

**N447**

**新界荃灣青山公路-荃灣段364至372號美港貨倉**

**Maykong Godown**

**Nos. 364-372 Castle Peak Road - Tsuen Wan,  
Tsuen Wan, New Territories**

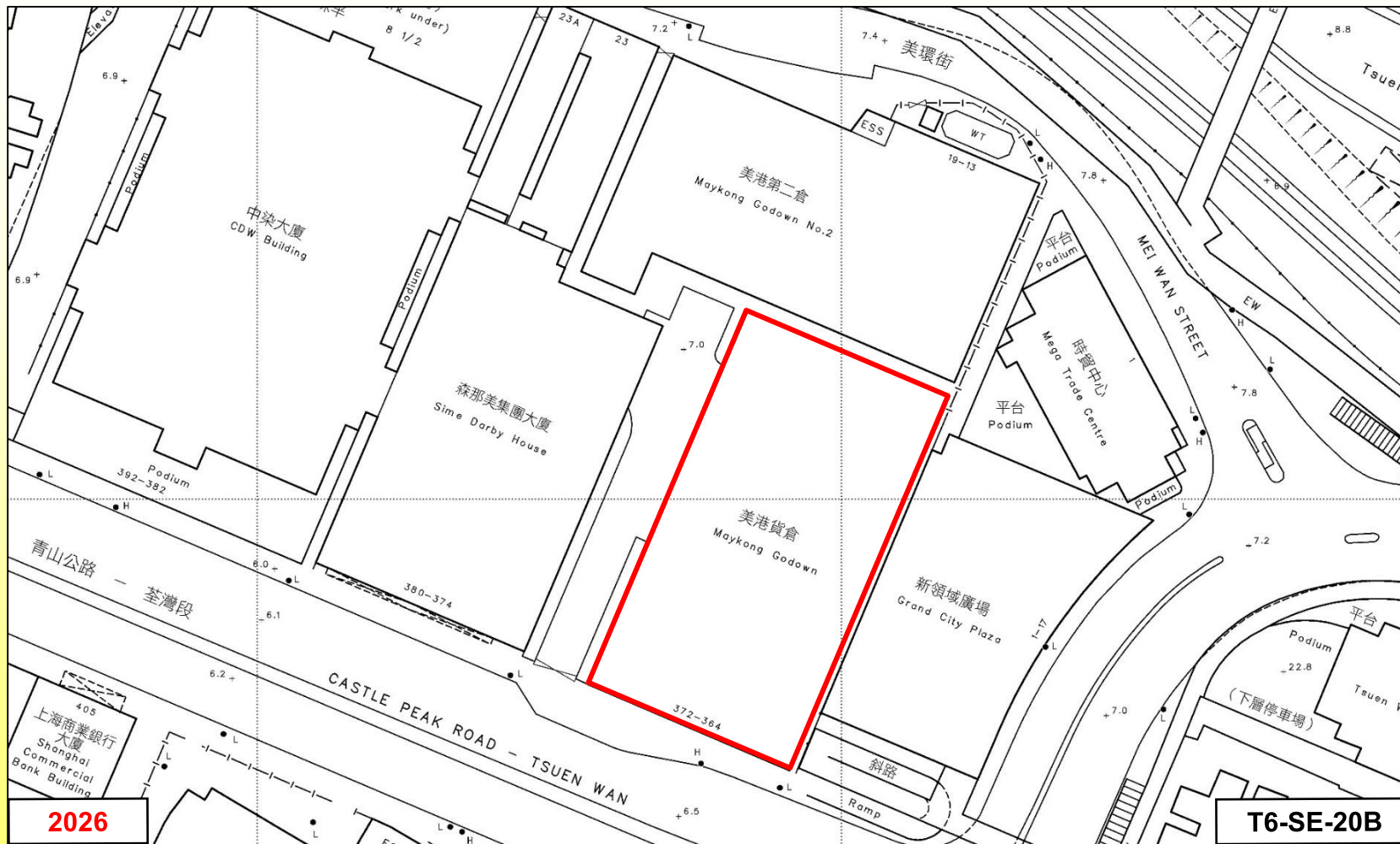
N447

# 新界荃灣青山公路-荃灣段364至372號美港貨倉

## Maykong Godown, Nos. 364-372 Castle Peak Road - Tsuen Wan, Tsuen Wan, New Territories

擬議沒有評級  
Proposed  
No Grading

建於1966年  
Built in 1966



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



南立面（面向青山公路荃灣段）  
South elevation (facing Castle Peak Road – Tsuen Wan)



西立面（面向內庭）  
West elevation (facing courtyard)

**2026**  
(Source: AMO)



東立面  
East elevation

2026

(Source: AMO)

**Historic Building Appraisal**  
**Maykong Godown**  
**Nos. 364-372 Castle Peak Road - Tsuen Wan,**  
**Tsuen Wan, New Territories**

Located on a plot of land registered as the Remaining Portion of Lot No. 1222 in D.D. 453 formerly owned by Mayar Silk Mills (Hong Kong) Limited (美亞織綢廠 (香港)有限公司), Maykong Godown (美港貨倉) at Nos. 364-372 Castle Peak Road - Tsuen Wan was completed in 1966 as an ancillary building serving Mayar Silk Mills on the same site, and initially functioned as its warehouse.<sup>1</sup> *Historical Interest*

Mayar Silk Mills (Hong Kong) Limited originated from its parent company, Mayar Silk Mills in Shanghai, founded in 1920 by Moh Shangqing (莫觴清),<sup>2</sup> who was renowned as the “King of the Silk Industry” (絲業大王).<sup>3</sup> In 1921, Moh appointed his son-in-law, Tsai Shengbai (蔡聲白), as general manager.<sup>4</sup> Under Tsai’s leadership, Mayar Silk Mills grew into one of Shanghai’s largest silk manufacturers by the early 1930s.<sup>5</sup> However, the Japanese full-scale invasion of China in 1937 forced operations to halt, with many factories destroyed.<sup>6</sup> Tsai responded by

<sup>1</sup> Occupation Permit of Nos. 364-372 Castle Peak Road (Tsuen Wan)(No. NT56/66), 9 June 1966.

<sup>2</sup> Moh Shangqing (莫觴清) was an influential silk tycoon in Shanghai. In 1917, he partnered with Chinese businessman Wang Fuqing (汪輔卿) and American businessman Robert Lang to establish a weaving factory named Mayar (美亞), symbolising the cooperation between America and Asia. However, disagreements among the partners led to its closing down within just three years. In May 1920, Moh invested his own capital to set up independently a new factory, retaining the Mayar name. See 楊敏德編：《蔡聲白》(香港：Cosmos Point Limited，2008年)，頁24、28-29。

<sup>3</sup> 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月；楊敏德編：《蔡聲白》(香港：Cosmos Point Limited，2008年)，頁29。

<sup>4</sup> Tsai Shengbai (蔡聲白) was among the students sponsored by the Chinese government to study at Phillips Academy (Andover) in the United States in 1914. He further pursued his education at Lehigh University from 1915 to 1919. In May 1920, he married Moh Pearl (莫懷珠), the daughter of Moh Shangqing. While studying abroad, Tsai was deeply influenced by modern industrial practices and innovations, which later inspired him to introduce advanced management techniques and install modern machinery at the Mayar Silk Mills in Shanghai, where he was appointed general manager in 1921. Tsai played a pivotal role in driving the company’s success in the competitive silk market. Over time, he became an iconic figure in the industry, eventually serving as chairman of Mayar Silk Mills in Shanghai after his father-in-law’s death. See “Epitome: Yearbook 1920”, *Lehigh University*, <https://preserve.lehigh.edu/digital-special-collections/university-publications/epitome-yearbooks/epitome-yearbook-1920> (20 January 2026 accessed); 楊敏德編：《蔡聲白》(香港：Cosmos Point Limited，2008年)，頁8-37、71；美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月。

<sup>5</sup> “SILK EXHIBITION: Mayar Fabrics Fashion Show in Sincere’s MANNEQUIN PARADE”, *South China Morning Post*, 17 June 1932.

<sup>6</sup> 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月；楊敏德編：《蔡聲白》(香港：Cosmos Point Limited，2008年)，頁70。

relocating machinery and equipment to cities including Hankou, Chongqing, Guangzhou and Hong Kong, where new branch factories were established.<sup>7</sup> The Hong Kong branch was established in the late 1930s,<sup>8</sup> initially operating in an abandoned canned food factory in Tsuen Wan.<sup>9</sup> Following the Japanese invasion of Hong Kong in December 1941, production ceased,<sup>10</sup> resuming only briefly during the Japanese occupation.<sup>11</sup> After the war, Tsai shifted his focus to Hong Kong and accelerated expansion into overseas markets including Southeast Asia and America.<sup>12</sup> The Hong Kong branch was officially incorporated as Mayar Silk Mills (Hong Kong) Limited (the “Company”) in April 1948.<sup>13</sup>

In September 1963, the Government began resuming large parcels of land in the area, most likely as part of Tsuen Wan’s new town development, including those owned by the Company.<sup>14</sup> As compensation, the Company was granted portions of Lot Nos. 1221 and 1222 in D.D. 453 in Tsuen Wan, designated exclusively for factory use. In 1965, the grant conditions were amended to allow the Remaining Portion of Lot No. 1222 to be used as a godown in addition to factory operations.<sup>15</sup> Following this amendment, a three-storey warehouse, known as Maykong Godown, was constructed in 1966 adjacent to the silk mill built two years earlier on the same lot.<sup>16</sup> Beginning in 1967, the ground floor of Maykong Godown was rented out,<sup>17</sup> while the

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<sup>7</sup> 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月。

<sup>8</sup> 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月；邱鴻書：〈美亞織綢廠廠史〉，載徐新吾：《近代江南絲織工業史》（上海：上海人民出版社，1991年），頁372；楊敏德編：《蔡聲白》（香港：Cosmos Point Limited，2008年），頁70。

<sup>9</sup> 邱鴻書：〈美亞織綢廠廠史〉，載徐新吾：《近代江南絲織工業史》（上海：上海人民出版社，1991年），頁373。

<sup>10</sup> 邱鴻書：〈美亞織綢廠廠史〉，載徐新吾：《近代江南絲織工業史》（上海：上海人民出版社，1991年），頁376。

<sup>11</sup> 邱鴻書：〈美亞織綢廠廠史〉，載徐新吾：《近代江南絲織工業史》（上海：上海人民出版社，1991年），頁392。

<sup>12</sup> 楊敏德編：《蔡聲白》（香港：Cosmos Point Limited，2008年），頁81；邱鴻書：〈美亞織綢廠廠史〉，載徐新吾：《近代江南絲織工業史》（上海：上海人民出版社，1991年），頁414-415。

<sup>13</sup> 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月；Memorial No. 22110900190015, 24 October 2022.

<sup>14</sup> Memorial No. TW74487, 10 September 1963.

<sup>15</sup> Memorial No. TW78627, 29 July 1965.

<sup>16</sup> Occupation Permit of No. 23 Mei Wan Street (No. NT34/64), 25 March 1964; Occupation Permit of Nos. 364-372 Castle Peak Road (Tsuen Wan)(No. NT56/66), 9 June 1966.

<sup>17</sup> Property Particulars of the Remaining Portion of Lot No. 1222 in D.D. 453, 16 January 2026; Memorial No. TW80428, 24 February 1967.

two upper floors remained reserved for the Company's own use.<sup>18</sup> With the decline in market demand for pure silk products,<sup>19</sup> the Company was no longer as prosperous as in its earlier years. As the operations of Mayar Silk Mills contracted, the need to utilise the Godown diminished significantly. From 1971 onwards, all floors of the Godown were leased to generate alternative sources of revenue to sustain the Company until 2002. Since then, the Godown has remained vacant.<sup>20</sup>

Affiliated with Mayar Silk Mills, Maykong Godown ceased to serve its intended purpose as an ancillary storage facility within just five years of completion, a notably short lifespan in relation to the operations of the silk mill.

Maykong Godown was designed by R. F. M. Purvis of Palmer and Turner Architects and Engineers (Hong Kong).<sup>21</sup> It is a three-storey building with a rectangular footprint. The building is often perceived as being constructed of red bricks, however, it is actually constructed entirely of concrete, with a non-structural, single-layer red brick veneer on all four elevations. The English and Chinese names of the warehouse “MAYKONG GODOWN 美港貨倉”, once painted in white on the east and south elevations, are now fading. Concrete scuppers with semi-circular rainwater hoods are fitted into the spandrels to drain water in case of flooding inside the storage area, while windows and louvers were designed for ventilation. A fair-faced concrete chute is attached to the west elevation, running diagonally from the second and first floors down to the ground level for the downward transport of goods. *Architectural Merit*

The exterior of Maykong Godown has generally retained its authenticity. However, the current entrance gate was added to the building's façade in the early 1970s,<sup>22</sup> inevitably disturbing the original building fabrics. Besides, the building plans from 1965 indicate that each partition wall was originally fitted with smoke lobbies with doors as part of the building's essential fire-safety design.<sup>23</sup> At present, *Authenticity & Rarity*

<sup>18</sup> Memorial No. 22110900190015, 24 October 2022; Property Particulars of the Remaining Portion of Lot No. 1222 in D.D. 453, 16 January 2026.

<sup>19</sup> 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月。

<sup>20</sup> Memorial No. TW90159, 20 September 1971; Memorial No. 22110900190015, 24 October 2022; 美亞織綢廠香港有限公司董事：〈美亞織綢廠五十週年獻辭〉，1970年2月。

<sup>21</sup> Building records accessed and viewed on-line, Buildings Department. “Diagrammatic Plan & Calculations”, “Plan of Nos. 364-372 Castle Peak Road (Tsuen Wan)” (File Ref No. 2/9050/65), 1965.

<sup>22</sup> Survey and Mapping Office, Lands Department, Aerial Photo No.: 67\_5281, dated 13 May 1967; Survey and Mapping Office, Lands Department, Aerial Photo No.: 4540, dated 14 July 1973; Survey and Mapping Office, Lands Department, Aerial Photo No.: 11315, dated 1 December 1975.

<sup>23</sup> Building records accessed and viewed on-line, Buildings Department. “Ground Floor Plan”, “First Floor Plan” and “Second Floor Plan”, “Plan of Nos. 364-372 Castle Peak Road (Tsuen Wan)” (File

however, some of these lobby doors have been removed, resulting in the loss of original internal features. Maykong Godown itself is concrete-framed, reflecting the use of concrete as the most common building materials at that time.

Located in a prominent location along Castle Peak Road in Tsuen Wan district, Maykong Godown remains visible among its nearby high-rise buildings along Castle Peak Road in Tsuen Wan. Nevertheless, its role as an auxiliary storage facility for the adjacent silk mill was relatively short-lived. The building functioned solely as a warehouse, with limited public access. Its social value, in terms of association with local community, is therefore minimal. ***Social Value & Local Interest***

Geographically, Maykong Godown is within walking distance of several built heritage sites, including Sam Tung Uk Walled Village (Declared Monument), the Old House of Hoi Pa Village (Declared Monument), Tin Hau Temple (Tsuen Wan) (Grade 2), Chan Yi Cheung Ancestral Hall (Grade 3) and the Old House of former Hoi Pa Tsuen (Grade 3). There are other post-war industrial buildings in Hong Kong, among which are the Chai Wan Factory Estate (Grade 2) and the Building of The Garden Company, Limited (Sham Shui Po) (Grade 2). While Mayar Silk Mills previously served as the main industrial building for the production of silk products, Maykong Godown, on the other hand, was merely an ancillary building of the silk mill, functioning as its warehouse for only a short period of time. ***Group Value***

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