

1. BACKGROUND

- 1.1 As part of the heritage conservation policy, the Government has introduced the “Revitalising Historic Buildings Through Partnership Scheme” (the Revitalisation Scheme¹) to –
- (a) preserve and put historic buildings into good and innovative use;
 - (b) transform historic buildings into unique cultural landmarks;
 - (c) promote active public participation in the conservation of historic buildings; and
 - (d) create job opportunities in particular at the district level.
- 1.2 The Government intends to designate the Blue House cluster as a project under the Revitalisation Scheme. In light of this project’s unique characteristics and requirements as described below, we are inviting expression of interest from eligible organisations to partner with us in taking forward the Blue House cluster revitalisation.
- 1.3 The Blue House cluster is an urban renewal project which the Urban Renewal Authority has entrusted to the Hong Kong Housing Society (HKHS) for implementation. The cluster comprises 72-74A Stone Nullah Lane, 2-8 Hing Wan Street, 8 King Sing Street, and a piece of vacant Government land. Key information of the Blue House cluster is at [Annex A](#).
- 1.4 The Government intends to adopt a more people-based approach to preserve and revitalize the Blue House cluster whereby both the historical buildings and the corresponding local social network could be preserved as far as practicable. The HKHS will provide support and assistance in acquiring private ownership and will offer rehousing or compensation to those tenants or occupants who opt to move out of the Blue House cluster as provided for under the Development Scheme Plan approved by the Chief Executive in Council. HKHS will then hand over the acquired properties to the Government for implementation of a revitalisation scheme. Tenants who opt to stay

¹ Details of the Revitalisation Scheme are available on the webpage of heritage conservation (www.heritage.gov.hk).

behind will form an integral part of the social network preservation in the future revitalization plan.

2. PURPOSE OF INVITATION FOR EXPRESSION OF INTEREST

- 2.1 The purpose of this Invitation for Expression of Interest (EOI) exercise is to ascertain interest from eligible organisations, on a non-committal basis, for revitalizing the Blue House cluster in the proposed framework, which is slightly more complicated than historic buildings under the Revitalisation Scheme. This will also facilitate the sitting occupants in the Blue House cluster to have an early assurance of the organisation that will take forward the social network preservation in consultation with them, which we believe will be a relevant factor for them to make up their mind in considering HKHS's offer.
- 2.2 The invitation is not a pre-qualification exercise to shortlist or pre-qualify any application. Interested parties who do not submit an EOI will not be barred from filing future applications under the Revitalization Scheme in respect of the Blue House cluster. Formal invitation for submitting applications for adaptive re-use of the Blue House cluster is expected to be issued in the second half of 2008, after completion of the necessary process by HKHS.

3. REQUIREMENTS

- 3.1 Apart from meeting the objectives of the Revitalisation Scheme set out in paragraph 1.1 above, the revitalization proposal of the Blue House cluster must take into account the fact that some sitting occupants may wish to stay behind, which is different from other projects under the Revitalisation Scheme. As such, the revitalization proposal for the Blue House cluster must -
- (a) accommodate the sitting occupants who wish to stay behind;
 - (b) bring about improvement to the living conditions, including providing basic sanitary facilities, to the sitting occupants who opt to stay behind;
 - (c) arrange interim housing within the vicinity of Wan Chai district for domestic tenants who wish to stay behind during renovation of the buildings;

- (d) preserve and strengthen the social network of sitting occupants who opt and stay behind; and
- (e) landscape, manage, and utilise the existing vacant Government land as public open space in accordance with the preservation theme.

We expect close liaison with the sitting occupants who opt to stay by the organisation ultimately selected to take on this revitalisation project. Those who choose to express an interest should be adequately prepared and equipped to handle the social aspects of this project. Sitting occupants who choose to stay will be invited to give feedback to the project at various stages.

- 3.2 Applicants have to consider how the proposed adaptive re-use of the historic buildings could blend in well with the sitting occupants and the local character.
- 3.3 Funding and other technical supports as well as administrative and financial arrangements under the Revitalization Scheme will be applicable to the Blue House cluster. The one-off capital grant to renovate/refurbish the site and buildings as well as the amount to support the starting costs and operating deficits of the proposed Social Enterprise operating therefrom will take into account the requirements under paragraph 3.1 (a) to (e) above.

4. APPLICATION

- 4.1 Applicants should be non-profit making organisations with charitable status under Section 88 of the Inland Revenue Ordinance (Cap. 112). Joint ventures of two or more non-profit making organisations are welcome.
- 4.2 Applicants which are not yet recognised organisations under Section 88 of the IRO may also submit the EOI provided that documentary proof is produced at the time of responding to this invitation that they are in the process of applying for such status.

4.3 Interested applicants should submit the EOI in either Chinese or English to the Development Bureau before **12:00 noon** on **3 March 2008** containing the following information –

(a) About the applicant organisation

- (i) name and background of the applicant organisation, and documentary proof of eligibility to apply; and
- (ii) details of other co-organising/ assisting/ supporting/ sponsoring bodies involved.

(b) About the revitalization proposals

- (ii) initial project proposal and objectives;
- (iii) method of implementation;
- (iv) work plan and timetable; and
- (v) expected benefit/achievements of the project.

4.4 Details of submission of the EOI are set out in **Annex B**.

5. NOTES ON PERSONAL DATA OF THE APPLICANTS

Purposes of Collection

5.1 The personal data provided as part of the EOI submission will be used by the Development Bureau to process the EOI. The information submitted by the applicant may also be disclosed to the sitting occupants in the Blue House cluster to facilitate their consideration of choosing to stay behind or not. The provision of personal data by means of the EOI submission is voluntary.

Classes of Transferees

5.2 The personal data provided by means of this EOI exercise may be disclosed to relevant parties for the purposes mentioned in paragraph 5.1 above.

Access to Personal Data

- 5.3 The applicant has a right of access and correction with respect to personal data as provided for in Sections 18 and 22 and Principle 6 of Schedule 1 of the Personal Data (Privacy) Ordinance, Cap. 486. The applicant's right of access includes the right to obtain a copy of the personal data provided in the application.

Enquiries

- 5.4 Enquiries concerning the personal data collected by means of this EOI exercise, including the making of access and corrections, should be addressed to the Urban Renewal Unit, Development Bureau.

6. INTELLECTUAL PROPERTY RIGHTS

- 6.1 All submissions shall be the original works of the applicants or shall not contain any materials infringing any third party intellectual property rights. Applicants indemnify and keep the Government fully and effectively indemnified against all costs, claims, demands, expenses and liabilities of whatsoever nature arising from or incurred by reason of any such infringement or alleged infringement.
- 6.2 In making a submission, an applicant shall be deemed to have granted to the Government a freely transferable, royalty-free and irrevocable licence to use, adapt and modify the ideas and proposals submitted and all intellectual property rights subsisting in the submissions for all purposes in respect of or in connection with the Blue House cluster. Applicants shall, if required by the Government, do all things and execute all instruments or documents for the purpose of conferring the rights and interests on the Government.
- 6.3 The Government shall be entitled to disclose or make copies of any or all of the submissions for the purpose of considering the Blue House cluster, and to keep such copies for record purpose.

7. DISCLAIMER

- 7.1 Whilst the information in this invitation document has been prepared in good faith, it does not claim to be comprehensive or has been independently verified. Any liability in respect of any such information or inaccuracy in or omission is expressly disclaimed. The Government is not obliged to inform applicants of any update or change of any of the information in the Invitation Document made or that comes to its knowledge after the issue of the Invitation Document.
- 7.2 The submission by an applicant shall be taken to be an acceptance of the terms of the invitation.
- 7.3 Each applicant shall be solely responsible for the fees, costs and expenses incurred in preparing and making a submission. The Government will under no circumstances be liable to any applicant for any such fees, costs, expenses, loss or damage whatsoever arising out of or in connection with the submission process.
- 7.4 The Government reserves the right, without prior consultation or notice, to change the content of this invitation document.

– End –

SITE INFORMATION

- Location** : At the junction of Stone Nullah Lane and Hing Wan Street, Wan Chai (see Plan 1)
- Site Area** : About 929.5m² including an existing vacant Government land of about 193m²
- Zoning on Statutory Plan** Other Specified Uses (Open Space and Historical Buildings Preserved for Cultural, Community and Commercial Uses) (see Appendix for details)
- Number of Building Blocks** : 9 (7 Government buildings + 2 private buildings)
- Number of Existing Tenants** : Domestic tenants –
➤ 23 households in Government buildings
➤ 11 households in private buildings
- Non-domestic tenants –
➤ 5 units in Government buildings, involving 3 units for St. James’ office and museum, and 2 mixed-use unit (one is bonesetter plus domestic and the other is storage plus domestic)
➤ 3 units in private buildings (as commercial storage)
- Grading of the Buildings** : Grade I – 72-74A Stone Nullah Lane (Blue House) with four blocks of 4-storey buildings constructed in 1923 or 1924
- Grade II – 2-8 Hing Wan Street (Yellow House) with four blocks of 3-storey buildings constructed in around 1925 or 1926
- Ungraded – 8 King Sing Street (Orange House) with a 4-storey tenement building which was completed in the late 1950’s
- Possible Uses*** : ➤ Chinese medicine shop / shop and services
➤ Social service / community centre
➤ Education / visitors centre
➤ Residential flats for sitting occupants
➤ Open space

* Applicants may come up with other suggestions on the possible uses.

DETAILS OF SUBMISSION OF EXPRESSION OF INTEREST (EOI)

1. The main submission should preferably be limited to ten pages (in A4 size) and a minimum of font size of 12 points, in either Chinese or English. Applicants may submit up to 5 drawings to complement the main submission if necessary.
2. The submission must reach the Urban Renewal Unit, Development Bureau before **12:00 noon** on **3 March 2008**.

3. Method of Submission -

By Post / by hand

The applicant should submit 1 original plus 2 copies and a disk copy (Microsoft Word (.doc) format) of the documents in a sealed envelope to the following address –

**Urban Renewal Unit
(Attn: Assistant Secretary (Urban Renewal) 4)
Development Bureau
9/F., Murray Building
Garden Road, Central
Hong Kong**

Please mark “Invitation for Expression of Interest -- Blue House Cluster”

OR

By Email to bluehouse@devb.gov.hk with the following documents –

- (a) soft copy of the EOI submission which must be saved in **BOTH** Microsoft Word (.doc) and Adobe Acrobat (.pdf) format; and
 - (b) scanned image of copies of relevant registration documents.
4. If a black rainstorm warning or typhoon signal No. 8 or above is hoisted between 9:00 a.m. and 12:00 noon on 3 March 2008, the deadline for submission will be extended to 12:00 noon on the following working day.

5. Late submissions or submissions that do not conform to the requirements in paragraph 1 above will not be considered.
6. The documents on EOI and reference materials for the Blue House Clusters are posted on the webpage of heritage conservation (<http://www.heritage.gov.hk/en/rhbt/bhc.htm>). The applicants may contact the Urban Renewal Unit, Development Bureau for enquiries regarding the submission of the EOI.

Address: Urban Renewal Unit
(Attn: Assistant Secretary (Urban Renewal) 4)
Development Bureau
9/F., Murray Building
Garden Road, Central
Hong Kong

Email: bluehouse@devb.gov.hk

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