

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項目 — 前北九龍裁判法院 申請書遞交截止日期為12月21日

### 21 December – Proposal Submission Deadline for Former North Kowloon Magistracy, A Project under Batch VI of Revitalising Historic Buildings Through Partnership Scheme



發展局文物保育專員辦事處推出的第六期活化歷史建築伙伴計劃（活化計劃）共涵蓋五個項目，當中四個項目，包括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已於9月3日截止申請，共收到42份申請書。

另一新增項目，前北九龍裁判法院將於12月21日中午12時截止申請，申請者須將所需文件遞交至九龍尖東麼地道68號帝國中心7樓701B室文物保育專員辦事處活化歷史建築伙伴計劃秘書處。

Launched by the Commissioner for Heritage's Office (CHO) of the Development Bureau, Batch VI of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme) includes five projects. Four of them, namely, 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, have closed for application on 3 September. A total of 42 applications were received.

The newly included project, Former North Kowloon Magistracy, will close for application by noon on 21 December. The applicants should submit the required documents to the Scheme Secretariat at the CHO at Unit 701B, 7/F, Empire Centre, 68 Mody Road, Tsim Sha Tsui East, Kowloon.

以下列出部份就計劃申請的常見問題，予有興趣申請者參考 **Below are some frequently asked questions regarding the applications for the Revitalisation Scheme for interested parties' reference:**

**什麼機構有資格申請活化計劃？  
Who is eligible for applying under the Revitalisation Scheme?**

?

申請機構必須是《稅務條例》（第112章）第88條所界定具有慈善團體身分的非牟利機構。以個人名義提出的申請，概不受理。尚未取得上述慈善團體身分但對計劃感興趣的機構，若已正式向稅務局呈交申請為非牟利機構，其申請仍會獲得接受，但主要申請機構（及協辦機構，如有）須在截止申請日期後9個月內取得慈善團體身分。

The applicant should be a non-profit-making organisation (NPO) with a charitable status under section 88 of the Inland Revenue Ordinance (Cap. 112). Application in personal capacity will not be accepted. For those interested organisations that may not already possess the charitable status as described above, if they have formally submitted an application to the Inland Revenue Department, their applications will still be accepted but the principal applicant (and the co-operating applicant(s), if applicable) must have obtained the charitable status within nine months after the application deadline.

**會否接受聯合申請？  
Will joint applications be accepted?**

?

此計劃歡迎兩個或以上非牟利機構提出聯合申請，但必須清楚訂明各機構的責任，並以其中一個機構作為主要申請機構。

Joint applications involving two or more NPOs are welcome. However, there should be clear accountability arrangements, with one of the NPOs being identified as the principal applicant.



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

**無須申請撥款的建議書是否比要求政府撥款的建議書更優勝？**

**Will a proposal, which will not require any Government grants, compare more favourably than one that will require Government grants?**

?

委員會將整體評審建議書，會考慮所有相關因素，並不會只側重財政部份；但如果兩個建議書旗鼓相當，無須申請撥款或申請撥款金額較低的建議書可能會較有優勢。

The Committee will assess the proposal as a whole; consider all relevant factors and will not pay undue emphasis on the financial angle. But if everything is really equal, then the one requiring no or less Government grant may have an edge over the other.

**建築物的租賃期多久？會予以續期嗎？**

**How long will the lease period be? Is it renewable?**

?

一般情況下，建築物的租賃期為三年，如獲選機構表現理想，可以相若條款續租三年。之後，我們會評核獲選機構的表現及其他因素，以決定會否對租賃協議予以續期。我們保留權利在租賃協議屆滿時不予續期。

Under normal circumstances, the tenancy period for a building will be three years which will be renewable for another three years on similar terms and conditions if the performance of the selected organisation is satisfactory. Afterwards, we will review the performance of the relevant selected organisation and other factors to decide whether the agreement will be renewed. We reserve the right not to renew the agreement upon its expiry.

**獲選機構可否將其業務外判，而外判服務是否須以社企形式營運？**

**Can the selected organisation outsource its business? If so, should the outsourced service provider operate as a social enterprise?**

?

獲選機構可在合理程度下外判部份服務予其他機構，例如餐飲、清潔及保安服務。我們會因應每宗個案的情況作出考慮，考慮因素包括：

1. 所佔樓面總面積/用地面積的百分比
2. 所涉時間
3. 這些元素在整體建議書的重要性

獲選機構須以社企形式營運，但其外判工作則不受此規限。然而，其外判工作及有關的採購服務合約，須按既定程序以公開及具競爭性的形式選出合適經營者。

The selected organisations, under reasonable circumstances, can outsource part of its services to other organisation, such as catering, cleaning and security services. We will consider each application individually based on the below factors:

1. Percentage of total gross floor area/site area
2. Duration involved
3. Importance of such component in the overall proposal

While the selected organisation should operate in the form of social enterprise, the outsourced service contractors are not obliged to operate as a social enterprise. However, in selection of the appropriate operators for the service contracts of the outsourced works, the organisation should follow the established procedures and procure the services in an open and competitive bidding process.

有關活化計劃更多詳情，請瀏覽：[www.heritage.gov.hk/tc/rhbt/about.htm](http://www.heritage.gov.hk/tc/rhbt/about.htm)

For further information about the Revitalisation Scheme, please visit: [www.heritage.gov.hk/en/rhbt/about.htm](http://www.heritage.gov.hk/en/rhbt/about.htm)

**獲邀進入第二輪評審的申請機構，可否更改已提交文件的內容，或尋求與其他非牟利機構合作？**

**Are the applicants who have been invited to the 2nd round assessment allowed to change the content of their submissions or seek to cooperate with other NPOs?**

?

一般而言，我們預期申請機構在提交第二輪申請文件時，不會大幅修改其建議書。不過，每宗個案均會按個別情況及理據予以考慮。如有需要，我們會徵詢保育歷史建築諮詢委員會的意見。

In general, the applicants are expected not to revise their proposals significantly in the 2<sup>nd</sup> round assessment. However, each case will be considered on its own merits and justifications. The advice of the Advisory Committee on Built Heritage Conservation will be sought as necessary.

**歷史建築用地內的斜坡維修屬誰的責任？**

**Who is responsible for the maintenance of the slopes within the site of the historic buildings?**

?

《申請指引》第6.2.2段載有斜坡維修責任。一般而言，若有關用地內的斜坡並無受到獲選機構所進行的翻新工程擾動，政府會承擔維修斜坡的責任，否則有關機構須負責維修有關斜坡。

The slope maintenance responsibility is mentioned in paragraph 6.2.2 of the Guide to Application. As a general principle, if the slopes within the site have not been disturbed by the renovation works carried out by the selected organisations, the Government will shoulder the maintenance responsibility, or else, it is the selected organisations' responsibility to maintain the slopes.

**政府可否資助申請機構在擬備建議書時的顧問費用？**

**Will the Government provide subsidies on the consultancy fees incurred by the applicants in preparing their proposals?**

?

在申請階段，申請機構須自行支付擬備建議書技術部分的全部顧問費用（如有）。政府會盡可能提供技術資料，以減輕顧問的工作量。在選定申請機構的活化建議後，政府將會根據獲選建議書，承擔往後的部分或全部顧問費用。

Applicants are required to bear all the consultancy fees, if any, incurred by them in preparing the technical aspect of their submissions in the application stage. The Government will provide as much technical information as possible to relieve the workload of their consultants. After the revitalisation proposal from an applicant has been selected, the Government will bear the consultancy fees incurred thereafter in part or full for implementation of the selected proposal.

# 香港青年協會舉辦 「中國歷史文化周2020」 The HKFYG Launched China Week 2020



時任發展局文物保育專員任浩晨（左）及香港青年協會總幹事何永昌出席網上啟動禮  
Mr. José Yam, the then Commissioner for Heritage of the Development Bureau (left) and Mr. Andy Ho, the Executive Director of The HKFYG attended the virtual kick-off ceremony

二級歷史建築前粉嶺裁判法院在第三期活化歷史建築伙伴計劃（活化計劃）下，活化為「香港青年協會領袖學院」。其營運機構香港青年協會於9月28日至10月4日期間舉辦「中國歷史文化周2020」，以「古今『築』跡」為主題，透過連串活動讓參加者從古建築認識中國歷史文化。

「中國歷史文化周2020」於9月28日舉行網上啟動禮，主禮嘉賓包括時任發展局文物保育專員任浩晨及香港青年協會總幹事何永昌。

任浩晨致辭時介紹了香港的文物保育工作，並分享政府如何積極探索跨界別的不同合作模式，為保育及活化歷史建築尋找新出路。他表示這些活化項目為各區帶來新氣象，更成為香港市民和旅客的好去處，並展示了香港豐富的歷史文化底蘊。他寄望本港青年多欣賞及認識這些珍貴的歷史建築，並支持本港文物保育工作。

何永昌表示，該會主辦的「中國歷史文化周」至今已踏入第十年。今年以國家的古建築作為切入點，期望藉此促進青少年認識中式建築所蘊含的深厚歷史與藝術價值、傳統文化的演變過程，以及科學技術的發展。

「中國歷史文化周2020」透過多元活動，鼓勵青少年認識及欣賞中國歷史文化。三場網上專題講座探討了中式古建築、香港廣府和客家傳統民居的建築特色；而網上導賞團則讓參加者暢遊本港多幢中式建築和廟宇。體驗工作坊更運用了創意教育工具及立體繪圖軟件，讓參加者可深入了解榫卯的原理、四合院的起源及設計，以及中式古建築的力學結構。活動詳情可瀏覽：[chinaweek.m21.hk](http://chinaweek.m21.hk)

The Former Fanling Magistracy, a Grade 3 historic building, was revitalised into The HKFYG Leadership Institute under Batch III of the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme). The Hong Kong Federation of Youth Groups (HKFYG), the operator of the institute, hosted China Week 2020 from 28 September to 4 October. Themed “When Old Meets New – Exploring Chinese Culture from Traditional Architecture”, the event included a series of activities to engage participants in understanding Chinese history and culture from traditional architecture.

The virtual kick-off ceremony of China Week 2020 took place on 28 September. Officiating guests included Mr. José Yam, the then Commissioner for Heritage of the Development Bureau and Mr. Andy Ho, the Executive Director of The HKFYG.

In his speech, Mr. José Yam elaborated on Hong Kong’s heritage conservation work. He also shared about the Government’s active effort in exploring collaborations with different sectors to find new ways to conserve and revitalise historic buildings. He added these revitalisation projects not only brought new vibe into local districts and became popular destinations among the public and tourists, but also demonstrated the city’s rich heritage and culture. He encouraged local young people to appreciate and learn more about these precious historic buildings and support the city’s heritage conservation work.

Mr. Andy Ho mentioned this year marked the 10<sup>th</sup> edition of China Week. Through highlighting traditional Chinese architecture in this year’s activities, he hoped that local young people could obtain a fuller understanding of the historical and aesthetic value of Chinese architecture, as well as the transformation of traditional culture and the development of science and technology.

China Week 2020 included a series of activities to encourage young people to learn and appreciate Chinese history and culture. Three online seminars were conducted to introduce the architectural features of traditional Chinese architecture as well as Guangfu and Hakka vernacular architecture in Hong Kong. Virtual tours allowed participants to ‘visit’ several traditional Chinese buildings and temples in the city. During the online workshops, participants were offered a deeper dive into the concepts behind traditional Chinese mortise-and-tenon joint, the origin and design of siheyuan and the structural mechanics of traditional Chinese architecture through creative education and 3D design tools. For more details about the event, please visit: [chinaweek.m21.hk](http://chinaweek.m21.hk) (Chinese only)

## 有關「香港青年協會領袖學院」

在第三期活化計劃下，香港青年協會與發展局文物保育專員辦事處合作，把前粉嶺裁判法院活化為香港首所領袖發展學院，並增設營舍，提供專業及全面的領袖訓練。建於1960年的前粉嶺裁判法院，是新界首座裁判法院，於1961年正式啟用。為應付市民對法庭服務日益增加的需求，先後於1983年及約於1997年在大樓旁加建兩個法庭、支援法庭的辦事處和當值律師辦事處。由於欠缺必要的輔助設施，隨著新的粉嶺法院大樓於2002年落成，前粉嶺裁判法院亦正式完成其歷史使命。

## About The HKFYG Leadership Institute

Under Batch III of the Revitalisation Scheme, The HKFYG collaborated with the Commissioner for Heritage's Office of the Development Bureau to revitalise the Former Fanling Magistracy into Hong Kong's first leadership institute with a new lodge providing professional and comprehensive leadership training. Constructed and opened in 1960 and 1961 respectively, the Former Fanling Magistracy was the first magistracy in the New Territories. To cope with the increasing demand for court services, additional structures were erected on the adjacent site in 1983 and around 1997 to provide two additional courtrooms, court support offices and an office for duty lawyers. Due to the lack of essential support facilities, the magistracy was closed after the completion of the new Fanling Law Courts Building in 2002.



有關「香港青年協會領袖學院」更多資料，請瀏覽：[www.leadershipinstitute.hk/zh](http://www.leadershipinstitute.hk/zh)

For more details about The HKFYG Leadership Institute, please visit: [www.leadershipinstitute.hk](http://www.leadershipinstitute.hk)

## 饒宗頤文化館開放日2020

### Jao Tsung-I Academy Open Days 2020

饒宗頤文化館於10月1至4日舉行一年一度開放日，透過展覽、小型婚禮展、市集活動、文化旅館、餐飲服務等不同類型的活動，邀請公眾走進藏身於城市中的活化歷史建築群，體驗其獨特魅力。

Jao Tsung-I Academy held its annual open days from 1 to 4 October. The public was invited to visit this cluster of revitalised historic buildings concealed within the bustling urban landscape to experience its unique charm, while taking part in and experiencing a series of events and offerings including exhibitions, a mini wedding expo, a handicraft fair, the Heritage Lodge, as well as food and beverages.



## 精彩活動回顧：

### Event Highlights:

#### 「百年使命」常設展覽

#### "A Century of Contributions" Permanent Exhibition

透過文字、歷史圖片、人物專訪、影片及互動資訊，介紹文化館館址的歷史演變，闡釋其歷史意義，同時也讓大眾認識這個活化項目。

Jao Tsung-I Academy's historical evolution and significance was told through text, historical pictures, personal interviews, videos, and interactive information. Through the exhibition, the public was able to learn more about this revitalisation project.



## 精彩活動回顧： Event Highlights:

### 「活字生香——漢字的世界 世界的漢字」 漢字文化體驗展覽

#### “The Vivid World of Chinese Characters: From the Origin to the Future” Exhibition

漢字承載了華人看待世間萬物的方式、審美理念、思維邏輯、處世哲學，繼承中國文化的精髓。展覽以漢字的智慧與美感觸動為基礎，展示各種與漢字相關的知識和內容，運用創新的展陳方式和互動科普模式，推廣漢字文化予大眾。

Chinese characters show us the Chinese way of looking at the world – their aesthetic concepts, logic, and philosophy of life. Chinese characters also carry the very essence of Chinese culture. Based on their innate wisdom and aesthetics, the exhibition showcased all kinds of interesting facts about Chinese characters, and used innovative methods and interactive models to promote the culture that lies behind them to the public.

### 小型婚禮展

#### Mini Wedding Expo

百年歷史的饒宗頤文化館擁有一個雅緻的翠綠園林，鳥語花香點綴着古意盎然的紅磚建築，是籌辦婚禮及拍攝婚照的不二之選。展覽匯聚了眾多籌辦婚禮所需的重要資訊，並就大妗姐、婚禮主持人、攝影師、化妝師、禮服公司、婚禮佈置公司等提供專業意見。

The century-old Jao Tsung-I Academy has an elegant green garden and all around the old red-brick buildings are the tweet of birds and the fragrance of flowers, making it the best place for organising a wedding and taking pre-wedding photographs. The expo provided important information about wedding planning and professional advice on Lucky Lady in Chinese wedding etiquette, wedding hosts, photographers, makeup artists, bridal boutiques and wedding decoration companies.

### 「負能量市集 2.0 - 負負得正」

#### Negative Energy Market 2.0 -

#### Turn Your Negative Energy into Positive Energy

市集以釋放負能量為主題，除了有80多個攤檔，售賣飾物、皮革、手工肥皂等不同貨品外，還安排了工作坊、展覽、童年遊戲區、猜燈謎等各式節目供遊人參與。

The theme of the market was to release negative energy. Apart from having more than 80 stalls selling products such as accessories, leather goods and handmade soaps, there were also various activities including workshops, exhibitions, a childhood games area and lantern riddles for visitors to join.

相片來源 Photo Source: 饒宗頤文化館 Jao Tsung-I Academy



### 饒宗頤文化館 (前荔枝角醫院)

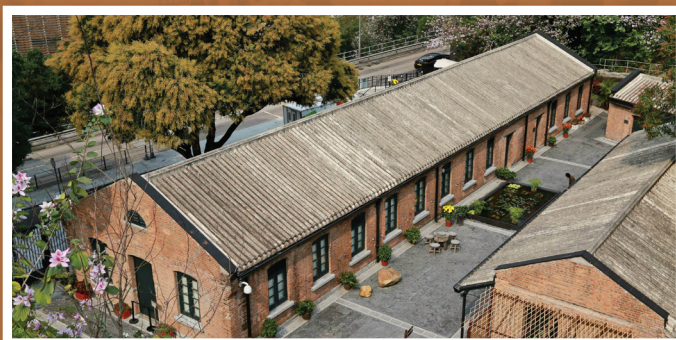
#### Jao Tsung-I Academy (Former Lai Chi Kok Hospital)

屬三級歷史建築的饒宗頤文化館在活化前，先後用作不同用途；早於1887年為九龍關關廠，1904至1906年期間成為出洋華工的屯舍，1910年改為檢疫站。文化館現存位於下區最早的建築物，是1920年代落成的荔枝角監獄，並於後來改為醫院、療養院、精神病院及長期護理院，至2004年關閉。在活化歷史建築伙伴計劃下，前荔枝角醫院在2014年活化為推廣中華文化和藝術的平台，並獲頒2014年度香港建築師學會主題建築獎 — 文物建築。

有關饒宗頤文化館更多資訊，請瀏覽：[www.jtia.hk](http://www.jtia.hk)

As a Grade 3 historic building, Jao Tsung-I Academy was used for different purposes before the revitalisation. As early as in 1887, the Kowloon Customs House was established here. Between 1904 and 1906, the site was used as lodgings for Chinese workers intended to work abroad. In 1910, it was converted into a quarantine station. The oldest surviving premises in the Low Zone was built in the 1920s as Lai Chi Kok Prison. Thereafter, it was used as a hospital, a convalescent hospital, a psychiatric hospital and a nursing home until its closing in 2004. In 2014, under the Revitalising Historic Buildings Through Partnership Scheme, the Former Lai Chi Kok Hospital became a platform for the promotion of Chinese arts and culture. It was awarded the Special Architectural Award – Heritage and Adaptive Reuse in the Hong Kong Institute of Architects Annual Awards 2014.

For more details of the Jao Tsung-I Academy, please visit: [www.jtia.hk/en](http://www.jtia.hk/en)



# 油麻地天后廟群法定古蹟碑銘揭幕暨 活化油麻地書院開幕典禮

## Monument Plaque Unveiling Ceremony of Tin Hau Temple Compound, Yau Ma Tei Cum Opening of the Revitalisation of The School, Yau Ma Tei

東華三院轄下管理的油麻地天后古廟及其鄰接建築物於今年5月22日獲政府宣布列為法定古蹟；而建築群之一的油麻地書院亦於10月初活化為書店。為此，該院特於11月22日舉辦油麻地天后廟群法定古蹟碑銘揭幕暨活化油麻地書院開幕典禮。

主禮嘉賓包括古物諮詢委員會主席蘇彰德太平紳士、發展局文物保育專員蔣志豪、時任發展局文物保育專員任浩晨及東華三院主席文穎怡。四位主禮嘉賓先為法定古蹟碑銘揭幕及主持活化油麻地書院開幕儀式，隨後參觀了活化後的油麻地書院及活動攤位。

The Tin Hau Temple and the adjoining buildings in Yau Ma Tei, managed by the Tung Wah Group of Hospitals (TWGHs), was declared as monument by the Government on 22 May. The School, Yau Ma Tei, which is one of the buildings of the compound, has been revitalised into a bookstore in early October. To celebrate the two events, a monument plaque unveiling ceremony of Tin Hau Temple Compound, Yau Ma Tei cum opening of the revitalisation of The School, Yau Ma Tei was held on 22 November.

Officiating guests included Mr. Douglas So, JP, the Chairman of the Antiquities Advisory Board; Mr. Ivanhoe Chang, the Commissioner for Heritage of the Development Bureau; Mr. José Yam, the then Commissioner for Heritage of the Development Bureau and Ms. Ginny Man, the Chairman of the TWGHs. After unveiling the monument plaque and officiating at the opening ceremony of The School, Yau Ma Tei, the four officiating guests visited the revitalised school and the booths of the event.



(左起) 文物保育專員蔣志豪、東華三院主席文穎怡、古物諮詢委員會主席蘇彰德太平紳士及時任文物保育專員任浩晨

(From left) Mr. Ivanhoe Chang, the Commissioner for Heritage; Ms. Ginny Man, the Chairman of the TWGHs; Mr. Douglas So, JP, the Chairman of the Antiquities Advisory Board; and Mr. José Yam, the then Commissioner for Heritage

### 油麻地天后古廟及其鄰接建築物 Tin Hau Temple and the Adjoining Buildings in Yau Ma Tei

位於油麻地的天后古廟及其鄰接建築物是九龍區現存規模最大的天后廟建築群。天后古廟是該址首座建成的建築物，取代原先大概於1865年由當地居民興建的天后古廟。廟宇於1876年遷往現址，並於1878年建成。其他四座毗鄰廟宇的建築物，即公所、福德祠及兩所書院，於1894年至1920年間分階段落成。

The Tin Hau Temple and the adjoining buildings in Yau Ma Tei is the largest surviving Tin Hau Temple Compound in Kowloon. The Tin Hau Temple, which was the first building constructed within the site, replaced an earlier Tin Hau Temple probably built in 1865 by the local community. The temple was relocated to its present site in 1876 and was completed in 1878. The other four buildings adjoining the temple, namely, Kung Sor (Communal Hall), Fook Tak Tsz (Hall of Earth God) and the two Shu Yuen (schools), were constructed subsequently in phases between 1894 and 1920.

相片來源 Photo Source: 東華三院 Tung Wah Group of Hospitals

### 油麻地書院 The School, Yau Ma Tei

油麻地書院是油麻地天后廟群五座建築物之一，前身為區內貧苦兒童提供免費教育的傳統書塾。天后廟群於1972年重修後，書院內原設有12個解簽檔，及後暫停營運，至2016年獲政府撥款改裝為「祭祀習俗演進館」並免費開放予公眾人士。2020年7月，在不改動任何建築物結構及外觀的前提下，書院作內部翻新，活化為自助書店，並於10月16日開始試業。

As one of the five buildings of the Tin Hau Temple Compound in Yau Ma Tei, The School formerly served as a study hall to provide free education for underprivileged children in the district. After the renovation of the temple compound in 1972, The School used to house 12 fortune teller stalls which discontinued operations later. In 2016, with the funding support from the Government, The School was transformed into the Worship Culture Evolution Exhibition Centre for free public visit. In July 2020, without altering the building's structure and appearance, The School was renovated and revitalised into a self-service bookstore and soft launched on 16 October.

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香港九龍尖東麼地68號帝國中心7樓701B室 Unit 701B, 7/F, Empire Centre, 68 Mody Road, Tsim Sha Tsui East, Kowloon, Hong Kong  
電郵 Email: wbenq@devb.gov.hk 電話 Tel: 2906 1560 傳真 Fax: 2906 1574 網址 Homepage: www.heritage.gov.hk

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