

修復工程



灰塑 Plaster moulding



水泥階磚 Cement tiles



雲石馬賽克 Marble mosaic



水磨石 Terrazzo



屋面琉璃瓦 Glazed roof tiles

景賢里的修復工程分兩期進行：第一期為屋面琉璃瓦修復工程，由二〇〇八年九月至二〇〇九年四月施工；第二期為屋體修復工程，於二〇〇九年四月展開，二〇一〇年十二月竣工。

這項歷史建築修復工程是本港罕見的大型修復工程，涉及眾多傳統建築材料及建造工藝，例如屋面琉璃瓦、灰塑、馬賽克鋪地、水泥階磚、水磨石等。

工程最大的挑戰包括修復水磨石和尋找水泥階磚。由於缺乏熟練的工匠，修復專家和施工隊需進行多次的測試和實驗，務求新製的水磨石達至高質素，而由於未能在香港甚至廣東找到合適的水泥階磚，施工隊需遠赴福建省生產商，而景賢里內每一塊新造的水泥階磚皆於福建以人手製造。

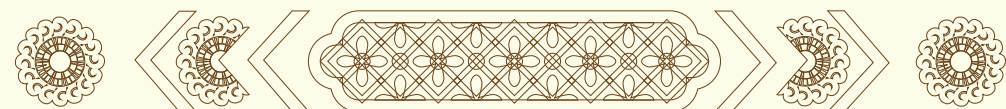
是次古蹟修復工程是一次彌足珍貴的經驗，讓本地工匠重新掌握相關建造工藝，完成這項艱鉅的修復工程。

Restoration of King Yin Lei was carried out in two phases. Phase one of the project covered the restoration of glazed roof tiles and took place from September 2008 to April 2009. Phase two, which commenced in April 2009 and completed in December 2010, covered the restoration of the mansion.

The restoration of King Yin Lei, which encompassed a whole range of traditional building materials and construction techniques including glazed roof tiles, plaster moulding, mosaic floor tiling, cement tiles and terrazzo, was a large-scale historic building restoration work seldom seen in Hong Kong.

The restoration project posed considerable challenge in many ways, for example, the making of terrazzo and sourcing of cement floor tiles. Due to a lack of skilled craftsmen, the restoration team had to carry out numerous tests and experiments in order to ensure the quality of terrazzo was up to par. The restoration team also had to travel to as far as Fujian Province to find a suitable producer of cement floor tiles, after searching unsuccessfully in Hong Kong and Guangdong. Every new cement tile now found at King Yin Lei is hand-made in Fujian.

The restoration of King Yin Lei has proved an immensely valuable experience. This challenging and difficult project was completed with the assistance of local craftsmen who re-mastered the traditional construction techniques.

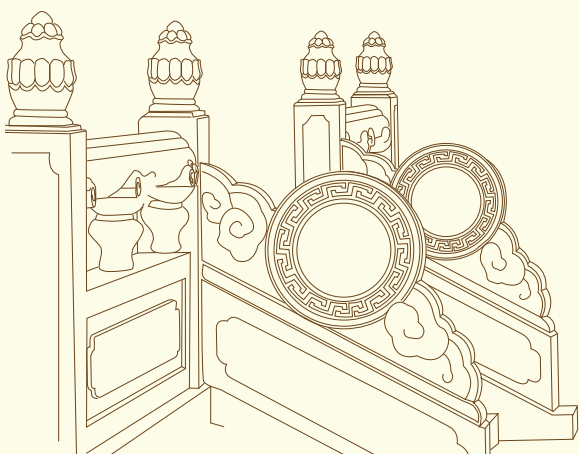


活化再用

Adaptive re-use

隨著景賢里的修復工程完成，我們下一個挑戰是為它尋找合適的用途，務求達致使文物保育工作得以持續及開放予市民參觀的目標。

Following completion of the restoration works, our next challenge is to find a suitable use of King Yin Lei that will meet the objectives of sustainable heritage conservation and public accessibility.



保育景賢里紀事 Conservation of King Yin Lei: Chronology of Events

二〇〇七年九月
September 2007

市民發現景賢里的屋面琉璃瓦和裝飾構件遭拆卸。
Members of the public discovered that Chinese-style roof tiles and decorative features had been stripped from King Yin Lei.

二〇〇七年九月十二日
12 September 2007

事件經傳媒廣泛報導，引起社會極大關注，要求保育景賢里。
The incident was extensively covered by the media. The community demanded for the preservation of King Yin Lei.

二〇〇七年九月十五日
15 September 2007

發展局局長得到古物諮詢委員會的支持，刊憲將景賢里列為暫定古蹟，即時生效。
With the support of the Antiquities Advisory Board, the Secretary for Development declared King Yin Lei as a proposed monument. The decision was gazetted and took immediate effect.

二〇〇七年九月至
二〇〇八年一月
September 2007 to
January 2008

政府主動與業主磋商保育方案並達成共識，以「非原址換地」形式，以景賢里旁邊一幅面積相若的人造斜坡土地作交換。
The Government negotiated and agreed with the owner of King Yin Lei on a non-in-situ land exchange proposal, under which the owner would surrender the whole site of King Yin Lei to the Government in exchange for an adjacent man-made slope site of roughly the same size.

二〇〇八年七月十一日
11 July 2008

發展局局長以古物事務監督身份，將景賢里列為法定古蹟。
The Secretary for Development, in her capacity as the Antiquities Authority, declared King Yin Lei as a monument.

二〇〇八年九月
September 2008

經國家文物局的協助，廣州大學建築與城市規劃學院湯國華教授協助制訂景賢里修復方案。第一期屋面琉璃瓦修復工程展開，至二〇〇九年四月竣工。
Through the assistance of the State Administration of Cultural Heritage, Professor Tang Guohua of the School of Architecture and Urban Planning at Guangzhou University was commissioned to draw up a restoration proposal. Phase one of the restoration, involving the tiling of the rooftop, commenced and completed in April 2009.

二〇〇八年十二月
December 2008

行政長官會同行政會議通過政府與景賢里業主進行非原址換地。
A non-in-situ land exchange with the owner was approved by the Chief Executive in Council.

二〇〇九年四月
April 2009

第二期屋體修復工程展開。
Phase two of the restoration works commenced.

二〇一〇年十二月
December 2010

整項修復工程竣工，並達到古物古蹟辦事處滿意的程度。
The entire restoration project was completed to the satisfaction of the Antiquities and Monuments Office.

二〇一一年四月、五月、
十二月及二〇一二年十月
April, May, December 2011
and October 2012

發展局舉辦景賢里開放日。
The Development Bureau organised a series of open day at King Yin Lei.



修復後 After restoration



修復後 After restoration

<http://www.heritage.gov.hk>



簡介

Introduction

景賢里屹立港島半山司徒拔道七十多年，默默見證香港城市面貌的轉變。在二〇〇七年，景賢里幾乎消失於城市發展的洪流中，全繫一念，配合天時、地利及人和，得以保存。景賢里的一磚一瓦，都是故事，亦為香港的文物保育里程立下重要一章。

For more than 70 years, sitting atop Stubbs Road on Hong Kong Island, King Yin Lei has silently witnessed the transformation of Hong Kong's urban landscape. In 2007, King Yin Lei was almost swept away by the torrent of city development but in the end survived, thanks to a combination of fate and human intervention. Behind the brick and mortar of King Yin Lei lies a fascinating story. It also stands as an outstanding testament to heritage conservation in Hong Kong.

背景

Background

景賢里原名「禧廬」，建於一九三七年，首任業主為岑李寶麟女士，是港島半山其中一座具高度歷史價值的大宅。在半山區興建的景賢里大宅，不僅反映當時華人社群逐漸提高的社會地位與財富，同時標誌著在香港的早期歷史中，以華人為主的高尚住宅區逐漸成型。

「禧廬」於一九七八年轉售予邱氏家族，大宅易名為「景賢里」。景賢里的業權於二〇〇七年易手，同年九月，大宅的屋面琉璃瓦和裝飾構件遭拆卸。

Originally named "Hei Lo", King Yin Lei was built in 1937, with Mrs. Shum Li Po-lun as the first owner. The mansion is one of the residences in the Mid-Levels which possesses significant historical value. Its mere construction in the area not only reflected the rising status and growing wealth of the Chinese community in those days, but also symbolised the formation of a Chinese-dominated upper-class residential area in the early years of Hong Kong.

"Hei Lo" was sold to the Yeo family in 1978 and re-named "King Yin Lei". The ownership of King Yin Lei was transferred again in 2007, and in September of the same year, the glazed roof tiles and decorative features were stripped from the mansion.

事件引起社會極大關注，要求保育景賢里。政府即時採取行動，發展局局長於二〇〇七年九月十四日出席古物諮詢委員會就景賢里召開的特別會議，會上一致同意根據《古物及古蹟條例》(香港法例第五十三章)，將景賢里列為暫定古蹟，並於翌日(二〇〇七年九月十五日)刊憲，即時生效。同時，發展局聯同多個部門成立小組，商討應對方案。經國家文物局協助，委託廣州大學建築與城市規劃學院湯國華教授評估景賢里的文物價值，並制訂修復方案。

The incident gave rise to widespread concern in Hong Kong, with members of the public demanding that King Yin Lei be preserved. In response, the Government took decisive action. At a special meeting of the Antiquities Advisory Board on 14 September 2007, attended by the Secretary for Development, members unanimously agreed that King Yin Lei should be declared a proposed monument as provided for under the Antiquities and Monuments Ordinance (Cap. 53). This decision was gazetted the following day (on 15 September 2007) and took immediate effect.

At the same time, a working group comprising representatives from the Development Bureau and a number of Government departments was set up to look into various options for the way forward. Through the assistance of the State Administration of Cultural Heritage, Professor Tang Guohua of the School of Architecture and Urban Planning at Guangzhou University was commissioned to provide an expert assessment on the heritage value of King Yin Lei and to draw up a restoration proposal.

以換地保育景賢里

Conservation via a land-exchange

經過五個月的磋商，政府於二〇〇八年與景賢里業主原則上同意進行「非原址換地」，把毗鄰景賢里一幅面積相若的人造斜坡土地批予業主發展；而業主則把大宅和整個地段交予政府。換地協議經有關的法定機構批准後，於二〇〇八年十二月獲正式確認。根據協議，業主須同意在古物古蹟辦事處監督下，斥資修復景賢里。

景賢里於二〇〇八年七月列為法定古蹟，修復工程隨即展開。

After five months of negotiations, the Government reached an in-principle agreement with the owner of King Yin Lei on a non-in-situ land exchange, under which the Government granted a man-made slope adjacent to King Yin Lei of roughly the same size to the owner for development, in exchange for King Yin Lei. This proposal went through the relevant statutory authorities and was formally confirmed in December 2008. As part of that agreement, the owner agreed to fund and carry out the restoration works of King Yin Lei under the supervision of the Antiquities and Monuments Office.

In July 2008, King Yin Lei officially became a Declared Monument and restoration works of the mansion commenced immediately thereafter.

建築特色

Architectural features

景賢里分為外院和內宅兩部分。外院由外門樓、後院、亭和游泳池組成；內宅由內門樓、主樓、副樓、車庫、寵物區、廊屋和前院組成。

景賢里糅合中西建築特色，主樓依循嶺南傳統的「三間二廊」布局，與副樓之間以廚房和走廊連接，巧妙地分隔主僕的起居空間。建築物採用的傳統建築物料豐富多樣，例如鋪砌地面的物料包括雲石、彩色陶瓷馬賽克、水泥階磚、廣東大階磚及柚木地板等。

King Yin Lei comprises two major sections: the external courtyard, made up of an exterior gateway, a rear garden, a pavilion and a swimming pool; and the inner residence, made up of an interior gateway, a main building, an annex block, a garage, a pet area, a subsidiary building and a front garden.

King Yin Lei combines designs and styles from both the East and West. The main building follows the traditional style of a "three-sided courtyard house", commonly found in South China and is connected to the annex block by means of kitchens and corridors, thereby ingeniously separating the residences of masters and servants. The building was constructed with a wide variety of traditional building materials. For example, the materials used for finishing the floors include marble tiles, coloured ceramic mosaic, cement tiles, Canton floor tiles and teak floorings.

建築物同時採用當年先進的建築技術，例如隱藏式的地面排水系統、鋼筋混凝土的樑柱和樓板，以及防雷系統等。

景賢里的建築風格基本為「中國文藝復興式」，反映了本港戰前中西建築藝術的巧妙設計和非凡造工，屬香港同類型建築的優秀典範。

The mansion also draws on a wide variety of traditional building materials and exemplifies advanced building techniques of its time, such as a hidden surface water system; beams, columns and floor boards made of reinforced concrete; and a lightning protection system.

The architectural style of King Yin Lei is defined essentially as "Chinese Renaissance". The mansion is an outstanding work of its kind, reflecting the design and construction excellence in both Chinese and Western architecture in Hong Kong's pre-war period.

