

**Historic Building Appraisal**  
**Kam Tsin Lodge**  
**No. 8 Kam Tsin South Road, Sheung Shui, N.T.**

Kam Tsin Lodge (金錢別墅) was built around 1935. It was the residence of the late Sir John Douglas Clague (祈德尊, 1917-1981), who was a well-known businessman and community leader. *Historical Interest*

Clague came to Hong Kong in 1940 as a Royal Artillery officer. During the Japanese Occupation (1941 – 1945), he was interned in Sham Shui Po camp for several months until his escape in April 1942. Clague undertook military operations against the Japanese troops in Thailand during the war, and left the army in 1946. In 1947, he joined the trading firm Hutchison and Co. (renamed as Hutchison International Limited after reorganisation between 1963 and 1964). He became its Managing Director in 1952 and later Chairman until 1976. Clague was also an Unofficial Member of the Legislative Council (1956–1960) and Unofficial Member of the Executive Council (1961-1974).

Besides, Clague was devoted to charitable work. He was one of the founders of the Community Chest. He also served as President of the Hong Kong Family Welfare Society, Chairman of the Hong Kong Housing Society (HKHS) and Member of the Hong Kong War Memorial Fund Committee. The Clague Garden Estate (祈德尊新邨) of HKHS in Tsuen Wan, completed in 1989, was named after him in remembrance of his contributions in housing development. Clague was knighted in 1971, rewarding him for his great contributions to society.

To date, Kam Tsin Lodge is situated within a private housing estate known as The Royal Oaks (御林皇府).

Kam Tsin Lodge is built on top of a small hill. It is built to a stepped double 'L' shaped plan and is one, two and three stories high. There are both flat and pitched roofs and projecting chimney stacks. The main entrance porch is set in an internal angle formed by one of the 'L' shapes. The rear part of the lodge has a long open verandah on the ground floor with a first floor balcony above it. The external walls are rendered and painted with regularly spaced windows. The pitched roofs appear to be covered with Chinese tiles. *Architectural Merit*

Kam Tsin Lodge looks special for its Western design in the rural area. This type of large Western style house is not common in the New Territories *Rarity, Built Heritage*

and should be regarded as an interesting piece of built heritage. There have been little alterations which might have affected its authenticity.

***Value & Authenticity***

The social value of Kam Tsin Lodge to the local community does not appear to have been very great, as the occupants had little contact with the local villagers although Chinese servants were employed. Despite that, it is not difficult to find local villagers of the older generation who can recall that this “white house” was once inhabited by Sir John Douglas Clague, Chairman (referred to as *tai pan* (大班) by locals) of Hutchison.

***Social Value & Local Interest***

Other mixed or Western-style villas which are in close proximity to Kam Tsin Lodge include Oi Yuen Villa (愛園別墅) (Grade 1), Enchi Lodge (恩慈之家) (Grade 2) and Yeung Yuen (楊園) (Grade 3). The lodge also has group value with the nearby Kam Tsin Village (金錢村) – a historic area containing Hau Mei Fung Ancestral Hall (味峰侯公祠) (Grade 1), Hau Chung Fuk Tong Communal Hall (侯宗福堂神廳) (Grade 2) and Earth God Shrine of Kam Tsin Tsuen (金錢村土地神龕) (Grade 2).

***Group Value***

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