

A&A Works Project on B/F to 1/F, United Plaza 135-145 King's Road



Presented by:
Associate Director – Samson Chu

Prepared by:
Samson Chu, Benedict Lu &
Daniel Chan

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- Other Professional Input
- Project Management
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Introduction

Background Information:

- **Project Address:**
 - B/F, G/F, M/F & 1/F
 - United Plaza in United Building (民眾大廈)
 - 135-145 King's Road
 - Around 44 year Building Age
- Site Area (Approx.) : 0.08 hectares (approx.)
- G.F.A.(Approx.): 2,780 m²
- **Project Duration:**
 - Planning on 2011
 - Completed on 18 May 2016
 - (BA14 Acknowledgement)

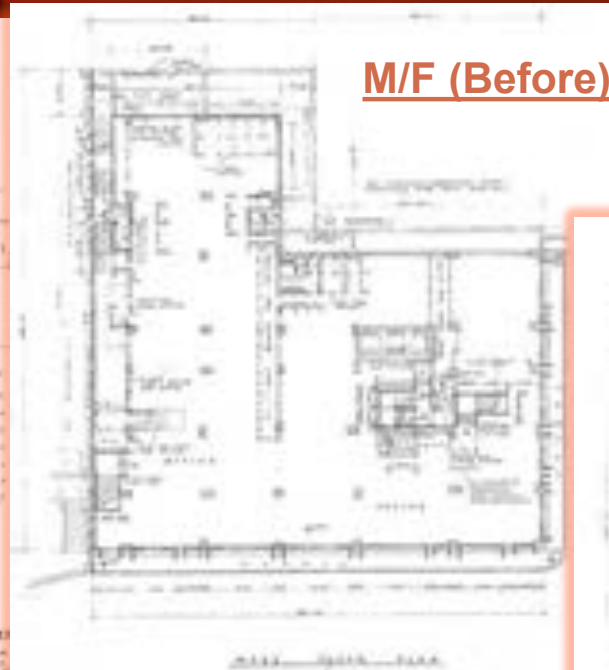


Project Brief

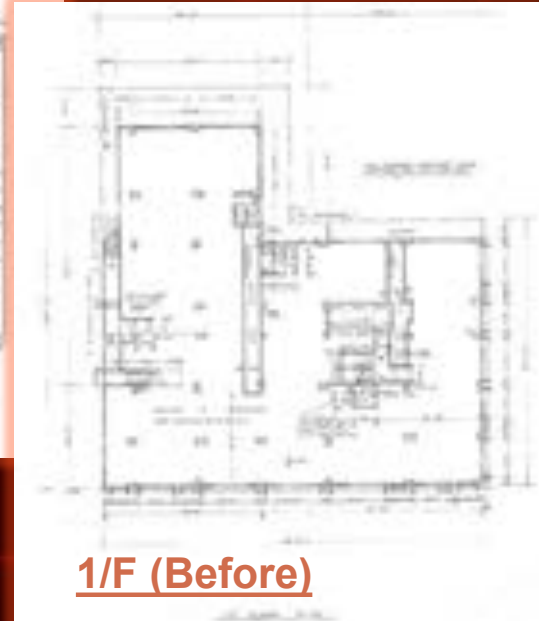
Background Issues (1)



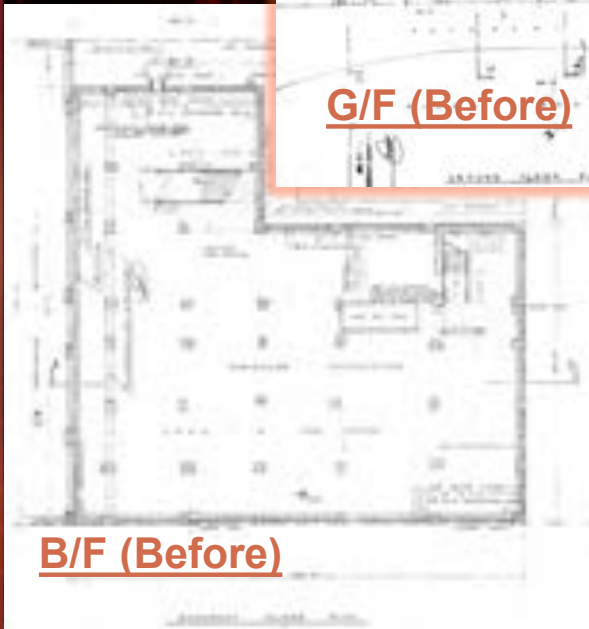
G/F (Before)



M/F (Before)



1/F (Before)



B/F (Before)

- No lift access from B/F-1/F.
- Insufficient staircase for means of escape for M/F, 1/F to apply for restaurant licenses

Project Brief Background Issues (2)



135-145 King's Road
Before



- The outlook and building facilities are old & outdated
- Not attractive & uninviting for commercial purposes
- Crowded condition on King's Road with nearby bus stops, high potential customer flow, But...

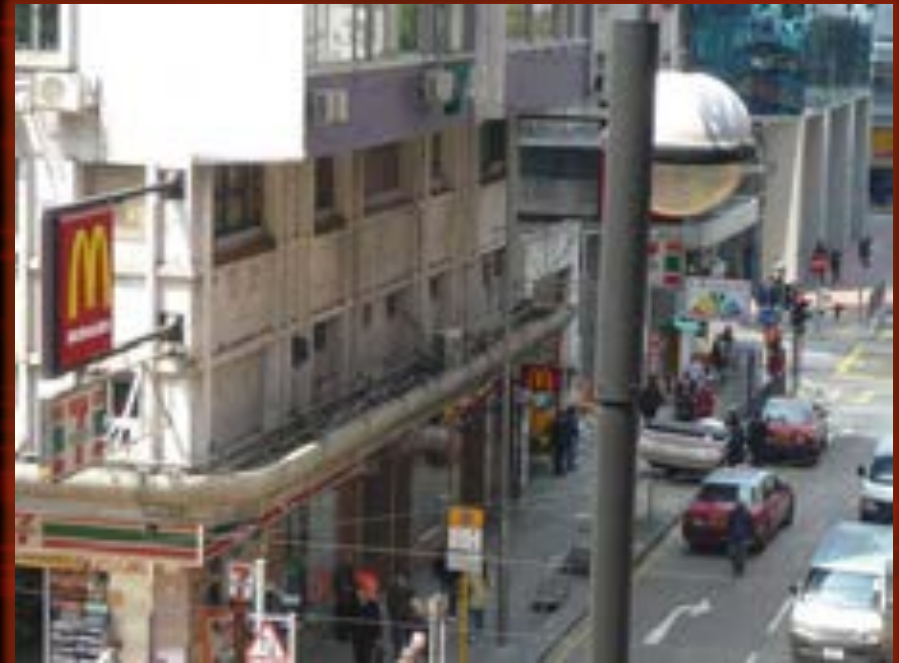
Project Brief

Background Issues (3)



- High vacancy rate numerous years

Project Brief Background Issues (4)



- External walls are not fully utilized for advertisement at the junction facing busy King's Road and Oil Street

Project Brief

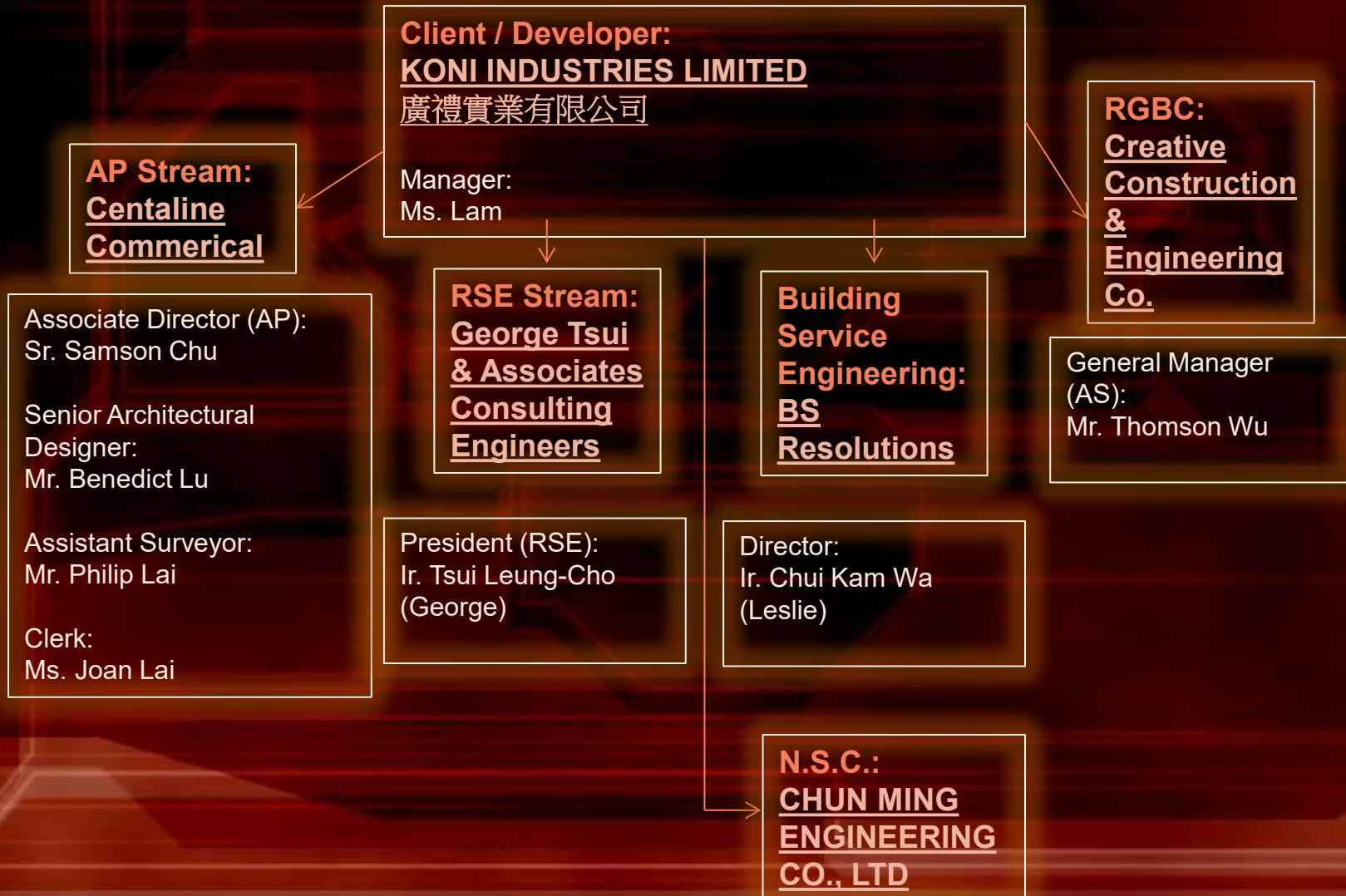
Background Issues (5)



- Water Seepage found at basement due to high ground water level

Project Brief

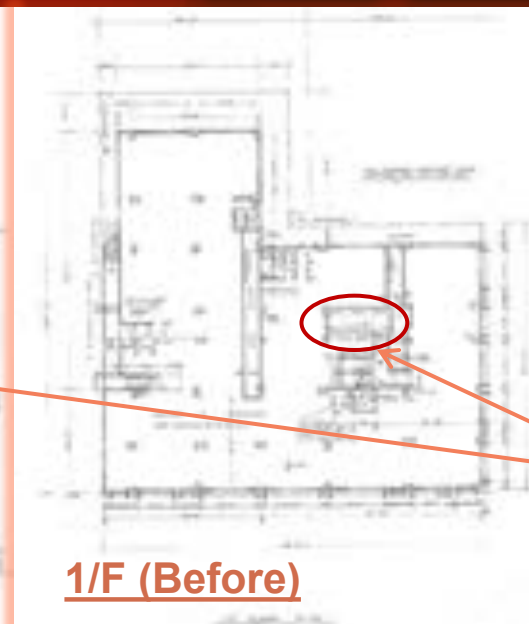
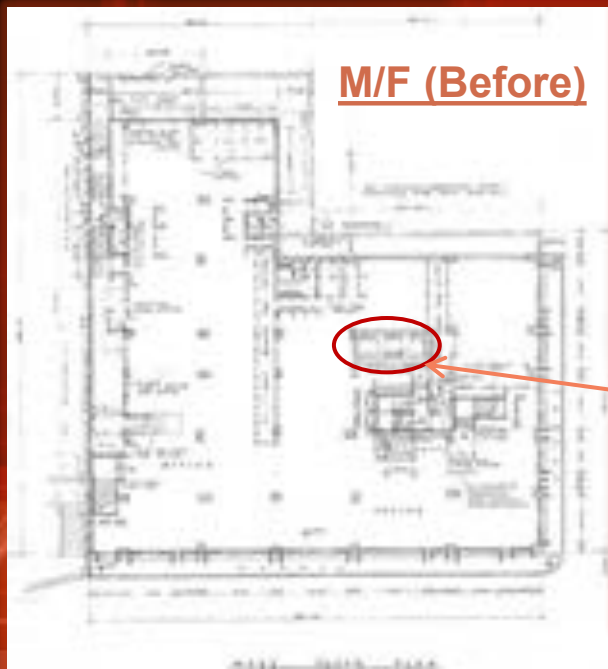
- Project Team Details:



Encountered Difficulties and Solutions

- Client and Residents has difference expectations

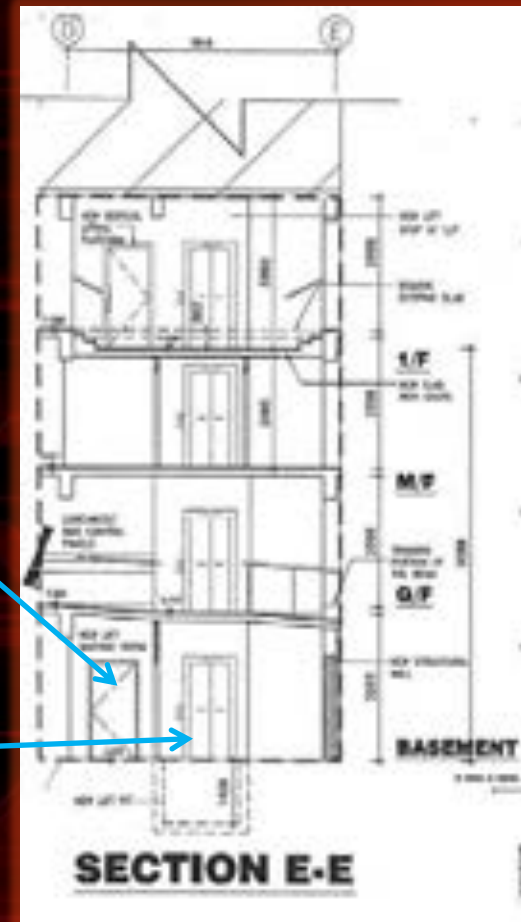
Client	Residents from above domestic floor / Incorporation Owner
Prefer applying A&A works to enhance of vertical access from B/F to 1/F.	Objection from I/O for new opening of existing lift and highly concern that it may cause a security problems and unnecessary nuisance to residents



No lift opening for access from B/F-1/F.

Encountered Difficulties and Solutions

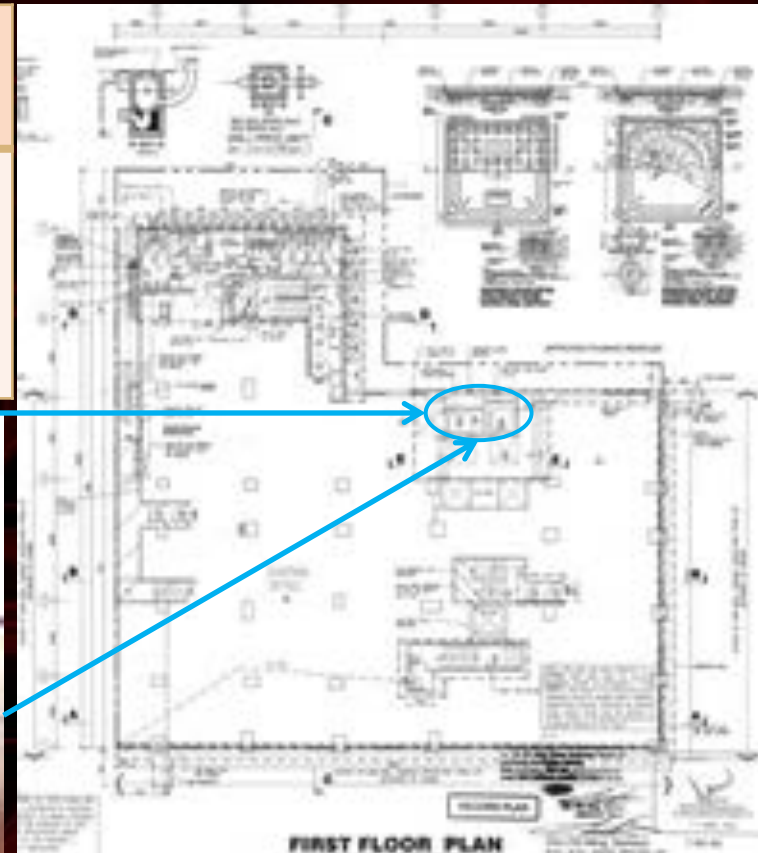
Difficulties	Solutions & Professional Input
Overrun of lift on 1/F leading the lift landing can only up to lowered 1/F lift landing and no extra headroom for lift machine room	Enhancement of vertical access by means of traction lift and provision of lifting platform from M/F to 1/F to solve lift overrunning problem. Machine room was provided on B/F to solve headroom problem.



Vertical Access Section (After)

Encountered Difficulties and Solutions

Difficulties	Solutions & Professional Input
Overrun of lift on 1/F leading the lift landing can only up to lowered 1/F lift landing and no extra headroom for lift machine room	Enhancement of vertical access by means of traction lift and provision of lifting platform from M/F to 1/F to solve lift overrunning problem. Machine room was provided on B/F to solve headroom problem.



1/F A&A Plan (After)

Encountered Difficulties and Solutions

Difficulties

No independent access staircase for basement, where access to basement was by means of internal staircase inside ground floor shop. The access staircase to 1/F from Oil Street was not attractive as compared with facing King's Road.



The mean access to 1/F from Oil Street entrance (Before A&A)

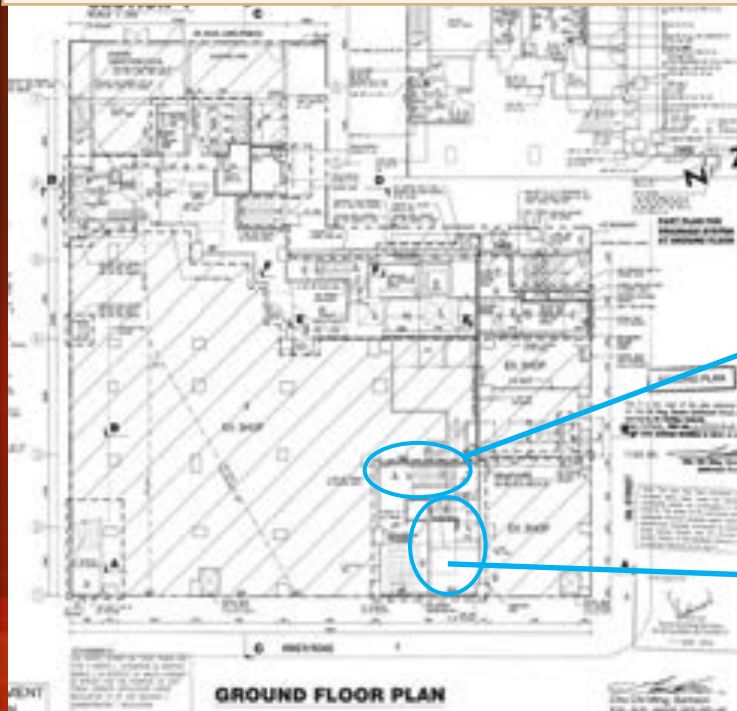


G/F Plan (Before A&A)

Encountered Difficulties and Solutions

Solutions & Professional Input

Provision of access staircase facing King's Road on G/F and separated from shop area which lead to B/F and 1/F to enhance accessibility.



G/F A&A Plan (After)

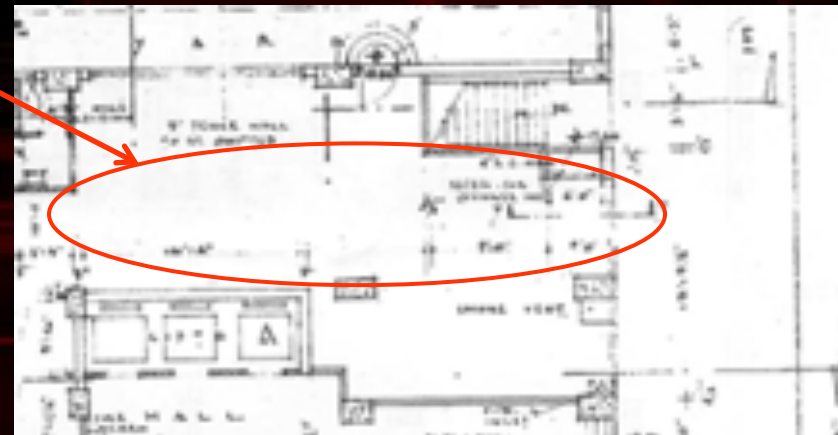
Encountered Difficulties and Solutions

Difficulties

No Barrier Free Access entrances provided on G/F, which shall be accessible to public street.



Front View Facing Oil Street (Before A&A)



G/F Plan (Before A&A)

Encountered Difficulties and Solutions

Solutions & Professional Input

Provision of new accessible ramp at entrance facing Oil Street connected to new lifting platform



G/F Plan (After A&A)

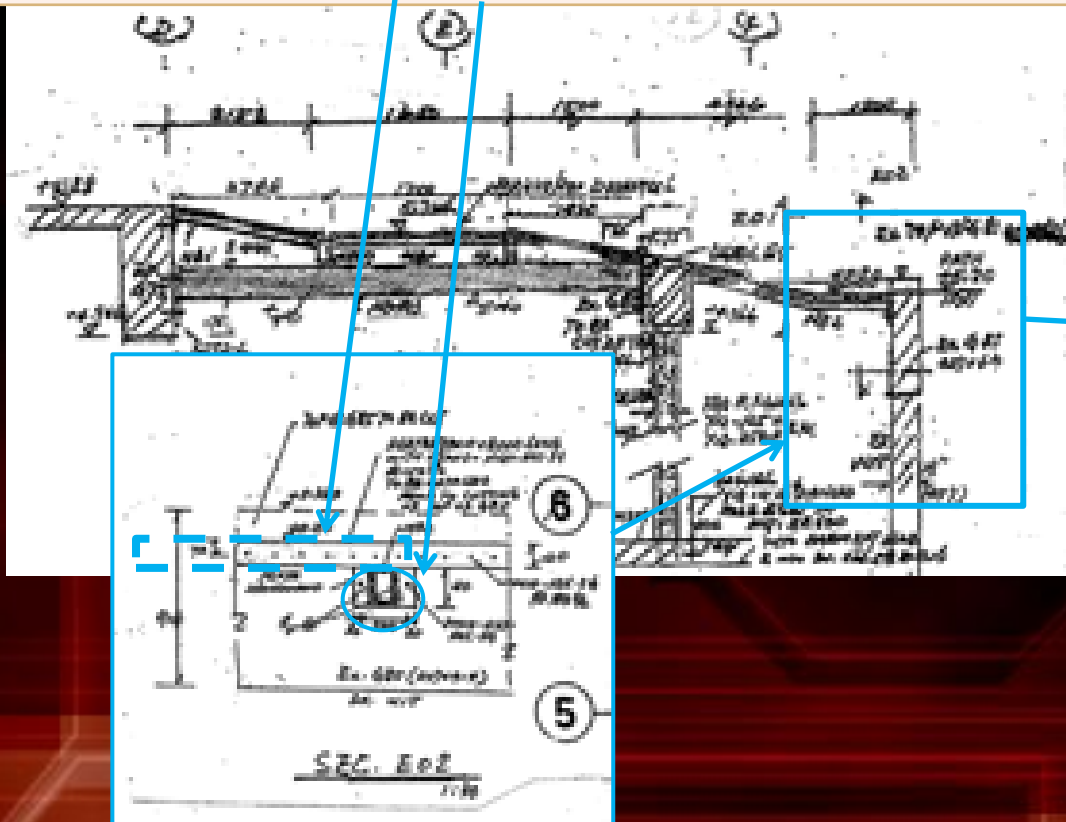
New accessible ramp facing Oil Street (After A&A)

Encountered Difficulties and Solutions

Solutions & Professional Input

Provision of new accessible ramp at entrance facing Oil Street connected to new lifting platform

- Cutting portion of ground beam
- Structural strengthening by steel plate



G/F Framing Plan (Before A&A)

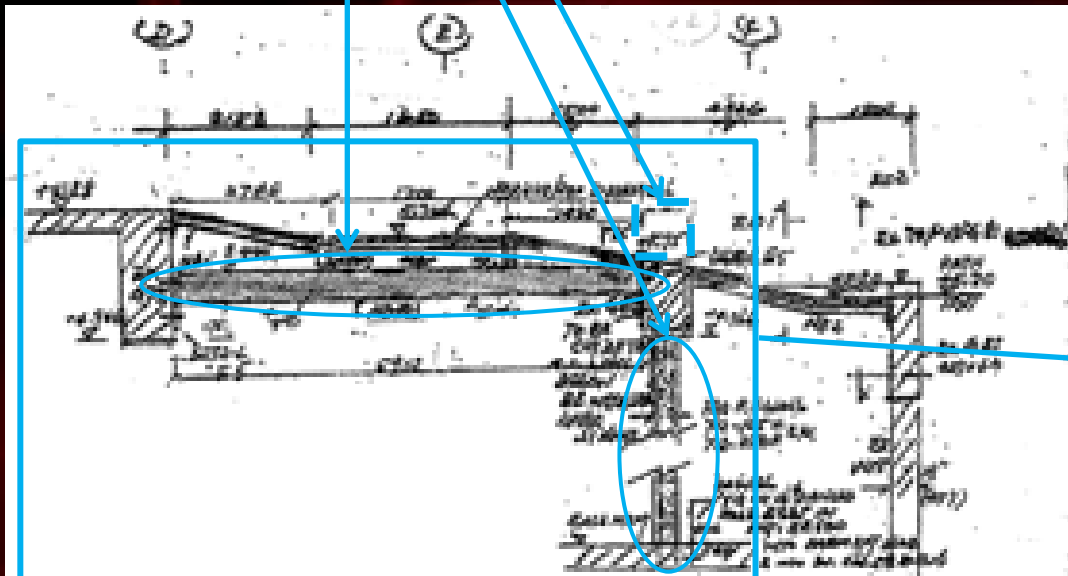
Sections of New Accessible Ramp on G/F (After A&A)

Encountered Difficulties and Solutions

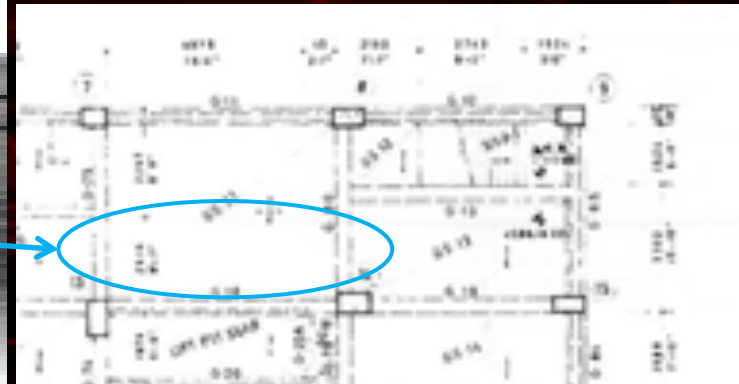
Solutions & Professional Input

Provision of new accessible ramp at entrance facing Oil Street connected to new lifting platform

- Cutting portion of ground beam
- Erection of new structural wall
- Erection of new steel channel



Section of New Accessible Ramp on G/F (After A&A)



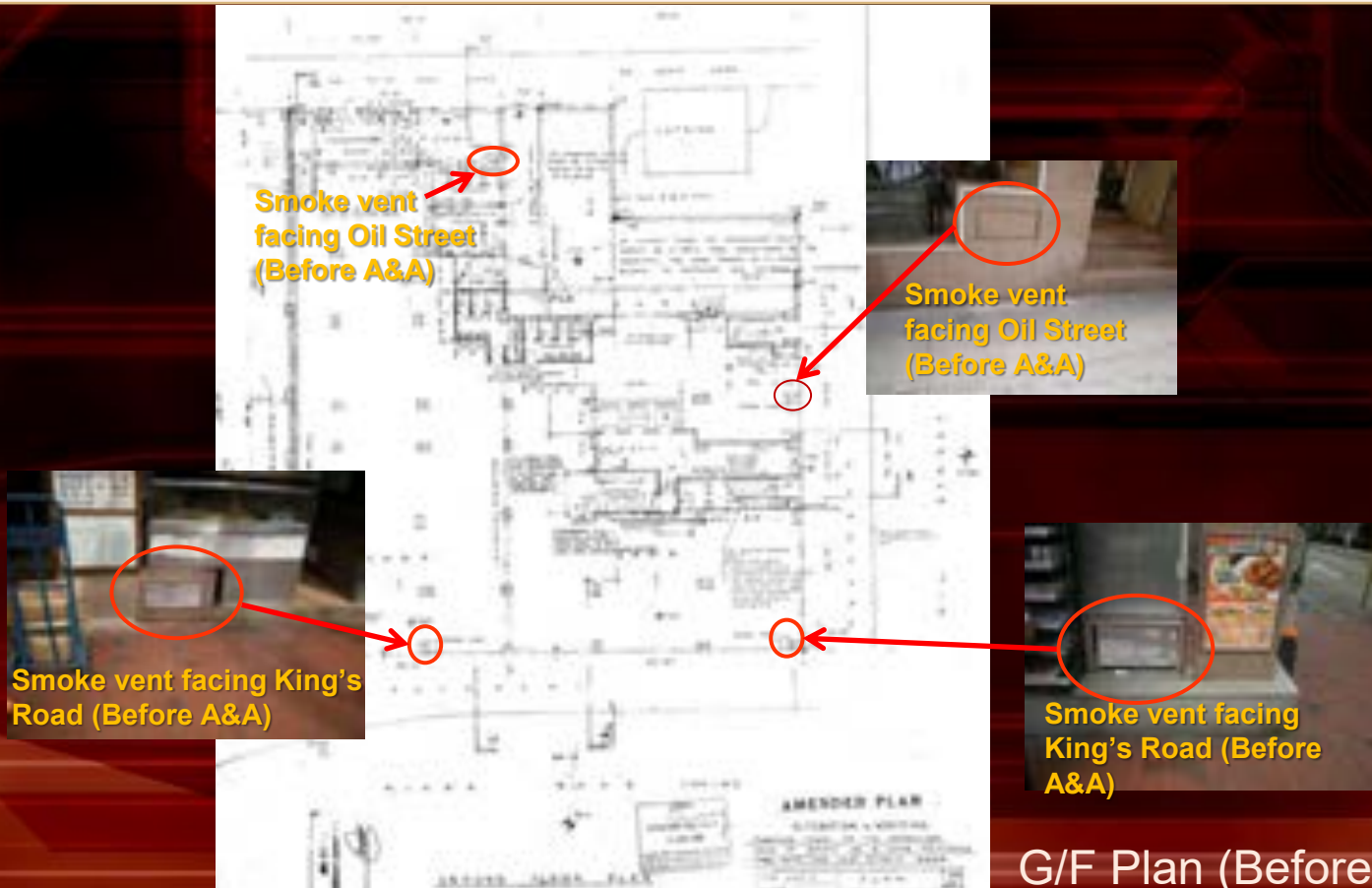
G/F Framing Plan (Before A&A)

Encountered Difficulties and Solutions

Difficulties

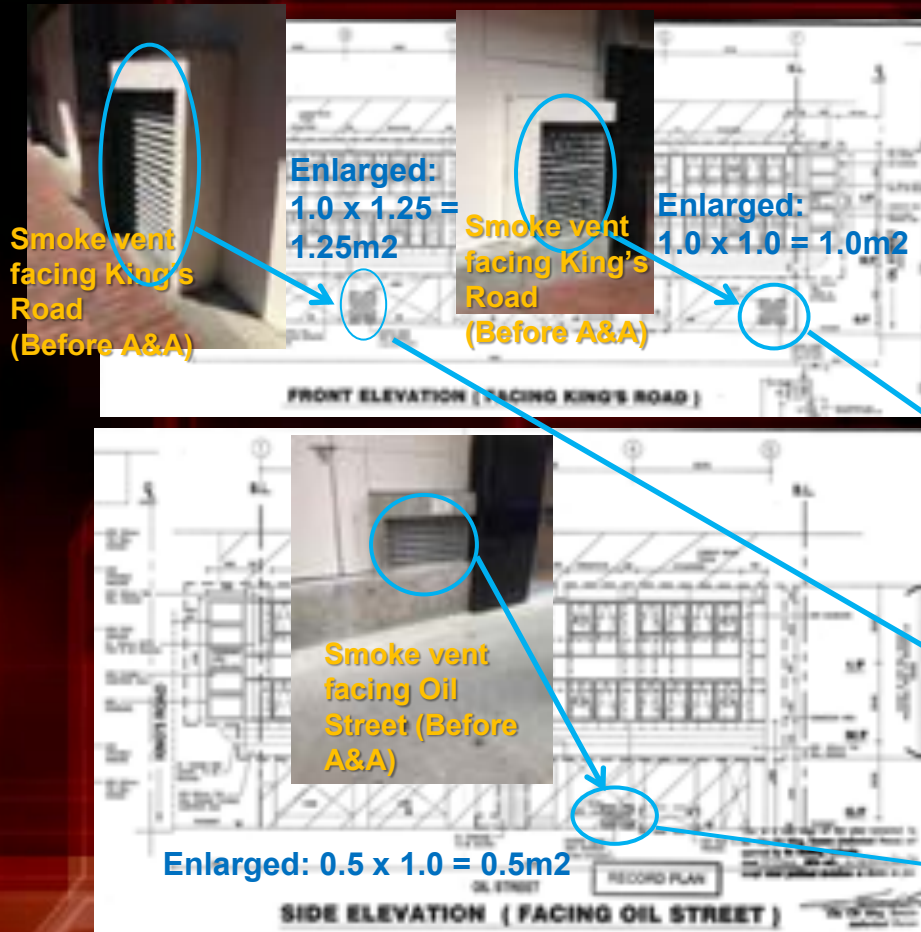
Inadequate provision of smoke outlets for basement level:-

- The aggregate area of smoke outlets serving the basement level is insufficient



G/F Plan (Before A&A)

Encountered Difficulties and Solutions



Front and Side Elevation (After A&A)

Solutions & Professional Input

Provide sufficient aggregate area with 3 enlarged smoke outlets + 1 existing smoke outlet:
Basement floor area = 587.191 sqm
Area of smoke outlets required = $587.191 \times 0.5\% = 2.936\text{ sqm}$
Area of enlarged and existing smoke outlets = $0.5 + 1.25 + 1.0 + 0.3 = 3.05\text{ sqm} > 2.936$ (required)



G/F Plan (After A&A)

Encountered Difficulties and Solutions

Difficulties

Only two projecting signboard was erected facing King's Road and Oil Street.
The rest of frontage of commercial podium was wasted.

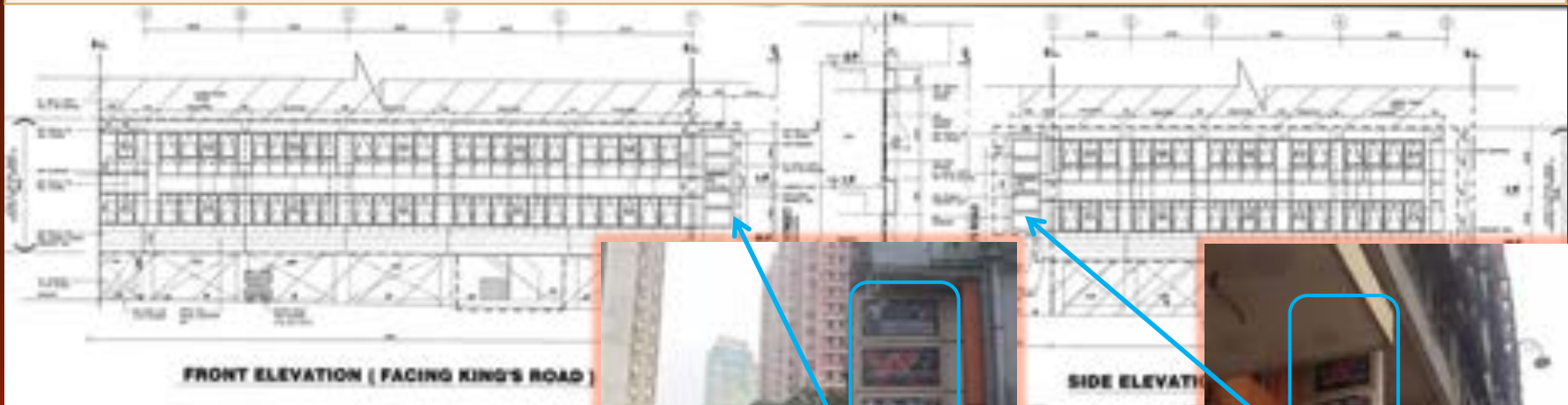


King's Road to Oil Street old projecting signboards (Before A&A)

Encountered Difficulties and Solutions

Solutions & Professional Input

Two large projecting signboards, signage above shops and external wall signage were provided for advertisement



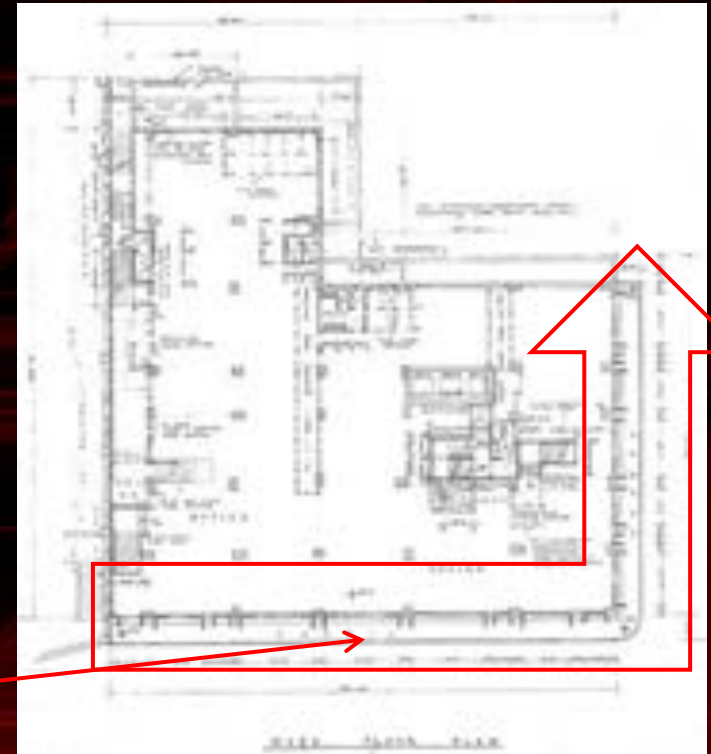
Elevation (After)



Encountered Difficulties and Solutions

Difficulties

The canopy facing King's Road and Oil Street obstructed the view of pedestrian to look up for M/F and 1/F commercial floors.

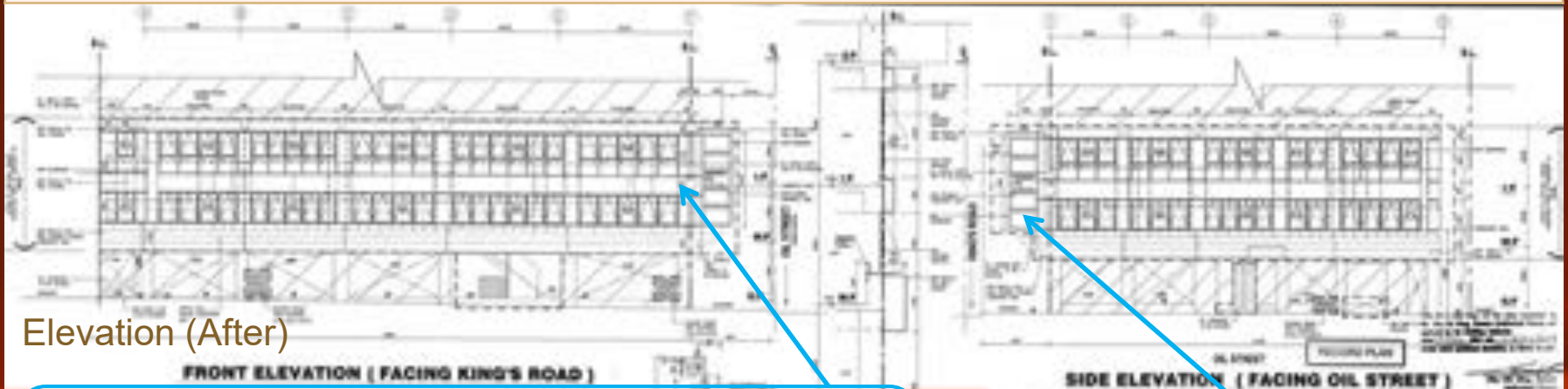


Old canopy attached on M/F level obstructed the view of pedestrian
(Before A&A)

Encountered Difficulties and Solutions

Solutions & Professional Input

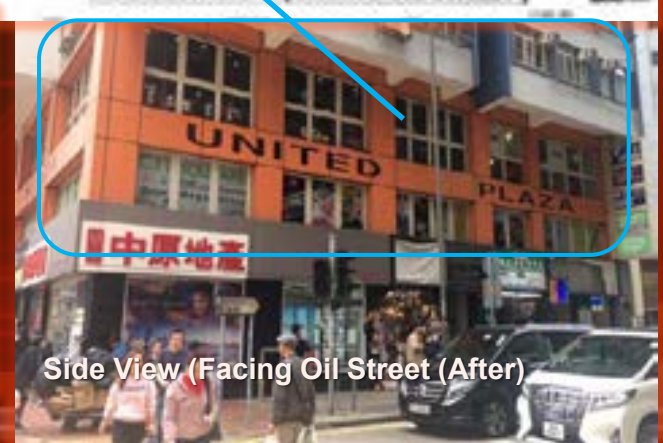
Canopies along King's Road and Oil Street were removed for eye catching of M/F & 1/F outlook.
Provision of windows enlargement on M/F and 1/F and wall signage



Elevation (After)



Front View (Facing King's Road) Removed Canopy and Enlarged window with wall signs (After A&A)



Side View (Facing Oil Street (After))

Encountered Difficulties and Solutions

Difficulties

No sprinkler provided to G/F – 1/F and existing FS tank only have approximate 19 m3.

Solutions & Professional Input

Applied exemption from Fire Services Department (FSD) for omission of generator set and provision of fast response type sprinkler head on 2/F and 3/f staircase

**New Sprinkler Pump
(After A&A)**



**Sprinkler Head under the Stair
(After A&A)**

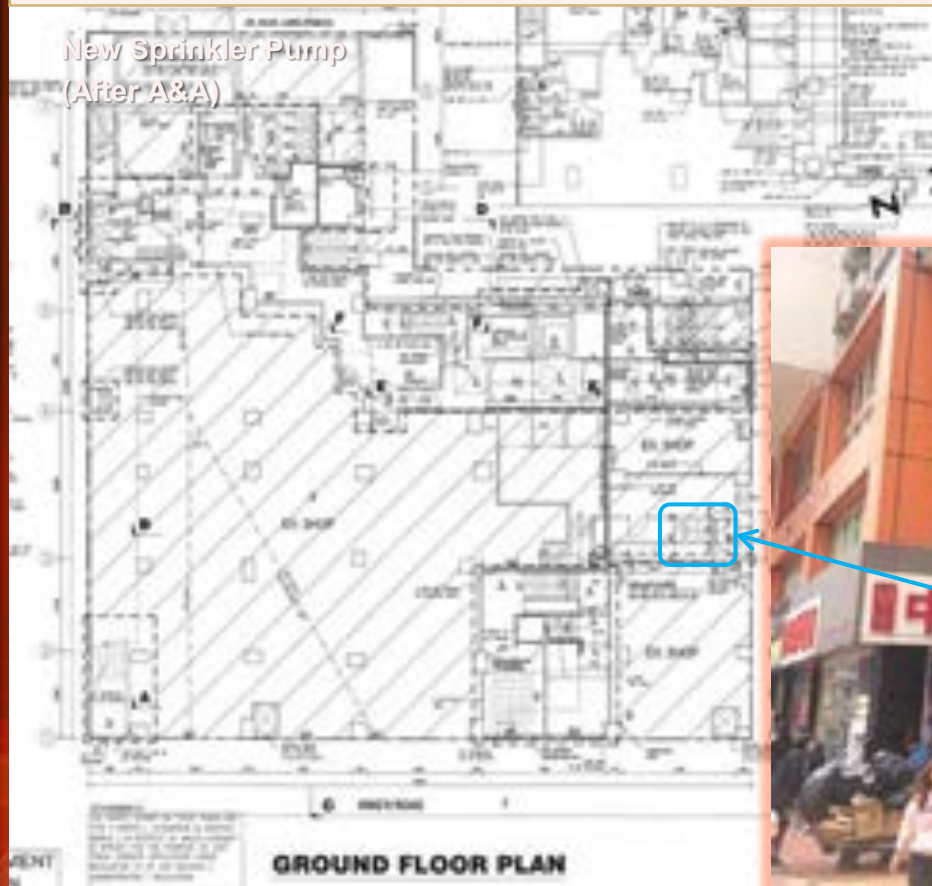


Other Professional Input

Other Professional Input

In order to increase shops front and release potential commercial value, the old staircase facing Oil Street leading to 1/F was removed

New Sprinkler Pump
(After A&A)



Increased shop front facing
Oil Street Side (After A&A)

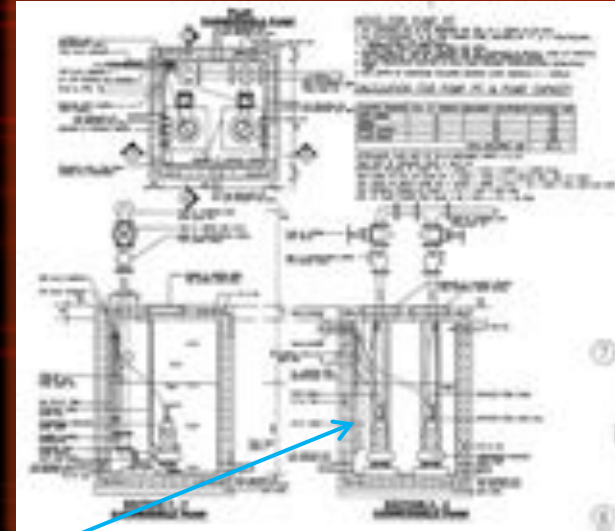
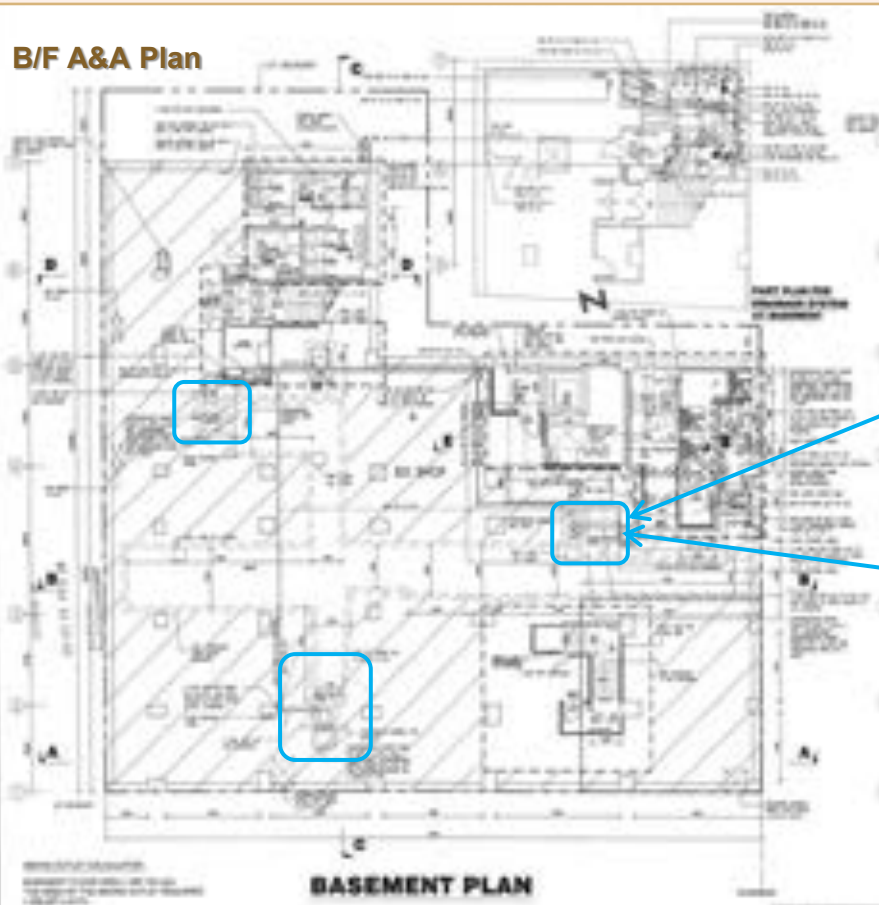


Other Professional Input

Other Professional Input

Provision of pump services with underground water pump pit to solve flooding problem in B/F

B/F A&A Plan



New Submersible Pump Sectional Details



New Submersible Pump
Control Panel

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. Like one bay of large window.
- Close monitor with contractors especially when demolition works carried out by specialist demolition contractor for canopy and slab openings for lifts and staircases.

To balance



Project Management

Financial Feasibility

- Before carrying out the renovation works the value of the property about HK\$600 millions in 2013
- The project sum is around HK\$24 millions
- Property value on 2016 is about HK\$880 millions

Achievement & Outcome

- Increased rental income (less than 10% vacancy rate)
- Increase property value (HK\$600 millions to HK\$880 millions)
- Owner have incentives to renovate the old lower storey shopping area
- Sample of value enhancement of old shopping area into modern shops

Q & A SESSION

Thank You