

# ***A&A Works Project on Wah Kwai Commercial Centre (was renamed Noble Square)***



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# ***Introduction***

## **Background Information:**

- **Project Address:**
  - Noble Square
  - (Previous name: Wah Kwai Commercial Centre),
  - 3 Wah Kwai Road, Aberdeen
- Site Area (Approx.) : 3847 m<sup>2</sup>
- G.F.A.(Approx.): 5,977 m<sup>2</sup>
- **Project Duration:**
  - Planning on 2014
  - Completed on 28 February 2017





# Project Brief

- Project Description



- The area of the shopping centre is not fully utilized
- Accesses from G/F to 1/F is limited
- Rearrangement & Subdivision of Shops and increase accessibility from G/F to 1/F (installation of new lift and lifting platform) are necessary



# ***Project Brief***

- Project Description



- The outlook and building facilities are old
- Renovation of External Wall and Install new A/C plant are necessary

# ***Project Brief***

- Project Description



- Water leakage in the car park floor
- Sanitary Fitments and drainage are old
- Replacement of all sanitary fitments is highly recommended



# Project Brief

- Project Team Details:



# *Preliminary Design*



- PROPOSED MAIN FACADE -



# *Preliminary Design*



~ PROPOSED FACADE FACING KA LUNG COURT ~

# *Preliminary Design*





# *Preliminary Design*





# *Preliminary Design*



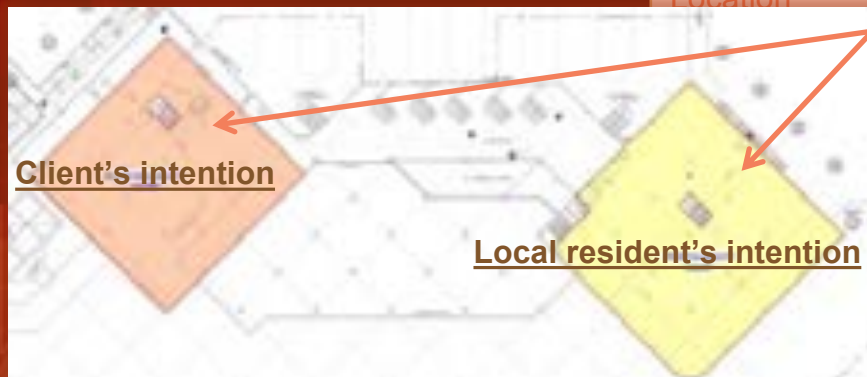
# Encountered Difficulties and Solutions

- Over Half year Consultation of Local Residents, End User, District Councilors



Old Wet Market

Opinion / Expectation	Local Residents, End User	Client	Outcome
Preservation of Wet Market	Yes (Preserve the characteristic of estate, worried about the food price rapidly increase)	No (Intend to provide cleaner environment in shopping area)	Provision new supermarket with larger area and more foods selection for serving local residents
New Chinese Restaurant Location	<b>Should be remain unchanged</b> (Worried about cause a nuisance to a local resident since the exhausted gas emitted from new exhausted air duct, which shall be caused air pollution nearby Wah Sin House area.	<b>Should be reallocate</b> to new shop area on 1/F. For fully utilized the new shop area, these area the original use is the abandoned estate management office.	<b>Client compromise</b> New Chinese Restaurant Location remain unchanged



# Encountered Difficulties and Solutions

- Local Residents, End User and Client has difference expectations

Opinion / Expectation	Residents & End User	Client	Outcome
Signboards material and design	Less light pollution material (Worried about the new signboard over-illumination issue and disturbance in nighttime hour)	Prefer fitting LED panel More eye-catching for signboard advertisement.	Provision signboard frame only





# Encountered Difficulties and Solutions

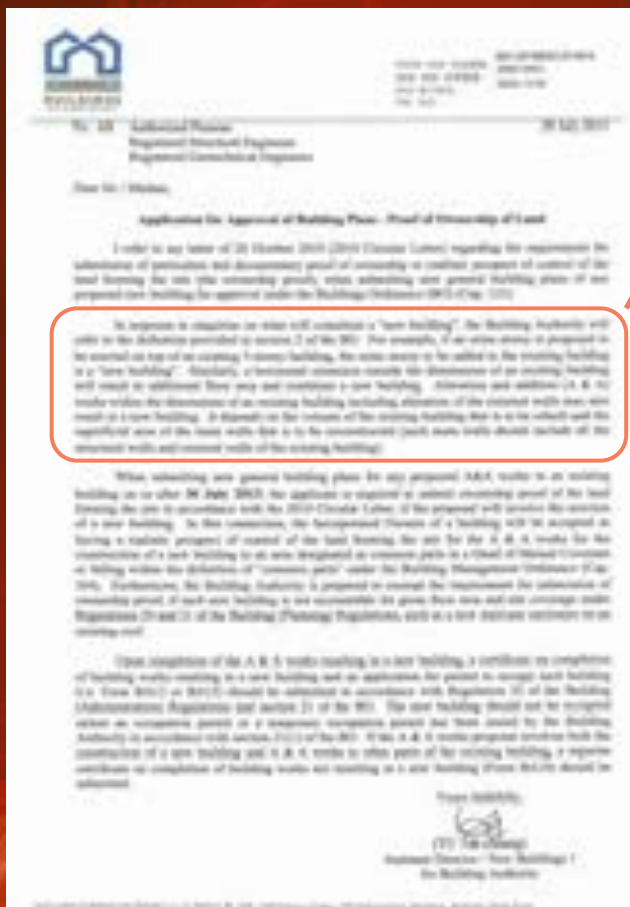
## Fire Compartmentation Issue:

- Whole existing building over 7,000 m<sup>3</sup> compartment volume
- Separate Fire Compartment is necessary



# Encountered Difficulties and Solutions

- Dilemma between Description of New Building in BD circular letter on July 2013 and Proposal of New Lift Installation

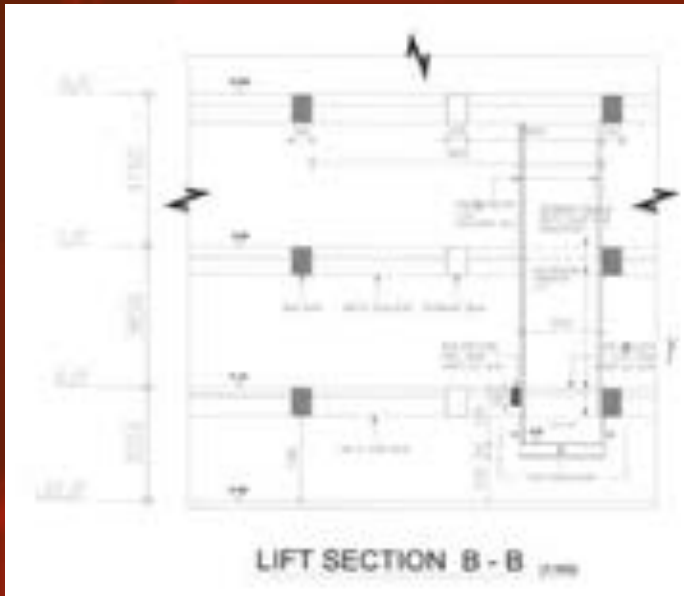


In response to enquiries on what will constitute a "new building", the Building Authority will refer to the definition provided in section 2 of the BCO. For example, if an extra storey is proposed to be erected on top of an existing 5-storey building, the extra storey to be added to the existing building is a "new building". Similarly, a horizontal extension outside the dimensions of an existing building will result in additional floor area and constitute a new building. Alteration and addition (A & A) works within the dimensions of an existing building including alteration of the external walls may also result in a new building. It depends on the volume of the existing building that is to be rebuilt and the superficial area of the main walls that is to be reconstructed (such main walls should include all the structural walls and external walls of the existing building).

- New lift machine room = New Building?
- I/O consultation and obtain I/O consent is necessary for obtain additional GFA
- Consideration of time consuming of I/O consultation
- No 100% guarantee approval from ICU, HA and other stakeholders may not agreed

# ***Encountered Difficulties and Solutions***

- Solution



- Machine room-less lift is proposed
- Not count any additional GFA
- Increased accessibility between G/F to 1/F





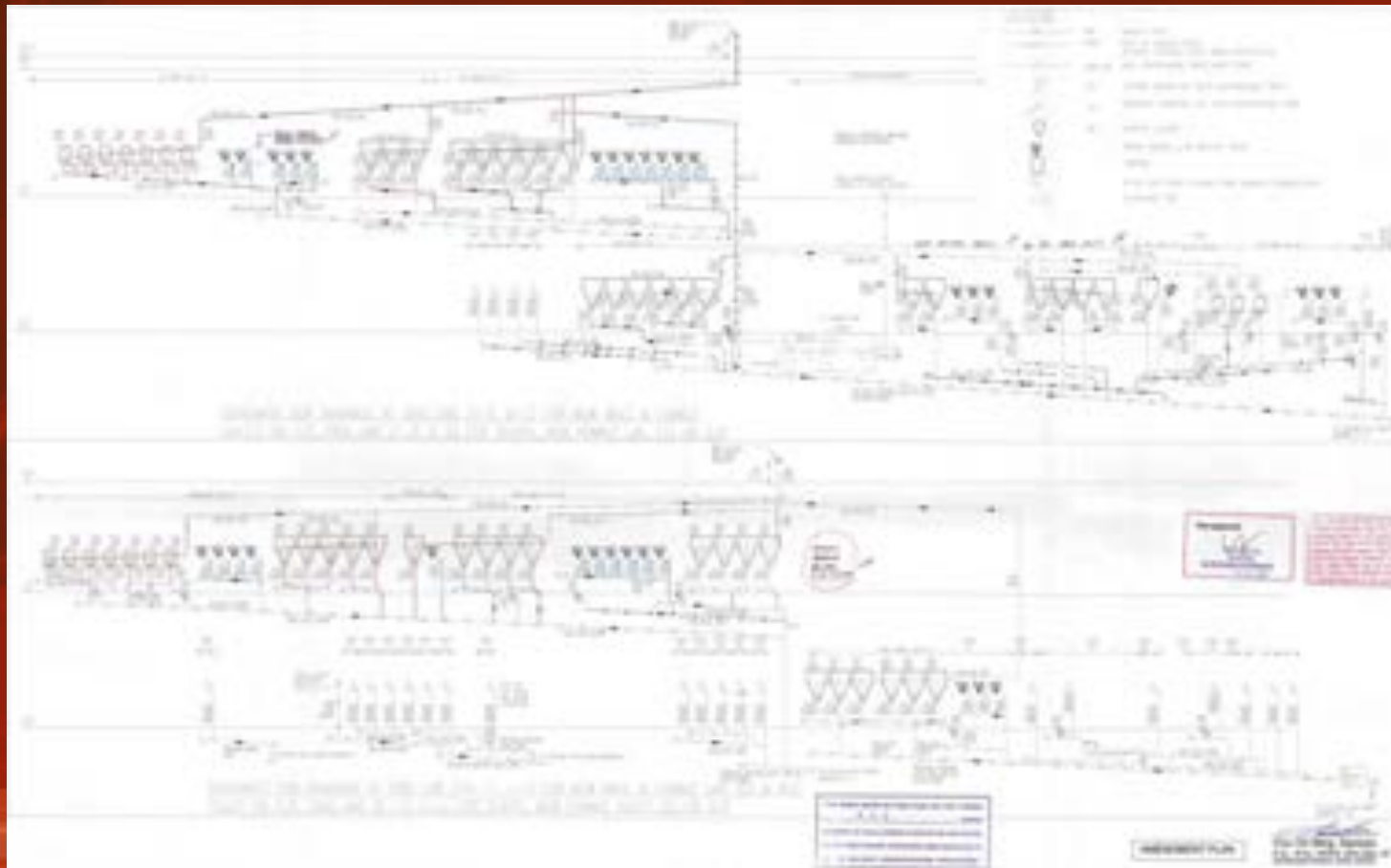
# ***Encountered Difficulties and Solutions***

- Old Drainage System and water leakage problem in car parking area



# ***Encountered Difficulties and Solutions***

- Replace to epoxy cast iron pipe and alteration of drainage routes



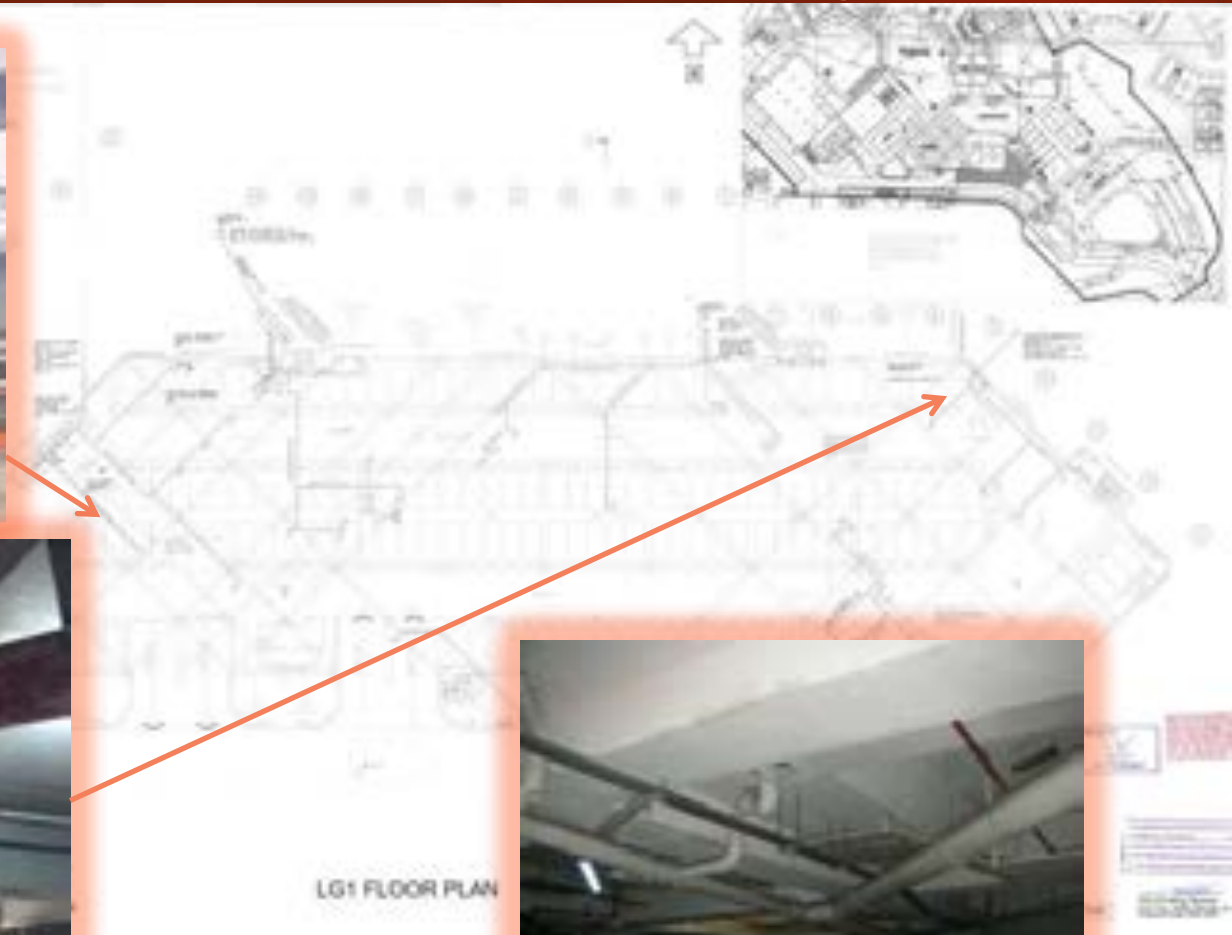
# Encountered Difficulties and Solutions

- Replace to epoxy cast iron pipe and alteration of drainage routes

After



After



Before





# ***Project Management***

- Co-ordination and Integration of Multi-Disciplinary Team & different stakeholders



- Weekly on-site meeting with Registered General Building Contractor. Invitation of representative of RSE, E&M and Client Representative as necessary to join the site meeting for coordination works

- Setting up a mock up unit to solve the major technical issues and repeat the works to be done on other locations.



**To balance**



# ***Project Management***

## Financial Feasibility

- Before carrying out the renovation works the value of the property about HK\$580 millions in 2014
- The project sum is about around HK\$60 millions
- Property value on 2017 is over total HK\$1.45 billion (Estimation: Car Park Value HK\$580 millions, Whole Shopping Mall Value HK\$865 millions)

# Achievements & Outcomes



- Choices for access G/F to 1/F podium were merely escalators, stairs and ramp before A&A works.



# Achievements & Outcomes



Vertical Lifting Platform



- New Lifting Platform and lift (with inter-communication system) has installed and more access choices from G/F to 1/F after A&A works .

# Achievement & Outcome



- Addition Staircase for MOE and Improvement of Existing Staircase Condition.



# Achievement & Outcome

- Improvement for Hygiene Environment



Before

- Provision A/C ventilated corridor
- Dry and More Comfortable Environment



After





# ***Achievement & Outcome***

- **Improvement for Hygiene Environment**



- Enclosed the shopping area with parapet and aluminum windows
- To avoid slippery floor when rainwater dropping in the shopping arcade

# Achievement & Outcome

- Improvement for Hygiene Environment



Before



Before



After



After

- Improvement of hygiene condition in toilets

# Achievement & Outcome



- G/F consist of 19 units of shops and 1 wet market before A&A works commence



# Achievement & Outcome

After



After



After



- G/F consist of 28 units of shops & 1 supermarket after completion of A&A works

# Achievement & Outcome

Before



After



After



- Compare with old shopping centre setting, new shopping mall will be more potential tenants and famous brand shop selections in shortly future



# Achievement & Outcome



Before



After

- Enhanced market environment (wet market converted to supermarket)



# Achievement & Outcome



Before –  
Abandoned Management Office



After –  
Kindergarten / Shop in shortly future

- Fully utilize the 1/F vacant area

# Achievement & Outcome



- Less signboard area for shops unit's use
- Relatively aged outlook compare other shopping centre



# Achievement & Outcome



- New signboard mounted on main façade for local shop use
- Brighter Outlook



# Achievement & Outcome

- Energy Efficient Design:
- Complied with CoP for Energy Efficiency of Building Services Installation 2015 issued by EMSD
- Separate A/C zoning (shopping arcades, shop units, supermarket and restaurants) and operation time of A/C plants



# Achievement & Outcome

- **Energy Efficient Design:**
- Installed T5 fluorescent LED tubes
- Interior Design - Lighter and Brighter color of floor and wall tiles are preferred
- More Window and Glazing Door fixed for ensure use more natural lighting, dimmer lighter system in daytime



# ***Achievement & Outcome***

- Increase rental income around 50%
- Increase property value (HK\$580 millions to HK\$ 1.45 billion)
- Owner have incentives to renovate the old estate shopping area
- Sample of value enhancement of old estate shopping area into modern shopping mall
- Example of first private hold estate shopping mall how to upgrade shopping mall with market affordable cost



***Q & A SESSION***

**Thank You**