

For Immediate Release

Lee Garden Eight Tops Out: Expanding the Lee Gardens Leasable Portfolio by 30%

Hysan and Chinachem Celebrate the Topping Out of a Development Rooted in Legacy and Growing Toward the Future



Lee Garden Eight was successfully topped out yesterday, marking another important milestone for the project.
(From the third of the left: Mr. Chu Tat Chi, Managing Director of Hip Hing Construction; Mr. Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development Company Limited; Ms. Irene Lee, Executive Chairman of Hysan Development Company Limited; Mr. Andy Cheung, Executive Director and Chief Executive Officer of Chinachem Group; Mr. Ricky Tsang, Executive Director and Chief Financial Officer of Chinachem Group)

(Hong Kong, 6 November 2025) Hysan Development Company Limited (“Hysan”) and Chinachem Group (“CCG”) yesterday celebrated the official topping out of Lee Garden Eight, a mixed-use commercial development located in the heart of the Lee Gardens Area in Causeway Bay. Jointly developed by Hysan and Chinachem, Lee Garden Eight is set to become the new centrepiece of Causeway Bay, expanding the total floor area of the Lee Gardens leasable portfolio by approximately 30% and reinforcing the district’s status as a premier destination for business, lifestyle, and culture.

The topping-out ceremony marks a major milestone in the project’s journey toward its completion in Q3 2026. The ceremony was attended by executives from Hysan, CCG, Hip Hing Construction, project consultants, and construction partners.

Ms Irene Lee, Executive Chairman of Hysan Development Company Limited, remarked, “Lee Garden Eight marks a pivotal milestone in Hysan’s continuous commitment to rejuvenating the Lee Gardens precinct. Our ambition extends beyond providing premium office and retail spaces. We aim to reimagine the Lee Gardens area by introducing new elements and injecting vitality through Lee Garden Eight, complemented by the new integrated pedestrian walkway system, to position the precinct at the forefront of modern urban development. Hysan remains steadfast in balancing heritage with innovation, and curating spaces that uplift the quality of life. We aspire for every visitor to the Lee Gardens precinct to experience our thoughtful approach and a profound sense of belonging. Our dedication to creating long-term value endures, and we are confident that Lee Garden Eight and the broader Lee Gardens area will set new benchmarks and thrive for generations to come.”

Mr Andy Cheung, Executive Director and Chief Executive Officer of Chinachem Group, stated, “The collaboration between Chinachem and Hysan not only reflects our confidence in the promising opportunities ahead, but also underscores our joint commitment to community revitalisation. I would like to thank both the Hysan and Chinachem teams for their seamless collaboration, which has enabled the project to progress steadily towards completion. As one of Hong Kong’s most vibrant districts, Causeway Bay has long awaited a new major commercial landmark. We are excited about the completion of Lee Garden Eight, which we believe will breathe new life into the district’s economic, cultural and recreational scene, delivering better and meaningful spaces for Hong Kong citizens and visitors from home and abroad. This further demonstrates Chinachem’s vision of creating better places for people to live and work in Hong Kong.”

Mr Chu Tat Chi, Managing Director of Hip Hing Construction, shared, “We are proud to mark this milestone at Lee Garden Eight with the implementation of Hip Hing’s Distant Tower Crane Command System – a pioneering innovation for the construction industry that exemplifies our commitment to safety, sustainability, and technological advancement. By combining Modular Integrated Construction (MiC), Artificial Intelligence (AI), the Internet of Things (IoT) and high-precision remote control technology, this system not only enhances construction efficiency but also reflects our vision for smarter, greener building practices. We’re excited to contribute to a development that redefines the urban experience in Hong Kong.”

Designed by the globally acclaimed architectural firm Foster + Partners, the approximately 1.1 million-square-foot development embodies a human-centric and future-proof vision, with a strong emphasis on green, indoor-outdoor integration. Hip Hing Construction, the project’s construction partner, has introduced its pioneering Distant Tower Crane Command System in the project, underscoring the partnership’s shared commitment to safety, sustainability, and smart building practices.

Lee Garden Eight’s commitment to excellence has been recognised with major international awards and certifications, including BEAM Plus New Building v2.0 – Provisional Platinum, LEED v4 Building Design and Construction: Core and Shell Development – Platinum, and SmartScore Certification – Platinum, etc. Most recently, the construction site was honoured for its safety and environmental excellence, as well as outstanding environmental management and performance in the 31st Considerate Contractors Site Award Scheme.

Blending historical and innovative design, Lee Garden Eight features 60,000 sq. ft. of green open space, vertical gardens, and energy-efficient architecture that maximises natural ventilation and daylight while sustaining the overall vitality of the Lee Gardens Area. Seamlessly integrated with the surrounding urban fabric, it offers direct connectivity to nearby amenities while fostering a vibrant, inclusive community through open markets, cultural spaces, and biophilic design.

Located just a 5- to 7-minute walk from the Causeway Bay MTR station, Lee Garden Eight will soon benefit from a new integrated, all-weather pedestrian walkway system connecting the entire Lee Gardens Area to the MTR station. Scheduled for completion by the end of 2026, this enhanced connectivity will further elevate the precinct’s accessibility and vibrancy. Lee Garden Eight redefines urban experience by integrating sustainability, connectivity, and community in a destination designed for work, leisure, and meaningful engagement.

Lee Garden Eight		
Developers (Joint Venture)	 Hysan 希慎 Hysan Development Company Limited - Project Developer - Project Manager - Asset Manager - Property Manager	 CHINACHEM GROUP 華懋集團 Chinachem Group - Project Developer
Location	8 Caroline Hill Road, Causeway Bay	
Site Area	Approx. 159,300 sq. ft	
Total GFA	Approx. 1,100,000 sq. ft	
Main Contractor	Hip Hing Construction Company Limited	
Designer & Landscape Architect	Foster + Partners	
Lead Architect	Ronald Lu & Partners	
No. of Storey(s)	25 (Tower 1 & 2) 16 (Tower 3) Excluding 5 storeys of basement shared by 3 towers	
No. of Parking Space(s)	~610 (with EV chargers)	
Estimated Completion Date	Q3 2026	

	<p>The topping-out ceremony for Lee Garden Eight was hosted by representatives from Hysan Development Company Limited, Chinachem Group, and Hip Hing Construction. They jointly celebrated yesterday's grand occasion, marking the internationally acclaimed, award-winning project as a new centrepiece in the Lee Gardens area.</p> <p><i>(From the left: Mr. Ricky Tsang, Executive Director and Chief Financial Officer of Chinachem Group; Mr. Andy Cheung, Executive Director and Chief Executive Officer of Chinachem Group; Ms. Irene Lee, Executive Chairman of Hysan Development Company Limited; Mr. Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development Company Limited and Mr. Chu Tat Chi, Managing Director of Hip Hing Construction)</i></p>
	<p>Lee Garden Eight blends historical and innovative design, embodying the fruits of collaboration among all parties. The project is expected to be unveiled in Q3 next year, injecting new vitality into Causeway Bay's commercial and community life.</p>

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About Hysan Development Company Limited

Hysan Development Company Limited is a leading property investment, management, and development company with a core portfolio of approximately 4.5 million square feet of high-quality office, retail and residential space in Hong Kong. With roots in the city that go back more than 100 years, Hysan has focused on building the community, mixing the traditional and the new, applying technology and practicing sustainability. It has transformed the Lee Gardens area into a modern smart community, with a unique Hong Kong character, making it an attractive destination for leading multinational corporations, international visitors and local residents.

The Company has been growing its core portfolio through upgrades and expansion. It has also invested in strategic growth pillars which target opportunities brought about by the New Economy, with the aim of reinforcing Hysan's business by geography and by sector. Among its strategic pillars are Lee Gardens Shanghai and an urban renewal project in To Kwa Wan. Hysan has been listed on the Stock Exchange of Hong Kong since 1981 under stock code 00014.

Please visit <https://www.hysan.com.hk>

About Chinachem Group

Founded in 1960, Chinachem Group ("CCG") is a leading private real estate company in Hong Kong. CCG manages a diverse portfolio of investment and development properties with a footprint of over 9 million square feet. Leveraging its extensive expertise in real estate development, CCG delivers high-quality residential spaces and maintains a robust pipeline of commercial projects, while its property services business creates value by managing assets for sustainable, long-term growth.

CCG is also a hotel owner and operator, managing and operating properties under the Nina Hotels and Lodgewood by Nina Hospitality brands. The acquisition of Pine Care Group marks CCG's expansion into elderly care services, underscoring its commitment to delivering pristine care for the elderly.

With a workforce of over 4,000 employees, CCG is dedicated to making better places to live, work and raise future generations in Hong Kong and beyond.

Please visit www.chinachemgroup.com/en

About Hip Hing Construction Company Limited

Since being established in 1961 Hip Hing Construction Co., Ltd. ("Hip Hing") has grown to become one of the leading contractors in Hong Kong. During this time we have been trusted by our clients to construct many of the landmark buildings which define Hong Kong. The construction services provided by Hip Hing Construction Group have contributed to the development of Hong Kong and its economy and have helped to shape a better living environment for the people of Hong Kong.

Hip Hing is wholly owned by CTF Services Limited (formerly known as NWS Holdings Limited). Listed on The Stock Exchange of Hong Kong Limited, CTF Services Limited (Hong Kong Stock Code: 659) is a conglomerate with a diversified portfolio of market-leading businesses, predominantly in Hong Kong and the Mainland. The Group's businesses include toll roads, financial services, insurance, logistics, construction and facilities management. Through the Group's sustainable business model, it is committed to creating more value for all stakeholders and the community.

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