Press Release
Immediate Release

Hysan Development and Chinachem Group Jointly Host "A Sustainable Future – Pioneering MiMEP Innovation" Summit Leading the Way in Sustainable Development

Leaders Across Industries Gather to Explore MiMEP as a Breakthrough Solution for Construction, Project Development and Sustainability

Hi-res Photo Link: https://bit.ly/3Vw7wWa

Hong Kong, 10 December 2024 – Jointly organised by Hysan Development Company Limited ("Hysan" or "Hysan Development") and Chinachem Group ("Chinachem"), "A Sustainable Future – Pioneering MiMEP Innovation" Summit (the "Summit") successfully took place today. The Summit underscored the importance of adopting an innovative construction approach with the successful exemplar of high adoption of Multi-trade integrated Mechanical, Electrical, and Plumbing ("MiMEP") in Lee Garden Eight, a joint venture commercial property development project of Hysan and Chinachem at Caroline Hill Road, Causeway Bay. With advisory support from the Development Bureau, The Government of the HKSAR, the Summit brought together policymakers, industry leaders and technical experts to discuss the future of sustainable construction, attracting over 1,000 participants of physical and online attendance in the property development ecosystem and across sustainability the sector.

Ms. Bernadette Linn, JP, Secretary for Development, The Government of the HKSAR, emphasized the importance of driving innovation in the construction industry through the adoption of sustainable construction technologies, including MiMEP method. "The development of MiMEP represents not only a significant innovation and advancement in the electrical and mechanical sector but also a crucial measure to enhance Hong Kong's economic competitiveness, promote sustainable development, and manage construction costs. Lee Garden Eight, jointly developed by Hysan Development and Chinachem Group, has served as a pioneering initiative, demonstrating confidence in the adoption of MiMEP and setting an exemplary model for the industry. The Government has been steadfast in its support for the implementation of MiMEP, which has already been applied to major infrastructure projects. Moving forward, we will continue to create a more conducive environment for the ecosystem and strengthening

the supply chain. MiMEP demonstrates immense potential to transform construction practices, making a significant contribution to the future development of Hong Kong's construction sector."

In his welcome remarks, Mr. Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development, shared how MiMEP is transforming the construction and business landscape, particularly in Hysan's signature development project Lee Garden Eight, where MiMEP has been adopted at an unprecedented scale in the private sector. "At Hysan, we are deeply committed to sustainable construction and have consistently been at the forefront of innovation. MiMEP has allowed us to completely rethink the building process—from initial design to final execution. Our confidence in MiMEP's advantages and close collaboration with the ecosystem partners led us to implement it across 85% of the Project, achieving Hong Kong's highest private sector adoption rate while reducing environmental impact, enhancing worker safety, and improving overall project efficiency."

"Through MiMEP, we revolutionised not only the construction supply chain but also the business lifecycle. For us, MiMEP is not just a tool—it is a comprehensive strategy that combines sustainability with operational excellence, setting an example for urban development in Hong Kong," Mr. Lui added.

Mr. Ricky Tsang, Executive Director and Chief Financial Officer of Chinachem Group, said: "Chinachem Group is promoting green building technologies through a dual approach. While MiMEP is widely adopted in the Lee Garden Eight project, it will also be applied in our Kwai Chung Cold Storage and Logistic Centre, and the commercial development project in Tung Chung. Also, Chinachem is the first private developer to adopt Modular Integrated Construction (MiC) technology in private residential development. Looking forward, Chinachem will continue to play the role of setting the industry benchmark in green building technology adoption, aiming to create a quality environment for Hong Kong citizens to live, work and raise their future generations."

Thought Leaders in Dialogue: A Sustainable Future – Pioneering in MiMEP Innovation

The **Leader Dialogue session** brought together key industry stakeholders to share insights into the transformative potential of MiMEP in shaping the future of sustainable construction. Panellists examined how MiMEP tackles some of the industry's most pressing challenges, such as mitigating the impact of an aging skilled workforce, cutting carbon emissions, and accelerating construction timelines. The discussion also explored the importance of policy support, commercial feasibility, and cross-border collaboration between Hong Kong and Mainland China in driving modular construction innovation. Additionally, the discussion underscored the need to cultivate a skilled workforce equipped to adapt digital transformation in construction industry. By aligning efforts in policy, funding, and training, stakeholders aim to fully unlock MiMEP's potential, redefining construction practices and cementing Hong Kong's position as a global leader in smarter, faster, and greener construction.

Roundtable Discussion: Technical Challenges and Opportunities of Adopting MiMEP

The **Roundtable Discussion** at the Summit focused on the successful implementation of MiMEP in the private sector, using Lee Garden Eight as a key case study. Panellists highlighted the innovative design and procurement strategies employed in the Project and shared lessons for broader adoption of MiMEP in future projects. They discussed opportunities for MiMEP manufacturers in the Greater Bay Area (GBA), supported by tax rebate mechanisms, and emphasized the need for professional development in DfMA and on-site installation skills. The discussion also explored the positive impact of sustainable practices on the office leasing market, where tenants increasingly prioritise eco-friendly and efficient spaces.

Ir. Brian Cheng, Executive Director and Managing Director of ATAL Engineering Group, reflected on the application of MiMEP in Lee Garden Eight project. "ATAL has been a pioneer in MiMEP, and our

experience with Lee Garden Eight has demonstrated how early-stage integration of these systems can dramatically improve efficiency and on-site safety. This is the future of construction, and we are proud to be at the forefront." ATAL established working guidelines for the MiMEP when it was first applied. Over time, these guidelines have been continuously improved and optimised based on practical application experiences. Today, this approach has evolved into a systematic solution. With the support of their in-house "MiMEP Design and Manufacturing Centre" and "MiMEP High Productivity Research Centre," ATAL is confident in maintaining strict quality control over each MiMEP component. Ir. Cheng believed that the Greater Bay Area (GBA) offers significant potential for MiMEP manufacturing, where manufacturers can benefit from economies of scale and government support. The trade and export tax rebate mechanisms in the GBA are particularly beneficial, allowing manufacturers to reduce costs and make MiMEP components more competitive. These opportunities, if leveraged correctly, can lower the investment risks and enhance returns for manufacturers, further driving the growth of MiMEP in Hong Kong and the region.

Mr. Kenneth Ma, Deputy Managing Director of Hip Hing Construction Company Limited, expanded on the unique procurement strategies and coordination mechanisms employed in Lee Garden Eight. "The introduction of the iMEP role by Hysan at Lee Garden Eight was instrumental in enabling the effective implementation of MiMEP. This innovation required us, as the main contractor, to rethink and refine existing procurement processes and workflows to ensure the successful integration of modular components. By centralising all assembly in off-site facilities, we eliminated the inefficiencies of multiple trades working independently on-site. This not only sped up the project timeline but also reduced risks and improved safety. To fully realise the potential of MiMEP, we need to invest in training and professional development. Existing programmes in DfMA are a good start, but we need to expand these to include on-site installation skills specific to MiMEP modules. This will ensure that the workforce is equipped to handle the complexities of modular construction, reducing errors and ensuring smoother project execution."

Lee Garden Eight marks a major strategic expansion of Hysan's core footprint, adding approximately 1.1 million square feet to its asset portfolio. The project will bring a multitude of benefits to the community with a number of sustainable features, including 60,000 sq ft of green landscape in the form of an urban park, footbridge connections to enhance connectivity and walkability, as well as measures to enhance resource efficiency in areas such as energy consumption, renewable energy, waste management and water conservation to provide an ecofriendly and comfortable environment for tenants and visitors.

Designed to adhere to the highest sustainability standards, the project incorporates **85% MiMEP adoption**—one of the highest rates in Hong Kong's private sector—setting a new benchmark for sustainable construction. With over **7,000 MiMEP modules**, the project effectively addresses critical industry challenges such as labour shortages and construction inefficiencies. Through off-site fabrication, the project achieved remarkable results: **a 70% reduction in on-site construction waste**, **a 70% cut in carbon emissions**, and a **5% overall reduction in E&M costs**. Additionally, the assembly can be completed in an impressive timeline that is **three months faster than traditional construction methods**, showcasing the efficiency and innovation enabled by MiMEP. With an expected opening in the **third quarter of 2026**, the Project aims to obtain the highest ratings of green and wellness certificates internationally and locally. Notably, over 2.7 million square feet of Hysan's GFA portfolio in Causeway Bay is already certified as green buildings, further reinforcing the company's commitment to sustainability.

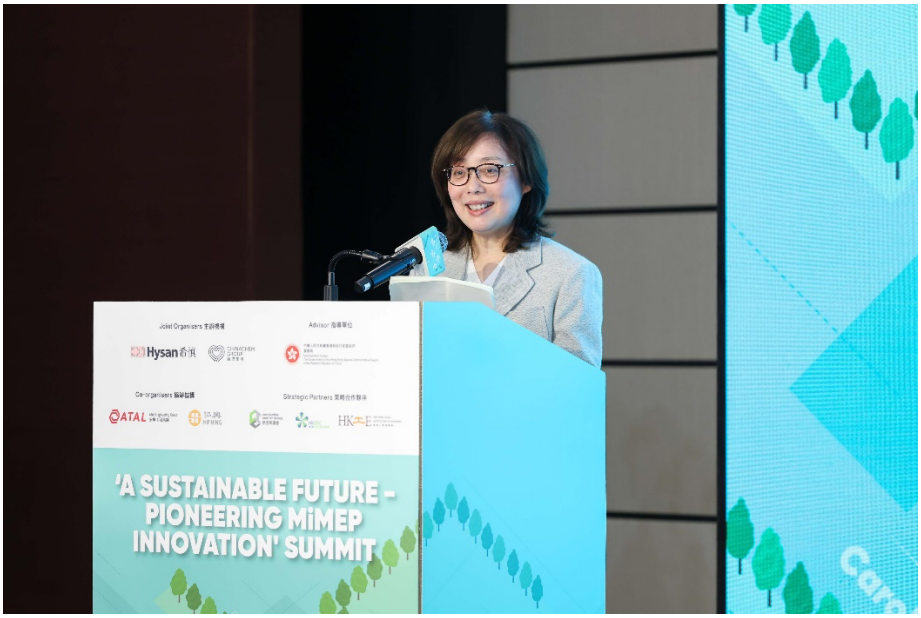
-END-

Photo captions

Photo 1 – Event snapshots

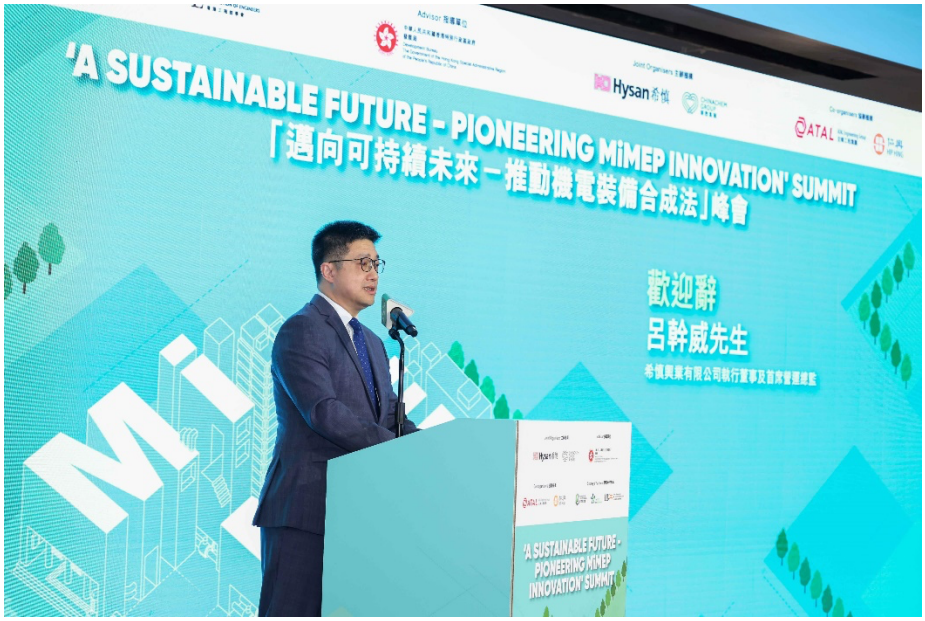
The Secretary for Development, Ms. Bernadette Linn, JP (centre), attended the summit with various stakeholders in the property development ecosystem and across the sustainability sector. They joined the summit to understand better about the potential of Multi-trade integrated Mechanical, Electrical, and Plumbing (MiMEP) in transforming incumbent construction practices.

Photo 2 – Opening Remarks



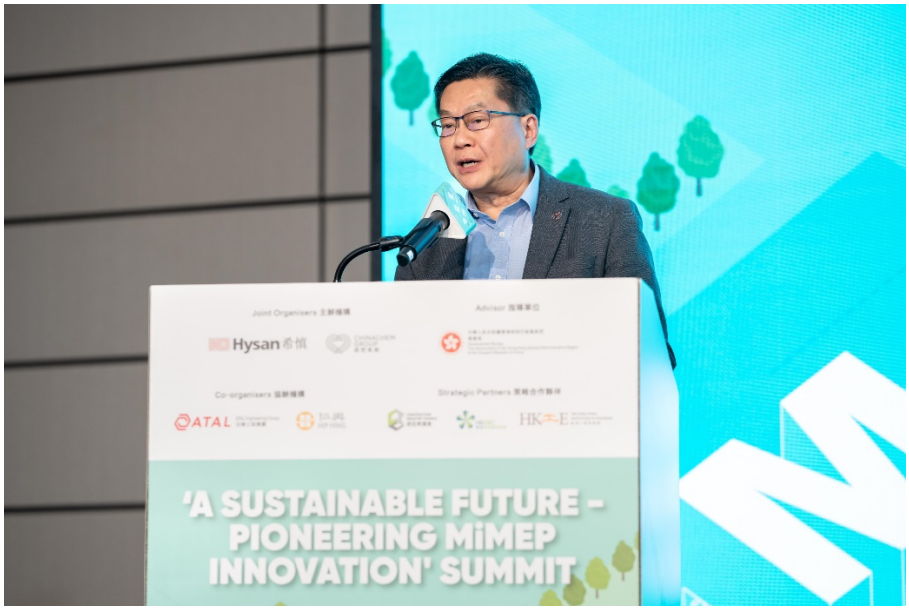
Ms. Bernadette Linn, JP, Secretary for Development, The Government of the HKSAR, emphasises the importance of driving innovation in the construction industry through the adoption of sustainable construction technologies, including MiMEP method.

Photo 3 – Welcome Speech



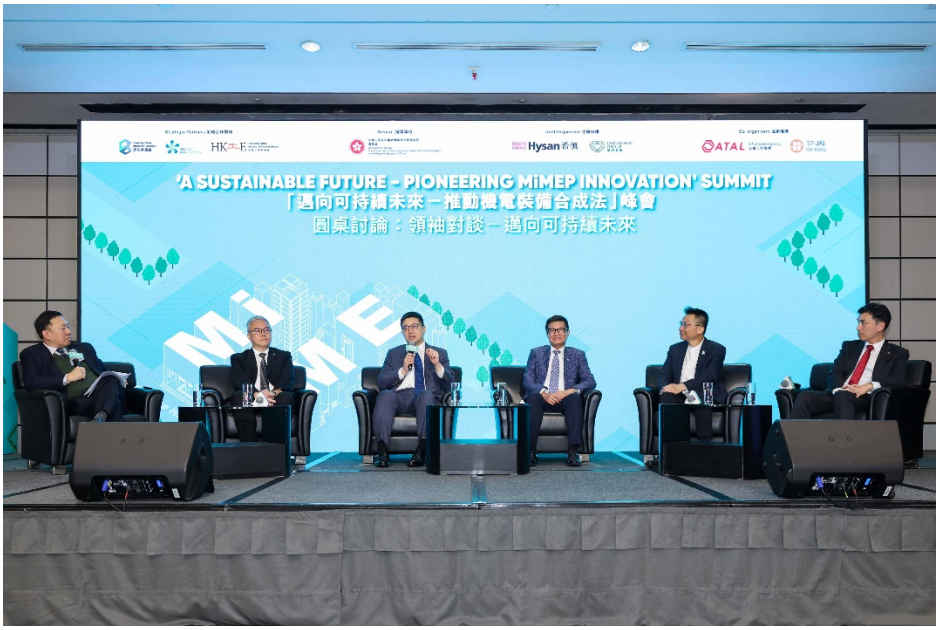
Mr. Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development, shares insights into the unprecedented 85% adoption of MiMEP in Lee Garden Eight, which sets new benchmarks in the private sector.

Photo 4 – Closing Remarks



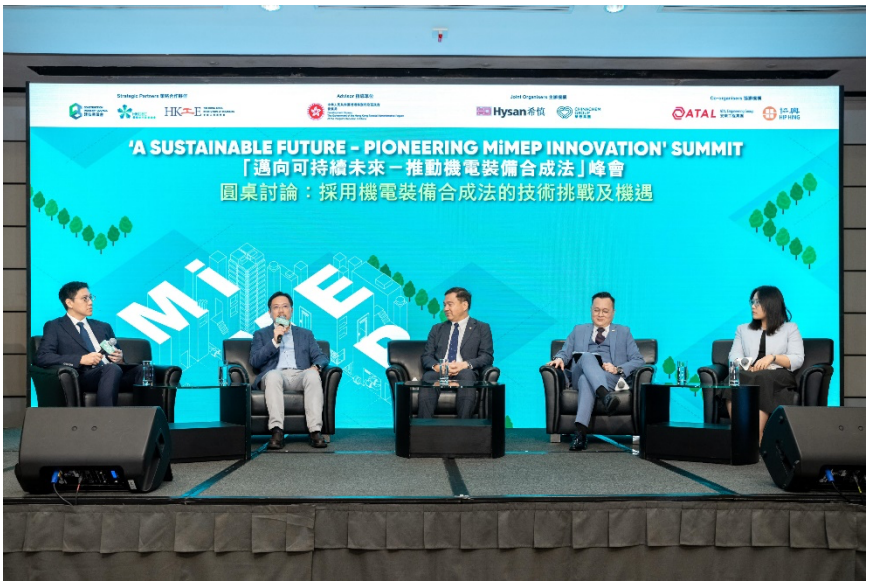
Mr. Ricky Tsang, Executive Director and Chief Financial Officer of Chinachem Group, shares MiMEP will also be applied in their commercial development project and Chinachem will continue to play the role of setting the industry benchmark in green building technology adoption.

Photo 5 - Leader Dialogue session



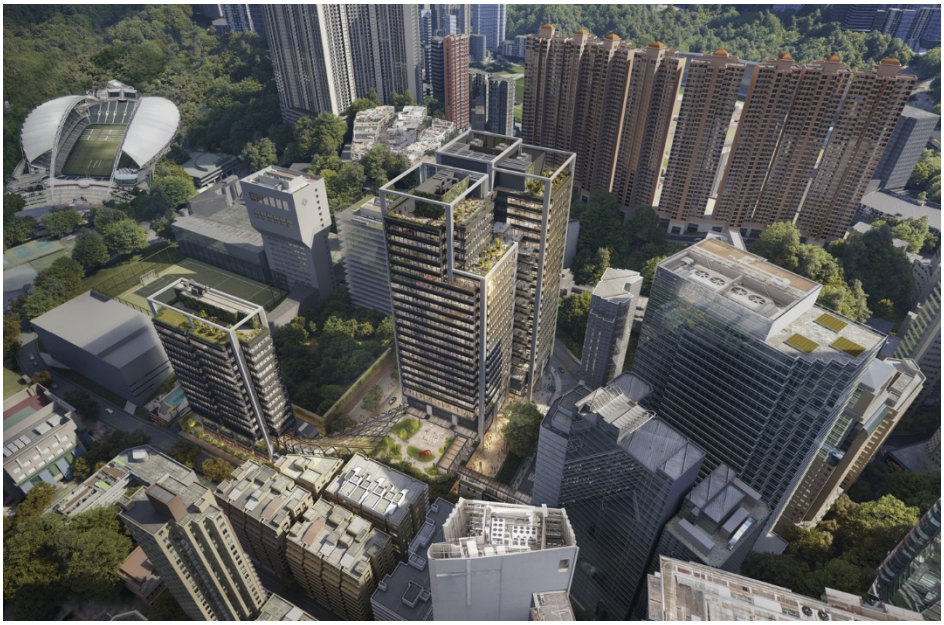
(From left to right) Key industry experts include the moderator Ir. Dr Conrad Wong, Chairman, BBS, JP, HKMiCMA, Mr. Raymond Poon, JP, Director of Electrical and Mechanical Services Department, Mr. Ricky Lui, Executive Director and Chief Operating Officer of Hysan Development, Ir. Albert Cheng, Executive Director of Construction Industry Council, Dr. Tin-cheung Cheung , Chairman of Hong Kong Green Building Council, and Ir. Dr. Barry Lee, Immediate Past President of The Hong Kong Institution of Engineers. They discussed MiMEP's potential in addressing Hong Kong's construction challenges, including labour shortages and carbon emissions.

Photo 6 - Roundtable Discussion



(From left to right) The roundtable discussion featured the moderator Ir. Keith Yue, Assistant General Manager, Projects of Hysan Development, and panellists including Mr. Edmond Lo, Project Director of Chinachem Group, Mr. Kenneth Ma, Deputy Managing Director of Hip Hing Construction Company Limited, Ir. Brian Cheng, Executive Director and Managing Director of ATAL Engineering Group, and Ms. Tianyang Cai, Regional Sustainability Director – North Asia of Jones Lang LaSalle. At this session, they discussed the technical challenges and opportunities of MiMEP adoption in Lee Garden Eight.

Photo 7 - Lee Garden Eight



Lee Garden Eight, a joint venture commercial property development project of Hysan Development and Chinachem Group, incorporates 85% MiMEP to reduce environmental impact and improve construction efficiency. The project will feature 60,000 sq. ft of green landscape and aims to achieve prestigious sustainability certifications, including LEED and BEAM Plus, setting new benchmarks for eco-friendly urban development in Hong Kong.

-END-