

活化歷史建築 伙伴計劃

REVITALISING HISTORIC BUILDINGS THROUGH PARTNERSHIP SCHEME



發展局
Development Bureau

推動基建
保育文物

Driving development Preserving heritage

附件三
Annex 3

文物保育的重要性

香港在過去一個半世紀，由一條細小的漁村，蛻變成為亞洲國際都會。歷史文物見證着本港的發展，亦是我們獨一無二的寶貴資產。



加強文物保育工作。本小冊子介紹「活化歷史建築伙伴計劃」的內容。

活化再利用政府歷史建築

我們希望將這些建築物好好地活化再利用，為它們注入新生命，供市民大眾一同享用。

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。
- 申請機構須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，社會企業可如何營運；以及如何令社區受惠。
- 成立由政府和非政府專家組成的評審委員會，審議建議書及相關事宜。

平衡文物保育及發展

發展與保育並非對立的，我們會在持續發展和保育文物兩者之間取得平衡。我們會推行一套措施，

加強文物保育工作。本小冊子介紹「活化歷史建築伙伴計劃」的內容。

- 我們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，服務範疇涵蓋文物保護、土地用途和規劃、樓宇建築，以及遵從《建築物條例》的規定。
- 在有理據支持下，我們會在該計劃之下提供資助，包括：
 - 一次過撥款，以應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所出現的赤字（如有），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。

申請資格

《稅務條例》(第 112 章) 第 88 條所界定的非牟利機構，均可申請。申請機構須提供證據，證明曾推展與建議書所載規模相若的項目。此外，亦歡迎非牟利機構合營。

首批歷史建築

首先，我們會在 7 幢建築物推行先導計劃：

1. 舊大埔警署
2. 雷生春
3. 荔枝角醫院
4. 北九龍裁判法院
5. 舊大澳警署
6. 芳園書室
7. 美荷樓



查詢

我們期望市民大眾積極參與這項計劃。如有查詢，請聯絡：

地址：中環美利大廈 21 樓
發展局
工程統籌及文物保護組
電郵：rhb_enquiry@devb.gov.hk
電話：2848 6230
傳真：3167 2665



歷史建築簡介

1. 舊大埔警署

地址：新界大埔運頭角里 11 號
總樓面面積：1,300 平方米
建成年份：1899
評級：二級
可能用途*：

- 青年旅舍
- 度假營
- 學院
- 文化藝術村



2. 雷生春

地址：九龍旺角荔枝角道 119 號
總樓面面積：600 平方米
建成年份：1931
評級：一級
可能用途*：

- 中藥零售店鋪
- 社會服務中心
- 展覽中心



3. 荔枝角醫院

地址：九龍荔枝角青山道 800 號
總樓面面積：6,500 平方米
建成年份：1921-1924
評級：三級
可能用途*：

- 度假營
- 旅舍
- 文化藝術村
- 學院



4. 北九龍裁判法院

地址：九龍深水埗大埔道 292 號
總樓面面積：7,530 平方米
建成年份：1960
評級：尚未評級
可能用途*：

- 學院
- 培訓中心
- 古物藝術廊



5. 舊大澳警署

地址：大嶼山大澳石仔步街
總樓面面積：1,000 平方米
建成年份：1902
評級：三級
可能用途*：

- 精品酒店
- 茶座/博物館
- 生態環保旅遊



6. 芳園書室

地址：荃灣馬灣田寮村
總樓面面積：140 平方米
建成年份：1920 - 1930
評級：尚未評級
可能用途*：

- 小型圖書館
- 自修室
- 社區用途



7. 美荷樓

地址：九龍深水埗石硤尾邨 41 座
總樓面面積：6,750 平方米
建成年份：1954
評級：一級
可能用途*：

- 藝術中心
- 青年旅舍

(美荷樓現時由房屋委員會管轄)



* 申請人可就可能用途提出其他建議。

IMPORTANCE OF HERITAGE CONSERVATION

Over the past one and a half centuries, Hong Kong has transformed from a small fishing village to Asia's world city. Heritage bears witness to the development of our city and is a valuable and unique asset of our community.

BALANCING CONSERVATION AND DEVELOPMENT

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

We will implement a package of measures to enhance heritage conservation. This leaflet describes

the "Revitalising Historic Buildings Through Partnership" Scheme.

ADAPTIVE RE-USE OF GOVERNMENT-OWNED HISTORIC BUILDINGS

Through good adaptive re-use of our historic buildings, we aim to give these buildings a new lease of life for the enjoyment of the public.

THE 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 would be identified for inclusion in the Scheme.

- Applicants can submit proposals for using these buildings to provide services or business in the form of social enterprise.



In their submissions, they should come up with detailed plans to show how the historic buildings would be preserved and their historical significance be brought out effectively, how the social enterprise would operate in terms of financial viability and how the local community would benefit.

- A vetting committee, comprising Government and non-Government experts, will be set up to consider the proposals and related matters.
- We will provide 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 Buildings Ordinance.
- Where justified, we will provide financial support including:
 - one-off grant to cover the cost for 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 on the prerequisite that the social enterprise proposal is projected to become self-sustainable after this initial period.

Eligibility

Non-profit making organisations with charitable status under Section 88 of the Inland Revenue Ordinance (Cap 112) will be eligible to apply. Applicant organisations have to provide evidence of their track record in delivering projects commensurate with their proposals. Joint ventures of non-profit making organisations are welcome.



FIRST BATCH OF HISTORIC BUILDINGS

As a pilot, we will start off with seven buildings:

1. Old Tai Po Police Station
2. Lui Seng Chun
3. Lai Chi Kok Hospital
4. North Kowloon Magistracy
5. Old Tai O Police Station
6. Fong Yuen Study Hall
7. Mei Ho House



ENQUIRIES

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

Address: Project Co-ordination & Heritage Conservation Section
Development Bureau
21/F., Murray Building, Central

Email: rhb_enquiry@devb.gov.hk

Phone: 2848 6230

Fax: 3167 2665



INTRODUCTION TO THE HISTORIC BUILDINGS

1. Old Tai Po Police Station

Address: No. 11 Wan Tau Kok Lane, Tai Po, N.T.

GFA: 1,300 sq. m.

Year Built: 1899

Grading: Grade II

- Possible uses*:
- Youth hostel
 - Holiday camp
 - Educational institute
 - Arts and cultural village



2. Lui Seng Chun

Address: No. 119 Lai Chi Kok Road, Mong Kok, Kowloon

GFA: 600 sq. m.

Year Built: 1931

Grading: Grade I

- Possible uses*:
- Chinese medicine shop
 - Social services centre
 - Display centre



3. Lai Chi Kok Hospital

Address: No. 800 Castle Peak Road, Lai Chi Kok, Kowloon

GFA: 6,500 sq. m.

Year Built: 1921-1924

Grading: Grade III

- Possible uses*:
- Holiday camp
 - Hostel
 - Arts and cultural village
 - Educational institute



4. North Kowloon Magistracy

Address: No. 292 Tai Po Road, Sham Shui Po, Kowloon

GFA: 7,530 sq. m.

Year Built: 1960

Grading: Not yet graded

- Possible uses*:
- Educational institute
 - Training centre
 - Antiquities and art gallery



5. Old Tai O Police Station

Address: Shek Tsai Po Street, Tai O, Lantau Island

GFA: 1,000 sq. m.

Year Built: 1902

Grading: Grade III

- Possible uses*:
- Boutique hotel
 - Café / museum
 - Ecotourism



6. Fong Yuen Study Hall

Address: Tin Liu Tsuen, Ma Wan, Tsuen Wan

GFA: 140 sq. m.

Year Built: 1920 – 1930

Grading: Not yet graded

- Possible uses*:
- Small library
 - Study room
 - Community uses



7. Mei Ho House

Address: Block 41, Shek Kip Mei Estate, Sham Shui Po, Kowloon

GFA: 6,750 sq. m.

Year Built: 1954

Grading: Grade I

- Possible uses*:
- Art Centre
 - Youth hostel

(Mei Ho House is currently under the Housing Authority)



* Applicants are welcome to come up with other suggestions on the possible uses.