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**GOVERNMENT SECRETARIAT  
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20 April 2016

Ms Sharon Chung  
Chief Council Secretary (1)2  
Legislative Council Secretariat  
Legislative Council Complex  
1 Legislative Council Road  
Central, Hong Kong

Dear Ms Chung,

**Follow up to Public Works Sub-committee meeting held on 24 February 2016**

**Development of Arts Space and a Permanent Office of  
the Hong Kong Arts Development Council at ex-Aberdeen Fire Station site**

When the item "3071RE - Development of Arts Space and a Permanent Office of the Hong Kong Arts Development Council at ex-Aberdeen Fire Station site" was discussed at the Public Works Sub-committee ("PWSC") meeting held on 24 February 2016, Members requested the Government to provide supplementary information on various issues. Our reply is set out below.

**Proposal of developing arts space and a permanent office of the Hong Kong Arts Development Council**

*Views received by the Hong Kong Arts Development Council*

While planning for the arts facilities of the proposed works project, discussion was held by the Hong Kong Arts Development Council (HKADC)'s Council meeting and meetings of its Arts Space Working Group, Visual Arts Group and Film & Media

Arts Group from 2013 to 2014. Focus group meetings were also conducted to collect views.

There were members of the arts community who considered that the proposed development of arts space at the ex-Aberdeen Fire Station site (the Site) could complement the arts ecosystem and promote arts development in the district. The idea of providing for an exhibition gallery was also supported in order to provide more professional arts exhibition venues. Representatives of the arts community were supportive of the idea of providing artist studios, some of them suggested the HKADC should further study the operation of the arts space (covering arrangements regarding the management and programme planning, etc), including the exhibition gallery, at a later stage to ensure that it could meet professional standards. There were views suggesting that the proposal of establishing a permanent office for the HKADC could meet the needs of the Council, and there were also members who expected that more focus be given to the development of facilities such as artist studios and exhibition gallery.

*Design and technical requirements of the proposed works project*

The future developer of the Site will be required to design, construct and fit out the arts space, arts facilities and the permanent office of the HKADC in accordance with the Technical Schedule to be appended to the land lease. The Technical Schedule will set out the requirements and specifications of the various facilities of the arts space, arts facilities and permanent office of the HKADC, such as locations of the arts space (including exhibition gallery), the pedestrian entrances/exits, number of shared use visitor car parks, area allocated to individual facilities, clear headroom, standards of lighting and electrical and mechanical facilities, internal finishes and fixtures. The Technical Schedule will also specify that the design, construction and fitting out of arts space and arts facilities shall comply with provisions of the Places of Public Entertainment Ordinance and its subsidiary Regulations. A summary of the design and technical requirements of the proposed project is at Annex 1.

*Works projects on development of Government or public facilities at land sale sites*

For sale sites sold from 2011 to 2016, there were seven similar projects in which Government or public facilities were incorporated in the land sale sites. Relevant information provided by the Lands Department is set out at Annex 2.

### **The HKADC's mechanism for selection of artist tenants for artist studios**

The HKADC plans to make reference to the mechanism of the "ADC Artspace" in formulating the selection mechanism for the proposed artist studios. In the first-term tenancy of the "ADC Artspace", each member of the assessment panel independently assessed the tenancy applications according to the selection criteria and gave an overall score for each application. The assessments of individual panel members were consolidated and considered at a subsequent meeting of the assessment panel before their recommendations were put up to the Strategy Committee of the HKADC for approval. Information on the selection mechanism for the first-term tenancy of the "ADC Artspace" is provided at **Annex 3**. The HKADC has not received any request for review in relation to the leasing of arts space.

The HKADC will keep the mechanism under review based on the needs of the arts sector; and invite comments from the Independent Commission Against Corruption. Where appropriate, the mechanism may be subject to further amendments when the proposed artist studios come into operation.

### **The Government's plan and timetable for the further provision of arts space**

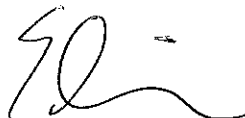
Apart from the proposed arts space project at the ex-Aberdeen Fire Station site targeting at visual artists and media artists, the Government is supporting the Tai Po District Council in collaboration with the HKADC to retrofit the former Tai Po Government Secondary School into an arts centre. The objectives are to provide space for performing artists and arts groups for arts creation, rehearsals and arts promotion activities, and enhance the arts and cultural development in Hong Kong, in particular Tai Po and nearby districts. Facilities to be provided in the centre include arts studios for renting to arts groups at affordable rates, as well as multi-purpose rooms and music practice rooms for public hiring. Subject to funding approval of the Finance Committee of the Legislative Council in this legislative session, the Government plans to commence the construction works of the project in late 2016 with a view to completing the works by end 2017.

We have made continued efforts in exploring suitable sites, including vacant school premises, to develop more arts space to support the development of local artists and arts groups. The proposed arts centre in Tai Po mentioned above is an arts space project converted from vacant school premises. In assessing the suitability of a particular site for developing into an arts space and the permanent office of the HKADC, we need to consider a number of factors, including whether the vicinity is a popular location for artists and arts groups, as well as its accessibility by the arts community and the general public. As the ex-Aberdeen Fire Station is very close to

the “ADC Artspace” and the vicinity is a popular location for visual and media artists to set up their studios/private galleries, the proposed arts space and arts facilities will create a cluster effect with other artist studios and art galleries in the district. In addition, as the Site is in close proximity to the future MTR Wong Chuk Hang station and accessible by a number of public bus routes, we consider it a desirable location for establishing the permanent office of the HKADC. We believe that the Site is suitable for developing into a new arts space with a focus on the visual and media art form and establishing the HKADC’s permanent office.

As regards the mechanism on the use and disposal of vacant school premises and the relevant information on vacant school premises, the information provided by the relevant bureau and department is enclosed at Annex 4.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'Elaine Mak', with a stylized, flowing script.

Ms Elaine Mak  
(for Secretary for Home Affairs)

**Development of arts space and a permanent office of  
the Hong Kong Arts Development Council at ex-Aberdeen Fire Station site**

**Summary of Design and Technical Requirements**

**I. Overall design and construction**

- (i) No part of the proposed project shall be provided at basement floor;
- (ii) the main pedestrian entrance/exit shall be facing Wong Chuk Hang Road;
- (iii) the secondary pedestrian entrance/exit shall be facing Yip Hing Street with access to exhibition gallery;
- (iv) vehicular ingress/egress shall be facing Yip Kan Street;
- (v) three shared visitor car parks shall be provided; and
- (vi) the design, construction and fitting out of arts space and arts facilities shall comply with all statutory ordinances, regulations, standards, specifications and codes of practice, including provisions of the Places of Public Entertainment Ordinance and its subsidiary Regulations.

**II. Major facilities**

<b>Facilities</b>	<b>Net operational floor area (rounded to the nearest 10 m<sup>2</sup>)</b>	<b>Design and technical requirements</b>
<b>1. Arts space and arts facilities</b>		
28 artist studios for leasing to artists	1 140	<ul style="list-style-type: none"> <li>- Three types of studios:               <ul style="list-style-type: none"> <li>- Type A ranging from 20 to 30 m<sup>2</sup></li> <li>- Type B ranging from 30 to 60 m<sup>2</sup></li> <li>- Type C ranging from 60 to 90 m<sup>2</sup></li> </ul> </li> <li>- 3.3 m minimum clear headroom</li> <li>- located within one single floor or two consecutive and connected floors</li> </ul>
An exhibition gallery for artists and for public hire	500	<ul style="list-style-type: none"> <li>- Located at the same floor with the pedestrian entrance/exit facing Yip Hing Street</li> <li>- located on the same floor with the rooms for temporary office/ storage and arts information centre</li> <li>- 6.0 m minimum clear headroom</li> <li>- can be partitioned into smaller galleries by using sliding folding partition system</li> <li>- exclusive service lift connected to loading and unloading bay shall be provided for loading and unloading</li> </ul>

<b>Facilities</b>	<b>Net operational floor area (rounded to the nearest 10 m<sup>2</sup>)</b>	<b>Design and technical requirements</b>
An arts information centre which will be open to the general public	140	- Consists of front area, screening room and store room
Other ancillary facilities	100	- Consists of rooms for temporary office/storage (for exhibition gallery), store rooms, a baby care room and toilets
<b>2. Permanent office of the Hong Kong Arts Development Council (HKADC)</b>		
Permanent office of the HKADC	900	<ul style="list-style-type: none"> <li>- Located within one single floor or two consecutive and connected floors</li> <li>- conference room, meeting room, audio-visual room and simultaneous interpretation room shall be located on same floor</li> <li>- conference room and meeting room can be partitioned into smaller rooms by using sliding folding partition system</li> </ul>

### **III. Others**

Materials used for internal finishes shall generally be durable and maintenance free, and compatible with the uses of the relevant facilities. For example, the artist studios shall be finished with anti-mould paint for walls and ceiling, and non-slip cement sand screeding with coating for floor; and the screening room of the arts information centre shall be installed with acoustic wall panels to achieve the required acoustic performance. Moreover, the walls of the exhibition gallery shall be load bearing for hanging arts pieces.

The future developer of the proposed project shall also comply with other requirements set out in the Technical Schedule to provide the necessary installations such as building services items (e.g. lighting, air-conditioning, fire services installations) and fixtures (e.g. reception counters and built-in storage cabinets) for individual facilities/rooms/areas according to the specified standards/sizes/quantities.

**Sale sites sold from 1 January 2011 up to end February 2016**  
**with the requirement for the purchaser to construct government accommodation for which**  
**the purchaser will be reimbursed the construction costs<sup>1</sup> upon completion and assignment to the Government**

<b>No.</b>	<b>Tender Award Date (dd/mm/yy)</b>	<b>Lot No. [Location]</b>	<b>User</b>	<b>Government Accommodation to be constructed by the purchaser</b>	<b>Consideration stated in the conditions of sale for reimbursing the purchaser the costs of construction of the government accommodation <sup>2</sup></b>
1	22.12.2011	KIL 11205 [Junction of Hung Luen Road and Wa Shun Street, Hung Hom, Kowloon]	Hotel	A public transport interchange	\$47,400,000
2	11.7.2012	IL 9027 [Java Road and Tin Chiu Street, North Point, Hong Kong]	Residential and Commercial	A public transport interchange	\$30,900,000
				A public toilet	\$8,700,000
				An integrated family services centre	\$19,960,000
				A special child care centre cum early education and training centre	\$14,690,000
				A district support centre for persons with disabilities	\$13,090,000
				A day care centre for the elderly	\$10,350,000
				A community hall	\$54,600,000

<sup>1</sup> The conditions of sale state that, upon completion of the assignment of the Government Accommodation to the Government, the Government will pay to the purchaser in one lump sum the consideration stated therein or a sum equal to the actual cost of construction of the same to be determined by the Government, whichever is the lesser.

<sup>2</sup> This is the ceiling of cost to be reimbursed to the purchaser of the lot upon completion of assignment of the Government Accommodation to the Government.

No.	Tender Award Date (dd/mm/yy)	Lot No. [Location]	User	Government Accommodation to be constructed by the purchaser	Consideration stated in the conditions of sale for reimbursing the purchaser the costs of construction of the government accommodation <sup>2</sup>
3	13.3.2013	TCTL 11 [Junction of Tat Tung Road and Mei Tung Street, Tung Chung, New Territories]	Commercial	A temporary public transport terminus and its removal after providing a (permanent) public transport terminus	\$11,300,000
				A public transport terminus	\$54,700,000
4	17.10.2013	TMTL 498 [Wu On Street, Area 44, Tuen Mun, New Territories]	Residential	A day-care centre for the elderly	\$16,550,000
5	9.4.2014	NKIL 6410 [650 Cheung Sha Wan Road, Kowloon]	Commercial/ Office	A post office	\$25,530,000
6	14.5.2014	TMTL 499 [Tseng Choi Street, Area 4, Tuen Mun, New Territories]	Residential	A residential care home for the elderly	\$51,340,000
				A day care centre for the elderly	\$18,580,000
7	3.2.2016	NKIL 6534 [Junction of Fuk Wing Street, Camp Street and Fuk Wa Street, Sham Shui Po, Kowloon]	Residential	A refuse collection point	\$52,800,000



**Selection Mechanism for the First-term Tenancy of the “ADC Artspace”**

**A. Selection Criteria**

The selection criteria for the first-term tenancy of the “ADC Artspace” are listed below:

- (a) Whether the applicant will actively and effectively utilise the studio;
- (b) The degree of importance of the studio to the professional development of the applicant;
- (c) The artistic standard and/or professional development potential of the applicant;
- (d) The feasibility of the proposal submitted by the applicant and whether it matches with the objective of the “ADC Artspace” project;
- (e) Whether an appropriate tenant mix can be established in order to achieve a synergy effect;
- (f) Priority will be given to young artists aged 40 or below; and
- (g) Priority will be given to applicants in joint tenancy when letting the studios of a larger size.

Applicants were required to submit their personal profiles, proof of identity and qualifications (applicable to applicants for the emerging artist funding) and the work plan for the studio.

**B. Assessment Panel and Marking Scheme**

Tenancy applications of the “ADC Artspace” were vetted by an assessment panel comprising veteran members from the visual arts/ media arts sectors. Assessment panel members assessed various aspects of the application based on the selection criteria stated above and provided an overall score for each application. The range of grading was from 1 to 10. 1 meant totally not supportive of the application with increased grading representing the increased level of support. 10 meant highly supportive and 5 was the passing grade. Each panel member had to score the applications independently. After the individual score from the assessment panel members was consolidated and the average score of each application was calculated, an assessment panel meeting was conducted. In case more than one application had the same score, priority was set after discussion and/or by ballot. The recommendations of the panel were examined and approved by the Strategy Committee of the HKADC. Successful applicants under two lists, one for artists and the other for emerging artists, were alternatively invited to select studios according to the marking priority.

**Arrangements for Handling Vacant School Premises**

*Mechanism for handling vacant school premises*

It has all along been the Education Bureau (EDB)'s policy objective to put vacant school premises (VSP) into gainful use. To achieve this objective, when there is a vacant or to-be-vacated school premises, EDB will consider factors including the size, location, physical conditions etc. of the relevant premises with a view to assessing the VSP's suitability for educational use or whether the premises is needed to be re-allocated for school or other educational use. In addition, EDB will take into account factors like the demand for public sector school places in the district, reprovisioning needs of existing schools especially those in the district, the need for decanting premises for in-situ redevelopment or extension of existing schools, and the need to provide diversity in the school system etc., with a view to meeting various educational needs in the territory and supporting relevant policy initiatives.

2. While EDB is allowed to retain VSP for school uses, for premises which are proposed to be used for educational uses other than school uses, EDB needs to put forward its proposed use with justification to the Planning Department (PlanD) for assessment and may need to compete with other government departments on use of such VSP. Once EDB confirms that the VSP are no longer required by EDB for school or other educational uses, EDB would refer them to PlanD for consideration of suitable alternative uses in accordance with the central clearing house mechanism. In addition, with the policy objective of putting VSP into gainful use in mind, EDB strives to facilitate the utilisation of VSP in an expeditious manner as far as practicable. In this regard, EDB circulates the list of VSP within EDB on a half-yearly basis to invite new and/or updated proposals on educational uses and/or short-term uses (where appropriate). EDB also circulates, on a half-yearly basis, a list of VSP already earmarked for educational use but suitable for short-term use to relevant bureaux/departments (including the Home Affairs Bureau, Home Affairs Department, Lands Department (LandsD), PlanD and Social Welfare Department) with a view to identifying short-term use pending the deployment of such premises for the earmarked use so that the land resources can be gainfully used.

3. According to the decision of the then Steering Committee on Housing Land Supply in October 2011, PlanD serves as a central clearing house to consider suitable long-term alternative uses (e.g. Government, Institution or Community (G/IC), residential and other uses) for vacant or to-be-vacated school sites when EDB notifies PlanD and other relevant departments that it no longer requires such sites for school use. If a long-term alternative use is identified, PlanD would proceed with the statutory rezoning procedures, if necessary, to facilitate development of the sites for the relevant uses. This arrangement is in line with the Government's established practice and mechanisms. Under the central clearing house mechanism, PlanD carries out reviews on those VSPs returned by EDB in batches. The review of those VSPs returned by EDB at different times thus far is still in progress, and PlanD will consolidate information about these VSPs and their proposed long-term uses upon review.

4. For VSPs falling on government land under the purview of different bureaux and departments (B/Ds), the relevant B/Ds are responsible for their disposal according to the long-term alternative uses identified by PlanD. The relevant B/Ds would, where appropriate, pursue and arrange short-term uses to ensure efficient use of land resources. For example, the LandsD has disposed of individual sites on government land which have been identified for residential use pursuant to PlanD's proposed long-term use, as well as processed applications by B/Ds or private parties for making use of VSP compatible with the long-term land use as advised by PlanD.

5. For VSP on government land not immediately required for the long-term uses identified and under LandsD's control, LandsD has been endeavouring to put those VSP to gainful temporary or short-term use by allocating them for use by B/Ds or renting them out on short-term tenancy on application. If there has not been any interest expressed for use, the VSP would be added to a list of vacant government sites available for application for greening and community uses that are circulated to B/Ds, as well as District Councils, District Offices and District Social Welfare Offices and are available for public inspection at individual District Lands Offices. For VSP on sites governed by private land leases and government land licences, LandsD would seek the return of the sites to the Government where such action is in line with the terms of the leases/licences.

#### *Information on vacant school premises under EDB*

6. As stated in the Report No. 65 of the Director of Audit (Audit Report) on the use and disposal of VSP, at 30 April 2015, there were records of 234 VSP in EDB's database. Among these 234 VSP, 105 were not being used, of which 29 were under EDB; 102 were being used, of which 77 were under EDB; and 27 have been or were going to be demolished for housing or other developments. In other words, 106 ex-school premises were under EDB with 29 not being used.

7. Among these 29 premises under EDB's purview, as at end December 2015, four have been referred to PlanD for consideration of suitable alternative uses in accordance with the above-mentioned central clearing house mechanism; 14 have been reused or reallocated/ planned for educational use, nine are earmarked for educational use; and the remaining two premises which are on private land require further discussion between EDB and relevant departments on the way forward. Detailed breakdown of the 29 VSP under EDB which were not being used as mentioned in the Audit Report (position as at end-December 2015) is set out in the following table -

No.	District	School year in which the school ceased operation (Note 1)	Site area of school premises (rounded to the nearest hundred m <sup>2</sup> ) (Note 2)	Present re-deployment / earmarked/planned use of the premises
<b>A. Four premises that have been referred to PlanD under the Central Clearing House Mechanism</b>				
1	Central and Western	2005/06	1 600	Not Applicable
2	Southern	2004/05	2 400	Not Applicable
3	Wan Chai	2008/09	2 700	Not Applicable
4	Yuen Long	2004/05	2 300	Not Applicable
<b>B. 14 premises that have been reused or reallocated/planned for educational use</b>				
1	Southern	2013/14	3 300#	School Use
2	Southern	2011/12	2 000	Other educational use
3	Wan Chai	2006/07	1 600	School Use
4	Kowloon City	2003/04	3 000	School Use
5	Kwun Tong	2007/08	3 100#	School Use
6	Kwun Tong	2008/09	3 200#	School Use
7	Sham Shui Po	2008/09	1 300	School Use
8	Sham Shui Po	2007/08	1 200	Other educational use
9	Yau Tsim Mong	2006/07	1 200	Other educational use
10	North	2004/05	700	School Use
11	Sha Tin	2009/10	5 200#	School Use
12	Sha Tin	2012/13	6 400	Other educational use
13	Tai Po	2012/13	5 800	School Use
14	Yuen Long	2012/13	3 050	School Use
<b>C. Nine premises earmarked for educational use</b>				
1	Central and Western	2008/09	1 600	School Use
2	Eastern	2010/11	4 300#	School Use
3	Kwun Tong	2011/12	3 700#	School Use
4	Kwun Tong	2010/11	2 900	School Use
5	Sham Shui Po	2013/14	3 700	School Use
6	Tai Po	1999/00	2 400	School Use
7	Tsuen Wan	2010/11	3 600#	School Use
8	Tuen Mun	2010/11	5 300#	School Use
9	Islands	2006/07	5 800	School Use
<b>D. Two premises which require further discussion</b>				
1	Southern	2012/13	6 000	Not Applicable
2	Kowloon City	2013/14	3 200	Not Applicable

Note 1: "School year in which the school ceased operation" refers to the year the school premises was ceased to be used by the original school on site. Some of these school premises have been put to temporary use afterwards.

Note 2: The site area of school premises is only a rough estimate based on records available to EDB and the figures are for reference only. Information on area of those school premises standing on public housing estates of the Hong Kong Housing Authority/ Housing Society refers to internal floor area of the premises and is marked with (#) in the table above.