



From:

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

To: Our friends

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## 第六期活化歷史建築伙伴計劃邀請建議書

### Proposals Invited for Batch VI of Revitalising Historic Buildings Through Partnership Scheme



發展局局長黃偉綸（中）、保育歷史建築諮詢委員會主席劉智鵬教授（左）及文物保育專員任浩晨（右）公布第六期活化歷史建築伙伴計劃。Mr. Michael Wong, the Secretary for Development (centre), Professor Lau Chi-pang, the Chairman of the Advisory Committee on Built Heritage Conservation (left) and Mr. José Yam, the Commissioner for Heritage (right) announced details of Batch VI of the Revitalising Historic Buildings Through Partnership Scheme.

發展局於12月3日公布第六期活化歷史建築伙伴計劃（活化計劃）涵蓋的四幢歷史建築，並邀請非牟利機構遞交活化建議。該四幢歷史建築為大潭篤原水抽水站員工宿舍群、荃灣汀九白樓、灣仔景賢里和荃灣馬灣芳園書室。

發展局局長黃偉綸在記者會上說：「我們希望能充分利用民間智慧，讓歷史建築重新發揮經濟及社會效益，同時讓公眾能夠享用和參觀，符合可持續保育的概念。」

他表示，政府為支持及推動活化計劃，先後預留共24億元作為各項目的工程費用。另外，政府只收取象徵式租金，並提供一次過撥款，協助營運機構應付開辦成本和首兩年營運可能出現的赤字情況。政府亦會提供一站式服務，協助非牟利機構解決有關文物保育、土地用途及規劃，以及樓宇建築等問題。

保育歷史建築諮詢委員會主席劉智鵬教授亦在記者會分享過去五期活化計劃的評審經驗。他指出，委員會着重建議的構思及概念，申請機構應避免過分集中在技術範疇，而項目對外開放供公眾參觀及享用的程度，亦是甄選活化方案其中一項重要考慮因素。

納入第六期活化計劃的四幢歷史建築於12月17至20日開放予有意申請的非牟利機構參觀，並設有導賞團。另外，發展局亦將於2020年1月7日舉辦工作坊，讓非牟利機構了解申請手續和評審準則。

The Development Bureau (DEVB) announced on 3 December the four historic buildings included under Batch VI of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) and invited revitalisation proposals from non-profit-making organisations (NPOs). The four historic buildings are the Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound; Homi Villa in Ting Kau, Tsuen Wan; King Yin Lei in Wan Chai; and Fong Yuen Study Hall in Ma Wan, Tsuen Wan.

Speaking at a press conference, Mr Michael Wong, the Secretary for Development, said, "We hope to fully tap the wisdom of the community to unleash again the economic and social value of historic buildings while allowing the public to visit and enjoy them. This is in line with the concept of sustainable conservation."

He said that to support and promote the Revitalisation Scheme, a total of \$2.4 billion has been earmarked to cover the cost of works of the buildings. In addition, the Government will charge only nominal rent and provide one-off grants to assist operators in meeting the start-up costs as well as possible deficits in the first two years of operation. The Government will also provide a one-stop service to help NPOs resolve issues relating to heritage conservation, land use and planning, building construction and more.

Professor Lau Chi-pang, the Chairman of the Advisory Committee on Built Heritage Conservation, also spoke at the press conference, detailing his experience in assessing the applications for the previous five batches of projects. He said that the committee focuses on the ideas and concepts of the proposals and applicants should avoid excessive concentration on technical aspects. The extent of public access and enjoyment of the historic buildings are also one of the key factors for consideration.

The four historic buildings under Batch VI of the Revitalisation Scheme were open for interested NPOs with guided tours during 17 – 20 December. The DEVB will hold a workshop on 7 January, 2020, so that interested parties can learn more about the application procedures and assessment criteria.



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

# 第六期「活化歷史建築伙伴計劃」的四幢歷史建築

## Four Historic Buildings under Batch VI of The Revitalisation Scheme

### 大潭篤原水抽水站員工宿舍群 Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound



大潭篤原水抽水站員工宿舍群包括高級員工宿舍、員工宿舍及第2號員工宿舍，分別建於1905年、1907年及1936年。19世紀末至20世紀初，政府為應付市民對食水的需求而興建水塘及增設供水系統，並興建此員工宿舍群。由於抽水站已改為自動化運作及中央操控，水務署員工已無須留宿。

Tai Tam Tuk Raw Water Pumping Station Staff Quarters Compound comprises the Senior Staff Quarters, Staff Quarters and No.2 Staff Quarters, which were constructed in 1905, 1907 and 1936 respectively. To cater for the ever-increasing demand for fresh water in the late nineteenth century to early twentieth century, reservoirs and water supply system as well as this Staff Quarters Compound were built. As the operation of the pumping station is now automated and under centralised control, staff of the Water Supplies Department no longer need to stay in the quarters.

**地址:** 香港大潭水塘道  
**Address:** Tai Tam Reservoir Road, Hong Kong  
**歷史地位:** 法定古蹟  
**Historical Status:** Declared Monument

### 白樓 Homi Villa



白樓是由本港知名印度商人律敦治先生在1930年代興建的私人住宅。落成後一直為律敦治家族的物業，政府後來於1973年購入，曾是時任財政司夏鼎基爵士的居所。1995年改作機場核心計劃展覽中心，開放予公眾人士參觀。

Homi Villa was a private residence in the 1930s of Mr. J.H. Ruttonjee, a well-known Indian merchant in Hong Kong. The villa remained the property of the Ruttonjee family until it was acquired by the Government in 1973, and was once served as the residence of Sir Philip Haddon-Cave, the Financial Secretary at that time. It was converted into the Airport Core Programme Exhibition Centre in 1995 and opened to the public.

**地址:** 新界荃灣青山公路汀九段  
**Address:** Castle Peak Road, Ting Kau, Tsuen Wan, New Territories  
**評級:** 三級歷史建築  
**Grading:** Grade 3 Historic Building

### 景賢里 King Yin Lei



景賢里原名「禧廬」，建於1937年，首任業主為岑李寶麟女士。大宅於1978年轉售予邱氏家族，易名為「景賢里」，其後於2007年再次易手。景賢里曾被納入第三及四期活化計劃，但未能選出合適的活化建議。政府決定再將景賢里納入第六期活化計劃，希望藉着民間智慧及創意，為這幢大宅找尋最合適的伙伴和用途。

Originally named "Hei Lo", King Yin Lei was built in 1937 with Mrs. Shum Li Po-lun as the first owner. In 1978, the residence was sold to the Yow family and renamed as "King Yin Lei". The ownership was transferred again in 2007. King Yin Lei was included in Batches III and IV of the Revitalisation Scheme, yet no suitable revitalisation proposal was selected. The Government decides to include King Yin Lei in Batch VI of the Revitalisation Scheme again, hoping to tap community wisdom and creativity to find the most suitable partner and use for the mansion.

**地址:** 香港灣仔司徒拔道45號  
**Address:** 45 Stubbs Road, Wan Chai, Hong Kong  
**歷史地位:** 法定古蹟  
**Historical Status:** Declared Monument



## 芳園書室 Fong Yuen Study Hall



芳園書室建於1920至30年代，原址為「陳氏書齋」，是馬灣唯一現存的戰前學校。書室於日佔時期停辦，戰後方再重開。書室曾被納入第一期活化計劃，於2013年獲活化為旅遊及教育中心暨馬灣水陸居民博物館，但營運機構於2017年將它交還政府。今次重新納入第六期計劃，冀能找到合適的用途。

Fong Yuen Study Hall was built in the 1920s to 30s at the original site of the Chan Study Hall. The hall is the only surviving pre-war school in Ma Wan. Teaching at the hall was suspended during the Japanese Occupation and the site was only reopened after the war. Previously included in Batch I of the Revitalisation Scheme, the hall was revitalised into a Tourism and Chinese Cultural Centre cum Ma Wan Residents Museum in 2013 but was returned to the Government by the operator in 2017. The Government now includes it in Batch VI in the hope of finding a suitable use.

**地址:** 新界荃灣馬灣田寮村  
**Address:** Tin Liu Tsuen, Ma Wan, Tsuen Wan, New Territories  
**評級:** 三級歷史建築  
**Grading:** Grade 3 Historic Building

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，可於九龍尖東麼地道68號帝國中心7樓701B室發展局文物保育專員辦事處索取，或於[www.heritage.gov.hk/tc/rhbt/batch6\\_scheme.htm](http://www.heritage.gov.hk/tc/rhbt/batch6_scheme.htm)下載。截止申請日期為2020年4月3日中午12時。

The application guide, application form and resource kits containing the historical background and conservation guidelines of the four historic buildings, as well as other related information, can be obtained at the Commissioner for Heritage's Office of the DEVB at Unit 701B, 7/F, Empire Centre, 68 Mody Road, Tsim Sha Tsui East, Kowloon, or downloaded from [www.heritage.gov.hk/en/rhbt/batch6\\_scheme.htm](http://www.heritage.gov.hk/en/rhbt/batch6_scheme.htm). The deadline for submission of applications is noon on 3 April, 2020.

## 2019年內地、香港與澳門歷史建築活化再利用研討會 2019 Mainland, Hong Kong and Macao Symposium on Built Heritage Reuse



(左起) 香港特別行政區政府發展局局長黃偉綸、澳門特別行政區政府文化局局長穆欣欣和國家文物局副局長顧玉才博士在研討會上合照  
(From left) Mr. Michael Wong, the Secretary for Development of the Government of the Hong Kong Special Administrative Region; Ms. Mok Ian-ian, the President of the Cultural Affairs Bureau of the Government of the Macao Special Administrative Region; and Dr. Gu Yucai, the Deputy Director-General of the National Cultural Heritage Administration, pictured at the symposium

2019年內地、香港與澳門歷史建築活化再利用研討會於11月7日和8日在澳門藝術博物館演講廳舉行。研討會由國家文物局、中華人民共和國香港特別行政區政府發展局和中華人民共和國澳門特別行政區政府文化局合辦，以「社區x生活x歷史建築活化」為主題，邀請三地的官員、專家及學者就文物保育及歷史建築活化再用的案例作分享及交流，從而推動相關的工作。

研討會邀請了國家文物局副局長顧玉才博士、香港特別行政區政府發展局局長黃偉綸及澳門特別行政區政府文化局局長穆欣欣擔任主禮嘉賓，為活動致開幕辭。

2019 Mainland, Hong Kong and Macao Symposium on Built Heritage Reuse was held at the Museum Auditorium of the Macao Museum of Art on 7 and 8 November. The symposium was co-organised by the National Cultural Heritage Administration, the Development Bureau of the Government of the Hong Kong Special Administrative Region of the People's Republic of China and the Cultural Affairs Bureau of the Government of the Macao Special Administrative Region of the People's Republic of China. Themed "Community x Living x Revitalisation of Historic Buildings", this symposium gathered government officials, experts and academics from the Mainland, Hong Kong and Macao to share and discuss case studies on heritage conservation and adaptive reuse of built heritage, with the aim to promoting the development of these aspects.

Dr. Gu Yucai, the Deputy Director-General of the National Cultural Heritage Administration; Mr. Michael Wong, the Secretary for Development of the Government of the Hong Kong Special Administrative Region; and Ms. Mok Ian-ian, the President of the Cultural Affairs Bureau of the Government of the Macao Special Administrative Region were the officiating guests and delivered opening remarks at the symposium.





發展局局長黃偉綸（左）參觀沙梨頭圖書館，並聽取澳門特區政府文化局副局長梁惠敏（右）介紹沙梨頭圖書館的修復和活化工作

Mr. Michael Wong, the Secretary for Development (left), visited the Patane Library in Macao and was briefed by Ms. Leong Wai-man, the Vice President of the Cultural Affairs Bureau of the Government of the Macao SAR (right), on the restoration and revitalisation work of the Patane Library

黃偉綸在致辭時表示，政府一直致力以多管齊下的策略推動文物保育工作，包括推出多個活化歷史建築項目、提供經濟誘因及技術支援鼓勵私人業主保育其歷史建築，以及推動宣傳教育工作。

12名來自內地、香港和澳門的講者，透過案例與參與者分享歷史建築活化再用及保育的心得。當中來自香港的三位講者於會上分享經驗，包括香港賽馬會慈善及社區事務執行總監張亮介紹大館——古蹟及藝術館的活化計劃、香港歷史文物保育建設有限公司可持續發展部高級經理郭鎧怡探討大澳文物酒店如何與社區合作，推動可持續發展及文化保育旅遊，及尚家生活地產市場部董事黃淑麗介紹瑪利諾神父宿舍的「寓保育於發展」方案。

研討會亦邀得中國文化遺產研究院院長柴曉明、香港特別行政區政府保育歷史建築諮詢委員會主席劉智鵬教授及澳門特別行政區政府文化局副局長梁惠敏致閉幕辭。他們總結了各講者案例分享的學習重點，並強調各方須相互借鏡學習，冀為各地的文物保育工作帶來啟發及新思維。

研討會結束後，參加者獲安排參觀三個澳門歷史建築活化再利用案例，包括沙梨頭更館、沙梨頭圖書館及魯班先師木工藝陳列館。



相片來源：澳門特別行政區政府文化局  
Photo Source : The Cultural Affairs Bureau of the Government of the Macao Special Administrative Region

In his speech, Mr. Michael Wong said that the Government has been adopting a multi-pronged strategy in promoting heritage conservation, including launching a number of historic building revitalisation projects, providing economic incentives and technical support to encourage the conservation of privately owned historic buildings, as well as stepping up promotion and education work.

Twelve speakers from the Mainland, Hong Kong and Macao shared their experience on adaptive reuse and conservation of built heritage through case studies, and amongst them were three speakers from Hong Kong. Mr. Leong Cheung, the Executive Director of Charities and Community of The Hong Kong Jockey Club, introduced the revitalisation project of Tai Kwun - Centre for Heritage and Arts; while Ms. Melanie Kwok, Group Senior Sustainability Manager of Hong Kong Heritage Conservation Foundation Limited elaborated how Tai O Heritage Hotel worked closely with the community to promote sustainable development and cultural heritage tourism. Ms. Sue Wong, Marketing Director of Couture Homes Properties Limited, talked about the preservation-cum-development plan of the Maryknoll House.

Mr. Chai Xiaoming, the Director of the Chinese Academy of Cultural Heritage; Professor Lau Chi-pang, the Chairman of Advisory Committee on Built Heritage Conservation of the Government of the Hong Kong Special Administrative Region; and Ms. Leong Wai-man, the Vice President of the Cultural Affairs Bureau of the Government of the Macao Special Administrative Region delivered closing remarks to conclude the symposium. During their speeches, they summarised the key learning points from the case studies shared by the speakers and emphasised on the importance of referencing each other's experiences, hoping to bring inspirations and new ideas to the heritage conservation works in different regions.

Participants visited three adaptive reuse projects of built heritage in Macao after the end of the symposium, including the Patane Night Watch House, the Patane Library and the Exhibition Room of Master Lu Ban's Woodcraft Works.

保育歷史建築諮詢委員會主席劉智鵬教授於研討會作總結發言  
Professor Lau Chi-pang, the Chairman of the Advisory Committee on Built Heritage Conservation, delivered the closing remarks at the symposium



# 「活化歷史建築 Instagram 攝影比賽」得獎作品巡迴展覽圓滿結束

## “Winning Entries of Revitalised Historic Buildings Instagram Photo Competition” Roving Exhibition Concludes Successfully

**發**展局文物保育專員辦事處於本年8月6日至12月31日舉辦「活化歷史建築 Instagram 攝影比賽」得獎作品巡迴展覽，展出以第一至第三期「活化歷史建築伙伴計劃」歷史建築為主題的11幅得獎作品。巡迴展覽已圓滿結束，共吸引逾12萬名人士參觀。

巡迴展覽於本港多個地點順利舉行，包括F11攝影博物館、香港文物探知館、D2 Place二期、元創方、荃新天地2期、荷里活廣場、時代廣場、國際金融中心一期、入境事務大樓，以及港九新界多個公共圖書館。

如欲了解更多文物保育專員辦事處的活動，請瀏覽：  
[www.heritage.gov.hk/tc/whatsnew/events.htm](http://www.heritage.gov.hk/tc/whatsnew/events.htm)

The Commissioner for Heritage's Office of the Development Bureau organised the “Winning Entries of Revitalised Historic Buildings Instagram Photo Competition” Roving Exhibition from 6 August to 31 December to showcase the 11 winning entries themed on historic buildings under Batches I to III of the Revitalising Historic Buildings Through Partnership Scheme. The now-concluded roving exhibition has attracted more than 120,000 visitors.

The roving exhibition was held at various locations in the city, including F11 Foto Museum, Hong Kong Heritage Discovery Centre, D2 Place TWO, PMQ, Citywalk 2, Plaza Hollywood, Times Square, One International Finance Centre, Immigration Tower, and public libraries across Hong Kong Island, Kowloon and the New Territories.

For more details about events organised by the Commissioner for Heritage's Office, please visit: [www.heritage.gov.hk/en/whatsnew/events.htm](http://www.heritage.gov.hk/en/whatsnew/events.htm)



國際金融中心一期 One International Finance Centre



D2 Place 二期 D2 Place TWO

## 景賢里公眾開放日舉行完畢 King Yin Lei Public Open Days Wraps up on a High Note

**發**展局文物保育專員辦事處於今年6月至8月和10月至12月舉行開放日，讓公眾欣賞和了解這座法定古蹟的建築特色及歷史。最後一輪景賢里開放日已於12月14日及15日順利舉行，整個活動共吸引超過5,000名人士參觀。

位於司徒拔道的景賢里建於1937年，原名「禧廬」，是當時華人社群在財富和社會地位上日益提升的象徵。大宅富有中式建築特色，在結構、用料和設計上則糅合了西方建築風格，充分反映本港戰前中西建築藝術的巧妙設計和非凡造工。

欲了解更多有關景賢里的資訊，請瀏覽：  
[www.heritage.gov.hk/tc/kyl/background.htm](http://www.heritage.gov.hk/tc/kyl/background.htm)



The Commissioner for Heritage's Office of the Development Bureau organised a series of open days at King Yin Lei from June to August and October to December this year, inviting the public to appreciate the history and architectural features of this declared monument. The last round has come to a close on 14 and 15 December and the whole series of open days have attracted over 5,000 visitors.

King Yin Lei was built in 1937 on Stubbs Road and was originally named “Hei Lo”. The mansion represents an earlier phase of Hong Kong history during which the Chinese community rose in status and grew in wealth. Rich in Chinese architectural features, the mansion also shows Western influence in structure, materials and plan, reflecting the design and construction excellence in both Chinese and Western architecture in Hong Kong's pre-war period.

To learn more about King Yin Lei, please visit:  
[www.heritage.gov.hk/en/kyl/background.htm](http://www.heritage.gov.hk/en/kyl/background.htm)





# 香港建築師學會2018/19年年獎得獎名單公布

## Winners of HKIA Annual Awards 2018/19 Announced

香港建築師學會2018/19年年獎於10月公布得獎名單，當中共有三個項目獲頒「主題建築獎—文物建築」，包括大館—古蹟及藝術館、香港賽馬會芝加哥大學教育綜合大樓|芝加哥大學袁天凡、慧敏校園及南豐紗廠。

The winners of The Hong Kong Institute of Architects (HKIA) Annual Awards 2018/19 were announced in October. Three projects were honoured with the "Special Architectural Award – Heritage and Adaptive Re-use", namely Tai Kwun – Centre for Heritage and Arts, The Hong Kong Jockey Club University of Chicago Academic Complex | The University of Chicago Francis and Rose Yuen Campus and The Mills.

### 大館—古蹟及藝術館

大館—古蹟及藝術館前身是中區警署建築群，是本港最大型的古蹟活化項目。此項目由香港特別行政區政府及香港賽馬會合作，是「保育中環」的項目之一；當中把16幢歷史建築保留活化再用，並增設兩幢新建築，為本港文化面貌帶來新氣象。

### Tai Kwun – Centre for Heritage and Arts

Formerly the Central Police Station Compound, Tai Kwun – Centre for Heritage and Arts is the largest heritage project in Hong Kong. The project, a partnership between the Government of the Hong Kong Special Administrative Region and The Hong Kong Jockey Club under the initiative of "Conserving Central", involves the conservation and revitalisation of 16 heritage buildings and the development of two new buildings to bring new energy into Hong Kong's cultural scene.



相片鳴謝 Photo Courtesy: © Iwan Baan

### 評審團評語摘錄：

項目設計在顧及三座法定古蹟和十六座歷史建築的文物價值之餘，並巧妙地將各種社區、休閒、文化和商業元素，與兩座現代風格的新建築融合。

### Excerpts of Jury's Comment:

With due respect to the architectural heritage of three declared monuments and sixteen historical buildings, the project has skilfully blended in diverse community, leisure, cultural and commercial elements together with two new buildings in a contemporary style.



相片鳴謝 Photo Courtesy: Ema Peter

### 香港賽馬會芝加哥大學教育綜合大樓|芝加哥大學袁天凡、慧敏校園

校園由建於1930年代的銀禧炮台部分軍事遺址及約於1960年代改建為域多利道扣押中心的建築物所組成。前域多利道扣押中心為俗稱「白屋」的三級歷史建築，原為英軍皇家工程兵團俱樂部，約於1960年代由當時香港警察政治部管理，並於1967年香港騷亂期間用作扣押中心。

### The Hong Kong Jockey Club University of Chicago Academic Complex | The University of Chicago Francis and Rose Yuen Campus

The campus comprises of part of the military relics of the Jubilee Battery built in the 1930s and the Victoria Road Detention Centre converted from the original establishment in around 1960s. The former Victoria Road Detention Centre, also known as the "White House", is a Grade 3 historic building which was originally the Royal Engineers' mess and was used as a detention centre under the Special Branch of the Hong Kong Police Force in around 1960s, during the 1967 upheavals.

### 評審團評語摘錄：

該項目出色地展現如何在複雜及具挑戰性的地形中，協調新舊、自然與人為之間的關係。項目以優雅的形式、出色的空間創造和精密的細節，達致卓越的建築設計。

### Excerpts of Jury's Comment:

This is an excellent example to showcase how reconciles old and new, natural and man-made, even in a difficult site with challenging topography. The project has accomplished architectural excellence with an elegantly articulated form, stunning spatial creations and highly sophisticated details.

### 南豐紗廠

南豐紗廠原址為紡織廠，曾為香港產量最高的紗廠之一，見證香港紡織工業由六十年代開始的黃金時代。舊有南豐紡織的四廠、五廠及六廠，由昔日的紡織廠房轉變為南豐紗廠，獲活化為本港一處集創新科技、文化、藝術及學習體驗於一身的保育項目。

### The Mills

The Mills was formerly the site of the company's textile factories, and was one of the most productive spinning factories in Hong Kong. It has witnessed the boom years of the Hong Kong textiles industry since the 1960s. The Mills, a revitalisation project converted from the former textile mills factory no. 4, 5 and 6, is now a destination for innovation, culture, arts, and experiential retail.



相片鳴謝 Photo Courtesy: 南豐紗廠 The Mills

### 評審團評語摘錄：

項目的精髓不僅是將三家昔日的紡織廠活化成為一個具當代文化導向的商業建築群，並通過創新、商業規劃和社區參與為紡織業創造新的可能性。

### Excerpts of Jury's Comment:

The value of this project is not only revitalising three former cotton mills into a contemporary culturally-oriented commercial complex but also celebrating the textile industry with new possibilities for innovation, business incubation and community engagement.

相片來源：香港建築師學會

Photo Source: The Hong Kong Institute of Architects

有關香港建築師學會2018/19年年獎的得獎名單，請瀏覽 [www.hkia.net/tc/awards-competition.html](http://www.hkia.net/tc/awards-competition.html)

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