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香港建築師學會
The Hong Kong Institute of Architects

11 June 2012

By Post

Our Ref. : BLA/DevB/CGOWW/DL/cw/1205

Mrs Carrie Lam, GBS, JP
Secretary for Development
Development Bureau
18/F, West Wing, Central Government Offices
2 Tim Mei Avenue
Tamar
Hong Kong

Dear *Carrie*,

Redevelopment of the West Wing, Old CGO

We refer to our letter of 31 December 2010 regarding the development proposal for the West Wing of Central Government Offices and the revised proposal published by the government subsequently.

The Institute has always emphasized on a balanced approach towards development and heritage conservation and our views and recommendations regarding the Central Government Office Ensemble are put forward herewith for your consideration:-

The HKIA maintains the views that:

1. The entire Central Government Office Ensemble has particular architectural, planning and heritage value; the overall integrity of which should not be altered unless the above issues have been properly addressed to the benefits of the community at large.
2. The entire Ensemble must be retained by the government and no part of any such should be delineated for private ownership or development.
3. The grading exercise currently undertaken by the Antiquities Advisory Board is supported. We are of the opinion that the entire Ensemble should be graded as one entity, taking into consideration the overall architectural, historical, and social values, together with the collective memory of the community as a whole.
4. If financial incentive or office demand in the Central is the reason to opt for a redevelopment scheme instead of a full conservation scheme – by which the West Wing has to be removed to make way for a new development, the public needs to deliberate on the two options, with financial and cultural merits of both schemes made available.



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The HKIA recommends the following:-

1. We recommend the government to carefully study the alternative option of keeping the West Wing and let the public consider the merits of both schemes before proceeding with the final decision.
2. The future development and usage of the entire Central Government Office Ensemble should be examined together with the public in a holistic manner including the possibility to allow the entire Ensemble be accessible and for the enjoyment of the public.
3. To this effect, the HKIA proposes to launch an open Project Design Competition, in joint-hand with the government and other professional institutes, by which different facets of redevelopment / conservation possibilities of the entire Government Hill Precinct together with its adjoining areas could be explored and followed by more comprehensive public consultations.

Yours sincerely

Dominic K K Lam FHKIA RA
President

Encl

c.c. Prof Hon Patrick Lau, Member, Legislative Council (Architectural, Planning and Surveying)