

From:



To: Our friends

Date:

和你一起砌積木

發展局局長林鄭月娥

砌積木，相信是不少人童年玩意，大家都知要砌出個模樣來，得花點心思及時間。政府在文物保育的工作，就像砌積木，造就有利文物保育發展的骨架，再由民間社會接手，達致薪火相傳。骨架何時成形，有賴政府與社會雙方配合。

我們正為這時機造就有利條件，自去年行政長官發表施政報告後，已趕緊推行一系列政策措施，總算為本港文物保育展開新氣象。為了回應社會對新舊發展平衡的訴求，啟動了文物影響評估機制，凡涉及歷史建築的新公共工程項目均須評估。

評估機制啟動後，立竿見影。西港島綫地鐵工程，有鑑社會要求保留樹牆聲音強大，同意遷移路線，達到既兼顧發展需要，又保留樹牆及活化八號差館這

行政長官施政
報告2008-09
加強對文物保育
的承諾

CE Policy Address
2008-09 renews
commitment
to heritage
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發展局文物保育專員辦事處
Commissioner for Heritage's Office
Development Bureau

皆大歡喜結果。而中九龍幹線工程，有關部門亦加強了公眾諮詢，竭力保育油麻地警署。

這些工作突破發展與保育互不相容的傳統思維，致力兼顧發展與保育，為香港文物保育創造更有利的條件。其實，將文物保育列入發展局工作範疇內，本身已是一項嶄新舉動，有助在發展最初階段，評估對歷史文物的影響，並透過發展局負責的規劃、土地和屋宇管理達致雙贏局面。

其實，發展與保育並不對立，在追求城市發展之時，歷史同樣重要，不可漠視。另一邊廂，若我們的社會獨沽一味僅保留舊建築，實在難以滿足現代需要。要將舊建築活化至適應新用途確不是紙上談兵，需符合現行建築物安全要求，這又與數十年前不盡相同。新舊共融始是我們期盼的理想都會，於是一系列歷史建築活化項目相繼推出。在香港進行活化，需從用途著眼，只有合適的新用途，才可再次發揮建築固有特色，感染社會。

行政長官施政報告2008-09加強對文物保育的承諾

繼去年宣佈致力文物保育工作，行政長官於10月15日剛發表的新一份施政報告，宣佈一系列新措施，重申對保育及活化歷史建築的承諾。

經廣泛推動市民參與後，決定將位於荷李活道的前已婚警察宿舍從「勾地表」剔除，並會以創意產業及教育作為未來用途。行政長官強調這活化項目，必需戮力配合附近區域的歷史及特色，稍後會就此諮詢公眾。

與此同時，行政長官亦提出採用商業模式將虎豹別墅活化。明年初，政府將會邀請商界包括紅酒商提交意向書。是項計劃的成功，可為其他具有商業價值的歷史建築借鏡。



虎豹別墅
Haw Par Mansion

社會人士是我們推動文物保育的後盾，要感動他們，先要贏取他們的支持，為社會人士創造參與文物保育的機遇是我們的責任。於年初推出的「活化歷史建築伙伴計劃」，反應非常熱烈，有逾百個非政府團體遞交申請表。相信這有效提昇社會對文物保育的認知，形成擴散效應，達到全民參與。明年初會再接再厲推出第二期計劃。

透過親赴歷史建築視察及撰寫申請書，非政府機構人員有機會直接參與文物保育事宜，在過程中學習如何透過活化歷史建築，對社會整體帶來裨益。這些活生生的教材，難能可貴，讓他們實踐文物保育，不再停留於倡議及提出意見層面。迄今，已完成其中三幢建築的首輪評審，不久將來便完成審議，著手進行復修工程，盡快讓社會人士享用及參觀經過活化後的歷史建築。

當然，在文物保育工作上亦遇有不少挑戰，出現一些始料未及事情，譬如景賢里。事件在社會鬧得熱烘烘，自從政府迅速介入，創

CE Policy Address 2008-09 renews commitment to heritage conservation

Heritage Conservation and revitalisation of important historic buildings remained high on the agenda for Government with the Chief Executive announcing a number of new initiatives relating to this area in his latest Policy Address delivered on October 15.

After extensive public engagement, it was decided that the Former Police Married Quarters Site on Hollywood Road would not be put up for sale, and will instead be used for the creative industries and education purposes. The Chief Executive pledged that any revitalisation plans of the building would take into account the history and characteristics of the neighbourhood,

With the assessment mechanism implemented, immediate effects are found. As there was a strong voice from the society for the retention of a tree wall, it was agreed that the alignment of MTR West Island Line would be shifted so that it still cater the need for development but at the same time serve to retain the tree wall and revitalise Police Station No. 8 (the Upper Levels Police Station). It is a happy ending for all. As regards the Central Kowloon Route Project, the departments concerned have enhanced public consultation and tried their best to preserve the Yau Ma Tei Police Station.

These efforts have achieved a breakthrough of the conventional thinking that development and conservation are incompatible. They serve to give due weight to both development and conservation, while creating a more favourable environment for Hong Kong's heritage conservation. As a matter of fact, the incorporation of heritage conservation into the portfolio of the Development Bureau is already a new initiative, which will help assess the impact assessment on historic buildings in the early development stage and achieve a win-win situation through the Development Bureau's coordination of planning, lands and building management.

先河以土地交換模式進行，終於成功保留歷史建築，為本港文物保育揭開新一頁。議會及社會各界的廣泛支持，給予我們很大的鼓舞。

一年來，本港文物保育工作所呈現的新氣象，並不是靠一兩項措施所能塑造。我們的工作是全方位進行，不是細微細眼只做某項，這是我們的誠意，亦是對社會的承諾。這期間，我們緊密地與社會保持聯繫，讓我們有能力及早掌握社會聲音，並作出恰當交流，確化解了不少富爭議性的社區重建項目引致的矛盾。

無可置疑，民間團體和公民社會組織在文物保育的步伐較諸政府迅速，勿論通過和平甚或抗爭性活動，引發政府或社會注視，是很正常的。民間主導不獨存在於文物保育範疇，早在環保及文化發展得到驗證。與民間保持交流是必須且自然，正如就皇后

碼頭事件，雖然大家立場有異，我仍很重視與保育人士進行直接對話。

關鍵在聽到民間聲音後，政府要接棒作適切回應，否則與社會脫節。政府的優勢是可動用的資源、工具、網絡較廣泛，擁有為數不少的歷史建築，又可透過立法對之保育，這都是民間欠奉。既有上述執行優勢，便應責無旁貸肩負公眾教育推廣角色，發揚文物保育。若要得到理想發展，在某階段，必須由政府作主導擔大旗。

待積木骨架漸露，是時候將文物保育工作應交回民間接續下去，達致薪火相傳，如成立文物保育基金。這需多項條件配合，首要是訂立工作框架，釐清民間、政府、專業界別的定位，要清晰界定各



荷李活道前已婚警察宿舍
The Former Police Married Quarters on Hollywood Road

Development and conservation are indeed not incompatible. In the pursuit for city development, history is also important and should not be ignored. On the other hand, if our society only cares about preservation of old buildings, we can never meet the modern day needs. To revitalise old buildings to suit new uses is indeed not empty talk. It has to comply with the current building safety requirements, which are certainly different from those of a few decades ago. A harmony between the old and new is what we hope for an ideal metropolitan and thus we have rolled out a series of revitalisation projects of historic buildings. To implement revitalisation in Hong Kong, we need to focus on the uses of the historic buildings. The new uses must be appropriate so as to give full play to the innate characteristics of the buildings and obtain passion from the society.

The public is the backing of our heritage conservation work. To obtain passion from them, we have to win their support, and it is our responsibility to create an opportunity for the public to engage in heritage conservation. The "Revitalising Historic Buildings Through Partnership Scheme" launched early this year was well-received with applications from over one hundred non-governmental organizations

(NGOs). It is believed the scheme has effectively enhanced the awareness of the public towards heritage conservation and it has formed a spreading effect which has led to a full involvement of the public. Phase 2 of the Scheme early will be launched early next year.

By visiting the historic buildings and preparing the applications, personnel of the NGOs have a chance to take part directly in heritage conservation and in the process to learn how to bring about benefits to the overall society through revitalising historic buildings. These living teaching materials are valuable as they allow the public to put heritage conservation into practice rather than merely putting forth proposals or views. Up to now, we have finished the first round of vetting for three historic buildings and will soon complete the consideration. After that, we will proceed with the restoration works so as to allow the public to enjoy and visit the revitalised historic buildings as soon as possible.

Of course, the work of heritage conservation is full of challenges, and unexpected matters will surely arise, such as in the case of King Yin Lei. The incident has aroused much interest in the society. After

自工作可不是易事！以文物保育經驗豐富的英國為例，時至今天，當地政府在保育工作上的參與仍佔一定比重，不時就文物保育作出檢討和進行立法。

工作框架外，還需備有法律框架支持。假若基金是純民間團體，那仍否需法律作後盾？反過來說，它可否以純民間團體形式存在？日後具備立法權嗎？一連串問題，不是一時三刻迎刃而解，需詳加考慮。

資源是另一個考量點，長期依賴政府這個「大水喉」，絕不是上上策，必定受一定制肘。為其開拓財政來源，才是持久良方。其實，在四月新成立的文物保育專員辦事處的目的之一，就是著手為未來的文物保育基金建立資源。萬事俱備，還得社會廣泛認同，基金始可運作暢順。

羅馬建立不在朝夕，要造就上述條件，非一蹴而就，我們需要你一起努力。

林太九月底到訪建於1811年的前悉尼鑄幣廠。該廠活化為辦公大樓，另設圖書館和演奏廳，供公眾使用

The Secretary for Development tours The Mint in Sydney in late September. The building was Australia's first coining factory. Built in 1811, it has been revitalised into the headquarters of the Historic House Trust. It has a library, cafe and meeting rooms available for public access

prompt intervention by the government and the unprecedented offer of land exchange with the owner, the building was eventually preserved. This has turned a new page for heritage conservation in Hong Kong. We are very much encouraged by the lavish support of the Councils and various sectors of the community.

The new era of heritage conservation in Hong Kong over the past year was not created by one or two standalone initiatives. We have taken on a holistic approach rather than focusing on specific items. Our work reflects our sincerity which is also our pledge to the society. During this period, we have kept close liaison with the Hong Kong people so that we can know the public's views early and make appropriate exchanges. As a result, we have indeed resolved many conflicts raised over controversial community redevelopment projects.

Undoubtedly, NGOs and civil societies are going faster than the government with respect to the work of heritage conservation. It is normal for them to arouse public concern by way of peaceful or even confrontational actions. Community-driven initiatives do not only exist in the work of heritage conservation, but have already been proven in environmental and cultural developments. It is a must and most natural for us to have regular exchanges with the community. Take the Queen's Pier incident for example; although we stood for different positions, I treasured the direct conversations with the conservationists.

It is crucial for the government to give appropriate response after hearing the public's voices; otherwise it will depart from the society. The government's advantage is that it has more resources and tools for use; it has a wider network and that it has quite a lot of historic buildings which can be preserved by way of legislation. All of these are not available to the public. With these advantages in hand, we have a compelling role to play in the public education so as to



promote heritage conservation. The government must take the lead, in certain stages, in order to bring about favourable progress.

Once the framework of the blocks has been built, it is time to pass the task of heritage conservation back to the community for continual development which can take the form of establishing a heritage fund. Much work has to be done to complement this. First of all, we must draw up a framework of actions, clarify the specific roles of the community, the government and the professional sector. It is no easy task defining our respective duties! Take Britain as an example, although the country is so experienced in heritage conservation, their government still plays a substantial role in the preservation work and conducts regular reviews on and make new legislation for heritage conservation.

Apart from the framework of actions, we still need a legal framework as support. If the heritage fund is to be a pure NGO, then does it still need the legal backup? Contrarily, can it exist as a pure NGO? Will it have the right to make legislation in future? This series of questions will not be readily solved without detailed deliberation.

Resources are another point of consideration. Relying on the supply from the "resourceful" government as an affluent source of income is not the best way out as it would bring about certain fetters of control. The long-term solution is to explore new financial sources for the fund. In fact, one of the objectives of the new Commissioner for Heritage's Office set up in April is to seek resources for the future heritage conservation fund. Nonetheless, even if everything is ready, we still need the recognition of the public before the fund can go into smooth operation.

Rome was not built in one day. To accomplish the above mission, we need your concerted effort and support.

這個夏天，香港特別多風雨，文物保育專員辦事處非常關注颱風對歷史建築及附近樹木安全的影響。在九月底颱風黑格比吹襲香港前夕，專員陳積志迅即聯同中西區關注組代表羅雅寧及有關部門代表，親臨荷李活道的前已婚警察宿舍，視察位於正門入口處的朴樹，且立即派員將樹木繫繩固定，又在樹根外露位置鋪上濕沙包，減少颱風的破壞。

雖然已作出充足預備，仍難敵黑格比的吹襲，一棵攀附在古牆的樹幹倒塌，橫臥在荷李活道，對附近交通帶來不便。接報後，有關當局已立時清理倒下的樹枝，並進行維修工程，避免引致任何危險。

陳積志表示，一幢歷史建築的價值是要從整體出發，不是單純保留了該建築便算，還得考慮保留在建築群內或周邊有關連的東西。他亦強調社會參與對文物保育的重要性，並對中西區關注組對這個前警察宿舍的關注表示謝意。

Just hours before typhoon Hagupit brushed past Hong Kong on September 23, the Commissioner for Heritage's Office (CHO) took prompt and decisive action to protect not just historic buildings under its care, but also trees in these buildings.

Noticing that a tree at the Former Police Married Quarters on Hollywood Road might be threatened by the storm, Katy Law of Central and Western Concern Group, alerted CHO, which took immediate steps to secure the tree trunk. C for H, Jack Chan together with representatives of relevant departments, inspected the site to make sure that the hackberry tree by the front gate would stand the test of the elements. Sandbags and ropes were used to ensure that the tree would remain rooted.

fabric.



陳積志(中)與羅雅寧(左)及發展局助理秘書長李鉅標(右)，到前已婚警察宿舍視察，派員為朴樹進行防風措施

Jack Chan (middle), Katy Law (L) and Assistant Secretary for Development, Robin Lee (R), visit the Hollywood Road Former Police Married Quarters to ensure that the hackberry tree is protected from severe weather

Unfortunately, the site was not completely spared from the severity of Hagupit. A tree trunk collapsed from the retaining wall and fell onto Hollywood road, causing some disruptions to traffic. The fallen branches were promptly removed while pruning works were immediately carried out to clear any possible danger.

Chan said the value of historic buildings lies not just in its architecture but also the surroundings. The CHO, therefore, attaches great importance to protecting the environment in the vicinity of the sites as well as the sites themselves. He also emphasised the importance of community involvement in helping to save our heritage, and expressed gratitude to the Concern Group for its attention paid to the Hollywood Road site.

in 2004 for Heritage Preservation. The very few privately-operated

ed monument being put to use. This reflects the building's history, said Chan.

Documents are currently rented to various organisations. As landlord, structural repairs and external

景賢里四大復修原則

常言道「蜀道難」，但景賢里的復修工作亦十分艱難！

景賢里去年被暫定古蹟後，終於今年七月正式列為法定古蹟，為了把握時間，現正測試第一期工程所需物料的工藝，如傳統制瓦技術。這些早已失傳的傳統手工藝在景賢里內俯拾皆是，連有多年復修歷史建築經驗，受古物古蹟辦事處委託為復修工程顧問的廣州大學嶺南建築研究所所長湯國華也嘖嘖稱奇。

可是，由傳統工藝塑造的中國吉祥物及鐵窗花等均於去年被破壞。傳統材料製造方法故而無從入手，另一難題是工藝傳人無從覓得，曉得運用傳統技術接合鐵窗的傳人，更是踏破鐵鞋無覓處。

保育原則不妥協

然而，湯教授強調，必需堅持建築型制、結構、材料、工藝的真確性，否則失卻保育意義。幸而，景賢里硬件如外型及內部佈局如房間及廳堂的位置及空間等，乃至結構方面的承重牆壁，大致完好保存下來，湯教授有信心復原目標，可由原先的八成提升至九成。要實現目標，還得施工隊配合。湯教授擬在施工前，為管工及工人進行「補課」，讓他們明白文物保育原則，貫徹上述四項堅持。

景賢里名字由來

這個堅持在湯教授研究景賢里名字可見一斑。按《周禮》“五家為鄰，五鄰為里”，二十五家為一里，相等於一條村落。綜觀景賢里，位處山頭一隅，附近不見村落遺跡。湯教授不惜親赴前主人邱子

文家鄉廣東揭陽，終於在其祖屋牌匾上看到「景賢里」三字，喜出望外的這正就是邱氏於1978年揮毫所題，與香港景賢里牌匾同出一徹，同年購入香港景賢里並為其命名。

景賢里復修項目眾多，且不少工藝失傳，湯教授近月遍訪燒製屋頂瓦片的傳統工藝傳人，以及十月展開工程，預計兩年完工。復修只是第一步，其後將就其活化計劃諮詢公眾，好讓及早公開予市民參觀。

Intensive Labour Goes Into Restoring King Yin Lei

The one — and possibly the only — mission for Professor Tang Guohua, when he decided to take on the King Yin Lei project, was to bring the traditional Chinese mansion back to its former glory. Time and resources are not of his concern, but of the owner of the house who would eventually fork the bill of this massive restoration project which is expected to take around two years starting from this month.

“There are four main components which I will try my utmost to revert to its original form — the layout, the structure, the material and the craftsmanship,” Professor Tang of the School of Architecture and Urban Planning of Guangzhou University told 活化@Heritage during a recent interview.

Professor Tang, who was recommended by the State Administration of Cultural Heritage, admits that finding craftsmen who can live up to the outstanding workmanship of the older generation is a near impossibility, but it is a problem he faces not just in King Yin Lei but across China in his work as one of the country's top expert in heritage conservation.

景賢里內架起竹棚，為將於10月進行的復修工程作準備，預計需時兩年完工
Scaffolding has been erected inside King Yin Lei, paving the way for extensive restoration work to be taken place. The project will take around two years starting from October

湯教授解說如何將新圖案鑲嵌在花園一幅牆壁上
Professor Tang explains how new moldings will be fitted onto a wall in the courtyard of King Yin Lei



For King Yin Lei, Tang is committed to finding local Hong Kong workmen to carry out complicated tasks including the reproduction of elaborate plaster mouldings and immaculate terrazzo finishing, just to name a few. Despite the shortage of skilled labours, Tang is not worried about the quality of output, and is confident that workers would master the necessary skills under his guidance and supervision. A special set of guidelines will be tailor-made for the project.

The sourcing of building materials poses another challenge as many of the materials used when the house was first constructed in 1936 have become obsolete. A kiln in Foshan is being commissioned specially for the project to reproduce glazed tiles for the rooftop.

According to Tang, the value of King Yin Lei comes from its unique blending of Chinese architectural form and Western building technology, both of which he is seeking to retain, making the work on King Yin Lei painstakingly labour intensive.

Tang and his team have had to comb through the wreckage in search of evidence which would help put the house back together. With the help of the Antiquities and Monuments Office, Tang has managed to recover old photographs which he found crucial in his quest to reconstruct the past.

A trip to the ancestral village of a previous owner in Guangdong also helped establish small but important clues about the origin of the name, King Yin Lei.

"In Chinese, the word 'lei' means neighbourhood. I was curious about the use of this character in the name of a stand alone mansion. The mystery was solved when I went to Qieyang in Guangdong. There, we found another King Yin Lei in the middle of the village! That explained everything. The owner actually had two houses with the same name – one in Guangdong and one in Hong Kong!" said Tang, who is still savouring the excitement of his accidental discovery.

湯教授檢查鐵窗損壞情況
Professor Tang inspects the condition of a cast-iron window



The privately-owned King Yin Lei was officially declared a monument in July 2008. Under an agreement between Government and the owner of King Yin Lei, the mansion, upon the completion of restoration in 2010, will be surrendered to Government in exchange for an adjacent site of roughly the same size for the purpose of residential development, while the cost of the renovation will be borne by the current owner. It will be the first historic building in Hong Kong to be protected through a land exchange under the new policy which uses economic incentives in heritage conservation. A public consultation to decide on the function of the revitalised King Yin Lei will take place in due course.

答案 Answer: C

建於1899年的警署，位處當時仍甚偏僻的大埔，以防衛為主，故採實用設計，沒太多裝飾
The Old Tai Po Police Station was built in 1899 for the purpose of defense. Its design is modest without fancy details

News Flash

成立文物保育聯絡機制增加溝通
專責文物保育的文物保育專員辦事處及古物古蹟辦事處，於九月底成立非正式聯絡機制及開展首次會議，往後每兩個月會晤一次。目標是雙方對文物保育工作的了解，討論大家關心的議題，並跟進各項計劃及從工作層面解決相關問題。文物保育專員辦事處一干人等在專員志帶領下，9月2日拜訪古物古蹟辦事處，與該辦執行秘書明基全及其成員交流文物保育的經驗，並同訂聯絡機制。



文物保育專員辦事處早前拜訪古物古蹟辦事處，分享文物保育工作的經驗
CHO visited AMO and have a sharing on the experiences of heritage conservation

Communications to be set up between CHO and AMO

A regular coordination mechanism is to be established between the two government arms designated to heritage works – the Commissioner for Heritage's Office (CHO) and the Antiquities and Monument Office (AMO).

The decision to establish improved communications and to set up bi-monthly discussions was made during a recent meeting between the heads of the two sides. The Commissioner for Heritage, Jack Chan, led a delegation from the CHO to visit the headquarters of the AMO on September 2, and met with AMO's Executive Secretary, Tom Ming, and other AMO officers.

A subsequent meeting was held at the end of September. These regular exchanges aim to enhance mutual understanding of the work, the two sides would discuss topical issues of common interests, keep track of progress of various projects and resolve related matters at the working level.

Fun @ Heritage



前大埔警署的窗？

Which of these windows belong to the Old Tai Po Police Station?

歡迎意見

We welcome your comments

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答案在本刊中

Please find answer in inside pages