



# HERITAGE CONTINUANCE

*King Yin Lei*

築見傳承 景賢里

Development Bureau 發展局

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## FOREWORD

Unlike most government publications, this photo book on King Yin Lei was not planned: it just happened. About a month after we held public open days at King Yin Lei in April and May 2011, an elegantly presented book showing beautiful pictures of this historic mansion, its distinct architectural features and the gardens arrived on my desk. I came to learn that the photos were taken during the open days by Mr Nicholas Kitto, a photographer with a special interest in shooting historic sites and buildings and who has an ambition to capture each and every one of Hong Kong's declared monuments with his camera. With Mr Kitto's kind permission for the free use of his photos, we are producing this book for more people to admire his photos which capture the meticulous and fine craftsmanship of the working team and in turn to appreciate the efforts made by the team in successfully restoring King Yin Lei to its former glory. I wish to express my heartfelt gratitude to Mr Kitto.

Almost all historic buildings have their own story and King Yin Lei is no exception. Situated at 45 Stubbs Road of Hong Kong, King Yin Lei was built by Mr Shum Yat-chor and Mrs Shum Li Po-lun in 1937. Mr Shum was a notable merchant and philanthropist in Guangdong Province. With the richness and details in Chinese architectural features and the Western architecture's influence in structure, material and plan, this historical residence could be most probably defined as an outstanding work that reflects the design and construction excellence in both Chinese and Western architecture in Hong Kong's pre-war period.

In addition to being one of the few surviving examples of pre-war Chinese Renaissance architecture in Hong Kong, King Yin Lei is

also the first case of a privately-owned historic building preserved under statutory powers of the Antiquities Authority and a new policy initiative of the Hong Kong Special Administrative Region Government to offer suitable economic incentives to the owner concerned. Through a land exchange, the owner surrendered the whole site of King Yin Lei to the Government in exchange for an adjacent man-made slope site of roughly the same size for private development.

King Yin Lei is also the subject of probably the most extensive and challenging restoration works that have ever taken place in Hong Kong. After two years' of hard work under the supervision and guidance of Professor Tang Guohua of the Guangzhou University, the building was completely restored in December 2010. The restoration process is the subject of another book written by Professor Tang and a video commissioned by the Development Bureau.

The story of heritage buildings will not end. With the public's initiative and enthusiasm to support our heritage conservation work, like that of Mr Kitto, the story of King Yin Lei will perpetuate.

*Mrs Carrie Lam*

*Secretary for Development*

*The Government of the Hong Kong Special Administrative Region*

## 前言

有別於大部分的政府刊物，這本景賢里攝影集並非預先定下的工作，一切純屬偶然發生。在我們於二〇一一年四、五月期間舉辦景賢里開放日後約一個月，我在辦公桌上發現一本印刷精美的書籍，書內的相片展示了這幢優美的歷史大宅，其獨特的建築特色和雅致的花園。我隨後得悉這些圖片由攝影師祺力高先生在景賢里開放日期間拍攝。他對拍攝歷史遺址和建築特別有興趣，並矢志將香港每一幢法定古蹟收錄於自己的鏡頭下。祺先生慷慨讓我們免費使用他的相片製作這本攝影集，讓更多人透過這些相片欣賞工作團隊精細及卓越的工藝，從而敬佩工作團隊的努力，令景賢里得以回復昔日的光采。我謹向祺力高先生致以衷心的謝意。

差不多所有歷史建築背後都有自己的故事，景賢里亦不例外。座落於香港司徒拔道45號的景賢里，於一九三七年由廣東商人及慈善家岑日初先生及其夫人岑李寶麟女士所建。這幢歷史大宅既具有豐富而細緻的中西建築特色，又在結構、用料和設計上糅合了西方建築風格，充分反映了本港戰前中西建築藝術的巧妙設計和非凡做工。

景賢里除了是香港現存少數戰前中國文藝復興建築的例子外，亦是古物事務監督首次透過其法定權力，並以香港特別行政區政府新文物保育政策下向業主提供經濟誘因而得以保存下來的私人擁有的歷史建築。業主

透過換地安排把整個景賢里地段交予政府，以交換毗鄰景賢里的一幅面積相若的人造斜坡地段供發展之用。

景賢里亦可說是香港最大規模及最富挑戰性的復修工程。在廣州大學湯國華教授兩年來努力不懈的督導下，復修工程已在二〇一〇年十二月完成。湯教授並著書記載整個復修過程，而發展局亦為此製作了一套紀錄片「復見景賢里」。

歷史建築的故事不會完結，只要有公眾如祺力高先生一樣主動參與和熱情支持我們的文物保育工作，景賢里的故事將會延續下去。

*香港特別行政區政府*

*發展局局長林鄭月娥*

## ARCHITECTURAL FEATURES

### 景賢里建築特色



More than a home, King Yin Lei is a traditional Chinese mansion, almost a palace, and was one of the first of its kind in its neighbourhood. Today the building is among the finest remaining pre-war specimens of Chinese Renaissance architecture in Hong Kong.

King Yin Lei is also more than a mansion. With its elegant rooftop tantalisingly seen from the main road up to the Peak, the mansion has become a beloved landmark for generations of people in Hong Kong. How many of us have peered over the wall and gateway since 1937, when the mansion was built?

The hip-and-gable roof denotes the building's status, as does the full set of traditional Chinese ornaments, like the pearl at the top of the main roof. In fact, the mansion has been the home of two very prominent Chinese families. The home has also been used as a set for various films over the decades when a Chinese style mansion was needed.

The architecture follows the traditional three-sided layout of a courtyard house, with a central hall, two wings, and an open area facing south. There is an interesting exception, however: the wings were built at an angle from the central house instead of perpendicular to it. The result is a uniquely shaped courtyard - one that fans out wider and larger, allows in more light and air, and offers a framed view of the sky.

Construction of the mansion involved advanced Western building technology of the day, such as a lightning protection system, reinforced concrete for columns and floor slabs, and a comprehensive surface water system hidden underneath the home.

Refinement is evident throughout, with a fine mix of East and West in the exterior and interior: terrazzo, glazed roof tiles, red fair-faced brickwork, marble tiles, timber flooring and Canton floor tiles. The breathtaking array of patterns includes ceramic mosaics laid in various geometric arrangements, windows designed in elegant Chinese forms, and a Chinese Dining Hall with a mesmerising concentric radiating pattern on the ceiling.

景賢里是一個不平凡的家宅，它是一座儼如宮殿般的傳統中式府第，在鄰里中出類拔萃。今天，景賢里是戰後在香港保存最好的中國文藝復興建築物之一。

景賢里不只是一座府第，沿司徒拔道往來山頂的人，總會給它誘人的綠色瓦頂吸引，它已變成歷代香港人心目中的地標。自一九三七年建成以來，不少人都希望一窺內貌的風采。

歇山式的屋頂，綴以傳統中式裝飾，正如在主樓屋頂的寶珠，都標誌着景賢里尊崇地位。景賢里曾是香港兩個顯赫華人家族的居所，更曾是不少電影的拍攝場地。

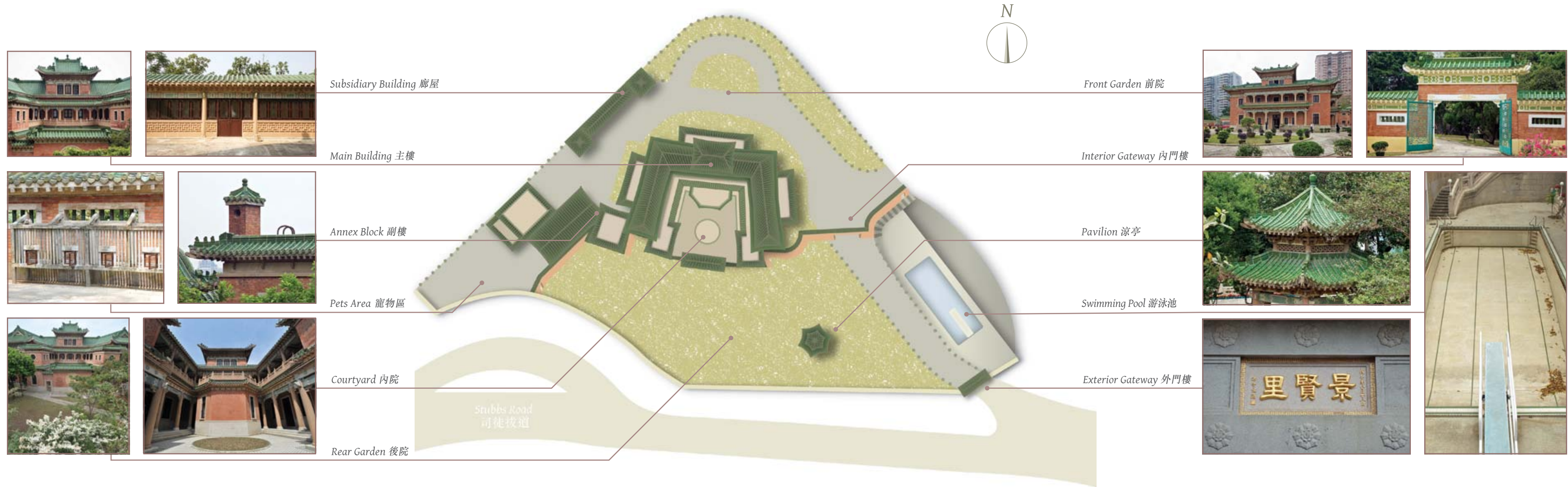
大宅採用嶺南傳統的「三合院式」布局，主樓加兩翼，開口朝南，形成內院。與傳統不同之處，是兩翼稍為張開，而並非與主屋垂直，內院寬敞及獨特的布局，可以透進更多的陽光和空氣，也勾劃出一片猶如鑲在畫框的藍天。

大宅引進了當時西方先進的建築技術，好像避雷裝置、鋼筋混凝土牆身和樓板，也有完整的隱蔽式排水系統等。

景賢里裏裏外外的裝飾皆糅合中西建築特色，精美細緻的水磨石、琉璃屋瓦、清水紅磚、雲石地磚、柚木地板、廣東大階磚等比比皆是。鋪砌成幾何圖案的馬賽克，中式設計的門窗，與中餐廳天花的放射形設計互相輝映，倍覺迷人。

MAP OF KING YIN LEI

景賢里地圖





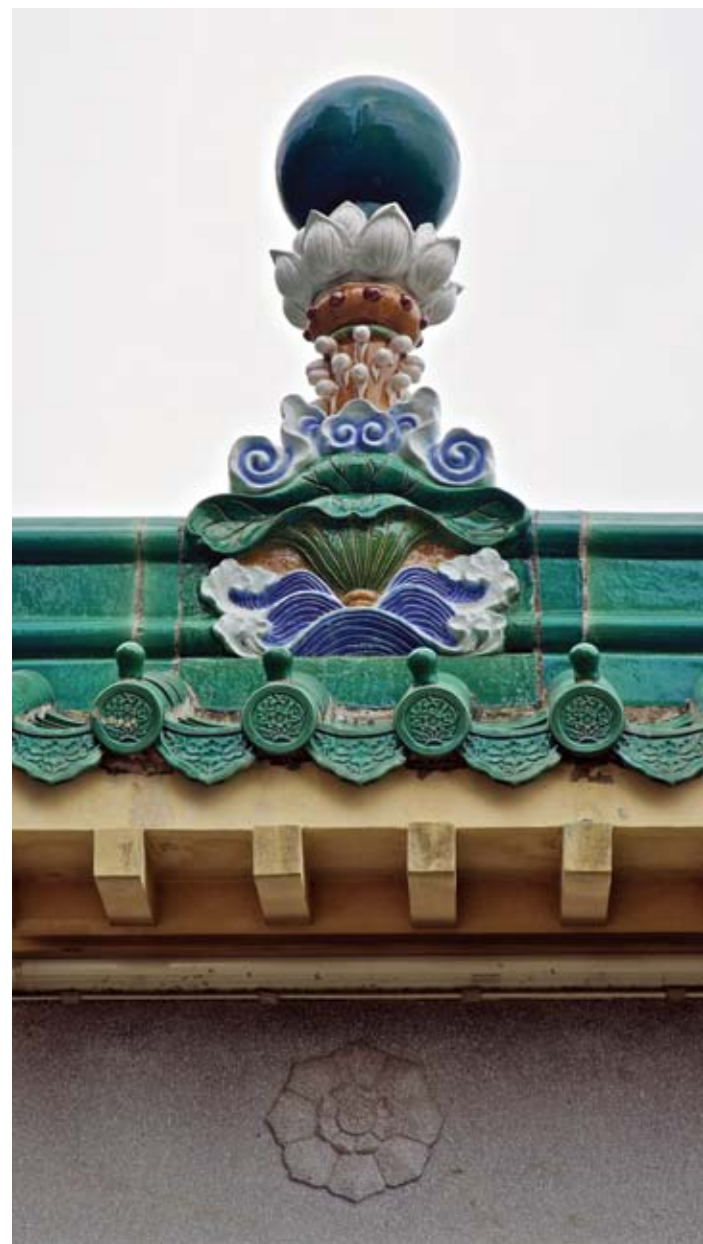
## OVERVIEW OF KING YIN LEI

### 景賢里概覽

*King Yin Lei – a home where the red brick walls project warmth, especially during the gentle hours of dawn and dusk. A home with a rooftop elegantly tiled in green, the colour blending with the surrounding scenery. A home with gardens and a pavilion, stately columns and spacious grounds.*

景賢里以紅磚作外牆，在晨曦及日暮時分散發出絲絲暖意；綠色的琉璃瓦屋頂與四周綠意融為一體；主樓外有花園、亭台、柱樑，還有開闊的空間。





10  
Exterior Gateway  
外門樓



11  
Interior Gateway  
內門樓



12  
Interior Gateway  
內門樓



13  
Interior Gateway  
內門樓





14  
Pavilion  
涼亭



15  
Annex Block  
副樓



16  
Front Garden  
前院



17  
Main Building  
主樓



18  
Main Building  
主楼



19  
Main Building  
主楼



20  
Main Building  
主樓



21  
Main Building  
主樓



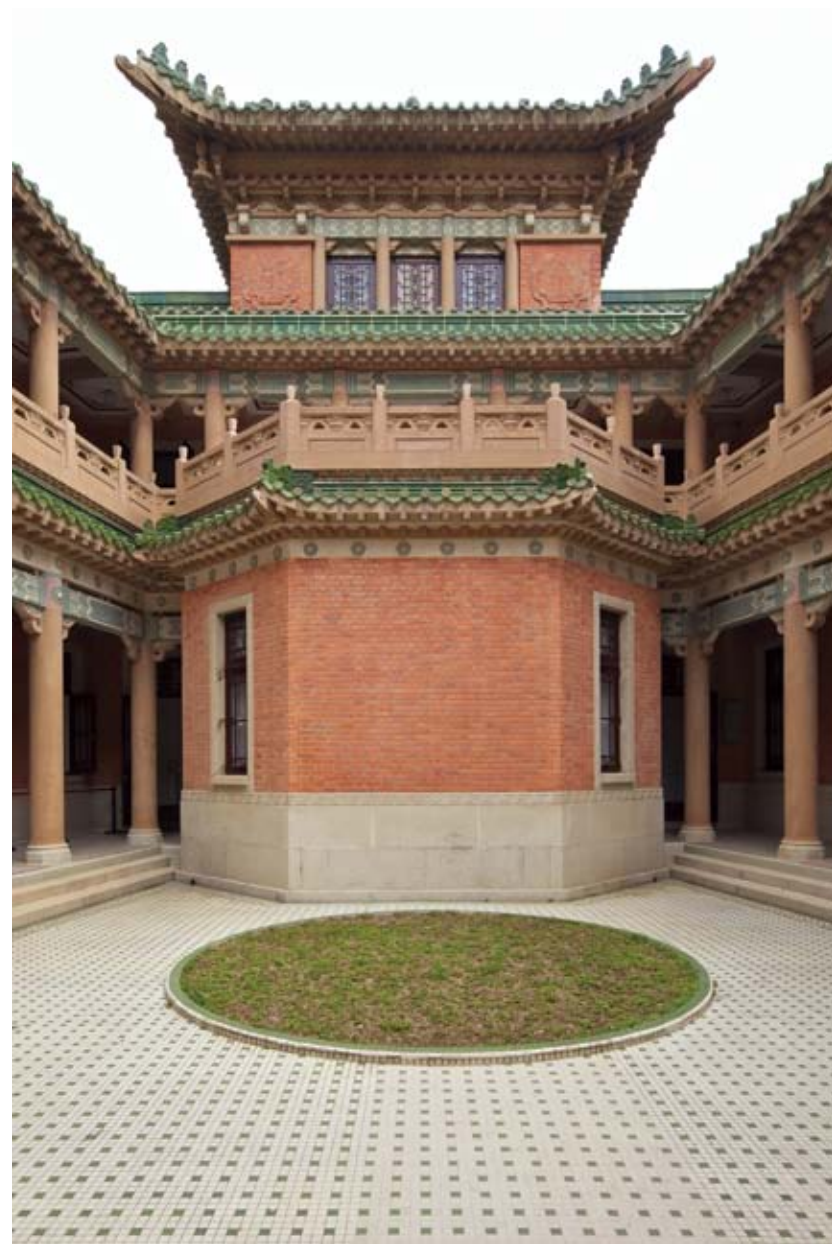
## EXTERIOR VIEWS

### 樓外景觀

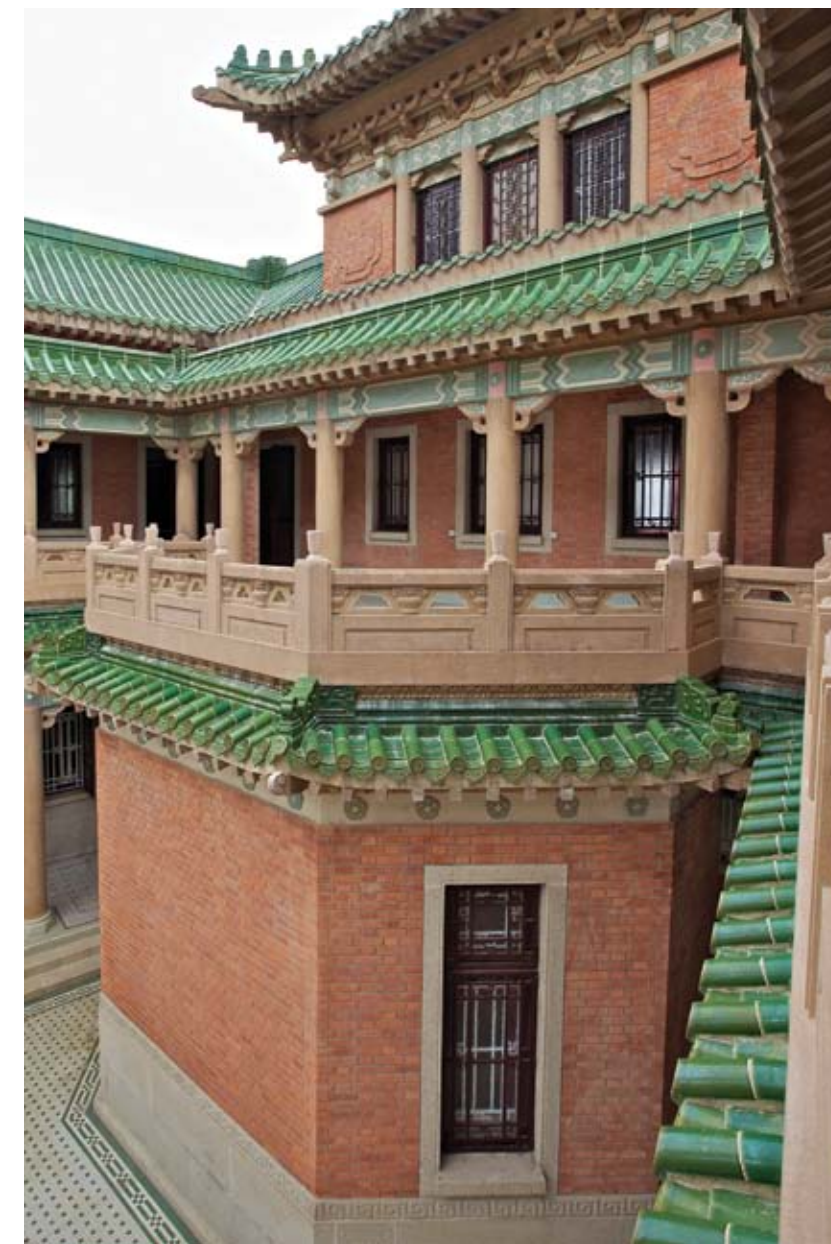
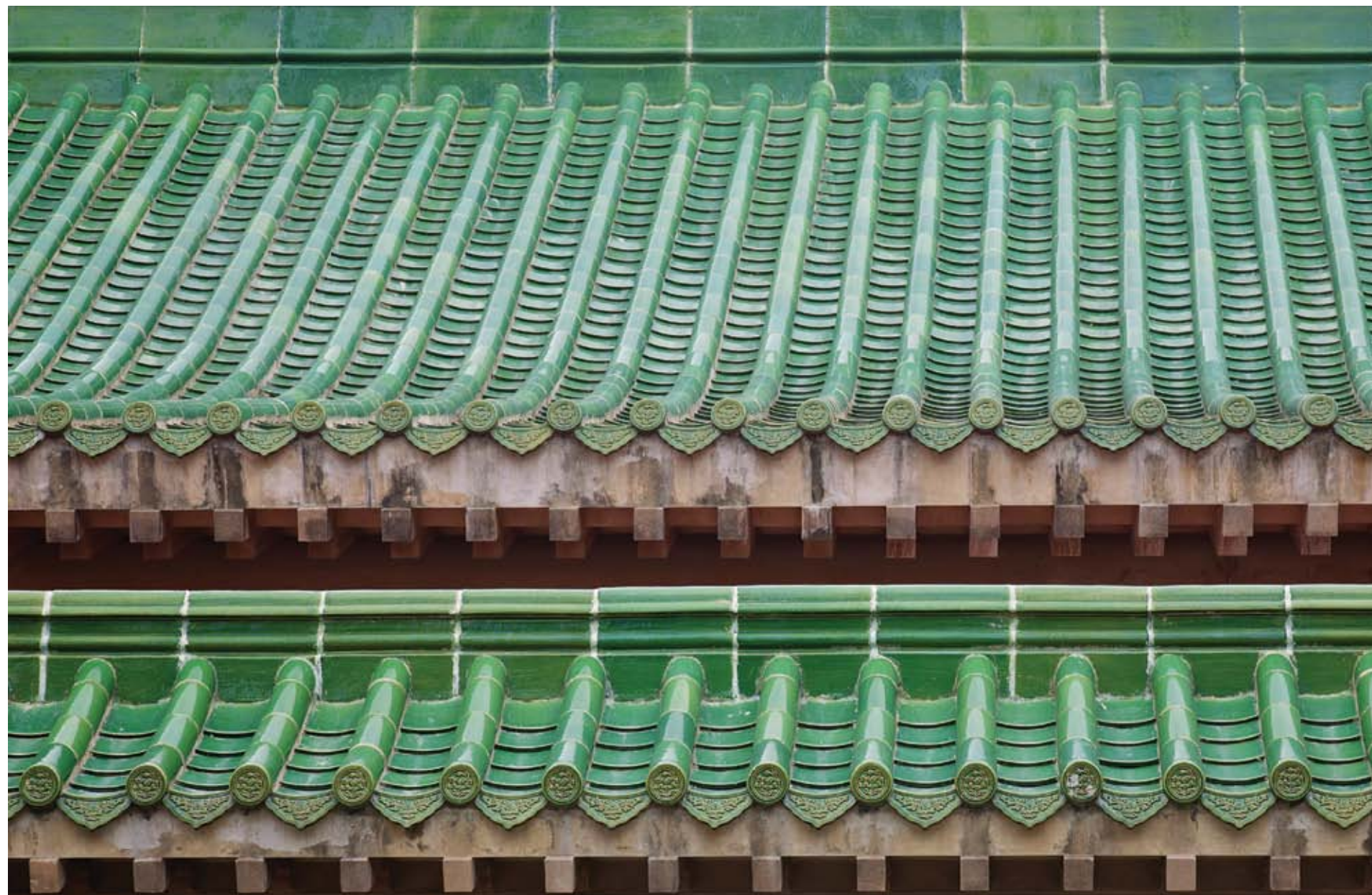
*Step out through the front door into a garden in the shape of a half moon. The valley and city and harbour spread out beyond, and the sky is open, unobstructed. Should the sunshine become too warm, there is the coolness of the courtyard, the pavilion in the southern garden, shaded balconies that enclose the home, and a secluded swimming pool perfumed by an overhanging white jade orchid tree.*

踏出大宅的正門是一個半月形花園，城市景色和遼闊的海港盡收眼簾，一望無際。  
大宅的內院、南面花園的涼亭、環繞着大宅的陽台、或是遠處飄逸着白蘭樹香的泳池，  
都是乘涼避暑的好地方。

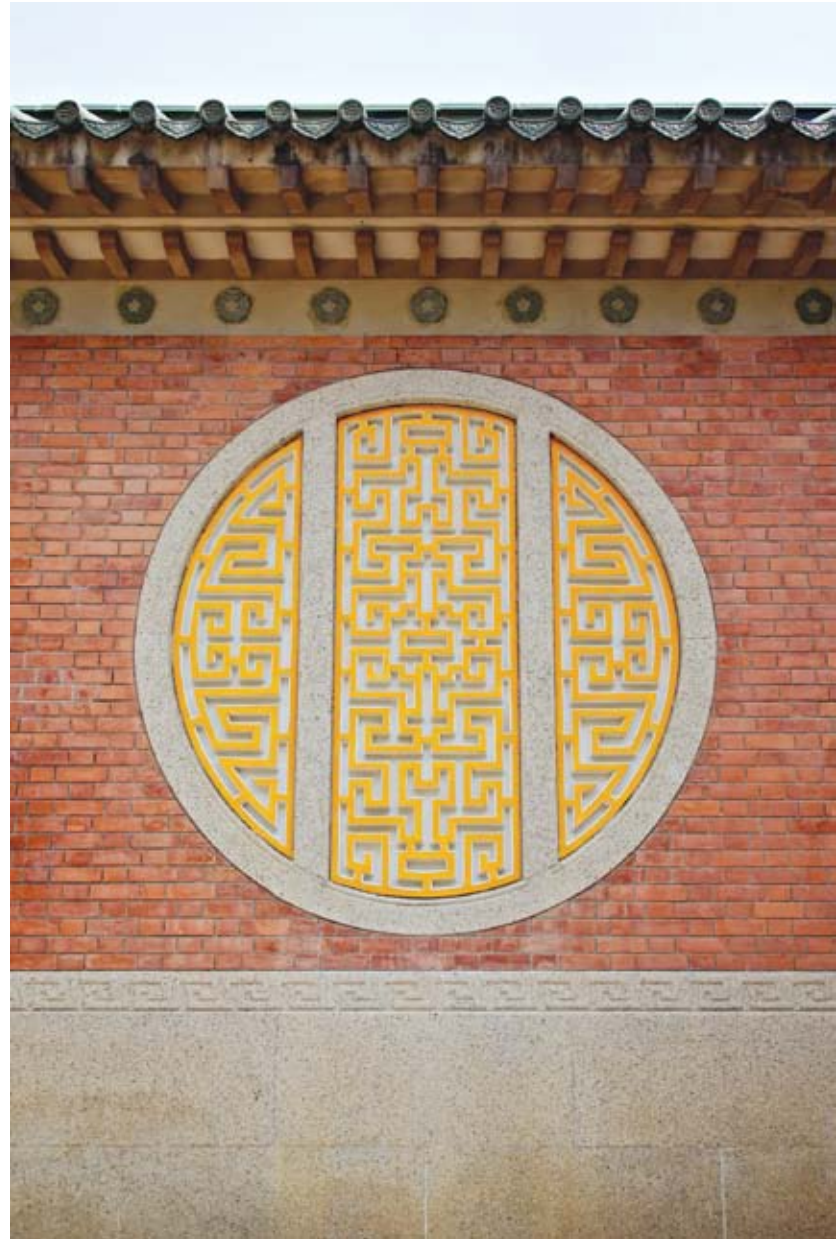




24  
Courtyard  
内院



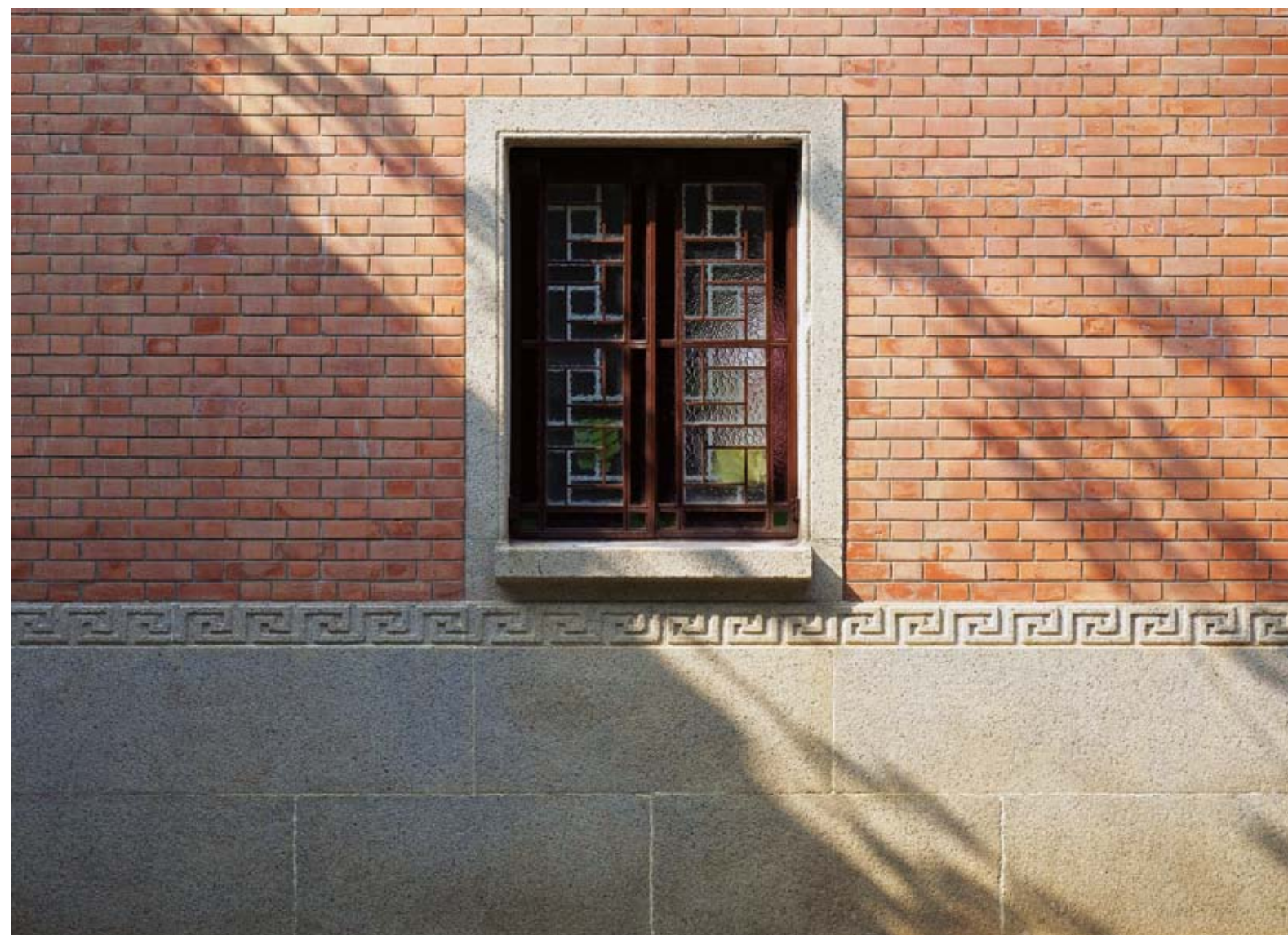
25  
Courtyard  
内院



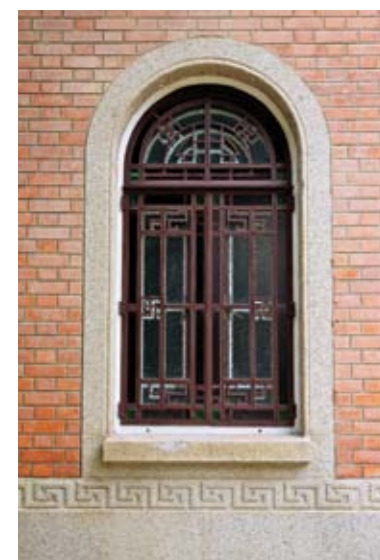
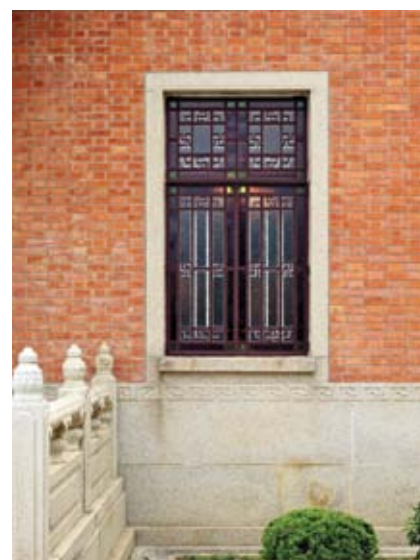
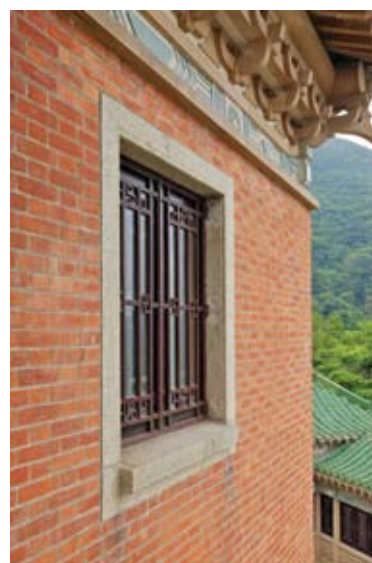
26  
Courtyard  
内院



27  
Swimming Pool  
游泳池



28  
Doors & Windows  
門窗



29  
Doors & Windows  
門窗



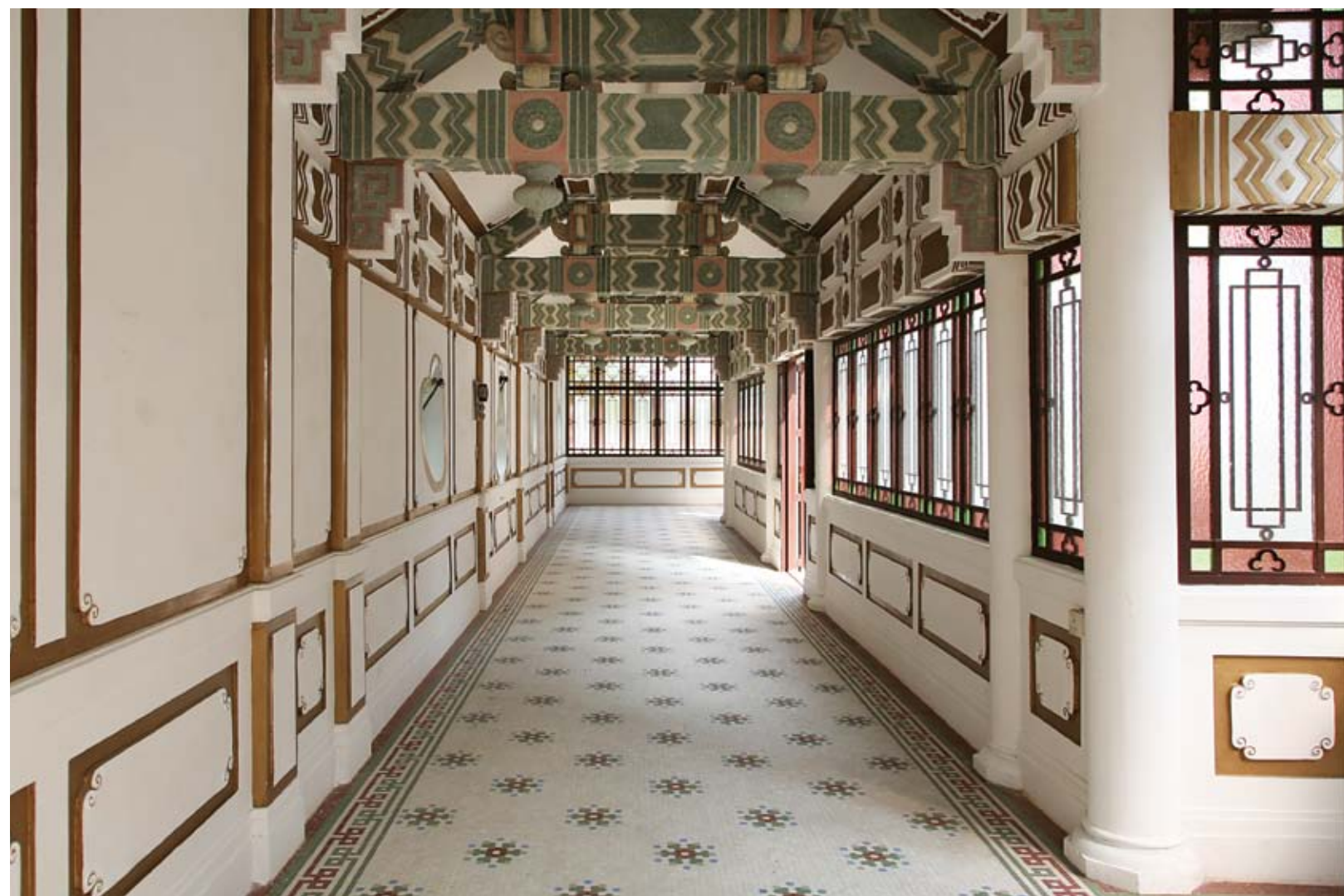


30  
Doors & Windows  
門窗

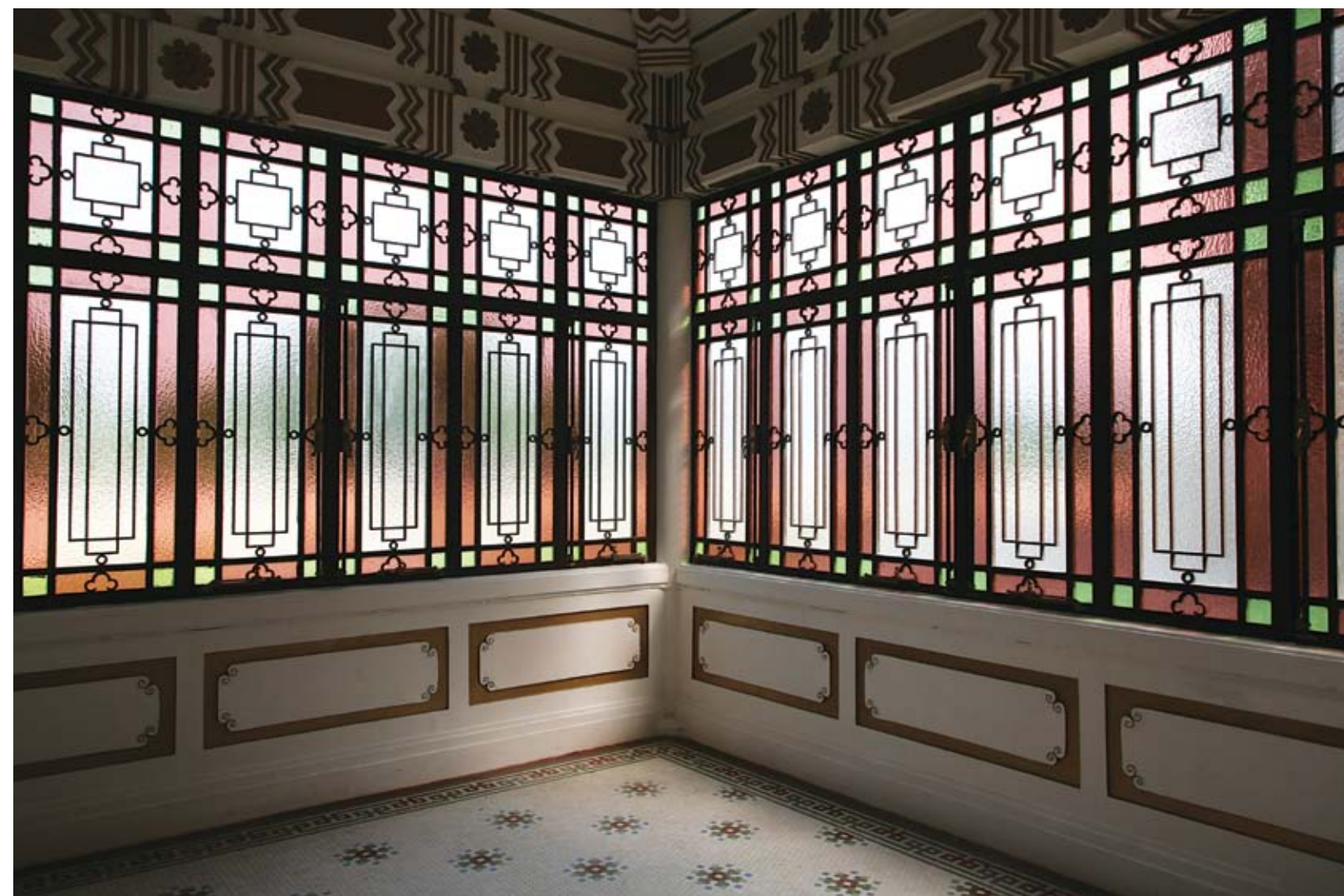


31  
Doors & Windows  
門窗





32  
Subsidiary Building  
廊屋



33  
Subsidiary Building  
廊屋



## INTERIOR VIEWS

### 室內景觀

*Inside, opulent halls are both round and rectangular, with handmade marble mosaics, teak floors, ceramic mosaics, fine mouldings, exquisite Chinese- and Western-style furniture, brilliant red and green carpets, and multi-coloured glass doors and windows. Bedrooms offer quiet wooded views, a bathroom features playful pink tiles, and a kitchen comes in a pale yellow. There's even a walk-in strongroom. The cats and dogs live in their homes in the far west of the grounds.*

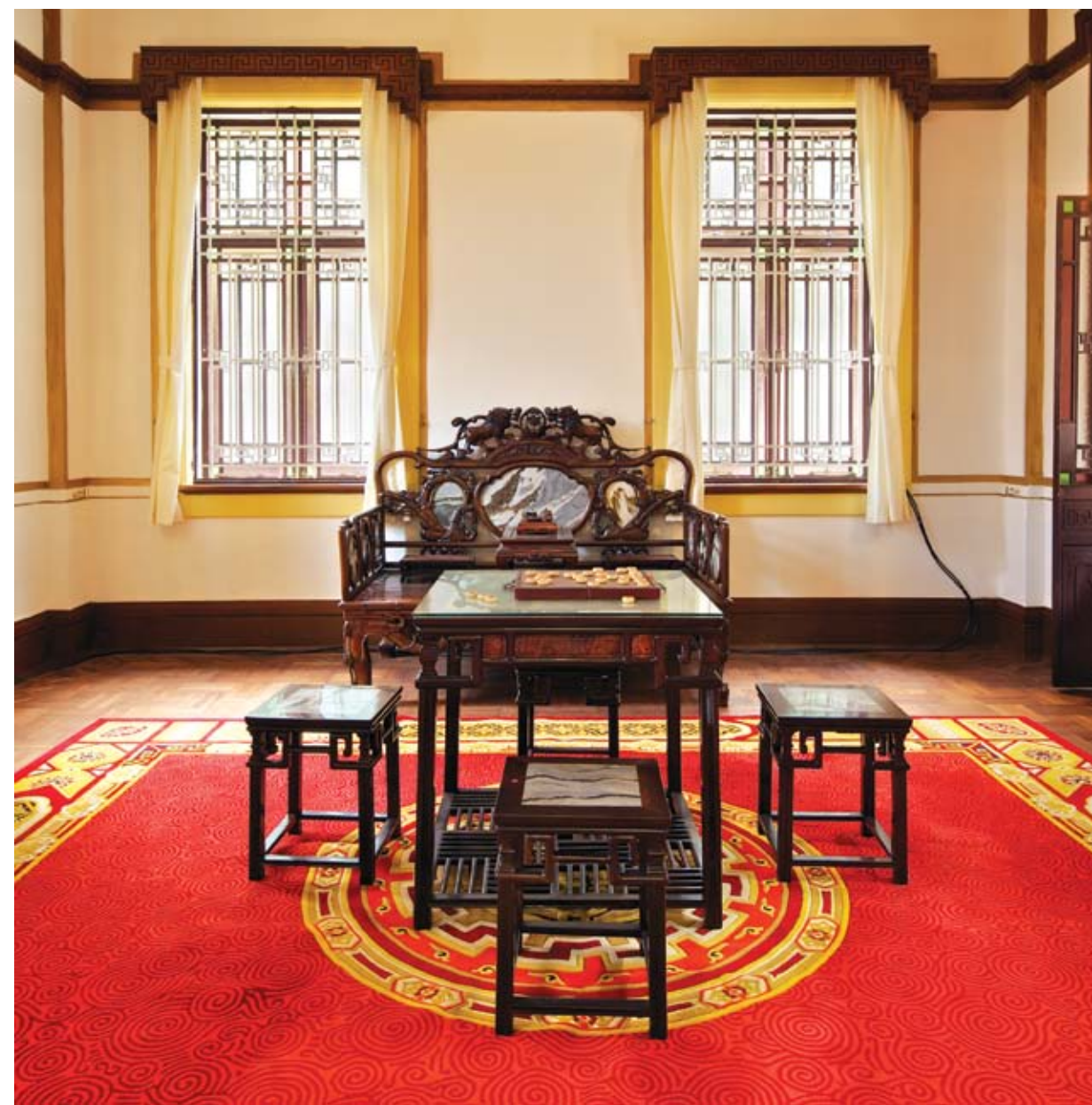
踏進大宅，華麗的大廳或圓或方，有人手鋪砌的雲石馬賽克、柚木地板、陶瓷馬賽克、精緻的灰塑、瑰麗的中西傢具、高貴的紅色和綠色地毯，還有彩色玻璃門窗。

睡房面向幽雅的園林，浴室披着跳脫的粉紅色瓷磚，廚房則鋪着平實的淡黃色瓷磚，轉身還可以走進一個敞大的保險庫。貓兒和狗兒則飼養在西面的空地。





36  
Rosewood Hall  
紫檀廳



37  
Rosewood Hall  
紫檀廳



38  
Main Hall  
主廳



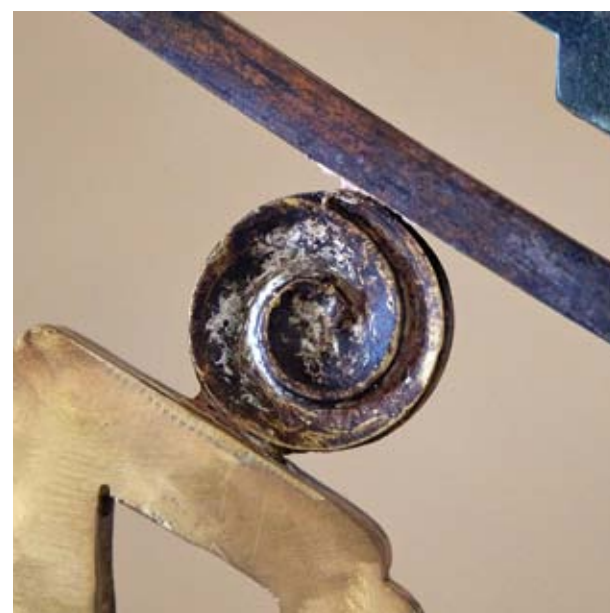
39  
Western Dining Hall  
西餐廳



40  
Chinese Dining Hall  
中餐廳



41  
Chinese Dining Hall  
中餐廳



42  
Staircase  
樓梯



43  
Bedroom  
臥室



44  
Kitchen  
廚房



45  
Bathroom  
浴室





Verandah  
遊廊

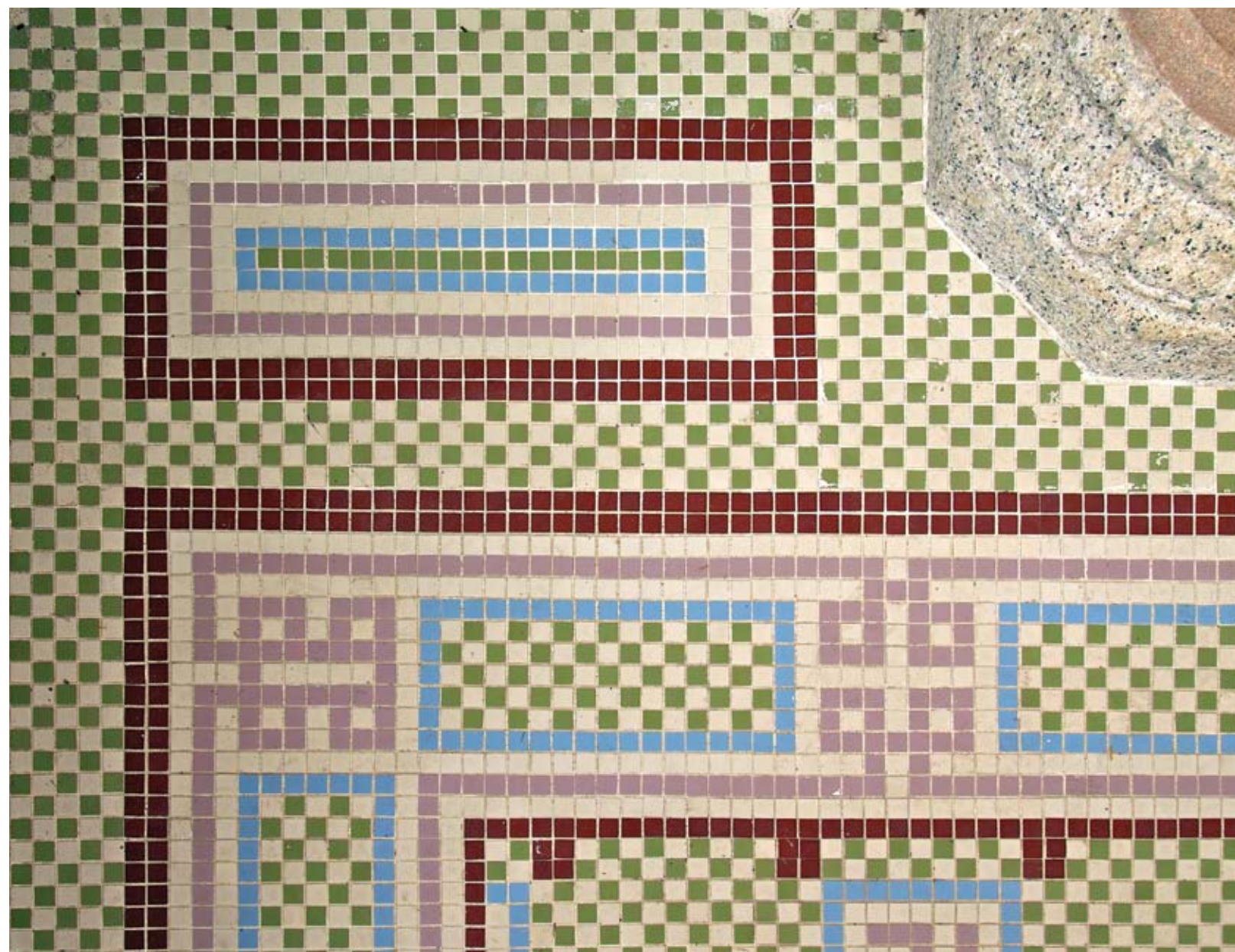
46



Strongroom  
保險庫



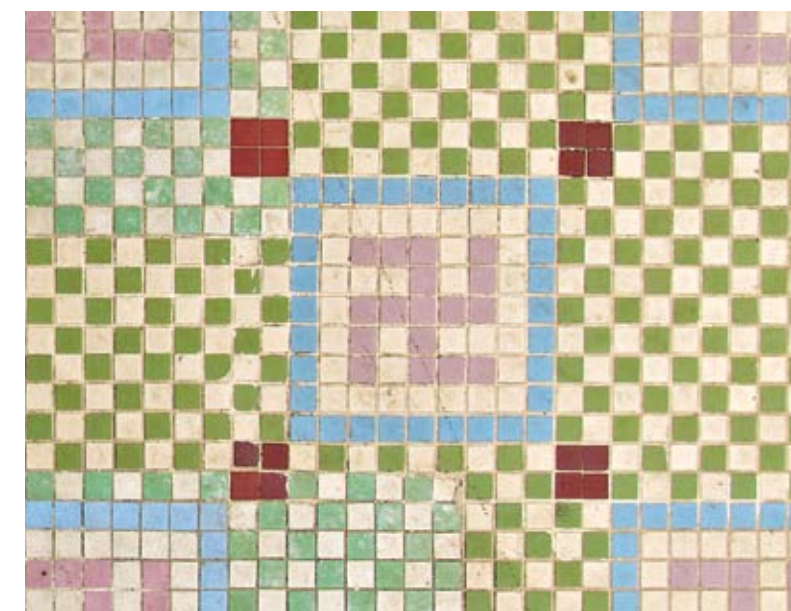
47  
Balcony  
陽台

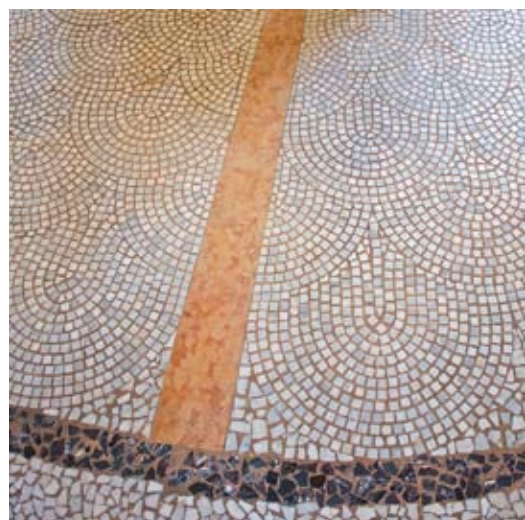


48  
Flooring & Details  
鋪地與細部



49  
Flooring & Details  
鋪地與細部

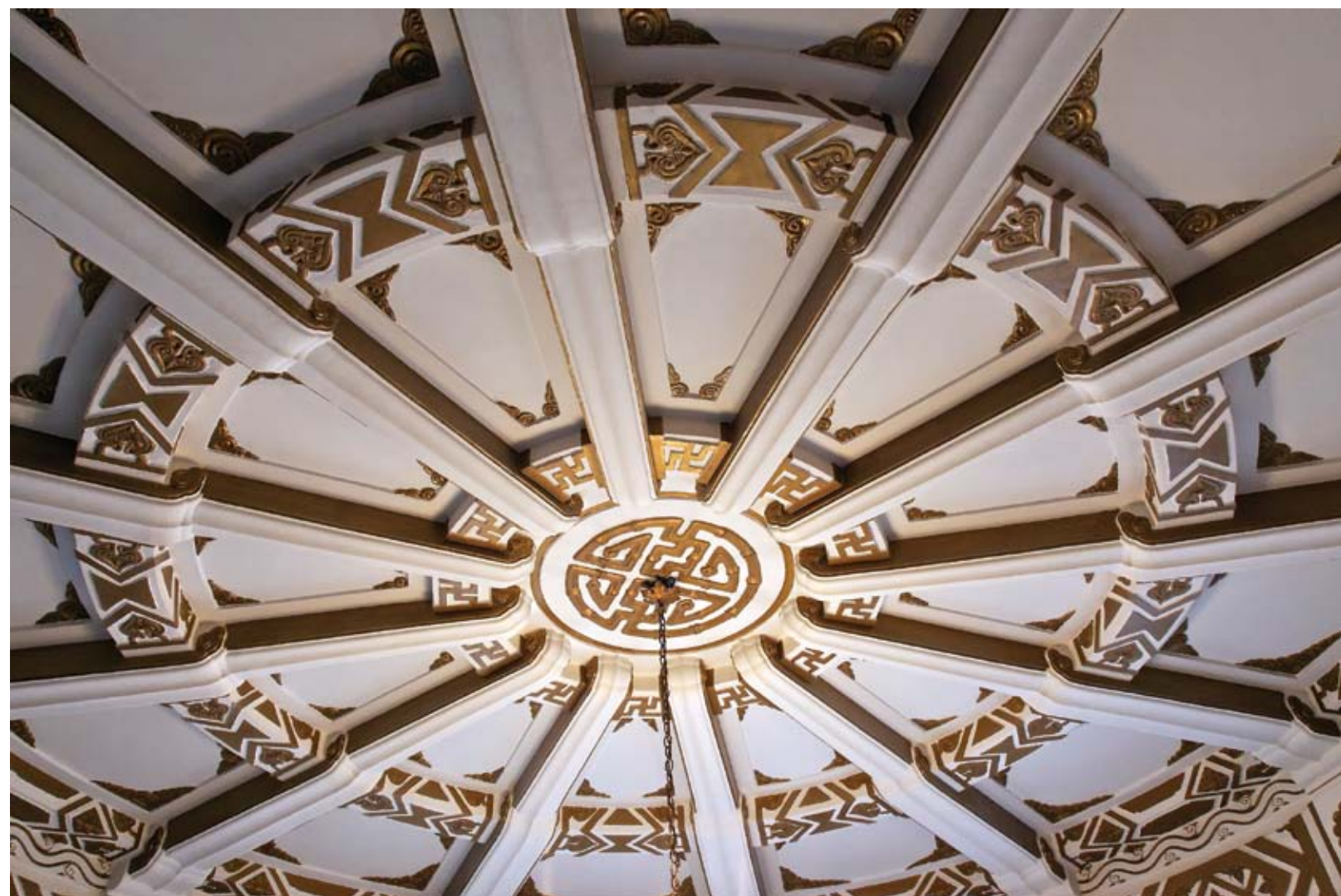




50  
Flooring & Details  
鋪地與細部



51  
Ceilings & Details  
天花與細部



52  
Ceilings & Details  
天花與細部



53  
Ceilings & Details  
天花與細部

## Home and Heritage

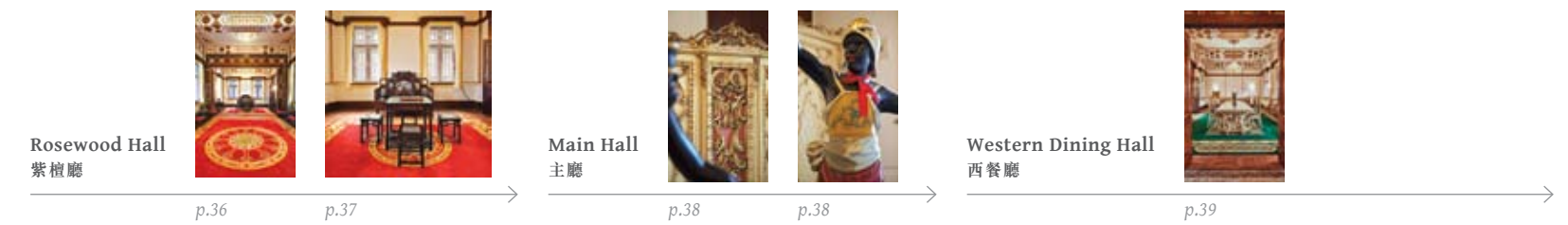
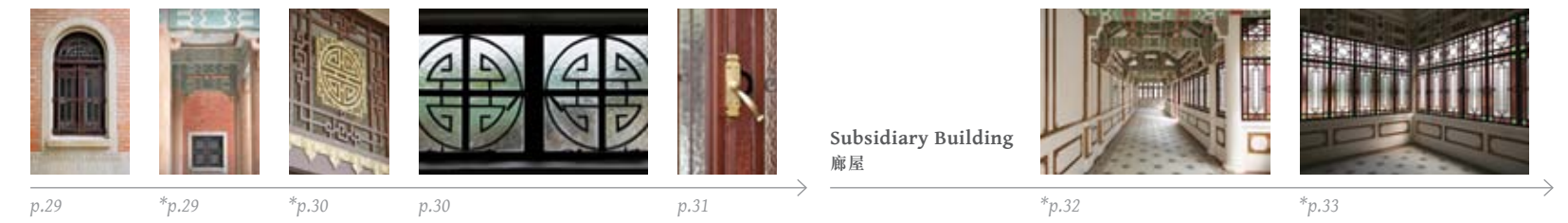
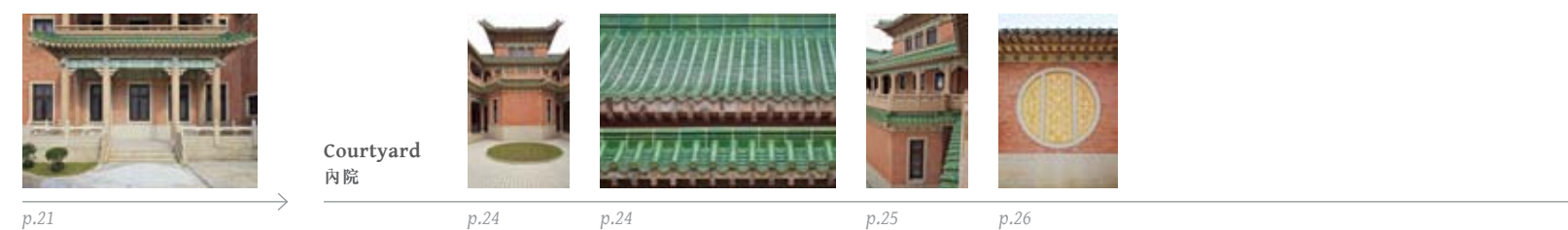
### *What is it that makes a home so special?*

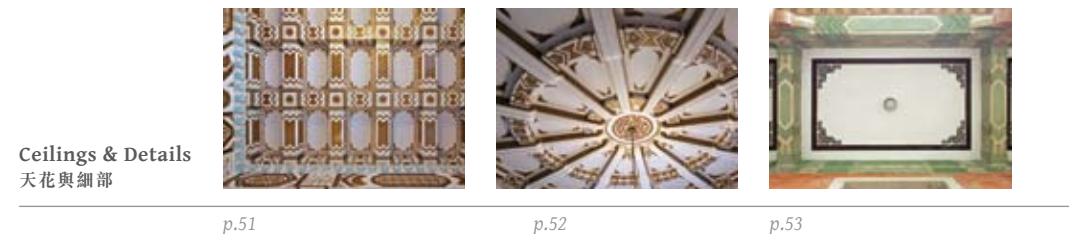
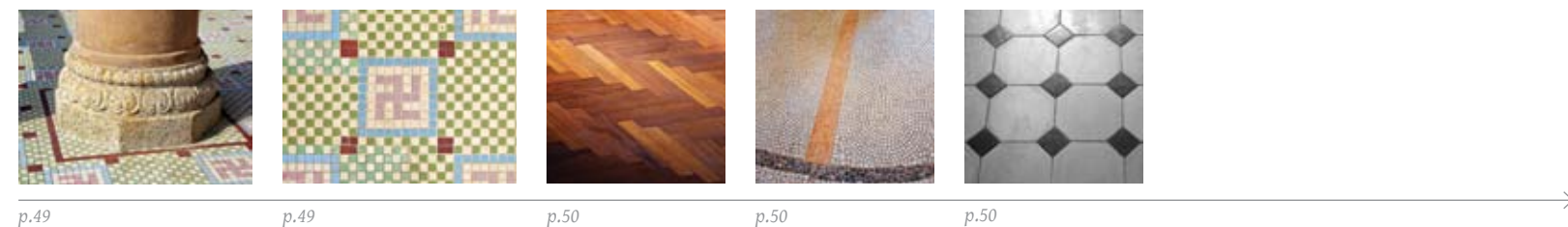
*Beauty and integrity, care and talent, innovation and collective memory – these have all been part of the King Yin Lei story. It is a tale that will keep on gathering stories, as the mandate for the future use of the home includes access for the public to visit and feel for themselves the majestic presence of this priceless home.*

## 築見傳承

### *有甚麼會令平凡的家居變得與眾不同？*

美麗與忠誠、愛惜與才華、創意與集體回憶，這些都是景賢里的故事。隨着景賢里在未來會開放予公眾參觀，這個美麗動人的故事將會延續下去。





\* Photos provided by Development Bureau  
相片由發展局提供

### Photographer Biography

The photographer, Nicholas Kitto, spent thirty-five years in the accounting profession before retiring from an international accounting firm at the end of 2007 to embark on a new career in photography.

Originally a landscape and wildlife photographer, Nick now specialises in photographing historical buildings, especially those located in Hong Kong, Taiwan and Mainland China.

Nick has lived in Hong Kong since 1983. He may be contacted by email at [njkitto@netvigator.com](mailto:njkitto@netvigator.com) and has a website at [www.nicholaskitto.com](http://www.nicholaskitto.com).

### 攝影師簡介

祺力高從事會計工作三十五年，於2007年年底起從跨國會計公司引退，發展其攝影事業。

原為風景和野生動物攝影師，祺力高現專注拍攝歷史建築物，作品以香港、台灣和內地建築物為主。

祺力高自1983年移居香港。如欲聯絡，可電郵至 [njkitto@netvigator.com](mailto:njkitto@netvigator.com) 或瀏覽其網頁 [www.nicholaskitto.com](http://www.nicholaskitto.com)。

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築見傳承 景賢里

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**Development Bureau of  
the Government of the Hong Kong Special Administrative Region**  
香港特別行政區政府發展局

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**Nicholas Kitto**  
祺力高

*Layout 設計*

**Bbluesky Limited**  
藍藍的天

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