

大永有限公司
EVERLAST INDUSTRIAL CO.,LTD.

HONG KONG | PRODUCTION

Inertia - A research on urban transformation

ETH Studio Basel Summer Term 2004

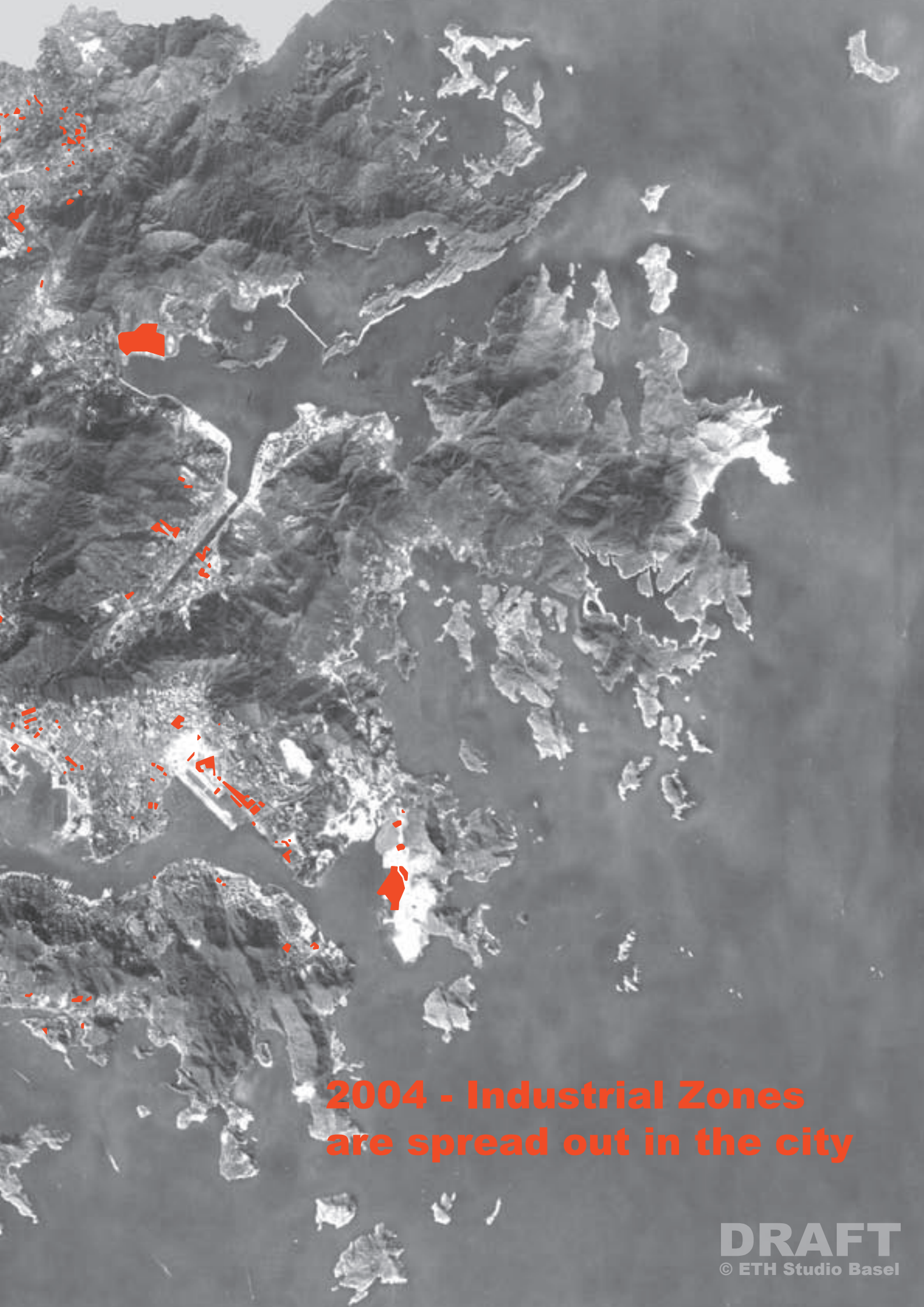
Roger Diener Marcel Meili

Emanuel Christ Simon Hartmann John Palmesino Nelson Tam

Marius Annen Kai Gamer



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**2004 - Industrial Zones
are spread out in the city**





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Industrial building



Government operated factory estate



Vertical factory



Source: HK Lab

Contemporary factory



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THE INDUSTRIAL DEVELOPMENT OF HONG KONG

Today, 9% of the built-up area of Hong Kong are declared as industrial zones. The floor area offered by more than 2000 buildings within these zones exceeds 30 million m² which is equivalent to the surface of the Kowloon area. But, as a result of the economic change of Hong Kong within the last 20 years, only 10% of this whole floor area is still used for manufacturing.

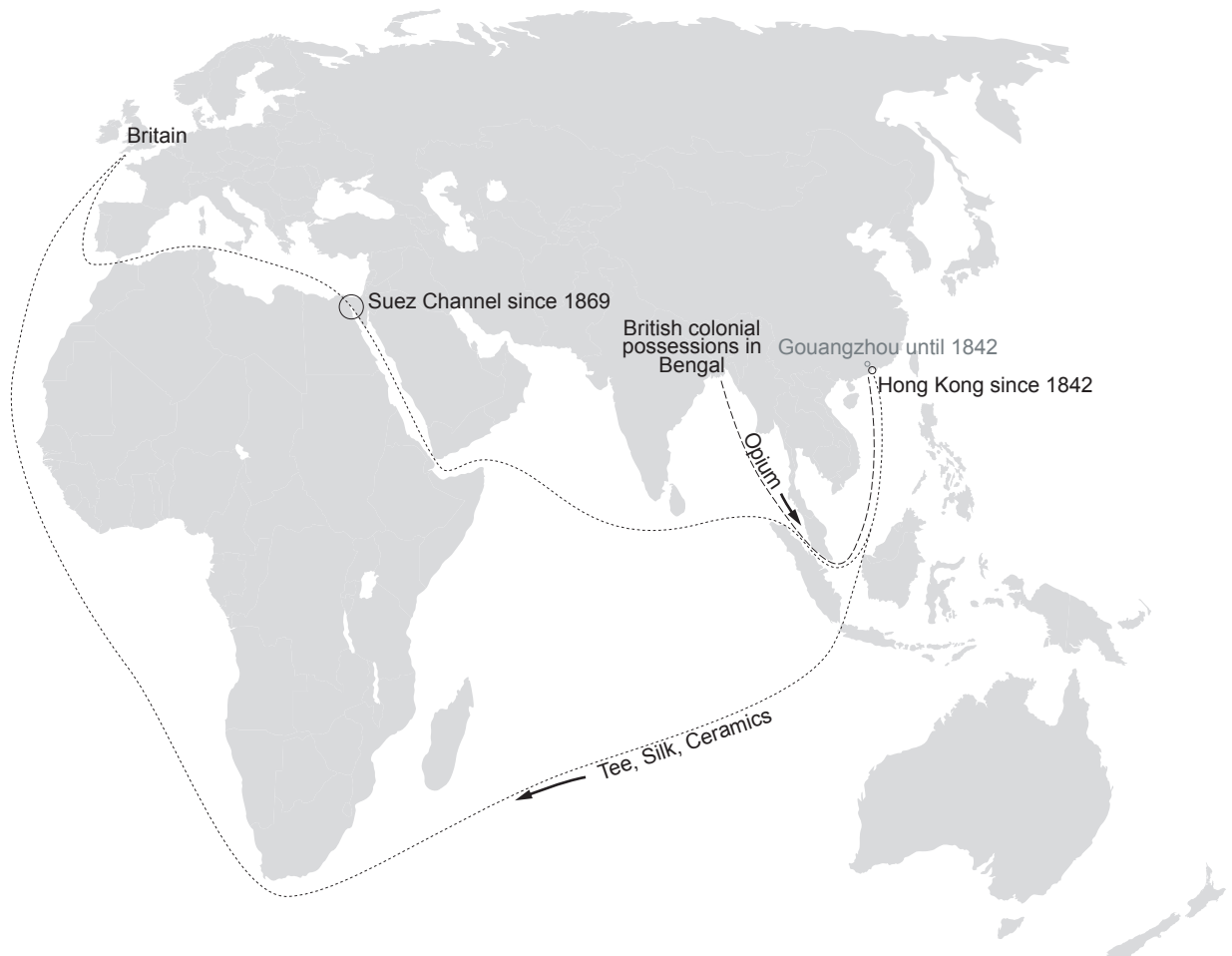
Hong Kong's demographic and economical development has always been affected by international political events. The two Opium Wars, the foundation of the People's Republic of China, the Korean War and China's open door policy can be seen as major events that each time caused a significant adaption of the city to the new circumstances. In terms of the industrial development of Hong Kong, each of these events introduced a new phase that is representative for the overall ability of Hong Kong to react very quickly and nimble to a changed situation.

In total there are four phases of this industrial adaption that describe Hong Kong as entrepôt trading place, its rise to an industrial giant, its reaction to China's open door policy and finally today's positioning of Hong Kong's industry.

Dealt by Hong Kong 1842

The decision of China to ban the opium trade in 1839 led to the First Opium War. As a result of this war, Hong Kong Island became British in 1842. Since that time Hong Kong was an entrepôt trading place between China and the western markets. The Unequal Treaties between China and Great Britain caused the grow of trade with China. In 1880 already 30% of all foreign trade of China passed through Hong Kong.

Before these two Opium Wars, there were only Macao and Gouangzhou where trade with foreign countries was allowed. Since 1842 most of this trade passed through Hong Kong. Until World War II, Hong Kong became the most important trading place in East Asia.



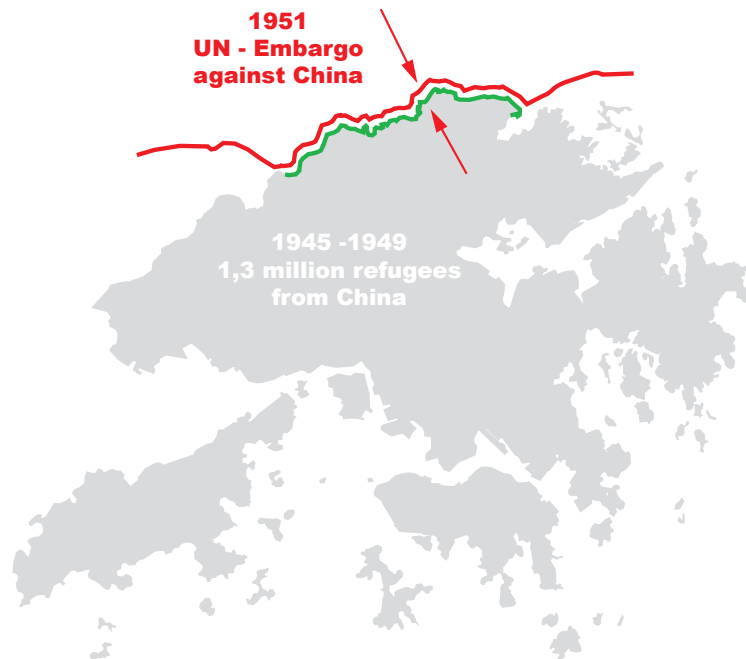


Made in Hong Kong 1951

As a result of the UN - Embargo against China in 1951 caused by its participation in the Korean War, Hong Kong lost its position as entrepôt trading place for China because trade fell by 35%. The city had to reorient its economical base.

Many refugees from the new founded People's Republic of China offered the city a strong workforce as base for its growing industry. Many rich Shanghainese factory owners who saw no future in a communistic regime came to Hong Kong with their whole equipment from their dyeing, knitting and weaving factories.

In the heyday of manufacturing, factories in Hong Kong produced plastic flowers, electronic toys, fashion, wigs and other low sophisticated mass products for the global markets. Most of this production was Original Equipment Manufacturing (OEM), manufacturing companies, that provide their contractual partners with products that are then sold under the brand name of the contractor.





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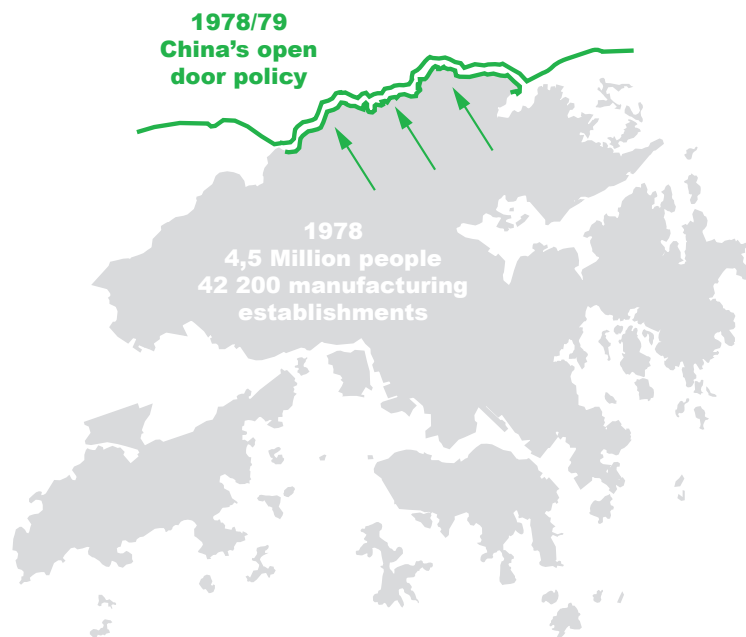
Source: Post Impression

Source: Post Impressions

Source: Post Impressions

Made by Hong Kong 1978

With Deng Xiaoping's open door policy in China since 1978/79 foreign investors had the possibility to open up factories and to invest in the country. As a result of this, cheap land and labour became available for Hong Kong's industry right across the border to China. Production started to be outsourced to Shenzhen and the Pearl River Delta. While this region between Hong Kong and Gouangzhou grew to the biggest industrial area in the world, many of the head offices of manufacturing companies remained or were opened up in the city. Hong Kong companies started to develop their own brands, they produced and sold their product under their own brand name (OBM-Production). During this time Hong Kong's economical base changed from manufacturing to service.

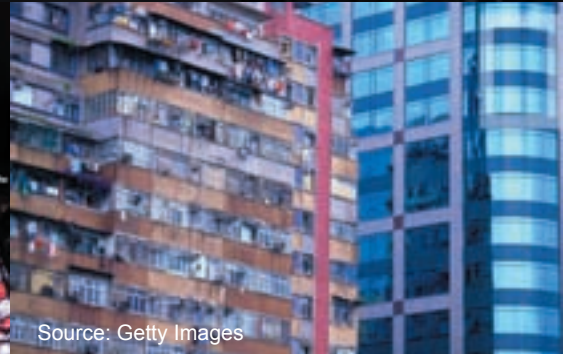




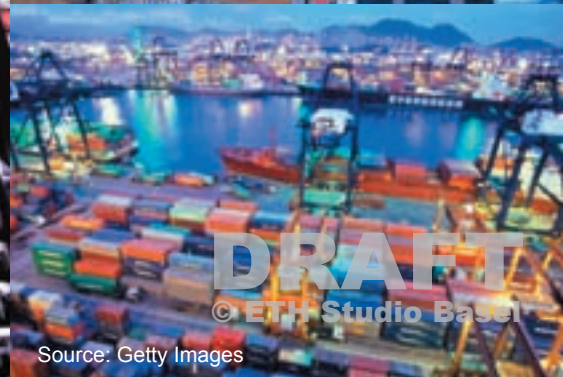
Source: An Illustrated History of Hong Kong



Source: Post Impressions



Source: Getty Images



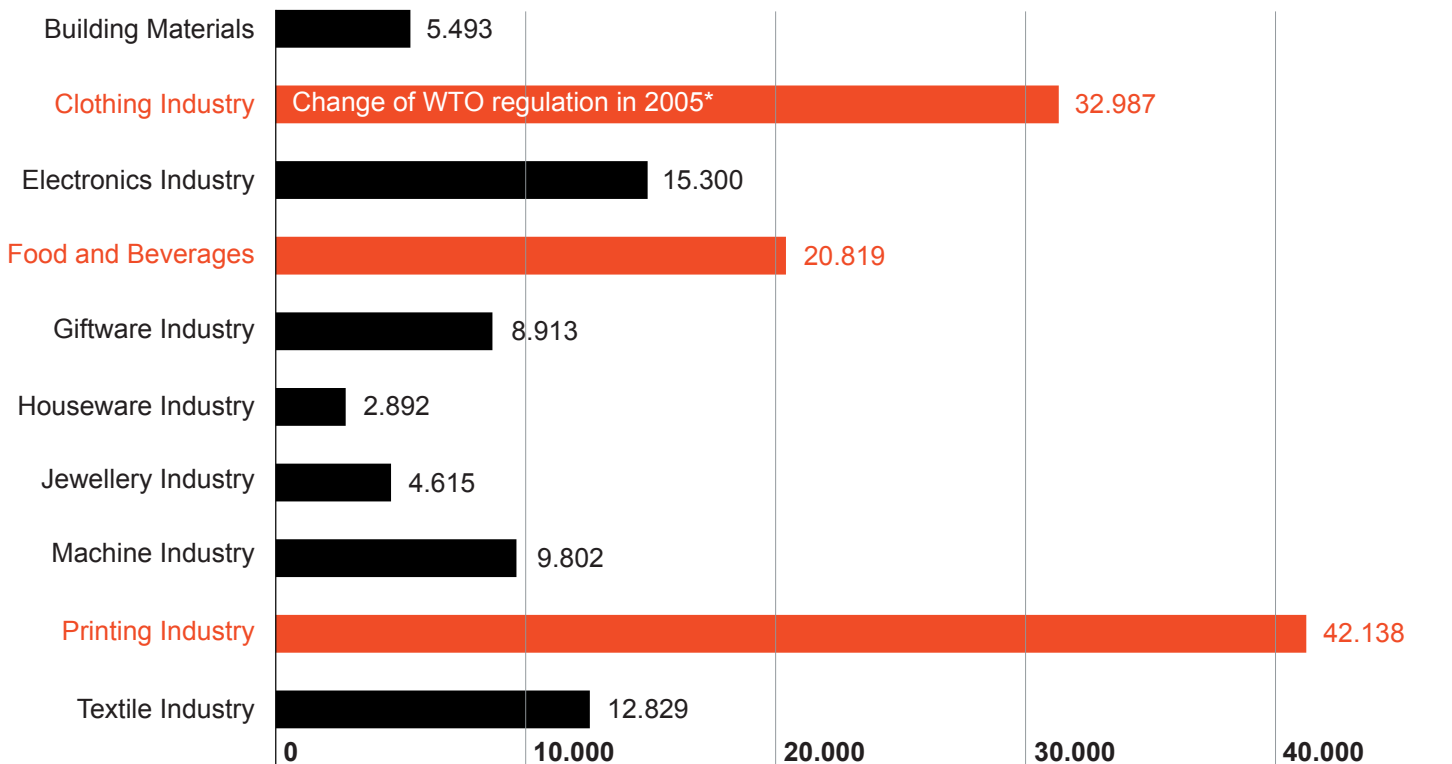
Source: Getty Images

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Made for Hong Kong 2004

After manufacturing has been outsourced to south China and the Pearl River Delta, only a few industrial sectors remained active in the city. Today, these factories mainly produce for the city itself, to provide it with basic consumer goods. The products that are still produced within the city's boundary are dependant of delivery time and quality aspects. As today's population of Hong Kong exceeds 6.5 million, food and beverages production within the city became a main producing sector. The service related printing industry covers the city with one of the highest density of daily newspapers in the world.

Today, „Made in Hong Kong“ mainly means „Made for Hong Kong“.



Today's main producing sectors No. of employees

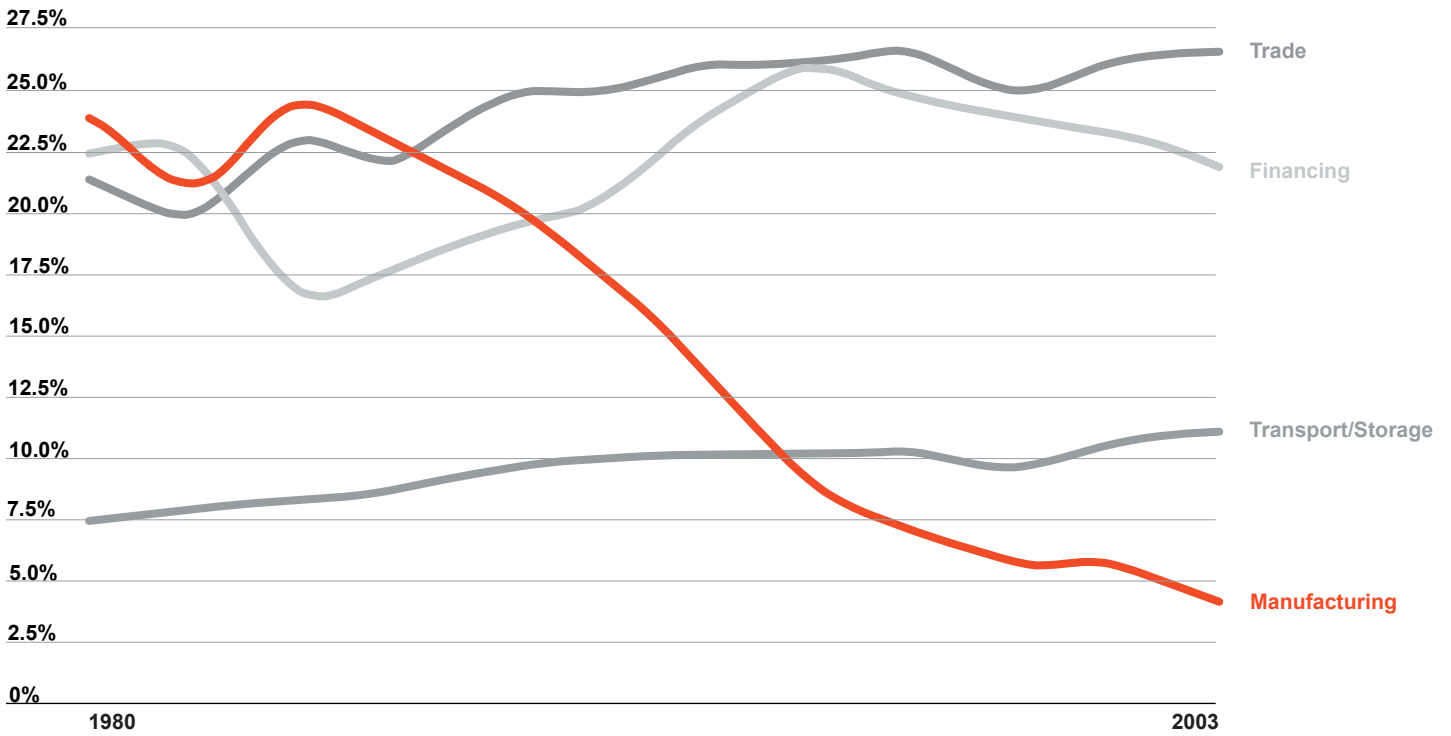
*The clothing industry in Hong Kong is regulated by the 1974 introduced WTO Multifibre Arrangement (MFA). To fulfil the conditions of this regulation, Hong Kong has to produce a certain amount of clothing products every year. As a result of this, many companies produce in China but they do the last finishing in Hong Kong. In so doing, they are finally producing under the Hong Kong quota. The MFA will be dissolved in 2005 so that there will be no more need for this false labeling.



Hong Kong's change to a service society

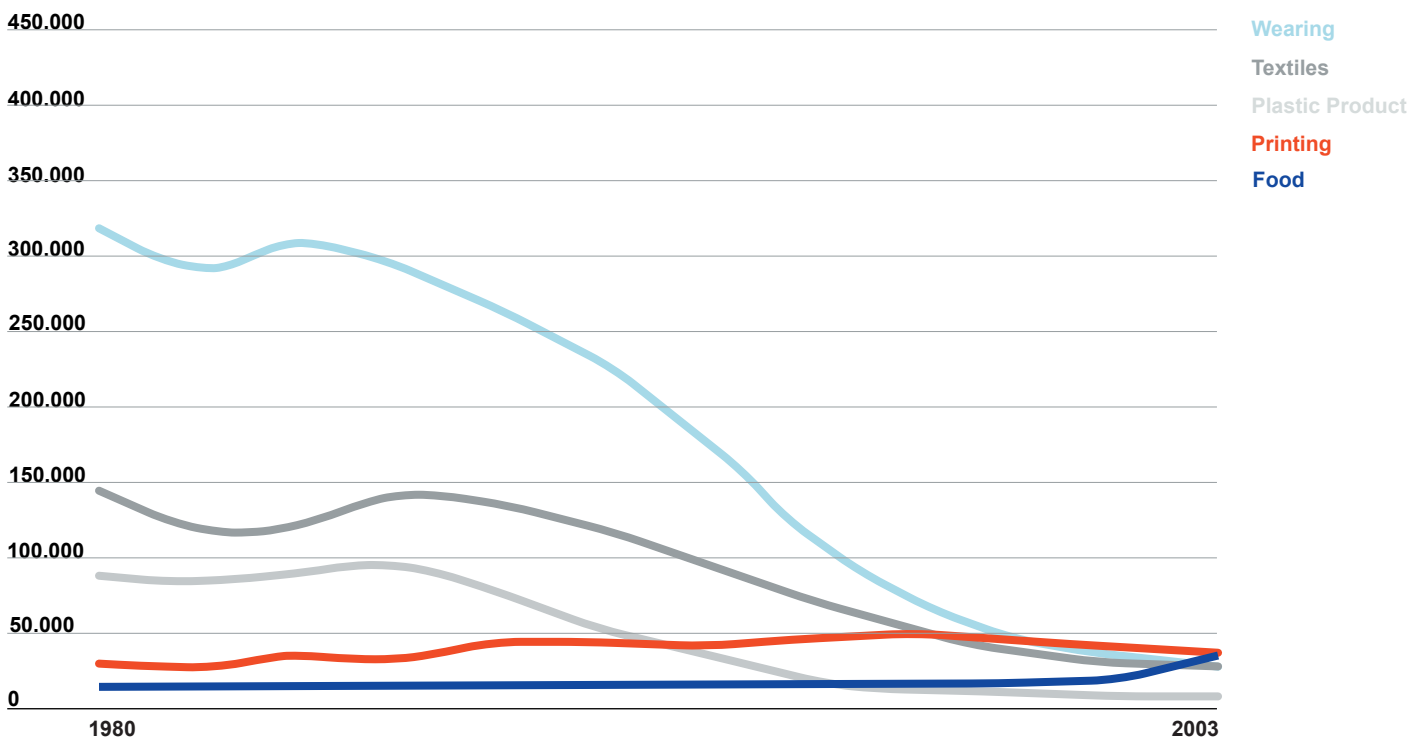
Decline of manufacturing industry

Contribution to GDP at Factor Cost



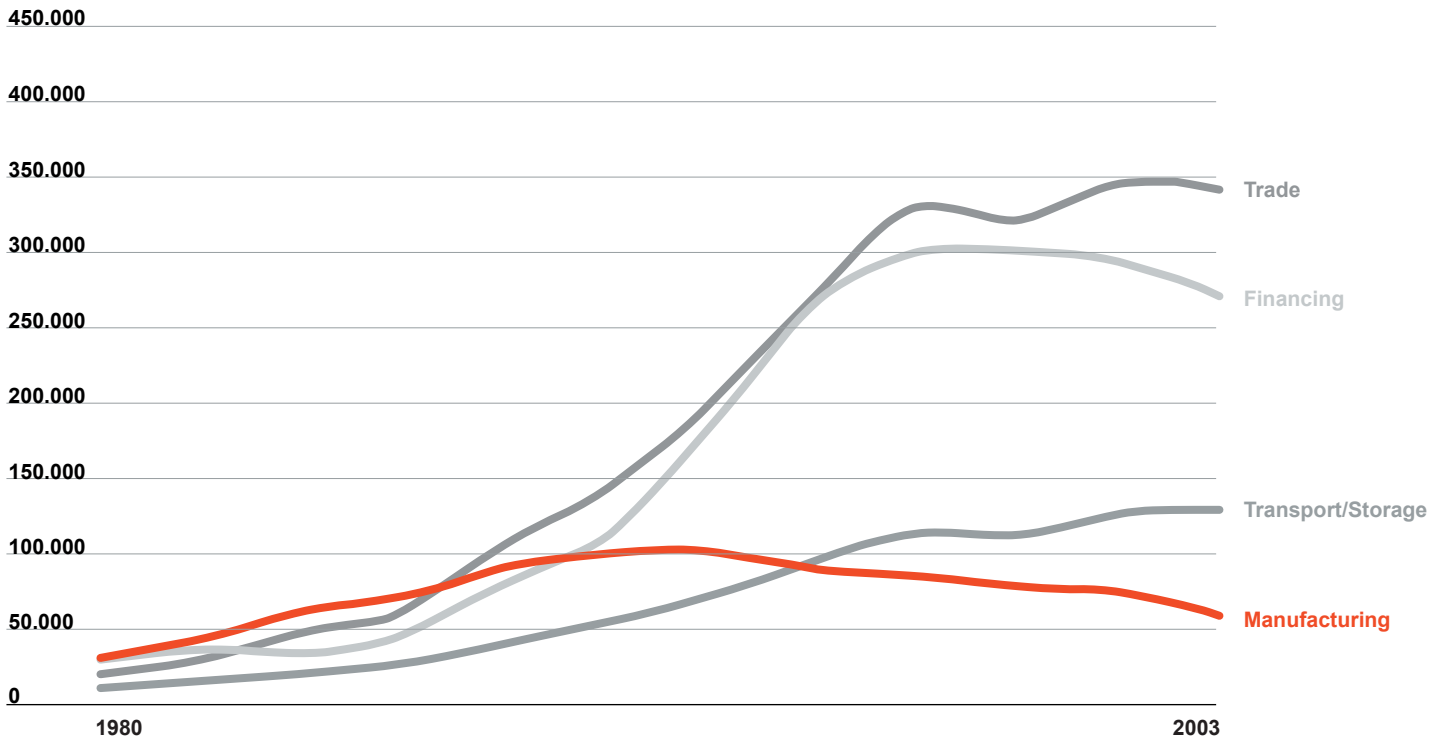
Decline of industrial employees

Employees by manufacturing sector



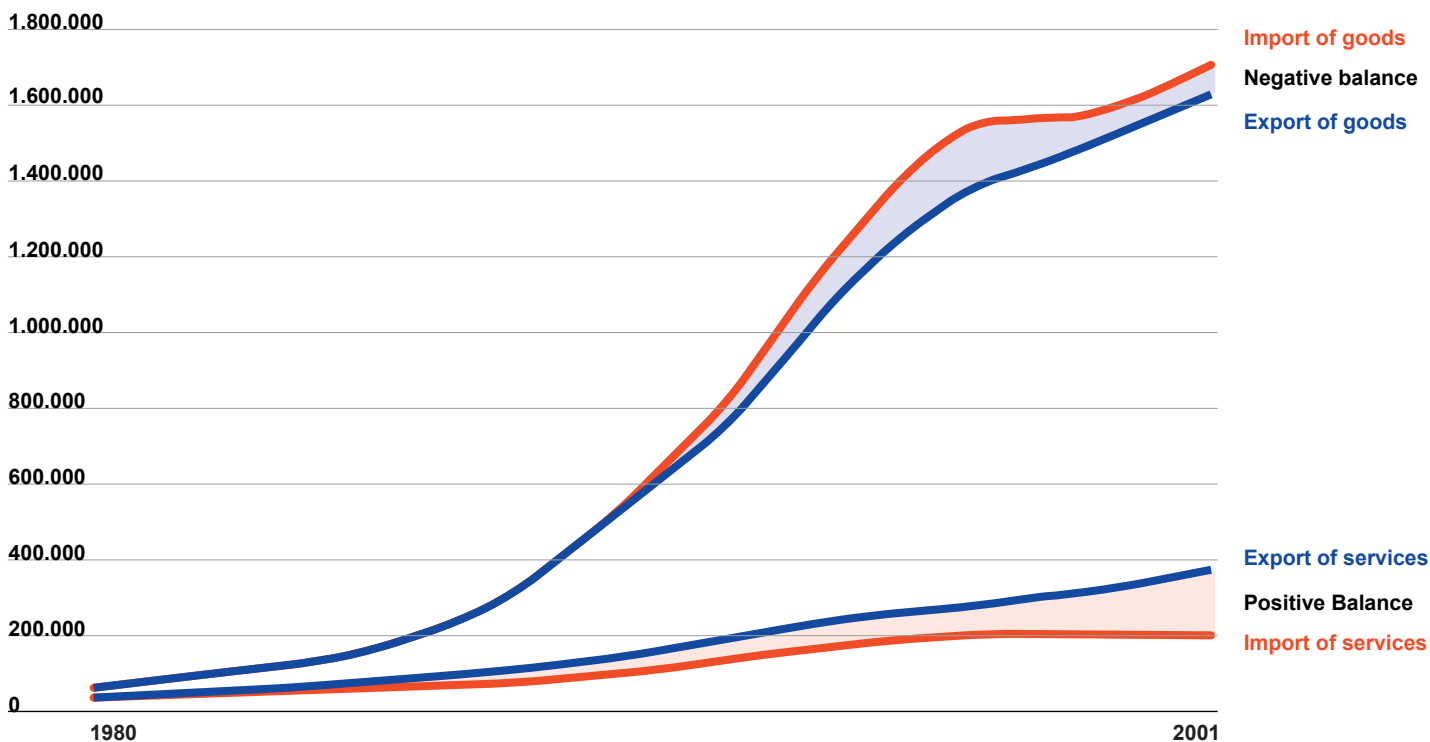
Hong Kong's economic explosion

GDP by economic activity HK\$ million



External trade balances

HK\$ million





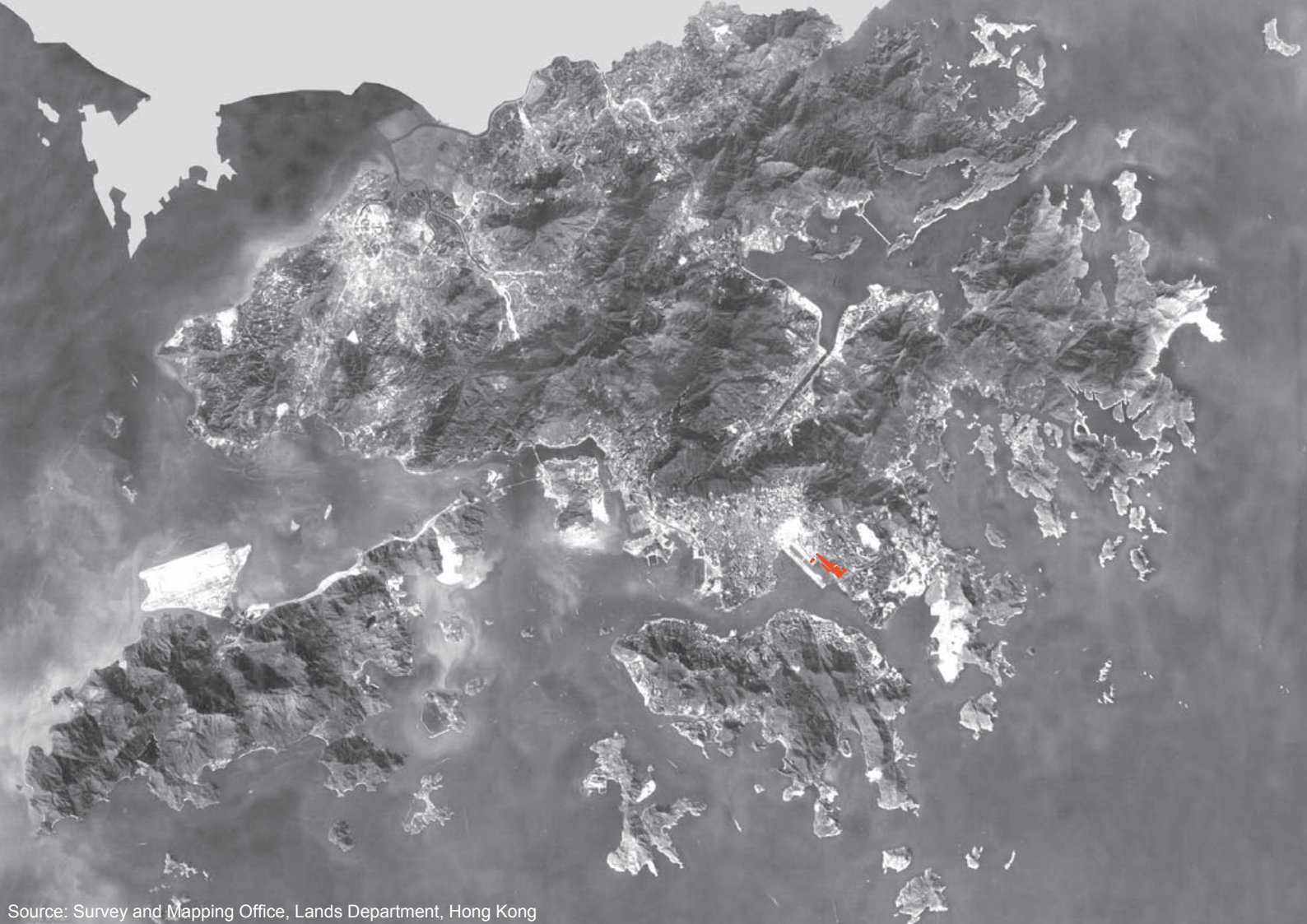
1700 INDUSTRIAL BUILDINGS REMAIN IN THE CITY

Production has moved to South China within the last twenty years. Nevertheless, industrial buildings are omnipresent in the city of Hong Kong and remain in the city as an integral part of the townscape. Hong Kong`s industrial zones in which the 1700 industrial buildings constitute the main part of the buildings are not isolated areas situated apart from the city.

Although most of the industrial buildings are not used for their original use, manufacturing, any more, they remain at their places. Because of Hong Kong`s change to a service society since China`s open door policy from 1978, a regulation enacted by law about ten years ago, permits the usage of the industrial buildings as I/O-buildings what means for industrial and office use.

While the industrial buildings look still the same outside as when they were built, there can be observed a change inside. Manufacturing firms are exchanged by offices. Often the same firm that used to produce originally in a building outsourced production to the Pearl River Delta and reuses now the former manufacturing unit as head office.



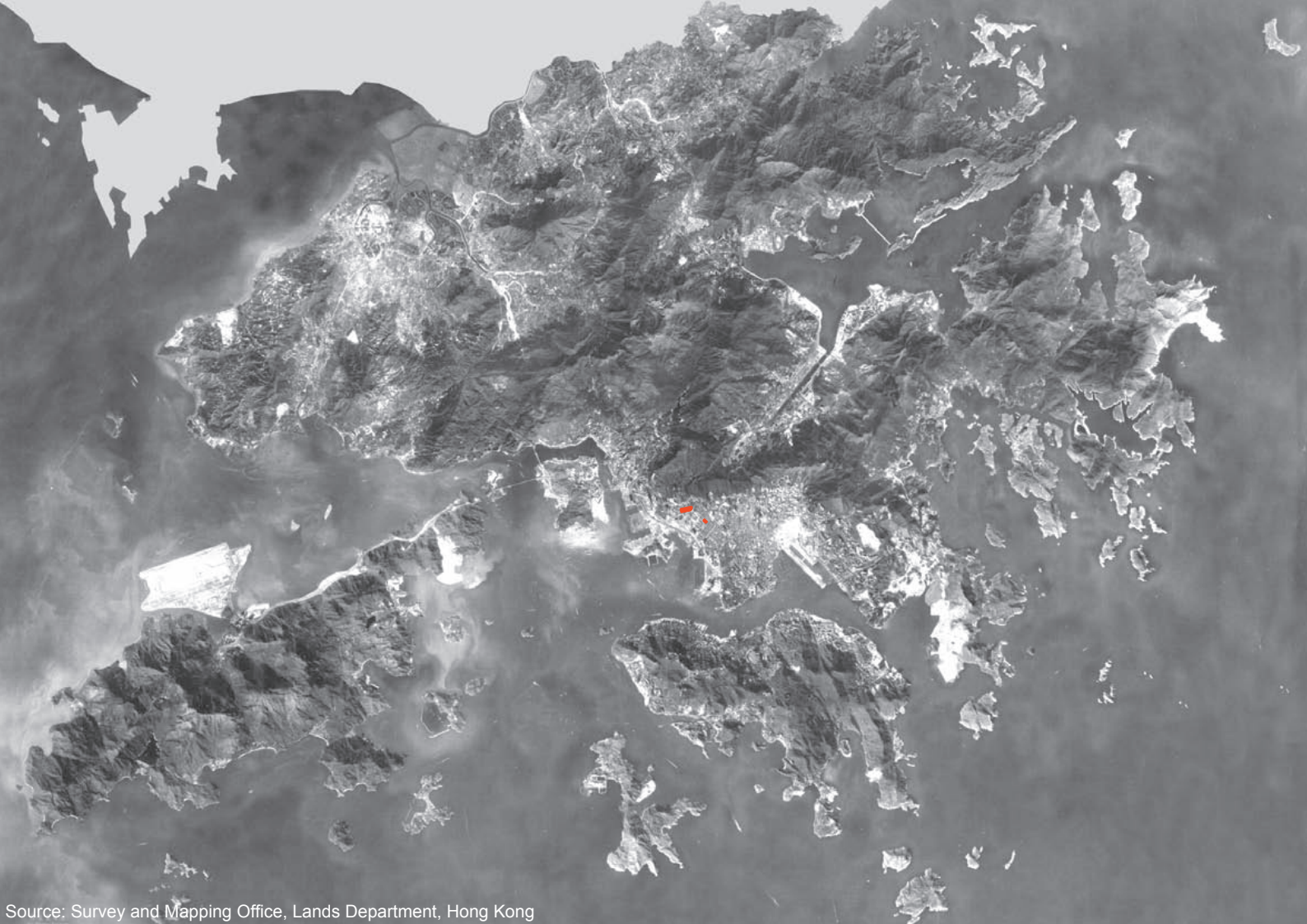


Source: Survey and Mapping Office, Lands Department, Hong Kong









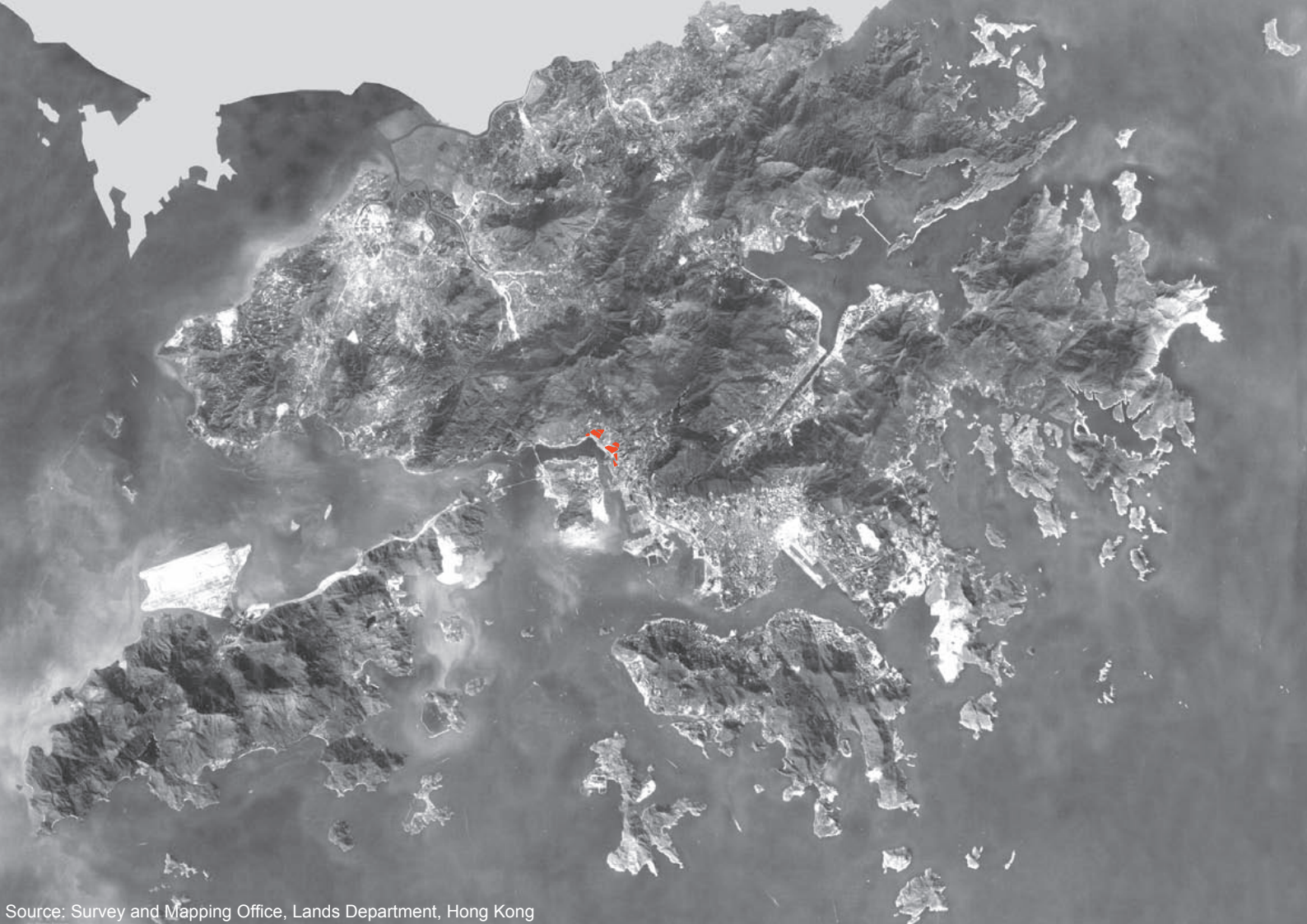
Source: Survey and Mapping Office, Lands Department, Hong Kong





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Source: Survey and Mapping Office, Lands Department, Hong Kong

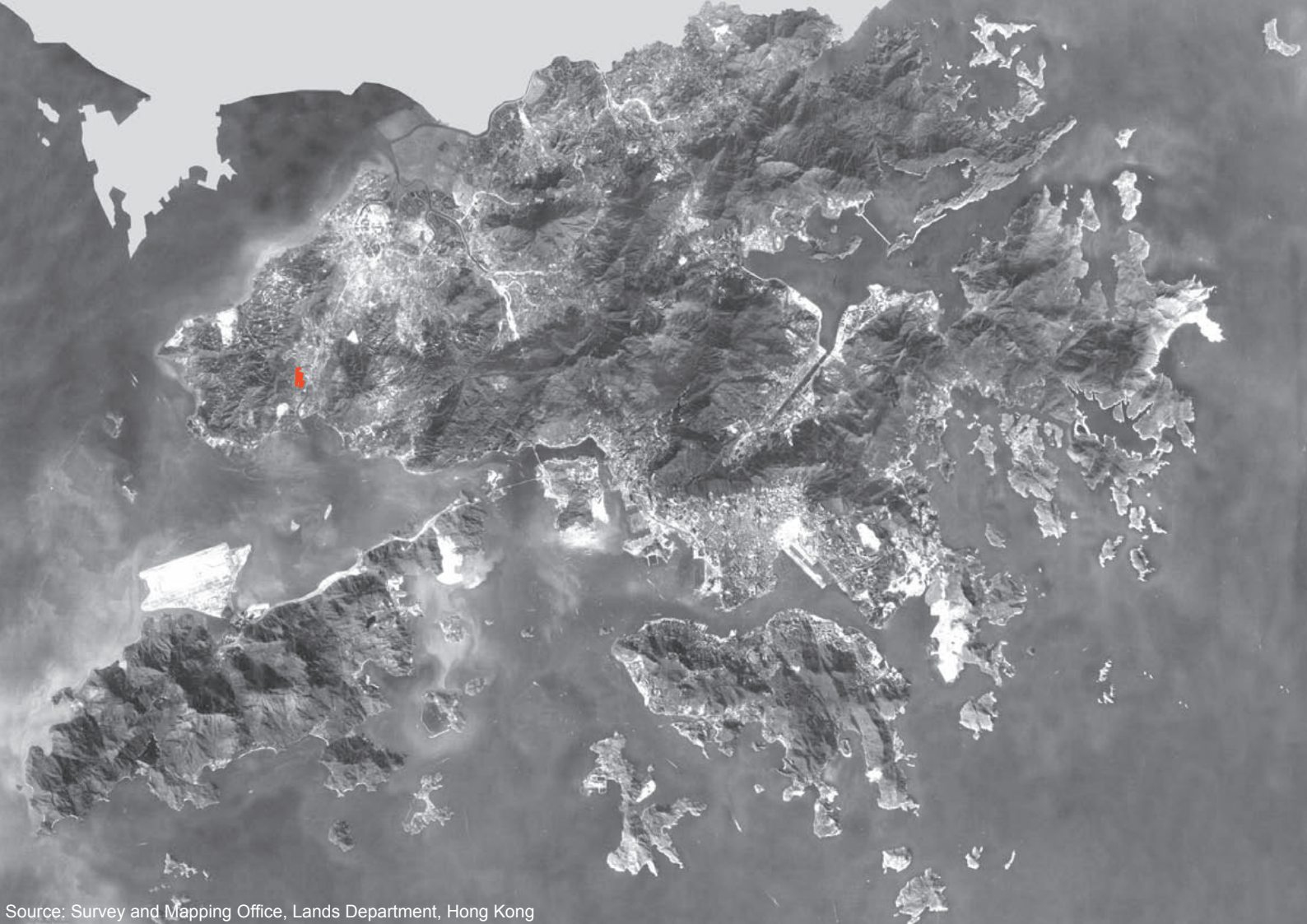
Tsuen Wan / Kwai Chung

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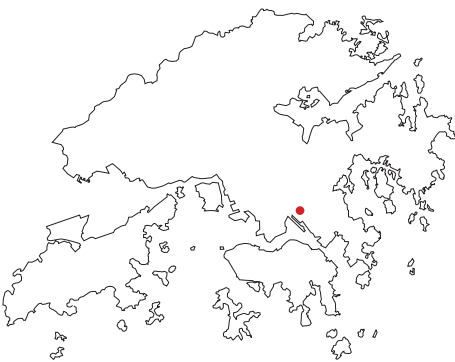
Source: Survey and Mapping Office, Lands Department, Hong Kong



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Hoplite Industrial Building

The Hoplite Industrial Building is situated in Kowloon Bay surrounded by other industrial buildings, next to the Kowloon Bay station. Housing Estates and public buildings as well as the former Kai Tak Airport are next to the industrial zone of Kowloon Bay.

The developments in Hong Kong's economy represent a new situation for the industrial buildings. The outsourcing of production makes the industrial buildings used for manufacturing almost redundant. Contrary to the assumption that they are demolished, the buildings remain in the city.

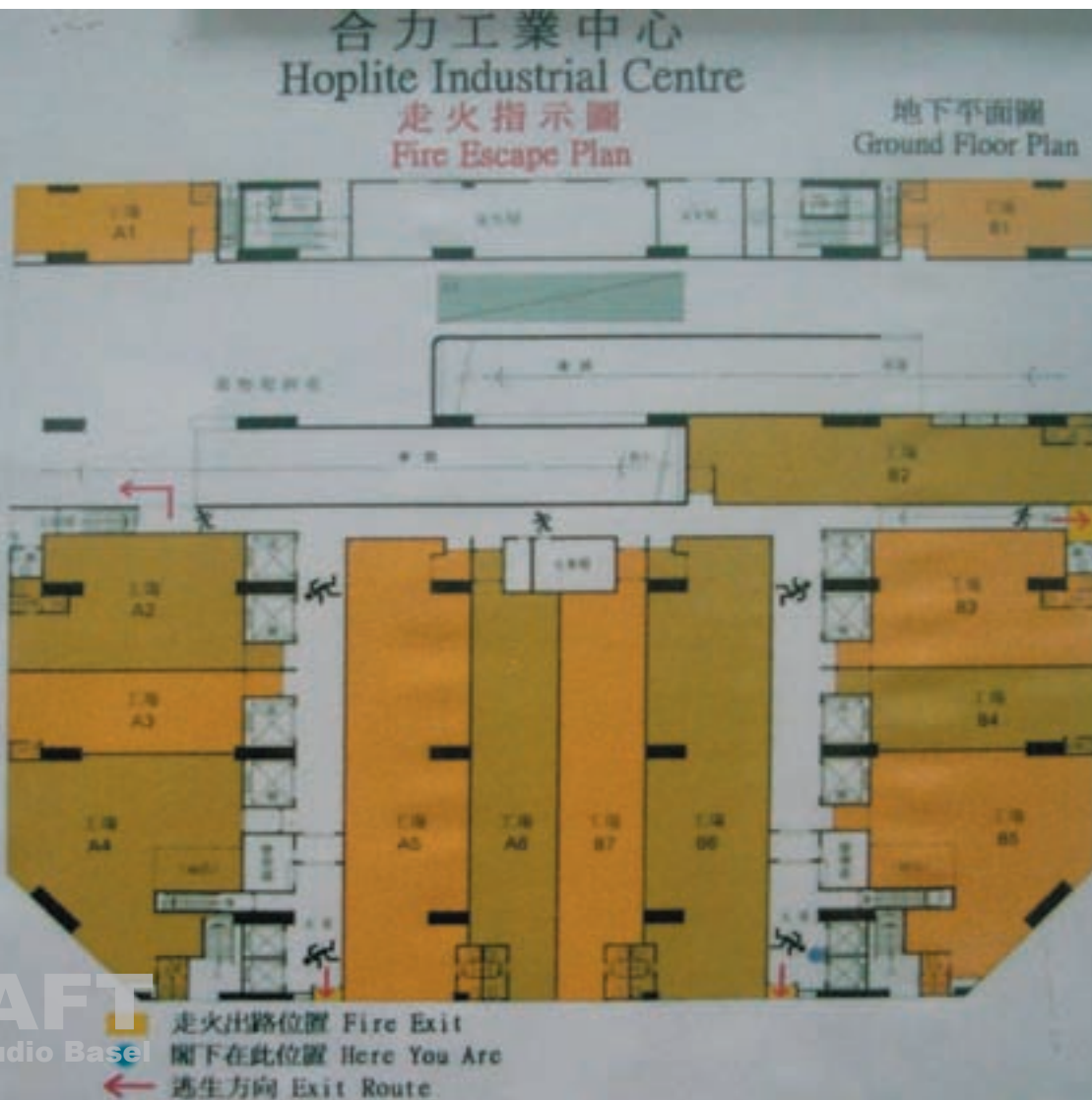
Considering as example, in the Hoplite Industrial Building, one can see how the building treats the transformation from manufacturing to office units. Because of this replacement, there can be discovered absolutely unexpected situations - noodle producers next to an office for example. Because of the growing use of the units as offices, the Hoplite Industrial Building has to adapt to the new circumstances. Service-dependent companies need more representation than manufacturing units what reflects in the interior of the building.

Structure of units

Units on ground floor	8
Units per floor on upper floors (9 floors)	20
Units in total	188

Unit sizes	30 m²
	40 m²
	50 m²
	80 m²
	100 m²
	120 m²

Floor area	1.200 m²
Total area	10.500 m²



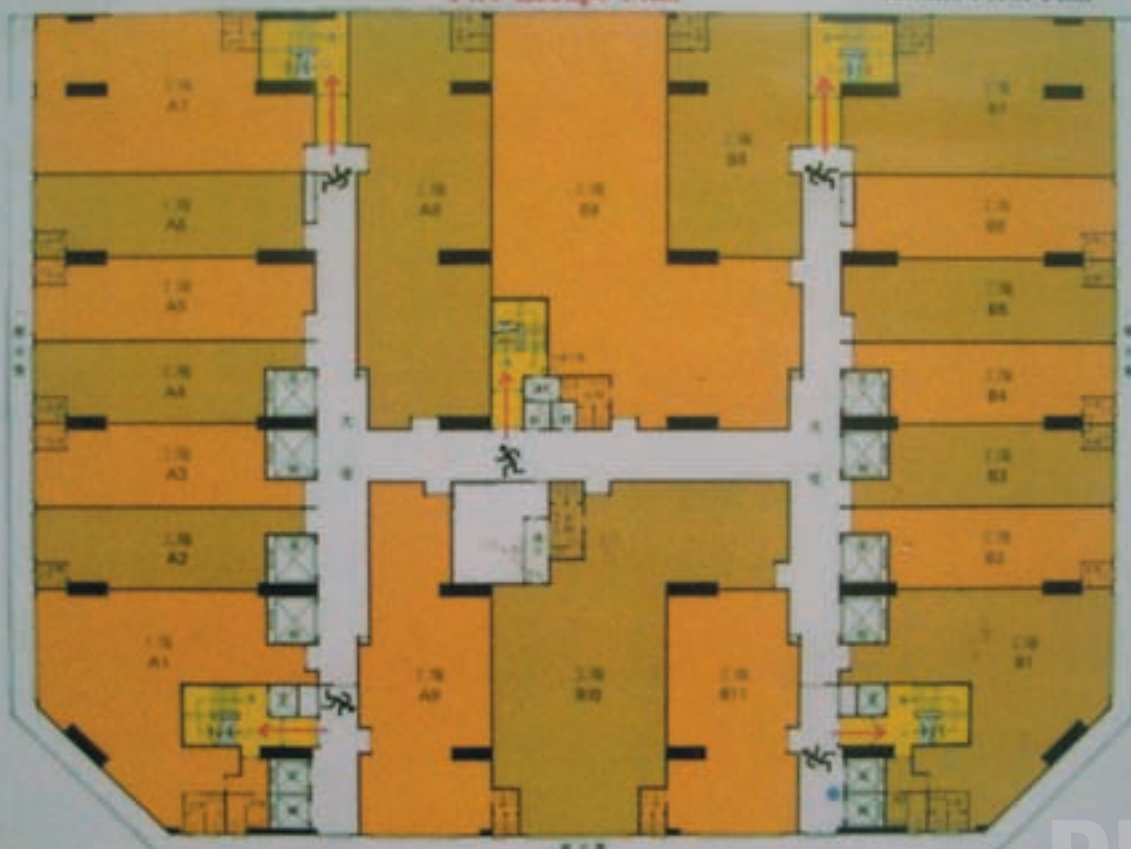
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合力工業中心
Hoplite Industrial Centre
走火指示圖
Fire Escape Plan

一至二樓平面圖
1st-2nd Floor Plan



- 走火出路位置 Fire Exit
- 閣下在此位置 Here You Are
- 逃生方向 Exit Route



5
Km/h

\$15000**

\$1500**

ENTRÉE
LABORATOIRE
DES SCIENCES
DE LA VIE
←

Restricted entrance



	ELEGANT TEAM DEVELOPMENT LIMITED 9/F	B1 / B2 7 / F FAMILY GIFTS GROUP LTD. 富禮一集團有限公司
	 INTERNATIONAL DELTON	
 BCcomponents Hong Kong Limited 香港中環英子有限公司 BCcomponents China Limited 中國中環英子有限公司 8th Floor	 Waysnar Asia Limited 威士拿(亞洲)有限公司 WAYSNAR FAR EAST COMPANY LIMITED 11/2 8/F	
	 SINHA INTERNATIONAL HOLDINGS LTD. 6/F DASHI MEDICAL LTD. 大島藥械有限公司 5/F DINO LABORATORIES LTD. 6/F, B3-B5 TRICKERY Industrial Limited 鴻力工業有限公司	
	 MIRA	



„...this is a private building. The units are either leased or in the company's property. You can only enter when you have an appointment...“

Building Manager Hoplite Industrial Building







**„...before our production moved to South
China in 1985, we were producing in this
unit...“**

Aka Chan, General Sales Manageress International Delton

INTERN

DEL



ATIONAL

ITION



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**INTERNATIONAL
DELTON**



AKA CHAN
GENERAL SALES MANAGERESS

e-mail : aka@delton.com.hk
Website: www.delton.com.hk

Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Fabrics production
Trading Company
Fabrics for leisure -and sportswear
Head Office
Production
OBM - Original Brand Manufacturing
International clothing companies
MADE BY HONG KONG
Offices all over the world - Head Office in Hong Kong



港發電子貿易有限公司
Kong Fat Electronic Trading Limited

Wendy Lay
E-mail : wendy@kongfat.com

香港九龍九龍灣常怡道33號宏力工業大廈七樓三室
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Kowloon, Hong Kong
Tel : (852) 2953 0098 Fax : (852) 2766 0040
Web Site : http://www.kongfat.com E-mail : kongfat@kongfat.com

Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Electronics trading
Trading Company

Head Office
Office in Shenzhen

50% Chinese clients, 50% European clients
DEALT BY HONG KONG
Computer parts are imported from Taiwan to Hong Kong.
From there, they are shipped to China and Europe.



陳樹強
Tony Chan
Mobile: 9173 6482

協偉實業有限公司
佳色印刷廠
HILLWICK INDUSTRIES LIMITED
BEST COLOURS PRINTING FACTORY

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436-446 Kwun Tong Rd., Kwun Tong, Kow., H.K.
Tel : (852) 2344 2388, (852) 2344 2177
Fax : (852) 2344 3022
E-mail: bcpr9@netvigator.com

Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Printing
Printing Company
Advertising material
Production and Office

Du Pont, local companies
MADE FOR HONG KONG
Family business

Waysnar Far East Company Limited

STEFAN ANDREEW
Production Manager

香港九龍九龍灣常怡道3-5號合力工業中心B座8樓12室
Unit 12, Block B, 8th Floor, Hupite Industrial Centre,
3-5 Wang Tai Road, Kowloon Bay, Hong Kong.
Tel: 2173 2278, 2795 2122 (mobile)
Fax: 2795 0818 Direct line: 2173 2279
Mobile: 9768 6281
E-mail: stefan@waysnar.com.hk

Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Clothes production
Trading Company
Ski suits
Head Office
Production
OEM - Original Equipment Manufacturing
European clothing companies i.a. Bengel
MADE BY HONG KONG
Their product are shipped directly from the PRD to Europe.
They do not pass through Hong Kong. They produce under
Chinese quotas.



China Evergreen Footwear Ltd.
(Manufacturer & Exporter)

Amy Lee
Managing Director
Mobile Phone: 9497 0687

HEAD OFFICE:
Hupite Industrial Bldg., 4/F
Unit 20, 1, Wang Tung Road,
Kowloon Bay, Kowloon, Hong Kong.
Tel: 2795 5323 Fax: 2795 4353
E-mail: amylee@china-evergreen.com.hk

FACTORY:
Kan Sang Shoe Factory
Luen Industrial District
Charmian Town, Dongguan City
Guangdong Province, China
Tel: (0769) 6414660

Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Shoe production
Trading Company
Baby shoes
Head Office
Production
OEM
Wal-Mart
MADE BY HONG KONG
The head office is in Hong Kong because clients prefer to
come to Hong Kong than going to a location in the PRD. Their
shoes are sold all over the world.

法蘭堡釀酒國際有限公司
FIVE STAR WINE INTERNATIONAL LTD.



Simon Ho 何潤添
Director 董事
Mobile: 9374 5785
E-mail: office@fiveintl.biz.com.hk

九龍灣常怡道3-5號合力工業中心B座6樓6室
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Kowloon Bay, Hong Kong.

Tel: (852) 2622 2787 Fax: (852) 2622 2438

Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Wine trading
Trading Company

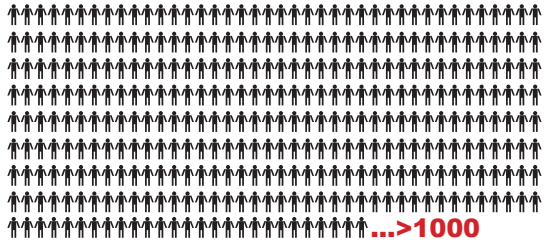
Head Office

Hong Kong restaurants and retail, export to China
DEALT BY HONG KONG
Wine is mainly imported from France. This type of company
is allowed in this kind of building since the government
changed the building to I/O-Building 15 years ago.

Employees in Hong Kong

 30

Employees in the Pearl River Delta

 ...>1000



Employees in Hong Kong

 4

Employees in the Pearl River Delta

 5



Employees in Hong Kong

 5

Employees in the Pearl River Delta

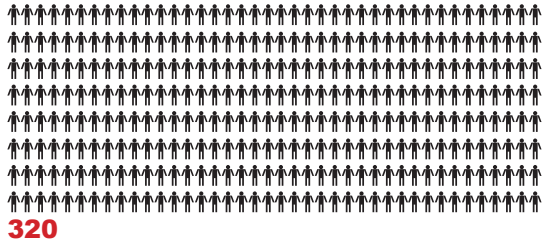
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Employees in Hong Kong

 6

Employees in the Pearl River Delta


 320



Employees in Hong Kong

 7

Employees in the Pearl River Delta

 356



Employees in Hong Kong

 6

Employees in the Pearl River Delta

0



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„...manufacturing companies are replaced by service or trading companies like my company. 15 years ago, the industrial buildings were only used for manufacturing companies. The law would not have allowed service or trading companies in these buildings...“

Simon Ho, Director Five Star Wine International Ltd.



The shell of the building is not changing



富珍閣
傢俬傢俬傢俬
傢俬傢俬傢俬
傢俬傢俬傢俬

宏基傢俬
意大利及西班牙入口高級傢俬

瑞華印刷有限公司
印刷專科
各種印刷
各種印刷
各種印刷

瑞華印刷有限公司
瑞華印刷有限公司
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雄昌
水喉角鐵 (鑄)
宏閣道

萊斯物業



WANG KEE FURNITURE

5 DIG

五金
各款螺絲
15號13號

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Heterogeneous unit neighbours

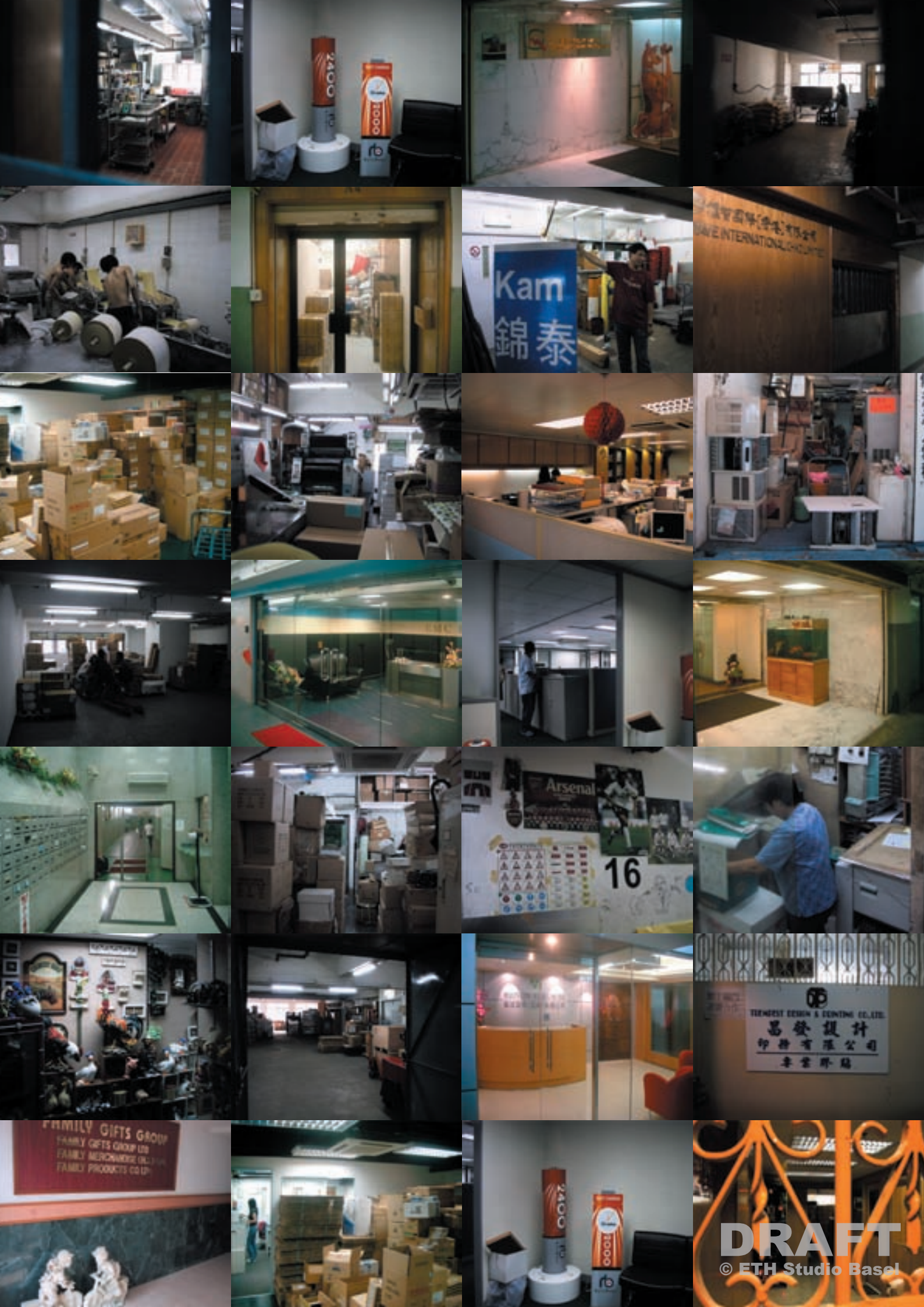






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The buildings adapt their interior to the new



w conditions



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Head Offices need representative corridors





Office entrances are embellished with noble



e materials



Corridors become shopping malls





„...I opened my shop in the Hoplite Industrial Building 5 years ago. Clients can come and look for some tennis or badminton rackets...“

Jacky Pang, shopowner Jacky Sports

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工業中心
INDUSTRIAL CENTRE
PHASE 1

12 GOVERNMENT OPERATED FACTORY ESTATES MAY DISAPPEAR

There are still 12 government operated factory estates in Hong Kong. Originally, over 40 factory estates were regulated by the government.

The three different types of government operated factories are named here Mark One, Mark Two and Mark Three. Mark One and Mark Two were first built over 40 years ago, in the 1960`s, Hong Kong`s most active industrial time. The three buildings of the Mark Three type were built between 1978 and 1981, the beginning of China`s door policy.

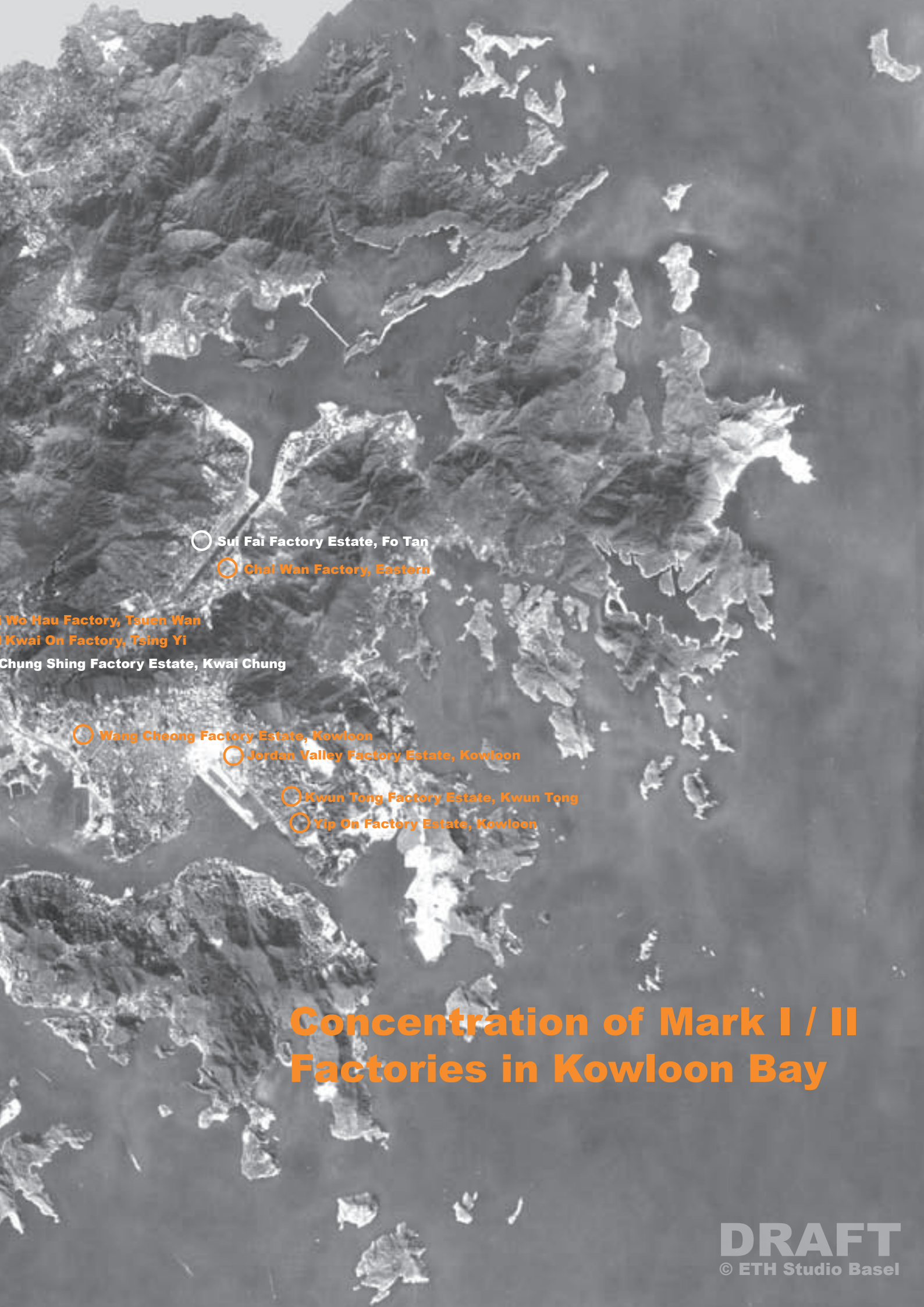
In contrast to the industrial buildings which are privately operated, the government operated factories do not adapt to the new conditions - these factory estates are not destined for office usage. The main use is for firms involved in light industry, mainly carpenters or metalworkers producing for Hong Kong. Because of the city`s change within the last twenty years to a service society and the industrialization in the Pearl River Delta, there is only a minimal amount of light industry companies left. So are government operated factories.



○ Hoi Tai Factory Estate, Tuen Mun

○ Tai W
○ Ky
○ Chu

Mark III Factory Estates are located in the New Territories



○ Sui Fai Factory Estate, Fo Tan

○ Chai Wan Factory, Eastern

○ Wo Hui Factory, Tsuen Wan

○ Kwai On Factory, Tsing Yi

○ Chung Shing Factory Estate, Kwai Chung

○ Wang Cheong Factory Estate, Kowloon

○ Jordan Valley Factory Estate, Kowloon

○ Kwun Tong Factory Estate, Kwun Tong

○ Yip On Factory Estate, Kowloon

Concentration of Mark I / II Factories in Kowloon Bay

Same type of building for public housing and

...functional blocks like this one in Kwun Tong were vastly preferable to a frail, hillside shack. They were the start of Hong Kong's enormous public housing programme...

Source: Post Impressions



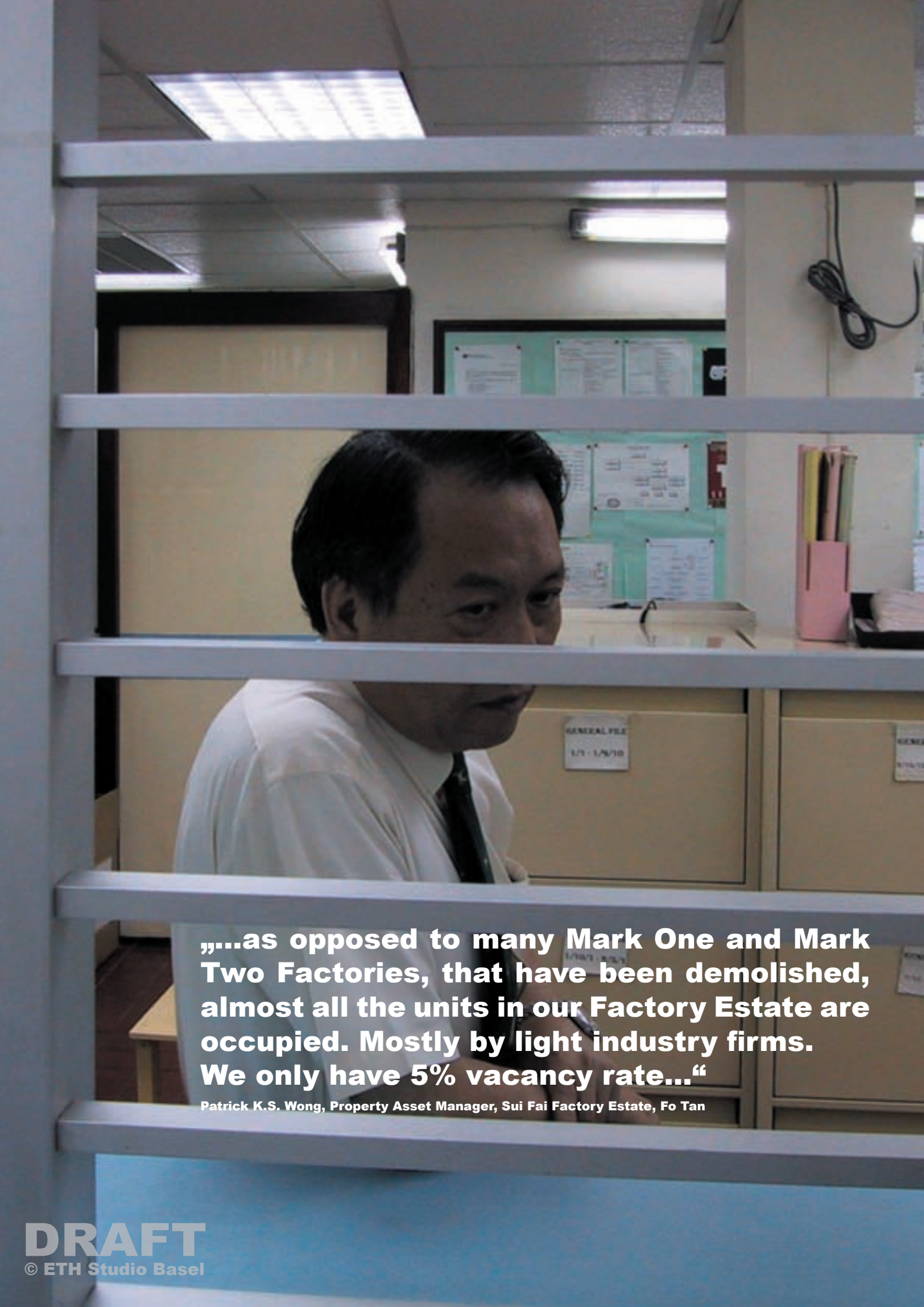
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© ETH Studio Basel

Source: Post Impressions

Government operated factories in the 60's



...the Wang Cheong Factory Estate in Cheung Sha Wan is not used any more by manufacturing firms. The units are empty - the government decided to demolish the Estate still this year...



„...as opposed to many Mark One and Mark Two Factories, that have been demolished, almost all the units in our Factory Estate are occupied. Mostly by light industry firms. We only have 5% vacancy rate...“

Patrick K.S. Wong, Property Asset Manager, Sui Fai Factory Estate, Fo Tan



Sui Fai Factory Estate

The Sui Fai Factory Estate in Fo Tan was built by the Housing Authority in 1980. The 23-storey factory occupies a total area of 43.301 m², with sizes of each floor ranging from 617 m² to 1792 m². Factory units of sizes varying from 25 m² to 1.792 m² (whole floor) are available. Ceiling height ranges from 3.1 m to 4.2 m while the floor loading varies from 750 kg/m² to 2.500 kg/m².

Sui Fai Factory units are designed and equipped to suit various industrial and storage uses and are available for immediate occupation. It will be an ideal choice for factory operators looking for their business.

Extract from document handed out by K.S. Wong, Property Asset Manager, Sui Fai Factory Estate, Fo Tan

Almost all units in the Sui Fai Factory Estate are occupied. 80% of the units are leased by interior design firms. Most of the firm lease 3 units what means a surface of 75 m².

The building was only built for light industry. There will be no change in future in the building's structure and interior because the composition of the firms is still the same as twenty years ago and the usage is regulated by the government.

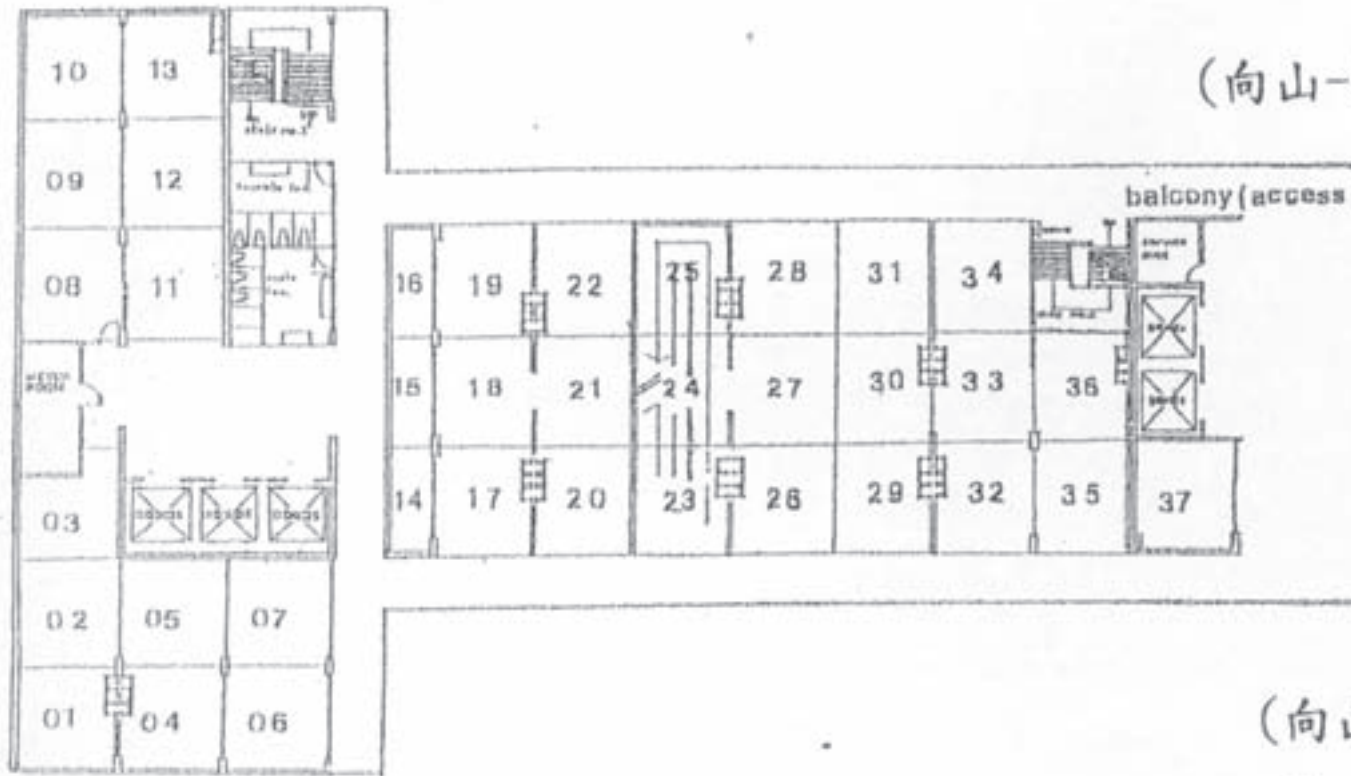
The 130 metres long and 90 metres high bu



Building is a landmark for Fo Tan



Sui Fai Fac Typical Floor



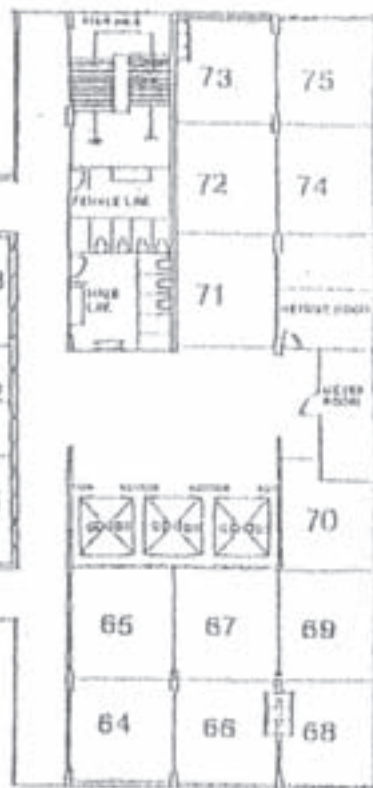
atory Estate Plan (2-23/F)

穗禾苑)

& escape)



山尾街)



0 5m

More than just circulation - the access balcony



cony has different kinds of functions



Circulation used as working place









The large surfaces suit for storages







MAX. LOADING ON FLOOR
750 KG/M²
樓面最高負荷每平方米
750 千克

20

此乃消防通道
嚴禁擺放貨物
及進行工作

„...due to China`s import regulation, textiles can not be directly imported from Taiwan to China. Therefore, we import textiles from Taiwan to Hong Kong. Then, from their interim storage in Hong Kong, they can be imported to our chinese production site in the Pearl River Delta. The manufactured clothes go back to Hong Kong from where they are shipped to **H&M** - stores all over the world...“

C.K. Pang, Managing Director Lee See Woo Garment Factory Ltd.





KR 269⁰⁰

STØRRELSE	21646
98	7652 6
	51 98

021 646 609 839 86

DK 1

H.M.

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LEE SEE WOO GARMENT FACTORY

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E-mail: lswwc@netrigator.com

Rm.2268-2270,22/F.,
Sui Fai Factory Est.,
5-13 Shan Mei St.,Fotan,
Shatin,N.T.,Hong Kong.

TEL:(852)2690 0050
(852)2698 8789
(852)2698 8820
FAX:(852)2601 3919

Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Clothes production
Trading Company
Kids clothing
Head Office and storage
Production
OEM
H&M, international clothing companies
MADE BY HONG KONG
Before production was outsourced to the Pearl River Delta, the company produced in Hong Kong. Now, they produce under chinese clothes production quotas.



Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Packaging material production
Trading Company
Foam packaging
Production and office

Hong Kong trading and shipping companies
MADE FOR HONG KONG
There is only one company producing this product in Hong Kong. The raw material comes from the USA, it is treated in Hong Kong and is used to protect product that go to the USA.



Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Stamp production
Plastic Production Company
Stamps
Production and Office

Local companies
MADE FOR HONG KONG
Family business. Small production - only like this they can survive. Supply and demand destines the production.



Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Signboard production
Plastic Production Company
Signboards
Production and office

Local companies
MADE FOR HONG KONG
Family business. They produce signboards for Hong Kong companies in manual work.



Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Carpenter
Furniture Company
Tables, chairs, ...
Production and office

Local companies and private people
MADE FOR HONG KONG
Family business



Engaged in
Registered as
Product
Activity in Hong Kong
Activity in Pearl River Delta
Type of production
Clients
Category
Specificities

Carpenter
Furniture Company
Tables, chairs, ...
Production and office

Local companies and private people
MADE FOR HONG KONG
Family business

Employees in Hong Kong

👤👤 **2**

Employees in the Pearl River Delta

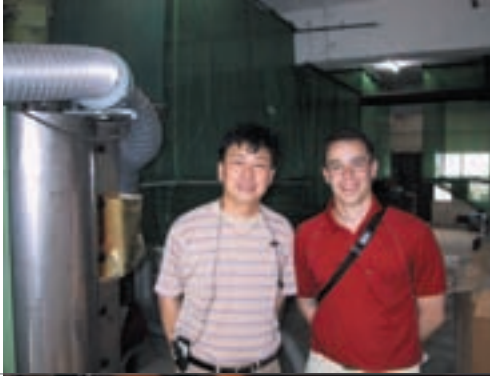


Employees in Hong Kong

👤 **1**

Employees in the Pearl River Delta

0



Employees in Hong Kong

👤👤👤👤👤 **8**

Employees in the Pearl River Delta

0



Employees in Hong Kong

👤👤 **2**

Employees in the Pearl River Delta

0



Employees in Hong Kong

👤👤 **2**

Employees in the Pearl River Delta

0



Employees in Hong Kong

👤👤👤 **3**

Employees in the Pearl River Delta

0





VERTICAL FACTORIES AS REMINISCENCE OF „MADE IN HONG KONG“

Vertical Factories were built during the heyday of manufacturing in Hong Kong. They provided the fast growing industry with space needed for production. As the city of Hong Kong is one of the most dense cities in the world, there was hardly enough city surface for the expanding industry. There was a need to use the available land in an ideal way. The resulting verticalisation of production shows the ambition of the factory owners to handle upcoming challenges.

The structure of these buildings differ from the common industrial building, because here, normally a whole floor is used by only one company. Unlike the other industrial buildings in the city, most of the vertical factories are still used for production. But today there are only a few remaining vertical factories in the city, most of them in the harbour area, because there, pollution restrictions are not very stringent.





KATO

DRAFT
© ETH Studio Basel





Wing Loi Vertical Factory

This building is one of about ten remaining vertical factories in Kwun Tong. As this area is located near the harbour, there are less pollution restrictions than elsewhere in the city. This is the reason why one can still find production in these buildings, especially pollutive production.

The Wing Loi Industrial Building was built in the late 60's, when production space was needed in the city. Today, many floors of this building are still occupied by dyeing and laundry companies, because this building is equipped with a special sewage treatment that is shared by all tenants. This is contrary to other industrial buildings in the city, that today are mainly used as office and storage buildings. But there is an unclear situation about the future of this vertical factory, because some floors are completely empty, other are surprisingly used as offices, and there is still production. The distance to the Central Business District and the extremely polluted building and surrounding hardly allow other uses than production.



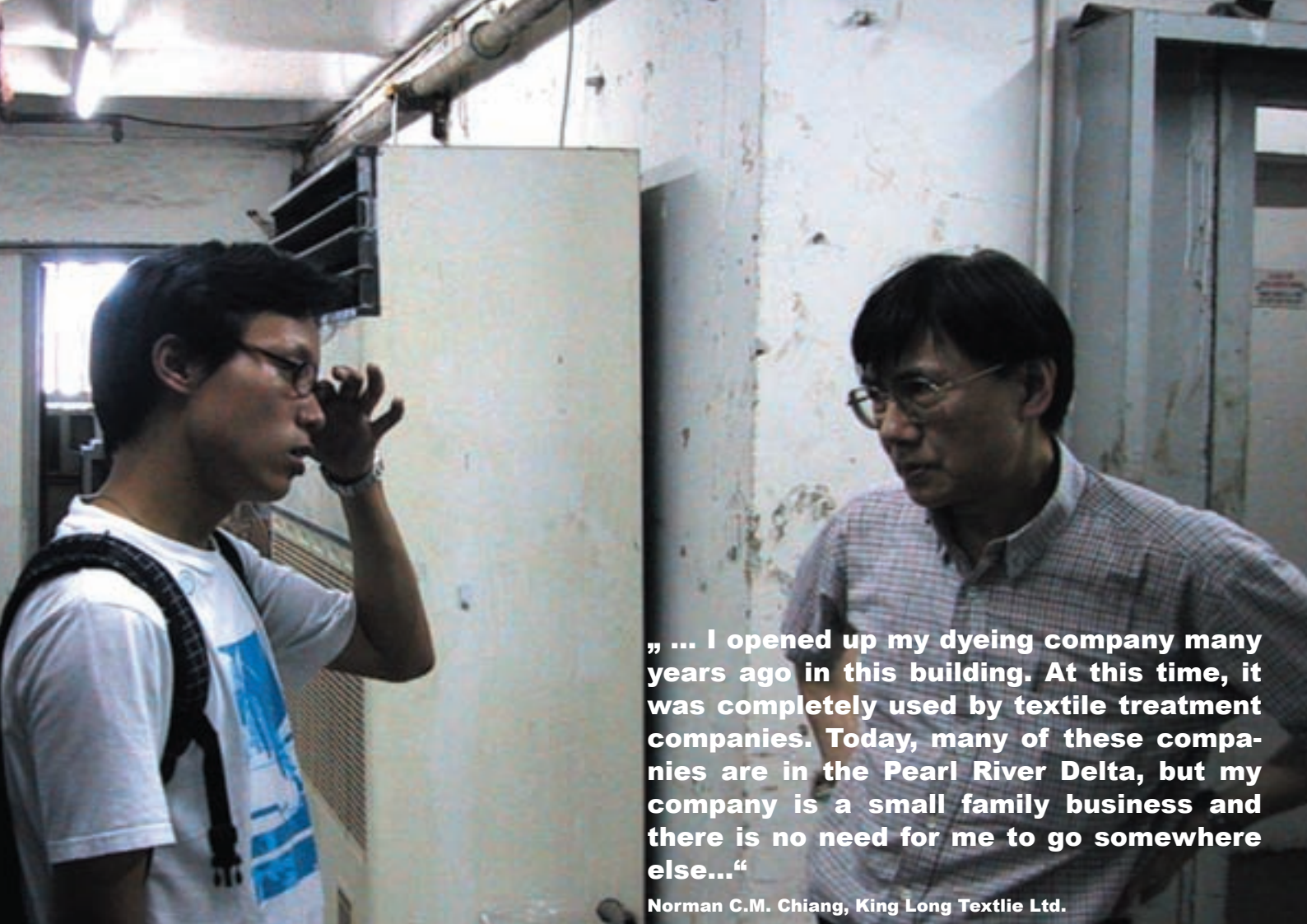




- 20 - Empty
- 19 - Fur trading
- 18 - Empty
- 17 - Textile dyeing
- 16 - Empty
- 15 - Offices
- 14 - Leather trading
- 13 - Textile dyeing
- 12 - Textile dyeing
- 11 - Textile dyeing
- 10 - Textile dyeing
- 09 - Textile dyeing
- 08 - Textile dyeing
- 07 - Textile dyeing
- 06 - Pets Cremation Centre
- 05 - Textile dyeing
- 04 - empty
- 03 - Textile dyeing
- 02 - Textile dyeing
- 01 - empty
- 0 - Parking, garage







„ ... I opened up my dyeing company many years ago in this building. At this time, it was completely used by textile treatment companies. Today, many of these companies are in the Pearl River Delta, but my company is a small family business and there is no need for me to go somewhere else...“

Norman C.M. Chiang, King Long Textlie Ltd.



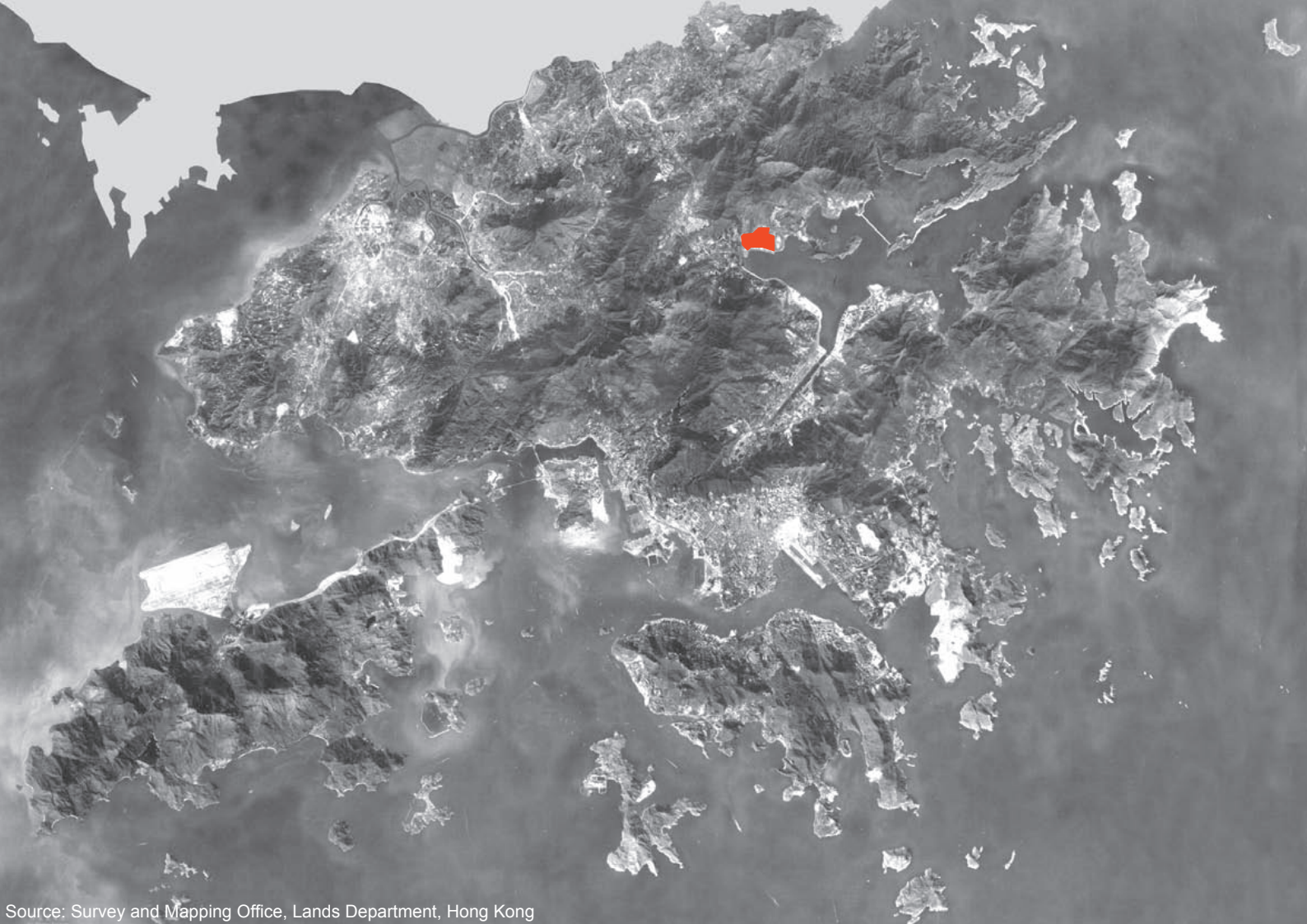


149 CONTEMPORARY FACTORIES ARE SUPPLYING HONG KONG

The newest factory buildings of Hong Kong can be found in three newly built industrial estates that are no more directly integrated in the cityscape. These three estates are compact arrangement of factories that are located outside of the towns. As today, Hong Kong is mainly producing goods, that are directly consumed in the city, these factories are built to satisfy the daily needs of Hong Kong. Only a small part of their production is exported.

The three new industrial estates are built on reclaimed land to offer the tenants enough space for their production. Contrary to the old industrial buildings, that normally consisted of a large number of production units, these factories are only used by the owning company. A main part of these buildings are occupied by food and beverages production companies as well as printing companies, what means that these firms are engaged in service related production.





Source: Survey and Mapping Office, Lands Department, Hong Kong







„...even today we can not produce in China because they would shut down our production if we - for example - write about Falun Gong. And as we are printing newspapers for Hong Kong, we must be fast...“

Peter Siau, Managing Director Ringier Print, Tai Po Industrial Estate



MADE FOR HONG KONG

Lee Kum Kee Soy Sauce

Carlsberg Beer

South China Morningpost

Hong Kong & China Gas Ltd

Maxim's Food

Winner Food

Watson's Water

Hung Hing Printing

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all the company owners

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Carol Chan, Air Sea Transport (HK) Ltd.

Wendy Lay, Kong Fat Electronic Trading Ltd.

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Aka Chan, International Delton

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Lo Wai Man, Feng Cheig Trading Co.

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19th of May, 10am, 13 Dai Kwai Street, Tai Po Industrial Estate,
Hong Kong



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