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

To: Our friends

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## 古物諮詢委員會公布歷史建築保育政策檢討報告

### Antiquities Advisory Board Releases Report on Policy Review on Conservation of Built Heritage

古物諮詢委員會（古諮會）已於2015年1月公布歷史建築保育政策檢討報告。古諮會於2013年2月應發展局邀請開展了歷史建築保育政策的檢討，其後舉辦了一連串與歷史建築保育有關的公眾教育宣傳活動，並在去年6月發表《瞻前顧舊－歷史建築保育政策》諮詢文件。

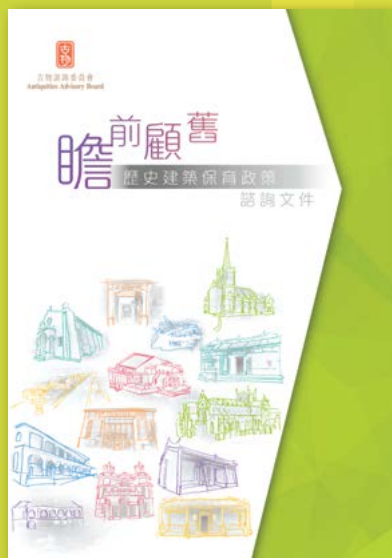
古諮會主席林筱魯表示：「文物保育議題涉及私人業權、公共資源分配和運用、拆卸重建等方面的考慮，古諮會希望透過是次檢討《瞻前顧舊》，檢視過往經驗和了解社會的期望，落實推動政策向前邁進的方針，並在關鍵的議題上，向當局建議未來施政的原則和方向，回應社會的轉變。」



古諮會主席林筱魯（中）  
Mr Andrew Lam, Chairman of the Antiquities Advisory Board (centre)

The Antiquities Advisory Board (AAB) released a report on its policy review on the conservation of built heritage in January 2015. The review began back in February 2013, when the AAB accepted the invitation of the Development Bureau to assist in conducting a policy review on conservation of built heritage. The AAB later published the consultation document "Respecting Our Heritage While Looking Ahead: Policy on Conservation of Built Heritage" in June 2014 following a series of heritage-related public education and publicity programmes.

"Heritage conservation involves such aspects as private property rights, allocation and utilisation of public resources, and demolition for redevelopment. By conducting the review 'Respecting Our Heritage While Looking Ahead', the AAB seeks to examine past experiences, understand public expectations and propose principles and directions on key issues for advising the government and taking forward the policy to cope with social changes," said Mr Andrew Lam, Chairman of the AAB.



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

在為期兩個月的公眾諮詢期間，古諮會共收到約一百份書面意見。此外，古諮會亦委託獨立調查公司進行約四千個電話訪問，蒐集市民意見。

About 100 written submissions were received during the two-month public consultation. An independent survey company was also commissioned to conduct some 4,000 telephone interviews to gauge public views.

古諮會於報告中向政府提出以下建議：

Here are the main recommendations that the AAB made in the report:

## 基金 FUND

成立一個專為保育歷史建築而設的基金，把現時有關保育歷史建築的部分措施和工作納入基金的資助範疇（例如歷史建築修復、維修和活化等），並在公眾教育、宣傳活動、學術研究、公眾參與和諮詢方面提供資助。

Set up a **dedicated fund on the conservation of built heritage** to cover certain government initiatives and activities on built heritage conservation (for example, restoration, maintenance and revitalisation of historic buildings), and to provide funding for public education and publicity activities, academic research, public engagement and consultation.



整合並提升經濟誘因和便利措施，及考慮其他措施以鼓勵私人業主保留、活化和適時保養其歷史建築。

Consolidate and scale up **economic incentives and facilitation, as well as explore other initiatives**, to encourage private owners to preserve, revitalise and maintain their historic buildings in a timely manner.



由政府擁有的歷史建築應盡量開放予公眾參觀，而已評級的私人歷史建築則應在業主同意下透過某些形式公開展示。

Government-owned historic buildings should provide **public access** as far as practicable; whereas privately-owned graded buildings, with the owner's consent, should be accessible by the public through certain alternative methods.



長遠而言，挑選具有獨特文物價值的建築群，探討按「點」、「線」、「面」的理念保育及保護這些建築群之可行性。政府應為具有獨特文物價值的建築群進行專題調查或測繪，以便日後或有需要時為這些建築群擬訂適當的保育策略和保護措施。

In the long run, conduct a **study** to explore the feasibility of conserving and protecting selected building clusters with unique heritage value under the **"point-line-plane" approach**. Thematic surveys or mapping exercises on these building clusters should be arranged in order to draw up appropriate conservation strategies and protection measures if necessary and for future planning.

古諮會的報告已上載互聯網：

[http://www.builtheritagereview.hk/common/docs/AAB\\_Report\\_c.pdf](http://www.builtheritagereview.hk/common/docs/AAB_Report_c.pdf)

The AAB report is available online at:

[http://www.builtheritagereview.hk/common/docs/AAB\\_Report\\_e.pdf](http://www.builtheritagereview.hk/common/docs/AAB_Report_e.pdf)





# 「十築香港—我最愛的·香港百年建築」

## “My 10 Most ‘Liked’ Hong Kong Architecture of the Century”

香港建築中心今年1月1日至31日舉行「十築香港—我最愛的·香港百年建築」公眾選舉，讓市民從100項候選的香港建築物名單中，選出10項他們最愛的香港建築。投票結果將於3月20日舉行的公開展覽的開幕典禮上公布。

展覽將於3月20日至25日在金鐘太古廣場 Garden Court 舉行，屆時會展出得票最多的10項建築項目和其他入圍候選作品。

在候選名單上有不少法定古蹟和已評級的歷史建築，包括中區警署建築群。多個「活化歷史建築伙伴計劃」的項目亦榜上有名，其中有大澳文物酒店、美荷樓、虎豹別墅、雷生春、藍屋和景賢里。

「十築香港—我最愛的·香港百年建築」活動旨在提升公眾對建築環境的關注，並增加他們對香港的認識和歸屬感。

其他活動內容包括：

- 十築建築行
- 建築講場
- 「你和香港建築的故事」相片文章徵集活動
- 教育及青年活動 - 百大以外·新一代最Like建築部落

有關活動詳情，請瀏覽：

<http://www.10mostlikedarchitecture.hk>



「十築香港」評委成員  
My 10 Most ‘Liked’ Juries



「建築之行」：中環故事·我們的故事  
Archi-Walk: Central Story, Our Story



「建築之行」：東九龍故事  
Archi-Walk: Know Your East Kowloon

Hong Kong Architecture Centre launched “My 10 Most ‘Liked’ Hong Kong Architecture of the Century” public voting from 1 to 31 January, 2015. Members of the public were invited to vote for their 10 Most “Liked” Hong Kong Architecture of the Century among 100 shortlisted entries. The results will be announced on 20 March at the opening ceremony of a dedicated exhibition.

The exhibition, open until 25 March, will be held at Garden Court, Pacific Place, Admiralty. It will showcase the final 10 of Hong Kong architecture voted by the public and other shortlisted architectures.

Among the shortlisted entries were a number of declared monuments and graded historic buildings such as Central Police Station Compound and buildings under the “Revitalising Historic Buildings Through Partnership Scheme” including Tai O Heritage Hotel, Mei Ho House, Haw Par Mansion, Lui Seng Chun, Blue House and King Yin Lei.

The “My 10 Most ‘Liked’ Hong Kong Architecture of the Century” campaign aimed at engaging the public in appreciation of the built environment to foster a deeper sense of belonging.

Other activities include:

- Archi-Walk
- Archi-Talk
- “Your Story With Hong Kong Architecture” Photos and Articles Collection
- Education & Young People’s Event – 100+ Archi-Blog

For more information about the campaign, please visit:  
<http://www.10mostlikedarchitecture.hk>

# 「歷久彌新」巡迴相片展覽圓滿結束

## “TIMELESS archiCULTURE” Roving Photo Exhibitions Conclude Successfully

發 展局文物保育專員辦事處主辦的「歷久彌新 — 聯合國教科文組織亞太區文化遺產保護獎：14個香港得獎項目」巡迴相片展覽，於2014年6月13日至12月31日順利舉行。展覽在中環天星碼頭、香港大會堂和香港文物探知館等九個地點舉行，向公眾介紹本港14個獲得殊榮的歷史建築項目。

文物保育專員辦事處亦在不同地點派發小冊子和舉辦免費導賞團，讓市民和旅客了解這些歷史建築的歷史和背景。

巡迴展覽共吸引約十四萬名市民參與，成功向公眾展示公私營合作的保育成果。

市民可上網瀏覽活動小冊子，了解這些歷史建築：

[http://www.heritage.gov.hk/tc/whatsnew/events\\_41.htm](http://www.heritage.gov.hk/tc/whatsnew/events_41.htm)



香港文物探知館

Hong Kong Heritage Discovery Centre

The “TIMELESS archiCULTURE - UNESCO Asia-Pacific Awards for Cultural Heritage Conservation: 14 award-winning projects of Hong Kong” roving photo exhibitions were staged by the Commissioner for Heritage’s Office of the Development Bureau from 13 June to 31 December, 2014. Showcasing 14 award-winning historic buildings in Hong Kong, the exhibitions were held at nine venues including Central Star Ferry Piers, Hong Kong City Hall and Hong Kong Heritage Discovery Centre.

Citizens and tourists could learn about the historical background of these buildings through complimentary booklets distributed at different venues and free guided tours.

The exhibitions attracted about 140,000 visitors and successfully promoted to the public the achievements of the public-private collaboration in heritage conservation.

Online booklet introducing these buildings is available at

[http://www.heritage.gov.hk/en/whatsnew/events\\_41.htm](http://www.heritage.gov.hk/en/whatsnew/events_41.htm)



時代廣場  
Times Square

中環天星碼頭  
Central Star Ferry Piers

# deTour 2014 - 年度創意盛事於「PMQ元創方」登場

## PMQ’s Annual Creative Festival deTour 2014

繼 2009年及2011年後，備受設計界注目的年度創意盛事deTour第3度於前荷李活道已婚警察宿舍舉行。由「PMQ元創方」主辦的deTour 2014於2014年11月28日至12月7日期間，為國際和本地優秀創意人才提供靈感交流、聯繫和合作的平台。

deTour 2014與瑞典合作，以「共創」為主題，呈獻多達70個創意項目及超過50個交流活動，展現設計、創新及持續的意念。活動包括創意工作坊、設計對話、裝置和畫廊周等，吸引PMQ內的設計師，以及海外和本地社群的廣泛參與，加深大眾對設計、藝術和文化的認識。

每年一度的deTour以「PMQ元創方」為據點，亦可吸引更多的公眾參與，發掘和欣賞城市中多元的創意項目。



Subsequent to playing host to the annual creative festival “deTour” in 2009 and 2011, the former Hollywood Road Police Married Quarters staged for the third time this talk-of-the-town design extravaganza. Organised by PMQ between 28 November and 7 December, 2014, deTour 2014 brought international designers and artists to interact with local design talents for inspiration, connection and collaboration.

Themed “co-creation” and partnering with Sweden, PMQ unveiled over 70 creative events and more than 50 exchange events showcasing artistic design, innovation and sustainability for deTour 2014. A variety of events including creative workshops, design dialogues, installation and a gallery week were launched to engage wider participation from designers at PMQ, overseas and local community and to enhance the public awareness on design, arts and culture.

Using PMQ as the anchor site, the annual festival also helped attract more people to explore and appreciate creative ventures in the town.





# 2015英國皇家特許測量師學會文物保育國際研討會 探討可持續發展模式

## RICS International Heritage Conservation Conference 2015 Explores Sustainable Development Model

為了促進文物保育的可持續發展，英國皇家特許測量師學會於今年1月9日舉辦「2015文物保育國際研討會」，邀請超過240名本地和海外學者、專家，以及政府官員參與，探討香港文物保育工作所面對的挑戰和未來發展方向。

發展局局長陳茂波在開幕致辭中表示，政府透過「活化歷史建築伙伴計劃」（活化計劃），成功保存及活化政府所擁有的歷史建築，並以社會企業的形式運作，使歷史建築能夠以創新的方法予以善用；而這些項目的成功亦有賴市民和當地社區的支持和參與。

研討會其中兩個研究案例——Savannah College of Art and Design香港分校和大澳文物酒店屬第一期活化計劃的項目。前者鼓勵學生和教職員參與社區服務，支援本地教育機構和社區團體；後者則積極與當地社區和非牟利機構合作，舉行各種特色文化活動，以推廣大澳傳統活動。這兩個項目均獲得聯合國教科文組織亞太區文化遺產保護獎，其保育及活化成果備受國際肯定。

展望未來，陳局長期望社會各界繼續竭盡所能，支持香港文物保育工作，對傳承香港的文物遺產起積極作用。

有關研討會的研究案例和花絮，請瀏覽：  
<http://www.ricsasia-conference.org>（只有英文）



發展局局長陳茂波  
Mr Paul Chan, Secretary for Development

The Royal Institution of Chartered Surveyors (RICS) held the International Heritage Conservation Conference on 9 January 2015 to promote the sustainable development of heritage conservation. RICS invited over 240 local and overseas scholars, experts and government officials to discuss the challenges and direction of heritage conservation in Hong Kong.

In his opening speech, the Secretary for Development, Mr Paul Chan, said through the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme), the Government has successfully conserved and revitalised government-owned historic buildings. They were put into innovative use in the form of social enterprises. The support and participation of the general public and local community are key to the success of these projects.

Two case studies from the conference – the Savannah College of Art and Design (SCAD) Hong Kong and Tai O Heritage Hotel are under Batch I of the Revitalisation Scheme. SCAD Hong Kong encourages students and staff to participate in community service and to support local educational institutions and community groups, while the hotel actively works with local communities and non-profit organisations to hold a variety of cultural events promoting the heritage of Tai O. Both projects received UNESCO Asia-Pacific Awards for Cultural Heritage Conservation, demonstrating that their successful conservation and revitalisation have gained international recognition.

Looking ahead, Mr Chan hoped that all sectors of the society will continue to do their best to support Hong Kong's heritage conservation work and benefit the heritage and legacy of Hong Kong.

Case studies and footage of the conference are available at:  
<http://www.ricsasia-conference.org> (English only)



香港歷史文物保育建設有限公司總經理余漢坤  
Mr Randy Yu, General Manager of Hong Kong  
Heritage Conservation Foundation Limited



Savannah College of Art and Design香港分校  
副校長戴勤信教授  
Prof Bob Dickensheets, Vice President of  
Savannah College of Art and Design Hong Kong



# 專家分享修復中區警署建築群磚塊經驗

## Experts Share on Restoration Work at the Central Police Station Compound

中區警署建築群活化計劃項目團隊成員——英國保育建築事務所Purcell的代表Brian Anderson和Stonewest Limited的Kevin Reuter獲香港建築文物保護師學會邀請，於2014年12月15日在香港大學主持一場講座，分享清洗中區警署建築群第六座（已婚警長宿舍）和第七座（未婚督察宿舍）磚塊的經驗。這兩幢紅磚建築物於1900年至1903年間興建，由於紅磚表面曾被水泥沙漿和油漆覆蓋，加速了腐蝕的速度。為了防止紅磚進一步的侵蝕，團隊先製作樣本和進行各項測試以找出最有效的修復方法，待測試效果達標後才著手全面清除油漆和更換部分紅磚，使建築物得以回復原貌。

活化後的中區警署建築群預計於2016年對外開放，為公眾提供一處結合文物、當代藝術和消閒元素的文化活動空間。

有關中區警署建築群活化計劃的最新消息，請瀏覽：  
<http://www.centralpolicestation.org.hk/ch/index.asp>



Team members of the Central Police Station Revitalisation Project, Mr Brian Anderson from UK's conservation architectural firm Purcell and Mr Kevin Reuter from Stonewest Limited, were invited by the Hong Kong Institute of Architectural Conservationists to share their experiences on brick cleaning at Block 6 (Married Sergeants' Quarters) and Block 7 (Single Inspectors' Quarters) of the Central Police Station Compound on 15 December, 2014.

Built between 1900 and 1903, these two red brick buildings were once covered with cement mortar and paint, which accelerated the rate of decay. To prevent further decay of the bricks, the team first produced samples and conducted a wide range of tests to identify the most effective method for repairs. When the test results met the standard, the team removed the paint and replaced some of the bricks, which allowed the buildings to be restored to their original appearance.

The revitalised Central Police Station Compound is expected to open in 2016 as a leading cultural destination which combines the elements of heritage, contemporary art and leisure for public enjoyment.

To learn about the latest news of the Central Police Station Revitalisation Project, please visit: <http://www.centralpolicestation.org.hk/en/index.asp>



修復前的外牆外貌

View of façade before restoration



修復後的外牆外貌

View of façade after restoration



工人於外牆進行清除油漆工作

A worker removing the paint on the façade

**歡迎意見**  
**WE WELCOME**  
**YOUR COMMENTS**

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