

收購甘棠第以開設孫中山博物館的計劃

目的

本文件旨在匯報有關收購「甘棠第」以開設孫中山博物館的計劃。

擬建的孫中山博物館

2. 孫中山先生是中國近代歷史最偉大的領袖之一。他在香港接受中學和大學教育，孕育革命思想，並且組織革命活動，與香港淵源深遠。多年來政府一直籌劃多項方案，包括設立孫中山博物館，以紀念孫中山先生的生平和在港的事蹟，從而加深市民對他在中國近代歷史所擔當重要角色的認識。

3. 當局一直為擬建的孫中山博物館物色適當選址。「甘棠第」這幢歷史建築物的結構保存良好，位處中西區，是孫中山先生就學和籌劃革命活動的地方。此外，「甘棠第」由何甘棠先生(一八六六年至一九五零年)興建，而何先生與孫中山先生同在一八八四年入讀中央書院(現時的皇仁書院)，可說素有淵源。因此，政府認為「甘棠第」是設立孫中山博物館之合適地點。

4. 俟業權移交程序於二零零四年四月完成後(詳情請參閱第 11 及 12 段)，政府會把「甘棠第」大樓進行修葺翻新工程，闢設展覽廳、活動室、資源中心等設施，以改建為孫中心博物館。博物館長期展覽的主題將包括：

- (a) 孫中山先生的生平及其在港活動，並重點介紹他在中國近代史上所擔當的角色；
- (b) 十九世紀末至二十世紀初香港在塑造近代中國的獨特角色；及
- (c) 「甘棠第」的歷史。

5. 孫中山博物館的籌建計劃將由康樂及文化事務署轄下的香港歷史博物館負責，修葺工程由建築署監督。新館的設計及規劃工作現已展開，待博物館具體的設計方案制訂後，有關部門會再諮詢議員的意見。古物古蹟辦事處會密切監督修葺翻新工程，以確保有關工程不會影響「甘棠第」的文物價值。

6. 博物館暫定於二零零六年十一月開放予市民參觀，以慶祝孫中山先生一百四十周年誕辰。由於孫中山博物館就近中山史蹟徑、中西區其他古蹟和旅遊景點，因此預計可成為區內推廣文物旅遊的重點設施。

「甘棠第」

7. 「甘棠第」於一九一四年由何甘棠先生興建。何甘棠為二十世紀初本港著名富商，亦是社會領袖和慈善家。何氏一八八六年於中央書院(即現時皇仁書院)畢業，後任渣甸洋行買辦。何氏是香港中華總商會創辦人之一。他於一九零六年出任東華三院董事局主席，其間開設了九龍半島的第一所醫院—廣華醫院。一九一五年，他創辦了香港聖約翰救傷隊，並獨力贊助救傷隊達十二年之久。

8. 一九四一年，日軍侵略香港期間，「甘棠第」成為英軍防空協會的應急站。二次世界大戰結束後，何氏家族繼續居於「甘棠第」。一九六零年，何氏家族將大樓售予一名鄭姓商人。翌年，鄭氏出售甘棠第予耶穌基督後期聖徒教會(下稱「教會」)。

9. 「甘棠第」屬英皇愛德華時期的古典建築，類似中區警署總部大樓的設計。大樓的外牆以紅磚築砌而成，門窗四周飾有花崗石，而露台則建有精巧華麗的鐵鑄圍欄。大樓內部裝修富麗堂皇，以綜合式的古典風格建成，揉合四大古典柱型的建築特色。大樓整體保養良好，原有建築改動極少。

10. 政府已於二零零四年三月十日就有關把「甘棠第」根據《古物及古蹟條例》列為法定古蹟的建議諮詢古物諮詢委員會，委員會對建議表示支持。

背景

11. 二零零二年七月，教會向建築事務監督申請拆卸「甘棠第」。當時，古物古蹟辦事處提出強烈反對。中西區區議會、地區人士和傳媒亦強烈要求保存該建築物。適逢政府正為擬建的孫中山博物館選址，再加上本文第3段所述的原因，康樂及文化事務署於二零零三年一月成立談判小組，與教會展開商討將「甘棠第」改建成博物館的建議的方案。

12. 經過多次會議商討，教會最終於二零零四年二月與政府達成共識，以港幣 5,300 萬元出售「甘棠第」予政府。雙方於二零零四年二月二十一日簽署移交意向書。正式的土地交還契據將於二零零四年三月底至四月初簽訂，以完成業權移交的程序。

康樂及文化事務署
二零零四年三月

**ACQUISITION OF KOM TONG HALL
FOR USE AS THE DR. SUN YAT-SEN MUSEUM**

Purpose

This paper serves to report on the acquisition of Kom Tong Hall (KTH) for conversion as a Dr Sun Yat-sen Museum (Dr Sun Museum).

The Proposed Dr Sun Museum

2. Dr Sun Yat-sen is one of the greatest leaders in modern Chinese history. He was closely connected to Hong Kong, a place where he received secondary and university education, nurtured revolutionary ideas and organized revolutionary activities. The Government has been developing various initiatives, including establishing a Dr Sun Museum, to commemorate Dr Sun's life and activities in Hong Kong, so as to enhance the public's understanding of the important role played by Dr. Sun in the history of modern China.
3. The Government has been trying to identify a suitable site for the Dr Sun Museum. The historical building of KTH is structurally well-maintained, and is located in the Central and Western District where Dr. Sun had studied and organized revolutionary activities. Besides, KTH was built by Mr Ho Kom-tong (1866-1950), who had a strong personal association with Dr Sun as they were both admitted to the Central School (presently Queen's College) in 1884. The Government therefore considers that KTH is a suitable venue to accommodate the proposed Dr Sun Museum.
4. Upon completion of the surrender in April 2004 (please refer to paragraphs 11 and 12 for details), the building of KTH would be refurbished to accommodate exhibition galleries, activity rooms, resource centre etc. for conversion into a Dr Sun Museum. The theme of the proposed Museum would primarily cover:
 - (a) the life of Dr Sun and his activities in Hong Kong, with a focus on the role he played in modern Chinese history;

- (b) the unique role of Hong Kong in the shaping of modern China from the late 19th to early 20th century; and
- (c) the history of KTH.

5. The Hong Kong Museum of History under the Leisure and Cultural Services Department (LCSD) will take up the planning of the Dr Sun Museum, whereas the Architectural Services Department will supervise the conversion works. The design and planning work of the new museum has commenced. Members' view will be sought again when a consolidated proposal is drawn up. The Antiquities and Monuments Office (AMO) will closely monitor the restoration work to make sure that no adverse impact would be caused to the building.

6. The Museum is tentatively scheduled for opening to the public in November 2006 to celebrate the 140th anniversary of Dr Sun's birthday. Being in close vicinity of the Sun Yat-sen Historical Trail and other heritage and tourist attractions in the Central and Western District, it is anticipated that the Dr Sun Museum would serve as an anchor point to promote cultural tourism in the area.

Kom Tong Hall

7. KTH was constructed in 1914 by Mr Ho Kom-tong, a prominent businessman, community leader and philanthropist in Hong Kong in the early 20th century. In 1886, after graduating from the Central School (now Queen's College), Ho became a comprador of the Jardine, Matheson & Co. Ltd. He was one of the founders of the Chinese General Chamber of Commerce. He became the Chairman of the Tung Wah Hospital Board of Directors in 1906 and founded the Kwong Wah Hospital as the first hospital in the Kowloon Peninsula. In 1915, he founded the St. John Ambulance Brigade in Hong Kong, and for 12 years was its sole benefactor.

8. When the Japanese invaded Hong Kong in 1941, KTH was used by the British Air Raid Precaution Association as an emergency station. After the Second World War, KTH remained the residence of the Ho family until 1960, when a merchant surnamed Cheng took possession of the building and in the next year sold it to the Church of Jesus Christ of Latter-day Saints (the Church).

9. KTH is built in Edwardian classical style similar to the headquarters block of the Central Police Station, featuring red brick walls,

granite dressings around windows and doors and ornate ironwork on balconies. Internally the building is richly decorated in composite classical style borrowing architectural features from the four Classical Orders. The building is on the whole very well maintained and shows only very minor alterations to the original structures.

10. The Antiquities Advisory Board had been consulted on 10 March 2004 regarding the proposal of declaring KTH as a Monument under the Antiquities and Monuments Ordinance. The Board supported the proposal.

BACKGROUND

11. In July 2002, the Church submitted an application to the Building Authority to demolish KTH. The AMO then raised strong objection to the plan. There were also strong appeals from the Central and Western District Council, the local community and the media to save the building. Coincided with the Government's search for a site to set up the Dr Sun Museum and for reasons as elaborated in paragraph 3 above, a negotiation team led by the LCSD was formed in January 2003 to discuss with the Church plans to convert KTH into a museum.

12. After a series of meetings, the Church accepted the Government's proposal in February 2004 to surrender KTH at a consideration of \$53 million. A Letter of Intent indicating the consensus has been signed on 21 February 2004, and a Deed of Surrender will be signed as a formal agreement in late March to early April 2004 to complete the transfer.

Leisure and Cultural Services Department
March 2004