

10

YEAR BOOK



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THINKING
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Celebrating a Decade of Design

From Hong Kong to the Global Stage

As we turn the pages of this commemorative book, Lead8 is proud to celebrate its first decade of design. Now ranked among the world's top 50 largest architecture practices and third in the retail sector globally by WA100, we reflect on an extraordinary journey defined by creativity, innovation, and collaboration.

In our hometown of Hong Kong, we have established Lead8 as a practice of thoughtful innovators, earning appointments to some of the most significant future-defining projects in the Special Administrative Region.

From 11 SKIES connected to Hong Kong International Airport to the New Central Harbourfront Site 3 along Victoria Harbour, we have consistently pushed the boundaries of progressive urban planning, sustainable design, and experiential placemaking.

As we expanded our presence beyond Hong Kong, we have had the honour of shaping urban regeneration projects in Japan, creating 'park-oriented' communities in Southeast Asia, envisioning low-carbon mass timber solutions in Canada, and developing mixed-use waterfront districts in the UK.

Our tenth year has also marked the opening of Lead8's presence in North America, together with plans for our further expansion into new regions.

Our heartfelt gratitude goes to everyone who has been part of the Lead8 story so far — our talented team, visionary clients, and dedicated partners. Your passion, support, and collaboration have been the cornerstone of our success.

Thank you for joining us in celebrating our journey, we are looking forward to the limitless possibilities that lie ahead.

Lead8 Co Founders & Executive Directors

Christine Hau, Claude Touikan, David Buffonge and Simon Chua

庆祝设计十周年

从香港走到国际舞台

随着我们一起翻开这本纪念册，Lead8 很自豪地庆祝其设计事业迎来的第一个十年。Lead8 现跻身 WA100 全球百大建筑事务所榜单 50 强，同时在全球零售领域中名列第三，此刻让我们共同回顾这段由创造力、创新和协作带来的非凡旅程。

Lead8 作为一家重视创新和全面设计的事务所，在我们的家乡香港特别行政区，被任命参与多个重要且对未来影响深远的项目。

从连接香港国际机场的 11 SKIES，到维多利亚港沿岸的中环新海滨三号用地，我们不断在城市规划、可持续设计和体验式场所营造方面追求突破。

随着我们的业务扩展至海外，我们有幸参与塑造日本城市活化的项目、在东南亚创建了“以公园为导向”的社区、构想利用大规模木材于加拿大构筑低碳社区，并在英国开发综合用途滨水区。

我们的第十个年头同时标志着 Lead8 在北美成立首个据点，并计划进一步扩展到不同地区。

我们衷心感谢迄今为止一直与我们同行的每一位——我们才华横溢的团队、高瞻远瞩的客户和专业的合作伙伴——您的热诚、支持和合作是我们成功的基石。

感谢您与 Lead8 携手经历及庆祝这趟旅程，我们期待着未来无限的可能性。

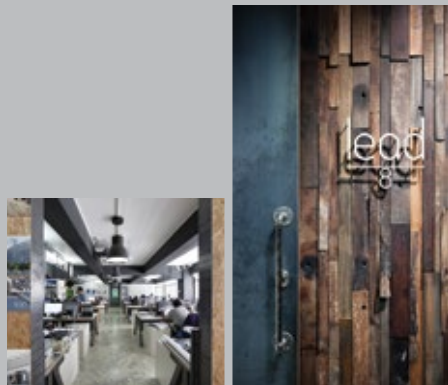
Lead8 创办人兼合伙人

侯佩芳、崔接成、巴大卫及蔡尚文



*Celebrating a
Decade of Design*

庆祝设计十周年



Unveiling a vision to transform and connect the harbourfront of Hong Kong, Lead8 gains industry recognition with HarbourLoop, and expands with project wins in Asia.

Lead8 提出改造和连接香港海滨的愿景 HarbourLoop, 业界的支持和关注为 Lead8 带来不少亚洲项目。

2015



Lead8 becomes an award-winning studio, taking home the team's first MIPIM Asia Awards for the completed Pacific Century Place in Beijing and future ITC Shanghai.

Lead8 发展成为屡获殊荣的工作室, 凭借已竣工的北京盈科中心和设计中的上海徐家汇中心, 赢得了团队的首个 MIPIM Asia 大奖。

2017



The Hong Kong team moves to a larger studio to accommodate their growth, and Lead8 is appointed to the highly anticipated One Bangkok in Thailand.

为配合业务增长, Lead8 香港团队迁至更大的工作室。Lead8 获委托负责泰国曼谷备受期待的 One Bangkok 项目。

2019

2014

Lead8 opens studios in Hong Kong, Singapore and Kuala Lumpur and work begins on the firm's first projects.

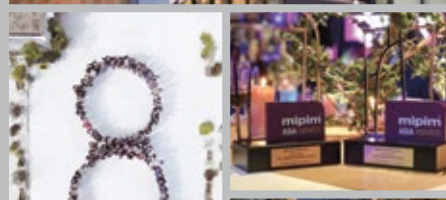
Lead8 在香港、新加坡和吉隆坡开设工作室, 并开始设计首批项目。



2016

Lead8's first completed project opens with Cross Tower in Shanghai alongside major new appointments including MixC Shenzhen Bay and Eco Ardence in Kuala Lumpur.

Lead8 的首个竣工项目浦汇大厦于上海正式启用。与此同时, Lead8 亦获得其他重大项目的委托, 包括深圳湾万象城和吉隆坡的 Eco Ardence。



2018

Lead8 launches a new brand look, MixC Shenzhen Bay opens and the team wins major appointments to 11 SKIES in Hong Kong and the Shangri-La Fuzhou Mixed-use Development.

Lead8 推出全新品牌形象、深圳湾万象城开业、团队获委托参与重大项目如香港 11 SKIES 和福州香格里拉综合开发项目。





Following a high-profile design competition, Lead8 is appointed to New Central Harbourfront Site 3 in Hong Kong and welcomes leading retail schemes with The Ring in Chongqing and MixC Ningbo. The Shenzhen studio opens.

经过备受瞩目的方案竞赛，Lead8 成功获任命负责香港中环新海滨三号用地的设计，并迎来了重庆光环购物公园和宁波万象城等顶级零售项目。同年 Lead8 深圳工作室开业。

2021



The firm expands with new commissions including a future cultural district in Shanghai, built projects, and is selected for Hong Kong's national exhibition at the Venice Biennale for Architecture in Italy.

随着不断承接新项目，包括上海未来的文化区，以及所设计的项目逐一落成，Lead8 的业务不断拓展，并获选参与意大利威尼斯国际建筑双年展香港展览。

2023



2020

Lead8 celebrates recognition for the firm's business success, new projects in Southeast Asia and the completion of numerous developments across Asia.

Lead8 庆祝业务的成功、东南亚的新项目，以及亚洲各地众多项目的竣工。



2022

Lead8 wins Gold at MIPIM Asia and sees the first phase of 11 SKIES in Hong Kong open with K11 ATELIER 11 SKIES, alongside award-winning openings in mainland China and Taiwan.

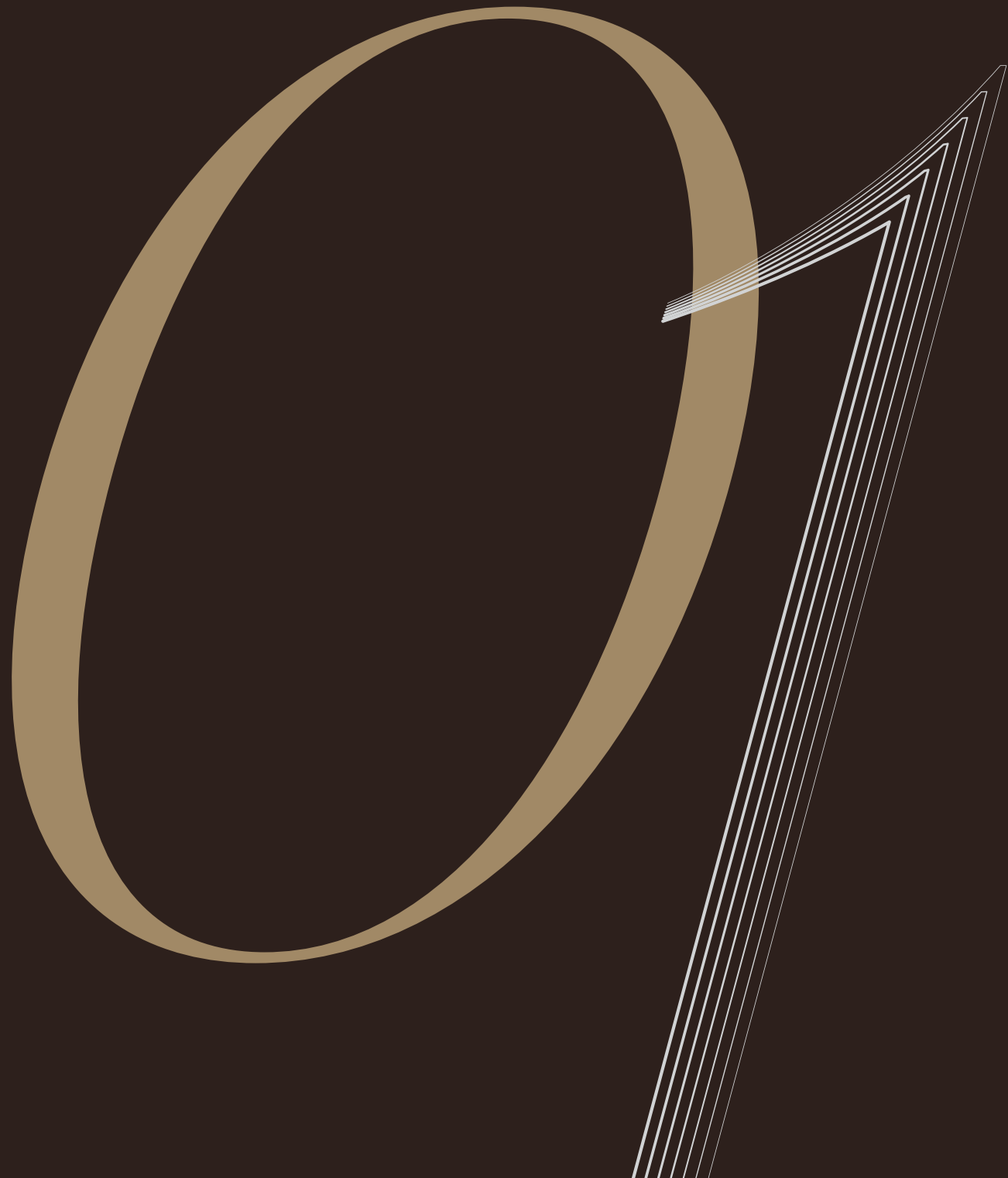
Lead8 于 MIPIM Asia 大奖获得金奖、香港 11 SKIES 第一期 K11 ATELIER 11 SKIES 启用；于中国内地及台湾亦有不少项目竣工。



2024

Lead8 wins a 'World's Best' award at the International Property Awards in London and is recognised in Hong Kong's Top 10 Architects. The firm announces new projects in Japan, Macau, Indonesia and mainland China, welcomes One Bangkok in Thailand, and prepares for its opening in North America.

Lead8 于伦敦的国际房地产大奖中赢得“国际最佳”奖项，亦荣获香港十大建筑设计公司大奖。Lead8 于日本、澳门、印度尼西亚和中国内地陆续赢得新项目，同时乐见泰国曼谷 One Bangkok 落成，并准备于北美开设新工作室。



DESIGN

STORIES

设计
故事

ONE BANGKOK

Bangkok, Thailand | 泰国曼谷

8

PROJECT FACTS **Service :** Parade: Architecture, Interior Design, Retail Planning; The STOREYS: Interior Design, Retail Planning
Client : TCC Assets (Thailand) Co., Ltd. and Frasers Property Holdings (Thailand) Co., Ltd. | **Size :** 120,000 sqm
项目详情 **服务 :** Parade: 建筑设计、室内设计、零售商业规划; The STOREYS: 室内设计、零售商业规划
客户 : TCC Assets (Thailand) Co., Ltd. 及 Frasers Property Holdings (Thailand) Co., Ltd. | **规模 :** 120,000 平方米



A Transformative Urban District

One Bangkok is a groundbreaking superblock development that is one of Thailand's largest private sector schemes and a world-class hub elevating retail, business, tourism and the arts in the capital.

Working within the multi-disciplinary international design consortium, Lead8 led the vision and collaborated with local studios on scopes across architecture, interior design and retail planning on two major retail components known as Parade and The STOREYS.

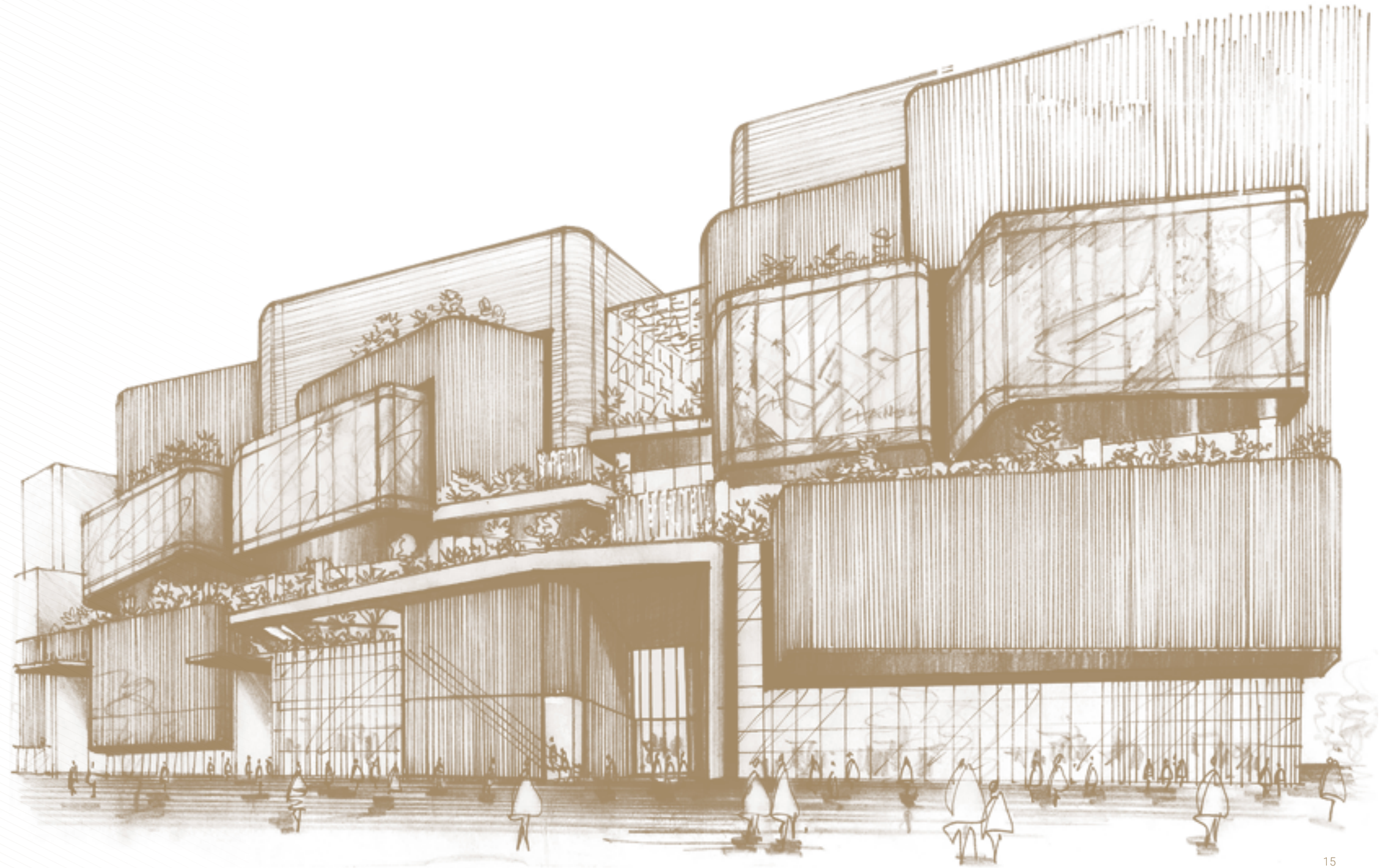
With a vision to reimagine Bangkok's urban experience, Lead8's design draws inspiration from the neighbouring Lumpini Park and Benjakitti Park, the city's green "lungs" – immersing visitors in nature and weaving vivid landscaping into the very fabric of the retail precincts.

变革性的城市区域

One Bangkok 是一个开创性的超级街区，是泰国最大的私营开发项目之一，也是提升曼谷零售、商业、旅游和艺术水平的世界级枢纽。

Lead8 与跨领域国际设计团队合作，负责引领设计愿景，并与当地工作室在建筑、室内设计和零售规划等领域展开合作，打造两个主要零售组成部分——Parade 和 The STOREYS。

One Bangkok 的愿景是打造真正独特的空间，重塑城市的生活体验。Lead8 的设计灵感源自曼谷的“绿肺”——Lumphini 公园和 Benjakitti 公园，将生机勃勃的花园和生动的景观融入零售空间的肌理，让访客沉浸于大自然之中。







Rhythmic Retail Experiences

Set over 17 hectares of prime real estate, One Bangkok features three dynamic retail experiences to support the five office towers, and five luxury and lifestyle hotels, including Bangkok's first Ritz Carlton and Andaz, all set within lush, sprawling greenery.

The development's retail precincts, including Parade and The STOREYS, each anchor multiple towers and serve as a vibrant interface between the bustling major roads and the public One Bangkok Park, the heart of the development.

Rewriting the retail narrative in the city, the architectural design extends landscape into the buildings, creating a series of semi-open experiential environments to be explored. Inside, the connection to nature continues with a strong emphasis on biophilic design, local artistry and Thai craftsmanship.

富空间韵律的零售体验

One Bangkok 占地 17 公顷，坐落于黄金地段，设有三个活力四射的零售体验区，为五座办公大楼以及五家奢华时尚酒店提供零售服务，其中包括曼谷第一家丽思卡尔顿酒店和安达仕酒店，所有酒店均坐落在郁郁葱葱的绿地之中。

作为 One Bangkok 内的两大零售主区，Parade 与 The STOREYS 既是多栋塔楼的基座空间，亦是繁华主干道与 One Bangkok 中央公园之间充满活力的城市界面。

建筑设计重塑了城市中的零售业，将景观延伸至建筑，营造出一连串绿意盎然的半开放体验空间。而室内空间亦通过亲生物设计、本土艺术和泰国传统工艺，延续与自然的对话。





Urban Green in the Heart of Bangkok

One Bangkok is built on three development principles, ‘People Centricity’, ‘Green Sustainability’ and ‘Smart City Living’. The design prioritises the visitor experience through every detail, from the intuitive layout to the abundance of green spaces, crafted to enhance everyday life.

Setting a new standard for sustainable urban development in Thailand, One Bangkok delivers a visionary roadmap to elevate the city’s global standing through infrastructure advancements and sustainability initiatives.

The landmark project is the first to be awarded the prestigious LEED for Neighborhood Development (LEED-ND) Platinum certification in Thailand.

曼谷市中心的城市绿地

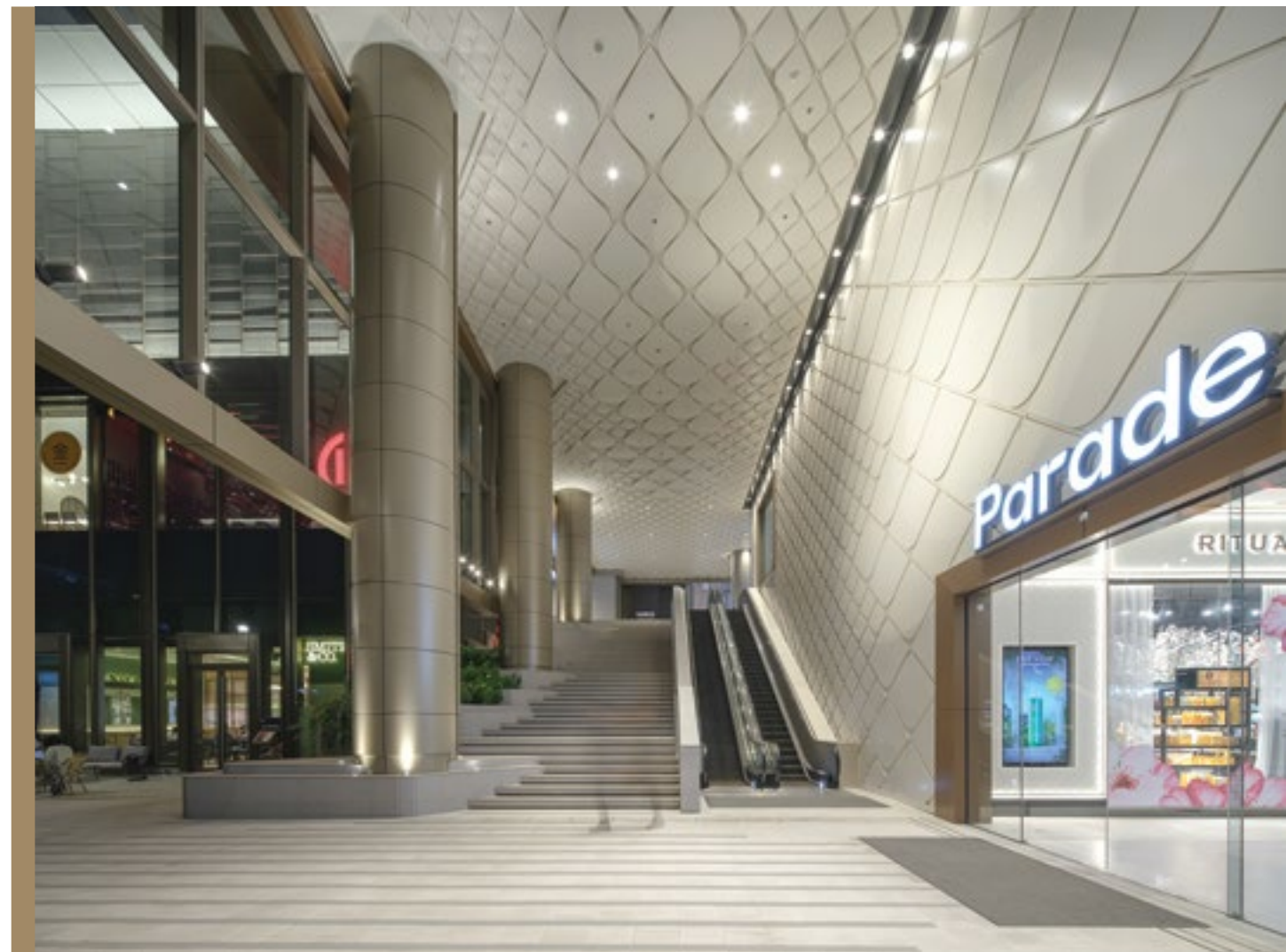
One Bangkok 秉承三大开发原则，即“以人为本”、“绿色可持续性”和“智慧城市生活”。从直观的布局到丰富的绿色空间，每个设计细节都以访客体验为重，旨在提升日常生活。

One Bangkok 为泰国可持续城市发展树立新标准，通过基础设施建设和提倡可持续发展措施，为提升曼谷的全球地位制定前瞻性新蓝图。

该地标项目是泰国第一个荣获著名 LEED 社区发展铂金认证（LEED-ND）的项目。











A world-class,
must-visit destination
redefining urban living
in Thailand's capital.

世界级的必游之地，重新定义泰国首都的城市生活。



FALSE CREEK MASS TIMBER COMMUNITY

福溪地段木结构社区

Vancouver, Canada | 加拿大温哥华

8

PROJECT FACTS
项目详情

Service: Urban Planning, Architecture, Interior Design | Client: Lead8 (Self-Initiated Project) | Size: 22 Acres
服务: 城市规划、建筑设计、室内设计 客户: Lead8 (自发项目) | 规模: 22 英亩



Designing a Low Carbon Future

Lead8 has produced a conceptual vision to transform Vancouver’s last remaining city-owned and large vacant plot of land along its False Creek waterfront; the well-known South East False Creek site between Cambie Street Bridge and Olympic Village.

The team at Lead8 saw the 22-acre site as an opportunity to imagine a world-class and sustainable community and to leverage mass timber construction to establish a distinctive and visionary destination for the city.

Mass timber can solve many environmental issues in the design and development industry, and the South East False Creek site serves as a great area to showcase how mass timber destinations can transform future cities.

打造低碳未来愿景

Lead8 提出了一个概念性愿景，旨在改造温哥华福溪海滨最后一块市属空置大土地，也就是闻名的东南福溪地段，位于甘比街大桥和奥运村之间。

Lead8 团队将这片占地 22 英亩的土地视为一个机遇，可以构想一个世界级的可持续社区，并利用大规模木材建筑为这座城市建立一个独特而富有远见的目的地。

大型木结构是一种令人期待的可持续建筑方法，它越趋普及，能够解决许多设计和开发行业中遇上的环境问题。东南福溪地区是一个理想的例子，能展示木结构建筑环境如何改变我们的未来城市。





A Sustainable Community Approach

The comprehensive plan aims to create a sustainable community that drives economic growth and enhances residents' quality of life. By combining indoor and outdoor realms, green initiatives and community-oriented programs, the design looks to revive the downtown waterfront site for future generations.

With support from leading North American engineering firm, Glotman Simpson, Lead8's vision includes mixed-use residential towers, residential rental housing, hotel and serviced apartments, workplaces, community centre, kindergarten, retail precinct, waterfront observation deck, dining and entertainment, and waterfront parklands.

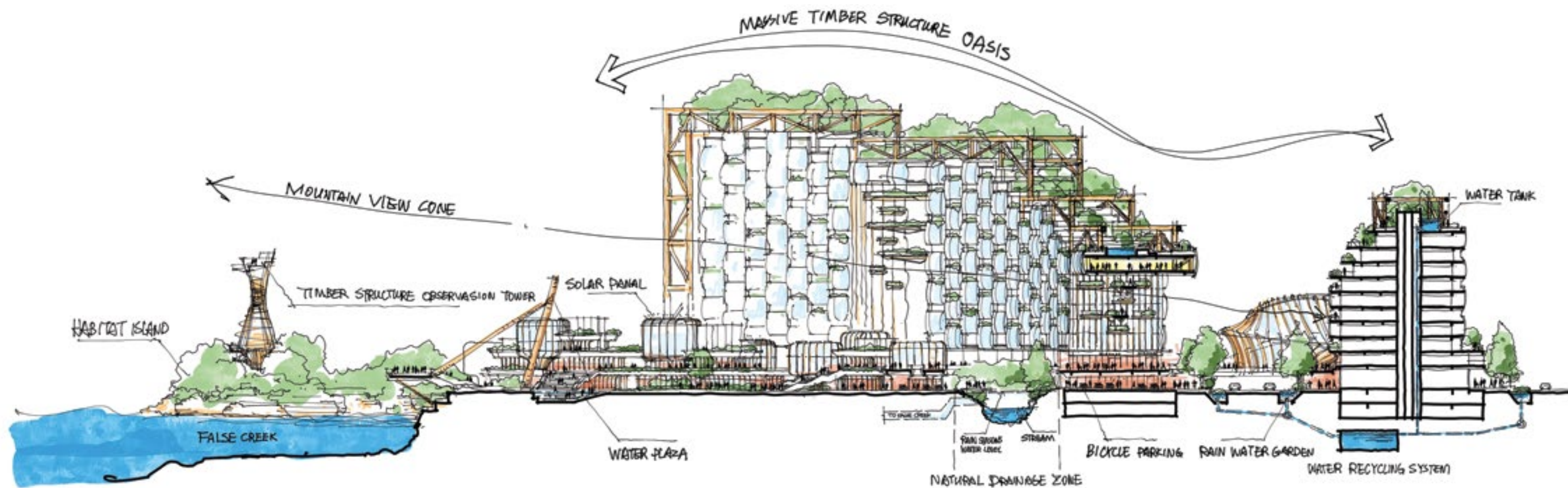
The plan is also deeply rooted in the historical Coast Salish territories, specifically those of the Musqueam, Squamish, and Tsleil-Waututh Nations. The conceptual masterplan seeks to reintroduce nature into the urban landscape, fostering eco-living and celebrating the concept of the 'Fifth Season', as envisioned by Lead8.

可持续社区方案

该综合型规划设计旨在通过结合室内外空间、绿色规划和以社区为本的发展，为下一代复兴市中心的滨水区，打造一个可持续发展社区，以推动经济增长并提高居民的生活质素。

在著名北美工程公司 Glotman Simpson 的支持下，Lead8 的设计方案包括：综合住宅大楼、出租住宅房屋、酒店和服务式公寓、工作空间、社区中心、幼儿园、零售区、海滨观景台、餐饮和娱乐以及海滨公园。

计划也包含历史悠久的海岸萨利希领土，例如马斯昆族、斯阔米什族和茨莱尔-沃图斯族的土地。概念总体规划旨在将大自然重新引入城市景观，促进生态生活，并贯彻 Lead8 提出的“第五季节”概念。





Front Elevation | 正面立面图



Left Elevation | 左侧立面图



Rear Elevation | 背面立面图



Right Elevation | 右侧立面图



Designing with Mass Timber

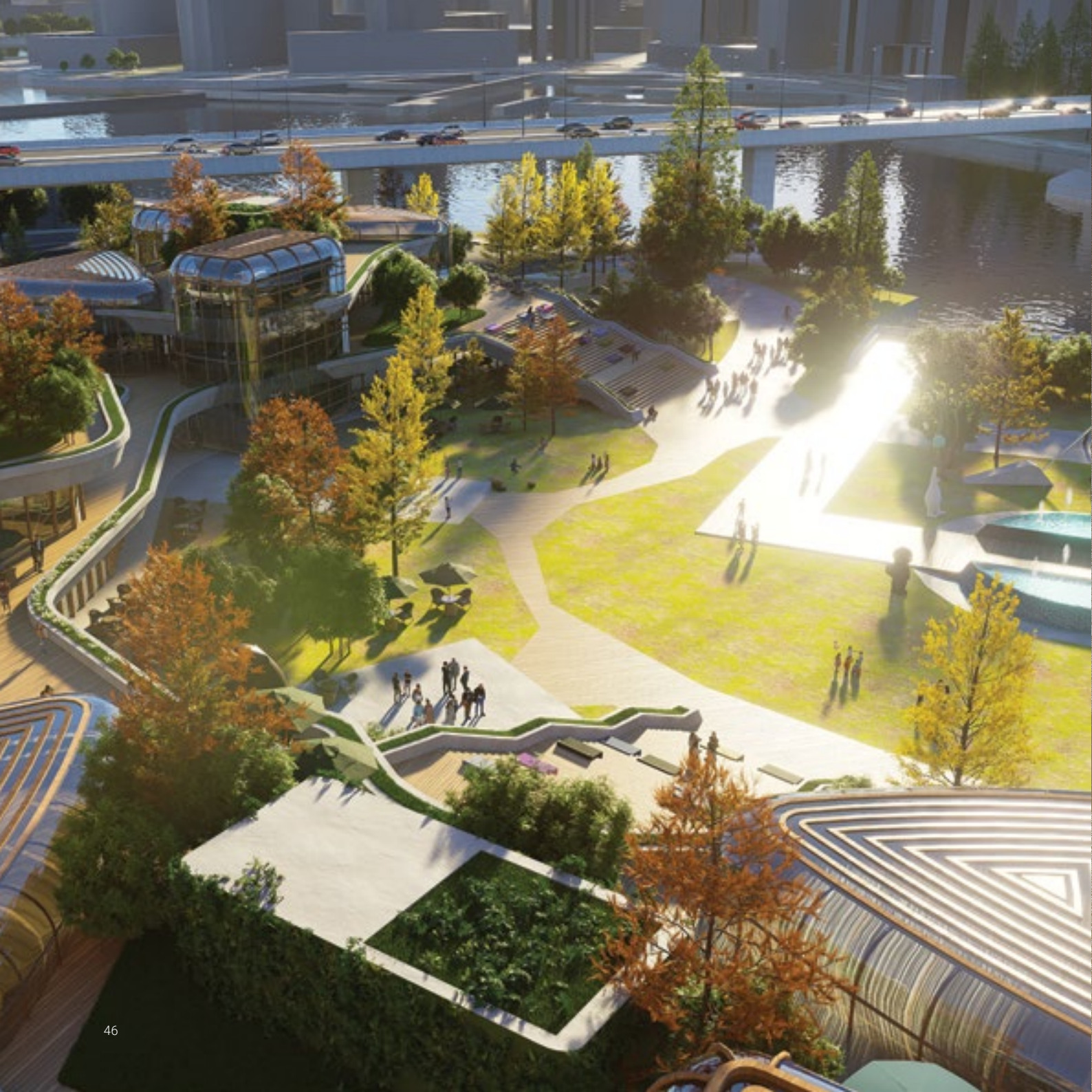
Mass timber is integral to Vancouver’s strategy to update building practices to be less carbon intensive through more environmentally friendly material choices. Sustainably sourced wood is a low-carbon building material that captures and stores carbon, reducing its presence in the atmosphere.

By using mass timber, developments can lower carbon emissions compared to conventional construction practices; reduce embodied emissions in construction by 25-45%; utilise prefabrication to reduce installation time and costs; and benefit from enhanced safety, fire resistance and seismic resilience.

大型木结构建筑设计

木结构建筑是温哥华改进建筑发展的重要策略，通过选用更环保建材以减少碳排放。可持续天然木材是一种低碳建筑材料，可以获取和储存碳，减少其在大气中的含量。

相对传统的建造过程，木结构建筑项目能有效降低碳排放，将建筑中的隐含排放量减少 25-45%，而利用预制亦可减少安装时间和成本，同时能增强安全性、防火性和抗震性。



A conceptual masterplan
harnessing the power
of mass timber for the
urban landscape.

运用大型木结构重塑城市景观的概念性总体规划。



Bintaro Jaya Xchange Mall 2

Greater Jakarta Metropolitan Area, Indonesia | 印尼大雅加达都会区

8

PROJECT FACTS **Service :** Masterplanning - All Phases, Concept Architecture & Detail Design - Retail Phase II
Client : PT Jaya Real Property, Tbk | **Size :** Retail – 85,000 sqm
项目详情 **服务 :** 总体规划 (全期)、概念建筑和深化设计 (第2期零售)
客户 : PT Jaya Real Property, Tbk | **规模 :** 零售 – 85,000 平方米





Designed for the Community

Bintaro Jaya Xchange Mall 2 is the second phase of a retail and lifestyle destination located within a 19-hectare superblock in the Bintaro Jaya township within the Greater Jakara Metropolitan Area in Indonesia.

The existing development had become known as having one of the largest green spaces within a commercial development in the Greater Jakarta area. The vision for the second phase was to preserve this green heart while modernising and expanding the development for a growing community.

Bintaro Jaya Xchange Mall 2 introduces a landscape-driven, retail-led and transit-oriented development, integrating a diverse array of functions, including retail, leisure, dining, entertainment, nature and a new underground connection to a neighbouring railway station to create a vibrant hub for the surrounding district.

面向社区的设计

Bintaro Jaya Xchange Mall 2 是一个零售和休闲生活热点的第二期发展，坐落于印尼大雅加达都会区 Bintaro Jaya 中央商务区内一个占地 19 公顷的超级街区。

现有的开发项目一直是印尼大雅加达内，其中一个拥有最多绿地的商业项目。第二期发展的愿景是保留这片绿地中心，同时进行现代化改造和扩展，以适应不断发展的社区。

Bintaro Jaya Xchange Mall 2 引入以景观、零售和交通为导向的设计，整合了多种功能，包括零售、休闲、餐饮、娱乐和自然，并增设一条与邻近火车站连接的新通道，为周边地区打造一个充满活力的中心。





Embedded in Nature

Covering 22,000 square metres, the feature of the development is the Central Park that serves as a focal point for social interaction and recreational activities, and that has been transformed by its new programming and design.

Supporting a focus on nature-based design, the architecture draws inspiration from Javan rice terraces, resulting in a terraced layout that seamlessly weaves together built environments and lush greenery.

This approach not only enhances aesthetic appeal but also promotes sustainability by maximising natural light and ventilation while minimising energy consumption in the hot tropical climate.

融入自然

项目占地达 22,000 平方米，其中作为焦点的中央公园是社交互动和休闲活动的中心。项目通过崭新规划和设计，对公园进行改造。

建筑以自然为重点，设计参考了爪哇的水稻梯田概念，打造一个多层次的景观环境，将建筑和葱郁的绿植无缝交织。

这种设计手法不仅提升了建筑的美感，还通过尽量利用自然采光和通风，同时最大限度地降低炎热热带气候下的能源消耗，促进了建筑的可持续发展。







A Connective Open-Air Precinct

With a multi-disciplinary scope covering masterplanning, concept architecture and detailed design, Lead8 has transformed this prime South Tangerang site into a multi-level, multi-dimensional landscaped destination.

Bintaro Jaya Xchange Mall 2 has been designed to serve the community, standing out as a model for future developments in Southeast Asia.

连通的露天区域

利用总体规划、建筑概念和详细设计的跨领域方案，Lead8 将这个位于南唐格朗的核心地段转化为多层次及多维度的景观目的地。

Bintaro Jaya Xchange Mall 2 的设计旨在服务社区，并成为东南亚未来发展项目的典范。



Community 社区

2. Preserving and enhancing the green heart.
保护和加强绿化空间。



Connectivity 连通性

1. Development potential for a transit-oriented design.
交通导向型设计的开发潜力。



3. Creating an integrated, nature-based destination.
创建一个综合、以自然为基础的目的地。

Architecture that
connects with place
and context.

与地方和环境相融合的建筑。





PROJECT

HIGHLIGHTS

项目
焦点



MIXC WUCHANG

武昌万象城

Wuhan, China | 中国武汉

8

PROJECT FACTS
项目详情

Service : Retail Architecture, Retail Planning | Client : China Resources Land | Size : 250,000 sqm
服务 : 零售建筑设计、零售商业规划 | 客户 : 华润置地 | 规模 : 250,000 平方米





Diversifying a Riverside Precinct

MixC Wuchang is Lead8’s second MixC retail development in the city of Wuhan and brings the brand’s presence to the developing waterfront area.

The site of the large-scale project is located near the Central Business District and along the waterfront of the Yangtze River, adjacent to the Wuhan Greenland Centre. Spanning 1.5 million square metres of multi-functional riverside area, MixC Wuchang introduces a new interconnected built environment to the city.

The vision was to drive new possibilities in the evolving commercial district. Lead8’s design looked to weave the development into the urban fabric, connecting the public realm, intertwining landscape and facilitating connections to neighbouring developments and public transport.

多元化的滨江区

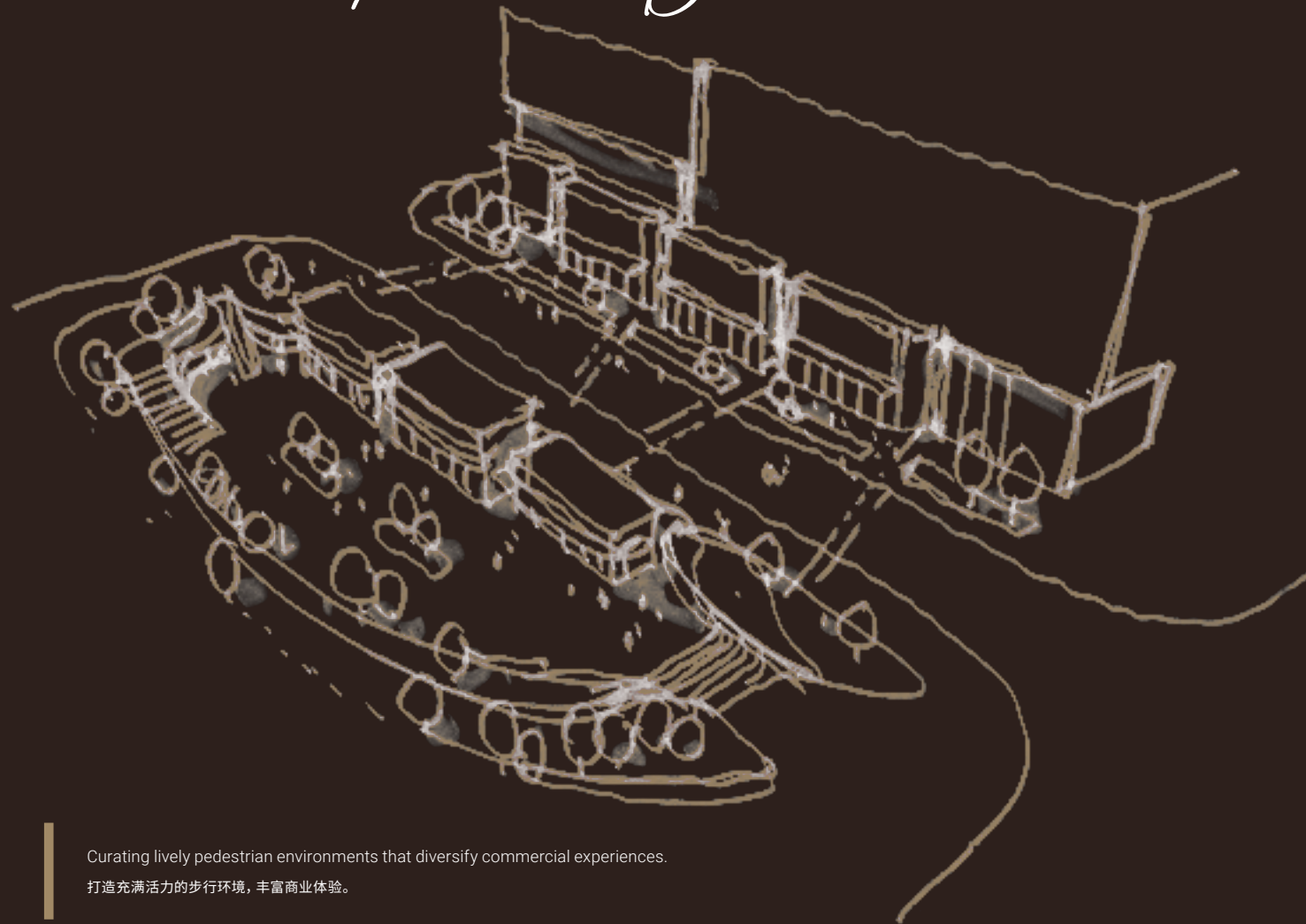
武昌万象城是 Lead8 在中国武汉第二个设计的万象城开发项目，并将其品牌扩充至正在蓬勃发展的滨江区。

该大型项目位于武汉长江中心商务区附近，紧邻长江沿岸，毗邻武汉绿地中心，占地 150 万平方米，为武汉带来全新多维度、相互连接的建筑环境。

设计旨在为这个持续发展的商业区带来新的可能性，将开发项目融入城市肌理、连接公共领域、与景观交织融合，并促进与邻近开发项目和公共交通的连接性。

Walkable Precincts

步行街区



Curating lively pedestrian environments that diversify commercial experiences.

打造充满活力的步行环境，丰富商业体验。





MIXC GUIYANG

贵阳万象城

Guiyang, China | 中国贵阳

8

PROJECT FACTS
项目详情

Service : Interior Design – Retail | Client : China Resources Land | Size : 287,000 sqm
服务: 室内设计 – 零售 | 客户: 华润置地 | 规模: 287,000 平方米





Recreating the High Street

MixC Guiyang is a new retail destination that seeks to recreate the high street experience indoors.

Bringing a streetscape to life inside, the concept delivers a curated commercial experience with interior architecture that offers the same scale, characteristics and proportions as a 'high street'.

As a new commercial landmark for Guiyang, the project is designed to house leading international retail brands and to give tenants the flexibility to express themselves within an elegant and engaging destination.

重现高街

贵阳万象城是一个全新的零售目的地，旨在重塑室内高街体验。

概念设计将街景带进室内，创造一种与“高街”同等规模、特征和比例的室内建筑，提供精心策划的商业体验。

作为贵阳的新商业地标，该项目旨在为一线国际零售品牌提供雅致且高参与度的零售空间，让租户灵活地展示品牌形象。







ITC SHANGHAI

上海徐家汇中心

Shanghai, China | 中国上海

8

PROJECT FACTS **Service :** Lot 3 & 4: Retail Planning, Architecture, Interior Design; Lot 3: Office Tower Architecture; Lot 4: Hotel Tower Architecture; All Lots: Footbridge Design, Branding, Signage, Hoarding
Client : Sun Hung Kai Properties | **Size :** 700,000 sqm
项目详情 **服务 :** 第3及第4号地块: 零售商业规划、建筑设计、室内设计; 第3号地块: 办公楼建筑设计; 第4号地块: 酒店建筑设计;
所有地块: 行人天桥设计、品牌设计、标识设计、工地围墙设计 | **客户:** 新鸿基集团 | **规模:** 700,000 平方米



A New Urban Realm

ITC Shanghai continues to edge closer to its opening with the neighbourhood-scale scheme due to complete in 2025.

Lead8's design aims to seamlessly integrate the multi-layered destination into the already bustling shopping and entertainment quarter of Shanghai's Xujiahui. The design concept physically stitches the new development into its surroundings via a series of pedestrian bridges to set a new precedent for the district.

The design uses a multiple-ground-floor strategy across the connective podiums, featuring elevated streets, generous terraces, indoor and outdoor pedestrian bridges, civic plazas and innovative strategies to interface with the significant Xujiahui metro station.

ITC Shanghai brings to life the 'City within a City' concept as it seeks to revolutionise neighbourhood-scale development in the city.

全新的城市空间

上海徐家汇中心几近落成开幕，这一社区规模的项目预计将于 2025 年完成。

Lead8 的设计旨在将多层次的目的无缝融入上海徐家汇现有繁华的购物和娱乐区。设计理念通过一系列行人天桥将新开发项目与周边地区紧密结合，为该区域开创先例。

该设计采用了横跨连接裙楼的多层地面策略，其他特色还包括高架街道、宽敞露台、室内外步行天桥、公众广场，并以创新的方式与徐家汇多线地铁站衔接。

上海徐家汇中心“城中之城”的概念将革新城市中的社区级开发模式。





THE AXIS

Asia | 亚洲

8

PROJECT FACTS
项目详情

Service : Architecture – Retail
服务 : 建筑设计 — 零售





A Three-Dimensional Green Link

The green Axis masterplan was imagined through an international design competition seeking concepts for a city park integrated with underground transport, commercial, leisure, arts and entertainment programming.

Positioned between a waterfront to the south and wetlands to the north, this uniquely central yet green site aims to act as a landscaped axis to a busy commercial district.

The design strategy seeks to activate the urban city area by establishing a permanent parkland, creating opportunities for greater biodiversity in densely built environments. Through air corridors, green belts, and landscaped roofs, the design utilises different features to build-up and improve the city's microclimate.

Overall the ambition is to achieve a more harmonious coexistence with nature and contribute to the wellbeing of future generations.

三维绿色纽带

“绿色轴线”总体规划是通过一场国际设计竞赛构想而成，旨在寻求一个集地下交通、商业、休闲、康乐、艺术和娱乐元素于一体的城市公园概念。

这个独特的中心绿地位于南面的海滨和北面的湿地之间，旨在成为繁忙商业区的景观轴线。

该设计策略旨在通过建立永久性公园来激活城市区域，为密集的建筑环境创造更多生物多样性的机会。为了实现这一新的生态系统，设计方案利用通风走廊、绿色带和绿色屋顶等建立及优化城市微气候。

项目的整体愿景是实现与自然更加和谐的共存，并为下一代的福祉作出贡献。





THAMES INFINITY ISLAND

泰晤士无边际岛

Southend-on-Sea, United Kingdom | 英国滨海绍森德

8

PROJECT FACTS
项目详情

Service : Conceptual Masterplan
服务 : 概念性总体规划



A Sustainable Vision for Southend-on-Sea

Thames Infinity Island is an ambitious new vision for sustainable development along the Southend-on-Sea coastline in the UK. This proposed development will offer a modern, environmentally conscious community powered by the energy of the sea.

At its heart, the project harnesses tidal and other forms of renewable energy to create a clean, self-sustaining energy source for new homes and facilities, setting a new standard for green urban living.

Beyond providing sustainable housing, Thames Infinity Island envisions an integrated campus dedicated to research, innovation, and cultural exchange. With spaces for learning and collaboration, as well as cultural events and community gathering areas, Thames Infinity Island promises to be a hub of inspiration and growth for Southend-on-Sea.

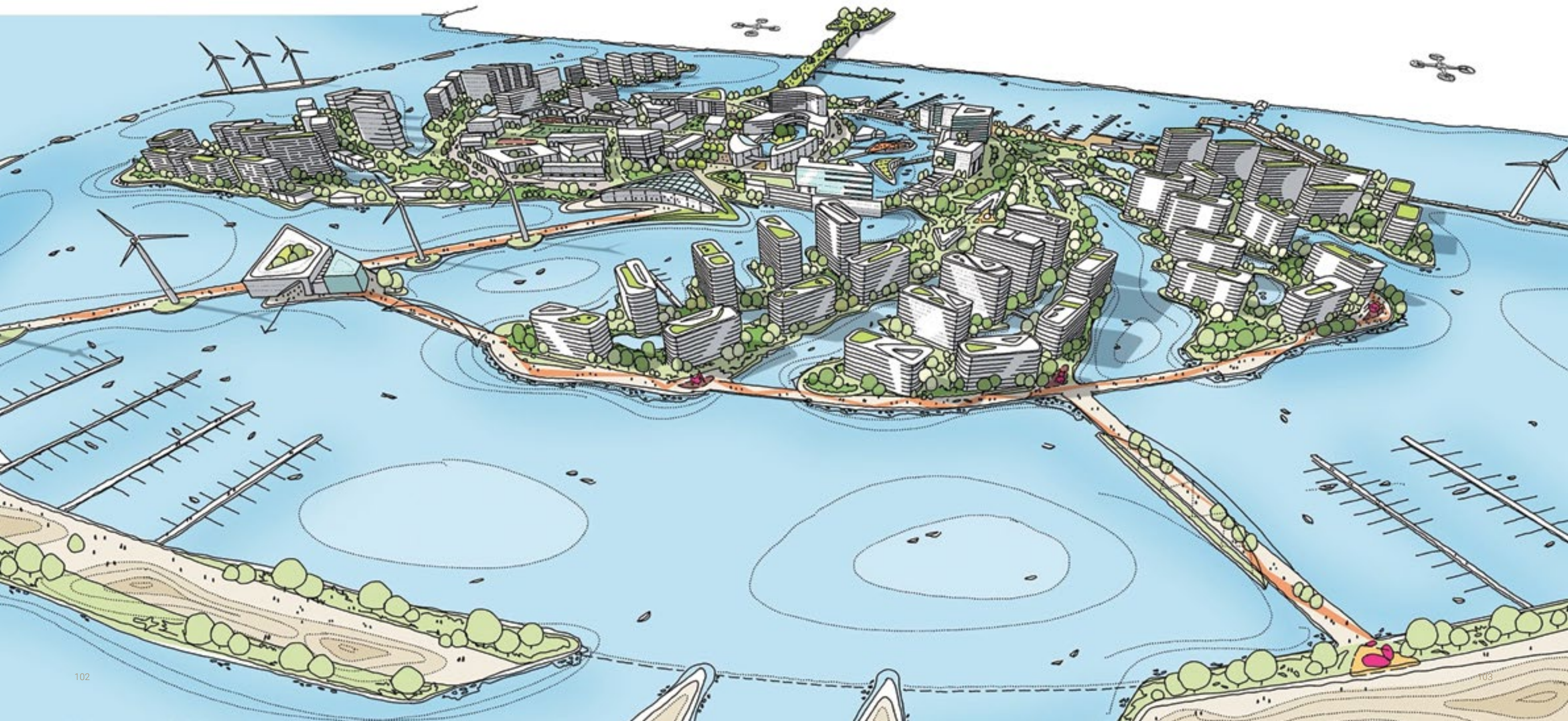
滨海绍森德的可持续发展愿景

泰晤士无边际岛是英国滨海绍森德海岸线可持续发展的宏伟新愿景。这一拟议开发项目将提供一个现代化及注重环保的社区，并以海洋能源为动力。

该项目的核心是利用潮汐和其他形式的可再生能源，为新住宅和设施创造干净、自给自足的能源，为绿色城市生活树立新标准。

除了提供可持续住房外，泰晤士无边际岛还期望创建一个致力于研究、创新和文化交流的综合校园。泰晤士无边际岛将拥有学习和协作空间，以及文化活动和社区聚会的区域，有望成为滨海绍森德孕育灵感和成长之地。









NEW CENTRAL HARBOURFRONT SITE 3

中环新海滨三号用地

Hong Kong, China | 中国香港

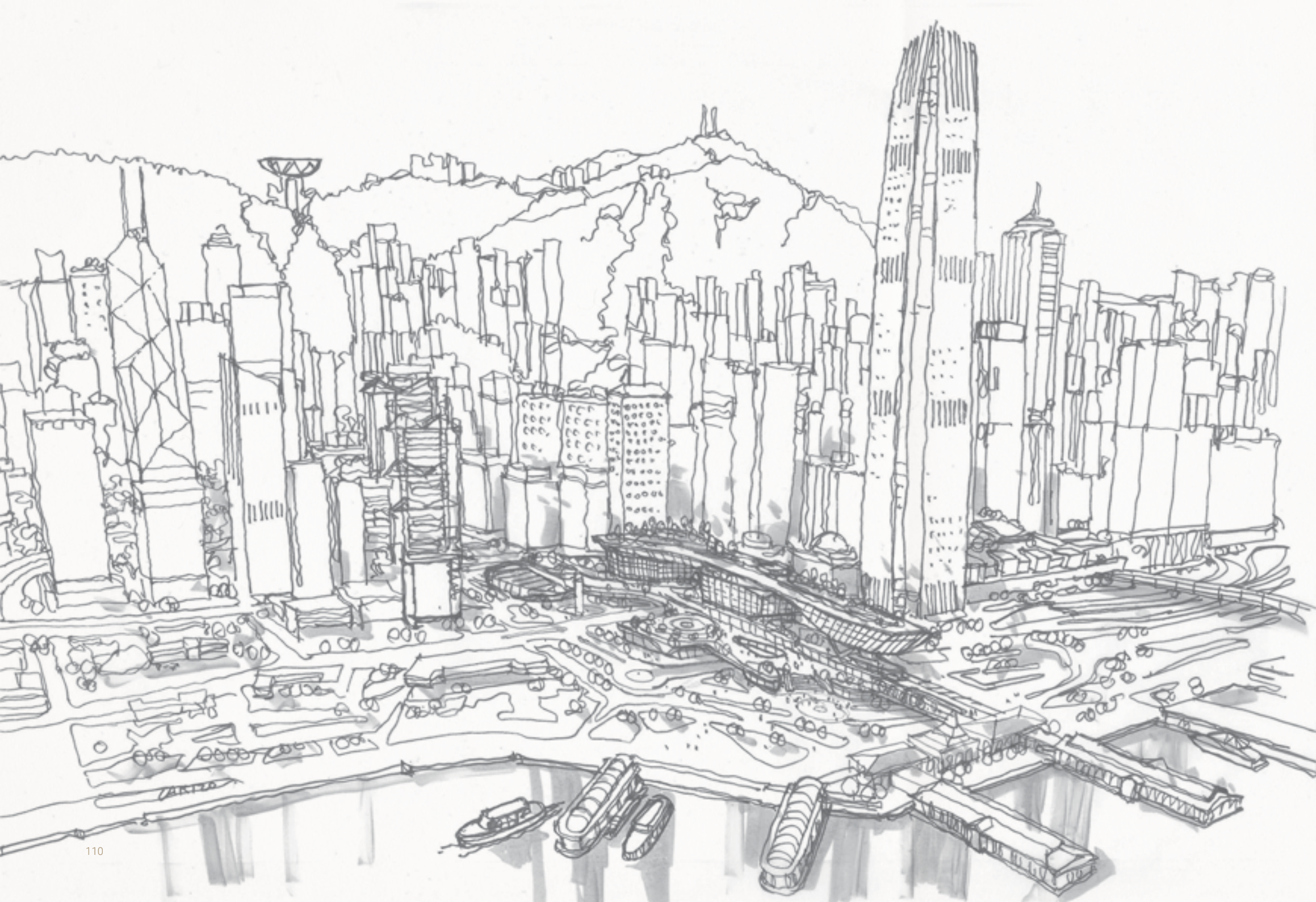
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PROJECT FACTS
项目详情

Service : Lead Design Architect | Client : Henderson Land Development Company Limited
服务 : 总建筑师 | 客户 : 恒基兆业地产有限公司



For reference only and subject to further design development
此效果图仅供参考及将以最终设计为准



Reimagining Hong Kong's Waterfront

New Central Harbourfront Site 3 is a world-class destination that is set to form one of the most important and strategic additions to Hong Kong's Central Business District.

The design's concept of the "Bridge" aims to curate an iconic landmark for the city, enhancing the connectivity between the hinterland and the harbourfront in the city's Central Business District, and creating a vast amount of green and public spaces.

Integrated with the surrounding environment, the development will establish over 300,000 square feet of urban park across various levels, accessible 24 hours a day.

The vision is to deliver a people-centric development, and a social destination dedicated to public enjoyment along Hong Kong's harbourfront promenade.

重塑香港海滨

中环新海滨三号用地是一个世界级的发展项目，将成为香港中央商务区最重要的战略补充之一。

设计方案以“桥”作为整个发展的设计概念，希望透过项目建设一个世界级地标，加强中环内陆和海滨连接，同时带来大量的绿化及公共空间。

项目将与周边环境融和，并于不同楼层打造共超过 30 万平方米的都市公园，将 24 小时全天候向公众开放。

其愿景是打造一个以人为本的场所，一个致力为公众提供娱乐的海滨长廊。





For reference only and subject to further design development
此效果图仅供参考及将以最终设计为准



For reference only and subject to further design development
此效果图仅供参考及将以最终设计为准

SHANGHAI QIANWAN INCITY MEGA

上海前湾印象城 MEGA

Shanghai, China | 中国上海



8

PROJECT FACTS **Service:** Architecture – Retail, Interior Design – Retail | **Client:** SCP Group | **Size:** ~256,000 sqm
项目详情 **服务:** 建筑设计 – 零售、室内设计 – 零售 | **客户:** 印力集团 | **规模:** ~256,000 平方米

An Urban Retail Resort

Shanghai Qianwan Incity MEGA is a future urban retail resort along Suzhou Creek in Hongqiao. The project is set to usher in a redefined retail experience in the city with its concept that seamlessly integrates family-friendly spaces with a strong emphasis on wellness and nature.

Lead8’s concept focuses on creating a vibrant environment that nurtures family connection and promotes well-being and togetherness. Set within an area surrounded by residential development, education facilities, and strong transport connectivity, the project seeks to establish itself as a future social hub for the growing Qianwan area.

With dedicated spaces for recreation, relaxation and social interaction, the design aims to bring together visitors of all ages within its expansive natural urban playground.

城市零售度假湾

上海前湾印象城 MEGA 是虹桥苏州河前端的未来城市零售度假胜地。该项目打造以家庭为本以及对健康和自然高度重视的空间，将全新定义这座城市的零售体验。

Lead8 的设计概念旨于创建一个充满活力的环境，以培养家庭联系，提升幸福感，鼓励家庭相处。该项目被住宅项目、教育设施和强大的交通网络所包围，为不断发展的前湾地区打造未来的社交中心。

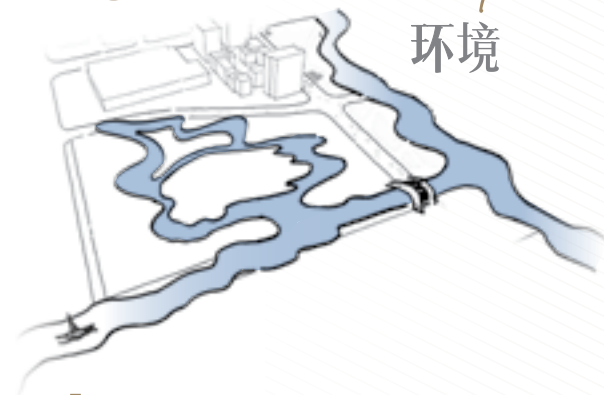
该设计设有细心布局的娱乐、休闲和社交空间，把各个年龄段的访客聚集在广阔的自然城市游乐场中。





Environment

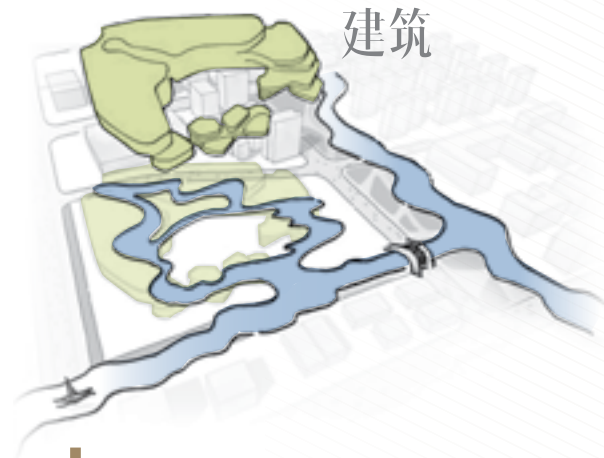
环境



Using the flowing lines of the local cultural water transportation as the basis of the design concept.
呼应当地漕运文化，以流动线条为设计理念的基础。

Architecture

建筑



Extracting natural elements from the mountains and rivers to inform the unique architectural concept.
提取崇山峻岭，叠山理水的自然元素，形成独特的建筑理念。



Indoor 室内

Extending the architectural concept to create a natural indoor experience.
延续建筑理念，打造自然的室内体验。



SKYCITY TRANSPORT TERMINAL

11 SKIES 航天城交通总汇

Hong Kong, China | 中国香港



8

PROJECT FACTS **Service:** Planning, Architecture, Interior Design | **Client:** New World Development Company
项目详情 **服务:** 规划、建筑设计、室内设计 | **客户:** 新世界发展有限公司

Elevating Transit-oriented Design

The SKYCITY Transport Terminal by Lead8 is situated within the highly anticipated 11 SKIES development in Hong Kong and has established itself as the primary transportation hub for the newly unveiled SKYTOPIA airport district.

With 16 franchised bus routes, taxi service lines, and additional transport facilities set to launch soon, the terminal significantly enhances the public transport network, connecting SKYTOPIA to Lantau Island, nearby border control points, Kowloon, and Hong Kong Island.

11 SKIES is poised to become Hong Kong's premier retail and travel-tainment landmark at SKYTOPIA. With the successful completion of its first phase, K11 ATELIER 11 SKIES, the development plans to open additional attractions in phases, including eight world-class entertainment anchors.

The approach to the Transport Terminal design was to ensure the gateway to 11 SKIES embodied the distinctive concept of the game-changing development. By drawing inspiration from the scheme’s architecture and detailing, the design has crafted an arrival experience that encapsulates the vision of 11 SKIES and reimagines the potential of transit-oriented spaces.

提升交通导向设计

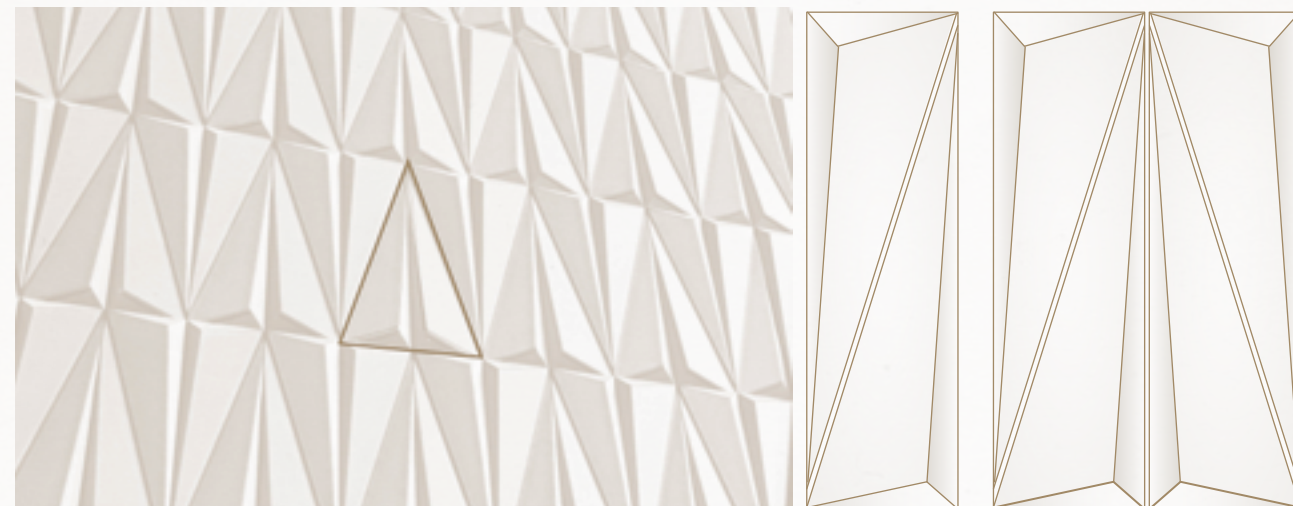
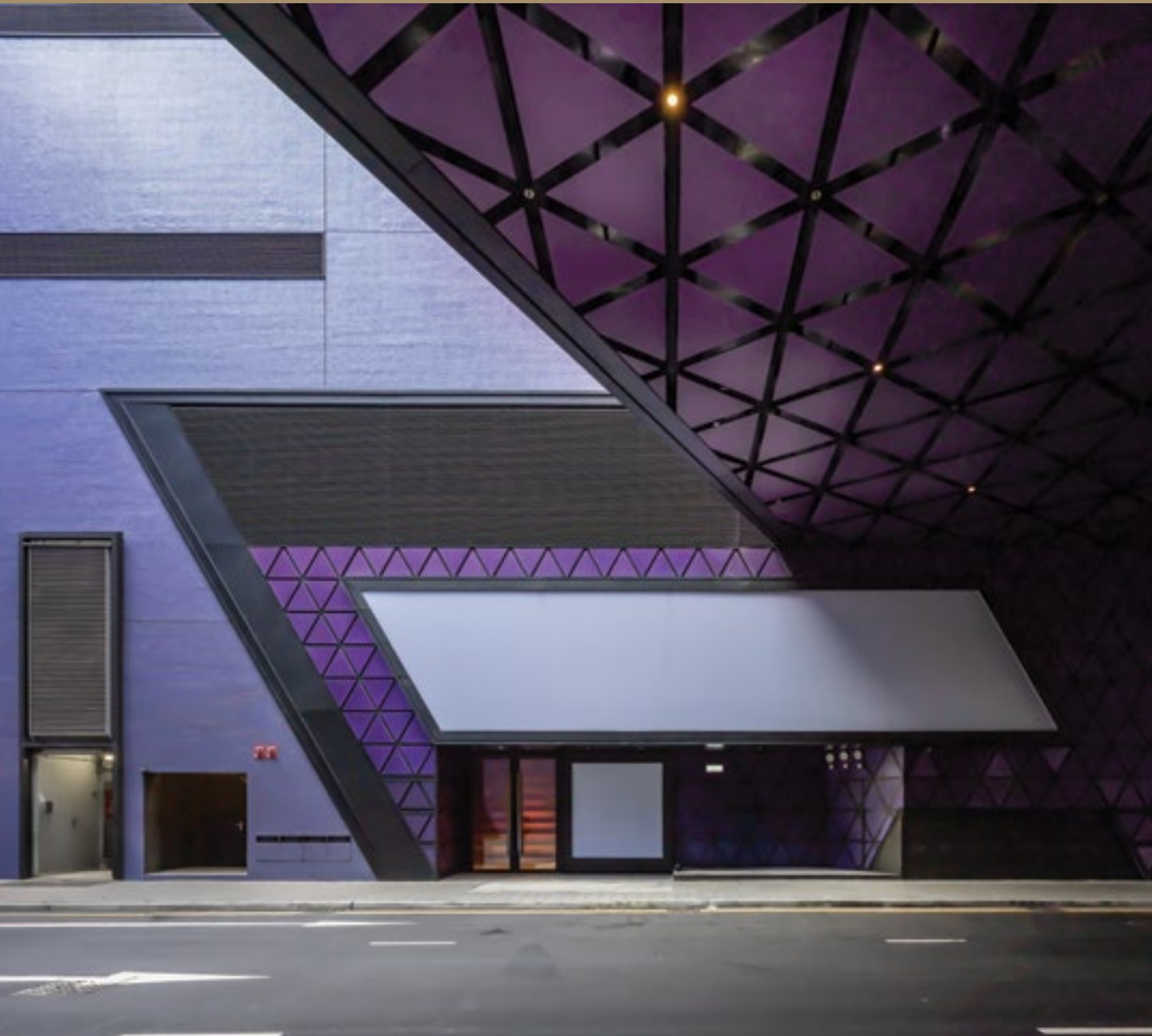
由 Lead8 设计的航天城交通总汇位于备受瞩目的香港 11 SKIES 内，是新近公布的机场城市发展蓝图 SKYTOPIA 的主要交通枢纽。

随着将投入服务的 16 条专营巴士路线、的士候车区和其他即将推出的交通设施，航天城交通总汇显著提升了区内的公共交通网络，将 SKYTOPIA 连接至大屿山、附近的边境管制点、九龙和香港岛。

11 SKIES 将成为香港 SKYTOPIA 首屈一指的零售和旅游娱乐地标。随着第一期 K11 ATELIER 11 SKIES 成功落成，该项目计划分阶段开放更多景点，其中包括八个世界级娱乐设施。

交通总汇的的设计理念旨在确保这个为旅客和访客提供的门户能够体现该变革性项目的独特理念。通过从项目的建筑和细节中汲取灵感，设计精心打造了一个体现 11 SKIES 愿景的抵达体验，并重新构想了以交通为导向的空间潜力。







SKYLAND UNIVERSAL

食通天·寰宇集

Hangzhou, China | 中国杭州

8

PROJECT FACTS **Service :** Interior Design | **Client :** Hangzhou Huitian Catering Management Co., Ltd. | **Size :** 3,500 sqm
项目详情 **服务:** 室内设计 | **客户:** 杭州荟天餐饮管理有限公司 | **规模:** 3,500 平方米



A Retail Precinct Transformation

‘SKYLAND UNIVERSAL’ is a vibrant new dining precinct by Lead8 that has transformed the former food court area of the MixC Hangzhou retail destination. The project which spans 3,500 square metres combines luxury, functionality and natural aesthetics to create a multi-sensory culinary precinct that is seamlessly integrated within the existing commercial development.

Lead8’s design philosophy draws inspiration from the natural energy of the city’s Qiantang River. Known for its dramatic tidal surges, the river is captured through organic motifs and flowing lines that harmonise the repositioned space with MixC Hangzhou’s existing features.

Overall, the project demonstrates how innovative redesigns can transform conventional and pre-existing spaces into lively social hubs that enrich user experiences and maximise commercial potential.

零售区的提升改造

食通天·寰宇集是杭州万象城内一个充满活力的全新餐饮区，由零售区原有的美食广场改造而成。项目占地 3,500 平方米，设计通过结合奢华、实用和自然美学，打造一个多感官美食区，完美融入现有的商业开发项目。

Lead8 的设计理念从杭州钱塘江的大自然元素中汲取灵感。钱塘江以汹涌澎湃的潮汐而闻名，设计通过有机图案和自然流动的线条捕捉该江河场景，将新定位的空间与杭州万象城的现有特色相协调。

Lead8 对食通天·寰宇集的设计展示了如何运用创新将传统和现有空间转变为充满活力的社交中心，从而丰富用户体验并最大限度地发挥商业潜力。









THINKING

创新
思维

New-Generation Airports

What to Expect as the Travel Experience Transforms

新一代机场 | 旅行体验转型带来的变化

Text by

Wesley Louie & Richard Lee

撰文：雷天任及李家宇



Designing a New Way to Travel

As the travel and aviation industry has come out the other side of the immense challenges faced during the pandemic, we can start to see how the two-year travel hiatus changed the way we fly and experience flying.

The good news is the post-pandemic airport experience has evolved for the good. Forward-thinking airports took the opportunity during the downtime to upgrade and enhance their existing facilities, cleverly anticipating increases in traffic and passenger capacity. And they didn't stop there.

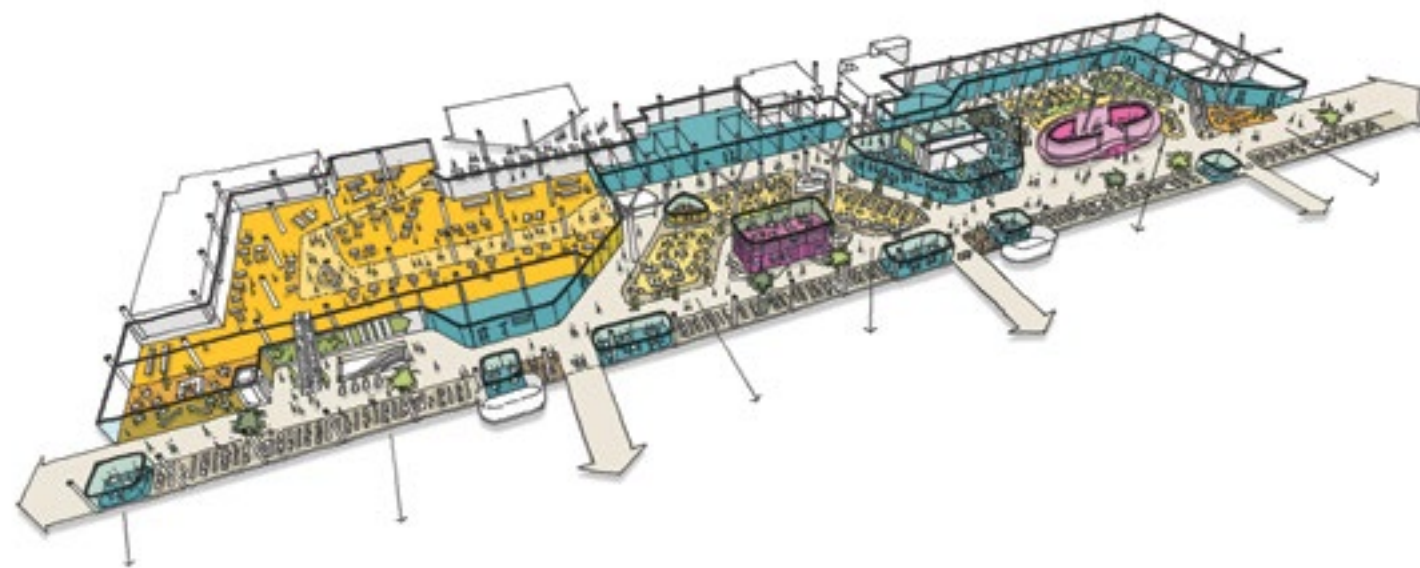
So, how are new-generation airports changing the way we experience travel?

设计全新的旅行方式

旅游和航空业在疫情期间经历了巨大挑战，我们可以开始看到，这两年的旅游中断如何改变了我们的飞行方式和体验。

好消息是，疫情后的机场体验已经得到了良好的发展。一些具远见的机场利用停飞期对现有设施设计进行升级和改善，巧妙地预测了交通量和客运量的增长，但他们并没有止步于此。

那么，新一代机场将为我们的旅游体验带来怎样的变化？



Hassel-free Technology

Technology borne out of the pandemic – contactless and automated check-in kiosks, bag drop machines and automated immigration lanes are now providing seamless landside-airside passenger experiences. Singapore’s Changi Airport has been rolling out passport-less clearance initiatives since August 2024, allowing passengers to clear immigration simply using facial and iris biometrics – further enhancing the ‘hassle-free’ passenger experience.

With the integration of these advanced biometric systems, terminals are being reconfigured to minimise physical touchpoints and streamline passenger flow. Design layouts are shifting towards open and spacious environments where technology interfaces seamlessly with physical spaces, enabling quicker transitions and reducing congestion.

畅通便利的科技

因疫情而产生的技术——非触式自助登记柜台、行李托运机和自助入境通道目前提供了无缝的陆空连接体验。新加坡樟宜机场自 2024 年 8 月起推出无护照通关计划，允许乘客仅使用面部和虹膜生物特征身份认证即可通关，进一步增强了“无忧”的乘客体验。

随着这些先进生物识别系统的集成，航站楼正在重新配置，以最大限度地减少物理接触点并简化客流。设计布局正在转向开放宽敞的环境，技术与建筑空间无缝对接，实现快速过关并减少拥堵。



Kuala Lumpur International Airport T1 - Commercial Reset and Passenger Experience Improvement
吉隆坡国际机场 1 号航站楼 - 重置商业与改善乘客体验



Sensory and Immersive Nature

The pandemic has accentuated the need and desire for people to be outdoors amongst nature and greenery. Airports have embraced this yearning with creative biophilia-inspired designs that appeal to passenger comfort and wellness. Whether it's the gigantic waterfall in Changi's Jewel, a 6,000-square-metre tropical garden in Hamad International Airport or the upcoming visionary landscape-themed Al Maktoum International Airport, these sensory and immersive elements further elevate the travel experience.

This trend will continue to expand as airports incorporate more green spaces, living walls, and natural light into their designs. Future terminal designs will feature dedicated wellness zones, meditation gardens, walking paths, and relaxation areas that mimic the tranquillity of nature.

A New Way to Spend

The dilemma many airport organisations face is how to increase non-aeronautical revenue. Airport retail and F&B have traditionally been strong revenue drivers, capitalising on key passenger flows and designing to complement and monetise them.

However, as we learn more about passenger behaviour and reducing stress in the travel journey, new approaches such as borderless retail environments and technology-enabled shopping are helping to deploy different commercial frontages with success.

Innovative media technology, in collaboration with digital pioneers like TeamLab and Moment Factory, is also creating opportunities for large-scale advertising, smartphone integration, and direct passenger engagement, diversifying how travellers shop and interact with retailers.

感官面向和沉浸式自然环境

疫情突显了人们享受户外自然和绿意的需求和渴望。机场通过富有创意的亲生物设计来满足这种渴望，有利于乘客的舒适和健康。无论是新加坡星耀樟宜机场的巨型瀑布、多哈哈马德国际机场 6,000 平方米的热带花园，还是即将建成的宏伟景观主题迪拜阿勒马克图姆国际机场，这些多感官和沉浸式元素都进一步提升了旅游体验。

随着机场将更多的绿色空间、绿墙和自然光融入其设计中，这一趋势将继续扩大。未来的航站楼设计将设有专门的健康区、冥想花园、步行道和休闲区，以模仿大自然的宁静。

全新消费方式

许多机场机构面临的难题是如何增加非航空收入。机场零售和餐饮传统上一直是强大的收入驱动因素，它们把握关键的客流来补充和赚取利润。

然而，随着我们更了解乘客行为并减少旅游过程中的压力，无边界零售环境及科技导向的购物模式等新型方法正助力推动不同的商业营销。

创新媒体技术携手 TeamLab 和 Moment Factory 等数字先驱，也为大规模广告、智能手机整合和直接的顾客契合创造了机会，使旅客的购物和与零售商互动的方式变得多样化。

The Wow Factor

As the sector evolves, airports are seeking new and unique placemaking concepts that will set their brand identity apart. Hospitality lounges, entertainment facilities, immersive duty-free offerings and nature-themed environments all enhance the passenger experience and as a result, increase dwell time and discretionary spending.

The rise of VIP terminals, essentially streamlined versions of a conventional airport for luxury travellers, highlight this desire for airports to capture the market in new ways.

This approach is also being extended beyond the terminal building, as the value of connecting landside developments increases. From seamlessly integrated ‘commercial terminals’ with hotels, workplaces and travel facilities, to expansive retail-dining-entertainment destinations like Hong Kong’s 11 SKIES and Singapore’s Jewel, the land surrounding airport terminals is playing a larger role in the travel experience.

Ahead of the Market

The new generation of airports are striving to achieve long-term sustainability and growth as they think outside the box. Maximising non-aeronautical revenue, diversifying programming, embracing technology and capitalising on emerging trends is a must as the post-pandemic travel market becomes more competitive.

As airports strive to impress, the design industry is helping to set new standards for travel and redefine the role of the modern airport.

令人惊叹的因素

随着航空业的发展，机场正在寻求创新独特的场所营造概念，以彰显其品牌形象。接待休息室、娱乐设施、沉浸式免税服务和自然主题环境都增强了乘客体验，从而增加了停驻时间和额外花费。

本质上是传统机场的精简版、专为豪华旅客打造的VIP航站楼近年兴起，突显了机场希望以新方式占领市场的愿望。

随着连接机场的项目价值不断增加，这种方法也扩展到航站楼之外。从无缝连接的“商业航站楼”与酒店、工作场所和旅游设施，到大型零售、餐饮、娱乐目的地，如香港的11 SKIES和新加坡的星耀樟宜，位处机场航站楼四周的土地在旅游体验中发挥着更大的作用。

领先市场

新一代机场正努力实现长期可持续发展和增长，打破思维局限。随着疫情后的旅游市场竞争日趋激烈，非航空收入最大化、功用多样化、科技应用以及新兴趋势的掌握已成为当务之急。

机场努力给人留下深刻印象，而设计行业正在帮助制定新的旅游标准，并重新定义现代机场的角色。



VIP Terminal Concept by Lead8 | Lead8 的VIP 航站楼设计概念



11 SKIES, Hong Kong, China | 中国香港 11 SKIES

Designers are unlocking
opportunities for
airports as they look
to establish their
“wow” factor.

设计师们正在为机场发掘机会，力图打造出令人惊叹的因素。

Wesley Louie 雷天任

Wesley Louie is a Director – Architecture at Lead8 overseeing the Singapore studio and a portfolio of creative retail planning, commercial mixed-use and masterplanning schemes across multiple regions and typologies.

Wesley 是 Lead8 的董事 - 建筑设计，领导新加坡团队设计跨地域及多类型的创意零售商业规划、商业综合体及总体规划项目。



Richard Lee 李家宇

Richard is a Director – Architecture at Lead8 responsible for leading the Kuala Lumpur studio team focusing on mixed-use, transit-oriented and retail-led developments in Southeast Asia.

Richard 是 Lead8 的董事 - 建筑设计，带领吉隆坡办公室，专责东南亚的综合体、公共交通及零售导向型开发项目。



High-Density Liveability

How to Humanise Highly Populated Districts

高密度地区的宜居性 | 如何使人口密集区人性化

Text by

Maggie Shen & Ethan Wang

撰文：沈婕及王欣峰

Transforming Urban Density

As architects, the urbanisation of our cities is one of our key design challenges as we help to solve the issue of 'liveability' within high-density areas. An opportunity to work on one of Shenzhen's densest areas has given us a chance to highlight just how architects are tackling this experience to deliver places that enhance our increasingly urbanised life.

改造城市密度

作为建筑师，我们要帮助解决高密度地区的“宜居性”问题，而城市化是我们面临的主要设计挑战之一。Lead8 一个位处深圳人口密度最高的地区之一的设计，正正让我们有机会展示建筑师如何应对这个挑战，以创造更好的环境，提升我们日益城市化的生活。





An Urban Renewal Plan for Shenzhen

The Hubei area in Shenzhen, located in the centre of Luohu, is one of the three major commercial zones in the city, and as such, holds significant transportation and economic importance for the area. After 30 years of continuous development, the Hubei area now faces complex traffic issues, outdated infrastructure, and a population decline.

We are now part of a wide selection of consultants involved in an urban renewal plan that aims to revitalise and sustainably develop this historic area for the future.

The Hubei area is considered a challenging high-density site to carry out a renewal scheme of this nature. The area covers over 40 hectares, with around 33 hectares designated for redevelopment. As one of Shenzhen's high-density development zones, it will generate approximately 2.2 million square meters of building space with an average floor area ratio of 11.9, housing around 27,000 residents and 52,000 jobs.

深圳的城市更新规划

湖贝片区位于深圳罗湖的中心，是罗湖三大商圈之一，具备重要的交通和经济地位。经过 30 年的发展，该区正面临交通复杂、基础设施落后、人口减少等问题。

作为这城市更新规划项目的顾问之一，我们致力复兴并以更可持续的方式发展这一历史地区。

在高密度的湖北片区实行城市更新规划是一项极具挑战性的任务。计划的面积超过 40 公顷，其中重建用地佔高达 33 公顷。作为深圳高密度开发地区之一，片区经重新规划后，将产生约 220 万平方米的建筑量，平均容积率达 11.9，居住人口约 2.7 万人，工作岗位约 5.2 万个。



Complexity and Contradictions

High-density urban development is complex and at times, contradictory. High-density development maximises land use, promotes economic growth, and boosts employment and commercial vitality. A dense public transport network also reduces the reliance on private cars, alleviates traffic congestion, optimises infrastructure, and minimises environmental impact, which are all great qualities for our cities.

However, the concentration of people and buildings also results in cramped spaces, inadequate facilities, and decreased environmental quality, posing challenges to urban liveability.

Strategic Design Considerations

In addressing this challenge, our first design consideration is how to create a three-dimensional pedestrian network. Our approach breaks down the division caused by vehicular traffic, integrating above-and-below-ground pedestrian systems around the commercial centres, with the aim of enhancing urban vitality in the process.

We then arrange public spaces and activity venues within the pedestrian traffic system to provide areas for different groups. By further integrating historical preservation areas with parks and green spaces, we can help to maintain a certain spatial quality and enhance the vibrancy and cultural revival of old urban areas for a new generation.

Introducing Neighbourhood Nodes

Introducing neighbourhood nodes helps to strengthen urban cores in our cities and create the vital link between surrounding environments. Importantly, it further enhances and extends pedestrian flows through a wider area and expands the programming within our urban cores, creating spaces for civic uses that serve diverse groups.

Beyond their convenience and role in strategically connecting areas, these nodes also can incorporate landscape, greenery and gardens for the public and utilise energy-saving measures to address demand for more natural environments in our dense city areas.

复杂性矛盾性

高密度城市发展很复杂，有时甚至充满矛盾。高密度城市开发能最大化的利用土地、促进经济发展、带动就业和商业活力。密集的公共交通网络减少了对私家车的依赖，降低交通拥堵，优化了基础设施，减少对自然环境的侵占，这些都是我们的城市所应具备的优秀品质。

但同时，高度集中的人口与建筑也带来了空间拥挤、配套不足、环境品质下降等问题，为城市的宜居性带来了诸多挑战。

策略性设计的考虑

为了应对这项挑战，我们首要考虑的设计问题是如何创建一个立体化步行网络体系。我们通过打破机动车交通对城市步行体系的割裂状态，整合围绕商业中心的地上和地下立体步行网络系统，以增强集聚性来为城市提供活力。

其后，我们在步行交通网络内设置公共空间和活动场所，为不同群体提供活动区域。通过进一步将历史保护区融合公园和绿地，我们既能保持空间品质，又能为新一代增强旧城区的活力和文化复兴。

引入街区节点

引入街区节点有助于强化城市核心区，将周边的环境相互连接，从而更广泛地增强和扩大人流，亦有助于拓展城市核心区内的规划，为不同群体创造公共用途的空间。

除了提供便利和发挥战略性连接区域的作用外，这些节点还能公众提供景观、绿化和花园，并利用节能措施来满足密集城区对更自然环境的需求。



Human-Scale Sustainable Considerations

From a human-scale perspective, density should equal convenience, and so how we integrate residential, commercial and cultural spaces is incredibly important to meeting the diverse lifestyle needs of an area. Ensuring the right design strategies are in place to activate and connect mixed-use programming is essential, and directly impacts the popularity and success of a place.

When prioritising a pedestrian-friendly approach, the design of these networks must prioritise user comfort and safety. In Hubei, canopies have been designed across the pedestrian network to provide shade and shelter, with pocket spaces introduced every 100 metres for rest and social interaction, to allow for a comfortable pedestrian journey.

Finally, incorporating greenery throughout the buildings, from street level to the facades and rooftops, creates a park-like environment, improving microclimates and harmonising the built and natural environments in our cities, allowing us to be closer to nature.

Design that Promotes Harmony

All of these design interventions are part of a progressive scale design method. This is a valuable approach to creating efficient, sustainable and vibrant spaces that meet the needs of today's population while also anticipating the future challenges ahead. We believe the progressive scale method promotes harmony with nature and is successful in enhancing the quality of urban life in our dense cities.

The Hubei Coordination Urban Renewal Scheme is currently under construction and will be one of Shenzhen's most significant urban regeneration undertakings once complete.

近人尺度的可持续考量

从人性化的角度来看，密度应该等同于便利性，因此，如何整合一个地区内的住宅、商业和文化悠闲空间，对于满足人们多样化的生活方式需求攸关重要。我们要确保采用正确的设计策略，来激活和连系不同用途的空间，这将直接影响地方的人气和成功与否。

当我们要打造步行友好的空间，设计步行网络时必须首要考虑使用者的舒适度和安全性。在湖贝片区项目，整个步行网络都设置了雨棚，达到遮阳挡雨的作用。而每隔 100 米还设置口袋空间供休憩及社交，让行人出行舒适。

最后，将绿植融入整个建筑，从街区、外立面到屋顶，营造出公园般的环境，创造舒适的微气候，协调城市的建筑环境和自然环境，让我们更亲近自然。

促进和谐的设计

以上都是尺度递进设计方法的一部分，对创造高效、可持续和活力空间非常有效，既能满足当前需求，又能预见未来的挑战。我们相信，尺度递进的设计能促进人与自然的和谐共存，并提高密集城市的生活质量。

湖贝项目整体商业规划项目竣工后，将成为深圳最重要的城市更新项目之一。

To humanise
density, mixed-use
programming must be
planned, connected
and activated in the
right ways.

我们要确保采用正确的设计策略，来激活和连系不同用途的空间。

Maggie Shen 沈婕

Maggie is an Associate Director – Architecture at Lead8 working within multi-disciplinary teams to deliver designs that integrate commerce, culture, nature and sustainable urban ecology.

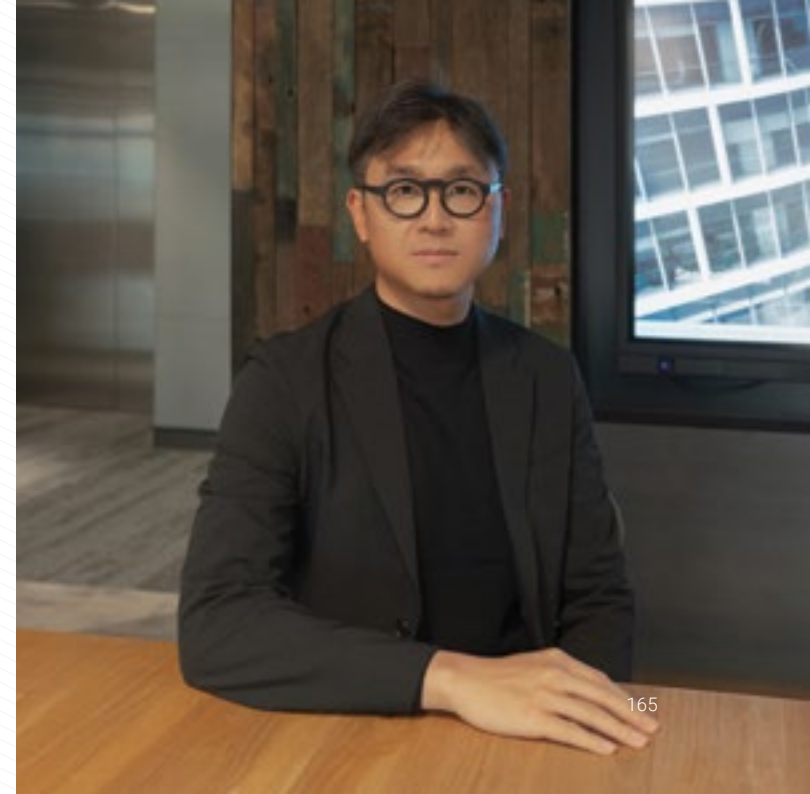
Maggie是Lead8的副总监，带领跨领域团队打造融合商业、文化、自然与可持续城市生态的设计项目。



Ethan Wang 王欣峰

Ethan is an Associate – Architecture at Lead8 contributing to projects across a broad range of sectors from resorts to mixed-use, retail, TOD and historic building conversions.

Ethan is Lead8's Associate, 积极参与度假区、综合体、零售、交通导向型开发、历史建筑物保育等项目。



Creative Building Reuse

Reimagining the Potential of Existing Developments

创意建筑再利用 | 重新构想现有开发项目的潜力

Text by
Heeri Song

撰文：宋喜利

Shougang Park Urban Weaving District, Beijing, China | 中国首钢北京园区城市织补创新工场项目



K11 ELYSEA, Shanghai, China | 中国上海 K11 ELYSEA

An Attractive Proposition for Developers

Adaptive reuse is a popular trend amongst developers and architects these days. It involves reusing an existing building for a purpose other than it was originally intended for.

Creative adaptation is an effective strategy for optimising the operational and commercial performance of existing structures, an increasingly attractive alternative to new construction in terms of sustainability and the circular economy. The reuse process prevents unnecessary demolition and allows sites to become critical components of urban regeneration.

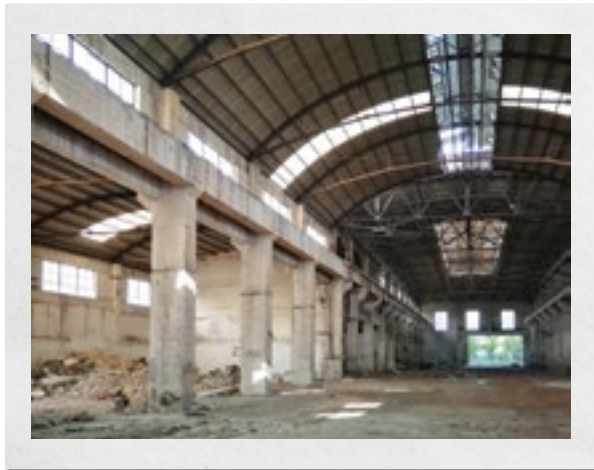
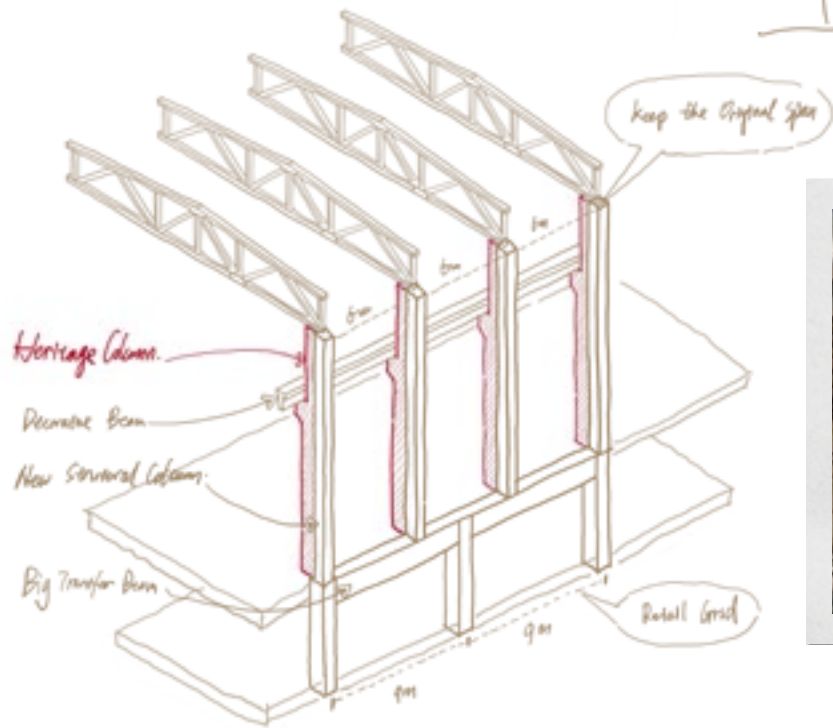
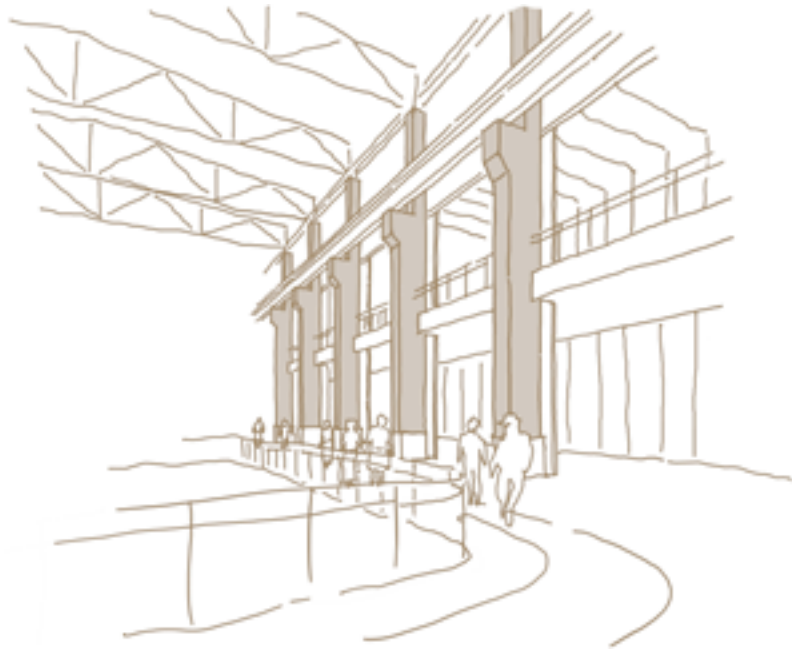
Lead8 has been involved in two diverse approaches of adaptive reuse in recent years – ‘Adaptive Preservation and Renovation’ and ‘Integration’.

对开发商的吸引力方案

活化再利用是现今开发商和建筑师热议的发展趋势，当中涉及改变现有建筑的原来用途，并用于其他用途上。

创意改造是一种把现有结构的运营和商业功能优化的有效策略，在可持续性和循环经济方面，它是一种越趋吸引的新建筑替代方案。再利用的过程可避免不必要的拆除，并使场地成为城市再生的关键组成部分。

近年来，Lead8 曾采用两种不同的活化再利用方式——“适应性维护和改造”及“整合再利用”。在这些活化再利用项目中，我们带来变革并推动可持续实践，为我们未来的项目提供了很好的参考价值。



Shougang Park Urban Weaving District, Beijing, China | 中国首钢北京园区城市织补创新工场项目

Adaptive Preservation and Renovation

The ‘Adaptive Preservation and Renovation’ model allows historical buildings and landmarks that carry cultural significance to be upheld while they serve a new intent. This process is considered a beneficial compromise between pure historical preservation and demolition.

A good example is Shougang Park Urban Weaving District, a high-profile mixed-use urban regeneration masterplan that forms a gateway to the Winter Olympics site in Beijing.

The masterplan is part of a regeneration scheme that converts a 100-year-old steel factory into a landmark destination. The existing industrial factory materials and structures have been reused, paying homage to the steel industry and ensuring the cohesive historical integrity of the site.

Another project that stands out in urban preservation is K11 ELYSEA in Shanghai. Within the site are former French Concession police buildings that have, and will be, converted for luxury retail, transforming and bringing history into new commercial environments.

适应性维护和改造

“适应性维护和改造”模式让具有文化意义的历史建筑 and 地标改变功能的同时，也得到保留。这种方式在纯粹的历史维护与拆除之间取得良好平衡。

首钢北京园区城市织补创新工场项目是其中一个好例子，这个备受瞩目的综合城市再生总体规划，成为通往北京冬奥会场地的门户。

该总体规划是一个大型城市更新项目的一部分，旨在将一座百年历史的钢铁厂改造成地标性目的地。该工厂的原材料和结构被重新使用，以向钢铁行业致敬，并确保无缝融合该地的历史。

另一个致力城市维护的项目是上海的 K11 ELYSEA。该地块中的前法租界警察建筑群已经并将被改建为奢侈品牌零售店，把历史转化并带入新的商业环境。

Integration Brings New Opportunities

‘Integration’ involves constructing around an existing building to add and incorporate various new programmes to breathe new life into old, dated or uncontemporary developments, revitalising them into renewed attractions.

Shangri-La Fuzhou is a project that has transformed an aging single-purpose hotel building into a mixed-use urban resort by adding a new office tower and a retail podium to create a vibrant multifunctional development. The design was inspired by the rich architectural history and unique visual culture of Fujian province.

Old boulder rocks that were unearthed during the excavation stage were kept and proposed to be reused as sculptural art pieces and benches by local Fujian artisans. These undertakings preserve the authenticity of the site condition and establish a new and well-integrated TOD urban destination in the heart of Fuzhou.

整合再利用的新机遇

“整合再利用”是指围绕现有建筑进行建设，以增加和融入各种新功能，为残旧、过时或非当代的项目注入新活力，吐故纳新，摇身成为新景点。

福州香格里拉酒店综合开发项目将老旧的单一用途酒店建筑改造成综合性城市度假村，增加了一栋新办公楼和一个零售平台，建构成充满活力的多功能开发项目。该项目的设计灵感取自于福建省丰富的建筑历史和独特的视觉文化。

在项目挖掘阶段而出土的旧巨石被保留下来，并由福建当地工匠重新用作雕塑艺术品和长椅。这些工作保留了场地的真实性，在福州市中心创建了一个全新的综合性 TOD 城市目的地。



Shangri-La Fuzhou Mixed-use Development, China | 中国福州香格里拉酒店综合开发项目

The Advantages of Building Reuse

The advantages of adaptive reuse are extensive, spanning economic, social, and ecological advances. One big factor is sustainability. Prolonging the lifespan of existing buildings is a sustainable strategy that is becoming a necessity as the world population becomes extensively more urbanised. On a broad scale, adaptive reuse is effective in addressing the carbon burdens that exist in the built environment.

Beyond the savings that come with reusing existing structures and buildings by avoiding demolition, adaptive-reuse projects are often more sustainable than simple historic preservations as they tend to generate additional financial gain, making it more attractive for developers to invest.

JC Plaza in Shanghai is a good example, turning an outdated hotel building into a retail and office hub that would capture the changing market interest. These well-planned adaptive-reuse projects can revitalise the businesses around them and restore economic confidence in the district.

Making use of the spaces that we already have will make a huge impact on our cities and communities. Bringing a creative eye to the future potential of our existing buildings can make all the difference.

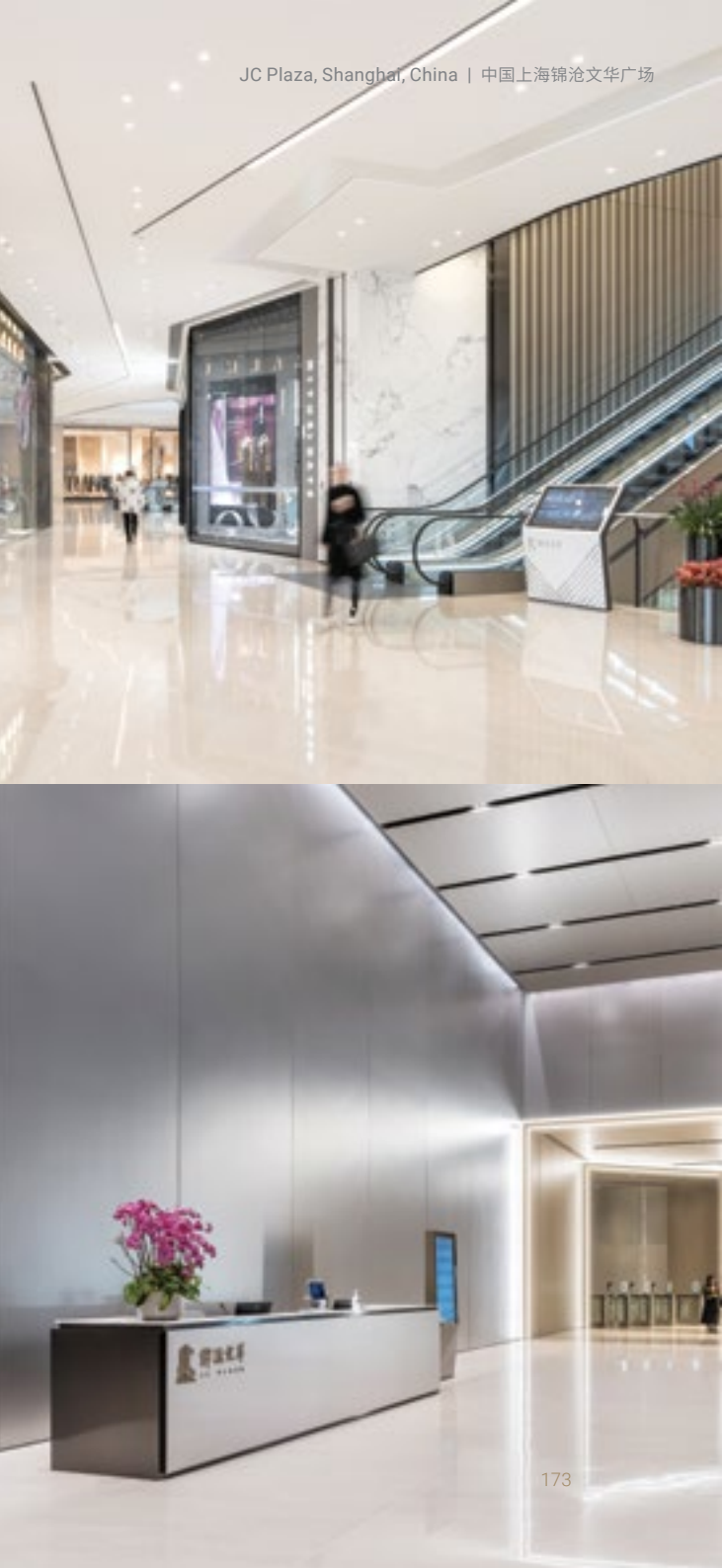
建筑再利用的优势

活化再利用拥有不少优势，促进经济、社会和生态发展，而其中一个重要因素是可持续性。随着世界人口越趋城市化，延长现有建筑的使用寿命是一个可持续性策略，也正成为一种必要的方案。从广义上来说，活化再利用能有效减低建筑环境中的碳排放。

避免拆除而重新利用现有结构和建筑能带来节约，同时活化再利用的项目比单纯的历史维护更具可持续性，因为这些项目往往会创造额外的经济收益，从而吸引开发商的投资。

上海锦沧文华广场就是一个很好的例子，过时的酒店大楼被改造成零售和办公枢纽，以适应不断变化的市场发展。这些精心策划的活化再利用项目可以激活四周的营商环境，恢复该地区的经济信心。

善用我们已有的空间将对我们的城市和社区产生巨大影响。具创意的目光才能看到我们现有建筑的未来潜力，从而带来改变。



JC Plaza, Shanghai, China | 中国上海锦沧文华广场

Creative reuse is an increasingly attractive alternative to new construction in terms of sustainability and the circular economy.

创意改造在可持续性和循环经济方面，是一种越趋吸引的新建筑替代方案。



Heeri Song

宋喜利

Heeri is a Senior Associate Director at Lead8 with diverse international expertise that extends from masterplanning to façade design and architecture on a portfolio of complex, mixed-use developments and cultural landmarks.

Heeri 是 Lead8 的高级副总监，从总体规划、幕墙设计，到大型综合体及文化地标等不同类型的建筑项目，拥有多元化国际经验。



Advancing Mixed-use Design

The Transformation of Integrated Environments

推进综合性建筑设计 | 综合环境的转型

Text by

David Yu

撰文：于大为

New Paradigms in Urban Design

In the ever-changing landscape of urban architecture, the concept of mixed-use developments is transcending its traditional roots to become a catalyst for dynamic, multifaceted urban ecosystems.

At the heart of this transformation are emerging mixed-use developments that embody a new paradigm in urban design. These developments move beyond stacking residential, commercial, and recreational spaces in a single structure. They are about crafting entire districts that prioritise walkability, connectivity, and experiential diversity within a unified urban fabric.

城市设计的新范例

在持续变化的城市建筑环境中，传统综合体开发项目的概念，正逐渐演变为活跃且多面化的城市生态系统的催化剂。

这种转变形成新兴综合体，体现出全新的城市设计模式。这些开发项目超越了将住宅、商业和娱乐空间堆叠在一个单一建筑物中的做法；它们旨在建构整个区域，在完整的城市结构中优先考虑步行性、连通性和体验多样性。





Selling Experiences

At the core of the mixed-use transition is a deepening understanding that the "commercial" aspects of urban design are no longer solely about selling products, but about selling experiences. People crave environments that cater to their senses, emotions, and lived realities – not just their functional needs. By integrating elements embracing culture, art, heritage, performance, nature, and, of course, sustainability, designers can foster a greater sense of comfort, joy, and connection.

Crucially, this shift also demands a more collaborative, context-driven approach to architecture. Rather than imposing a signature style, designers must listen to the rhythms and stories of a place, weaving them into holistic solutions that honour the past while embracing the future. Projects such as MixC Nanjing bring this approach to life, placing the uniqueness of the site and district's identity at its centre, and expanding the design based on this philosophy.

强调体验

综合体转型的核心在于对“商业”的深化理解，即城市设计不再仅仅是为了销售产品，更多的是强调体验。人们追求的不只是功能上的需求，而是能够满足他们感官、情感和现实生活的环境。通过结合文化、艺术、历史、表演、大自然及可持续性元素，设计师可以创造更大的舒适感、更多愉快体验和联系。

至关重要，这种转变需要采用更具协作性、更以环境为导向的建筑方式。设计师不必强加一种标志性风格，而是必须透彻了解一个地方的节奏和故事，将它们结合成尊重过去、拥抱未来的全面解决方案。南京万象天地等项目正在实践这种建筑方式，以地块和地区的独特性为本，去发展该建筑设计。





Urban City Cultural Plaza, China | 中国文化村竞赛项目

Organic Programming

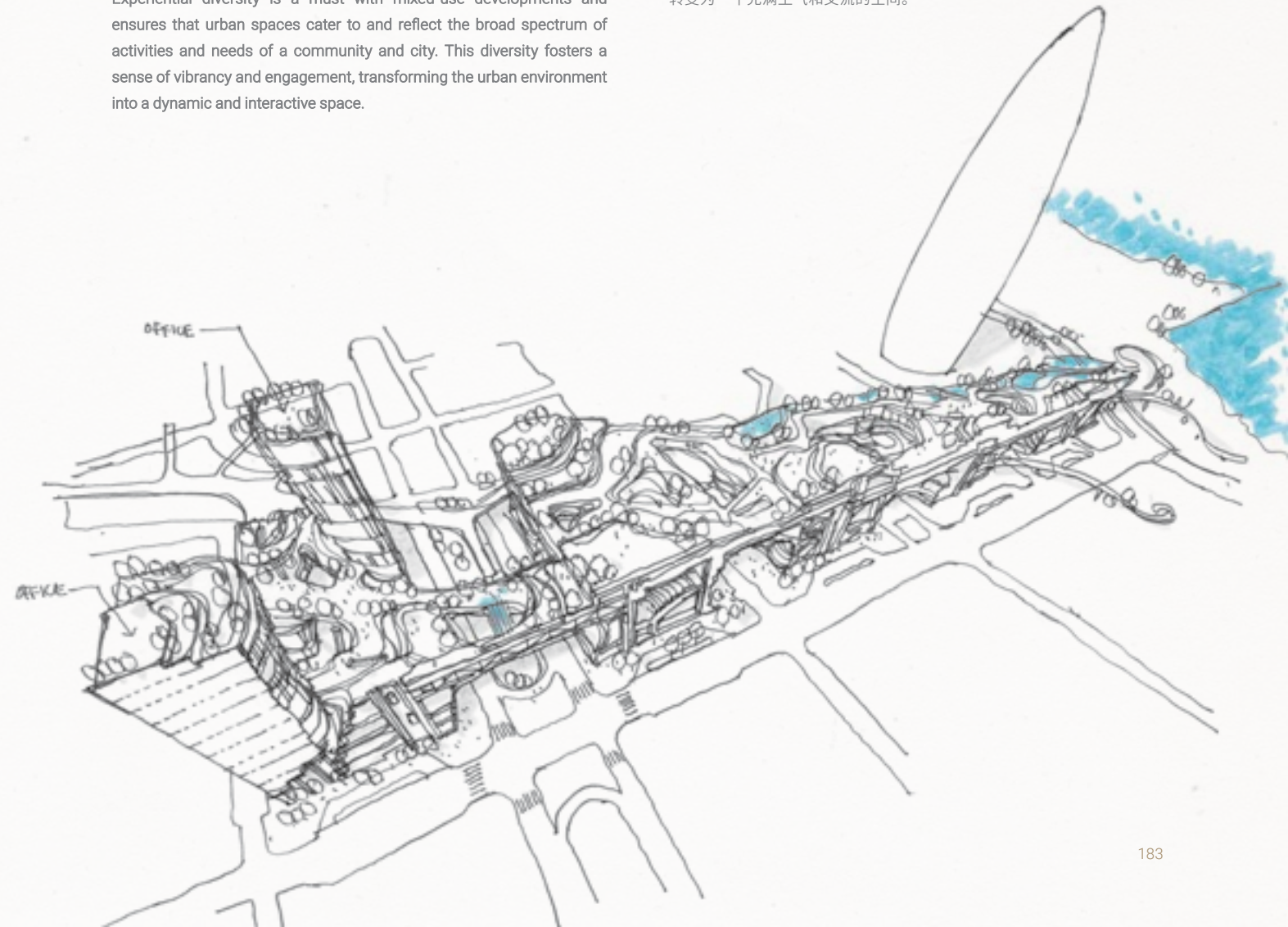
Our future mixed-use developments are moving away from the traditional stacking approach which saw retail, office and hotel joined together like blocks, and towards a future where these programs are dissected and intertwined. More rightly described as ecosystems, our future mixed-use developments are bringing a plethora of uses in new formats, creating environments that unite a more organic layout of programmes and spaces, as we see with Lead8's Urban City project.

Experiential diversity is a must with mixed-use developments and ensures that urban spaces cater to and reflect the broad spectrum of activities and needs of a community and city. This diversity fosters a sense of vibrancy and engagement, transforming the urban environment into a dynamic and interactive space.

有机功能规划

我们未来的综合用途项目将摆脱传统将零售、办公和酒店空间如积木般堆叠在一起的方式，而是将这些功能分割但交织在一起。更准确地说，我们未来的综合用途项目将形成不同的生态系统，以全新的形式带来不同用途，创造出结合更有机的功能和空间布局的环境，正如在我们 Lead8 的文化村竞赛项目中呈现那样。

体验多样性是综合用途项目的必备条件，以确保城市空间能迎合并反映社区和地方的广泛活动和需求。这样的多样性带来活力和互动，将整个环境转变为一个充满生气和交流的空间。



Is it Walkable?

Our emphasis on walkability aligns with the growing recognition that instead of isolated structures, we should be looking towards developments that physically stitch themselves within neighbourhoods.

ITC Shanghai is just one example of this approach in action. The development puts the pedestrian experience at the forefront with a series of elevated footbridges that create shared value by connecting to the surrounding district.

By giving the opportunity for walkability to thrive, we are reinvigorating our streetscapes, reducing our reliance on cars, enhancing the influence of public transportation and promoting healthier, more active lifestyles.

Harnessing the Environment

Finally, our large-scale developments now have the ability to take care of the environments in which they exist, harnessing the climate, weather, advanced technologies, architectural ingenuity, and sustainable practices to reduce their environmental impact.

Lead8's 'Fifth Season' shows how our built environments can find a harmonious coexistence with nature and become sanctuaries in our cities that support biophilic environments. As these shifts in the way we plan and conceive mixed-use developments take hold, we are helping to address the urban challenges of our time and enhance our quality of life in ways that were previously unattainable.

适合步行吗？

我们重视步行性，我们正积极回应当前趋势，创建能够与社区紧密互扣的发展项目，而不是被孤立的单一建筑。

上海徐家汇中心正正是呈现这种设计的一个例子。设计利用一系列高架人行天桥，与附近的主要建筑连接起来，将行人体验放在首位，与周边地区创造共享价值。

通过增加步行机会，我们同时正在重塑街道景观，减少对汽车的依赖，增强公共交通的影响力，并提倡更健康、更积极的生活方式。

管理环境

最后，我们的大型开发项目现在有能力兼顾其所处的环境，利用气候、天气、先进技术、建筑独创性和可持续实践来减少其对环境的影响。

Lead8 的“第五季节”概念展示了我们所构建的建筑环境如何能与大自然和谐共存，并成为城市中支持亲生物环境的理想空间。随着我们打破旧有规划和设计综合用途项目的框框，我们正在积极解决我们的城市在这个时代所面临的挑战，并将突破过往模式，提高我们的生活质量。



ITC Shanghai, China | 中国上海徐家汇中心

Emerging mixed-use developments are embodying a new paradigm in urban design.

新兴综合用途项目体现了全新的城市设计模式。



David
Yu
于大为

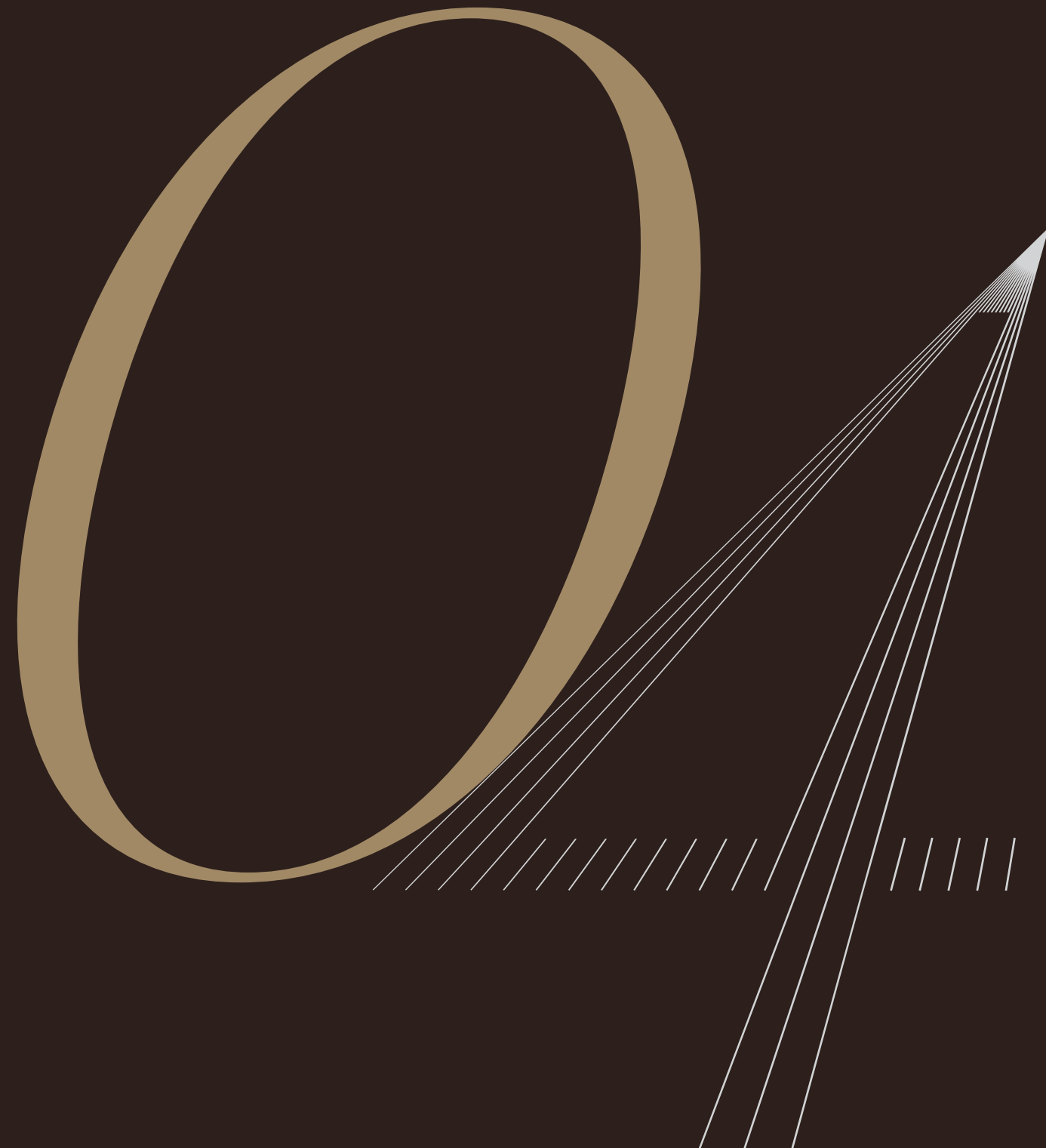
David is a Director – Architecture at Lead8 who is responsible for leading teams across different sectors to deliver large-scale, integrated projects across Asia.

David 是 Lead8 的董事 - 建筑设计, 负责领导跨领域团队执行不同的亚洲大型综合性项目。



PICTURES OF
THE YEAR

年度
回顾





Celebrating a Decade of Design – Lead8's international teams gather in Hong Kong to celebrate on the Star Ferry.
庆祝设计十周年 – Lead8 位于全球不同城市的工作团队齐聚香港天星小轮庆祝。





On Stage at Cityscape – David Buffonge, Simon Chua and Wesley Louie bring their insights to the biggest real estate event in the Middle East.
亮相 Cityscape – 巴大卫、蔡尚文和雷天任在中东最大的房地产活动上分享独到见解。



Lead8's Simon Chua presents 'Enriching the Places in Between' at the Council on Tall Buildings and Urban Habitat (CTBUH) Asia Conference in Bangkok, Thailand.
Lead8 的蔡尚文在泰国曼谷举行的世界高层建筑与都市人居学会亚洲会议上谈 “丰富连接空间”。



Lead8 attends the grand opening of One Bangkok in Thailand.
Lead8 出席了泰国曼谷 One Bangkok 的开幕典礼。



Supporting the ULI Hong Kong Conference 2024 where Lead8's Claude Touikan discussed 'How to Drive Organisational Success'.
Lead8 的崔接成于 2024 年城市土地学会香港会议探讨 “如何助力机构成功”。



The Future of the Office – Lead8's Simon Chua joins the Mingtiandi Hong Kong Forum alongside top experts in Asia's real estate industry.

办公室的未来 – Lead8 的蔡尚文与亚洲房地产行业的顶尖专家受邀参加明天地香港论坛并发表演讲。





Lead8's Aqua Adventure brought the teams together for the end of year party in typical style.

Lead8 各团队共聚一堂，欢度以“Aqua Adventure”为主题的年末派对。





Welcoming Gen Z Designers – Lead8 hosts its summer internship, immersing university students in the reality of a working design studio.

迎接 Z 世代设计师 – Lead8 举办暑期实习, 让大学生深入体验设计工作室的日常工作。



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- 1 | Lead8 at the ULI Hong Kong x HKU Mentorship Programme. Lead8 参与香港城市土地学会与香港大学合作的导师计划。
- 2 | Lead8 at the ULI Asia Pacific Summit in Tokyo, Japan. Lead8 出席在日本东京举办的城市土地学会亚太峰会。
- 3 | Lead8 at the ULI Greater Bay Area Conference in Shenzhen, China. Lead8 出席在中国深圳举办的城市土地学会大湾区会议。



Lead8 Singapore is appointed to Wakayama City's urban revitalisation efforts in Japan.
Lead8 新加坡工作室获委任参与日本和歌山城市更新工作。



Lead8 presents 'The Fifth Season – Reimagining Commercial Space' at the CREDAWARD 10 Year Showcase in Shenzhen, China.
Lead8 在深圳 CREDAWARD 十周年展览上，发表“第五季节——商业空间的未来构想”主题演讲。



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2 3

- 1 | Lead8 facilitates a session for ULI UrbanPlan. Lead8 参与 ULI UrbanPlan 活动。
- 2 | Lead8 at the ULI Singapore Conference. Lead8 出席城市土地学会新加坡会议。
- 3 | Lead8 joins the CUHK Architectural Design Studio Final Review. Lead8 参与香港中文大学建筑设计项目最终评审。



Supporting the Next Generation – Lead8 sponsors and attends the Chinese University of Hong Kong (CUHK) 28th Master of Architecture Year Show.
支持下一代 – Lead8 赞助并出席第二十八届香港中文大学建筑系硕士年展。



The Art of Sketching – Lead8 exhibits at an inaugural exhibition by the Royal Institute of British Architects at the Hong Kong Design Centre.
素描的艺术 – Lead8 参展英国皇家建筑师学会在香港设计中心举办的首届展览。



Studying the Harbourfront – Lead8's design internship invited students from Renaissance College to create a public pavilion along Hong Kong's Victoria Harbour.
 海滨研究 – Lead8 接待启新书院的中学生进行设计实习，为香港维多利亚港沿岸设计公共展亭。



Welcoming the Year of the Snake with a banquet feast, team games and many laughs across Lead8's studios.

Lead8 各工作室以丰盛宴会、团队游戏以及欢声笑语迎接蛇年。





Lead8 joins more than 100 next generation real estate leaders at ULI Asia Pacific REImagine in Vietnam.

Lead8 与过百名新一代房地产领袖一同参加了在越南举办的城市土地学会亚太区REImagine 活动。



International Expansion – Lead8 announces the opening of a studio in Vancouver, Canada led by Claude Touikan.

国际扩张 – Lead8 在世界高层建筑与都市人居学会温哥华会议上，宣布成立北美办公室。



A W A R D S

年度
奖项



Lead8 wins at the PropertyGuru Asia Property Awards 2024 in Bangkok, Thailand.
Lead8 在泰国曼谷举行的 2024 年 PropertyGuru 亚洲不动产大奖中获奖。



BCI Asia Awards 2024 recognise Lead8 within Hong Kong's Top 10 Architecture Practices.
Lead8 夺得 BCI Asia 香港十大建筑设计公司大奖。



The International Property Awards present Lead8 with a "World's Best" award for K11 ATELIER 11 SKIES at a gala in London, UK.
在英国伦敦举行的国际房地产大奖颁奖典礼上，Lead8 设计的 K11 ATELIER 11 SKIES 获颁 “国际最佳” 奖项。



Lead8 takes home two REARD Global Design Awards celebrating cutting-edge real estate in China.
Lead8 荣获两项 REARD 全球地产设计大奖，以表扬其设计的中国尖端房地产项目。



Build4Asia Awards present Lead8 with multiple Gold Awards across architecture, interior design and sustainability.
Lead8 在 Build4Asia 大奖勇夺多个涵盖建筑设计、室内设计和可持续发展的金奖。



International Property Awards 2024-2025 | 2024-2025 年国际房地产大奖



The 10th China Real Estate & Design Awards (CREDAWARD) | 第十届 CREDAWARD 地产设计大奖·中国



PropertyGuru Asia Property Awards 2024 | 2024 年 PropertyGuru 亚洲不动产大奖



A&D Awards 2024 | 2024 年 A&D 大奖

The 9th REARD Global Design Award | 第九届 REARD 全球地产设计大奖

- ◆ **ULI Asia Pacific Awards for Excellence 2024**
Finalist – Commercial: Retail
MixC Nanjing
- ◆ **Build4Asia Awards 2024**
Gold Award – Outstanding Architecture - Projects Outside of Hong Kong (Commercial)
MixC Nanjing

Gold Award – Excellence in Sustainability
MixC Nanjing

Gold Award – Outstanding Interior Design - Hong Kong (Office/Workplace)
K11 ATELIER 11 SKIES

Gold Award – Outstanding Interior Design - Projects Outside of Hong Kong (Over 1,000 sqm)
UniPark

Bronze Award – Outstanding Architecture - Future Projects (Commercial)
Great City Bay

#MyFavouriteInteriorDesign Award – By Public Vote
K11 ATELIER 11 SKIES
- ◆ **World Architecture News (WAN) Asia Pacific Awards 2024**
Finalist – Commercial
MixC Nanjing

Finalist – Future Projects (Commercial)
ITC Shanghai
- ◆ **PropertyGuru Asia Property Awards 2024**
Winner – Best Mixed-Use Architectural Design (Mainland China)
K11 Shanghai, Huaihai Middle Road

Winner – Best Retail Development (Mainland China)
MixC Changchun

Winner – Best Mixed-Use Architectural Design (Asia)
K11 Shanghai, Huaihai Middle Road

Winner – Best Retail Development (Asia)
MixC Changchun
- ◆ **International Property Awards 2024 -2025**
Winner – Best International Office Development
K11 ATELIER 11 SKIES

- ◆ **Asia Pacific Property Awards 2024 -2025**
Award Winner – Mixed-use Architecture (Shanghai, China)
ITC Shanghai

Award Winner – Retail Architecture (Shanghai, China)
K11 Shanghai, Huaihai Middle Road

5-Star Winner – Best Retail Development (Jiangsu Province, China)
MixC Nanjing

5-Star Winner – Best Retail Development (China)
MixC Nanjing

5-Star Winner – Best Office Development (Hong Kong)
K11 ATELIER 11 SKIES

Winner – Best Office Development (Asia Pacific)
K11 ATELIER 11 SKIES

Regional Nominee – Best Retail Development (Asia Pacific)
MixC Nanjing
- ◆ **Quality Building Award 2024**
Merit Award – Hong Kong Non-Residential (New Building – Non-Government, Institution or Community)
K11 ATELIER 11 SKIES
- ◆ **International Design Awards 2024**
Silver – Commercial Architecture (Other)
MixC Changchun

Honorable Mention – Commercial Architecture (Other)
Bintaro Jaya Xchange

Honorable Mention – Commercial Interior (Malls)
UniPark

- ◆ **BLT Built Design Awards 2024**
Winner – Architectural Design (Mixed-use)
ITC Shanghai

Winner – Architectural Design (Commercial)
Hangzhou Center
- ◆ **Outstanding Property Awards London 2024**
Platinum Award – Interior Design (Retail / Department Stores / Mall)
UniPark

Winner – Architectural Design (Retail / Department Stores / Mall)
Hangzhou Center
- ◆ **Architecture Masterprize™ 2024**
Honorable Mention – Commercial Architecture
MixC Changchun
- ◆ **The 9th REARD Global Design Award**
Platinum Award – Best Commercial Architecture
K11 Shanghai, Huaihai Middle Road

Silver Award – Best Commercial Architecture
MixC Changchun

- ◆ **The 10th China Real Estate & Design Awards (CREDAWARD)**
Gold Award – Commercial Project (Shopping Mall)
MixC Nanjing

Silver Award – Future Project (Commercial)
K11 Shanghai, Huaihai Middle Road

Merit Award – Interior Design (Shopping Mall)
UniPark
- ◆ **BCI Asia Awards 2024**
Top 10 Architects Hong Kong Award
Lead8
- ◆ **RTF Global Architecture & Design Awards 2024**
First Award – Interior, Retail (Built)
UniPark

First Award – Commercial (Built)
Seasons Place
- ◆ **A&D Awards 2024**
Gold – Architecture Design (Future Development - Commercial)
K11 Shanghai, Huaihai Middle Road

Certificate of Excellence – Architecture Design (Best Retail)
MixC Changchun



PropertyGuru Asia Property Awards 2024



International Design Awards 2024

◆ 2024 年 ULI 亚太区卓越奖

入围 – 商业零售
南京万象天地

◆ 2024 年 Build4Asia 大奖

金奖 – 杰出建筑设计 – 香港以外项目 (商业)
南京万象天地

金奖 – 卓越可持续发展大奖
南京万象天地

金奖 – 杰出室内设计 – 办公室 / 工作场所 (香港)
K11 ATELIER 11 SKIES

金奖 – 杰出室内设计 – 香港以外项目 (建筑面积超过 1,000 平方米)
济南华山环宇城

铜奖 – 杰出建筑设计 – 未来项目 (商业)
深圳环湾城

我最喜爱的室内设计项目 (公众投票)
K11 ATELIER 11 SKIES

◆ 2024 年世界建筑新闻亚太区大奖

入围 – 商业项目
南京万象天地

入围 – 未来项目 (商业)
上海徐家汇中心

◆ 2024 年 PropertyGuru 亚洲不动产大奖

优胜奖 – 年度综合体建筑设计项目 (中国内地)
K11 上海淮海中路

优胜奖 – 年度零售开发项目 (中国内地)
长春万象城

优胜奖 – 年度综合体建筑设计项目 (亚洲)
K11 上海淮海中路

优胜奖 – 年度零售开发项目 (亚洲)
长春万象城

◆ 2024 - 2025 年国际房地产大奖

优胜奖 – 最佳国际办公开发项目
K11 ATELIER 11 SKIES

◆ 2024 - 2025 年亚太房地产大奖

优胜奖 – 综合建筑项目 (中国上海)
上海徐家汇中心

优胜奖 – 零售建筑项目 (中国上海)
K11 上海淮海中路

五星奖 – 最佳零售开发项目 (中国江苏省)
南京万象天地

五星奖 – 最佳零售开发项目 (中国)
南京万象天地

五星奖 – 最佳办公开发项目 (香港)
K11 ATELIER 11 SKIES

优胜奖 – 最佳办公开发项目 (亚太区)
K11 ATELIER 11 SKIES

入围 – 零售开发项目 (亚太区)
南京万象天地

◆ 2024 年优质建筑大奖

优异奖 – 香港非住宅项目 (新建筑物 – 非政府、机构或社区)
K11 ATELIER 11 SKIES

◆ 2024 年国际设计大奖

银奖 – 商业建筑设计 (其他)
长春万象城

优秀奖 – 商业建筑设计 (其他)
Bintaro Jaya Xchange

优秀奖 – 商业室内设计 (零售及商场)
济南华山环宇城

◆ 2024 年 BLT 建筑设计奖

优胜奖 – 建筑设计 (综合体建筑)
上海徐家汇中心

优胜奖 – 建筑设计 (商业)
杭州中心

◆ 2024 年伦敦杰出地产大奖

铂金奖 – 室内设计 (零售 / 百货公司 / 商场)
济南华山环宇城

优胜奖 – 建筑设计 (零售 / 百货公司 / 商场)
杭州中心

◆ 2024 年美国建筑大师奖

优秀奖 – 建筑设计 (商业建筑)
长春万象城

◆ 第九届 REARD 全球地产设计大奖

铂金奖 – 商业类 (建筑)
K11 上海淮海中路

银奖 – 商业类 (建筑)
长春万象城

◆ 第十届 CREDAWARD 地产设计大奖·中国

金奖 – 综合商办项目 – 购物中心
南京万象天地

银奖 – 未来 (方案) 项目 – 商业
K11 上海淮海中路

优秀奖 – 室内设计 – 购物中心
济南华山环宇城

◆ 2024 年 BCI Asia 大奖

香港十大建筑设计公司大奖
Lead8

◆ 2024 年 RTF 全球建筑与设计大奖

第一名 – 零售室内设计 (建成)
济南华山环宇城

第一名 – 商业建筑设计 (建成)
金融街融悦中心

◆ 2024 年 A&D 大奖

金奖 – 建筑设计 (未来商业项目)
K11 上海淮海中路

优异奖 – 建筑设计 (最佳零售项目)
长春万象城



2024 - 2025 年亚太房地产大奖 | 2024 - 2025 年国际房地产大奖



2024 年 RTF 全球建筑与设计大奖

lead8

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