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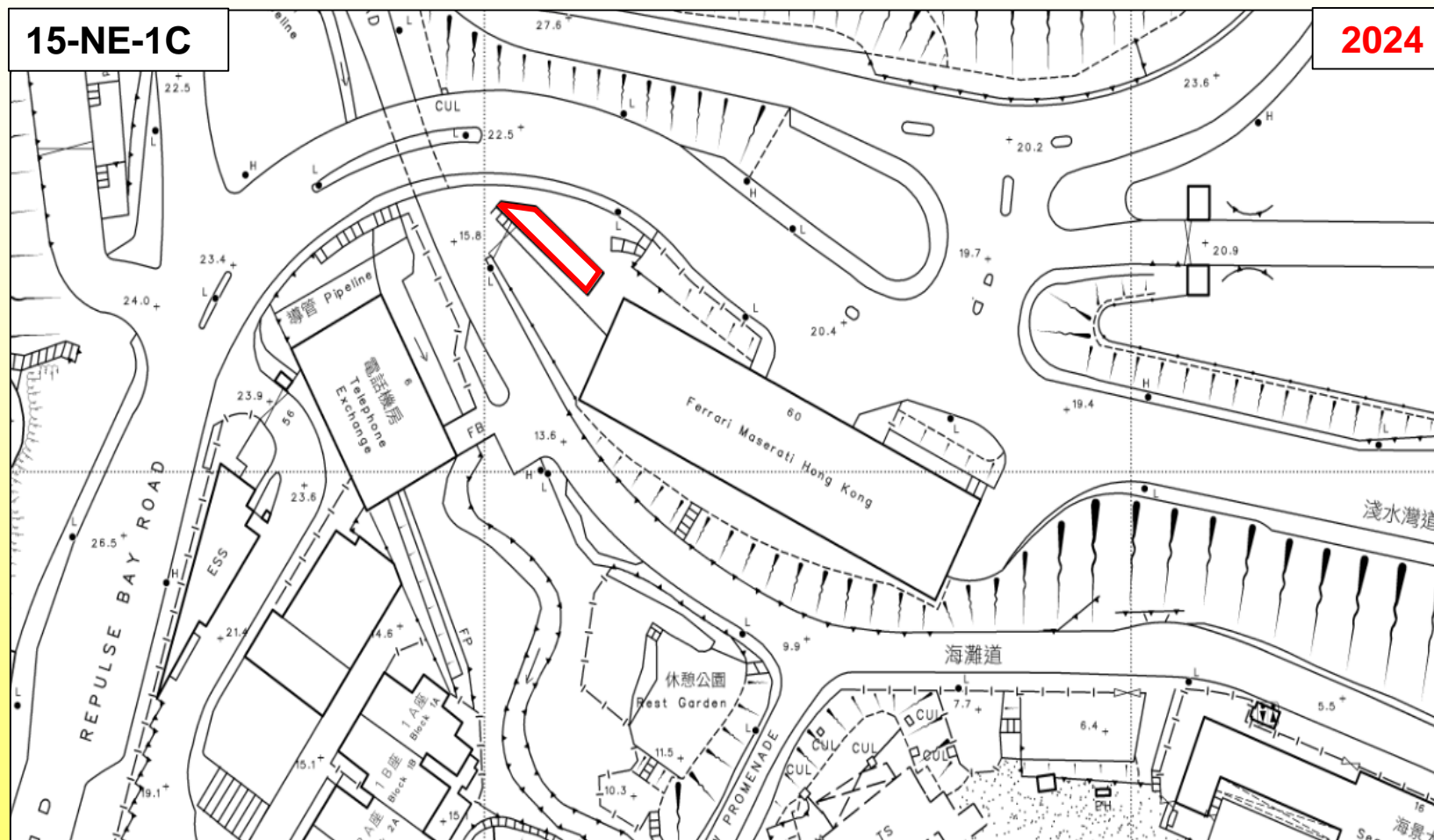
香港淺水灣

前淺水灣酒店職員宿舍

**Former Staff Quarters of Repulse Bay Hotel,
Repulse Bay, H.K.**

香港淺水灣前淺水灣酒店職員宿舍 Former Staff Quarters of Repulse Bay Hotel, Repulse Bay, H.K.

擬議三級歷史建築
Proposed Grade 3



建於1921年
Built in 1921

擬議評級範圍
Proposed grading
boundary

只用於識別位置，並非確實範圍 For identification of location only, not exact boundary

香港淺水灣前淺水灣酒店職員宿舍
Former Staff Quarters of Repulse Bay Hotel, Repulse Bay, H.K.



正立面
Front elevation



背立面
Rear elevation

Historic Building Appraisal

Former Staff Quarters of Repulse Bay Hotel, Repulse Bay, Hong Kong

Adjacent to the former garage of the Repulse Bay Hotel at No. 60 Repulse Bay Road is a two-storey building that served as the hotel's former staff quarters. Both buildings stand on the same lot, Rural Building Lot No. 153,¹ which was purchased by The Hongkong Hotel Company Limited in 1920.² The staff quarters were completed in December 1921, around three months after the garage had been built.³ Established in 1866, The Hongkong Hotel Company Limited was later restructured in 1923 to become The Hongkong and Shanghai Hotels, Limited, with the Kadoorie family as the major shareholder.⁴

**Historical
Interest**

Back in the late 1910s, The Hongkong Hotel Company Limited purchased Rural Building Lot No. 142 by the sea to develop its Repulse Bay Hotel project. The construction of the hotel commenced in 1918, and the main building was completed the following year.⁵ Sir Edward Stubbs, the governor of Hong Kong at the time, presided over the hotel's grand opening on New Year's Day in 1920.⁶ To enhance Repulse Bay's accessibility, the company built the garage opposite the hotel and launched a fleet of passenger cars in 1921 to connect it with the company's other hotels and transport guests between them. A paid motor coach service was

¹ The Land Registry, Land Register of Rural Building Lot No. 153, 16 December 2024; The Land Registry, Land Register of Section A of Rural Building Lot No. 153, 16 December 2024; The Land Registry, Land Register of Remaining Portion of Rural Building Lot No. 153, 16 December 2024.

² HKRS58-1-97-4, "Application of Hong Kong Hotel Co. for an Area at Repulse Bay for a Garage – R.B.L. 153", 20 August 1920 to 18 February 1922; The Land Registry, Government Lease of R.B.L. 153, 16 July 1928.

³ "Company Report – Hongkong Hotel Company Ltd," *South China Morning Post*, 28 February 1922.

⁴ The founder of the Kadoorie business empire, Ellis Kadoorie, first set foot in Hong Kong in 1880. He accumulated significant wealth from the business interests he established here, which then enabled him to become the major shareholder of The Hongkong Hotel Company in 1906. The company's continued expansion saw it build the Repulse Bay Hotel in 1920, purchase the Peak Hotel in 1922 and open the Peninsula Hotel in 1928. The Kadoorie family also invested in China Light & Power Company, Limited in 1928, which was incorporated in Hong Kong in 1901, and ultimately became its major shareholder. See Scott Minick, *The Repulse Bay: A Life of Elegance & Charm* (Hong Kong: The Repulse Bay Company, Limited, 2012), p. 17; Peter Hibbard, *Beyond Hospitality: The History of The Hongkong and Shanghai Hotels, Limited* (Singapore: Marshall Cavendish Editions, 2010), pp. 49, 54, 61, 79; Kwok Siu-tong, *A Century of Light* (Hong Kong: China Light and Power Company Ltd., 2001), pp. 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", *The Hong Kong Telegraph*, 2 January 1920.

introduced in 1922 to provide a regular transport service for the general public travelling between the city centre and Repulse Bay and surrounding areas.⁷ Although no details about the earliest occupants of the staff quarters have been found, it is believed that the hotel employees, including the car and coach drivers, along with other support staff who worked at the garage were accommodated there in the early years.

According to an oral history provided by a family that lived in the staff quarters from the late 1950s to the 1980s, at some time in the 1960s, the then manager of the Repulse Bay Hotel resided on the upper floor, while the ground floor was occupied by the hotel's watchmen and drivers.⁸ It is worth noting that, the hotel was renowned not only for its high-quality services and European cuisine offered, but also for the shop of a famous Chinese tailor, Sung Cheung-kan (宋長根), who provided overnight services for guests.⁹ Born into a tailoring family in Shanghai, Sung Cheung-kan brought his family to Hong Kong in 1949 and opened his shop, Repulse Bay Tailors (淺水灣服裝公司), in Unit 107A of the west wing of the hotel in 1959. The Sung family first lived on the ground floor of the staff quarters alongside the watchmen and drivers. Although the shop was initially opened to serve the hotel's guests, the craftsmanship provided by Repulse Bay Tailors later attracted customers from among the foreign residents in the southern part of Hong Kong Island. Consequently, around 1969, the entire ground floor of the staff quarters was rented to the Sung family as the workshop and dormitory of Repulse Bay Tailors. The Sung family and more than 20 apprentices lived and worked there until the hotel closed in 1982.¹⁰

The Repulse Bay Hotel was closed and demolished in 1982 for redevelopment. The staff quarters and the adjacent garage were retained. The staff quarters was later used as a staff activity room of The Repulse Bay, a residential high-rise with a shopping arcade and private club that was built on the site of the now

⁷ "Local Enterprise. Hongkong Hotel Company's Activities," *The Hong Kong Telegraph*, 26 August 1921; Scott Minick, *The Repulse Bay: A Life of Elegance & Charm* (Hong Kong: The Repulse Bay Company, Limited, 2012), pp. 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，2006），頁 144-145。

⁹ Scott Minick, *The Repulse Bay: A Life of Elegance & Charm* (Hong Kong: The Repulse Bay Company, Limited, 2012), p.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，2006 年），頁 144-146。

defunct Repulse Bay Hotel.¹¹

The staff quarters are accessed by a driveway from the Beach Road, with a flight of steps leading down from the Repulse Bay Road to the building. Situated in an area of lowland cut into the hillside, the staff quarters are built on a raised platform, presumably to protect it against flooding. Due to the site topography, a short flight of steps is erected at the platform to reach the main entrance door. Adopting a humble design, the building is two storeys high and asymmetrical in plan to match the dimensions of the lot. The upper level of the front and rear facades also adopted similar design of grid patterns found in the adjacent garage. The main entrance door located at the front façade on the ground floor is designed with arched top, while there is another ground floor entrance in the same design on the rear elevation. Set in the centre of the upper floor of the rear elevation is an additional doorway, which is accessed from an external staircase. The regularly spaced windows are tall with rectangular wooden casements divided into small glass panes. The roof is flat and features a tall, square chimney stack with coping. The projecting eaves around the building provide shade from the sun and protection against the rain.

***Architectural
Merit***

Several alterations to the staff quarters have been implemented over the years. The roof was originally covered with Chinese tiles supported by timber purlins, but these elements had deteriorated beyond repair by 1955 and the roof was replaced that year by a reinforced concrete flat roof.¹² Photo records show that the external staircase were replaced by new steel staircase with glass balustrades and the current wooden windows were installed after the late 1990s. The current flight of steps and the ramp along the front facade do not appear to be original. Despite the re-roofing and alterations carried out in the past decades, the exterior of this building has generally retained its original appearance. It remains a rare example of pre-war hotel staff quarters in Hong Kong.

***Authenticity &
Rarity***

The staff quarters bear witness to the historical development of Repulse Bay over the past 100 years. Its local interest lies in its close association with the Repulse Bay Hotel, which was renowned for its high standard of services that attracted frequent visits from celebrities and high society. From the 1960s to 1982, the ground floor of the staff quarters served as the workshop and dormitory of Repulse Bay

***Social Value
& Local
Interest***

¹¹ 〈20年後聚首 華麗旗袍再現 淺水灣裁縫師兄弟「歸位」〉，《明報》，2009年12月2日。

¹² “Tender of roofs of small bungalow on road side, Repulse Bay Hotel”, dated 7 September 1955; “Hongkong Engineering and Construction Company Limited’s letter to the Hongkong and Shanghai Hotel”, dated 10 September 1955; “Faitfone Wong’s letter to the Building Authority”, dated 17 September 1955 in “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> (accessed on 21 January 2025).

Tailors, a popular establishment among guests of the hotel and expatriate residents on the south side of Hong Kong Island.

Historically related to each other, the former staff quarters and the adjacent former garage are the only buildings remaining from the original Repulse Bay Hotel. The quarters additionally share a group value with other pre-war buildings that were purpose-built to accommodate staff working in the then relatively remote areas of the southern part of Hong Kong Island. These include a number of historic buildings, such as the Former Watchman's Cottage of Pok Fu Lam Reservoir (now Pok Fu Lam Management Centre) (Declared Monument) and the Senior Staff Quarters, Staff Quarters and No. 2 Staff Quarters of Tai Tam Tuk Raw Water Pumping Station (Declared Monuments), the Senior Staff Quarters of Old Dairy Farm (Grade 1), the Workmen's Quarters of the Former Wong Nai Chung Reservoir (Grade 2) and the Workmen's Quarters of Tai Tam Byewash Reservoir (Grade 3). ***Group Value***

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