



From:

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

To: Our friends

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大澳文物酒店 振興本土經濟

舊大澳警署被活化後成為大澳文物酒店，這座新地標自2月開幕以來已吸引超過92,000名本地及海外遊客參觀或入住。

為繼續推廣大澳為旅遊景點、促進社區團結及增加居民的參與，酒店特別舉辦了「我愛大澳－真色·珍惜」熊蕙蘭女士相片珍藏展。

展覽由2012年7月19日至8月31日舉行，為期6周，展出60張珍貴的50年代黑白相片，這些相片全都是熊蕙蘭女士於年輕時所拍攝，是大澳文化風俗的印記。

香港歷史文物保育建設有限公司項目委員會－社區事務拓展及市場推廣黃寶兒女士說：「相片展覽只是社區參與計劃的開始，我們的使

The Establishment of Tai O Heritage Hotel Helps Boost the Local Economy

The Old Tai O Police Station is enjoying a new lease of life through its revitalisation into the Tai O Heritage Hotel. Since its opening in February, the hotel has received more than 92,000 visitors both locally and overseas.

To continue celebrating Tai O as a visitor destination, and fostering a sense of unity and community involvement, a roving exhibition "I Love Tai O – Colours of Tai O": A Madame Hung Wai-lan's Memorabilia Collection was organised by the hotel management.

Held from 19 July to 31 August 2012, the six-week exhibition presented a rare collection of 60 black and white photos, a montage capturing the customs and cultures of the fishing village, taken by Madame Hung Wai-lan since her teenage years in the 1950s.

"The photo exhibition is just the beginning of our community involvement project", said Ms Iris Wong, Project Committee - Community Affairs Development & Marketing, Hong Kong Heritage Conservation Foundation Limited. "Our mission is to revitalise and maintain heritage buildings, as well as to promote the conservation and appreciation of heritage and historic places and their importance in the life of the community. It is a sustained effort to support the local economy and tourism".

The photos were displayed along a trail through more than 20 participating shops, cafes, stalls, schools and boats located in the small alleys and along the waterways in the fishing village. On

1 and 18 August, Madame Hung personally led the tour to share her experiences and memories, captured in each photograph.

Madame Hung said, "I grew up here, and have witnessed the evolution of this small island. I am proud to be part of the community and delighted to participate and make a personal contribution to this campaign. I hope people will be inspired to find out more about Tai O. Since the opening of the hotel, there are many more tourists



大澳文物酒店導賞團的參加者體驗大澳社區歡樂融和的氣氛。
Participants on the Tai O Heritage Hotel guided tour experience the vibrancy of the Tai O community.



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

命，是要活化和保存文物建築，推動市民保育和欣賞文物及歷史地點，令他們明白文物保育對社區生活的重要性。這是一項持續的工作，以配合本土經濟和旅遊業的發展。」

這次活動得到漁村內20多個單位支持，當中包括商店、咖啡店、攤檔、學校和小船，在小巷和水道旁展出相片，而熊女士更在8月1日及18日親自帶領導賞團，與團友分享相片中的種種往事和回憶。

熊女士說：「我在這裏長大，見證了這個小島的種種變遷，能成為這個社區的一份子，我深感自豪，亦很高興能為這次活動出點力，希望大家會得到啟發，從而加深對大澳的認識。自從酒店開幕後，旅客絡繹不絕，大澳社區得以活化。而為了工作或求學而遷出大澳的年青人，現在亦多了回來，我自己也不時舊地重遊，讓自己輕鬆一下，懷緬昔日時光。」



旅客於大澳蝦醬廠前選購手信
Visitors buy souvenirs at a local shrimp paste shop

當地一位店主說：「酒店開幕後我的生意越

來越好，尤其是在周末和公眾假期。看到遊客欣賞本地食品，我覺得很開心。這個由大澳文物酒店舉辦的活動實在是太棒了，令我想起不少童年往事，那時大澳的氣氛和現在完全不同，我們的村子很寧靜，村民都是互相認識的；現在大澳到處都是遊客，充滿朝氣活力。無論是現在還是以往，我都喜歡。」

義工許小姐說：「參與義工計劃加深了我對大澳的認識，包括其歷史、社區，以至香港文物保育的方向。我非常樂意將學到的一切與本地和外國遊客分享。」

義工劉小姐說：「自從成為大澳文物酒店的義工後，我對本港文物保育的發展更加留意。義工計劃增加了我和社區之間的互動，特別是商戶，我跟他們的接觸比以前多了。」

大澳文物酒店是發展局活化歷史建築伙伴計劃第一期的項目，現由香港歷史文物保育建設有限公司負責營運。

有關活動詳情，請瀏覽大澳文物酒店網頁：
<http://www.taioheritagehotel.com>或致電2985 8383查詢。



大澳本地攝影師熊蕙蘭女士(蘭姨)及其照片珍藏
Madame Hung Wai-lan, Tai O pioneer folk photographer and her collection.

visiting. It really has revitalised the community. Also, I see young generations who moved out of the island for work or study are coming back more often nowadays. For myself, I also come back to relax and reminisce on old times, from time to time.”

A local shop owner said, “Business has grown since the opening of the hotel, especially on weekends and public holidays. I am happy when the tourists appreciate our local food. The campaign launched by the Tai O Heritage Hotel is tremendous. It reminds me of those days when I was young. The atmosphere was totally different. It was very quiet and we knew everyone everywhere. Now, there are many tourists and energy. I like both.”



旅客與大澳居民閒話家常
Visitors enjoy talking with local residents

Volunteer Ms Hui said, “Through this volunteer programme, I have learnt a lot more about Tai O – the history, the people and how it connects with the overall heritage of Hong Kong. I have enjoyed sharing what I have learnt to tourists, both local and foreigners.”

Volunteer Ms Lau said, “I am more aware of the development of heritage buildings in Hong Kong after becoming a volunteer for the Tai O Heritage Hotel. The volunteer programme has increased my interaction with the community and the shop owners in particular.”

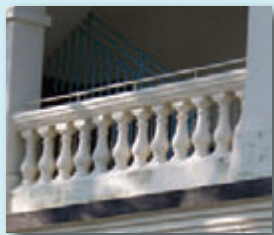
The Tai O Heritage Hotel was a revitalisation project under Batch I of the Development Bureau’s Revitalising Historic Buildings Through Partnership Scheme. The Tai O Heritage Hotel is now operated by The Hong Kong Heritage Conservation Foundation Limited.

Please visit Tai O Heritage Hotel’s website for this event:
<http://www.taioheritagehotel.com> or call 2985 8383.

新出版手冊為文物建築的 活化再用、改動和加建提供實用指引

香港政府屋宇署剛出版的實用手冊，就活化文物歷史建築的設計提供重要的指引，以確保設計符合建築安全及衛生規定。

這是繼2009年的暫行版後再推出的《2012年文物歷史建築的活化再用和改動及加建工程實用手冊》，這個完整版本由政府屋宇署編製，並已諮詢康樂及文化事務署轄下的古物古蹟辦事處、消防處和建築署的意見。



在鯉魚門公園及渡假村安裝第二道防護欄
Installation of a second line of guard rail at Lei Yue Mun Park and Holiday Village

新的手冊作出了若干修訂，包括加入早前顧問研究中活化再用歷史建築之設計指引，闡述當中相關樓宇法例和規定背後的理據，及本港和海外的優秀保育項目。

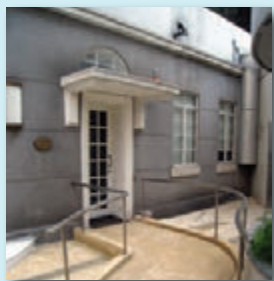
新手冊由屋宇署總屋宇測量師/港島東及文物建築小組余寶美女士及其團隊精心編製，余女士解釋：「這本手冊從使用者的角度出發，為從事文物建築項目的人士提供有關建築安全及衛生規定方面的意見。」

她表示：「明白法例背後的理據，才能考慮更多不同的方案和解決方法。手冊提供了簡明實用的設計指引和建議方法，既切合文物保育的需要，亦符合現有的建築安全及衛生水平。」

手冊亦借鑒不少亞洲及世界各地重要活化項目的例子，當中包括英國、美國、加拿大、澳洲、中國、新加坡、日本和德國的項目。

這份手冊提供了重要的指引，以解決各種常見問題，確保文物建築的保育和加建符合現有的建築安全及衛生規定，為參與這類工程項目的建築師、工程師、測量師、文物保育人士和設計師提供極具價值的參考。

如欲索取實用手冊，請由此下載：<http://www.bd.gov.hk/english/documents/guideline/heritage.pdf>，或有其他查詢，請致電屋宇署文物建築小組(電話：2626 1354 / 2626 1576)。



半山的倫敦傳道會大樓外增加配合原來設計的出入斜路
Access ramp compatible with the architecture of the building, added at London Mission Building, Mid-levels

Practice Guidebook Offers Invaluable Advice on Adaptive Re-use, Alteration and Addition Works on Heritage Buildings in Hong Kong

A new Practice Guidebook, providing important design guidelines on compliance with the building safety and health requirements when adapting heritage building for new uses, has just been published.

The new 'full' edition, 'Practice Guidebook for Adaptive Re-use of and Alteration and Addition works to Heritage Buildings 2012', was developed by the Hong Kong Government's Buildings Department in consultation with the Antiquities and Monuments Office of the Leisure and Cultural Services Department, the Fire Services Department and the Architectural Services Department.

It follows the publication of an interim edition in 2009, and features revisions, including recommendations from an earlier Consultancy Study on the Building Design Guidelines for Adaptive Re-use of Heritage Buildings, which studied the rationale of the relevant building laws and requirements as well as successful adaptive reuse projects both in Hong Kong and around the world.

"The core focus of the Practice Guidebook is to advise, in a user friendly way, on the building safety and health requirements under the Buildings Ordinance and its allied regulations for people undertaking heritage building projects," explained Clarice Yu, Chief Building Surveyor / Hong Kong East and Heritage, who, along with her dedicated team has been responsible for compiling the new edition.

"Understanding the rationale behind the law allows for a much fuller range of options and solutions to be considered," she said. "The Practice Guidebook has provided a range of straightforward and practical solutions and suggested approaches that could meet the needs of heritage conservation, without compromising the current building safety and health standards."

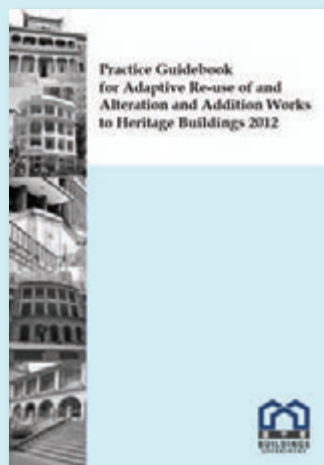
The Practice Guidebook draws important references from adaptive-reuse projects, both in Asia and from around the world, including projects studied in the UK, USA, Canada, Australia, China, Singapore, Japan and Germany.



灣仔The Pawn(原「和昌大押」舊址)增建的附加建築為殘疾人士帶來方便
A new annex building added to provide facilities for the disabled at the Pawn, Wan Chai

This essential guide provides important guidance to resolve many of the common problems faced in ensuring heritage building conservation and adaption complies with current building safety and health requirements. It will be of particular value to architects, engineers, surveyors, heritage conservationists and designers engaged in these types of projects.

To obtain a copy of the Practice Guidebook, please download from <http://www.bd.gov.hk/english/documents/guideline/heritage.pdf>, or for further enquiries contact the Heritage Unit of the Buildings Department: Tel – 2626 1354 / 2626 1576.



屋宇署於今年發表之《2012年文物歷史建築的活化再用和改動及加建工程實用手冊》
The Hong Kong Government's Buildings Department published the "Practice Guidebook for Adaptive Re-use of and Alteration and Addition Works to Heritage Buildings 2012"

前立法會大樓「還原」 司法用途

屹立於中區景臣道的前立法會大樓，1912至1978年間為香港最高法院，其後成為立法會，直至2011年10月立法會遷至添馬綜合大樓，政府將大樓移交予司法機關，並改為香港終審法院，還原其司法用途。

大樓是香港最具代表性的英國殖民時期地標之一——三角楣飾頂部豎立了一尊蒙眼的泰美斯女神像，充分表現出揉合了東方特色的新古典主義風格。政府於1980年將大樓內部列為一級歷史建築，並於1984年將其外牆列為法定古蹟。

為了將大樓還原為法院，建築署進行了一項為期6個月的全面調查，期間發現了不少屬於最高法院時期的建築特色，包括在立法會時期被遮蓋的精美牆身及天花灰塑、以磁磚鋪面的火爐遺蹟及「嘆息橋」。嘆息橋是一道將前囚犯接收室和囚室(日後之圖書館)與前法庭連接的內部樓梯，日後將會供導賞團參觀。

建築署團隊認為，復修工作的挑戰之一是，由於法院的內部設計的照片檔案不足，要找出前最高法院原有的建築特色有一定難度。此外，拱頂的高度和結構亦增加評估工作的複雜性。

古物古蹟辦事處高級文物主任劉榮傑則表示，英國知名建築師亞士東·偉柏(Aston Webb)及英格里斯·貝爾(E. Ingress Bell)在1899年所精心繪製的舊圖為復修工作提供不少具啟發性的線索。

除嘆息橋外，大樓內其他值得參觀的地方亦包括一個由最高法院時期的圖書館改建而成的展覽廳(立法會時期用作議員前廳)，以及一個由地庫翻新而成的新文物闡釋廳，令公眾可以欣賞該處與別不同的建築特色。

終審法院現處於中區前法國海外傳道會大樓內，由於可供使用的地方有限，法院無法進一步擴充；而具深厚司法歷史的前立法會大樓正為終審法院提供了一個的理想重置地點，大樓的改建工程預計於2014年年底完成。



位於一樓的新圖書館會展示有關香港法律歷史的展品

The new library area on 1/F will feature exhibits on Hong Kong legal history

Ex-LegCo Building Regains Power of Justice Through Restoration

Standing in solemnity on Jackson Road, Central, the former Legislative Council (LegCo) building will be home to the new Court of Final Appeal (CFA). Originally the Supreme Court from 1912 to 1978, the building began its journey back as a place of justice, when LegCo was relocated to its new home in the Tamar complex in October 2011.

Famous for its pediment surmounted by a blindfolded statue of the Greek goddess Themis, the building is one of Hong Kong's most representative British colonial landmarks. It is admired for its prominent neo-classical architectural design fused with Far Eastern characteristics, leading to its interior as a Grade 1 historic building in 1980 and its exterior as a monument in 1984.

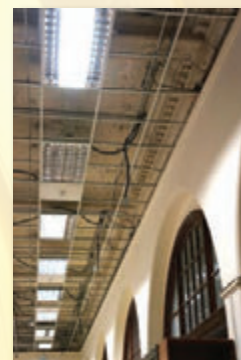
In order to facilitate the conversion of the building back to a court building, the Architectural Services Department (ArchSD), conducted a thorough survey. Many distinctive features of the original Supreme Court period were uncovered, including exquisite wall and ceiling mouldings, traces of fireplaces surrounded by ceramic floor tiles and a 'Bridge of Sighs', covered up during the LegCo occupancy. The Bridge, a new internal staircase connecting the former prisoners' receiving room and cells (the future library) with the former courtrooms, will be open to the public for the future guided tours.

The ArchSD project team recalled that one of the challenges they came across in identifying the architectural features was the insufficient record photos available about the original internal environment of the former Supreme Court. The height and structure of the dome also posed a challenge for the survey examination.

Kit Lau from the Antiquities and Monuments Office attributed the refined old drawings produced in 1899 by Aston Webb and E. Ingress Bell, a renowned architectural firm in 19th and 20th century, as the most enlightening clue for the restoration work.

Besides the Bridge of Sighs, other key features of interest include an exhibition gallery adapted from the former library during the building's Supreme Court period (later ante-chamber for legislators), and a new heritage interpretation gallery in the basement which features rich architectural characteristics that are quite distinct from other floors.

The Court of Final Appeal is currently located in the Former French Mission Building in Central. The limited usable space in the building does not allow for the court's further expansion. The vacancy of the ex-LegCo building, with its historically rich judicial background provided an ideal opportunity to relocate the CFA.



隱藏於假天花後的牆身灰塑將會展示予公眾欣賞

Wall mouldings hidden above false ceiling will be exposed for public appreciation



前立法會大樓拱頂之內部

The interior of the dome of the former Legco building



地庫將會成為文化闡釋廊，展示其建築特色，包括拱門及石牆

The basement will be converted into a heritage interpretation gallery to display its architectural characteristics. For example, the structural arches and stone wall

攝影比賽加深市民對活化雷生春的認識

為提高市民對文物保育的意識，以及對雷生春歷史與深水埗社區的認識，香港浸會大學中醫藥學院於今年3月至5月為雷生春舉辦名為「雷生春堂·情繫社區」的攝影比賽。

頒獎典禮已於8月8日在浸會大學林護國際會議中心舉行，主禮嘉賓包括文物保育專員辦事處總助理秘書長(工務)彭雅妮女士；彭女士亦為是次評審團的成員。

比賽共收到150多份高水準作品，除冠、亞、季軍外，亦設30個優異獎，得獎作品全均以雷生春與深水埗社區的關係為主題。

冠軍李珮琳小姐的作品以雷生春堂與附近公園乘涼的老人為題材，帶出歷史建築與人之間的關係。她解釋：「深水埗區歷史悠久，活化雷生春堂不但有利該區的持續發展，亦能保存建築物的歷史價值。」

亞軍謝青松先生的作品以鏡頭捕捉玻璃窗上雷生春跌打藥的標誌，加上倒影中迎面而來、彷彿登門求醫的路人，為作品加添故事性。謝先生非常支持政府的活化計劃，他表示：「活化後，雷生春的醫藥用途得以保留，令人欣喜，我期望有機會到雷生春堂內參觀。」

季軍得主為周庭光先生，其作品以高角度拍攝雷生春堂及其毗鄰地方。周先生表示，是次參賽令他更留意香港的歷史文物。「我一直知道有一幢叫雷生春的建築物，但卻從未真正仔細看過它。」他說：「我覺得我們應該多留意身邊的歷史文物，因為它們是社區珍貴的資產。」

Photo competition raises public awareness of re-adaptive use of Lui Seng Chun

With an aim to enhance public awareness of the importance of heritage conservation and understanding of the history of Lui Seng Chun in the context of Shum Shui Po community, the Hong Kong Baptist University School of Chinese Medicine hosted a Lui Seng Chun photo competition from March to May this year.



「雷生春堂·情繫社會」攝影比賽頒獎嘉賓(文物保育專員辦事處代表及香港浸會大學管理層)與得獎者合照留念

Award presentation ceremony of the Lui Seng Chun photo competition, with guests (representatives from Commissioner for Heritage's Office and from the Hong Kong Baptist University) and prize winners

冠軍李珮琳小姐的作品以雷生春堂與附近公園乘涼的老人為題材，帶出歷史建築與人之間的關係。她解釋：「深水埗區歷史悠久，活化雷生春堂不但有利該區的持續發展，亦能保存建築物的歷史價值。」

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An award presentation ceremony was held on 8 August in Lam Woo International Conference Centre, Baptist University, to reveal the winning entries. Guests officiating at the ceremony included Ms. Alice Pang, Chief Assistant Secretary (Works) of the Commissioner for Heritage's Office, who was also a member of the judging panel.

More than 150 outstanding entries were submitted for the competition. Awards were presented to the winner, first runner-up and second runner-up, with 30 other contestants also recognised with merit prizes. The winning entries all portray the relationship between the heritage building and the community of the district.

The work of the Champion Miss Lee, focuses on the Lui Seng Chun building in the company of the elderly resting in a park nearby, to symbolise the connection between the heritage and people.

"Shum Shui Po is a district rich of history. Maintaining the Lui Seng Chun building not only contributes to the sustainable development of the district, but it also maintains its historical value," she explained.

First runner-up Mr. Tse stood out from the contestants by capturing not the building, but the logo of Lui Seng Chun's famous bonesetting medicine together with the reflection of passer-by walking in the building's direction, as if she was coming for treatment. He is very supportive of the government's Revitalisation Scheme. "I am glad that the building's medical background is maintained after the revitalisation," he said. "I look forward to an opportunity to visit the inside of the building."

Entering the competition has made second runner-up Mr. Chow, whose entry is a high-angle shot of the building and the vicinity, more aware of the heritage in Hong Kong. "I always knew of the existence of Lui Seng Chun, but I had never really taken a close look at it," he said. "I realised that we really should pay attention to the heritage sites around us for they are invaluable to the community."



亞軍作品
《雷生春今昔》
First runner-up:
'Lui Seng Chun:
Past and Present'



冠軍作品
《乘涼的老人》
Champion:
'Elderly Under the
Shade of a Tree'



季軍作品
《渺小的遠大志向》
Second runner-up:
'A Small Ambition'

雷生春已有80年歷史，屬雷氏家族所有，曾用作雷氏一家的居所及跌打醫館。文物保育專員辦事處推行的活化計劃，於今年四月將雷生春改建為香港浸會大學中醫藥學院，令這幢古老建築物回復昔日光彩。

香港浸會大學已於8月至9月初為得獎作品舉辦巡迴展覽，同場展出著名攝影師伍振榮先生的雷生春故貌相片集，讓市民可細味雷生春的今昔變遷。

有關活動詳情，請瀏覽雷生春的網頁：<http://scm.hkbu.edu.hk/lscphotocontest/> 或致電3411 0628 / 3411 0638查詢。

A property of a Lui family, the 80-year-old Lui Seng Chun used to be a combination of the family's residence and a bone-setting medicine shop. In April, the Revitalisation Scheme brought this old building back to life by turning it into the Hong Kong Baptist University Chinese Medicine and Healthcare Centre.

A roving exhibition showcasing the awarded entries, along with the precious photo collection of Lui Seng Chun pre-revitalisation taken by renowned photographer Mr. Alex Ng, was held from August to early September, for public appreciation of its past and present.

Please visit Lui Seng Chun's website for this event: <http://scm.hkbu.edu.hk/lscphotocontest/> or call 3411 0628 / 3411 0638.

景賢里虛擬3D網站 全天候開放

最新的景賢里虛擬導覽網站可以讓市民隨時隨地欣賞這座以中國文藝復興風格興建的半山大宅。

文物保育專員辦事處發言人表示：「為了深化公眾對景賢里的認識，我們藉著開放此虛擬平台向公眾介紹景賢里的建築特色、文物價值及復修過程。」

此網站由康樂及文化事務署古物古蹟辦事處於今年四月推出，內有三段高畫質影片，引領瀏覽者欣賞景賢里的傳統中式屋頂設計、中西建築元素及歷時兩年的修復過程，讓公眾了解這座法定古蹟的獨特之處。

景賢里建於1937年，作為首批在山頂的華人豪華住宅，它象徵二十世紀初華商階層的崛起，顯示出其財富及社會地位的提升，亦展示高尚住宅區開始在半山區成形的本港早期歷史。景賢里於2008年被列為法定古蹟。

如欲體驗虛擬導覽，請瀏覽：
<http://vrs.lcsd.gov.hk/vrs>。

King Yin Lei opens its doors to online visitors with virtual 3D web site

A new virtual web site allows online visitors to explore the architectural delights of King Yin Lei. The iconic building situated on Stubbs Road, Mid-Levels is a rare example of Chinese Renaissance style construction in Hong Kong.

A spokesman for the Commissioner for Heritage's Office said, "The launch of the web site will improve the public's understanding of King Yin Lei by introducing its architectural features, heritage values and restoration process through the launching of this virtual platform."



The web site, launched by the Antiquities and Monuments Office of the Leisure and Cultural Services Department in April, offers a series of virtual tours that allow visitors to take a closer look at the unique features of this distinctive historic building.

Three different tours, with high-resolution visuals that make for vivid visiting experiences, are available for viewers to admire the traditional Chinese roofing designs, appreciate the Eastern and Western architectural elements, as well as revisit the two-year restoration process of this unique declared monument.

Built in 1937 and declared a monument in 2008, King Yin Lei is representative of the first group of luxurious houses that reflected the rising status and growing wealth of the Chinese community in early 20th century Hong Kong. It also represents an earlier phase of Hong Kong history when the upper-class residential area first took shape in the Mid-Levels area.

Begin your virtual tour at: <http://vrs.lcsd.gov.hk/vrs>.

活化文物的機遇及挑戰

「香港築跡」研討會已於九月十八日於香港生產力促進局完滿舉行。

此研討會由地產代理監管局舉辦，講者為文物保育專員辦事處技術顧問陳偉建先生。

研討會當日有超過180名持牌地產代理及營業員出席，陳先生除了向參加者介紹文物保育方面的政策、立法及行政框架外，更以成功的活化歷史建築作為例子，闡釋政府在活化計畫上所提供的財政及技術支援，令地產從業員更加了解香港歷史文物建築的特色及發展，並提高他們對香港文物保育的意識。

Seminar provided insights into the challenges and rewards of heritage revitalisation

A seminar titled 'Hong Kong Heritage' was held on 18 September at the Hong Kong Productivity Council Building.

More than 180 licensed estate agents and salespersons attended the event to learn about the policy, legislation and administrative framework involved in heritage conservation, together with details of the government's funding and resource support for heritage revitalisation and successful examples of the adaptive re-use of heritage buildings in Hong Kong.



The seminar, organised by the Estate Agents Authority, was presented by Raymond Chan, technical advisor of the Commissioner for Heritage's Office and provided estate agency practitioners with an overview of the characteristics and historical development of Hong Kong's heritage buildings and raise their awareness of the city's heritage conservation.

歡迎意見

We welcome
your comments

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