

## 活化歷史建築 伙伴計劃 第四期

REVITALISING  
HISTORIC BUILDINGS  
THROUGH PARTNERSHIP  
SCHEME BATCH IV



### 文物保育的重要性

歷史文物見證香港的發展，亦是本地社會獨一無二的寶貴資產。香港是一個文明和發展成熟的社會，透過保育及欣賞文物建築，市民期望生活更加豐富美滿，與昔日的社會連繫起來，並且建立身份的認同感。

### 平衡文物保育和發展



發展與保育並非對立。我們致力在持續發展和文物保育兩者之間取得平衡。為加強文物保育的工作，我們會繼續把合適的政府歷史建築納入《活化歷史建築伙伴計劃》(活化計劃)活化再用。

### 活化再利用政府歷史建築

我們致力活化善用這些歷史建築，為它們注入新生命，供市民大眾享用。

### 活化計劃

#### 目標

- 保存歷史建築，並以創新的方法，予以善用。
- 把歷史建築改建成為獨一無二的文化地標。
- 推動市民積極參與保育歷史建築。
- 創造就業機會，特別是在地區層面方面。

#### 運作模式

- 物色適宜作活化再利用的政府歷史建築，以納入該計劃。
- 非牟利機構獲邀就如何以社會企業形式使用上述建築物，以提供服務或營運業務遞交建議書，詳細說明如何保存有關的歷史建築，並有效發揮其歷史價值；就財務可行性而言，社會企業將如何營運；以及如何令社區受惠。
- 我們已成立由政府和非政府專家組成的活化歷史建築諮詢委員會(委員會)，負責審議建議書以及就相關事宜提供意見。

- 文物保育專員辦事處會向成功申請的機構提供一站式諮詢服務，以推行其建議計劃，服務範圍涵蓋文物保護、土地用途和規劃、樓宇建築，以及遵從《建築物條例》(第123章)的規定。
- 若有充分理據支持，我們會在該計劃下提供資助，包括：
  - 一次過撥款，以支付建築物大型翻新工程的部分或全部費用；
  - 就建築物收取象徵式租金；以及
  - 一次過撥款，以應付社會企業的開辦成本和最多在首兩年營運期間出現的赤字(如有)，上限為500萬元，但先決條件是建議的社會企業預計可在開業初期後自負盈虧。

#### 評分準則

委員會將按五項評分準則研究和評審申請，各項準則一般各佔20%比重，但會因應各歷史建築的具體情況作出調節。評分準則如下：

- 彰顯歷史價值及重要性
- 技術範疇
- 社會價值及社會企業的營運
- 財務可行性
- 管理能力及其他考慮因素

#### 申請資格

《稅務條例》(第112章)第88條所界定的非牟利慈善機構均可申請。此外，亦歡迎非牟利機構合夥營運。申請機構在提交申請時或仍未獲得慈善機構資格，他們必須於申請限期後三個月內取得此項資格。

### 成功推出第一、二及三期活化計劃

政府分別於2008年2月、2009年8月及2011年10月推出第一、二及三期活化計劃。經詳細審議和審慎考慮各申請書後，委員會為第一期活化計劃選出六間非牟利機構，活化舊大澳警署、芳園書室、前荔枝角醫院、雷生春、美荷樓及前北九龍裁判法院；並為第二期活化計劃選出三間非牟利機構，活化舊大埔警署、灣仔藍屋建築群及九龍城石屋。委員會為第三期活化計劃選出三間非牟利機構，活化虎豹別墅、必列啫士街街市及前粉嶺裁判法院。由於計劃成功推行，政府現推出第四期活化計劃，提供四幢歷史建築供有興趣組織申請活化再用。

### 第四期 — 四幢歷史建築

第四期活化計劃包括下列的歷史建築：

#### 1. 書館街12號

地址：香港銅鑼灣大坑書館街12號  
總樓面面積：約338平方米  
用地面積：約131平方米  
建成年份：1949  
評級<sup>1</sup>：三級歷史建築  
可供考慮用途<sup>2</sup>：

- 康體文娛場所
- 教育或培訓機構
- 文化藝術設施



#### 2. 舊牛奶公司高級職員宿舍

地址：香港薄扶林道141號  
總樓面面積：約386平方米  
用地面積：約2124平方米  
建成年份：1887  
評級<sup>1</sup>：一級歷史建築  
可供考慮用途<sup>2</sup>：

- 餐飲服務
- 教育或培訓機構
- 展覽或會議廳
- 郊野學習、教育或遊客中心



#### 3. 何東夫人醫局

地址：新界上水古洞路38號  
總樓面面積：約427平方米  
用地面積：約3550平方米  
建成年份：1933  
評級<sup>1</sup>：二級歷史建築  
可供考慮用途<sup>2</sup>：

- 社會服務中心
- 郊野學習、教育或遊客中心
- 度假營



#### 4. 景賢里(重推)<sup>3</sup>

地址：香港灣仔司徒拔道45號  
總樓面面積：約1735平方米  
用地面積：約4910平方米  
(包括室外面積)  
建成年份：1937  
歷史地位：法定古蹟  
可供考慮用途<sup>2</sup>：

- 文化設施
- 展覽或會議廳
- 教育機構



註釋：

- 古物諮詢委員會及古物古蹟辦事處對評定歷史建築各級別的定義如下：
  - 一級歷史建築 具特別重要價值而可能的話須盡一切努力予以保存的建築物。
  - 二級歷史建築 具特別價值而須有選擇性地予以保存的建築物。
  - 三級歷史建築 具若干價值，並宜於以某種形式予以保存的建築物；如保存並不可行則可以考慮其他方法。
- 羅列的可供考慮用途僅供有意申請機構參考，申請機構可提議其他合適用途。
- 景賢里曾納入第三期活化計劃。委員會審議過所有申請書後，未能選出任何申請書。委員會建議再次為景賢里邀請新一輪的活化申請書，希望能選出高質素的建議書。

### 接受申請

第四期活化計劃於2013年12月16日開始接受申請，截止日期為2014年4月15日中午12時正。詳情請瀏覽 [www.heritage.gov.hk](http://www.heritage.gov.hk)。

### 查詢

我們期望非牟利機構積極參與這項計劃。如有查詢，請聯絡：

地址：香港添馬添美道2號  
政府總部西翼19樓  
發展局文物保育專員辦事處  
電郵：[rhb\\_enquiry@devb.gov.hk](mailto:rhb_enquiry@devb.gov.hk)  
電話：2848 6230  
傳真：2127 4090



## IMPORTANCE OF HERITAGE CONSERVATION

Heritage bears witness to the development of our city and is a valuable and unique asset of our community. Hong Kong being a civilised and developed society, our citizens aspire for richness in life through links to our past and building a sense of identity through conservation of our heritage buildings.

## BALANCING CONSERVATION AND DEVELOPMENT

Development and conservation are not opposing forces. We strive to strike a balance between sustainable development and heritage

conservation. As one of the many measures to enhance heritage conservation, we will continue to adaptively re-use suitable government-owned historic buildings under the Revitalising Historic Buildings Through Partnership Scheme (Revitalisation Scheme).



## ADAPTIVE RE-USE OF GOVERNMENT-OWNED HISTORIC BUILDINGS

We are committed to putting our historic buildings to good adaptive re-use. We aim to give these buildings a new lease of life for the enjoyment of the public.

## THE REVITALISATION SCHEME

### Objectives

- To preserve and put historic buildings into good and innovative use.
- To transform historic buildings into unique cultural landmarks.
- To promote active public participation in the conservation of historic buildings.
- To create job opportunities, in particular at the district level.

## Mode of Operation

- Government-owned historic buildings considered suitable for adaptive re-use are identified for inclusion in the Revitalisation Scheme.
- Non-profit-making organisations (NPOs) are invited to submit applications for using these buildings to provide services or run business in the form of social enterprise. In their applications, NPOs are required to provide detailed plans on how the historic buildings will be preserved and their historical significance brought out effectively, how the social enterprise will be operated in order to achieve financial viability and how the local community will benefit.
- The Advisory Committee on Revitalisation of Historic Buildings (ACRHB), comprising Government and non-Government experts, is responsible for assessing the applications and advise the Government on related matters.



- The Commissioner for Heritage's Office provides one-stop advisory service for successful applicants to take forward their proposals in the areas of heritage conservation, land use and planning, building architecture, and compliance with the Buildings Ordinance (Cap 123).
- Where justified, we will provide financial support including:
  - one-off grant to cover the cost of major renovation to the buildings, in part or in full;
  - nominal rental for the buildings; and
  - one-off grant to meet the starting costs and operating deficits (if any) of the social enterprises for a maximum of the first two years of operation at a ceiling of \$5 million, on the prerequisite that the social enterprise proposal is projected to become self-sustainable after this initial period.



## Marking Scheme

The ACRHB examines and assesses the applications in accordance with a marking scheme consisting of five assessment criteria. The weighting of each criterion is normally 20%, but may be adjusted to take account of the specific circumstances of individual historic buildings. The assessment criteria are:

- Reflection of historical value and significance
- Technical aspects
- Social value and social enterprise operation
- Financial viability
- Management capability and other considerations

## Eligibility

NPOs with charitable status under section 88 of the Inland Revenue Ordinance (Cap 112) are eligible to apply. Joint ventures of NPOs are welcome. While applicants may not have obtained charitable status at the time of submission of their applications, they must have obtained such status within three months after the application deadline.

## SUCCESS OF REVITALISATION SCHEME – BATCH I, II AND III

The Government launched Batch I, II and III of the Revitalisation Scheme in February 2008, August 2009 and October 2011 respectively. After thorough assessment and careful consideration of the merits of all applications, the ACRHB selected six NPOs to revitalise the Old Tai O Police Station, Fong Yuen Study Hall, the Former Lai Chi Kok Hospital, Lui Seng Chun, Mei Ho House and the Former North Kowloon Magistracy under Batch I; and three NPOs to revitalise the Old Tai Po Police Station, the Blue House Cluster in Wan Chai and the Stone Houses in Kowloon City under Batch II. The ACRHB selected three NPOs to revitalise the Haw Par Mansion, Bridges Street Market and the Former Fanling Magistracy under Batch III. In view of the success of the Scheme, the Government is now launching Batch IV of the Revitalisation Scheme, with four historic buildings for application for adaptive re-use.



## BATCH IV – FOUR HISTORIC BUILDINGS

Batch IV of the Revitalisation Scheme includes the following historic buildings:

### 1. No.12 School Street

- Address: 12 School Street, Tai Hang, Causeway Bay, Hong Kong
- Gross Floor Area: About 338m<sup>2</sup>
- Site Area: About 131m<sup>2</sup>
- Year Built: 1949
- Grading<sup>1</sup>: Grade 3
- Possible uses<sup>2</sup>:
- place of recreation, sports or culture
  - education or training facilities
  - arts and cultural facilities



### 2. Old Dairy Farm Senior Staff Quarters

- Address: 141 Pok Fu Lam Road, Hong Kong
- Gross Floor Area: About 386m<sup>2</sup>
- Site Area: About 2 124m<sup>2</sup>
- Year Built: 1887
- Grading<sup>1</sup>: Grade 1
- Possible uses<sup>2</sup>:
- food and beverage services
  - education or training facilities
  - exhibition or convention hall
  - field study/education/visitor centre



### 3. Lady Ho Tung Welfare Centre

- Address: 38 Kwu Tung Road, Sheung Shui, N.T.
- Gross Floor Area: About 427m<sup>2</sup>
- Site Area: About 3 550m<sup>2</sup>
- Year Built: 1933
- Grading<sup>1</sup>: Grade 2
- Possible uses<sup>2</sup>:
- social services centre
  - field study/education/visitor centre
  - holiday camp



### 4. King Yin Lei (Re-launch)<sup>3</sup>

- Address: 45 Stubbs Road, Wan Chai, Hong Kong
- Gross Floor Area: About 1 735m<sup>2</sup>
- Site Area: About 4 910m<sup>2</sup> (including outdoor area)
- Year Built: 1937
- Historical Status: Declared Monument
- Possible uses<sup>2</sup>:
- cultural facilities
  - exhibition or convention hall
  - educational institution



#### Note

<sup>1</sup> The definitions of gradings adopted by the Antiquities Advisory Board and the Antiquities and Monuments Office for the conservation of historic buildings are as follows:

- Grade 1** Buildings of outstanding merit, which every effort should be made to preserve if possible.
- Grade 2** Buildings of special merit; efforts should be made to selectively preserve.
- Grade 3** Buildings of some merit; preservation in some form would be desirable and alternative means could be considered if preservation is not practicable.

<sup>2</sup> The possible uses are for reference only. Applicants are welcome to come up with other suggestions.

<sup>3</sup> King Yin Lei was included under Batch III of the Revitalisation Scheme. The ACRHB has considered all the applications received, but did not select any application. The Committee recommends inviting another round of applications for King Yin Lei with a view to identifying a proposal that could meet the high threshold required.

## INVITATION FOR APPLICATIONS

Applications for adaptive re-use of the buildings under Batch IV of the Revitalisation Scheme are invited from 16 December 2013 onwards. Deadline for application is 12:00 noon on 15 April 2014. For details, please visit [www.heritage.gov.hk](http://www.heritage.gov.hk).

## ENQUIRIES

We look forward to the active participation of NPOs. For enquiries, please contact:

Address: Commissioner for Heritage's Office  
Development Bureau  
19/F, West Wing, Central Government Offices  
2 Tim Mei Avenue, Tamar, Hong Kong

Email: [rhb\\_enquiry@devb.gov.hk](mailto:rhb_enquiry@devb.gov.hk)

Phone: 2848 6230

Fax: 2127 4090