

From:

活化@Heritage
活化歷史建築通訊
A Newsletter on Revitalisation

To:

Date:

行政長官：歷史建築使香港更加可愛

歷史建築的保育工作，令香港更加受人喜愛。這是行政長官曾蔭權深信的。

他在6月15日在外國記者會向外國傳媒演講時，重申政府決心達到公眾對保存香港歷史建築的期望，而同時兼顧平衡現代都市的需要，並承諾致力推展“香港文物保育工作的全新開始”。

行政長官追溯香港文物保育工作的轉捩點是在2006年年底舊天星碼頭拆卸期間。

「對於香港的發展模式，以及在滿足現代都市需要的同時，怎樣兼顧市民對保存歷史建築日漸殷切的期望，我和我的管治團隊都作出了深切的反思。市民熱烈表達了意見，政府自當細心聆聽，並且作出行動。」



行政長官曾蔭權在香港外國記者會午餐會致辭。
The Chief Executive, Donald Tsang, gives a speech at the Foreign Correspondence Club.

CE: Hong Kong "a better place" because of its old buildings

The Chief Executive, Donald Tsang, is convinced that the preservation of historic buildings has made Hong Kong a better place, and has pledged the government's determination to meet public expectations to preserve Hong Kong's built heritage while balancing the needs of a modern metropolis.

His reassurance of commitment to a "new beginning for heritage protection in Hong Kong" came before an audience of international media recently during a speech at the Foreign Correspondence Club (FCC) on June 15.

He traced the turning point for Hong Kong's heritage protection to the end of 2006 during the demise of the old Star Ferry terminal.

"It resulted in much soul searching by me and my governing team about Hong Kong's development model, and how to best balance the needs of a modern metropolis while meeting greater public expectations to preserve our built heritage. The people poured out their hearts. The government listened – and then we acted," said Tsang.



行政長官並表示，為顯示政府重視文物保育，政府已推出一系列措施，以反映過去兩年發表的《施政報告》中所述“進步發展觀”的重要性。

然而，他承認過去曾有一段時期香港主要着重大型基建項目，而較少注重文物保育。

「幾十年來，我們全速興建大廈、道路、橋樑和隧道。對當時的香港來說，這都適當不過。」

「然而，當香港這個現代社會發展到某一階段時，市民一定會停下來問：『我們的發展是否過了頭？』」

行政長官總結政府在保護歷史文物方面採用全面整合的新方法，當中包含了政策制定、伙伴合作、務實態度和工作熱誠。

他指出，發展局局長林鄭月娥和她的同事努力不懈，在過去18個月已取得優異成績。舉例來說，落實新措施包括在2008年年初推出文物影響評估和活化歷史建築伙伴計劃，以及成立文物保育專員辦事處。

展望未來，行政長官提及香港賽馬會將會展開中區警署建築群的活化計劃，以及保育荷李活道中央書院遺址作教育和創意工業用途。

行政長官表示文物保育在他心裏佔有特別位置。

他說：「香港是我家，是我長大的地方。我肩負使命，必須保護、修復和再利用本港的歷史建築，使流傳後世。」

To demonstrate the government's seriousness in heritage protection, Tsang said, the government rolled out a string of measures to reflect the importance of "progressive development" envisioned in his last two policy addresses.

However, he recognised that there was a time in the past when Hong Kong focused largely on massive infrastructure projects when heritage protection was given little attention.

"For decades we had erected buildings, roads, bridges, tunnels as fast as we could. By and large, this was the right thing for Hong Kong at that time... But there comes a time... when people must stop and ask: 'have we gone too far?'"

He concluded the government's new approach in the protection of historic buildings with four Ps: Policy, Partnership, Pragmatism and Passion.

With new initiatives including the introduction of Heritage Impact Assessment in early 2008 and the Revitalising Historic Building Through Partnership Scheme, as well as the setting up of the Commissioner for Heritage Office, just to name a few, Tsang said the heritage team under the Secretary for Development, Carrie Lam, had already achieved quite a lot in the past 18 months.

Looking ahead, Tsang spoke about the exciting revitalisation plan for the Central Police Station Compound which the Hong Kong Jockey Club is to embark on, and plans to protect the original site of the Central School on Hollywood Road for creative and educational use.

Heritage protection, the Chief Executive revealed, had a very special place in his heart.

"This is my home. This is where I grew up. It is my personal mission to ensure we protect and lovingly restore and re-use our built heritage for generations to come," he said.

進行公開招標以便活化虎豹別墅

如果你曾到過萬金油花園，或許你能依稀記得毗鄰的豪華大宅。不過，相信你從未踏足該大宅之中。

在不久將來，你或許會有這樣的機會。

發展局最近向立法會提交文件，建議進行公開招標把虎豹別墅予以活化作商業用途。

為加強計劃的吸引力，政府已為推展計劃考慮多個方案，其中一個方案，是由政府承擔視作基本翻新及改善工程(例如設置殘障人士通道、維修建築物和進行保育工程及護土牆的加固工程)的費用，而那些較屬美化和裝飾性的翻新工程則由日後的營運者支付。



別墅正面 Front Elevation



Haw Par Mansion to be revitalised through public tender



裝飾板條 Ornamental Moulding

政府相信即使建築物將由政府自己使用，該等基本開支無論如何亦屬必要，因此以上方案份屬合理。

若採用這個模式，估計政府注入的基本投資額將達4,500萬元，營運者將可按照事先釐定的工程進度表，在工程完成後獲發還有關費用。

虎豹別墅建於1930年代，自2001年空置時便交予政府。虎豹別墅屬中式文藝復興建築風格，糅合中西建築方法。別墅中設有私人花園和中式涼亭。專家指出，別墅多年以來都未經太大改動，其原貌大部分得以保留。虎豹別墅現時為二級歷史建築，其評級最近更被古物諮詢委員會建議升為一級。

雖然政府未有對虎豹別墅的可能用途作出規限，但構思中的一些用途包括精品酒店、藝術廊、婚禮場地、葡萄酒中心等。

當局已邀請立法會議員就未來路向提出意見，然後才會作出決定。不過，政府希望最早可在年底進行招標。

If you had ever visited Tiger Balm Garden, you may have faint memories of the opulent mansion next door. However, chances are you were never been able to set foot inside.

Your chance may be realised in the not so distant future.

The Development Bureau has recently proposed in a paper submitted to the Legislative Council (LegCo) the launching of a public tender exercise to revitalise Haw Par Mansion for commercial uses.

To enhance the attractiveness of the project, Government is considering various options to take forward the project. One such option would be to finance what may be regarded as basic upgrading and renovation works such as disabled access, repairs of building and conservation works and the strengthening of retaining walls, leaving the future operator of the site to fork the bill for more cosmetic and decorative renovations.

Government believes this is a reasonable approach given that such expenses would be incurred in any case even if the building was to be used by Government itself.

Should this model be adopted, it is estimated that Government would need to inject an initial investment of up to \$45 million, which will be reimbursed to the operator when the works are completed to a pre-determined schedule.

The mansion, dating back to the 1930s, has been vacant since 2001 when the house was surrendered to the government. Architecturally, the mansion is a blend of Western and Chinese construction methods and is considered to be of Chinese Renaissance style. It comes with a private garden with Chinese-style pavilions. Experts pointed out that the house has undergone few changes over the years and retains much of its original appearance. The structure is currently a Grade II Historic Building but has recently been proposed by the Antiquities Advisory Board to be upgraded to Grade I status.



中式樓閣 Chinese Pavilion

Although Government has set no limit on the possible use of the building, some of the ideas which have floated around include boutique hotel, art gallery, wedding venue and wine centre.

LegCo members have been invited to air their views before a decision is made on the way forward. However, Government hopes to launch the tender as early as the end of the year.



天花裝飾 Ceiling Decoration



戶外花園 Outdoor Garden

中區警署展出舊相片

超過160幀舊中上環和灣仔的相片，由9月12日(星期六)起將會以獨特的形式展出。

文物保育專員辦事處將與皇家亞洲學會在中區警署合辦「歲月築跡」照片展。

這些相片是皇家亞洲學會一次攝影調查的成果，部分相片更是初次展示。該次調查在1974年展開，涵蓋地區廣泛，包括西區、半山和灣仔，歷時4年，目的是記錄當時快將消失的的建築、活動和人情事理。所有攝影師均為義工，來自該會及南華體育會攝影會。

皇家亞洲學會發言人表示：「這些事物對當時該兩區的居民來說，平常不過，但正因為如此，他們或許並不察覺其重要性。」

是次調查大約拍攝了2,000張相片，內容包括樓宇、各種構造物、建築特色、街景、風俗、行業和人。第一批相片拍攝至今已35年，作品的真正價值現時才可以被全面感受到。

這批相片捕捉了早已成為記憶的建築環境和生活方式。這些相片對過往及目前市區環境和其中居民獨特的、美麗的、典型的、怪異的和平凡的事物致以敬意。

這項展覽是文物保育專員辦事處與本地文物保育團體合辦的一連串活動之一，由9月11日起至10月14日止，每日上午10時至下午7時，在中區警署展出。欲知詳情，請致電2848 6230查詢。



位於西環山道一所中學
A school on Hill Road in the Western District



前中央裁判司署
Former Central Magistracy



座落於羅便臣道的猶太教莉亞堂
Ohel Leah Synagogue on Robinson Road



位於灣仔迪龍里一個算命檔口。迪龍里坐落於現時皇后大道東胡忠大廈的位置。
A fortune-teller stall on Tik Loong Lane in Wan Chai. Tik Loong Lane is now part of Wu Chong Building on Queen's Road East.



建於大概1920年，這所位於堅道的建築物原為警察宿舍。後期曾被香港大學用作法律系大樓。建築物就1970年代被拆卸。

This building on Caine Road was originally built as residences for senior police officers, and dated from around 1920. For a few years prior to its demolition in the 1970s, it was used by the University of Hong Kong for its newly established Department of Law.

CPS puts on a show of old photos

A collection of over 160 photographs of old Central, Sheung Wan and Wan Chai will be on show in a special historic setting starting on September 12 (Saturday).

The Commissioner for Heritage's Office (CHO) will jointly hold the heritage photo exhibition, "Faces and Places", with the Royal Asiatic Society (RAS) at the Central Police Station (CPS).

The works, some of them on show for the first time ever, are the outcome of a photographic survey initiated by RAS in 1974, covering the Western District, Mid-Levels and Wan Chai. The extensive exercise, lasting four years, aimed to record the architecture, activities and common scenes at that time, all of which were rapidly disappearing. The photographers, all volunteers, came from both RAS and the South China Athletic Association Camera Club.

"These things were familiar to those who lived there at that time but would not necessarily have been seen as significant because of their very familiarity," said an RAS spokesperson in an introduction to the exhibition.

A total of about 2,000 photographs were taken, which included buildings, various structures, architectural features, street scenes, customs, trades as well as people. Now, thirty-five years after the first photographs were taken, the true value of the efforts of the survey team can be fully appreciated.



位於荷李活道的中區警署
Central Police Station on Hollywood Road

大笪地一個女算命師傅的命理館門口。
The doorway of a female fortune teller's booth in Possession Point.



The works captured a built environment and way of life that have passed into memory. These photographs pay homage to what was and is unique, beautiful, typical, quirky and ordinary both in terms of its built environment and its residents.

The exhibition is one in a series of events organised by CHO in partnership with local heritage groups. It opens on September 11 and will run until October 14 at the Central Police Station. Opens daily 10am-7pm. For more information, please call 2848 6230.

大會於展覽期間舉行專題講座，邀請專家暢談中西區及灣仔的歷史。活動免費入場，座位先到先得。詳情如下：

A series of thematic talks on the history of Central & Western District and Wanchai will be organised during the exhibition period. Admission is free of charge, on a first-come-first-served basis. The schedule is as follows:

| 日期 / 時間 Date / Time | 講者 Speaker | 題目 Topic | 語言 Language |
|---|---|---|------------------|
| 9月12日 (星期六) 12 September (Sat) 3 - 4 p.m. | 丁新豹博士 Dr. Joseph Ting 香港中文大學歷史系榮譽高級研究員 Honorary Senior Research Fellow of the Department of History, Chinese University of Hong Kong | 「上環早期發展與東華醫院的創立」 "Early Development of Sheung Wan and the Establishment of Tung Wah Hospital" | 廣東話 Cantonese |
| 9月19日 (星期六) 19 September (Sat) 3 - 4 p.m. | 高添強先生 Mr. Ko Tim-keung 香港史研究者 Local historian | 「圖說二次大戰前的上環與西區」 "Sheung Wan and the Western District before the Second World War through Historical Images" | 廣東話 Cantonese |
| 9月26日 (星期六) 26 September (Sat) 3 - 4 p.m. | 夏思義博士 Dr. Patrick Hase 著名香港史學者、皇家亞洲學會(香港分會)前會長及同會名譽院士 Local historian and Immediate Past President & Honorary Fellow of the Royal Asiatic Society (Hong Kong Branch) | 「細說中區歷史發展」 "Historical Development of the Central District" | 英語 English |
| 10月3日 (星期六) 3 October (Sat) 3 - 4 p.m. | 劉智鵬博士 Dr. Lau Chi-pang 嶺南大學歷史系助理教授 Assistant Professor of the Department of History, Lingnan University | 「荷李活道古玩市場的興起與發展」 "The Beginning and Development of Hollywood Road Antique Market" | 廣東話 Cantonese |
| 10月10日 (星期六) 10 October (Sat) 3 - 4 p.m. | 馮永基先生 Mr. Raymond Fung 建築師、活化歷史建築諮詢委員會委員 Architect and Member of Advisory Committee on Revitalisation of Historic Buildings | 從中區警署看香港西式歷史建築 "Understanding western historical architecture in Hong Kong from the Central Police Station Compound" | 廣東話 Cantonese |

Fun @ Heritage

在1935年當虎豹別墅建成後，胡文虎決定再為家人建立多一個宅第。這所別墅座落於那一個國家？

Following the completion of Haw Par Mansion in 1935, its owner, Aw Boon-haw, decided to build another family residence. In which country did he choose to build his second family mansion, Haw Par Villa?



虎豹別墅花園內的中式涼亭
A pavilion inside the Chinese garden of Haw Par Mansion

答案在本刊中
Please find answer in inside pages

