

From:

# 活化@Heritage

活化歷史建築通訊  
A Newsletter on Revitalisation

To: Our friends

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## 公布第二期活化計劃

繼第一期活化歷史建築伙伴計劃在去年成功推出後，文物保育專員辦事處已公布推出第二期活化計劃。新一期計劃包括五幢建築物，每幢均各具特色，極有潛質成為本港的新建築地標。該五幢建築物包括：

- 九龍城的石屋
- 沙田的王屋村古屋
- 前粉嶺裁判法院
- 灣仔藍屋建築群
- 舊大埔警署

在五月初，文物保育專員辦事處舉行活化計劃座談會與有興趣參與活化計劃的機構分享經驗。在計劃正式推出後，將會安排建築物開放日及講座。



活化歷史建築伙伴計劃座談會於五月五日舉行，由發展局副秘書長王榮珍(中)主持。活化歷史建築諮詢委員會成員劉少坤(左一)及林筱魯(左二)亦有出席分享評審經驗。

Deputy Secretary for Development, Janet Wong (centre), hosts a forum on batch two of the revitalisation scheme on May 5 to share the experience gained from the previous exercise with those interested in the scheme. Two members of the Advisory Committee on Revitalisation of Historic Buildings, Vivian Lau (far left) and Andrew Lam (second left), were also in attendance.

## Batch Two of Revitalisation Scheme Announced

The Commissioner for Heritage's Office (CHO) has announced the second batch of the Revitalising Historic Buildings Through Partnership Scheme, following the success of the first batch of the scheme last year. Five buildings are included in the new batch, each with distinct characters and much potential to be turned into the city's next architectural landmark. The five buildings include:

- Stone Houses in Kowloon City
- Old House at Wong Uk Village in Shatin
- Former Fanling Magistracy
- The Blue House Cluster in Wan Chai
- Old Tai Po Police Station

Earlier in May, the CHO organised a forum to share the experience gained from the previous exercise with those interested in the scheme. Open days of the buildings and a seminar will be arranged for potential applicants once the scheme is officially launched, sometime in the summer.



發展局文物保育專員辦事處

Commissioner for Heritage's Office  
Development Bureau

活化計劃大概在夏季開始接受非牟利機構提出申請。預計建議書將於今年年底交由陳智思擔任主席的活化歷史建築諮詢委員會審議。

是次計劃的特點之一，是其中兩幢建築物均附設大幅空地，故希望申請機構能夠以具創意的方式使用這些空地，並為建築物尋找合適而創新的用途。

有關活化計劃的詳情，請瀏覽：

Non-profit-making organisations will shortly be invited to submit proposals to revitalise these buildings. Submissions are expected to be considered at the end of the year by the Advisory Committee on Revitalisation of Historic Buildings, chaired by Bernard Chan.

Particular attention is drawn to the large areas of open space accompanying two of the buildings. Applicants are encouraged to be creative in using the space and to come up with appropriate yet innovative new uses for them.

For details about the scheme, please refer to

[http://www.heritage.gov.hk/en/rhbt/batch2\\_scheme.htm](http://www.heritage.gov.hk/en/rhbt/batch2_scheme.htm)

## 第二期活化計劃的5幢歷史建築 The Projects:

### 舊大埔警署

#### Old Tai Po Police Station

地址	: 新界大埔運頭角里11號
Address	: No. 11 Wan Tau Kok Lane, Tai Po, N. T.
總樓面面積	: 1,300平方米
GFA	: 1,300 sq. m.
用地面積	: 6,500平方米
Site Area	: 6,500 sq. m.
建成年份	: 1899
Year Built	: 1899
評級	: 二級
Grading	: Grade II



### 前粉嶺裁判法院

#### Former Fanling Magistracy

地址	: 新界粉嶺馬會道302號
Address	: 302, Jockey Club Road, Fanling, N. T.
總樓面面積	: 約1,980平方米
GFA	: About 1,980 sq. m.
用地面積	: 約4,070平方米
Site Area	: About 4,070 sq. m.
建成年份	: 1960
Year Built	: 1960
評級	: 尚未評級
Grading	: Not yet graded

### 王屋花園古屋

#### Old House at Wong Uk Village

地址	: 沙田圍角王屋村
Address	: Wong Uk Garden, Yuen Chau Kok, Sha Tin, N. T.
總樓面面積	: 約328平方米
GFA	: About 328 sq. m.
用地面積	: 約8,790平方米
Site Area	: About 8,790 sq. m.
建成年份	: 1911
Year Built	: 1911
評級	: 法定古蹟
Grading	: Declared Monument



## 藍屋建築群 (藍屋、黃屋、橙屋)

### The Blue House Cluster (Blue House, Yellow House, Orange House)

用地面積 : 約930平方米

Site Area: : About 930 sq. m.

#### 藍屋

##### Blue House

地址 : 灣仔石水渠街72、72A、74、74A號  
Address : 72, 72A, 74, 74A Stone Nullah Lane, Wan Chai

總樓面面積 : 1,052平方米  
GFA : 1,052 sq. m.

建成年份 : 1923-1925  
Year Built : 1923-1925

評級 : 一級  
Grading : Grade I



#### 橙屋

##### Orange House

地址 : 灣仔景星街8號  
Address : 8 King Sing Street, Wan Chai

總樓面面積 : 198平方米  
GFA : 198 sq. m.

建成年份 : 1957  
Year Built : 1957

評級 : 尚未評級  
Grading : Not yet graded



#### 黃屋

##### Yellow House

地址 : 灣仔慶雲街2、4、6、8號  
Address : 2, 4, 6, 8 Hing Wan Street, Wan Chai

總樓面面積 : 456平方米  
GFA : 456 sq. m.

建成年份 : 1922-1925  
Year Built : 1922-1925

評級 : 二級  
Grading : Grade II

#### 石屋

##### Stone Houses

地址 : 九龍聯合道侯王廟新村31至35號  
Address : No. 31-35 Hau Wong Temple New Village, Junction Road, Kowloon

總樓面面積 : 約208平方米  
GFA : About 208 sq. m.

用地面積 : 2,870平方米(包括毗鄰一塊面積約2,766平方米的休憩用地)

Site Area : About 2,870 sq. m. (including the adjacent open space with an area of about 2,766 sq. m.)

建成年份 : 1937-1957  
Year Built : 1937-1957

評級 : 尚未評級  
Grading : Not yet graded



## 緣起大館

中區警署建築群，俗稱「大館」。2004年底警隊撤出時，於總部大樓外舉行了盛大的晚間告別儀式。時為警務處處長的李明達，對當時的情況依然記憶猶新。

「對上一輩的警隊同事來說，確實是有點依依不捨；年紀較少的同事，則感到悲喜交集，一方面不捨得這座歷史感濃厚的建築，另一方面卻很期待能於更切合現代警隊運作需要和功能的新總部上班。」剛為發展局出任活化警隊歷史建築榮譽顧問的李明達，與大館結緣始於七十年代。

李於一九七四至七五年任職刑事偵緝部，當時的辦公室就設在總部大樓三樓。「我最愛居高臨下，看看哪個高級警官於露天廣場(parade ground)出現，算是在繁忙的工作中找到點娛樂吧！」當年因為要值日輪班，李明達就在辦公室席地而睡。

早年的警署，更是集多功能於一身的地方，以照顧警務人員的日常生活及起居需要。「除了食堂、洗衣房和康樂室之外，還有每棟警署都不能缺少的理髮間。我們都習慣專稱警隊的理髮師為『髮』官。」調任別的崗位後，他亦常有機會到「大館」，還



中區警署於2004年底停止運作，時為警務處處長的李明達，參與告別儀式。

A farewell ceremony was held at the Central Police Station in late 2004 on its final day of operation. At that time the Police Commissioner, Dick Lee officiates at the ceremony.



警察樂隊在中區警署告別儀式中演奏。

The Hong Kong Police Band waves to the audience after playing at the farewell ceremony before the closure of the Central Police Station in 2004.

特別記得七十年代中後期時，於警署報案室內發現二戰時期遺留下來的炸彈，需要引爆處理。

李明達認為，中區警署建築群中最具象徵意義的，就是總部大樓面向荷李活道的立面。這個立面反映了過往的設計，著眼於營造警署威嚴莊重的形象，像堡壘般重門深鎖，有別於八十年代後講求營造賓至如歸及服務市民感覺的開放設計。「社會轉變，警隊的功能亦隨之改變，位於歷史建築內的警署空間使用亦然。歷史建築固然有它的文物價值，但是從實用性的角度看來，亦為使用者帶來了不少維修保養的難題，例如滲漏、高天花對安裝空調的限制和不能移動木窗等等。」

活化後的中區警署建築群，該如何彰顯其歷史意義？「保留具有建築特色的元素例如立面上「1919」的字樣，以及公眾人士較為熟悉的報案室，亦可於露天廣場設置圖片和照片向公眾闡釋以往的用途。事實上不單止是警務功能，司法和懲教功能亦曾於建築群內運作，可真是「一條龍式」服務，日後亦可以考慮於建築群內展示香港紀律部隊有關歷史。」李明達笑言。

剛成為活化警隊歷史建築榮譽顧問的他，期望從舊同僚中發掘更多警隊的有趣故事。「香港的歷史，與警隊的發展史是不可分割的，有機會我再細說其他發生在歷史悠久的警署內，引人入勝的故事吧！」

一言為定，必洗耳恭聽。

## 國際級文物保育專家出任專員辦事處顧問 CHO names leading heritage expert as advisor

文物保育辦事處剛委任了著名文物保育專家魏理察博士為顧問。

魏為前聯合國教科文組織亞太地區文化顧問，他於1994年至2008年任職聯合國期間，倡議成立聯合國教科文組織亞太區文物古蹟保護獎，以表揚社會人士、社區團體及公私機構合作對保存和修復歷史建築的貢獻。今天，保護獎已被公認為亞太地區同類型獎項中最具權威之一。魏現為獎項的評審團主席。

魏於90年代主管聯合國教科文組織金邊辦事處，帶領推動國際社會參與吳哥遺跡的保護計劃。1994年，他獲柬埔寨政府頒發榮譽爵士勳銜，以表揚其貢獻。

魏亦於區內包括中國，倡導多個保育項目。2001年，他獲全國人大名為世界文化遺產麗江市榮譽市民。

魏將為文物保育辦事處的活化計劃及其他文物保育項目提供意見。

The Commissioner for Heritage's Office (CHO) has named one of the most prominent figures in the field of heritage conservation, Dr. Richard Engelhardt, to be its Advisor on Heritage.

Engelhardt is the immediate outgoing UNESCO Regional Advisor for Culture in Asia. During his tenure between 1994 and 2008, Engelhardt initiated the UNESCO Asia Pacific Heritage Conservation Awards to recognize the achievement of individuals and organisations within the private sector as well as public-private initiatives in restoring structures of heritage value across the region. The Awards are today recognised as one of the most prestigious of its kind in Asia. Engelhardt is currently the Chair of the Jury of the Awards.

During the early 1990s, Engelhardt was the Head of UNESCO office in Phnom Penh and led an international campaign to safeguard Angkor. In 1994, Engelhardt received an honorary knighthood from the Cambodian government for his efforts in preserving the ancient site.

Engelhardt also pioneered a number of conservation projects around the region including China. In 2001, he was named an honorary citizen of the World Heritage Town of Lijiang in Yunnan by the National People's Congress.

Engelhardt will give advise to CHO on its revitalisation as well as other heritage conservation projects and initiatives.

# Former Police Commissioner takes a trip down memory lane

It was as if he had taken a journey into the past. When the former Police Commissioner, Dick Lee, set foot on the Central Police Station (CPS) for the first time since its closure in 2004, he reminisced about working here in the Crime Investigation Department over three decades earlier.

"The conditions (of the buildings) were quite poor even when I worked here. In times of heavy rain, we would be holding an umbrella in one hand, and typing with the other," said Lee during a recent interview with 活化@Heritage which took place at CPS.

Speaking fondly of his former workplace, Lee shared stories about the intricacies of life as a junior police officer back in the 1970s.

"At lunch time, we juniors would perch on the verandah and watch the world passes by; watching and gossiping about the bosses walking in and out of their offices from across the courtyard," said Lee, standing from the upper floors of the Barrack Block.

Just like other police stations across Hong Kong, Lee revealed that the Central Police Station is a community by itself, with its own bathrooms, changing rooms, restaurants, bars, game room, launderette, petrol station and even its own barber, whose service Lee made use of until he retired in early 2007.

"In the old days, the force had to be prepared for the worst, in case officers were stranded in the event of typhoon, riots or other incidents, so we had to ensure that we were self-sufficient and would weather at least a few days without relying on supplies from outside."

Since retirement, Lee has become the Government's Honorary Police Heritage Advisor. CPS is one but a number of old police stations currently being considered for revitalisation. Others include ones in Tai O and Tai Po, both of which are buildings under the Revitalisation Scheme.



李明達最近接受活化@Heritage訪問時重臨中區警署。是他自警署於2004年關閉後首次到訪。

Dick Lee paid a recent visit to the Central Police Station during an interview with 活化@Heritage. It was his first visit since the station's closure in 2004.

Lee is eager to see some display of history in these buildings once revitalised through, for example, the setting up of designated areas to showcase old photographs and memorabilia. At CPS, he would, in particular, like the report room to be kept intact.

"Many people may have used the report room, be it to report a crime, seek assistance or to be held in detention there. I think it deserves at least a plaque to explain its function in the future," said Lee, who had served as the Divisional Commander in at least two graded police heritage buildings -- in Wan Chai and Tai Po.

In addition, many important features, Lee said, should be left untouched to serve as a reminder of the buildings' past, such as the moulding of the number "1919" as well as "Hong Kong Police" on the Hollywood Road facade.

However, buildings are nothing more than bricks and mortar if it was not for the stories behind them. As the Government's advisor, one of Lee's missions is to get more ex-colleagues involved in sharing their stories and helping to protect police heritage.

## Fun @ Heritage

中區警署建築群是由十七棟具歷史價值的建築物組成。那一棟歷史最悠久及其早期用途是什麼？

The Central Police Station Compound is made up of a total of 17 historic buildings. Please name the oldest building in the complex and its original function.

答案在本刊中  
Please find answer in inside pages



總部大樓  
Headquarters Block



營房大樓  
Barrack Block



前中央裁判司署  
Former Central Magistracy

# 文物保育專員辦事處致力提升市民的文物保育意識

過去數星期，文物保育專員多次到訪中區警署，為的是提升市民文物保育意識。

6月中，文物保育專員陳積志與一群本地導遊一同到訪中區警署建築群，目的是推廣文物旅遊，並鼓勵旅遊業界為本港旅客舉辦更多與文物有關的活動。

有關人員向參觀的導遊深入介紹這個將於短期內進行活化的歷史建築群。

陳積志說：「我們希望這次活動只是一個開始。香港的建築文物非常獨特，而且不少建築物均具有重大歷史價值。文物保育專員辦事處計劃舉辦更多活動，鼓勵旅遊業界向旅客宣傳本港的歷史建築，積極參與推廣文物保育工作。」

此外，活化歷史建築諮詢委員會的成員及主席陳智思也曾在6月到訪中區警署建築群。

陳智思表示：「委員會希望盡量安排參觀歷史建築。除了活化計劃下的所有歷史建築外，我們亦希望擴大活動範圍，到其他地點參觀。藉着親身視察，我們可以加深對有關建築的了解，方便日後進行有關活化的討論。」

為了確保社會人士目前和日後均能更加了解文物保育工作，文物保育專員辦事處已把為青少年的公眾教育定為優先處理工作。

## CHO steps up efforts in raising heritage awareness

Several events brought the Commissioner for Heritage to the Central Police Station over the last few weeks, all of them to boost awareness of heritage conservation in the community.

In mid-June, the Commissioner for Heritage, Jack Chan, visited the compound with a group of local tour guides in hope of promoting heritage tourism and encouraging the travel industry to organise more heritage-related activities for visitors to Hong Kong.

The group was given an in-depth introduction of the historic complex due shortly for revitalisation.

"We hope this is just a beginning. Hong Kong's built heritage is unique and many buildings have great historic significance. Our office plans to organise more activities to encourage active participation of the travel industry in heritage conservation through spreading the word about our historic buildings to visitors," said Chan.

Also in June, the CPS compound welcomed members of the Advisory Committee on Revitalisation of Historic Buildings, including its chairman, Bernard Chan.

"The committee has tried to arrange as many visits as possible. As well as having seen all the buildings under the Revitalisation Scheme, we also hope to extend the scope and see other sites. By physically visiting these buildings, we would equip ourselves for future discussions on them," said the Committee Chairman, Bernard Chan.

To ensure the community would also gain a deeper understanding of heritage conservation both at present and in future, the Commissioner for Heritage's Office (CHO) has set public education among youths as a priority.

In a recent free posting of postcard campaign, over 40,000 postcards featuring winning entries of the Historic Buildings Drawing Competition were sent out by students to their friends and families both locally and overseas.

CHO has printed the eight winning entries of the drawing contest held in March into postcards and distributed them to all secondary and primary schools. Students enjoyed free posting of these postcards on June 13, which also marked China's Cultural Heritage Day.

The Commissioner for Heritage, Jack Chan, said that in addition to the series of promotional events, more activities are in the pipeline. He revealed that a heritage photo exhibition is being organised and will take place in September.



活化歷史建築諮詢委員會主席陳智思及成員參觀中區警署建築群  
The Chairman of the Advisory Committee on Revitalisation of Historic Buildings, Bernard Chan, and other members tour the Central Police Station Compound

## 歡迎意見

We welcome your comments

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答案 Answer:

營房大樓是整個建築群歷史最悠久的建築物。除了是最早期的中區警署，亦是香港第一個警察總部。

Barrack Block. The building dates back to 1864 and served both as the Central Police Station and Hong Kong's first Police Headquarters.