香港淺水灣前淺水灣酒店職員宿舍
文物價值評估報告

歷史價值

鄰近淺水灣道 60 號的前淺水灣酒店車庫，有一幢樓高兩層的建築物，曾是前淺水灣酒店的職員宿舍。車庫和職員宿舍坐落同一地段，即鄉郊建屋地段第 153 號，[1] 而該地段是一九二零年由香港酒店有限公司購入的。[2] 職員宿舍於一九二一年十二月完工，較車庫遲約三個月落成。[3] 香港酒店有限公司於一八六六年成立，其後於一九二三年重組為香港上海大酒店有限公司，嘉道理家族為其主要股東。[4]

香港酒店有限公司於一九一零年代末年購入位於海邊的鄉郊建屋地段第 142 號，以發展其淺水灣酒店項目，酒店工程於一九一八年展開，翌年主樓落成。[5] 一九二零年元旦，時任香港總督司徒拔爵士（Sir Edward Stubbs）主持酒店盛大的開幕禮。[6] 為提升淺水灣的可達性，香港酒店有限公司在酒店對面興建車庫，並於一九二一年成立一支轎車車隊，接載客人往返淺水灣酒店與公司旗下的其他酒店。一九二二年，又推出收費私營巴士服務，為公眾提供往返市中心與淺水灣及其周邊地區的固定班次服務。[7] 儘管有關職員宿舍早期住客的

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1 土地註冊處，鄉郊建屋地段第 153 號的土地登記冊，二零二四年十二月十六日；土地註冊處，鄉郊建屋地段第 153 號 A 分段的土地登記冊，二零二四年十二月十六日；土地註冊處，鄉郊建屋地段第 153 號餘段的土地登記冊，二零二四年十二月十六日。

2 HKRS58-1-97-4, “Application of Hong Kong Hotel Co. for an Area at Repulse Bay for a Garage – R.B.L. 153”，一九二零年八月二十日至一九二二年二月十八日；土地註冊處，鄉郊建屋地段第 153 號的政府租契，一九二八年七月十六日。

3 “Company Report – Hongkong Hotel Company Ltd”，《南華早報》，一九二二年二月二十八日。

4 嘉道理商業集團創始人艾理士嘉道理（Ellis Kadoorie）於一八八零年踏足香港。他在香港建立業務並積累財富，於一九零六年成為香港酒店有限公司的主要股東，該公司不繼擴展其酒店業務，於一九二零年興建淺水灣酒店、一九二二年購買山頂酒店，並於一九二八年開設半島酒店。嘉道理家族於一九二八年還將資金投資在一九零一年成立的中華電力有限公司，並最終成為其主要股東。見 Scott Minick, *The Repulse Bay: A Life of Elegance & Charm*（香港：淺水灣有限公司，二零一二年），頁 17；Peter Hibbard, *Beyond Hospitality: The History of The Hongkong and Shanghai Hotels, Limited*（新加坡：Marshall Cavendish Editions，二零一零年），頁 49、54、61、79；郭少棠：《光耀百年》（香港：中華電力有限公司，二零零一年），頁 9–10。

5 “Report of the Director of Public Works for the Year 1918,” *Administrative Report for the Year 1918*, from Hong Kong Government Reports Online; “Report of the Director of Public Works for the Year 1919,” *Administrative Report for the Year 1919*, from Hong Kong Government Reports Online.

6 “Repulse Bay Hotel – Successfully opened yesterday afternoon”，《士蔑西報》，一九二零一月二日。

7 “Local Enterprise. Hongnkong Hotel Company’s Activities”，《士蔑西報》，一九二一年八

詳細資料不詳，但相信早年居於這職員宿舍的都是酒店的員工，包括轎車和巴士司機，以及在車庫工作的其他後勤人員。

根據一個曾在一九五零年代後期至一九八零年代居於職員宿舍的家庭憶述，在一九六零年代的一段時期，職員宿舍的一樓和地下分別由淺水灣酒店的經理，以及酒店的看更和司機入住。[8] 值得注意的是，淺水灣酒店不僅以其高品質服務和歐洲美食而享負盛名，酒店內一家由著名中國裁縫宋長根開設並為客人連夜提供服務的裁縫店，亦贏得口碑。[9] 宋長根生於上海一個裁縫世家，於一九四九年帶同家人來到香港，並於一九五九年在淺水灣酒店西翼 107A 舖位開設「淺水灣服裝公司」。開業初期，宋家與酒店的看更和司機同是居於職員宿舍的地下。雖然裁縫店最初的服務對象是酒店住客，後因宋長根精湛的手藝而吸引港島南的外籍居民也前來光顧。因此，宋家約在一九六九年便租用職員宿舍地下全層，作為裁縫店的工場和宿舍。宋家及其二十多名學徒在職員宿舍生活和工作，直到一九八二年酒店結業為止。[10]

淺水灣酒店於一九八二年結業並拆卸重建，職員宿舍和相鄰的車庫得以保留，酒店原址用作興建設有購物商場和私人會所名為「影灣園」的多層住宅大廈，而職員宿舍其後被用作「影灣園」員工的娛樂室。[11]

建築價值

職員宿舍可經海灘道的車路到達，亦可從淺水灣道沿樓梯直達。職員宿舍位處依山而建的一幅低窪平地，建築物坐落升高的平台上，估計是為了預防水浸之故。由於地形關係，平台建有一段短台階以通往正門入口。建築物設計簡約，樓高兩層，為遷就地段形狀，建築物的佈局並不對稱，其正、背立面的上層均採用與相鄰車庫類似的

月二十六日；Scott Minick, *The Repulse Bay: A Life of Elegance & Char*m（香港：淺水灣有限公司，二零一二年），頁 60–63。

[8] Hong Kong Heritage Project, *Past & Present*, 2015 No.4, p.5. Panel text of "The Repulse Bay Tailors", "Historical Collection of the Repulse Bay" displayed in the ground floor of The Repulse Bay；阿拔：《餐餐有餸加》（香港：三聯書店（香港）有限公司，二零零六年），頁 144–145。

[9] Scott Minick, *The Repulse Bay: A Life of Elegance & Charm*（香港：淺水灣有限公司，二零一二年），頁 106。

[10] Hong Kong Heritage Project, *Past & Present*, 2015 No.4, p.5. Panel text of "The Repulse Bay Tailors", "Historical Collection of the Repulse Bay" displayed in the ground floor of The Repulse Bay. 阿拔：《餐餐有餸加》（香港：三聯書店（香港）有限公司，二零零六年），頁 144–146。

[11] 〈20 年後聚首　華麗旗袍再現　淺水灣裁縫師兄弟「歸位」〉，《明報》，二零零九年十二月二日。

格紋設計。正立面地下正門入口頂部是拱形的，而背立面另一地下入口，亦採用同樣設計。背立面上層中間位置，亦有一個出入口，須經外置樓梯進入。高身的長方形窗戶平均分布立面，木框將玻璃窗分成多個小格。屋頂屬平頂設計，豎立一個高而方形並設有頂蓋的煙囪，而伸出建築物四周的屋簷，能夠遮陰擋雨。

保持原貌程度及罕有程度

職員宿舍多年來曾進行若干改動。屋頂原本是由木檁條支撐的中式瓦頂，至一九五五年，由於屋頂構件嚴重損毀，無法維修，故更換成鋼筋混凝土平頂。[12] 根據照片記錄，可見在一九九零年代末以後，原有的外置樓梯被新的鋼製樓梯所取代，並換上玻璃圍欄，而現時的木窗也是在這時期安裝的。正立面前面平台的樓梯和坡道，似乎並非原裝。儘管過去幾十年建築物曾更換屋頂及經歷其他改動，其外貌大致得以保留。該建築物是香港現存罕見的戰前酒店職員宿舍。

社會價值和地區價值

職員宿舍見證淺水灣過去一百年發展的歷史，其地區價值在於它與淺水灣酒店有着密切的聯繫，該酒店以其高水準服務而聞名，吸引眾多名人與上流社會人士經常到訪。由一九六零年代至一九八二年，職員宿舍的地下成為「淺水灣服裝公司」的工場和宿舍，而該裁縫店深受酒店住客和港島南外籍居民的歡迎。

組合價值

前職員宿舍和相鄰的前車庫在歷史上關係密切，兩者皆是前淺水灣酒店僅存的建築物。此外，前職員宿舍與其他戰前位於香港島南面的宿舍構成組合價值，這些宿舍都是為了當時在偏遠地區工作的員工提供住宿而特意興建的，當中列為法定古蹟或獲評級的例子包括：薄扶林水塘前看守員房舍（現為薄扶林管理中心）（法定古蹟）、大潭篤原水抽水站高級員工宿舍、員工宿舍及第 2 號員工宿舍（法定古蹟）、舊牛奶公司高級職員宿舍（一級歷史建築）、前黃泥涌水塘工人宿舍（二級歷史建築），以及大潭副水塘工人宿舍（三級歷史建築）。

[12] “Tender of roofs of small bungalow on road side, Repulse Bay Hotel”，一九五五年九月七日；“Hongkong Engineering and Construction Company Limited’s letter to the Hongkong and Shanghai Hotel”，一九五五年九月十日；“Faitfone Wong’s letter to the Building Authority”，一九五五年九月十七日，收入“Survey of Repulse Bay properties of the Hongkong & Shanghai Hotels”, Hong Kong Heritage Project (Reference code: HKE-1F-055), https://www.hongkongheritage.org/nodes/view/1774 （二零二五年一月二十一日瀏覽）。

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