

**Historic Building Appraisal**  
**Former Clubhouse of Royal Hong Kong Yacht Club**  
**No. 12 Oil Street, North Point, Hong Kong**

The premises at No. 12 Oil Street were built in 1908. Located within the former Government Supplies Department compound in North Point, they served as the headquarters and clubhouse of the former Royal Hong Kong Yacht Club (RHKYC, 前香港皇家遊艇會). The fund-raising campaign organized by the RHKYC to finance the construction proved successful as the members were enthusiastic about the clubhouse. The clubhouse was officially opened on 21 March 1908 by the then Governor, Sir Frederick Lugard. ***Historical Interest***

With subsequent reclamation along the shore of North Point, the clubhouse lost its waterfront location, and had to move to a new base. After prolonged negotiations, the RHKYC was granted Kellet Island to build a new clubhouse. In 1939, the RHKYC moved to its present clubhouse at Kellet Island. After the Second World War, the premises at No. 12 Oil Street were used as a garage and government staff quarters for several decades until 1998. In more recent times, they have been used as a storehouse of the Antiquities and Monuments Office (AMO) until late 2007. Nowadays, the premises are vacant.

The former clubhouse consists of a long rambling collection of one and two-storey Chinese tiled pitched-roof buildings facing Electric Road. They are built in an architectural style popular in the Edwardian period known as **Arts and Crafts**. Typical features of the style are the combined use of red bricks and rendering for the facades, wide overhanging eaves supported on ornamental iron brackets, expressed rainwater pipes, prominent chimney stacks and segmental heads to windows. The use of Chinese tiles for the roofs is a local adaptation. ***Architectural Merit***

Apart from minor alterations internally and the addition of an external staircase the buildings remain fairly authentic. They are a rare example of Arts and Crafts architecture and as such of considerable built heritage value. ***Rarity, Built Heritage Value & Authenticity***

The historical social significance of the buildings lies in their former use as the RHKYC clubhouse, a world renowned and prestigious yachting club which now hosts many international yachting races. The old buildings therefore have historical recreational, cultural and leisure associations. Nowadays, North Point has developed into a high-density commercial and residential area, and the old buildings are therefore a reminder of the old days and have considerable local interest. ***Social Value & Local Interest***

Nowadays, North Point has already developed into a high-density commercial and residential area. Most of the historic buildings, such as the North Point Power Station (北角發電廠) have been demolished due to urban development. Accordingly, the lawn and harbour view of the Former Clubhouse are no longer present. ***Group Value***

Their present use as a warehouse does not seem a fitting permanent solution, and an appropriate adaptive re-use to better reflect their architectural and historical importance needs to be found. ***Adaptive Re-use***