

**Half Day Symposium on
Revitalisation of Factory and Old Buildings**

*A unique experience of setting up and
running the HK first artist village*

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Hong Kong Creative Arts Centre Limited

22 January 2010



In the past.....



Now.....

JCCAC
Jockey Club Creative Arts Centre
賽馬會創意藝術中心



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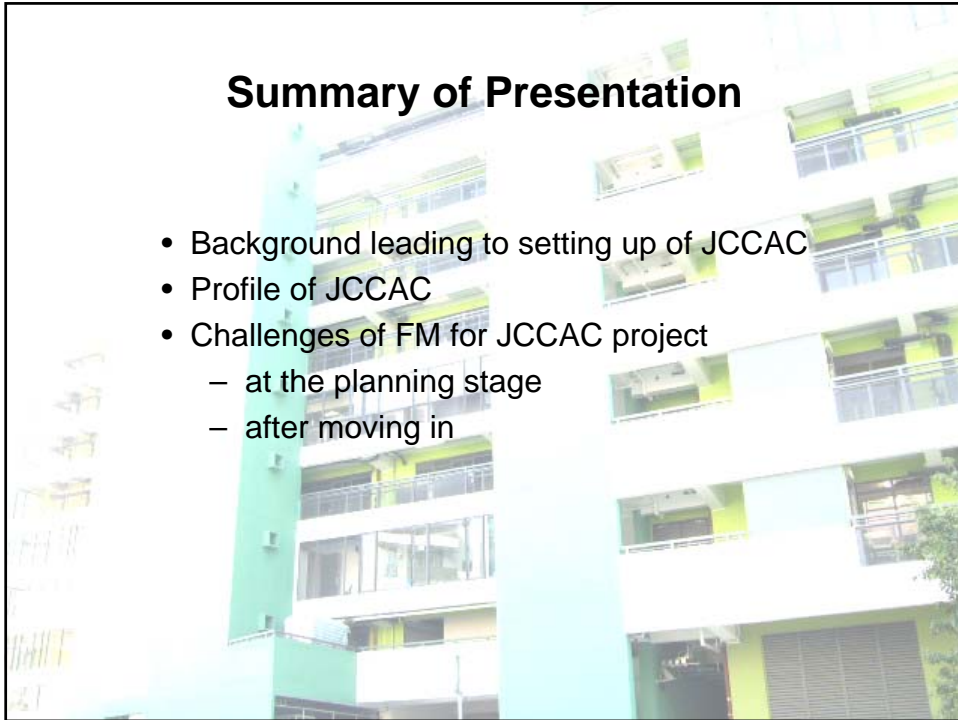


JCCAC
Jockey Club Creative Arts Centre
賽馬會創意藝術中心



Summary of Presentation

- Background leading to setting up of JCCAC
- Profile of JCCAC
- Challenges of FM for JCCAC project
 - at the planning stage
 - after moving in



Background leading to setting up of JCCAC

Why an old factory building for art?

- economic recession led to studios in industrial buildings, e.g. Fotan
- studios are scattered and isolated from one another, not conducive to exchanges and collaborations



Background leading to setting up of JCCAC

What an artist village at SKMFE can do?







- becomes a focal point for artists and art groups to practise, display art works and exchange ideas, organize visual/performing art-related activities
- allows meaningful interflow among artists and art groups and engagement of all kinds of novice artistic undertakings



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Background leading to setting up of JCCAC

The parties involved

- Hong Kong Baptist University  香港浸會大學
HONG KONG BAPTIST UNIVERSITY
- Hong Kong Arts Development Council  香港藝術發展局
Hong Kong Arts Development Council
- Hong Kong Arts Centre  HONG KONG ARTS CENTRE
香港藝術中心
- The Hong Kong Jockey Club Charities Trust (\$94.4 million)  香港賽馬會慈善信託基金
The Hong Kong Jockey Club Charities Trust
- Home Affairs Bureau 
- P&T Architects and Engineers Ltd 

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Profile of JCCAC

- communal facilities

Black Box Theatre



Galleries



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Profile of JCCAC

- communal facilities

Central Courtyard



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Profile of JCCAC

- commercial outlets

Coffee house



Paint and art supplier



Glass studio and workshop



Tea house



Commercial art gallery



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Challenges of FM in JCCAC project (Planning Stage)

Problem of old building

- SKMFE built in 1977, decommissioned in 2000
- old factory buildings issues: water seepage and concrete spalling
- renovation adhered to the modern day licensing and safety regulations (examples)
 - enhanced the fire escape route
 - enhanced disabled access



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Challenges of FM in JCCAC project (Planning Stage)

Importance of preserving heritage items

- revitalization: a creative way to preserve our past and promote the development of local arts and culture in HK
- preserved 27 pieces of old factory unit signage

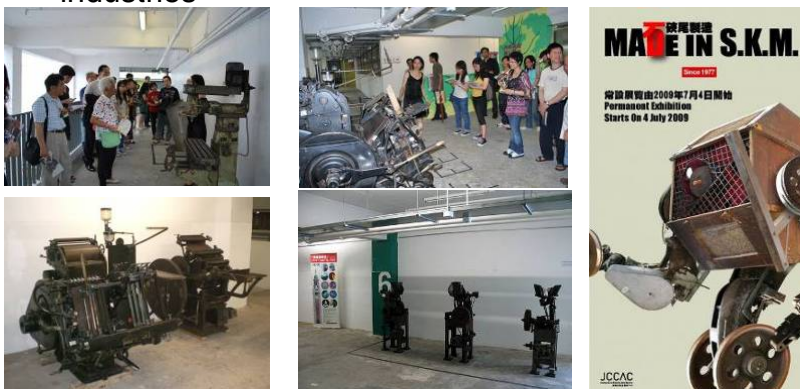


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Challenges of FM in JCCAC project (Planning Stage)

Importance of preserving heritage items

- conserved and restored left-over industrial machines
- pay tribute to the shining history of the city's thriving industries



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Challenges of FM in JCCAC project (Planning Stage)

Know and meet tenants' needs – at design stage

- studio units - diversified expectations and requirements
- provided standard facilities
 - socket outlets, simple lighting, telephone and broad band circuit, water basin, power points and piping for split-type air-conditioning installation, and exhaust fan and air ducts
- tenants pursued fitting-out works at their own cost



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Challenges of FM in JCCAC project (Planning Stage)

The need to consult stakeholders

- Government
- strategic partners
- SSP District Council
- art community
- district interest groups



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Challenges of FM in JCCAC project (Planning Stage)

Planning for the Centre facilities

- small-sized theatre and galleries
 - BBT: 104 seats; galleries: 2,500 ft², 4,500 ft²



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Challenges of FM in JCCAC project (Planning Stage)

Planning for the Centre facilities

- the need for PPE licence
 - extra resources spent
 - rental income loss
- lesson – need close communication with the Government authorities



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Challenges of FM in JCCAC project (Planning Stage)

Planning for the Centre facilities

- high quality equipment and fixtures
 - high operational and maintenance costs
 - guidelines to protect expensive equipment and fixtures
 - wooden flooring
 - no nails on display panels



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Challenges of FM in JCCAC project (Planning Stage)

Planning for the Centre facilities

- a plain venue with basic equipment and fixtures
 - save running costs
 - prompt the artists to be more creative
- smart card and CCTV systems to enhance security control



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Challenges of FM in JCCAC project (Planning Stage)

Planning for the Centre facilities

- leave communal (green) space on each floor
- create display space and enhance art exchanges among tenants



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Challenges of FM in JCCAC project (After Moving-in)

Handle complaints from local community

- handled neighbour's light pollution complaint
 - reduce no. of public lights
 - switch on only essential lights in the evening
 - saved energy cost by almost 20%.



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Challenges of FM in JCCAC project (After Moving-in)

Immersion into the local community

- increased presence in the community
 - signage along the footpaths from MTR stations set up by Government
 - footpath surrounding JCCAC repaved by Government



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Challenges of FM in JCCAC project (After Moving-in)

Zoning of units

- 124 units
- zoning planned: noisy vs quiet units
- zoning plan not having considered:

open studios

- generate visitor flow
- face Central Courtyard
- on lower floors

vs close-door studios

- focus on their art creation work
- facing the streets
- on higher floors



Challenges of FM in JCCAC project (After Moving-in)

Know and meet tenants' needs – a continuous process

- quarterly consultations and other channels to gather tenants' opinions
- flexibility exercised in display of art work at public areas
- anchor point facilities for banner hanging



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Challenges of FM in JCCAC project (After Moving-in)

Know and meet tenants' needs – a continuous process

- In response to tenants' request:
 - an Artwork Display Project – use of communal (green) space on each floor
 - Art Promotion Schemes for Central Courtyard and Galleries



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Challenges of FM in JCCAC project (After Moving-in)

Manage centre-tenant relationship

- diverse views of tenants
- creativity - a free environment
 - rules and regulations, some for statutory safety reasons
 - considered nuisances to tenants



Challenges of FM in JCCAC project (After Moving-in)

Manage centre-tenant relationship

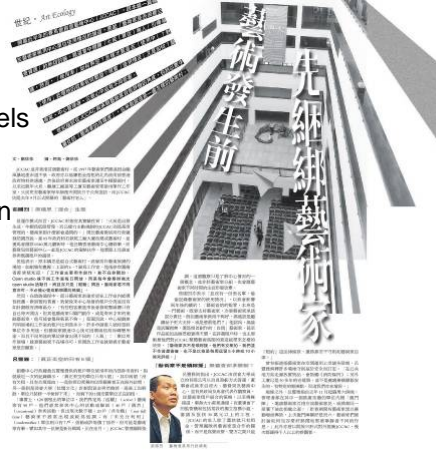
- balance between safety and the tenants' needs
 - personal belongings in the corridors
 - fire escape passage versus need to display art works
- establish rapport and continuous dialogue with tenants



Challenges of FM in JCCAC project (After Moving-in)

Manage centre-tenant relationship

- tenant relations
 - operation and facilities inadequacies at the start
 - establish communication channels with tenants
 - be very tactful and diplomatic in dealing with external intervention



Thank you