



COMPLETED PROJECT



UNDER CONSTRUCTION PROJECT



NEW PROJECT



ECT. ACTIVITIES & ARTICLE





ORIGIN
THONGLOR
WORLD



ORIGIN THONGLOR WORLD

NEW PROJECT



NEW PROJECT

ORIGIN THONGLOR WORLD

Location: @Thonglor Road, Bangkok, Thailand

Owner: Origin property Public Co., Ltd.

Project Summary:

Luxury Mixed use project comprises of Grade-A office, retail shops, hotel and condominium. Land area of 6-2-78.6 rai.

WAG Responsibilities:

- Mechanical, Electrical and Plumbing System Design.

Architect : ATOM Design Co., Ltd.

Photo credit : <https://en.origin.co.th/condominium/origin-thonglor-world/>

PROJECT INFORMATION

Finding Your Missing Piece with the Concept of "BEYOND ORIGINATION" Community Luxury Residence, Executive Serviced Office, Lifestyle Retail and Hotel Serviced Residence

Discover Fulfillment with

ORIGIN THONGLOR WORLD
THE NEW WORLD OF POSSIBILITIES



APAC
EKKAMAI



APAC TOWER

NEW PROJECT



NEW PROJECT

APAC TOWER

Location: @Ekkamai Road, Bangkok, Thailand

Owner: APAC Land Co., Ltd.

Project Summary:

A 26-Storey mixed-use complex with office, retail shops and car parking. Construction area is estimated at 77,000 sq.m.

WAG Responsibilities:

- Mechanical, Electrical and Plumbing System Design.

Architect : Design 103 International Limited
 Photo credit : <https://www.meinhardt.net/projects/apac-tower/>

PROJECT INFORMATION

APAC Tower, currently under construction adjacent to BTS Ekkamai in Bangkok comprise of mixed-use office and retail space. The 26-story grade A office component recently achieved WiredScore Gold Pre-Certification, making it one of the first projects in Thailand to enroll in the WiredScore scheme.

WiredScore recognizes and promotes digitally connected buildings, focusing on the quality and resilience of digital connectivity.



dcondo
reef



D CONDO REEF PHUKET

NEW PROJECT



NEW PROJECT

D CONDO REEF PHUKET

Location: @Phuket, Thailand

Owner: Sansiri Public Co., Ltd.

Project Summary:

Three, 8-Storey Low-rise condominium with 706 units in total.
Construction area is estimated at 29,700 sq.m.

WAG Responsibilities:

- Mechanical, Electrical and Plumbing System Design.
- Civil and Structural Design

Architect : QA Design Co., Ltd.

Photo credit : <https://www.sansiri.com/condominium/dcondo-reef-phuket/th/>

PROJECT INFORMATION

YOUR EVERYDAY WELLCATION

Experience the refreshing ambiance of a condominium that revitalises your body and mind, providing a genuine "Safe Zone" where achieving true relaxation is effortless.

Discover a haven designed to bring you closer to nature, featuring a range of facilities that enable complete rejuvenation and cater to all aspects of a well-rounded lifestyle.

dcondo reef Phuket A space to relax your body and mind for a life unlike any other... Enjoy each and every day amidst nature.



SIRANINN
RESIDENCES

— PATTANAKARN —



**SIRANINN RESIDENCES
PATTANAKARN**

NEW PROJECT



NEW PROJECT

SIRANINN RESIDENCES PATTANAKARN

Location: @Pattanakarn 32 Road, Bangkok, Thailand

Owner: Singha Estate Public Co., Ltd.

Project Summary:

3 Types, 2-Storey super luxury house with total 28 units.
Land area of 23-3-40.8 rai.

WAG Responsibilities:

- Mechanical, Electrical and Plumbing System Design.
- Civil and Structural Design

Architect : At Forty Co., Ltd.

Photo credit : <https://residential.singhaestate.co.th>

PROJECT INFORMATION

TRUE LEGACY LIVES NOW

SIRANINN Residences is the place to create the precious memories for large families in every moments.

Singha Estate understands the meaning of 'home' and we intend to developing residences that can fulfill needs and dreams for families of all generations, especially a home that fill with memorable experiences that will pass down from one generation to the next.





RAMATHIBODI SI AYUTTHAYA MEDICAL CENTER

UNDER CONSTRUCTION PROJECT



UNDER CONSTRUCTION PROJECT

RAMATHIBODI SI AYUTTHAYA MEDICAL CENTER

Location: @Si Ayutthaya Road, Bangkok, Thailand

Owner: Faculty of Medicine Ramathibodi Hospital, Mahidol University

Project Summary:

27-Storey hospital and office tower.

Construction area is estimated at 30,000 sq.m.

WAG Responsibilities:

- Mechanical, Electrical and Plumbing System Design

Architect : Vessu Collaboration Co., Ltd.
Photo credit : W. AND ASSOCIATES Group

PROJECT INFORMATION

Under the core concept idea of "GIVING NEVER ENDING" while aiming to be future hospital. The building behaves as a public space for the neighborhood area – creates the value of giving back to the community. In parallel with giving back to the world by giving the importance of being such a sustainable building for both during the construction and operation phases.

The ambition is to capture a building with such timeless architectural language. That speaks out from its functions and while being complements by the aesthetic.



LaGuna
Beachside
RESIDENCES



**LAGUNA BEACHSIDE
RESIDENCES**

UNDER CONSTRUCTION PROJECT



UNDER CONSTRUCTION PROJECT

LAGUNA BEACHSIDE

Location: @Phuket, Thailand

Owner: Laguna Phuket Group

Project Summary:

Four, 5-Storey Low-rise condominium buildings with 185 units in total. GFA is 31,000 sq.m. (approx.)

WAG Responsibilities:

- Civil and Structural Design

Architect : dsign IN VITRO Co., Ltd.

PROJECT INFORMATION

LAGUNA BEACHSIDE - CAREFREE COASTAL LIFESTYLE

Located within Laguna Phuket within a few short steps to Bangtao Beach, Laguna Beachside is the newest address in Asia's finest integrated resort.

The development is ideally positioned just a few metres from the beach itself and features a dedicated beach area which offers owner s the best seats in the house to enjoy the stunning sunset over the light-speckled waters of the Andaman Sea.

A unique rooftop recreation area connecting all four low-rise buildings of Laguna.



HYDE
HERITAGE
THONGLOR



**HYDE HERITAGE
THONGLOR**

COMPLETED PROJECT



COMPLETED PROJECT

HYDE HERITAGE THONGLOR

Location: @Sukhumvit Road, Bangkok, Thailand

Owner: Grand Star Co., Ltd.

Project Summary:

A 45-Storey High-Rise Condominium building with 311 units in total. Land area of 2-2-18 rai.

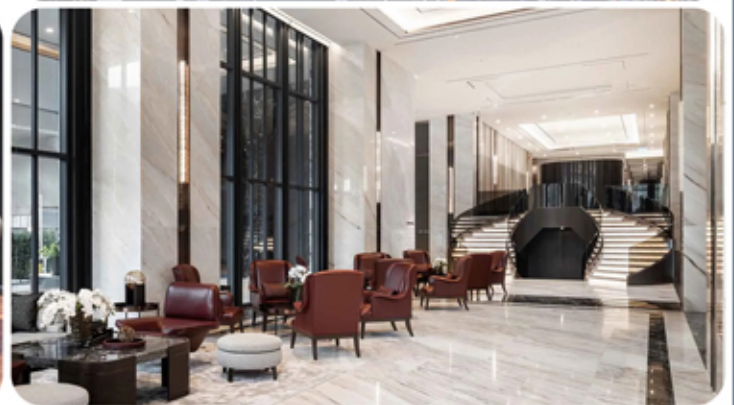
WAG Responsibilities:

- Construction Management

Architect : I'll Design Studio Co., Ltd.
Photo credit : Facebook: HYDE Heritage Thonglor
<https://hydeheritagecondo.com/>

PROJECT INFORMATION

Created to perfectly meet the discerning demands of dynamic modern lifestyles, HYDE Heritage Thonglor rises gloriously over Sukhumvit main road to elevate urban living into a fine art. Here, contemporary luxury is heightened through an eye-catching expression of exceptional design and craftsmanship. From lavish living spaces to exclusive five-star facilities and services, HYDE Heritage Thonglor is the ideal home from which to build an incredible family legacy.





TRAVELODGE NIMMAN

COMPLETED PROJECT



COMPLETED PROJECT TRAVELODGE NIMMAN

Location: @Chiang Mai, Thailand

Owner: Tanboon Co., Ltd.

Project Summary:

Six, 5-Storey buildings with roof top. Total 413 units.
Project building area approx. 24,000 sq.m.

WAG Responsibilities:

- Mechanical, Electrical and Plumbing System Design
- Civil and Structural Design

Architect : INSIDE IN DESIGN

Photo credit : <https://www.facebook.com/TravelodgeNimman/>
<https://www.travelodgehotels.asia/travelodge-nimman/>

PROJECT INFORMATION

4-star Travelodge Nimman Chiang Mai, one of the modern hotels in Nimman, Chiang Mai, Travelodge Nimman stands out as one of the best hotel in Chiang Mai, Thailand

You'll never lose touch with the world when we've got high-speed Wi-Fi and 24/7 support to help you navigate your way through the pulse of the city. With 413 rooms, a swimming pool and a modern communal space.

we're here to unveil the most of your stay. Peaceful mountains and a city filled with art and culture are at our doorstep!



CHAPTER

CHULA-SAMYAN



CHAPTER CHULA - SAMYAN

COMPLETED PROJECT



COMPLETED PROJECT CHAPTER CHULA - SAMYAN

Location: @Si-Phaya Road, Bangkok, Thailand

Owner: Pruksa Real Estate Public Co., Ltd.

Project Summary:

A 31-Storey High-rise condominium building with 181 units in total. Land area of 1-0-38.62 rai.

WAG Responsibilities:

- Quantity Surveying Service

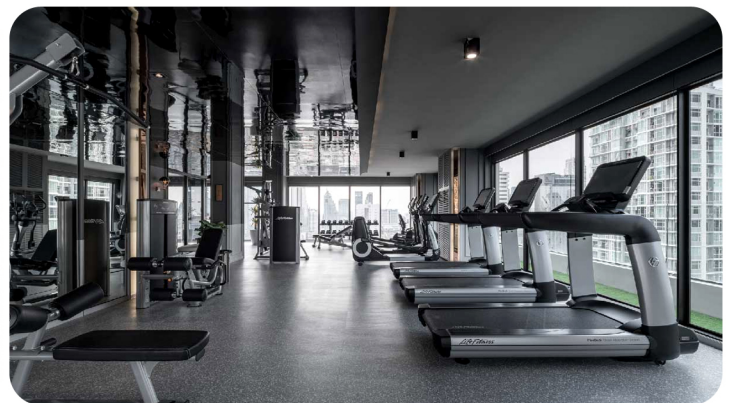
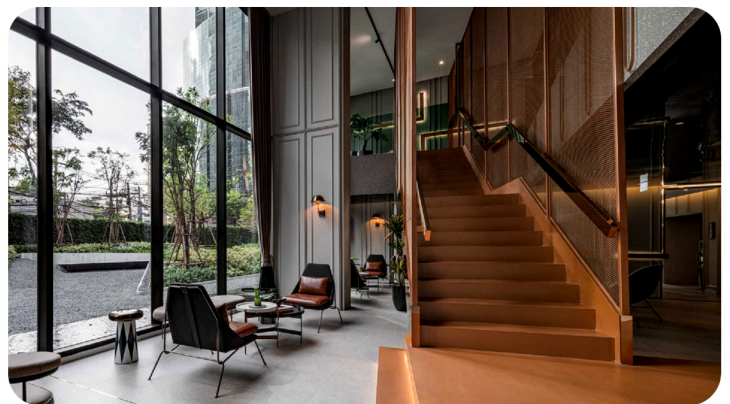
Architect : I'll Design Studio Co., Ltd.

Photo credit : www.pruksa.com/chapter/chula-samyan

PROJECT INFORMATION

MODERN ECCENTRIC DESIGN

Chapter Chula-Samyan urges the inner-city members to 'live original' at this residence of style. "Modern Eccentric" has a leading influence through and through. The merging of unusual yet classic space, forms and moods into the timeless decoration regenerates new vibes of originality.



ACTIVITIES

BASIC FIRE FIGHTING AND EVACUATION FIRE DRILL TRAINING

On Thursday, 12 October 2023, W. AND ASSOCIATES group organized the annual basic fire fighting and evacuation fire drill training at W. AND ASSOCIATES group office.

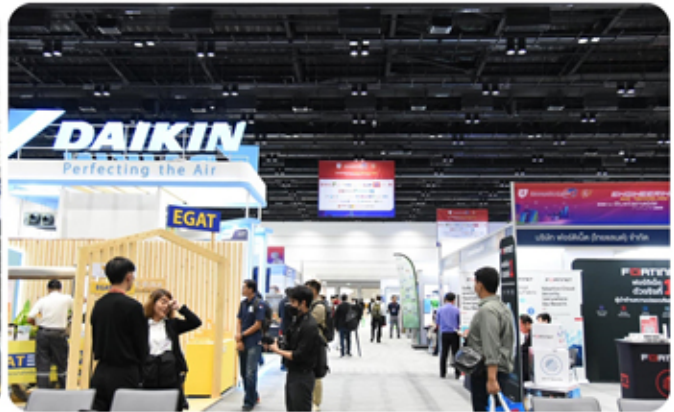
The purpose is to equip the staff with the knowledge and practical skills in fire safety and prevention measures. The training involves identifying the conditions capable of causing fire, knowing how to use a fire extinguisher and responding appropriately to fire emergencies and fire evacuation plan.



ACTIVITIES

NATIONAL ENGINEERING 2023

Mr. Montra Veerasai, Senior Mechanical Engineer MEP Team Leader of W. AND ASSOCIATES Group actively participated National Engineering 2023 on 1-3 November 2023 at Queen Sirikit National Convention Center (QSNCC)



HOW PROPER ROOF VENTING BENEFITS YOUR COMMERCIAL BUILDING



INTRODUCTION

The roof of a commercial building is often overlooked. Yet, it's one of the most critical parts of the structure. One of the essential components of a roof is proper ventilation. Without adequate ventilation, the building can become uncomfortable, unhealthy, and even dangerous.

BENEFITS OF PROPER VENTILATION

The benefits of proper ventilation go beyond preventing moisture buildup and ice dams. Proper roof venting can also help to improve indoor air quality by removing harmful pollutants and unpleasant odors. It can also help to extend the life of your roof and reduce energy costs by regulating temperature and reducing the workload of your HVAC system. Additionally, proper venting is essential for compliance with building codes in many states.

1. Increases Energy Efficiency

One of the main benefits of proper roof venting is that it increases the energy efficiency of your commercial building. The ventilation system helps remove hot air trapped in the building, which can cause the air conditioning to work harder than it needs to. With proper ventilation, your HVAC system will work efficiently, and you will save money on energy costs.

2. Protects Your Building From Moisture

Excess moisture in your commercial building can lead to mold growth, which can cause serious health problems, particularly for people with allergies or respiratory issues. Proper roof venting can help reduce moisture levels and prevent mold growth. Additionally, protecting your building from moisture can help prevent expensive damage to your roof and building.

3. Increases Comfort for Building Occupants

Proper roof venting can help make your commercial building more comfortable for occupants. Without adequate ventilation, the building can become stuffy and uncomfortable, making it difficult for employees

and customers to concentrate and enjoy their time in the building. Proper ventilation helps regulate indoor temperatures, control humidity levels, and create a comfortable environment.

4. Protects Your Roof From Damage

Without proper ventilation, moisture can accumulate in your roof's attic and cause damage to the structural components of your roofing system. This can lead to costly repairs or even roof replacement. Proper roof venting allows for air circulation, reducing the risk of moisture damage to the roof. It also protects the roof from excessive heat, which can cause shingles to deteriorate and crack.

5. Provides Health Benefits

Proper roof venting can also provide health benefits for employees and visitors to your commercial building. Poor air quality can cause allergies and breathing problems. A well-ventilated building keeps air quality fresh, reducing the risk of allergies, asthma attacks, and other respiratory illnesses.

TYPES OF VENTILATION SYSTEMS

There are many types of ventilation systems that can be utilized in your commercial building, and each system is designed for different types of roofs and weather conditions. Ridge vents, for example, are installed along the roof's peak to help airflow in and out of the attic. Soffit vents are installed under the eaves and typically work in tandem with ridge vents to facilitate air circulation. Power vents, on the other hand, are motorized fans that help to move air out of the attic.

1. Natural Ventilation

This type of ventilation system works by using the difference in air pressure between the indoor and outdoor environment. The system relies on natural forces like wind and buoyancy to move air in and out of the building. Natural ventilation is the most cost-effective and energy-efficient ventilation system. However, its effectiveness

varies with its location and climate. This system works best in temperate climate regions and where there are consistent breezes.

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3. Mechanical Ventilation

This type of ventilation system uses mechanical power to move air in and out of the building. The system relies on fans, ducts, and other equipment to force air in and out of the building. Mechanical ventilation includes two sub-types: supply and extract ventilation. Supply ventilation works by supplying fresh air into the building, while extract ventilation works by removing stale air from the building. Mechanical ventilation is the most popular ventilation system in commercial buildings as it is very effective in maintaining air quality and can work efficiently in any climate.

4. Heat Recovery Ventilation

Heat recovery ventilation system works by recycling warm air that is being extracted from the building. The system uses a heat exchanger to transfer the heat from the outgoing air to the incoming air. This system is very useful in colder climates as it reduces the demand for heating. Heat recovery ventilation system is slightly more complex than natural and mechanical ventilation systems and requires professional installation.

5. Hybrid Ventilation

Hybrid ventilation system, as the name suggests, combines the features of natural and mechanical ventilation systems. The system uses mechanical ventilation to complement natural ventilation. During favorable weather conditions, the system relies on natural forces, while during unfavorable conditions, it switches to mechanical ventilation. Hybrid ventilation is the most efficient and effective ventilation system, but it is also the most expensive system to install and maintain.

WHERE VENTING IS ESSENTIAL?

Proper ventilation is critical for the success and longevity of a commercial roofing system. Venting is necessary in attics and ceilings, roof decks, exhaust systems, specialty areas, and to comply with building codes and regulations. Failure to install a proper ventilation system can lead to costly repairs, inadequate indoor air quality, and health hazards.

1. Attics and Ceilings

Commercial buildings often have attics or ceiling spaces above the main level. These spaces are not typically seen by building occupants, but they play a vital role in preventing heat and moisture buildup. Without proper ventilation, the air in the attics or above the ceiling can become stagnant and hot, leading to discomfort in the building. Proper ventilation installed in attics or ceiling spaces can move hot air out, reducing the need for air conditioning and keeping building occupants comfortable.

2. Roof Decks

Proper ventilation of roof decks is critical to preventing moisture buildup and the growth of mold and mildew. The ventilation system should consist of intake vents that allow fresh air in and exhaust vents that move moist air out. Commercial roofing systems often have insulation and various layers of material that can trap moisture. Without proper ventilation, this moisture will build up and lead to costly repairs and health hazards due to mold and mildew.

3. Exhaust Systems

Exhaust systems, such as HVAC units, vent pipes for plumbing, and kitchen hoods, require proper venting to the outside. Without sufficient ventilation, the fumes and moisture from these systems can accumulate in the building, leading to uncomfortable and potentially dangerous conditions. Proper venting for exhaust systems is essential for ensuring indoor air quality, protecting building occupants, and prolonging the lifespan of the roofing system.

4. Specialty Areas

Commercial buildings often have unique spaces that require specialized ventilation. For example, laboratories and clean rooms require highly specialized ventilation systems to maintain air quality. Data centers require ventilation that keeps equipment cool and reduces the risk of downtime due to heat. Each specialty area requires a unique ventilation system that caters to its specific needs.

5. Building Codes and Regulations

Building codes and regulations require proper ventilation for commercial roofing systems. It is essential to work with a professional roofing contractor who is knowledgeable about the latest building codes and can install a ventilation system that complies with these requirements. Failure to comply with building codes and regulations can result in fines, required repairs, and even the inability to operate business in the building.

HOW CAN ALL SEASONS ROOFING HELP?

At All Seasons Roofing, we know the importance of proper roof venting in maintaining your commercial building. We have a team of expert technicians who can inspect and evaluate your current ventilation system to ensure that it is working efficiently. We can also recommend and install different types of vents to provide better airflow, including ridge vents, soffit vents, and power vents.

THE IMPORTANCE OF REGULAR MAINTENANCE

The key to ensuring the optimal performance of your commercial building ventilation system is to conduct regular maintenance and inspections. This process is critical in identifying potential issues early on and preventing significant damages that can result from neglect. All Seasons Roofing offers routine maintenance services to help keep your commercial building's ventilation system working smoothly and efficiently.

Proper roof venting is essential to maintaining the health, comfort, and longevity of your commercial building. Adequate ventilation protects against moisture damage to your building and roof, improves energy efficiency, provides healthy air quality, and creates a comfortable environment for employees and visitors. Don't overlook the importance of proper roof venting for your commercial building.

SOURCE: All Seasons Roofing & Waterproofing/blog

T H A N K Y O U



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