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



Presented by: Associate Director – Samson Chu

Prepared by: Samson Chu & Daniel Chan

Content



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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 m²
- G.F.A.(Approx.): 5,977 m²
- Project Duration:
 - Planning on 2014
 - Completed on 28 February 2017





Project Brief

Project Description





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- 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







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Project Brief

Project Description





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



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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:

Client / Developer: Smart Essence Development Limited

AP Stream: <u>Centaline</u> Commerical

Associate Director (AP): Sr. Samson Chu

Architectural Designer: Ms. Angel Ip

Assistant Surveyor (T4): Mr. Raymond Yau

Assistant Surveyor (T3): Mr. Daniel Chan

Assistant Architectural Designer: Ms. Margo Wong

Clerk: Ms. Joan Lai

Smart Essence Deve	elopment Limited	
Director: Mr. Lam Chi Fung Client Representative / Pi Mr. Wallace Fong	roperty Leasing Manager:	RC Lu Cc (H
RSE Stream: <u>KS So</u> <u>Associate</u> <u>Ltd.</u> RSE: Ir. So Kin Shing Senior Engineer (T5):	Building Service Engineering: PineBridge Consulting Ltd. Director: Ir. K.K. Lam	Marke (AS): Micha T4: Mr. Fu T3: Mr. Fu
Ir. Sam Cheong Engineer (T4/T3): Ir. Patrick Ng	N.S.C.: Mitsubishi Elevator Hong	Site F

Kong Co. Ltd.



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RGBC: <u>Luen Fat</u> <u>Construction</u> (HK) Ltd.

Marketing Director (AS): Michael Cheng

T4: Mr. Fung Tsz Ngong

Г3: Иr. Fung Sik Hei

Site Foreman (T1): Mr. Au Chor Hung



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Preliminary Design





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Preliminary Design



~ PROPOSED FACADE FACING KA LUNG COURT ~





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Preliminary Design





Preliminary Design

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Preliminary Design



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

	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
Old Wet Market	New Chinese Restaurant Location	Should be remain unchanged (Worried about	Should be reallocate to new shop area on 1/F.	Client compromise New Chinese
ient's intention	dent's intention	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.	For fully utilized the new shop area, these area the original use is the abandoned estate management office.	Restaurant Location remain unchanged



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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





Fire Compartmentation Issue:

- Whole existing building over 7,000 m³ compartment volume
- Separate Fire Compartment is necessary



(工商舗)

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



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Applicated in Approval of Balting Pace- Front of Disastellip of Land

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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 BO. 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 robuilt 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

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Solution



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



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Old Drainage System and water leakage problem in car parking area





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Replace to epoxy cast iron pipe and alteration of drainage routes





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Replace to epoxy cast iron pipe and alteration of drainage routes



Project Management

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



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- 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





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Project Management

Financial Feasibility

- Before carrying out the renovation works the value of the property about HK\$580 millions in 2014
- The project sump 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)



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Achievements & Outcomes



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



Achievements & Outcomes

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



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Achievement & Outcome



 Addition Staircase for MOE and Improvement of Existing Staircase Condition.



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Achievement & Outcome

Improvement for Hygiene Environment



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



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

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Improvement for Hygiene Environment





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Achievement & Outcome



Achievement & Outcome



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



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Achievement & Outcome



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



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Achievement & Outcome



Before

Enhanced market environment (wet market converted to supermarket)



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Achievement & Outcome



<u>Before –</u> <u>Abandoned Management Office</u>

• Fully utilize the 1/F vacant area



<u> After – Kindergarten / Shop in shortly future</u>



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Achievement & Outcome



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



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Achievement & Outcome



- façade for local shop use
- Brighter Outlook



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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





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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



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Q & A SESSION

Thank You