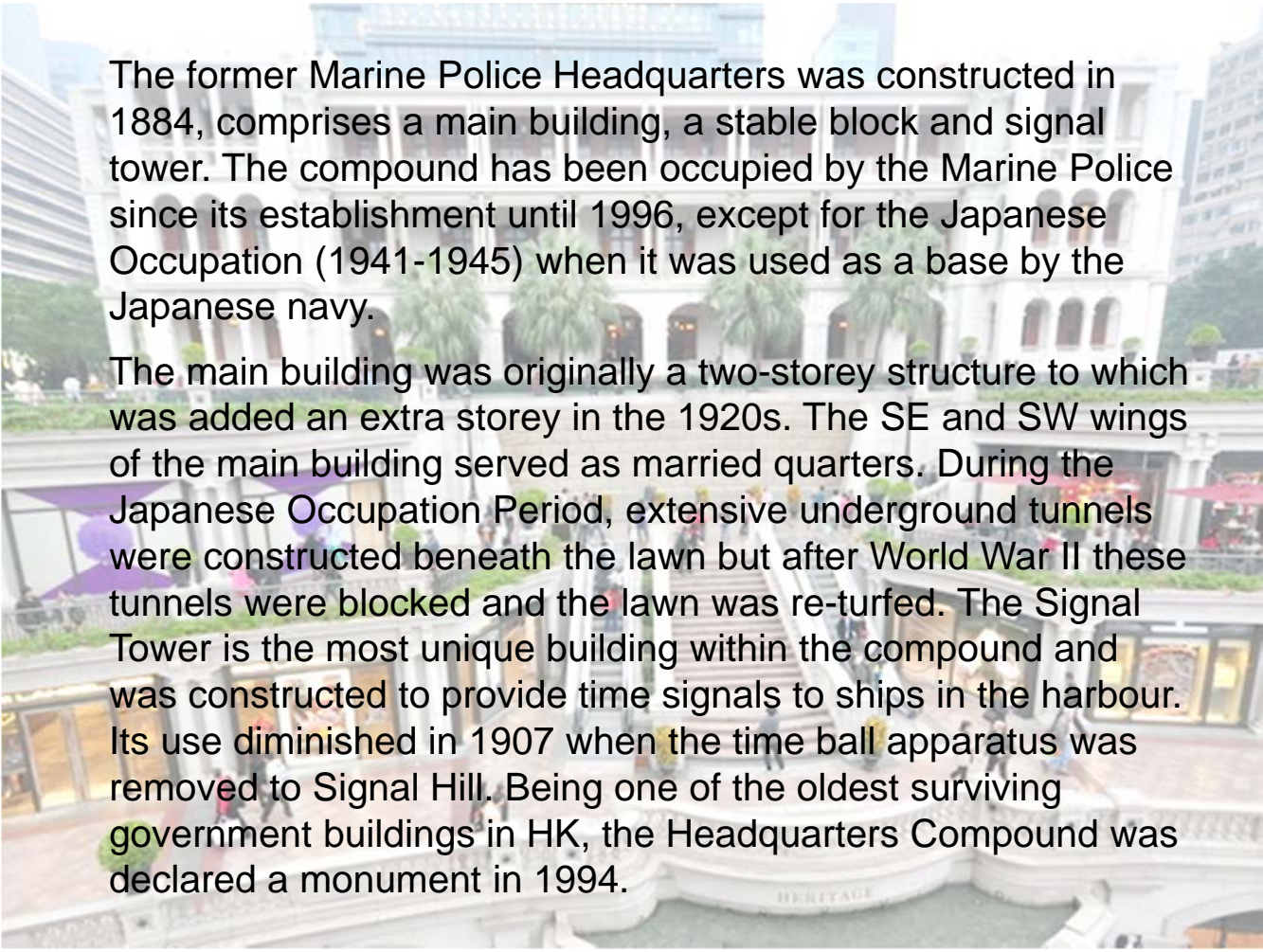




## **Revitalization of the previous Marine Police Headquarters in Tsim Sha Tsui**



The former Marine Police Headquarters was constructed in 1884, comprises a main building, a stable block and signal tower. The compound has been occupied by the Marine Police since its establishment until 1996, except for the Japanese Occupation (1941-1945) when it was used as a base by the Japanese navy.

The main building was originally a two-storey structure to which was added an extra storey in the 1920s. The SE and SW wings of the main building served as married quarters. During the Japanese Occupation Period, extensive underground tunnels were constructed beneath the lawn but after World War II these tunnels were blocked and the lawn was re-turfed. The Signal Tower is the most unique building within the compound and was constructed to provide time signals to ships in the harbour. Its use diminished in 1907 when the time ball apparatus was removed to Signal Hill. Being one of the oldest surviving government buildings in HK, the Headquarters Compound was declared a monument in 1994.





The site was vacated and handed back to the government by the Royal Police Force in 1996.

Cheung Kong (Holdings) entered into an agreement with the government in May 2003 and obtained a 50-year land grant by paying an premium of \$326 million.

Under the planning of the developer, the 120-year old site will be developed into a 12000 sq meter retail and hotel complex with landscape garden and open space open to general public. Under the agreement, the new facility will be opened in mid 2008.







**Site as seen  
in 2001**

Original stable  
block to be  
preserved

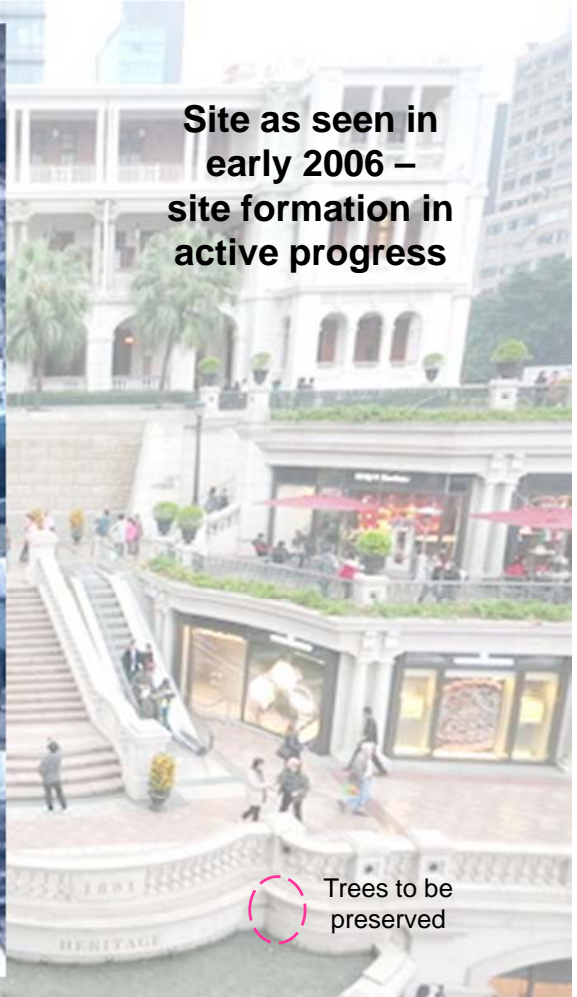
Terraced  
platform to be  
leveled for  
redevelopment

Hut used as  
fire station to  
be preserved





Site as seen in  
early 2006 –  
site formation in  
active progress



Trees to be  
preserved

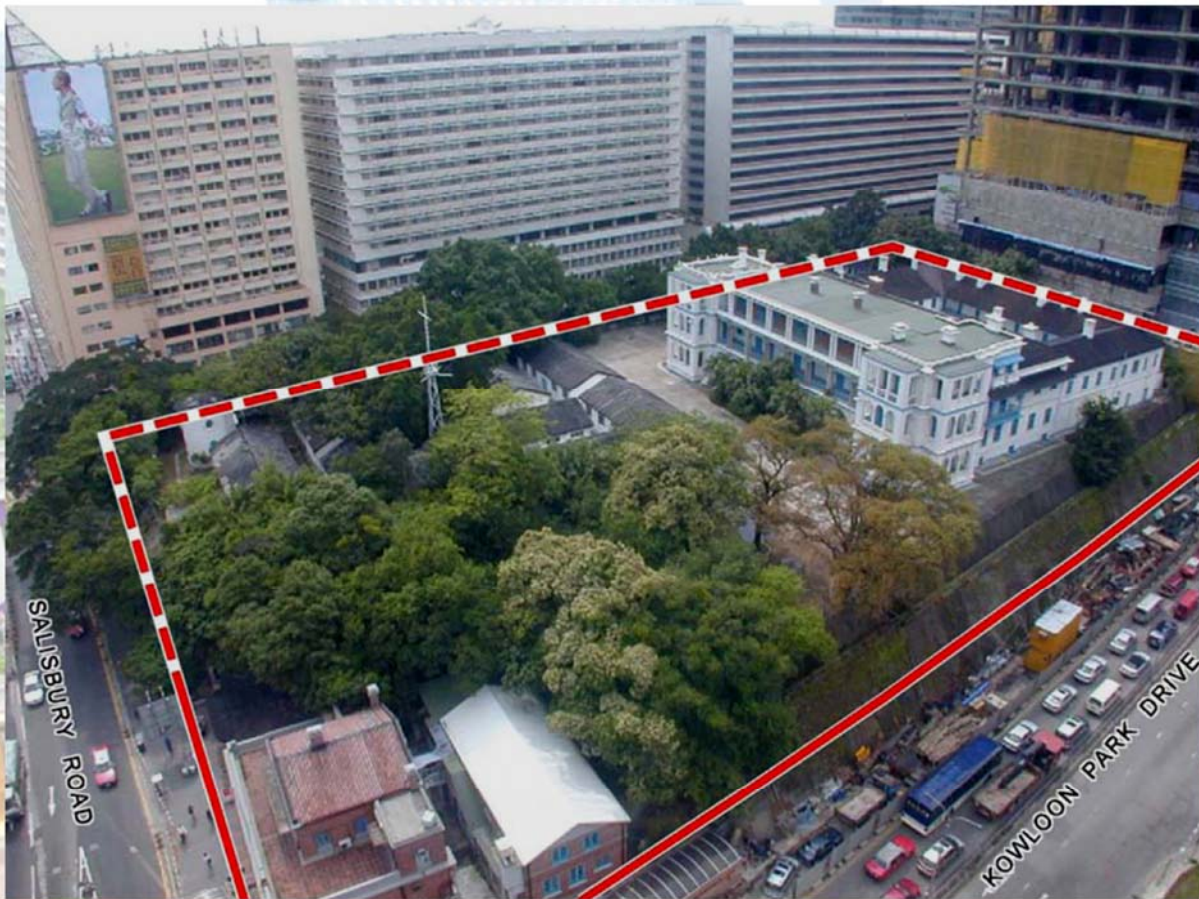




**Previous Marine Police  
Headquarter in Tsim Sha Tsui  
as viewed in 2001**







Physical condition of site as seen in 2001



Previous Marine Police Headquarter as viewed in May 2004 just after the handing over to the developer







Formation of site as seen in mid 2005



← Track  
alignment of  
the MTR  
Kowloon  
Southern Link

Formation of site as seen in late 2006

Small sloppy ground before and after  
the removal (note the two preserved  
trees in the two photos)







**Formation of site as seen in December 2007**



**Formation of site as seen in late 2008**







**Revitalization of the former Marine Police Headquarters project  
at its completion stage in May 2009**



**One of the most challenging engineering task in the project is to stabilize the main building structure on an elevated position about 18m from street level. This was done by the introduction of a row of pipe-pile wall and tied with internal anchor and waling as lateral support against ground pressure**







Previous slope being cut and the building stands on top of a newly-cut terrace with vertical sides of cut tie by pipe-pile wall and ground anchor.



The front of the project entrance during and after the revitalization (2006 and 2009)







The central court before and after the upgrading  
(2001 and 2009)







## Preservation of old trees



Another engineering feature of the project is to preserve four old trees. The involved work is to underpin the tree together with its root, support it on an elevated position until the completion of the podium structure. The tree will then be seated onto the new structure again to allow it to grow healthily as usual.

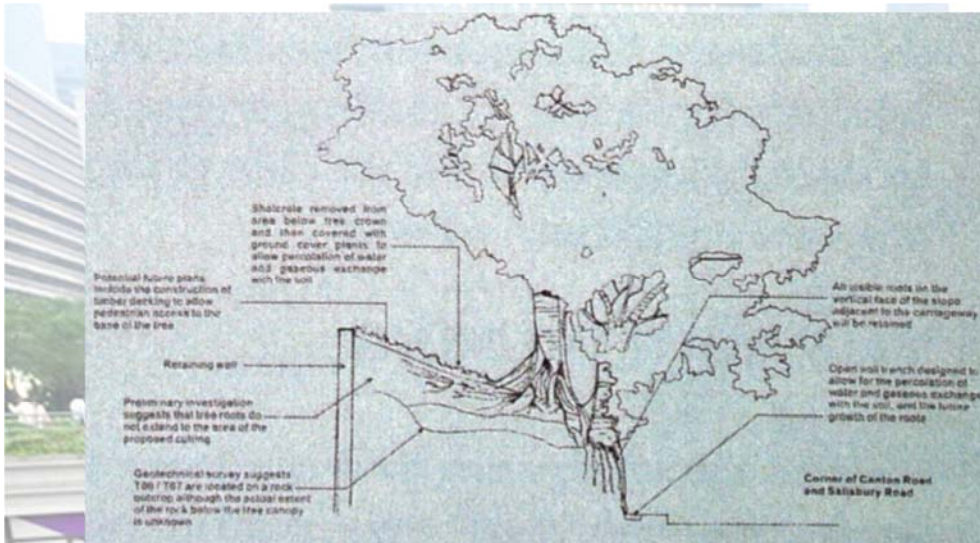
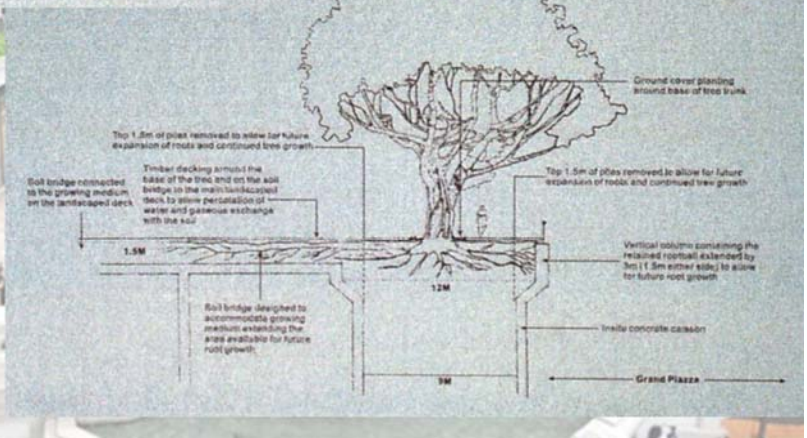
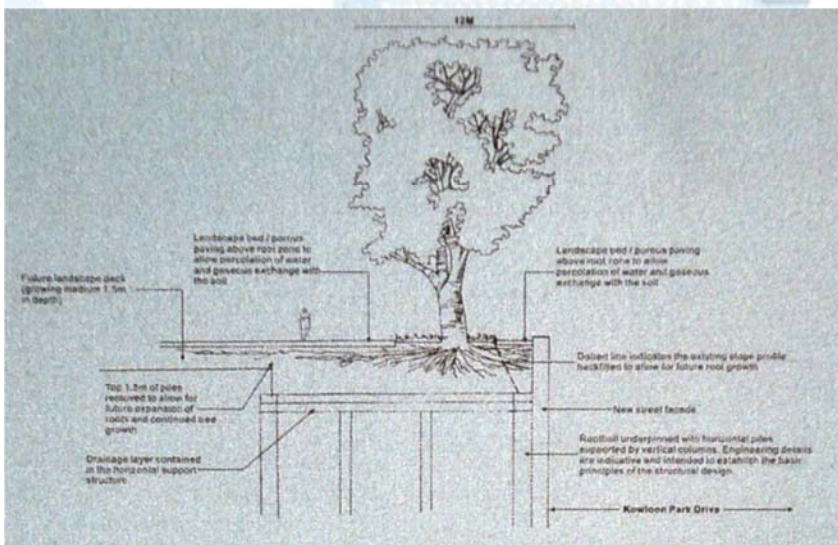






The trees finally transplanted in their designated position forming part of the terrace landscape





Another preserved tree which has been attached to an old stone wall since 1910





**The tree before and  
after the preservation**



**Preservation and re-aligning  
of old stone wall**









**Preservation of the old signal tower  
to become a time ball tower**







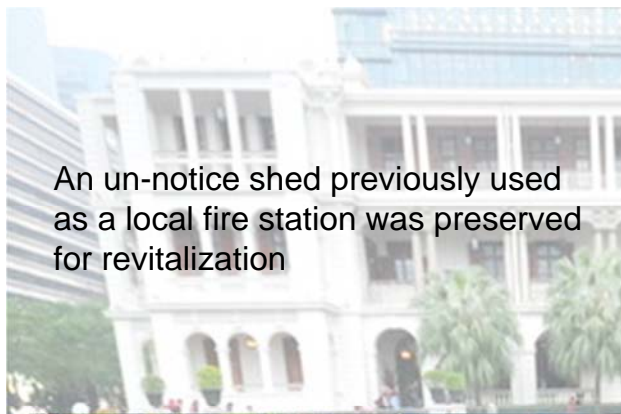








## Preservation of the old fire station shed into a retail shop



An un-noticed shed previously used  
as a local fire station was preserved  
for revitalization







Renovating the  
former fire station



The transformation  
process







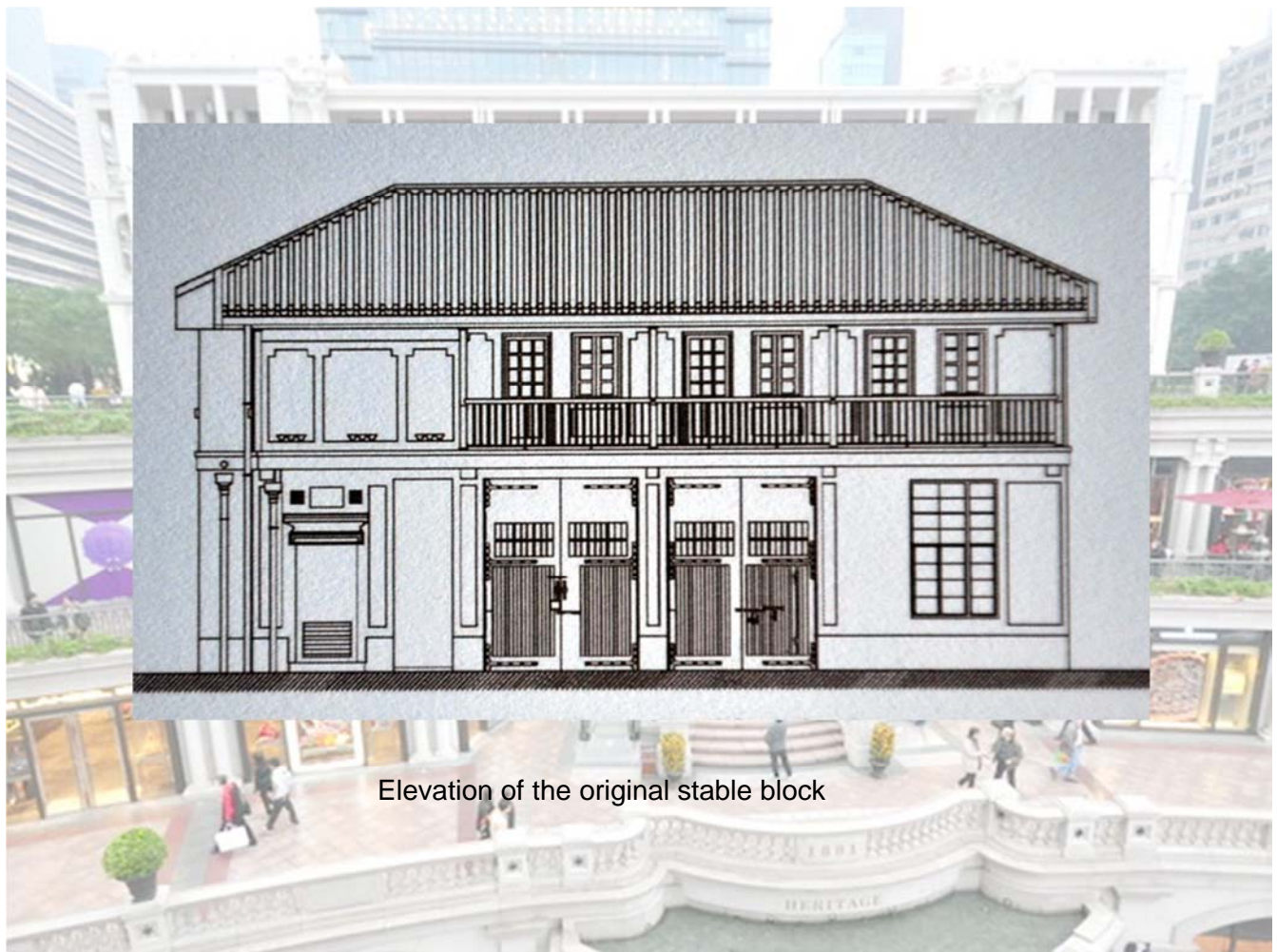
former fire station  
being converted  
as retail shops



The fire station shed transformed  
into a high-end shop in the tourist  
spot of Tsim Sha Tsui











Re-tile the roof of a service hut at the rear of the previous headquarters building







The stable block after renovation



The interior of the converted stable block using as a bar/cafe



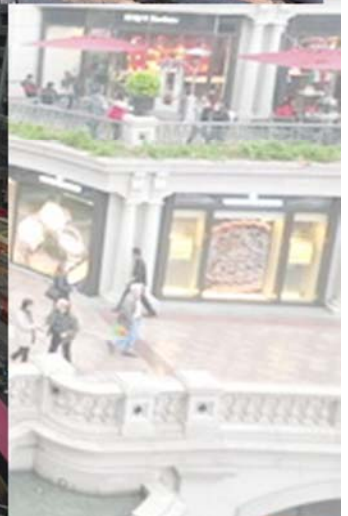








Ridge of roof as seen  
in 2001 and 2008







Ridge of roof as seen in 2001 and 2008



The original roof (right) and the roof after renovation















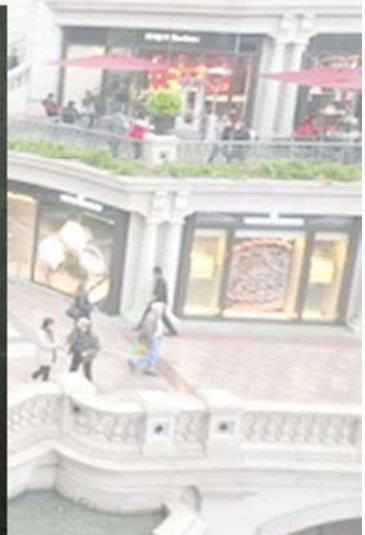








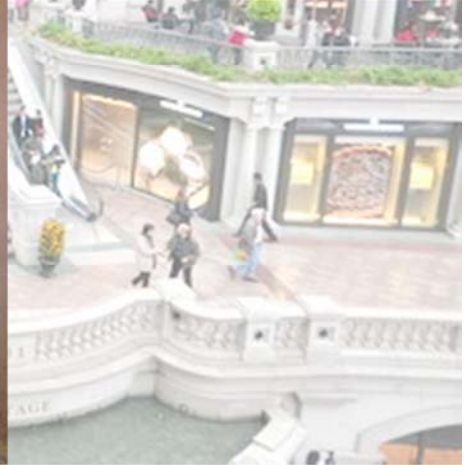
Re-pave the floor















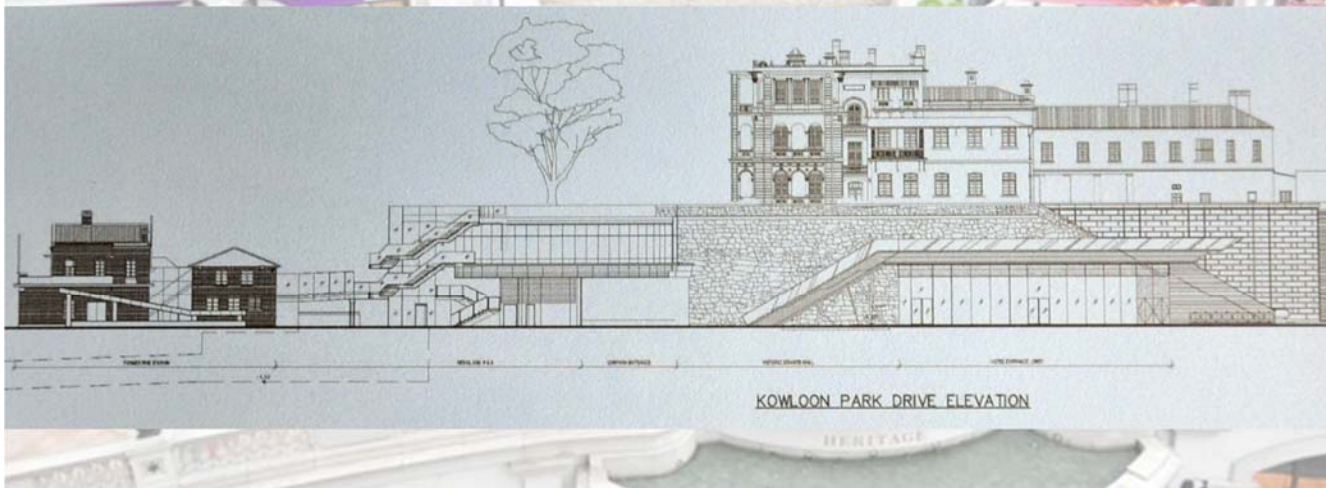




The new public terrace garden











The new public terrace garden and the entrance court area before the full operation of the complex

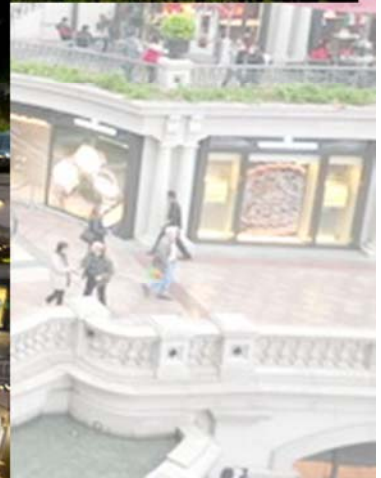
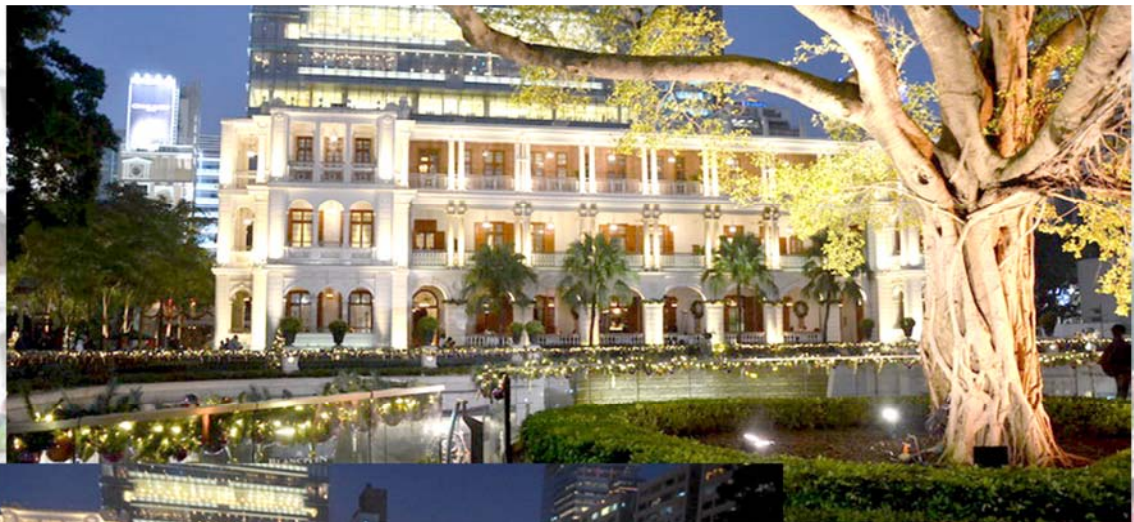


The new public terrace garden and the entrance court area before the full operation of the complex

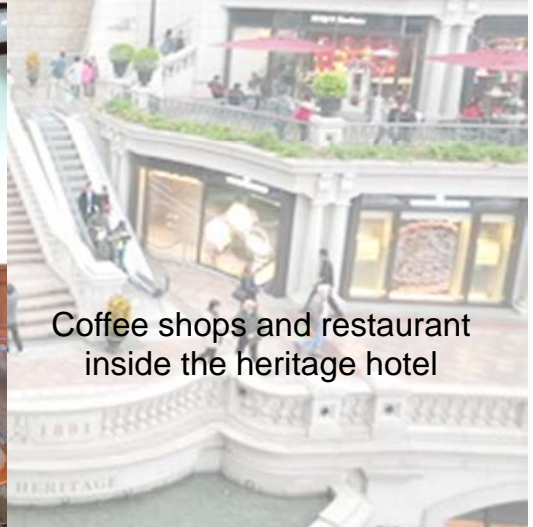




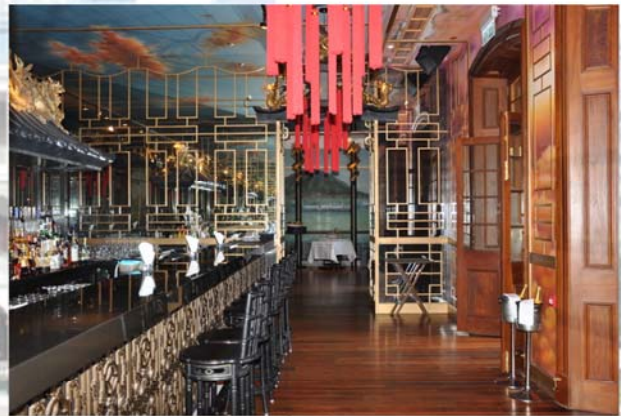
Holding of events as part of the commercialization elements for the project







Coffee shops and restaurant inside the heritage hotel



Restaurant inside the heritage hotel





The retail shops that  
make the redevelopment  
sustainable



End of presentation

In case of enquiry,  
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