Construction of Transfer Plate
- from various case studies

Presentation prepared by
Raymond Wong
Transfer plate is a structure sometimes found in high-rise buildings in Hong Kong. Building design often involves a podium structure that houses other functional spaces such as a shopping mall or a large lift lobby which require an unobstructed spatial layout in order to give a more impressive view.

While for the upper structure, it is often used as office or residential units using more economical shorter span design, or sometimes even with the putting in of very congested core wall for lift shaft and other building services.
To achieve this result, the layout of the podium structure can use regularly spaced columns in longer span design. While the upper floor using columns, load bearing walls and central core arranged in a more congested layout can still be maintained. What it needs to do to accommodate the difference in loading is by the placing in of a transfer plate at the base of the tower structure, such that the loading of the upper floors can be taken up and transferred downward through the podium.
However, the construction of the transfer plate is usually quite difficult. Below are some of the reasons.

1. It usually located at a high altitude on top of the podium structure. In some design it can be over-hung from the building line.

2. The podium structure may not able to provide the working space or support ground for the construction of the transfer plate due to differences in floor layout.

3. The transfer plate is usually very large and heavy in weight. The thickness of the plate averaged around 2.5m to 3.5m and with size from 600m2 to 1500m2. It weighs more than 3000 tons.

4. To provide the working space and falsework to support the construction of the transfer plate is difficult and costly with reasons as explained above.
To overcome these difficulties, the following methods or provisions are often employed.

1. A very heavy duty falsework system is erected as support and work platform to carry out the works (including formwork erection, steel fixing, concreting and sometimes tensioning works).

2. Using the completed lower floors as support to erect the transfer plate during construction, with additional propping erected, say, spreading through the below 3 to 4 floors in order to take up the loading of the transfer plate during concreting.
To overcome these difficulties, the following methods or provisions are often employed (continue).

3. A very heavy duty falsework system is erected as The placing of concrete to be done in several layers in order to reduce the total loading of the falsework. The hardened concrete on the bottom layer can take up loading very quickly.

4. The use of tensioning technique in the transfer plate to lower the thickness and thus the weight of the structure.

5. Or, the combination of method 2 and 3.
In order to give a more direct illustration to explain the above concept, a set of photos from some building cases are selected and shown below as part of the explanation on this topic.
Project Case:

The Olympian City in Tai Kwok Tsui
Construction of the columns on the podium level, on top of which will support the transfer plate and the tower-type superstructure
Erection of a temporary platform using universal steel sections with bracket support to the columns as work station for the transfer plate
Aerial view of the temporary platform erection for 4 tower blocks in stages
Two transfer plates gradually take shape at the base of two tower blocks
Sectional view of a tower block before the completion of the transfer plate.
View showing the construction of the transfer plate and the podium structure which worked at the same time on the upper and lower level.
Closer look at the formwork setup of the transfer plate before concreting
Closer look seeing the layout of the transfer plate with the reinforcement in place during the concreting process.
Commencement of the superstructure construction on top of the transfer plate. Note also that the construction of the podium was carried out at the same time meaning that the construction time was maximized under this arrangement.
Overview of the project with the construction of the 4 tower blocks proceeded in full speed under typical cycle
Floor plan showing the layout of the typical floor and the approx footprint of the transfer plate.
The final completed external appearance of the project with the 4 tower blocks and the podium structure in place
Project Case:

The Belcher’s Garden in Kennedy Town
The falsework system and the formwork being erected for the construction of one of the transfer plates for a tower block. Note a completed one at the rear.
Closer look at the transfer plates lining in row format with the centre one recently completed while the other on the sides soon ready for the placing of concrete
Detail look at the transfer plate with the reinforcing bars being fixed near the building core location. Note also the hose pipe forming ducts inside the plate for the insertion of tendons for post-tensioning work after concreting.
View of the transfer plate located on top of the podium structure ready for the commencement of the upper towers
The transfer plate with the formwork for the first residential floor as seen on the upper level of the podium structure
Overview of the tower blocks seated on the transfer plate above the gigantic podium structure. Note the complicated spatial environment especially the working height in this job.
Overview of the tower blocks and the transfer plate in relation to the layout of the podium structure
The tower structure and the podium as seen from the side and street level. Note the overhanging portion of the transfer plate supporting the tower block.
Project Case:
Office Tower of Langham Place
The 4m thick transfer plate supporting the office tower of Langham Place. Formwork to construct the core wall of the superstructure had been set up on top of the transfer plate.
The transfer plate and the core wall formwork as seen from the adjacent building.
Construction of the upper structure using table form to form the floor slab. Note the difference in column layout (eight 900mm diameter columns below the transfer plate and fourteen 600mm diameter columns on top)
Project Case:
Residential Development project in Tiu Keng Leng, Metro Town
Project Case:
Residential Development project in To Kwa Wan
Future location of Transfer Plate
Construction joint to allow the casting of the transfer plate in smaller sections.
Falsework supporting the formwork of transfer plate
Other examples
Residential building in Jordan (Previous Police Quarters)
Residential development in Yau Ma Tei
Residential redevelopment for KMB previous depot at Kai Chi Kok
Les Saisons at Sai Wa Ho
Residential buildings in West Kowloon near Olympic Station
Residential buildings in West Kowloon near Cheung Sai Wan/Lai Chi Kok
Other residential projects with eye-catching transfer plate structure
End of presentation

Hoping that the photos selected for illustration here can help you to get a general understanding about the construction of transfer plate.