

# **Batch III of Revitalising Historic Buildings Through Partnership Scheme Press Conference**

**7 October 2011**



## **Background of Revitalising Historic Buildings Through Partnership Scheme**

- In the 2007-08 Policy Address, the Chief Executive announced a range of initiatives to enhance heritage conservation.
- Launching of “Revitalising Historic Buildings Through Partnership Scheme” to put Government-owned historic buildings to good adaptive re-use.
- The Government has reserved \$2 billion for the “Revitalising Historic Buildings Through Partnership Scheme” (including revitalising the Former Police Married Quarters on Hollywood Road into “PMQ”).



## Objectives of Revitalising Historic Buildings Through Partnership Scheme

- 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.



## Set up of the Advisory Committee on Revitalisation of Historic Buildings

- The Committee is chaired by Mr Bernard Chan with 9 non-official members from the fields of historical research, architecture, surveying, social enterprise, finance, etc.
- To provide advice on the implementation of the Revitalisation Scheme and other revitalisation projects.
- To help assess applications under the Scheme.
- To monitor the subsequent operation of the selected projects.



## Assessment Criteria of Revitalising Historic Buildings Through Partnership Scheme

The Advisory Committee examines and assesses the applications in accordance with the following five assessment criteria:

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



## Review of Batch I of Revitalisation Scheme

- Batch I of the Revitalisation Scheme was launched in February 2008.
- The selection result of the revitalisation projects for 6 historic buildings was announced in February 2009.



## Progress of Batch I of Revitalisation Scheme

### The Former North Kowloon Magistracy

- Revitalised into SCAD Hong Kong Campus and has started operation since September 2010.
- The Former North Kowloon Magistracy received an Honorable Mention in the 2011 UNESCO Asia-Pacific Heritage Awards for Culture Heritage Conservation for its revitalisation and conservation works.



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## Progress of Batch I of Revitalisation Scheme

### The Former North Kowloon Magistracy

- The jury commends the project as a demonstration of the possibilities of adaptive reuse for public buildings of this typology, making it a model for successful public-private cooperation under the framework of the Hong Kong Special Administrative Region's policy for retaining and optimising the value of heritage buildings.
- According to the jury's commendation, the adaptive reuse of the former Magistracy as an international university of the arts respects the architectural style and recovers the original finishes of the historically and aesthetically valuable structure. The building's original fabric and spatial character are retained while the provision of educational facilities is allowed for through creative design.



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## Progress of Batch I of Revitalisation Scheme (Cont'd)

### Old Tai O Police Station

- Revitalised into Tai O Heritage Hotel.
- Renovation works commenced in March 2010. Soft opening of the hotel is planned for December 2011. The hotel will commence operation in the 1<sup>st</sup> quarter of 2012.



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## Progress of Batch I of Revitalisation Scheme (Cont'd)

### The Former Lai Chi Kok Hospital

- Revitalised into Jao Tsung-I Academy/ Hong Kong Cultural Heritage.
- Renovation works have commenced. The works for Jao Tsung-I Academy is expected to be completed in January 2012. The Academy will commence operation in the 2<sup>nd</sup> quarter of 2012. Other works will be completed in October 2012. The remaining buildings will commence operation in the 1<sup>st</sup> quarter of 2013.



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## Progress of Batch I of Revitalisation Scheme (Cont'd)

### Lui Seng Chun

- Revitalised into Hong Kong Baptist University Chinese Medicine and Healthcare Centre.
- Renovation works have commenced and are expected to be completed in February 2012. The Centre will commence operation in April 2012.



## Progress of Batch I of Revitalisation Scheme (Cont'd)

### Mei Ho House

- Revitalised into the Mei Ho House Youth Hostel.
- The tender exercise for the main contract is underway. Renovation works are expected to be completed in September 2012. The hostel is expected to open in December 2012.





## Progress of Batch I of Revitalisation Scheme (Cont'd)

### Fong Yuen Study Hall

- Revitalised into Tourism and Chinese Cultural Centre cum Ma Wan Residents' Museum.
- Renovation works commenced in late May 2011 and are expected to be completed in March 2012. The Centre-cum-Museum is expected to commence operation in May 2012.



## Hardware + Software: Added Value of the Revitalisation Scheme



## Review of Batch II of the Revitalisation Scheme

- Batch II of the Revitalisation Scheme was launched in August 2009.
- The selection result of the revitalisation projects for 3 historic buildings was announced in September 2010.
- Pre-construction preparatory works of all projects are underway. Funding approvals from the Legislative Council Public Works Sub-committee and Finance Committee will be sought later.



## Progress of Batch II of the Revitalisation Scheme

### Old Tai Po Police Station

- Revitalised into a Green Hub for sustainable living.
- Renovation works are expected to commence in the 2<sup>nd</sup> quarter of 2012. The works will be completed in the 3<sup>rd</sup> quarter of 2013.

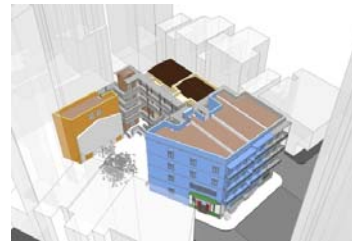




## Progress of Batch II of the Revitalisation Scheme (cont'd)

### Blue House Cluster in Wan Chai

- Adopt the innovative approach of “Retention of Both Premises and Tenants”.
- Provide residential accommodation, catering services, cultural and educational programmes as well as heritage tours after revitalisation.
- Renovation works are expected to commence in the 2<sup>nd</sup> quarter of 2012. The works will be completed in the 1<sup>st</sup> quarter of 2014.



## Progress of Batch II of the Revitalisation Scheme (cont'd)

### Stone Houses in Kowloon City

- Revitalised into a themed cafeteria-cum-visitor information centre.
- Renovation works are expected to commence in the 1<sup>st</sup> quarter of 2012 for completion in the 3<sup>rd</sup> quarter of 2013.



## Introduction to Batch III of the Revitalisation Scheme

- King Yin Lei
- Haw Par Mansion
- Bridges Street Market
- Former Fanling Magistracy



## 1. King Yin Lei

Address : 45 Stubbs Road, Wan Chai, Hong Kong

Gross Floor Area : About 1 735 m<sup>2</sup>

Site Area : About 4 910 m<sup>2</sup> (including outdoor area)

Year Built : 1937

Historical Status : Declared Monument

Planning Permitted Uses :

Eating Place; Educational Institution;  
Exhibition or Convention Hall; Field  
Study/ Education/ Visitor Centre; Library;  
Place of Recreation, Sports or Culture;  
Research, Design and Development  
Centre; Shop and Services; Social  
Welfare Facility; Training Centre, etc.



## 1.King Yin Lei (cont'd)



The conservation of King Yin Lei is a pioneer project:

- First case of economic incentives (non-insitu land exchange) offered by the Government to facilitate preservation of historic buildings in private ownership.
- First major restoration project lasting for more than two years involving joint efforts of conservation experts from Guangdong and Hong Kong.
- The documentary produced to record the full efforts spent on the conservation and restoration of King Yin Lei has received three international film awards.



## 1.King Yin Lei (cont'd)

We have collected public opinions on the conservation and restoration of King Yin Lei through Public Open Days (with 27 800 visitors), Public Forum and Comment Cards (about 13 300 collected).



## 1.King Yin Lei (cont'd)

Revitalisation of King Yin Lei to extend its architectural value -

- Adopt a “minimum intervention” approach to keep the existing historic building for public appreciation of its architectural features and restoration efforts.



## 1.King Yin Lei (cont'd)

New building for revitalisation use would only be allowed within the existing swimming pool area with stringent control on the scale and height of the building.





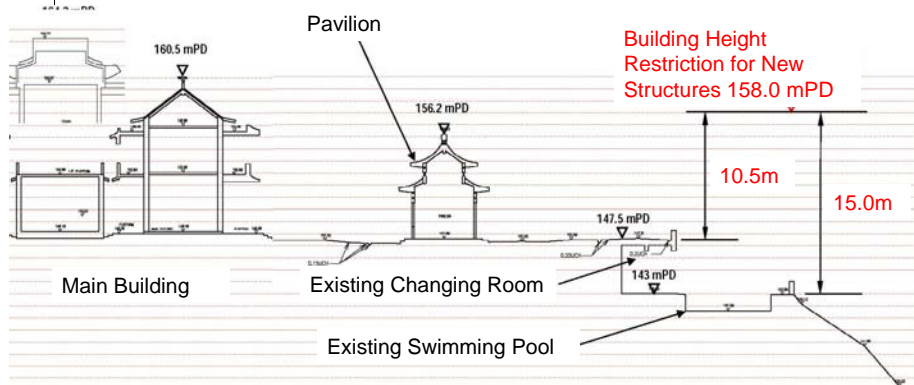
## 1.King Yin Lei (cont'd)

- King Yin Lei may be used for cultural facilities, exhibition or convention hall or educational institution.
- The new structures should be compatible, and not being visually intrusive, to the existing buildings and setting of King Yin Lei. They should also be non-obtrusive to the surrounding natural setting outside the Swimming Pool area.

Proposed location  
for new structures



## 1.King Yin Lei (cont'd)



## 1. King Yin Lei (cont'd)

- The compatibility of new structures would be an essential assessment criterion for this revitalisation project. A Technical Assessment Panel will be formed to assist the Advisory Committee for Revitalisation of Historic Buildings (ACRHB). Professor Tang Guohua of the School of Architecture and Urban Planning of Guangzhou University has been invited as the special advisor on conservation.
- Shortlisted proposals (with display materials and scaled models) will be displayed in the roving exhibition to collect public opinions on the revitalisation proposals for ACRHB's consideration. These display materials will be funded by the Government subject to the ceiling amount of HK\$100,000 for each shortlisted proposal.



## 2. Haw Par Mansion

Address : 15A Tai Hang Road, Causeway Bay, Hong Kong

Gross Floor Area : About 1 960 m<sup>2</sup>

Site Area : About 2 670 m<sup>2</sup>

Year Built : 1933 – 1935

Grading : Grade 1

Planning Permitted Uses :

Eating Place; Hotel; Shop and Services;

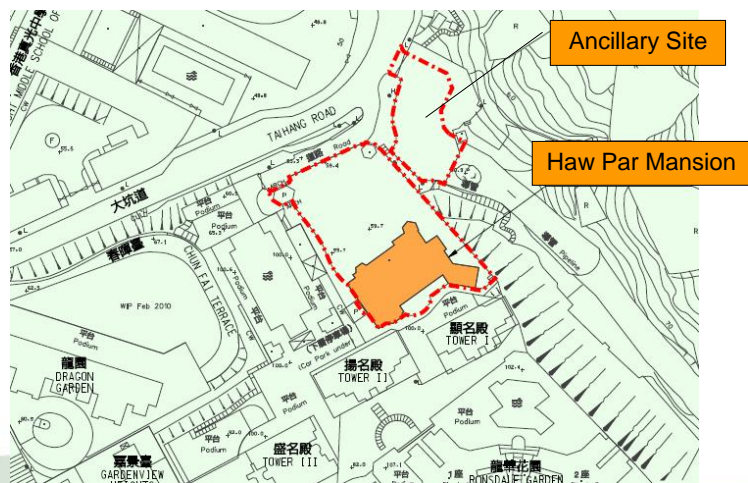
Training Centre; Place of Entertainment; Place of Recreation,

Sports or Culture





## 2. Haw Par Mansion (cont'd)



## 2. Haw Par Mansion (cont'd)



### 3.Bridges Street Market

Address : 2 Bridges Street, Central, Hong Kong

Gross Floor Area : About 950 m<sup>2</sup>

Site Area: About 640 m<sup>2</sup>

Year Built : 1953

Grading : Grade 3

Planning Permitted Uses :

Creative Industries; Education /

Visitor Centre; Exhibition or

Convention Hall; Place of Recreation,

Sports or Culture; Training Centre, etc.



### 3.Bridges Street Market (Cont'd)





## 4. Former Fanling Magistracy (Re-launch)

Address : 302, Jockey Club Road, Fanling, New Territories

Gross Floor Area : About 1 980 m<sup>2</sup>

Site Area : About 4 131 m<sup>2</sup>

Year Built : 1960

Grading : Grade 3

Planning Permitted Uses :

Education Institution; Library; Place  
of Recreation, Sports or Culture;  
Research, Design and Development  
Centre ; School; Training Centre, etc.

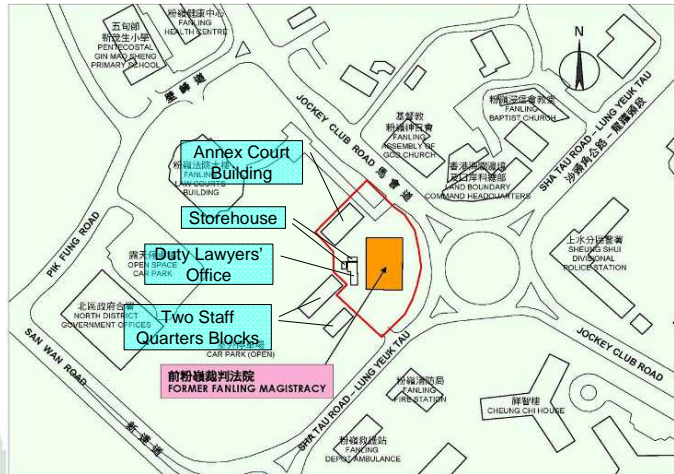


## 4. Former Fanling Magistracy (cont'd)





## 4. Former Fanling Magistracy (cont'd)



## Public Enjoyment is an Essential Element of the Revitalisation Scheme

- Applicants should allow the public to appreciate the whole or part of the historic buildings without disturbance to the social enterprise operation.
- Applicants may designate part of the buildings as museum/exhibition area to reflect the historical significance of the buildings.
- Applicants should allow free public access to various parts of the sites as appropriate. If possible, open days and guided tours should be arranged.

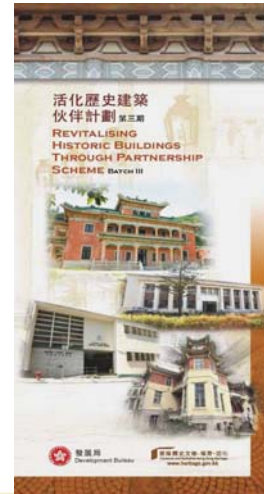


## Other Arrangements of the Revitalisation Scheme

Other arrangements of the Revitalisation Scheme including:

- Eligibility of applicants
- Subsidy provided by the Government
- Mode of operation of projects
- Assessment criteria

will be similar to that of Batch I and Batch II. Please refer to the information available for collection or the heritage website of the Development Bureau for details.



## Important Dates of Batch III of the Revitalisation Scheme

<b>8-11 November 2011</b>	<b>Open Days for Interested Organisations</b>
<b>18 November 2011</b>	<b>Workshop</b>
<b>6 February 2012</b>	<b>Deadline for Application</b>
<b>End of 2012</b>	<b>Expected Date for Result Announcement</b>