

From:

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

To: Our friends

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## 第五期活化歷史建築伙伴計劃邀請建議書

### Proposals Invited for Buildings under Batch V of Historic Building Revitalisation Scheme

發展局於11月24日公布第五期「活化歷史建築伙伴計劃」涵蓋的四幢歷史建築，並邀請非牟利機構遞交活化建議。該四幢歷史建築為中環舊域多利軍營羅拔時樓、粉嶺聯和市場、元朗前流浮山警署和屯門前哥頓軍營 Watervale House。

發展局局長陳茂波先生在記者會上表示，活化計劃旨在保存和以創新方法善用政府擁有的歷史建築，推動市民積極參與保育歷史建築，並創造就業機會。他表示，甄選活化計劃其中一項主要的考慮因素，是歷史建築對外開放供公眾參觀及享用的程度。

納入第五期活化計劃的四幢歷史建築於2016年12月13至16日開放予有意申請的非牟利機構參觀，並設有導賞團；另外發展局亦於2017年1月9日舉行工作坊，讓非牟利機構了解申請手續和評審準則。

申請指引、表格、載有四幢建築物歷史背景及保育指引的資料冊，以及其他相關資料，可於政府總部西翼19樓發展局文物保育專員辦事處索取，或於heritage.gov.hk下載。截止申請日期為2017年3月23日中午12時。

活化計劃首四期共有十五個項目，其中八個項目已投入服務，分別是第一期的前北九龍裁判法院、舊大澳警署、雷生春、芳園書室、美荷樓和前荔枝角醫院，以及第二期的舊大埔警署和石屋。當中有四個項目獲頒聯合國教科文組織亞太區文化遺產保護獎，包括前北九龍裁判法院（現為薩凡納藝術設計學院香港分校）、舊大澳警署（現為大澳文物酒店）、美荷樓（現為YHA美荷樓青年旅舍）和舊大埔警署（現為綠匯學苑）。



The Development Bureau announced on 24 November the four historic buildings under Batch V of the “Revitalising Historic Buildings Through Partnership Scheme”, and invited revitalisation proposals from non-profit-making organisations (NPOs).

The four historic buildings are: Roberts Block, Old Victoria Barracks in Central; Luen Wo Market in Fanling; the Former Lau Fau Shan Police Station in Yuen Long; and Watervale House, Former Gordon Hard Camp in Tuen Mun.

Mr. Paul Chan, Secretary for Development, said at the press conference that the Revitalisation Scheme aims to preserve government-owned historic buildings and use them in innovative ways as well as promote active public participation in conservation of historic buildings and create job opportunities. He added that one of the key selection criteria of the Revitalisation Scheme is public access to and enjoyment of historic buildings.

Guided tours to the four historic buildings under Batch V of the Revitalisation Scheme were held from 13 to 16 December, 2016 for interested NPOs. A workshop will also be held on 9 January, 2017 for those interested to learn more about application procedures and the assessment criteria for project proposals.

The application guide, the application form, the resource kits comprising the historical background of the four buildings and conservation guidelines, as well as other related information, can be obtained from the Commissioner for Heritage’s Office of the Development Bureau on 19/F at West Wing, Central Government Offices, or downloaded from heritage.gov.hk. The deadline for submissions is noon on 23 March, 2017.

Among the 15 projects selected under the first four batches of the Revitalisation Scheme, eight projects have commenced operation. These are, under Batch I, the Former North Kowloon Magistracy, the Old Tai O Police Station, Lui Seng Chun, Fong Yuen Study Hall, Mei Ho House and the Former Lai Chi Kok Hospital and, under Batch II, the Old Tai Po Police Station and the Stone Houses. Four have received UNESCO Asia-Pacific Awards for Cultural Heritage Conservation, including the Former North Kowloon Magistracy (now the Savannah College of Art and Design Hong Kong); the Old Tai O Police Station (now the Tai O Heritage Hotel); Mei Ho House (now the YHA Mei Ho House Youth Hostel); and the Old Tai Po Police Station (now the Green Hub).



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

## 第五期「活化歷史建築伙伴計劃」的四幢歷史建築

### Four historic buildings under Batch V of the "Revitalising Historic Buildings Through Partnership Scheme"



舊域多利軍營羅拔時樓：香港中環堅尼地道42A號

舊域多利軍營羅拔時樓是一級歷史建築，建於1900年代初，原址是已婚軍人宿舍，於1986年至2013年期間用作精神康復者宿舍。

#### **Roberts Block, Old Victoria Barracks: No. 42A Kennedy Road, Central, Hong Kong**

Roberts Block, Old Victoria Barracks, is a Grade 1 historic building and was constructed in the early 1900s. It was originally used as army married quarters. From 1986 to 2013, it was used as a rehabilitation hostel for psychiatric patients.



聯和市場：新界粉嶺聯和墟

聯和市場建於1951年，是三級歷史建築，曾為當時新界區最大規模的市場，供應瓜菜鮮魚等日常所需。

#### **Luen Wo Market: Luen Wo Hui, Fanling, New Territories**

Luen Wo Market, built in 1951, is a Grade 3 historic building. It was the largest built market in the New Territories at that time and sold daily necessities such as vegetables and fish.



前哥頓軍營 Watervale House: 新界屯門青山公路青山灣段第48區

前哥頓軍營 Watervale House 建於1933年，是二級歷史建築。該建築原是私人住宅，英國軍部於1959年購買該建築後用作軍官會所。

#### **Watervale House, Former Gordon Hard Camp: Castle Peak Road – Castle Peak Bay Section, Area 48, Tuen Mun, New Territories**

Watervale House, Former Gordon Hard Camp, built in 1933, is a Grade 2 historic building. It was originally a private residence. In 1959, the British War Department purchased the building and used it as a British officers' mess in Gordon Hard Camp.



前流浮山警署：新界元朗山東街1號

前流浮山警署是三級歷史建築，建於1962年，警隊曾用作監視和打擊非法入境者的前哨站和行動基地。

#### **Former Lau Fau Shan Police Station: No. 1 Shan Tung Street, Yuen Long, New Territories**

The Former Lau Fau Shan Police Station is a Grade 3 historic building and was built in 1962. It was an outpost and operational base of the Hong Kong Police Force to keep watch on illegal immigrants.

有關四幢歷史建築的詳細資料，請瀏覽：[http://www.heritage.gov.hk/tc/rhbt/batch5\\_scheme.htm](http://www.heritage.gov.hk/tc/rhbt/batch5_scheme.htm)

For details about the four historic buildings, please visit: [http://www.heritage.gov.hk/en/rhbt/batch5\\_scheme.htm](http://www.heritage.gov.hk/en/rhbt/batch5_scheme.htm)

# 政府優化歷史建築維修資助計劃 提高資助上限及放寬資助範圍

## Financial Assistance for Maintenance Scheme for Historic Buildings Enhanced to Increase Ceiling of Grant and Expand Scope

**發**展局公布了兩項歷史建築維修資助計劃的優化內容，包括提高資助上限至200萬元及放寬資助範圍至租用政府擁有的法定古蹟或已評級歷史建築的非牟利機構。此兩項新安排於2016年11月21日開始生效。

發展局文物保育專員辦事處自2008年8月推出維修資助計劃，向私人擁有已評級歷史建築的業主提供資助，讓他們可自行進行維修工程，使這些歷史建築不致因日久失修而破損。

經諮詢保育歷史建築諮詢委員會，文物保育專員辦事處將每項維修資助計劃申請的資助上限由原本的100萬元增加至200萬元；並放寬資助範圍，除私人擁有已評級歷史建築的業主外，租用政府擁有的法定古蹟或已評級歷史建築的非牟利機構亦可申請資助。

發展局發言人表示：「自資助計劃推出以來，合共收到99宗申請，當中50宗已獲批准，獲批資助金額共4,679萬元，另有26宗申請正在審批。我們提高每項工程的資助上限及放寬資助範圍，可更全面地支援歷史建築的維修工作。」

有關歷史建築維修資助計劃的詳情，請瀏覽：  
<http://www.heritage.gov.hk/tc/maintenance/about.htm>

The Development Bureau announced two enhancements of the Financial Assistance for Maintenance Scheme for historic buildings, including an increase in the ceiling of grant to \$2 million and an expansion of scope to cover non-profit-making organisations leasing government-owned declared monuments or graded historic buildings. The new enhancements were effective from 21 November, 2016.

The Commissioner for Heritage's Office (CHO) of the Development Bureau launched the Scheme in August 2008, with a view to helping prevent historic buildings from deterioration due to lack of maintenance by providing financial assistance in the form of grants to the owners of privately-owned graded historic buildings for them to carry out maintenance works.

Having consulted the Advisory Committee on Built Heritage Conservation, the CHO has increased the ceiling of grant for each successful application from \$1 million to \$2 million and expanded the scope from owners of privately-owned graded historic building to cover non-profit-making organisations leasing government-owned declared monuments or graded historic buildings as well.

A spokesman for the Development Bureau said, "Since the launch of the Scheme, 99 applications have been received, of which 50 applications have been approved with a total grant of \$46.79 million. Twenty-six applications are being processed. The increase in the ceiling of grant for each successful application and expansion of scope will provide more comprehensive support to the maintenance works for historic buildings."

For more information about the Scheme, please visit:  
<http://www.heritage.gov.hk/en/maintenance/about.htm>



# 香港青年協會透過「青年領袖活化保育計劃」 為前粉嶺裁判法院設計數碼文物保育導賞路線

## HKFYG Designs Digital Conservation Trail for Former Fanling Magistracy through “Leadership in Heritage Conservation Program”

香港青年協會（青協）宣布透過「青年領袖活化保育計劃」，為即將活化成青年領袖發展中心的前粉嶺裁判法院，設計一條結合創新科技及文物保育的導賞路線，並會於未來三年舉行領袖培訓及運用創新科技，協助逾3,000名大專及高中生認識活化及保育歷史建築的過程。

計劃的啟動禮於9月22日圓滿舉行，出席主禮嘉賓包括發展局副局長馬紹祥先生及香港青年協會總幹事王芻鳴博士。

發展局副局長馬紹祥先生於致辭時表示，很高興看到青協展示了對香港文物保育工作的承擔。是次計劃可讓青年透過參與製作導賞資料，加深對法院和整個活化過程的認識。他續指，數碼文物保育導賞活動加入立體模擬旅程體驗等科技，能增強視覺效果，令人期待。

數碼文物保育導賞路線成立後，公眾人士可透過先進科技跨越時空，了解前粉嶺裁判法院的面貌、歷史和保育過程。



The Hong Kong Federation of Youth Groups (HKFYG) announced the launch of a 3-year “Leadership in Heritage Conservation Program” and to help design a digital conservation trail for Former Fanling Magistracy (FFM), which will become the HKFYG Institute for Leadership Development after revitalisation. The program will also provide conservation education and leadership training to more than 3,000 young leaders from senior forms at secondary schools and universities.

The launch ceremony was held on 22 September with officiating guests including Mr. Eric Ma, Under Secretary for Development; and Dr. Rosanna Wong, Executive Director of The Hong Kong Federation of Youth Groups.

Mr. Eric Ma said in his speech that he was pleased to witness the commitment of HKFYG in Hong Kong’s conservation works. The programme would allow young people to obtain an in-depth understanding of the magistracy as well as its revitalisation through participating in preparation of the trail. He added that it was exciting to see the adoption of technology in the trail, such as a 3-D simulation tour, that would enhance visitors’ visual experience.

Through the digital conservation trail, the public will be able to learn about the architectural features, history and revitalisation process of FFM through innovative and new technologies.



### 導賞路線的內容及特色 Highlights of the Conservation Trail

- 前被告專用入口車房：擴張實景 Augmented Reality in the Former Defendants Carport**  
參觀者可透過智能手機或平板電腦，運用擴張實景技術，體驗被押送到法庭的過程。  
By using augmented reality, visitors will go on a 3-D virtual tour via their smart devices to feel what it is like for a prisoner to make his or her way up to court.
- 前法院囚室：虛擬實景 Virtual Reality in Former Cells**  
參觀者可戴上虛擬實景眼鏡，體會囚室於活化前後的分別。  
By wearing virtual reality glasses, participants can visualise the original setting in the cells and contrast them with how the cell is now.
- 前二號法庭：傳感器 Leap Motion in Former Court Room**  
參觀者只需在傳感器裝置上揮動雙手，法院大樓的昔日面貌隨即活現。  
Using leap motion, visitors will enjoy a lively experience to understand the significance of FFM through the simple movement of their hands.
- 前繳費處：全像投影 Hologram in the Former Shroff Office**  
參觀者可透過全像投影技術，以360度立體影像認識這座歷史建築。  
A hologram of a 360 degree 3-D image of the façade of the FFM will be projected in front of visitors.

前粉嶺裁判法院為三級歷史建築，屬發展局文物保育專員辦事處第三期「活化歷史建築伙伴計劃」項目，項目預計於2017年底完工，成為「香港青年協會領袖發展中心」。有關前粉嶺裁判法院的活化項目詳情，請瀏覽：  
[http://www.heritage.gov.hk/tc/rhbtpr/former\\_fanling\\_magistracy3.htm](http://www.heritage.gov.hk/tc/rhbtpr/former_fanling_magistracy3.htm)

The FFM is a Grade 3 historic building under Batch III of the “Revitalising Historic Buildings through Partnership Scheme” by the Commissioner for Heritage’s Office of the Development Bureau. The revitalisation project will be completed in late 2017 to become the HKFYG Institute for Leadership Development. For details about the revitalisation project of FFM, please visit:  
[http://www.heritage.gov.hk/en/rhbtpr/former\\_fanling\\_magistracy3.htm](http://www.heritage.gov.hk/en/rhbtpr/former_fanling_magistracy3.htm)

圖片來源 Picture Source: 香港青年協會 The Hong Kong Federation of Youth Groups



# We 嘩藍屋「好鄰居計劃」

## Viva Blue House "Good Neighbour Scheme"

為保存昔日唐樓共同居住的氣氛，以及加強保育區內人文和社會資本，由聖雅各福群會正進行活化的灣仔藍屋建築群(名為「We 嘩藍屋」)現推出「好鄰居計劃」。計劃目標是引入新租戶，以推動共同居住、社區營造和共享經濟的理念。

藍屋建築群內共有32個單位(包括地舖)，除保留部份單位給原來租客繼續居住及保育發展外，共有12個單位作為「好鄰居計劃」用途。計劃下的單位不可以分租或作短期出租用途，裝修亦需符合古物及古蹟條例和合約內的附帶條件。

是次計劃的評審委員會由「We 嘩藍屋」各組成團體及灣仔區議員組成，將根據申請者的社區參與經驗及未來對藍屋的貢獻進行審核。成功申請者將獲一年試住期，及後在雙方同意下每兩年續約。

2016年第三季，計劃已率先在一個位於黃屋的單位試行，待整個修復工程於2017年竣工後，其餘單位亦會陸續推出。

藍屋建築群由藍屋、黃屋、橙屋及毗鄰空地組成。藍屋及黃屋建於1920年代，分別為一級及三級歷史建築；橙屋為戰後建築物，於1950至1960年代落成。「We 嘩藍屋」屬發展局文物保育專員辦事處第二期「活化歷史建築伙伴計劃」的項目，亦是本港首個「留屋留人」的保育項目。

「We 嘩藍屋」提供住宿及文化教育活動，並設有「香港故事館」、「社區經濟互助公所」、社企食肆等。項目由聖雅各福群會、社區文化關注、香港文化遺產基金會及藍屋居民權益小組四個團體共同營運，預計於2017年第二季投入服務。

有關「We 嘩藍屋」的詳情，請瀏覽：

[http://www.heritage.gov.hk/tc/rhbt/ProgressResult2\\_Blue\\_House\\_Cluster.htm](http://www.heritage.gov.hk/tc/rhbt/ProgressResult2_Blue_House_Cluster.htm) 或  
<http://houseofstories.sjs.org.hk>

Viva Blue House, the revitalisation project of the Blue House Cluster in Wan Chai by St. James' Settlement, is introducing a "Good Neighbour Scheme". The scheme introduces new tenants into the Blue House Cluster to promote the concept of co-living, sharing and co-management. It aims to preserve the neighbourhood atmosphere of tenement living and strengthen the human and social capital within the historic cluster.

The Blue House Cluster comprises 32 units (including ground floor shops), with 12 units earmarked for "Good Neighbour Scheme" applicants. Other flats are reserved for the resettlement of existing residents and for the conservation development. "Good Neighbours" are obliged not to sublet their units or receive any financial advantage from their units. Any fit out or decoration of the unit should abide by requirements under the Antiquities and Monuments Ordinance and any additional conditions stated in the contract.

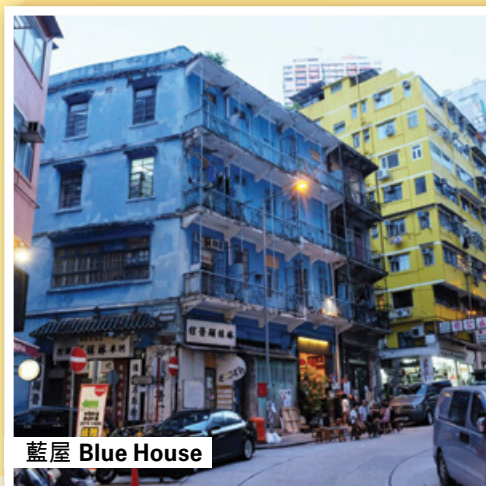
"Good Neighbour Scheme" applicants will be assessed by a judging panel formed by members from organisations under the Viva Blue House and from the Wan Chai District Council. The assessment will look at the applicants' experience in community participation and how they propose to contribute to the development of the Blue House Cluster. Successful applicants will be offered a one year trial period. After that, a two-year renewable contract will be signed upon mutual agreement.

In the third quarter of 2016, one unit in the Yellow House was launched under the "Good Neighbour Scheme" as a trial run. The remaining units will be open for application after the completion of the renovation works in 2017.

The Blue House Cluster comprises the Blue House, Yellow House, Orange House, as well as adjacent vacant land. The Blue House (Grade 1 historic building) and the Yellow House (Grade 3 historic building) were built in the 1920s. The Orange House was a post-war construction, built in the 1950s to 1960s. Under Batch II of the "Revitalising Historic Buildings Through Partnership Scheme" by the Commissioner for Heritage's Office of the Development Bureau, the Blue House Cluster is the first revitalisation project under the mechanism of "retention of both the premises and the tenants".

Viva Blue House provides accommodation as well as cultural and educational programmes and also houses the "Hong Kong House of Stories", "A Community Oriented Mutual Economy Hall" and social enterprise units to provide local cuisine. The project, co-operated by St. James' Settlement, Community Cultural Concern, Heritage Hong Kong Foundation and Blue House Residence's Right Group, is expected to start operation in the second quarter of 2017.

For details about the Viva Blue House, please visit: [http://www.heritage.gov.hk/en/rhbt/ProgressResult2\\_Blue\\_House\\_Cluster.htm](http://www.heritage.gov.hk/en/rhbt/ProgressResult2_Blue_House_Cluster.htm) or <http://houseofstories.sjs.org.hk>



# 2016古蹟推廣活動圓滿結束

## Heritage Events in 2016 Finish on a High

**發** 展局文物保育專員辦事處今年舉辦了兩項推廣活動，包括「2016古蹟周遊樂」及「古蹟展『新』機II」巡迴展覽，以加深公眾對本港豐富文物資源的認識。兩項活動均吸引不少公眾參與。

為期兩個月的「2016古蹟周遊樂」於10月至11月期間舉行，共吸引近50,000名人士到訪二十五幢設有餐飲設施的歷史建築。而為期六個月的「古蹟展『新』機II」巡迴展覽則於6月至12月期間舉行，介紹三幢屬第二期「活化歷史建築伙伴計劃」的歷史建築，包括綠匯學苑、石屋家園和 We 嘩藍屋。該活動吸引近200,000名人士參觀。

This year, two major publicity events were held by the Commissioner for Heritage's Office of the Development Bureau: "Heritage Fiesta 2016" and a roving exhibition on "New Life @ Heritage II". Both events, which aimed to enhance the public's understanding of Hong Kong's rich heritage, attracted large crowds.

"Heritage Fiesta 2016", the two-month signature heritage event which ran throughout October and November, attracted nearly 50,000 visitors to the 25 featured historic buildings with food and beverage service. The six-month roving exhibition on "New Life @ Heritage II" took place from June to December and featured three historic buildings under Batch II of the "Revitalising Historic Buildings Through Partnership Scheme", namely the Green Hub, the Stone Houses Family Garden and the Viva Blue House. This event received tremendous support with nearly 200,000 visitors.

參與公眾對展覽和導賞團給予令人鼓舞的讚賞。

**It is encouraging to receive positive feedback from participants of guided tours and visitors to the roving exhibition and Heritage Fiesta.**

「導賞員生動介紹有關建築修復的歷史，並就如何保存以及獲得聯合國教科文組織認可的過程娓娓道來，令我們留下深刻印象。我們要讚賞導賞員的精彩分享，以及相關的文物保育機構及皇冠酒窖團隊。身為香港人，我們非常欣賞他們為保存本港歷史古蹟所付出的努力。」

"We were exceptionally impressed by the lively sharing of the history behind the restoration of the site and every detail of its story on how it's conserved and has won the UNESCO recognition. Well done! Kindly extend our thumb-up to the host for his wonderful sharing today as well as the heritage authority together with your team. Thanks for well conserving the historical site for Hong Kong with great efforts. As part of the Hong Kong community, we do highly appreciate."

皇冠酒窖導賞團參加者

**Guided tour participant at Crown Wine Cellars**



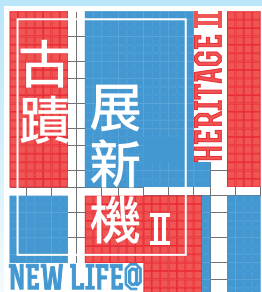
相片來源 Photo Source: 皇冠酒窖 Crown Wine Cellars

「我們參觀了酒店的不同地方，當中包括一些平時不對外開放的位置。導賞團讓我們可認識到香港半島酒店的歷史和趣聞軼事，對我們來說是個難能可貴的經驗。」

"We were brought around to visit different areas of the hotel and even places the public is normally not able to see. We learnt more about the history as well as some interesting stories about The Peninsula Hong Kong. It was indeed a great experience."

香港半島酒店導賞團參加者

**Guided tour participant at The Peninsula Hong Kong**



「展覽採取生動的展示方式，我個人特別喜歡建築物的立體模型和拍照裝置。很高興能夠透過這些互動裝置，了解歷史建築的故事。」

"This exhibition presented information in a fun way. I personally like the three-dimensional models of the participating buildings and the photo booth. We enjoy learning about the buildings through these interactions."

荃新天地展覽到訪者

**Exhibition visitor at Citywalk**



**歡迎意見  
WE WELCOME  
YOUR COMMENTS**

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