

From:

活化@Heritage

活化歷史建築通訊
A Newsletter on Revitalisation

To: Our friends

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經過連月的審慎評核，「活化歷史建築伙伴計劃」首批政府歷史建築的創新用途終於塵埃落定。

由文物精品酒店、漁民博物館、中華文化交流場所、中醫藥保健中心、青少年旅舍以至藝術設計學院，各歷史建築的活化工程最快於2011年初完成。發展局將於短期內向立法會申請撥款，為成功獲邀機構提供一筆過復修費，以進行所需工程；還會向他們提供一站式技術支援，使工程細節配合相關條例及牌照的要求。

是項計劃於去年2月推出，共收到114份申請，非政府機構須提交以社會企業模式運作的方案，為社區創造就業機會，同時保育歷史建築，打造文化地標。評審準則涉及的範疇，包括文物保育、彰顯建築物價值、社會裨益、財務可行性和保育經驗。

活化歷史建築諮詢委員會主席陳智思對於收到大量建議感到鼓舞。

After months of stringent vetting, plans for adaptive re-uses of the first batch of government-owned historic buildings under the *Revitalising Historic Buildings Through Partnership Scheme* are finally in place.

Revitalisation of these buildings come in diverse forms, from heritage hotel, fisherman museum, Chinese cultural exchange venue, centre of Chinese medicine, youth hostel to school of creative arts and digital media. Some of the make-overs are expected to complete as early as the first quarter of 2011. The Development Bureau will co-ordinate the application for funding from the Finance Committee of Legislative Council and provide one-stop technical support to take forward the proposals.

Launched in February 2008, the Scheme received an overwhelming response of 114 applications. Non-profit making organisations were invited to submit revitalisation proposals in the form of social enterprise which would create job opportunities, preserve and put historic buildings into good and innovative use as well as transform them into unique cultural landmarks. Selection criteria encompass aspects on heritage conservation, reflection of historic significance, social enterprise operation, financial viability and other considerations including institutional background of the applicant and its experience in similar projects.

Chairman of the Advisory Committee on Revitalisation of Historic Buildings, Bernard Chan, said he was encouraged by the overwhelming number of application received.

特刊：活化計劃結果 Special Edition: Revitalisation Scheme



發展局局長林鄭月娥(中)、活化歷史建築諮詢委員會主席陳智思(左四)連同各委員及活化歷史建築伙伴計劃獲選機構代表合照
Secretary for Development, Carrie Lam, and Chairman of the Advisory Committee on Revitalisation of Historic Buildings, Bernard Chan, along with committee members and selected applicants of the Revitalisation Scheme.



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

他在宣布甄選結果的新聞發布會上表示：「計劃除在量方面，在質素方面也很好，無奈僧多粥少，更增加了評審的難度。審批過程中，財務可行性這一環最富挑戰性。申請機構須提供很足夠和令人信服的數據，包括預期的人流、價格設定的合適性、市場在不同階段的需求等等。記憶中很多機構在這一環失分較多。」

發展局局長林鄭月娥表示：「保育是重要而持久的工作。香港目前雖然無可避免地受到金融海嘯的影響，但特區政府會堅持落實文物保育政策，繼續投入更多資源推行文物保育措施。我們會在短期內推出活化計劃的第二批建築。」

林局長並透露初步計劃第二批建築將會包括灣仔區的藍屋建築群、九龍城區的石屋連同毗鄰的休憩空間、沙田區的王屋村古屋和前粉嶺裁判法院。

"The proposals received were not only impressive in quantity, but also in quality. In light of the overwhelming response, the assessments of applications were very challenging indeed. Overall, the committee found the assessment of financial viability the hardest. The applicants were required to provide sufficient and convincing data, showing the expected flow of people, appropriateness of the charges, need of the market in different stages and so on. From my recollection, many applicants lost out in this aspect," said Chan during a news conference to announce the results.

"Heritage conservation, while important, will take time. Inevitably, Hong Kong is currently affected by the financial tsunami, Government will, nevertheless, continue to uphold its policies in heritage conservation. We will continue to channel resources to realise initiatives in heritage conservation," said Secretary for Development, Carrie Lam, in the same news conference.

Lam also announced that the second batch of the Revitalisation Scheme will soon be launched. The buildings under the Scheme will include the Blue House Cluster in Wan Chai, the Stone House and its adjacent open space in Kowloon City, the Wong Uk in Sha Tin and the Former Fanling Magistracy.

「活化歷史建築伙伴計劃」結果：

Results of Revitalising Historic Buildings Through Partnership Scheme:

芳園書室

Fong Yuen Study Hall

項目：「芳園書室」旅遊及中國文化中心暨馬灣水陸居民博物館
Project: "Fong Yuen Study Hall" – Tourism and Chinese Cultural Centre cum Ma Wan Residents Museum
機構：圓玄學院社會服務部
Organization: Social Service Department, Yuen Yuen Institute

舊大澳警署

Old Tai O Police Station

項目：大澳文物精品酒店
Project: Tai O Heritage Hotel
機構：香港歷史文物保育建設有限公司
Organization: Hong Kong Heritage Conservation Foundation Limited

荔枝角醫院

Lai Chi Kok Hospital

項目：香港文化傳承
Project: The Hong Kong Cultural Heritage
機構：香港中華文化促進中心
Organization: Hong Kong Institution for Promotion of Chinese Culture

雷生春

Lui Seng Chun

項目：香港浸會大學中醫藥保健中心——雷生春堂
Project: Hong Kong Baptist University Chinese Medicine and Healthcare Centre — Lui Seng Chun
機構：香港浸會大學
Organization: Hong Kong Baptist University

北九龍裁判法院

North Kowloon Magistracy

項目：薩凡納藝術設計(香港)學院
Project: SCAD Hong Kong Campus
機構：薩凡納藝術設計學院(香港)基金有限公司
Organization: SCAD Foundation (HK) Ltd

美荷樓

Mei Ho House

項目：美荷樓城市旅舍
Project: Mei Ho House as City Hostel
機構：香港青年旅舍協會
Organization: Hong Kong Youth Hostel Association

「芳園書室」旅遊及中國文化中心暨馬灣水陸居民博物館 "Fong Yuen Study Hall" – Tourism and Chinese Cultural Centre cum Ma Wan Residents Museum

芳園書室 Fong Yuen Study Hal

計劃將會活化芳園書室為一個獨特的文化地標和增加遊客對馬灣漁業發展的認識。計劃的潛質關鍵在於十分接近馬灣公園第一期，包括挪亞方舟，以及不久將來建成的馬灣公園第二期。若加以有效宣傳，芳園書室將會與這些旅遊點產生協同效應。計劃亦能夠提高公眾保護生態的意識，並促進地區經濟。計劃著重生態旅遊，推動本地漁民參與，加強當地社會和諧。

The Project will revitalise Fong Yuen Study Hall into a unique cultural landmark and enhance visitors' knowledge on development of Ma Wan fishery. Its potential lies crucially in its proximity with Ma Wan Park Phase I, including the Noah's Ark and in due course, Ma Wan Park Phase II. Given effective marketing, it could be bundled with these tourist attractions and produce synergy effect. It will also raise ecological awareness of the public and promote economy at district level. The focus towards eco-tours, in which local fishermen will be engaged, could foster social harmony in the area.



活化前
Before Revitalisation



活化後
After Revitalisation

大澳文物精品酒店 Tai O Heritage Hotel

舊大澳警署 Old Tai O Police Station

計劃將會為大澳漁村的長遠活化計劃帶來正面影響，並為當地經濟帶來新氣象。計劃將推動文物、旅遊及綠色生活，並在各項之間達到協同作用，亦能保護大澳獨特的文化傳統和透過為當地及鄰近居民提供導賞員培訓及語言學習機會，推動社區參與。

The Project will have a positive effect on the long-term revitalisation plans for the Tai O fishing village and bring vitality to the local economy. It will also promote heritage and environmental conservation as well as tourism, and help preserve Tai O's unique cultural traditions. The Project will engage the local community through tour guide training and language programmes targetting at local or nearby residents.

活化前
Before
Revitalisation



活化後
After Revitalisation



香港文化傳承

The Hong Kong Cultural Heritage

荔枝角醫院

Lai Chi Kok Hospital



活化前
Before
Revitalisation



活化後
After
Revitalisation

計劃將會把歷史建築活化再用，為荔枝角醫院帶來新的生命，並吸引本地、內地和海外遊客到該區；並幫助本地推動文物保育、國民教育和中華文化，使它們達到協同效應。計劃將介紹前荔枝角醫院和荔枝角區的發展歷史，從而促進香港、內地和海外的文化交流，亦將為酒店管理和旅遊業的學生提供每季50個培訓職位，促進本地人士對中華文化的認識。

The Project will put the heritage site into good adaptive re-use and bring a new lease of life to the Lai Chi Kok Hospital. It will also attract local, Mainland and overseas visitors to the district. It will help promote heritage, national education and Chinese culture in the territory. It will also demonstrate the history of the

former hospital and the district, facilitating cultural exchanges between Hong Kong, China and overseas. The Project will offer 50 training positions for hotel management and tourism students each quarter and widens the exposure of the local community to Chinese culture.

香港浸會大學中醫藥保健中心——雷生春堂

Hong Kong Baptist University Chinese Medicine and Healthcare Centre — Lui Seng Chun

雷生春

Lui Seng Chun

計劃將會提供優質的中醫醫療保健服務，並同時推廣中醫藥，尤其使當區市民受惠。計劃將吸引遊客到訪當區，為當地經濟帶來新氣象，亦使中醫醫療服務和文物之間達到協同效應。計劃將透過舉辦中醫藥節、展覽、保健講座、義診和優惠診症服務，推動社區參與。

The Project will provide good Chinese medicine and healthcare services, in particular to the local community and promote Chinese medicine. It will attract new visitors to the district and help boost the local economy and achieve synergy between Chinese medicine service and heritage. The Project will also engage the local residents through the organisation of Chinese medicine festivals, exhibitions, health talks and the offering of free and concessionary medical consultations.

活化後
After Revitalisation

活化前
Before
Revitalisation



薩凡納藝術設計(香港)學院 SCAD Hong Kong Campus

北九龍裁判法院 North Kowloon Magistracy

計劃將會把香港推廣成為區域性的藝術設計教育中心，並可提高香港在國際性數碼媒體和創意工業的競爭力。計劃將與鄰近的賽馬會創意藝術中心產生協同效應以及與當區社群互惠互動，為當區學生提供暑期課程。計劃亦提高深水埗區的國際性層面，帶來1,500名本地及海外學生，有助活化該區。

The Project will promote Hong Kong as a regional art and design educational hub and improve the territory's global competitiveness in digital media and creative industries. It will also achieve synergy with the nearby Jockey Club Creative Arts Centre. The Project will engage the local community through the offering of summer programs to local students. The Project will add an international dimension to the Sham Shui Po district and bring in 1,500 local and overseas students to the district which will help revitalise the old community.



活化前
Before Revitalisation



活化後
After Revitalisation

美荷樓旅舍 Mei Ho House as City Hostel

美荷樓 Mei Ho House

計劃能成功活化美荷樓，延續建築物的原有用途，為它注入新生命，亦為區內弱勢社群提供低技術性工種。申請機構總部的全球網絡覆蓋80多個國家，增加計劃在國際化的層面，並透過結合文物及旅遊，產生協同效應，吸引旅客到深水埗區。計劃透過組織前美荷樓居民網絡，加強地區凝聚力與及對公屋生活及歷史的歸屬感，亦透過邀請社區人士的積極參與，使計劃的財務可行性和社會裨益兩方面達致平衡。

The Project can successfully revitalise Mei Ho House and continue its original function with a new life. It can also create a fairly large number of low-skilled jobs targetting at the underprivileged in the district. The applicant's parent organisation has a wide network spanning over 80 countries. This helps add an international dimension to the Project, synergise heritage and tourism and attract visitors to the Sham Shui Po district. The plan to set up an "alumni network" of Mei Ho House residents would strengthen a sense of history and belonging in the local community. The Project is well-balanced by taking into account the need to maintain financial viability while achieving social benefits through the active engagement of the local community.

活化前
Before
Revitalisation



活化後
After Revitalisation



變身後的虎豹別墅

虎豹別墅是香港其中一幢最古老私人大宅，現正由政府擁有並剛完成翻修，至於其日後用途將在今年稍後予以考慮。

虎豹別墅現時空置，於去年年底重新髹漆，並進行了一些修補工程，包括修復部份現有的磚砌物和防水層。

虎豹別墅及其附連的萬金油花園於1930年代，由東南亞富商慈善家——萬金油的創辦人胡文虎所建。別墅獨特的中式文藝復興建築風格，糅合當前中西藝術裝飾意念。

虎豹別墅從未對外開放，但萬金油花園則一直開放予公眾參觀。



進行工程前後的地下大堂
Lobby before and after patch-up works



進行工程前後的花園
The Garden before and after patch-up works



進行工程前後的
地下房間
Before and after
painting works on
the ground floor



Makeover given to Haw Par Mansion

One of the oldest private residences in Hong Kong – now under Government ownership – has just had a facelift before its future is contemplated later this year.

Haw Par Mansion, which is currently unoccupied, received a fresh coat of paint at the end of last year among other patch-up work which included the restoration of some existing brickwork and waterproofing.

The mansion and its attached Tiger Balm Garden were built in the 1930s by Aw Boon-haw -- a wealthy philanthropist in South-east Asia and one of the inventors of Tiger Balm Ointment. Its unique Chinese Renaissance style architecture carries a unique mixture of the prevailing Chinese and Western ideas in artistic decoration.

Unlike Tiger Balm Garden, which used to be opened to visitors, the mansion was never accessible by the public.

Fun @ Heritage



那些裝置是在和昌大押活化為餐廳The Pawn時，因應安全規定而加建的？

Identify the feature added to the balcony of "The Pawn" for safety purpose during its revitalisation.

答案在本刊中
Please find answer in inside pages

歡迎意見

We welcome your comments

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