Mark Leung

Hong Kong Registered Architect · GBA Professional Engineer (HK/Macao) · Master of Architecture, CUHK



Contents · Project Index

01	Tsing Lung Tau Transitional Housing	MiC	CIMC MBS	2022–2024
02	Ngau Tam Mei South Transitional Housing	MiC	CIMC MBS	2024–2025
03	Chung Chi College Hostel, CUHK (Project E)	MiC	CIMC MBS	2024–Present
04	HKUST Boathouse	MiC	CIMC MBS	2025
05	HKUST Teaching Hub	MiC	CIMC MBS	2025–2026
06	St. George's Mansions, Kadoorie Avenue	Residential	AGC Design	08/2018 – 08/2019
07	2–16 Mount Parker Road, Quarry Bay	Residential	AGC Design	10/2019 – 09/2021
08	The Whitney, Kwun Tong	Office	Shenzhou Design Architects	08/2017 – 08/2018
09	The Mod, Kwun Tong	Office	Shenzhou Design Architects	08/2017 – 08/2018
10	Suntech Plaza, Tai Po Market	Retail	Shenzhou Design Architects	08/2017 – 08/2018
11	10 Wellington Street, Central	Retail	AGC Design	10/2019 – 09/2021
12	The Jockey Club One Health Tower, CityU	Academic	ALKF	09/2021 – 07/2022
13	Squatter Repairing — Individual Project	Residential	Individual Project	01/2020 – 06/2020
14	Cloud Tower — Master Thesis	Thesis	CUHK	08/2016 – 08/2017
15	Living in Nature — Master Thematic Design	Thematic	CUHK	09/2015 – 12/2015
16	Bamboo Coral — ZCB Pavilion	Pavilion	BAMBOO Design & Build	08/2014

Profile · Curriculum Vitae

Ten years of Hong Kong project experience across residential high-rises, luxury housing, retail, offices and institutions, now focused on modular integrated construction (MiC) as Design Manager at CIMC Modular Building Systems.

Professional Qualifications

Hong Kong Registered Architect · Greater Bay Area Professional Engineer Qualification (HK/Macao engineering professionals) · Master of Architecture, The Chinese University of Hong Kong

Project Management

CIMC Modular Building Systems (CIMC MBS) | Design Manager | 11/2022 – Present; Andrew Lee King Fun & Associates Architects Ltd. (ALKF) | Architect | 09/2021 – 07/2022; AGC Design Ltd. | Architectural Designer | 08/2018 – 09/2021.

Modular Integrated Construction (MiC)

MiC module division and detailing · embedded services · submissions assistance · factory and site follow-through · consultant coordination

Skills & Languages

AutoCAD · SketchUp · Rhino · Grasshopper · Revit · TianZheng · Adobe InDesign / Illustrator / Photoshop · Lumion · Enscape · Microsoft Office · AI tools: Hermes (agent), DeepSeek Harness, AI image editing; Cantonese, Putonghua, English (all working languages).

Work Experience

11/2022 – Present	Design Manager · CIMC Modular Building Systems (CIMC MBS)
09/2021 – 07/2022	Architect · Andrew Lee King Fun & Associates Architects Ltd. (ALKF)
08/2018 – 09/2021	Architectural Designer · AGC Design Ltd.
08/2017 – 08/2018	Architectural Designer · ARK Associates Ltd.
07/2014 – 07/2015	Architectural Assistant · AGC Design Ltd.

Internships

05/2016 – 08/2016	Research Assistant · Centre for Housing Innovations, CUHK
06/2014	Designer · BAMBOO Design & Build — Zero Carbon Building, CUHK

Qualifications

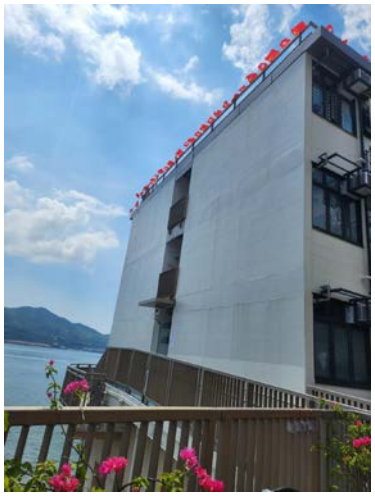
	Hong Kong Registered Architect
	Greater Bay Area Professional Engineer Qualification (HK/Macao engineering professionals)
	Master of Architecture, The Chinese University of Hong Kong

Tsing Lung Tau Transitional Housing

01

Transitional housing (Modular Integrated Construction)
3 storeys; 90 modules; approx. 1,630 sq m







CIMC Modular Building Systems (CIMC MBS) | Design Manager | 2022–2024

At 115 Castle Peak Road – Tsing Lung Tau, Tsuen Wan. A Housing Bureau transitional housing project with HK$48.025M funding. Construction began October 2022, completed end of November 2023, occupied January 2024, built with Modular Integrated Construction. Housing Bureau figures: 85 units (72 one/two-person, 12 two/three-person, 1 barrier-free), about 172 residents.

MiC supplier: CIMC Modular Building Systems

Role & Responsibilities

- Modular detailing and module breakdown (joints, MEP embedment)
- Assisting statutory submissions for the MiC scope (Buildings Dept, Fire Services Dept and related)
- Factory follow-up: production, inspection, sample modules
- Site follow-up: transport, lifting, installation, finishing
- Coordinating structural, MEP and facade consultants
- Assisting on cost and programme control (not lead)
- Client and operator liaison

Ngau Tam Mei South Transitional Housing

02

Transitional housing (new build)
4 storeys; approx. 1,200 modules; approx. 22,000 sq m





CIMC Modular Building Systems (CIMC MBS) | Design Manager | 2024–2025

At 8 San Sin Road, Ngau Tam Mei, Yuen Long. Funded under the scheme supporting NGOs to deliver transitional housing, HK$682.5M approved. Works began January 2024, completed February 2026, occupation March 2026, operating for not less than five years. Each unit has its own bathroom and cooking space, with barrier-free units provided. Housing Bureau figures: three four-storey residential blocks, a two-storey service building and sewage treatment facilities; 1,208 units in total, about 2,800 residents.

MiC supplier: CIMC Modular Building Systems

Role & Responsibilities

- Modular detailing and module breakdown (joints, MEP embedment)
- Assisting statutory submissions for the MiC scope
- Factory follow-up: production, inspection, sample modules
- Site follow-up: transport, lifting, installation, finishing
- Coordinating structural, MEP and facade consultants
- Assisting on cost and programme control (not lead)
- Client and operator liaison
- Tendering and pricing

Chung Chi College Hostel, CUHK (Project E)

Student hostel, staff quarters and alumni activity centre
MiC scope: 11 storeys; 176 modules; approx. 3,168 sq m







CIMC Modular Building Systems (CIMC MBS) | Design Manager | 2024–Present

Known to the university as Project E: Block E of Chung Chi College is redeveloped into a multi-purpose building and student hostel, works starting August 2024. CUHK Campus Development Office notices confirm the works use Modular Integrated Construction (MiC) mock-up units. University figures: 300 student hostel places and 24 staff quarters.

MiC supplier: CIMC Modular Building Systems

Role & Responsibilities

- Modular detailing and module breakdown (joints, MEP embedment)
- Assisting statutory submissions for the MiC scope
- Factory follow-up: production, inspection, sample modules
- Coordinating structural, MEP and facade consultants
- Assisting on cost and programme control (not lead)

HKUST Boathouse

04

Water sports facility
1 storey; 5 modules; approx. 180 sq m









CIMC Modular Building Systems (CIMC MBS) | Design Manager | 2025

The Boathouse stands on HKUST's seafront, built from five heavy-duty steel modules, each over six metres tall — the tallest single-module MiC application of its kind in Hong Kong. Structure, building services and interior finishes were all completed in the factory; on site the modules were simply lifted into place. The result is a shorter programme, far less disturbance to campus life, and cleaner, more predictable site work. The building houses boat storage and water sports; its roof is walkable, with a viewing deck and a drone landing area. It is HKUST's first MiC pilot project.

MiC supplier: CIMC Modular Building Systems

Role & Responsibilities

- Modular detailing and module breakdown (joints, MEP embedment)
- Assisting statutory submissions for the MiC scope
- Factory follow-up: production, inspection, sample modules
- Site follow-up: transport, lifting, installation, finishing
- Coordinating structural, MEP and facade consultants
- Assisting on cost and programme control (not lead)
- Client liaison

HKUST Teaching Hub

05

Teaching building
3 storeys; 60 modules; approx. 2,520 sq m







CIMC Modular Building Systems (CIMC MBS) | Design Manager | 2025–2026

A three-storey teaching building, built with modular integrated construction (MiC). Nine-tenths of the work happened in the factory: structure, services, finishes, staircases, ramps, washrooms and equipment spaces were integrated before the modules left; on campus they were simply lifted into place. Classroom modules run to 18 metres, so there are fewer on-site connections — and more open, adaptable teaching space. The building serves around 900 students. Work moved indoors means faster delivery, steadier quality, and far less noise, dust and wet trade on campus.

MiC supplier: CIMC Modular Building Systems

Role & Responsibilities

- Modular detailing and module breakdown (joints, MEP embedment)
- Assisting statutory submissions for the MiC scope
- Factory follow-up: production, inspection, sample modules
- Site follow-up: transport, lifting, installation, finishing
- Coordinating structural, MEP and facade consultants
- Assisting on cost and programme control (not lead)
- Tendering and pricing

St. George's Mansions, Kadoorie Avenue

Residential
approx. 26,000 sq m, 24 storeys, 3 blocks







AGC Design | Architectural Designer | 08/2018 – 08/2019
Client: Sino Land, CLP Power
Unit Size: approx. 70 / 160 sq m

The project sits on Kadoorie Hill, a traditional luxury residential area, on the former site of the CLP Power headquarters, where a two-storey clock tower — a Grade I historic building — is to be retained. Co-designed with the American practice RAMSA, the scheme seeks dignity and elegance: a dry-hung marble facade with neoclassical ornament. Unit layouts are clear — larger units overlook the hill, smaller ones angle towards the city to avoid cross-looking.

Role & Responsibilities

- Production of construction drawings
- Coordination with the client and the various engineering and design consultants
- Scheme design and revisions
- Collaboration on the tender for the building contractor
- Statutory submissions to government departments

Verified Achievements

- Obtained pre-sale consent
- Obtained first approval of the Lands Department drawings
- Completed the first round of coordination of the sales brochure, show flat and Deed of Mutual Covenant (DMC)
- Completed the building construction drawings through to tender award

2–16 Mount Parker Road, Quarry Bay

07

Residential
approx. 45,000 sq m, T.B.C.







AGC Design | Architectural Designer | 10/2019 – 09/2021
Client: Agile Property
Unit Size: approx. 50 / 70 / 100 / 300 sq m

The site sits at Mount Parker Road, Quarry Bay — facing the hustle of an old residential district and backed by the greenery of Mount Parker, within 100 m of the subway station: prosperity and tranquility in one embrace. The major design challenge lies in the complex geological conditions: located above the subway track at the toe of a steep hillside, half of the site is a non-caisson zone. With good scenery available from the hillside only, and to avoid cross-looking, towers are staggered on one side while the podium steps with the terrain, lower to the north.

Role & Responsibilities

- Project scheme design, revisions and submissions
- Responsible for coordinating the client and the various engineering and design consultants
- Participation in the tendering and assessment of the site formation contractor
- Providing technical support for the demolition stage of the project

Verified Achievements

- Completed the inspection and acceptance of the demolition stage
- Completed the submission and acceptance of the site hoarding
- Completed the first submission to the Town Planning Board

The Whitney, Kwun Tong

08

Office
approx. 12,500 sq m, 13 storeys







Shenzhou Design Architects | Architectural Designer | 08/2017 – 08/2018
Client: Texwood Group
Unit Size: approx. 250 / 1,100 sq m

The project is located at Wai Yip Street, Kwun Tong, the former headquarters of the Texwood Group. Its south-west face fronts the main street as the principal elevation, while the rear opens to a service lane and both sides abut neighbouring industrial blocks. With height and setback constraints, the rebuilding adopts a LOFT language inside — black metal and grey tile — and a brown-and-cream tile facade with bold black window frames. Stacked setbacks dissolve the mass and give every upper unit a balcony, while planting on ground, podium and roof brings life and movement to the workplace.

Role & Responsibilities

Production of construction drawings

Coordination with the client and the various engineering and design consultants

Scheme design and revisions

Verified Achievements

Established the design scheme

Established the detail design and assisted with the building tender award

The Mod, Kwun Tong

09

Office
approx. 10,000 sq m







Shenzhou Design Architects | Architectural Designer | 08/2017 – 08/2018
Client: Texwood Group

The project is located on Wai Yip Street, Kwun Tong, on the same street as The Whitney, another project by the same owner, with similar restrictions and development requirements, and its upper-floor units can face the sea. The project is conceived as a medium-sized office space with a home-like character, with the interior fit-out mainly in marble and bronze-coloured metal. In dialogue with The Whitney, it likewise uses a brown palette and stepped setbacks. To keep the interior as open as possible and to emphasise the uprightness of its volume, the facade uses a glass curtain wall and aluminium panels, giving a level, bright, tall and elegant appearance.

Role & Responsibilities

Production of construction drawings

Coordination with the client and the various engineering and design consultants

Scheme design and revisions

Verified Achievements

Established the design scheme

Suntech Plaza, Tai Po Market

Shopping mall renovation
approx. 200 sq m, 1 storey







Shenzhou Design Architects | Architectural Designer | 08/2017 – 08/2018
Client: Sun Hung Kai Properties

The project comprises the renovation of a shopping mall and the reorganisation of its layout. Under a limited budget, the biggest challenge was how to reorganise the greatest possible number of shops within the smallest possible fit-out scope, and how to negotiate repeatedly with the government and the client. In keeping with the existing mall's white palette, the design focused on detail, using bronze-coloured stainless steel to finish light boxes, door handles, indicator lights and other small elements — revealing the larger whole through small details and enhancing the atmosphere.

Role & Responsibilities

Production of construction drawings

Coordination with the client and the various engineering parties

Scheme design and revisions

Verified Achievements

Established the design scheme

10 Wellington Street, Central

Shop
approx. 1,000 sq m, 1 basement, 13 above-ground storeys







AGC Design | Architectural Designer | 10/2019 – 09/2021
Client: Private
Unit Size: approx. 50 sq m

The project sits in the Central business district, surrounded by restaurants and bars. The north-east side of the lot faces Wellington Street; one flank abuts a neighbouring commercial block, and the corner is the most prominent. Constrained by the minute site area, the building provides one unit per floor. Echoing the landlord's "hidden treasure" theme and the lively retail context, the interior is set in champagne gold and pale grey terrazzo, while the facade is articulated by a cross-storey "picture frame" motif — denser at lower levels, opening up above, for privacy.

Role & Responsibilities

- Production of construction drawings
- Coordination with the client and the various engineering and design consultants
- Scheme design and revisions
- Collaboration on the tender for the building contractor
- Providing technical support for the construction of the project
- Statutory submissions to government departments

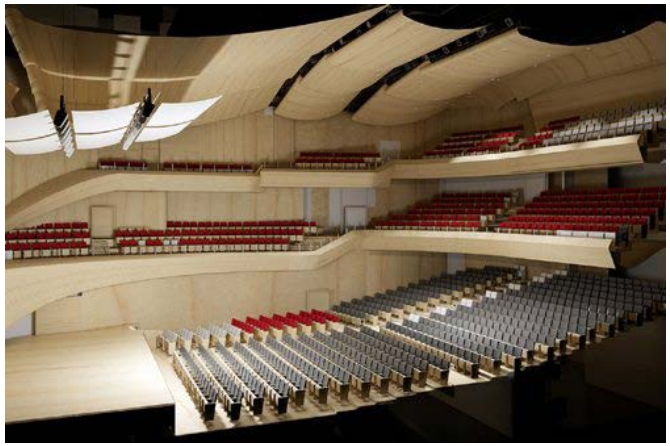
Verified Achievements

- Established the direction of the architectural and interior fit-out design
- Completed tender award through to the building works

The Jockey Club One Health Tower, City University of Hong Kong

University academic building
approx. 20,000 sq m, 14 storeys







ALKF (Andrew Lee King Fun & Associates Architects) | Architect | 09/2021 – 07/2022
Client: City University of Hong Kong

The project reconstructs the Sports Centre of the City University of Hong Kong on its original site, after the 2016 collapse of its green roof, into a multi-function complex housing a sports arena, a 1,600-seat concert hall, the College of Veterinary Medicine and faculty offices. Echoing the campus context, the facade combines white tiles and curtain wall, keeping its brightness and simplicity. Form follows function: several blocks interlock, each with a distinct facade treatment, evidencing an organic integration — harmony in diversity. Interior colours follow the programme: active ribbons sweep through the arena, light wood brings liveliness to the hall, while pale grey with a single accent sets the academic tone of the teaching floors.

Role & Responsibilities

Interior fit-out scheme and floor plan layout design

Construction drawings for the sports hall, lecture hall, P2 laboratory and offices

Coordination of the building works and design consultants

Verified Achievements

Established the interior fit-out scheme

Completed the construction drawings for the sports hall, lecture hall and P2 laboratory

Squatter Repairing — Individual Project

Squatter structure
approx. 60 sq m, 1 storey with mezzanine







Individual Project | Fit-out, renovation | 01/2020 – 06/2020

The site sits in a suburban area. Bounded by the lease, structure and finishes must be in light steel and zinc, with area and dimensions kept as before — a repair that respects the original. The eastern side becomes the main facade, daylight source and entrance; four gable steel frames carry the roof, mezzanine and high windows provide cross-ventilation at both ends, and a double-height living room occupies the middle bay — an airy, orderly and liveable space.

Role & Responsibilities

Production of construction drawings

Coordination with the contractor

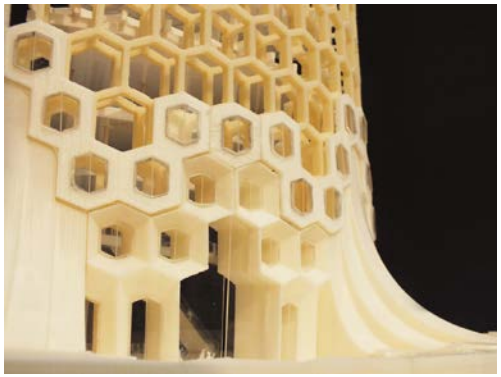
Overall coordination of the entire process

Verified Achievements

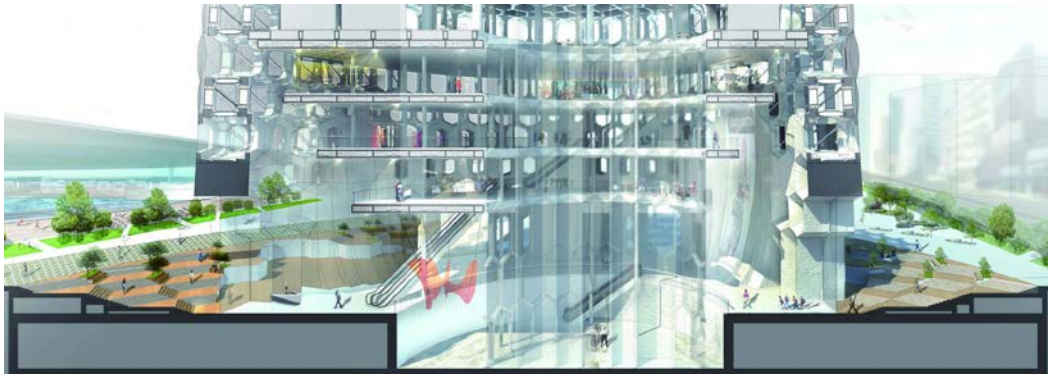
Completed the construction drawings and overall coordination of the process

Cloud Tower — Master Thesis, Parametric Design

Tall building research
Focus: Parametric design







The Chinese University of Hong Kong | Master's Thesis | 08/2016 – 08/2017

The project aims at an alternative for tall buildings — high-quality, free inter-storey green spaces with minimum self-weight. Conventional tube-in-tube structures constrain both the floor layout and the flow between floors. Learning from nature, the bamboo is arguably nature's tall building: light, tough, tall, with a shallow foundation. These qualities are achieved through a thick-shell hyperbolic mega-frame, each interval locked by an interlayer, like a three-dimensional truss with a hollow core to shed weight. Hexagons give the most efficient tessellation and triangles provide rigidity; following the logic of thick-shell structures, two hexagonal hyperbolic grids are braced laterally by triangular supports. Modular design, suspended floors and a PTFE cushion envelope give the system its elasticity — the suspended floors reduce member sizes and act as a mass damper for the whole storey.

Role & Responsibilities

Independent research and design

Study of the system's structural behaviour

Parametric modelling and diagrams

Verified Achievements

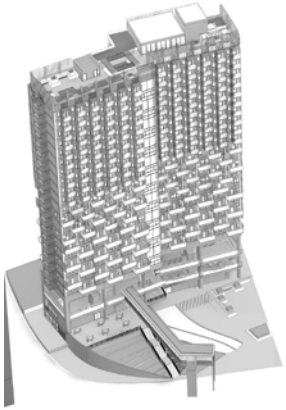
Completed the master's thesis

Applied the system to conventional commercial tower functions, exploring the spatial potential

Living in Nature — Master Thematic Design

Elderly housing
Location: Chai Wan







The Chinese University of Hong Kong | Thematic Design | 09/2015 – 12/2015

Hong Kong's population is ageing, with people aged 65 and above exceeding 15% — a challenge for the profession and for society. Yet the elderly form a cluster of different groups with different needs, preferences and lifestyles; a homogeneous housing type cannot serve them. The proposal abandons the typical plan of differentiated units for an open system: one unit type per floor, grouping residents of similar needs and preferences, so that community may form within the storey. In Chai Wan, an old district where urban functions intermingle and the sea view is blocked by industrial buildings, the massing reconnects the site with the bay. At the urban scale, a raised green deck bridges the surrounding open spaces into a continuous green route from the MTR station to the housing and the neighbouring pool.

Role & Responsibilities

Independent research and design

Study of the plan system and community formation

Urban-scale strategy

Verified Achievements

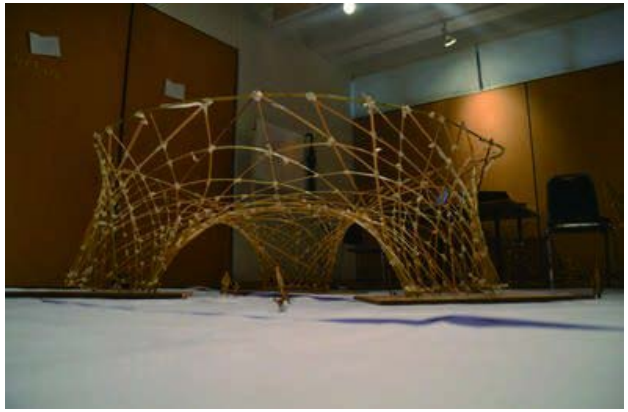
Completed the master's thematic design

Bamboo Coral — ZCB Pavilion, BAMBOO Design & Build

Exhibition pavilion, span over 15 m
Focus: Parametric design







The Chinese University of Hong Kong | BAMBOO Design & Build | 08/2014

The Zero Carbon Building introduces leisure and nature to the crowded district of Kowloon Bay. Siting the pavilion in its forecourt, the concept symbolises bamboo growing out of the planters and joining into a single canopy. Anchored to the planters, the pavilion minimises obstruction while creating shade and focus, its curved arches framing the site's key views and tying closely into the surroundings.

Role & Responsibilities

Concept design

Parametric modelling

Construction experiment

Project stage

Scheme design discussion (not built)

Mark Leung

Hong Kong Registered Architect · GBA Professional Engineer (HK/Macao) · Master of Architecture, CUHK

+852 6602 0557

+86 195 1874 3576

markleungdesign@gmail.com

wechat: markleungdesignqq

www.markleungarchitect.com

All project images: site photography, official releases and the author's own archive.