

政府總部  
民政事務局

香港添馬添美道二號  
政府總部西翼十二樓



**GOVERNMENT SECRETARIAT  
HOME AFFAIRS BUREAU**

12TH FLOOR, WEST WING,  
CENTRAL GOVERNMENT OFFICES,  
2 TIM MEI AVENUE,  
TAMAR,  
HONG KONG.

Our ref.: LM to HAB/CR/6/5/323(C1)  
Your ref.: CB2/PL/HA  
Tel. no.: 3509 8125  
Fax no.: 2802 4893

**By Email**

26 November 2015

Ms Joanne MAK  
Clerk to Legislative Council Panel on Home Affairs  
Legislative Council Complex  
1 Legislative Council Road  
Central  
Hong Kong  
[Fax no.: 2509 9055]

Dear Ms Mak,

**Legislative Council Panel on Home Affairs**

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

Thank you for your letter dated 16 November 2015 to the Secretary for Home Affairs. In the letter, you conveyed Hon Tony TSE Wai-chuen's supplementary questions on the proposed project (the proposed project) of developing an arts space and a permanent office of the Hong Kong Arts Development Council (HKADC) at the ex-Aberdeen Fire Station site (the Site). Our responses are set out below.

### **The Accommodation of Major Facilities in the Proposed Project**

The total construction floor area<sup>1</sup> of the proposed project is about 6 440 m<sup>2</sup>. Since it is the future developer of the Site who will, according to the land sale conditions and the Technical Schedule, design, construct and fit out the proposed project, the ultimate total construction floor area of the project is subject to the final design proposal of the future developer. Nevertheless, the total net operational floor area of the proposed project shall not be less than that stipulated in the Government's land sale conditions and the Technical Schedule, which is about 2 780 m<sup>2</sup> to include the arts space and arts facilities as well as the permanent office of the HKADC. The allocation of the net operational floor area of the major facilities is as follows:

<b>Major facilities</b>	<b>Net operational floor area (rounded to the nearest 10 m<sup>2</sup>)</b>
1. Arts space and arts facilities	
(a) 28 artist studios for leasing to artists	1 140
(b) an exhibition gallery for artists and for public hire	500
(c) an arts information centre which will be open to the general public	140
(d) other ancillary facilities (such as store rooms)	100
2. Permanent office of the HKADC	900
Total net operational floor area	2 780

### **The Location of the Arts Space and the Permanent Office of the HKADC**

Currently, the tenancy period for the "ADC Artspace" at Genesis of Wong Chuk Hang is tentatively six years until August 2020. If the HKADC receives

<sup>1</sup> The total construction floor area equals the total net operational floor area plus the total sum of area occupied by facilities including toilets, the lift lobby, stairways, public or common corridors and a mechanical plant room.

support from the sector, it will actively seek renewal of the tenancy with a view to continue operating the scheme. Besides, the Southern District is a popular location for visual and media artists to set up their studios/private galleries, thus enriching the artistic atmosphere in the area. We therefore believe that developing a new arts space with a focus on the visual and media art form in the future development of the ex-Aberdeen Fire Station site will create a cluster effect with other artist studios and art galleries in the district. In discussing the long-term development of the Site, the Southern District Council also proposed that some space should be reserved for arts and cultural uses in the future development and members expressed strong support for the provision of arts space and arts facilities. Furthermore, through the HKADC, we have gauged the views of representatives from the visual arts and media arts sector on the proposed facilities of the project and briefed them on the location of the proposed project. Their response was positive.

As mentioned in our paper on the proposed project submitted to the Home Affairs Panel, apart from housing its staff, the HKADC office provides venues for the meetings of HKADC and its committees, panels and working groups, and serves as a focal point for offering support services to the arts community and for organizing activities. Many practitioners often have to go to the HKADC office to submit their funding proposals and reports as well as to attend meetings or arts and cultural activities. As such, the HKADC office has to be located in an accessible area to facilitate practitioners of the sector. The ex-Aberdeen Fire Station site is in close proximity to the MTR Wong Chuk Hang Station, which will be in operation soon, and it is accessible by a number of public bus routes, we consider that the Site is a desirable location for establishing the permanent office of the HKADC with its extensive and efficient transport network. Providing a permanent office for the HKADC in the future development at the Site will also facilitate its management of the proposed arts space and arts facilities such as the exhibition gallery. Cost-effectiveness can be enhanced by making good use of HKADC's existing resources to provide administrative support to the management team of the new arts space. At present, no other alternative site is identified by the HKADC for establishing its permanent office.

### **Assessment on the Demand for Artist Studios**

There is a great demand for arts space by the arts and cultural sector. The HKADC received 76 applications during the tenancy application period

for the first term of the “ADC Artspace” (from 2014 to 2016). As there were only 17 artist studios available in the “ADC Artspace” for local artists specialising in visual arts and media arts creation, the number of applications received exceeded the quota by 3.5 times. Furthermore, the Jockey Club Creative Arts Centre (the JCCAC)<sup>2</sup> currently provides about 130 studios for rent by artists or arts groups of different art forms. Since its inception in 2008, the occupancy rate of artist studios in the JCCAC has remained at around 100%. In mid-2015, the JCCAC conducted a leasing exercise for its artist studios and received a total of 255 applications, demonstrating a considerable demand for artist studios. We expect that the proposed project, which will provide 28 artist studios, will also be very well received.

### **The Arrangements for Operating the Artist Studios of the Proposed Project**

Upon completion of the proposed project, the HKADC will lease the artist studios to visual artists and media artists at an affordable rent under a support scheme. The HKADC will make reference to the existing arrangements of the “ADC Artspace” in planning for the operation of the artist studios of the proposed project.

In respect of **determining the rent level**, the HKADC will make reference to the rental of similar facilities (such as the JCCAC), other districts where artist studios are located, as well as the properties in the proximity to the arts space in setting the affordable rent level for the artist studios in order to help alleviate the pressure of high rental faced by local artists. For example, the rental plus operation fee for each artist studio of the “ADC Artspace” for the first-term tenancy is HK\$8/sq.ft., which is comparable to that of the JCCAC.

The HKADC plans to make reference to existing arrangements of the “ADC Artspace” and implement an Emerging Artists Rental Subsidy Scheme for the artist studios of the proposed project in the future. It will support the development of emerging visual artists and media artists who have graduated for not more than three years by waiving them half of the amount of the rental for a period of not more than two years through HKADC’s subsidy. At present, among the 17 artist studios provided in the “ADC Artspace”, more

---

<sup>2</sup> The JCCAC is operated and managed by the Hong Kong Creative Arts Centre Limited set up by the Hong Kong Baptist University on a non-profit making and self-financed basis.

than half of its tenants receive the rental subsidy equivalent to half of the rental.

In principle, **the tenant selection criteria and the vetting procedures** for the proposed artist studios will be formulated based on the recruitment and assessment practices of the “ADC Artspace”. Nevertheless, the HKADC will keep the vetting procedures under review from time to time, and invite comments from the Independent Commission Against Corruption. Where appropriate, the vetting procedures may be subject to further amendments when the proposed artist studios come into operation. Information on the tenancy application procedures, the assessment panel and review procedures of the first-term tenancy of the “ADC Artspace” is attached at **Annex**.



Ms Elaine Mak  
(for Secretary for Home Affairs)

**Application Procedures and Related Arrangements  
for the First-term Tenancy of the “ADC Artspace”**

The selection criteria, information required for the application and review procedures as set out below are detailed in the tenancy invitation document of the “ADC Artspace”. The vetting process is in line with the internal guidelines of the HKADC.

**A. The Selection Criteria**

- (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;
- (g) Priority will be given to applicants in joint tenancy when letting the studios of a larger size.

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

## **B. Assessment Panel**

Tenancy applications of the “ADC Artspace” should be vetted by an assessment panel comprising five to seven members. As the project is targeted at visual/media artists, at least half of the assessment panel members should be from the visual arts/media arts community. Candidates include HKADC members and examiners<sup>3</sup> on the HKADC list selected by lot. All assessment panel members participated in the vetting procedures are required to declare an interest. Should any conflicts of interest be found, relevant members will not be allowed to participate in the assessment process. When all applications have been marked, based on the assessment criteria and the information submitted by applicants, by the assessment panel, applicants with the highest scores will be invited in turn by the HKADC to select their preferred studios. Unsuccessful applicants will not be invited for studio selection.

The membership of the assessment panel for the first-term tenancy of the “ADC Artspace” is as follows:

- (1) Member of the HKADC Strategy Committee – Mr KO Tin-lung**  
Mr KO is the Artistic Director of Chung Ying Theatre Company. He was presented with the Artists of the Year Award in 1991, and the “Ten Years of Outstanding Achievement Award” from the Hong Kong Federation of Drama Societies in 1994.
- (2) Chairman of the HKADC Visual Art Group – Mr LEE Kam-yin**  
Mr LEE is the Chairman of the Hong Kong Lan Ting Society, specialising in Chinese calligraphy and traditional Chinese painting.
- (3) Vice-chairman of the HKADC Film and Media Arts Group – Dr HUNG Keung**  
Dr HUNG has been participating in the creation of experimental short films and videos, and conducting researches on new media arts as well as Chinese philosophy and aesthetics.

---

<sup>3</sup> The HKADC regularly invites and recruits professionals from relevant artforms to be examiners through voluntary nominations and open invitations in newspapers. These examiners will assess funding applications and make grant recommendations for the HKADC’s consideration.

**(4) Examiner specialising in visual arts and film and media arts – Ms Grace CHENG**

Ms CHENG, an independent curator, is the Director of the Art in Hospital and the Director of the Community Art Network. She once worked as the Exhibition Manager of the Hong Kong Arts Centre, gaining years of experience on organising arts projects.

**(5) Examiner specialising in visual arts and film and media arts – Mr Clive NG**

Mr NG is an instructor of the School of Design in the Hong Kong Polytechnic University.

**(6) Examiner specialising in visual arts – Mr FUNG Bing-fai**

Mr FUNG is a lecturer of the School of Arts and Social Sciences in the Open University of Hong Kong. He is also a member of the Composers and Authors Society of Hong Kong Limited, a new media and film artist, and a musician.

**(7) Examiner specialising in film and media arts – Prof Wallace CHANG**

Prof CHANG is the Chairman of the 1A Group Limited, an Associate Professor of the School of Architecture in the Chinese University of Hong Kong and the Director of Arch Design Architects Limited.

**C. Review Procedures**

In case of rejection due to improper handling procedures or incorrect information, applicants can request a review on the decision within one month after receiving a formal written notification on the application result. Applicants are required to provide concrete reasons to substantiate their requests. All review cases will be referred to the Review Committee of the HKADC which comprises four members of the HKADC and two co-opted non-Council members appointed by the HKADC. Members of the Review Committee must be free of interest over the review cases they are handling.