

## King Yin Lei



### Heritage Significance

King Yin Lei was built in around 1937. The Building was a private residence with strong association with two famous families. It was built in fine “Chinese Renaissance” style combining the Chinese and Western architectural influences in a sophisticated manner, demonstrating the superb building technology and craftsmanship in Hong Kong’s early colonial period and reflecting the rising status and growing wealth of the Chinese community before World War II. The “East-meets-West” construction methods have made the building a rarity in Hong Kong and an outstanding piece of art.

King Yin Lei at No. 45 Stubbs Road, Hong Kong, was declared a monument for permanent protection in 11 July 2008 by the Secretary for Development, in her capacity as the

Antiquities Authority, under the Antiquities and Monuments Ordinance (Cap. 53). The declaration was an important milestone in the conservation of King Yin Lei.

### Preservation Option

Under a new heritage conservation policy announced by the Chief Executive in his Policy Address in October 2007, the Government acknowledges the need to provide suitable economic incentives to encourage private owners to preserve historic buildings in their ownership. In implementing this policy, we aim to strike a proper balance between preservation of historic buildings and respect for private property rights.

The Chief Executive in Council approved the proposal for a non-in-situ land exchange on 2 December 2008. Under the proposed land exchange, the owner will surrender the whole site of King Yin Lei to Government for preservation and revitalisation, while the Government will grant an adjacent man-made slope site of roughly the same size to the owner for private residential development. The proposed development will not adversely affect the density, traffic load, landscape and greenery of the area.

The Commission for Heritage's Office will consult the public and devise proposals for its revitalisation. Our guiding principle is to put King Yin Lei to adaptive re-use and turn it into an attraction for local residents as well as tourists.

### Restoration Works

The Commission for Heritage's Office has also been actively liaising with the owner on the restoration works of King Yin Lei. The owner had agreed to carry out the restoration works on the building under the supervision of the Antiquities and Monuments Office (AMO) at his own cost.

The AMO commissioned Professor Tang Guohua of the School of Architecture and Urban Planning of Guangzhou University to assess King Yin Lei's heritage value and to advise on the restoration works. Professor Tang confirmed the heritage value of the Building, and considered that the original appearance of the Building could be restored up to 80% while its heritage value could be basically maintained. The restoration works will be carried out in two phases. The first phase covers restoration of the roof tiles while the second phase will focus on the restoration of external walls and internal decoration. The first phase started in September 2008. The whole restoration works is expected to be completed in 2010. The Government will make all efforts to restore the heritage value of King Yin Lei.