

From:

活化@Heritage

活化歷史建築通訊
A Newsletter on Revitalisation

To: Our friends

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會講古的歷史建築

活化歷史建築諮詢委員會主席陳智思對標題十分贊同，認為歷史建築的生命就是它本身的歷史。「我是念藝術的，藝術史是其中一項重要科目，只有知悉過去，才能策劃未來。」他在接受本刊訪問時表示。

陳主席及委員自委員會五月底成立至今，進行了三次會議，忙於審核「活化歷史建築伙伴計劃」首批申請書，迄今已就其中三座建築，芳園書室，舊大澳警署及荔枝角醫院，完成首輪評審，稍後即將進入第二輪審核。是項計劃首批七幢建築共接獲 114份申請書。陳智思表示評審準則包括，申請者需證明計劃得以持續發展及吸引訪客。

說到走訪首批七幢歷史建築時，最令他心動的正正是每幢建築背後的特有歷史故事，尤以舊大澳警署為甚。「見到有條小路上山，原來那兒有兩個解放軍駐守。從前除了水警外，英軍在那兒設有哨站，皆因該處對出正是中國大陸，是香港最遠的哨站，這個意義很特別。」舊警署位處小山崗，昔日居高臨下便於觀察海面情況；至於未來，陳智思認為風景宜人是它的優勝之處，最宜活化為精品酒店。

諮詢委員會主席陳智思及其他委員參觀石硤尾美荷樓。
The Chairman of the Advisory Committee on Revitalisation of Historic Buildings, Bernard Chan, and other committee members visit Mei Ho House in Shep Kip Mei.



Every Building has a Story

For Bernard Chan – Chairman of the Advisory Committee on Revitalisation of Historic Buildings – it is the history of a building that gives it life.

"I studied Fine Art in college. History of art was an important part of what we learnt because we needed to know about our past in order to map out what's ahead in the future," Chan said during an interview with 活化@heritage.

Since the official setting up of the Advisory Committee in late May, members have met three times to assess the applications for three of seven historic buildings in the Revitalisation Scheme. The initial round of assessment for Fong Yuen Study Hall, Old Tai O Police Station and Lai Chi Kok Hospital have been completed, with a small number of applicants having been shortlisted for the second round.

As works get underway for Chan and the rest of the committee to vet the 114 proposals received for the Scheme, he said he will be looking for proposals that proves sustainability and demonstrates the ability to draw visitors.

Chan, who has toured all seven buildings under the Scheme since taking up the chairmanship, said he found each of the stories behind each building fascinating. He was particularly excited when he made an accidental discovery while visiting the Old Tai O Police Station.



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

挑戰無有怕

活化計劃中最大挑戰莫過於方案的可行性，他以位於馬灣的芳園書室為例，位置偏遠兼面積細小僅得1,300平方尺是它的先天困難。不過，抱著樂觀態度的他，相信如能成功結合馬灣公園的發展及將於年底開幕的挪亞方舟，芳園書室的活化有望達到相得益彰。

陳智思認為現時是最適當時機推行活化計劃：「回歸前，大家較短視，希望搵一筆錢移民；到了今天，渴求移民心態不再強烈，人們反而有興趣知道我們究竟是如何怎樣演變到現在？故在此時推出活化計劃，在時機上配合得很好。」

於本年二月推出的「活化歷史建築伙伴計劃」，目標是夥拍非政府機構，以社會企業模式活化歷史建築。計劃得到超預期反應。這無疑為新成立的文物保育專員辦事處注入強心針，在歷史建築保育及活化上擔任牽頭角色。

活化歷史建築諮詢委員會

Advisory Committee on Revitalisation of Historic Buildings

為配合廣邀公眾參與文物保育工作的主導原則，活化歷史建築諮詢委員會主要來自歷史研究、建築、測量、社會企業、財經等界別的非官方成員組成，以便就活化歷史建築提供意見；特別是在協助評核活化歷史建築伙伴計劃的申請書，以及監察成功申請機構日後的運作情況方面。

發展局局長已在 2008年5月15日委任陳智思議員為活化歷史建築諮詢委員會主席；並委任另外9名非官方成員及3名官方成員，有關委任為期2年。

In line with our guiding principle to involve the community in heritage conservation work, the Advisory Committee comprising mainly non-officials in the fields of historical research, architecture, surveying, social enterprise, finance, etc. is set up to provide advice on the revitalisation of historic buildings.

In particular, it will help assess applications under the Scheme and monitor the subsequent operation of the successful applicant.

The Secretary for Development has on 15 May 2008 appointed the Honourable Bernard Chan as Chairman of the Advisory Committee on Revitalisation of Historic Buildings (the Advisory Committee), and the appointment of 9 non-official and 3 official members. They were appointed for a term of two years.

成員名單如下 The make-up of the committee is as follows:

主席 Chairman:

陳智思議員 The Honourable Bernard Chan, GBS, JP

成員 Members:

鄭偉雄先生 Mr Nelson Cheng Wai-hung

趙麗娟女士 Ms Susanna Chiu Lai-kuen

方文雄先生 Mr David Fong Man-hung

馮永基先生 Mr Raymond Fung Wing-kee

林筱魯先生 Mr Andrew Lam Siu-lo

劉智鵬博士 Dr Lau Chi-pang

劉少坤女士 Ms Vivian Lau

溫麗友女士 Ms Deborah Wan Lai-yau, BBS, JP

伍步謙博士 Dr Philip Wu Po-him, BBS, JP

文物保育專員陳積志先生 Mr Jack Chan, Commissioner for Heritage

建築署助理署長 (物業事務) 梁冠基先生

Mr Leung Koon-kee, Assistant Director of Architectural Services (Property Services)

康樂及文化事務署助理署長 (文博) 吳志華博士

Dr Louis Ng, Assistant Director of Leisure and Cultural Services (Heritage and Museums)

委員會委員參觀位於馬灣的芳園書室

Members of the Advisory Committee visit Fong Yuen Study Hall in Ma Wan



"I casually pointed at an uphill path, and asked where it led to. The Marine Police Officer present told me

that we were standing at the outpost of Hong Kong, and that there were two PLA officers permanently stationed at the top of the hill. These are the stories that make the building special," said Chan.

Drawn particularly by the spectacular view of the site, Chan also commented that the former Police Station had enormous potential to become an attractive boutique hotel.

"You look at the view, and you could be anywhere!" said Chan, who, with other committee members, will come up with a shortlist of NGOs for the Scheme over the next few months.

Undaunted by challenges ahead

Chan recognised it may be more challenging to come up with viable revitalisation plans for some buildings in the Scheme such as Fong Yuen Study Hall in Ma Wan, given its remote location and size of the building at just 1,300 square feet.

However, Chan remains hopeful that, despite being out of the way, a suitable use will be found for the former study hall, given the development of Ma Wan Park and the opening of Noah's Ark at the end of the year.

Chan believes the timing of the Scheme is perfect, given the growing interests in the community in heritage-related issues.

"Before the handover, people tended to be more short-sighted. Many wanted to make a chunk of money so that they could emigrate. But things have changed. More people are asking 'how did we get to where we are today?'"

The Scheme, launched this February, aims to revitalise government-owned historic buildings by inviting NGOs to come up with ideas of social enterprises to be operated out these premises. The overwhelming response has been a huge confidence booster for the new Commissioner for Heritage's Office, charged with the role of pushing forward initiatives in the area of heritage conservation and revitalisation of historic buildings.

雲端中的峽谷

1996年以塗改液點畫此作時，中環廣場還是最高的摩天大樓，國金二期尚未出現。在都市發展當中，不少埋藏我們集體回憶的建築被拆卸，標誌繁榮進步的新建築落成，問題是兩者間如何取得平衡。

Valley in the Clouds

I created this drawing using correction fluid back in 1996. At that time, Central Plaza was the tallest building in Hong Kong. IFC 2 was not yet part of the skyline. During the process of rapid development, many buildings which make up our collective memories have disappeared. New ones have emerged and become the symbols of prosperity.

The issue we need to ponder is how the right balance should be struck.

(陳智思繪畫
Drawn by Bernard Chan)





陳智思最喜愛的文物景點 Bernard Chan's Favourite Heritage Spots

1. 陸羽茶室

從前的小朋友沒有現在那麼多娛樂，每個星期天與家人上茶樓飲茶就是其中一個重要節目。記得小時候爸爸常帶我到陸羽茶室，那時茶室仍然在永吉街，後來才搬至現在的士丹利街地址。舊店沒有電梯，要飲茶先要拖實爸爸的手，爬上一級級又高又斜的樓梯，少點腳骨力也不行。

Luk Yu Tea House

Kids in my days had few form of entertainment. The highlight of the week was our regular Sunday visits to the tea house for dim sum. My father used to take me to Luk Yu Tea House. At that time, it was located on Wing Kut Street in Sheung Wan. It was not until later that it moved to its present location on Stanley Street. There was no elevator at the original shop. I remember having to hold my father's hand tight in order to climb up those steep stairs before getting to the delicious food. Luckily, I was quite fit at the time!

2. 賣牛脷酥的街頭小食店

小時候最愛趁週末放假溜上街，到街口的小食檔買即炸即食的牛脷酥作小吃。現時要找即炸即食的牛脷酥應該很困難，因為不少街頭小食檔亦已搬上大廈熟食中心。就算搵到，亦未必再敢吃這些油炸食品，畢竟年紀大了，要注意健康。

Sidewalk food stalls and Chinese-style donut

As a kid, snacking on freshly-prepared Chinese-style donut bought from street side food stalls near home was one of my favourite weekend activities. Nowadays, these stalls are almost impossible to find. Most of them have been relocated to indoor premises. Even if they were still available, I am not sure if it would be wise to go overboard with such greasy foods at my age!

3. 統一碼頭搭汽車渡海小輪

我家住香港島，從前交通沒有現在方便，要過海到九龍，對於仍然是小朋友的我，絕對是一項大件事。記得要到統一碼頭坐那些汽車渡海小輪，小輪行走當然慢得多，但我卻很享受可以同時坐車及坐船，慢慢欣賞維港兩岸風景。

Cross-harbour Vehicular Ferry Pier

I have always lived on Hong Kong Island. In the old days, our transport system was not so well-developed. When I was still a child, crossing the harbour to Kowloon was a big deal. I remember clearly taking the vehicular ferry from the pier on Jubilee Street in Central. The journey took a lot longer than it does these days, but I sure miss the experience of being in the car on the ferry while enjoying the beautiful view of the harbour.

關於一家大押的活化故事

灣仔原和昌大押舊址，何時多了一家「蝦店」？

五月始在上址啟業的英式餐廳“The Pawn”，備受灣仔街坊注目，「蝦店」、「蝦店」的嚷著。街坊分不清“The Pawn”(押店)或“The Prawn”(蝦)，亦不知「蝦店」這個花名源自何人，畢竟觸動他們的是這座灣仔地標式的歷史建築會如何被活化？

和昌大押所在(莊士敦道60至66號)一連四幢戰前唐樓，2003年由市區重建局收購，與嘉華地產合作進行活化。經年復修，由中餐廳祇月租用地鋪，及“The Pawn”租用一、二樓及天台，後者裝修費達八位數字。一時間，失修破殘的大押，再度熱鬧起來。復修後的大押，淡黃牆身配整齊石柱，沒有了昔日寫上紅黑字體商號包裹石柱的鐵皮，也沒有了電線纏繞的僭建天台屋，年輕一輩終有幸欣賞戰前唐樓的廬山真面目。

立體的活化項目

和昌大押的活化只是灣仔區活化歷史建築的其中一個點。灣仔區活化工作著眼的並不是個別建築，而是結合多個分佈於區內的歷史建築，如灣仔街市及藍屋等，形成一個點、線、面的立體活化項目。

近年，灣仔區街坊對在該區進行的文物保育甚為關注，無怪乎開業至今，除了在附近工作或居住的年輕一群及外國人外，不時有踢著拖鞋的叔伯，搖頭擺腦地走進這座近百年港式建築，窺探換上英式裝潢的“The Pawn”。Alan(羅揚傑)是“The Pawn”合夥人之一，對此見慣不怪：「明白社區人士對和昌的活化有不同意見，的而且確，灣仔具濃厚社區味道，而和昌對灣仔尤為重要。」

尋找價值與活化的平衡點

歷史價值故而要珍而重之，但要達到活化，畢竟還得平衡現代需要。“The Pawn”為了令食客吃得暢快，願意光顧始凝聚人氣，達到活化其中一項目的，加添空調是指定動作。昔日興建時，大押並沒有預留空間放置空調設備，加上天化橫樑是建築特色，絕不可拆掉，為免空調水電線及喉管破壞觀感，惟有特製假天花將之藏內。

在過程中並不是凡事順利。以在戰前唐樓十分普遍的水磨石為例，今時今日，就沒有多少師傅懂得做，Alan不禁說道：「試了無數次始仿製而成；天花所需木條也是四出搜尋，最後從深圳購入一艘木船，把木條逐一拆下，鋪在天化的哩！」他認為如在復修初期可邀請項目的發展商甚或租戶參與，一同商討那些細節需保留，相信可更充份顯示建築物的價值。

活化歷史建築在香港還是初試啼聲，或許當中有不少空間需改進，「蝦店」的經驗正好為未來所有令人興奮的活化項目作出重要借鏡。



The story of "The Pawn"

Since when did a "PRAWN" shop take over the address of the former Woo Cheong Pawnbroker in Wan Chai?

The British-style restaurant, "The Pawn", opened in May and almost immediately caught the eyes of old Wan Chai residents, who have been nicknamed it the "Prawn Shop". Be it "The Pawn" or "The Prawn", all eyes are on the long-awaited result of the transformation of this historic building in Wan Chai.

The original Woo Cheong Pawn Shop occupied the ground floor of one in a row of four Chinese tenements built during the pre-war years. In 2003, the Urban Renewal Authority acquired the site, and in collaboration with local developer K. Wah Real Estates, began revitalising it.

The rejuvenation, completed earlier this year, has helped bring back to life the age-old shop fronts. The stone supporting pillars make a unique architectural feature, as does the cream colour paint used on the exterior of the building.



Other distinct features are, however, nowhere to be found. Gone are galvanized iron sheets bearing the name "Woo Cheong Pawn Shop". The tin shacks erected illegally on the rooftop have also been stripped. The pre-war building has once again been restored to its original form.

Holistic revitalisation

The revitalisation of Woo Cheong is one of many ongoing projects aiming to rejuvenate the Wan Chai district. The focus is not being put on just one building, but the district in its entirety. Works are also in the pipeline to transform other nearby locations such as Wan Chai market and Blue House so as to revitalise the district holistically.

Wan Chai residents have clearly taken ownership of the issue. It is no wonder that the opening of "The Pawn" has drawn so much interest locally. Business has boomed the day the restaurant opened its doors for business. Not only is it popular among expats and young professionals working or living nearby, elderly residents have also been spotted wandering in to catch a glimpse of the new look of this revived landmark.

Alan Lo is one of the partners behind "The Pawn". He said he could well understand the curiosity people have about "The Pawn".

"I am well aware that local residents have mixed expectations of Woo Cheong's revitalisation. Wan Chai is a district where the place and

Alan站在大押的天台指，位於天台的舊建鐵皮屋在復修時被拆去

An owner of "The Pawn", Alan Lo, stands on the rooftop of Woo Cheong Pawn Shop. He points out that illegally-constructed tin shacks used to cover the roof, but were removed during the restoration of the building



its people are intricately linked, and Woo Cheong is an indispensable part of it," said Lo.

Finding the balance between history and revitalisation

In the process of revitalisation, a balance must be struck between modern needs and historic values. Inside "The Pawn", owners had no choice but to install air-conditioners in order to satisfy the needs of modern-day diners. When the pawn shop was built almost century ago, no such provisions were made. With the horizontal beams being a unique feature of the building, they had to be kept intact. As a result, a suspended ceiling had to be fitted to conceal all the wiring and conduits.

Lo and his partners had to deal with a string of other problems. The sourcing of terrazzo, for one, proved to be a big challenge. With almost all craftsmen possessing the necessary skills to produce terrazzo having gone into retirement, finding the right people to do the job became impossibility.

"We made endless attempts to imitate the effect before succeeding. For the wooden planks on the ceiling, we searched far and wide and finally bought a wooden boat from Shenzhen, disassembled the wooden planks piece by piece, and used them to construct the ceiling!" said Lo.

He believed that in future, developers and tenants should work together in deciding the elements worth preserving from early stages of restoration. Such partnership, Lo said, could help better reflect the values of these historic buildings.

The rejuvenation of Woo Cheong and "The Pawn" is considered Hong Kong's pioneer project in the revitalisation of historic buildings. There is unquestionably ample room for improvement. May the story of the "PRAWN Shop" serve as an important reference to all the exciting projects ahead.



天花的木條是由一艘購自中國內地的木船上拆下，凝造傳統英式酒吧氣氛
The wooden panels used as the ceiling were sourced from a boat found in mainland China. The boat was stripped to pieces in order to create the effect of a traditional pub house for "The Pawn"
(相片來源/ Source: The Pawn)

答案：鐵欄杆 The metal railing

於1912年建成屬新古典主義風格的立法會大樓，原為最高法院，由於要呈現莊嚴華麗，不會使用鐵欄杆，再者香港要直至50年代始流行在建築中使用鐵。
Built in 1912, the Legislative Council building, formerly the Supreme Court Building, is a granite structure of neo-classical design. Being the solemn headquarters of the Judiciary, iron was unlikely to have been used for the construction of the balustrade. Besides, the use of iron as a building material was not widespread in Hong Kong until the 1950s.



林太與文物保育專員陳積志(右)參觀德成按。這座前押店已成功轉化為一家大押博物館
Mrs Lam visits Tak Seng On with Commissioner for Heritage, Jack Chan (R). The former pawnshop has been successfully converted into a museum on the pawn-broking trade

若還以為去澳門除了博彩及品嘗美食，別無他作，那就out了。其實，自聯合國教科文組織於2005把澳門歷史城區納入世界遺產名錄，當地便興起一股文物旅遊熱。在澳門社會文化司司長崔世安邀請下，發展局局長林鄭月娥，副秘書長(工務)王榮珍及文物保育專員陳積志等一行八人，七月二十三日到澳門作官方訪問。

當日行程甚緊湊，首先由澳門文化局局長何麗鑽詳細介紹當地文物保育工作。社會公眾的積極參與是促成文物保育工作成功的關鍵因素，所以公眾諮詢一直是澳門政府的重點工作。為了鼓勵人們走進文物建築，一系列活動及項目包括粵劇及流行音樂會，定期在歷史建築物內上演。何局長透露現時正檢討相關法例，確保歷史文物獲得更恰當保育。

同時，活化亦是澳門文物保育的一個重要環節。當日，有幸參觀何東爵士圖書館。這原供何爵士夏天避暑用，自他於1960年代辭世，改建為公共圖書館。早前一座現代化的新樓建於富殖民地建築色彩的主樓旁，兩者相映成趣。

德成按則是另一個活生生例子，引證經活化後的歷史建築如何促進旅遊業。2000年，大押曾幾何時面臨被拆卸及重建邊緣，幸澳門政府適時介入，將其復修至最初模樣，我們始有機會再度欣賞它。自2003年，改建為博物館，展示押店的歷史發展，共吸引多達4萬名人士參觀。其後於2004年，獲聯合國亞太文化遺產保護獎。

為了做好香港的文物保育工作，我們不惜四出取經，參考人家的成功例子。無疑，澳門是我們一個值得學習的近鄰，未來港澳兩地實應就文物保育工作加強交流。

Casino gaming and good food are no longer the only attractions which draw tourists to Macau. Heritage is another. To learn more about the good work Macau has done in the area of heritage conservation, we made an official visit on July 23.

At the invitation of Macau's Secretary for Social Affairs and Culture, Chui Sai-on, the Secretary for Development, Carrie Lam, accompanied by seven colleagues including the Deputy Secretary for Development (Works), Janet Wong and the Commissioner for Heritage, Jack Chan toured the historic centre of Macau.

The site was inscribed on the UNESCO world heritage list in 2005. Since then, Macau's cultural tourism has thrived. Our one-day visit kicked off with a detailed presentation given by the President of the Cultural Affairs Bureau, Heidi Ho, on Macau's work in heritage conservation.

Public engagement is a priority for the Macau (SAR) Government as it recognises that heritage conservation could only succeed through active involvement of the community. The guiding principle of encouraging people "to enter into the heritage sites" underpins the numerous activities and programmes organised on a regular basis in historic buildings and sites ranging from Cantonese opera to pop concerts.

Ms Ho also updated us about a review currently underway for the legislations governing heritage conservation in Macau in order to bring the laws in line with Macau's UNESCO heritage status.



發展局局長林鄭月娥(左)及副秘書長(工務)王榮珍(中)參觀何東圖書館，這為澳門活化歷史建築的傑出例子

The Secretary for Development, Carrie Lam (L), and Deputy Secretary for Development (Works), Janet Wong (M), tour Sir Ho Tung Library, an outstanding example of adaptive reuse in the historic centre of Macau

Revitalisation is also an important part of heritage conservation in Macau. To find out more, we visited Sir Robert Ho Tung library, the former summer residence owned by Sir Robert which was turned into a public library after he passed away in the 1960s. A contemporary new annex was subsequently built next to the main building, creating an interesting blend of colonial and modern architecture.

The restoration of Tak Seng On pawnshop is another fine example of how a revitalised historic building has helped boost tourism. The former pawnshop was on verge of being demolished and redeveloped by its owners in 2000 when the Macau Government stepped in and restored it to its original state.

It has operated as a museum since 2003, showcasing the history of the pawnbroking, drawing over 40,000 visitors. In the following year, it was awarded an Honourable Mention in the UNESCO 2004 Asia - Pacific Heritage Awards for Culture Heritage Conservation.

To succeed in the work of revitalisation, it is essential to learn from the good work of others. Macau is undoubtedly a neighbour with whom Hong Kong should learn and engage in years to come in the area of heritage conservation.

News Flash

斥資助業主維修私人歷史建築

需要進行維修的私人已評級歷史建築，將受惠於政府即將推出的一項資助計劃。文物保育專員辦事處將會為已評級的歷史建築的業主提供資助，以展開維修工程，每宗資助上限為60萬港元。由政府官員組成的評審委員會將會成立，審批准則包括工程的迫切性及維修該幢歷史建築對社會裨益等。而成功申請者亦須符合某些條件，如將其建築物於維修後作合理程度的開放予公眾參觀等。如欲進一步了解詳情，請參閱發展局網站(<http://www.heritage.gov.hk>)即將公佈的資料。

Financial assistance to be offered for maintenance of private historic buildings

Privately-owned graded buildings needing maintenance would benefit from a new government financial assistance scheme. The Commissioner for Heritage's Office is to offer financial help in the form of grants to owners of private graded historic buildings for upkeep and repair. The ceiling of the grant for each application is set at \$600,000.

Successful applicants would be asked to fulfill certain conditions following the works, such as to allow reasonable public access into the building.

A vetting panel made up of government officials will be responsible for the selection of applications. Criteria for consideration will include the urgency of the works and benefits to the community and so on.

For more about the launch of the scheme and its details, please watch out for our upcoming announcement in the Development Bureau's dedicated website on Heritage: <http://www.heritage.gov.hk>

Fun @ Heritage



甚麼是不應在立法會大樓出現的? What is out of place?

答案在本刊中
Please find answer in inside pages

歡迎意見

We welcome your comment

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