯班先師廟的長期滲漏問題

獲文物保育專員辦事處的資助下，纏繞魯班先師廟多年的雨水滲漏問題終於得以徹底解決。

位於堅尼地城的一級歷史建築魯班先師廟是首幢在「維修資助計劃」下獲文物保育專員辦事處資助之歷史建築。

於4月20日舉行的竣工典禮，負責管理魯班先師廟的廣悅堂主席劉泰華先生表示，以往曾進行多次大大小小的復修工程去嘗試解決滲漏的問題，可惜資金有限，一直未能把問題根治。

這次獲得發展局批出711,000元，進行修葺屋頂瓦片、屋頂木結構和修補牆身裂縫等工程，使長久以來的滲漏問題得以解決。

有126年歷史的魯班先師廟是香港唯一供奉有「百匠之師」之稱的魯班先師的廟宇。根據廟內石刻記載，該廟於一八八四年由當時的三行(木工、油漆、泥水)同業集資興建。魯班先師廟為兩進式建築，擁有豐富的建築裝飾，包括壁畫、石灣陶塑及泥塑。

廣悅堂表示有意再向「維修資助計劃」申請資助以修葺陶塑及壁畫。

發展局局長林鄭月娥在典禮上表示，這次復修工程順利竣工全賴建造業界的朋友通力合作。

她說：「雖然每宗成功申請的資助額上限為100萬元，然而每幢歷史建築的申請次數則沒有限制，歡迎廣悅堂及其他已獲資助的申請人再度提交復修方案。」

魯班先師廟復修工作完成後，每天早上九時半至下午五時會免費開放供公眾參觀。除了魯班先師廟外，早前亦獲批維修資助的二級歷史建築道風山基督教叢林之復修工程亦已完成。

自二〇〇八年八月推出至今，「維修資助計劃」共接獲十三份資助申請，其中九份已獲批准，其中包括梅夫人婦女會及聖士提反書院，有關工程將陸續展開。



發展局局長林鄭月娥與發展局常任秘書長(工務)麥齊光(左一)、香港廣悅堂榮譽會長何世柱(右)及主席劉泰華(左二)主持魯班先師廟復修工程竣工典禮。

The Secretary for Development, Mrs Carrie Lam, officiates at a ceremony with the Permanent Secretary for Development (Works), Mr Mak Chai-kwong (first left), the Honorary Chairman and the Chairman of Kwong Yuet Tong Hong Kong, Mr Ho Sai-chu (right) and Mr Gilbert Lau Tai-wah (second left), to mark the completion of the restoration works of Lo Pan Temple.

CHO helps to fix longstanding leakage problems at Lo Pan Temple

After years of being troubled by persistent leakage problem at Lo Pan Temple, its manager has finally found a permanent solution with the help of the Commissioner for Heritage's Office (CHO).

Lo Pan Temple, a grade-1 historic building located in Kennedy Town, was the first successful application of CHO's Financial Assistance for Maintenance Scheme.

At a works completion ceremony held on 20 April 2010, the chairman of Kwong Yuet Tong, the temple's management body, said numerous attempts had been made in the past to stop the leak but the lack of funding meant the works never cured the root of the problem.

With the grant totaling \$711,000 from the Development Bureau, works were carried to repair the tiles on the roof, cracks on the wall and damages on the purlins.

The 126-year-old Lo Pan Temple is the only temple in Hong Kong dedicated to the worship of Lo Pan, the patron saint of Chinese builders and carpenters. According to the carvings inside the temple, it was constructed in 1884 by the Contractors' Guild with donations from people of the related trades. The temple is a two-hall structure, richly decorated with mural paintings as well as Shiwan ceramic figurines and mouldings.

Kwong Yuet Tong has expressed the intention to submit another application to the scheme -- this time to restore the ceramic figurines and mural paintings.

At the ceremony, the Secretary for Development, Mrs Carrie Lam, said the success of the restoration works at Lo Pan Temple strongly hinged upon the cooperation of members from the construction industry.

"Even though a grant ceiling of 1 million dollar is set for each successful application, there is no limit on the number of applications from each historic building. Kwong Yuet Tong and all other successful applicants are welcome to submit fresh restoration proposals," she said.

Upon completion of the restoration works, Lo Pan Temple is open to the public between 9:30am and 5pm daily. Admission is free.

Besides works at Lo Pan Temple, the restoration of the grade-2 historic building, Tao Fong Shan Christian Centre, has also been completed with funding from the scheme.

Since the launching of the scheme in August 2008, 13 applications have been received. Of them, nine have been approved, including the Helena May and St. Stephen's College in Stanley. Restoration works are underway at these sites.



眾嘉賓參觀復修後的魯班先師廟。

Guests take a look at the interior of the restored Lo Pan Temple.



「五岳朝天」山牆。
'Five Peaks Paying Tribute to Heaven' gable wall.

魯班先師廟為何獨特？

魯班先師廟擁有大量精巧的雕刻塑像、浮雕及壁畫。廟的內外牆壁和脊位等均可見繪畫、書法、石雕、泥塑及陶塑等裝飾。

廟的山牆是由五塊方體相互連成，全部指向天空，稱為「五岳朝天」，屬於南方的特色，也是全港僅有。

在門牆頂的壁畫極富裝飾性，題材包括「張騫泛槎」和「風雨歸舟」、花鳥及書圖等。壁畫對下位置各有泥塑一幅，右邊一幅是「商山四皓」，左邊一幅的人物包括虬髯客，李靖及紅拂女，也即「風塵三俠」的主角。

墀牆頂有一組三層的石灣陶塑，第一層是「展開好書」，第二層是「金殿比武」，第三層是「竹林七賢」。對上屋脊的陶塑人物，一說男的是后羿，女的是嫦娥，也有傳說認為他們是玉帝身邊的金童玉女桃花女和周公。脊位有一對相傳具剋火作用的鰲魚陶塑，造形特別，尾部朝得較高，凸起呈珠狀的眼睛尤其獨特。



復修前後的瓦頂、天面瓦片及木結構。
Roof, roof tiles and timber structures before and after restoration.



從入口處看壁畫及雕塑。
Paintings and sculptures as viewed from the entrance.



What makes Lo Pan Temple special?

Lo Pan Temple houses numerous elaborately crafted gable walls and sculptural figures, relieves and murals. Paintings, calligraphy, stone carvings, pottery and ceramic figurines and other embellishments adorn all the interior and exterior walls of the temple.

The gable walls are made up of five interlinking pieces of wall, all facing the sky. This feature, known as 'Five Peaks Paying Tribute to Heaven' (五岳朝天), is characteristic of southern China. It is also the sole example of its kind in Hong Kong.

At the top of the entrance wall is a highly decorative mural made up of paintings, subjects of which include 'Zhang Qian on a Log' (張騫泛槎) and 'Boat Returning in the Wind and Rain' (風雨歸舟), traditional flower and bird images, and other themes. There are pottery figurines beneath each side of the mural. The one to the right is 'Four Hoaryheads of Shang Shan' (商山四皓) and the one to the left depicts the protagonists of the 'Three Heroes' (風塵三俠).

At the top of the gable corner walls are three tiers of Shiwan ceramic figurines. The first tier is an opened book, above which is the 'Martial Competition in the Imperial Palace' (金殿比武) and the third tier is a depiction of the 'Seven Sages of the Bamboo Grove' (竹林七賢). A pair of ceramic figurines can be seen on the ridge. They are the deities of the sun and the moon. Reclining on the ridge is a pair of dragon-fish. The shape of the dragon-fish on each side is highly distinctive with tails pointing upward. Their bulging pearl-shaped eyes are also strikingly unique.



本文節錄自二〇〇六年九月號《香港文物》，由古物古蹟辦事處出版。

This article is extracted from 'Heritage Hong Kong', Issue: September 2006, published by the Antiquities and Monuments Office.

家家遊樂歷史建築

由文物保育專員辦事處主辦的「家家遊樂中上環——歷史建築導賞團」，於四月中旬正式展開。

導賞團是辦事處今年社區拓展的活動之一，亦響應家庭議會倡議的「開心家庭」全港活動。導賞員帶領參加者遊走中上環，尋訪文物建築，瞭解香港百年歷史文化。導賞團的路線包括中區政府合署建築群、聖約翰座堂、終審法院大樓(前為法國海外傳道會大樓)、文武廟、荷李活道前已婚警察宿舍、中區警署建築群，亦途經舊牛奶公司倉庫(現為藝穗會及外國記者協會會址)以及香港聖公會建築群。

以推廣文化為目標的非政府機構文化葫蘆，與辦事處合辦是次導賞團。下一階段的導賞團將由六月十九日至八月十四日舉行，暢遊尖沙咀區內的歷史建築及景點。導賞團於逢星期六舉行兩團，費用全免，歡迎社會服務機構為低收入家庭報名。

請瀏覽發展局文物保育專員辦事處網頁下載報名表格：www.heritage.gov.hk。如有查詢，請致電 9746 4396 或電郵至 tour@huluhk.org 與文化葫蘆聯絡。

參與導賞團的家庭於途中稍息，享用茶點。圖為荷李活道前已婚警察宿舍。

Participating families take a rest and enjoy light refreshments at the Former Police Married Quarters on Hollywood Road.



來自文化葫蘆的導賞員介紹荷李活道前已婚警察宿舍的建築特色。
Docent of Hulu Culture introduces features of the Former Police Married Quarters.



小朋友踴躍參與有獎問答遊戲。
Excited young participants take part in a quiz game during the tour.

Fun-filled heritage tour for families

The Commissioner for Heritage's Office (CHO) launched the Family Joy Tour – Heritage Architecture Tour in Central and Sheung Wan in mid-April.

The tour is part of CHO's community outreach initiatives this year, which also echos the territory-wide "Happy Family Campaign" launched by the Family Council. Participants were guided to visit historic buildings in Central and Sheung Wan and learn about their intriguing stories.

Tour route includes Central Government Offices Complex, St. John's Cathedral, Court of Final Appeal Building (Former French Mission Building), Man Mo Temple, Former Police Married Quarters on Hollywood Road and Central Police Station Compound. Hong Kong Sheng Kung Hui Compound and Old Dairy Farm Depot (now houses the Fringe Club and Hong Kong Foreign Correspondents' Club) are also featured along the itinerary.

Hulu Culture, a non-government agency specialising in the promotion of culture, is the partner organisation of the tours. The next round of tours will be organised to visit selected historic buildings and sites in Tsim Sha Tsui from June 19 to August 14. Two tours will be organised every Saturday and are free of charge. Social services organisations are invited on behalf of low-income families.

To download an application form, please visit www.heritage.gov.hk. For any enquiry, please contact Hulu Culture by telephone at 9746 4396 or by email to tour@huluhk.org.

歡迎意見

We welcome your comments

中環美利大廈21樓 21/F, Murray Building, Garden Road, Hong Kong

電郵 Email: wbenq@devb.gov.hk • 電話 Tel: 2848 6234 • 傳真 Fax: 2127 4090

我們的網址 Our Homepage: www.heritage.gov.hk

欲收到網上版的人士，請電郵至 wbenq@devb.gov.hk

To subscribe to the online version of 活化@Heritage, please email to wbenq@devb.gov.hk