

# FLASH

11

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*News+FLASH* is the digital offspring of *INTERSECTION*. It is published digitally each fortnight for the foreseeable future, until we run out of ideas, articles or money.



**1st Prize**

Ar. Jascinta Yü (Yü K.E. Architect) in collaboration with AK+



**2nd Prize**

Ar. Justin Lee (Just Architecture Sdn. Bhd.)



**Honorary Mention**

Ar. Wong Leong Hong  
(Arkitek LH Wong)



**Honorary Mention**

Ar. Moh Ung Tai (U T Moh Architect) in collaboration with studiogoto & Ar. Teo Chong Yean



**3rd Prize**

Ar. Hung Sing Ing (MOA Architects Sdn. Bhd.) in collaboration with Attic Studio

# LANGIT

PAMSC-HSL-NP  
ARCHITECTURE IDEAS  
COMPETITION 2021  
- PG 2



**2**

PAMSC ONLINE DESIGN SERIES 3.0  
SPEAKER'S INTERVIEW : PEI YONG, IDZFAN & MELANIE  
- PG 18



# LANGIT

PAMSC-HSL-NP ARCHITECTURE IDEAS COMPETITION 2021



On 7<sup>th</sup> August, the result for **PAMSC-HSL-NP Architecture Ideas Competition 2021**, also known as '**Langit Kuching Competition**' was officially announced by The Right Honourable Chief Minister of Sarawak, YAB Datuk Patinggi (Dr) Abang Haji Abdul Rahman Johari bin Tun Datuk Abang Haji Chano, Sarawak Chief Minister of Sarawak.

### **1st Prize**

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in collaboration with AK+

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Chong Yeap

Ar. Wong Leong Hong  
(Arkitek LH Wong)

The competition was initiated by **Hock Seng Lee Berhad** and their offshoot **Next Phase Sdn. Bhd.** **PAM Sarawak Chapter** was the organiser. The competition called for an ideas proposal for a commercial highrise on a 0.78-acre vacant land located in the middle of Kuching City.

It was officially launched on 8 Feb 2021 via the PAMSC website and Facebook page. 112 registrations were received after 5 weeks of the registration period. Out of these registered participants, 85 successfully submitted their competition entry.

Five judges were appointed as jury panel chaired by Ar. Ivy Jong. They are Datuk Ar. Ezumi Harzani Ismail, Ar. Mike Boon Chee Khian, Ar. Lillian Tay Wai Fun and Mr Yu Ji. Judging was based on the excellence of design, economic & financial viability and innovative & sustainable solutions.

After first round of judging, 11 entries were shortlisted for further marking before finalising the winners' list. All top 11 shortlisted entries together with other selected entries were exhibited for public viewing at La Promenade Mall in Kuching since May 2021.

This is the first time that an architecture idea competition was held in Sarawak. With the initiative from private corporations and support from the Sarawak government for the event, PAMSC hopes for more competitions in the near future. Especially for the public facilities and buildings where community engagement is playing an important role in the success of the project.

Visit [LangitKch.com](http://LangitKch.com) for a virtual exhibition of all winning and selected entries. Find out more about the event on Hock Seng Lee or PAM Sarawak Chapter Facebook Page.

Convener  
Ar. Chai Si Yong  
PAMSC Chairman, 2021-2022

## JURY SUMMATION

It was a delight to judge the competition and we are grateful for the commitment among our learned peers, to what was a demanding experience; due to the current Movement Control Order that did not allow the judges to engage physically.

Due consideration was given to all submissions received, which were diverse in scale, usage and efficiency. Many of the design ideas challenged conventional expectations and demonstrated a refreshing approach to place-making in the context of Kuching. A majority of the submissions displayed a clear commitment to social and environmental sustainability.

Some had bold and progressive commercial programmes that makes one re-think the idea of commercial development without the provision of a residential component. Some schemes were more cohesive, while in others economic viability was more persuasive. Some of the story-telling were provocative while others were captivating.

The shortlisted schemes pushed various aspects of design thinking and the jury were impressed by the creativity, the approach and the thoughts demonstrated in these submissions.

While the diversity created much debate among the jury, the final shortlisted schemes had common qualities in design excellence while providing a climate action plan which not only addressed the sustainability issues on a materiality level but also on a social-economic level. The jury also looked at the economic viability, construct-ability and the overall presented ideas.

Each scheme has different strengths with distinct messages, which brought out specific design objectives in their proposal.

After a month of discussions online, the final winners were selected.

Prepared by  
Ar. Ivy Jong (Jury Chair)  
PAMSC Immediate Past Chairperson

1<sup>st</sup>  
PRIZE

Ar. Jascinta Yii (Yii K.E. Architect)  
in collaboration with AK+

# CLOUD FOREST

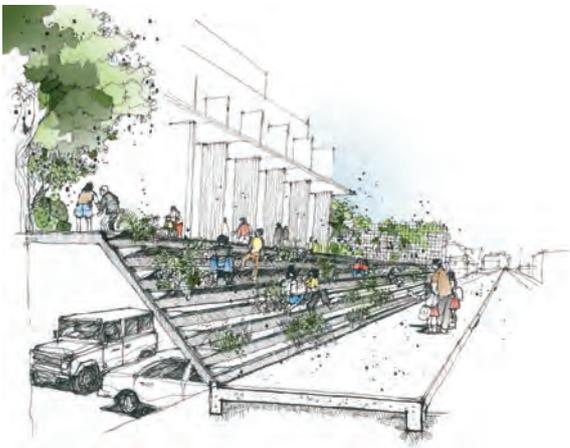
*Jury's Verdict:*

“ *Impactful, accessible modularity form applied with added structural frame that gave it cohesiveness, makes this scheme engaging and refreshing. The ideas to provided a high density, yet flexible and adaptable multi-generational living and working units, is a salient feature very relevant to future proofing in the new norm post Covid-19 pandemic.* ”

The design encapsulates the ideas of sustainable living featuring the concept of urban farming and promoting occupants self-sufficiency with opportunity for public and community engagements at multiple levels.

This winning scheme provided the most well rounded solution to the criteria sought.

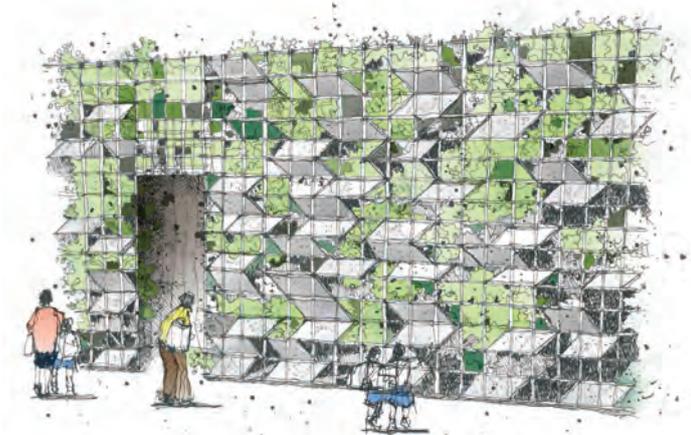




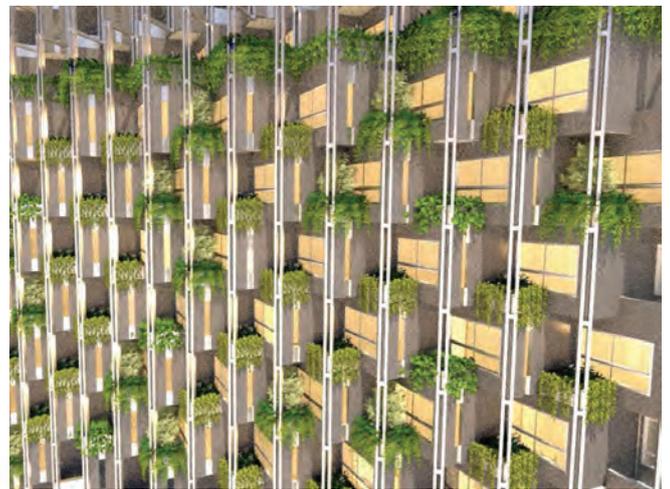
The side boundary facing the main road is literally without a fence.



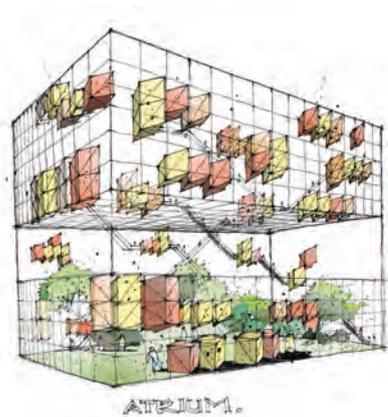
Vegetation and "water-balanced design" that extend beyond the site and throughout the surrounding parkland.



'Porous' tall side boundary wall with 'caged' landscape feature as visual barrier.

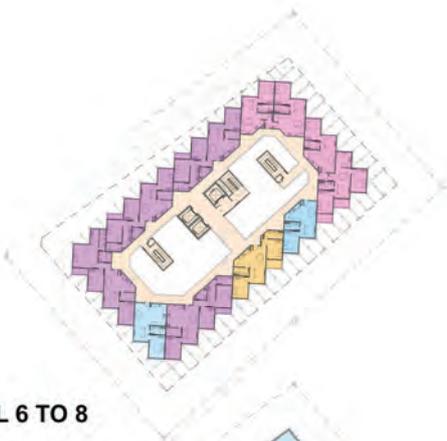


Building typologies that anticipate the complex needs and challenges of the future.



Concept of 'Floating' office boxes at the atrium area.

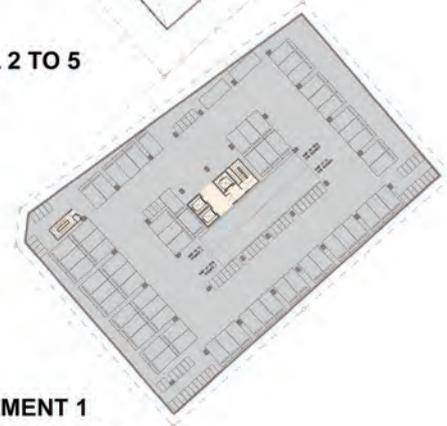
**LEVEL 6 TO 8**



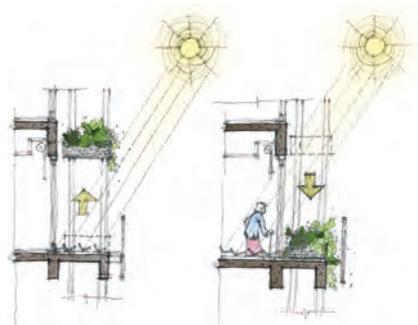
**LEVEL 2 TO 5**



**BASEMENT 1**



**LEVEL GROUND**



*Each individual unit is fitted with a garden.*



*An open farm market will utilize much of open ground floor space.*



2<sup>nd</sup>  
PRIZE

Ar. Justin Lee  
(Just Architecture Sdn. Bhd.)

# AQUAPONIC

*Jury's Verdict:*

“A bold climate action scheme. Beautiful crafted spaces with innovative sustainability ideas to address the current food securities for Sarawak. A brilliant idea on urban farm island that engages and educate the public with museum like spaces showcasing its unique products and its processes.”



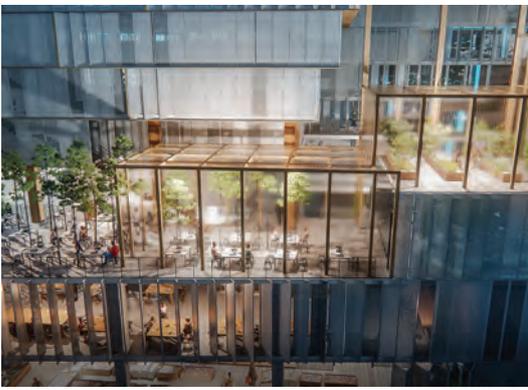
The design draws in the public at street level. Urban 'farm to table' concept with interesting spatial programme. The scheme will be greatly enhanced with more diverse community activities and mixture retail, soho office spaces complementing the existing programme. Improved density will boost the scheme's economic viability. A design idea that will be relevant in almost any urban areas with a bold outlook and concept direction towards accommodating the new norm post Covid-19 on sustainable self-sufficiency.



Grand Entrance.



Aquarium.



Dining Zone.



Open Plaza.



Alfresco Dining.

## MASSING STRATEGY

### 1 Aqua + Ponc

The building mass designed with 2 "L-shaped" forms interlocking each other, formed by two main programs, the Aquafarm and Aquaponic.

### 2 Staggering + Courtyard

Key design is to create a public friendly building with pedestrian connectivity and public greeneries. By crafting the staggering massing and a courtyard, we introduced a unique and interactive public realm consist of greeneries.

### 3 Exposure

The staggering form is crafted specifically orienting the southern side, enabling minimum of 6 hours of natural sunlight exposure, suitable for agriculture and planting. It also allows daylight penetrates into the central atrium for a better lifted internal space.

Open terraced steps that serve as an entrance statement that creates a well visual and physical connectivity into the building.

### 4 Program

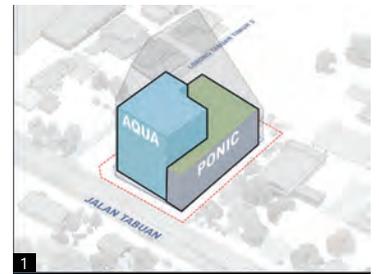
The ALL-IN-ONE program mimic an ecosystem under a roof, creating a better linkage and zero carbon footprint environment, a self-sustain ecosystem where the public able to experience, learn, collaborate and interact within a closed environment.

### 5 The System

The Building are able to harvest rainwater and electricity as part of the resources to reduce the production and consumption cost.

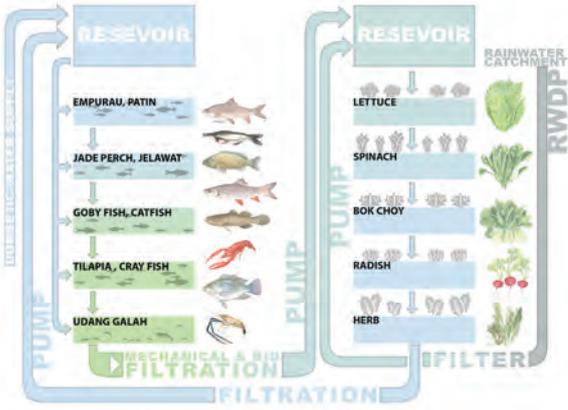
Building Intergrated Photovoltaic (BIPV) systems are introduced at Greenhouse to allow maximized exposure of natural lighting for electrical harvest.

Water Reticulation System are using gravity to supply throughout the building. Rainwaters are collected and stored to use as irrigation.



Longitudinal section.





Aquaponic water circulation diagram.



Greenhouse Orchid Garden.



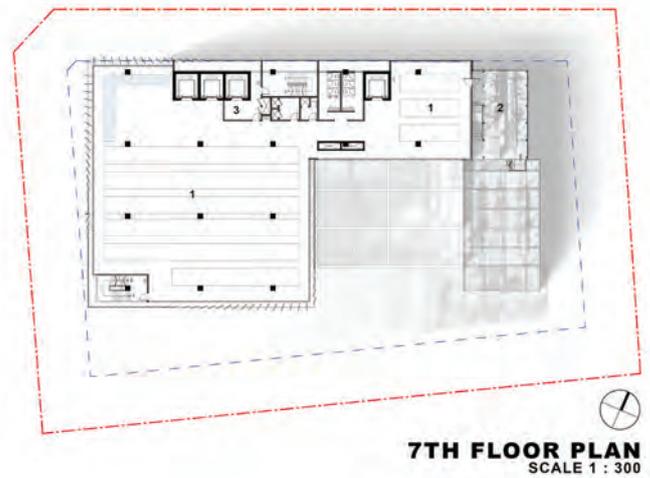
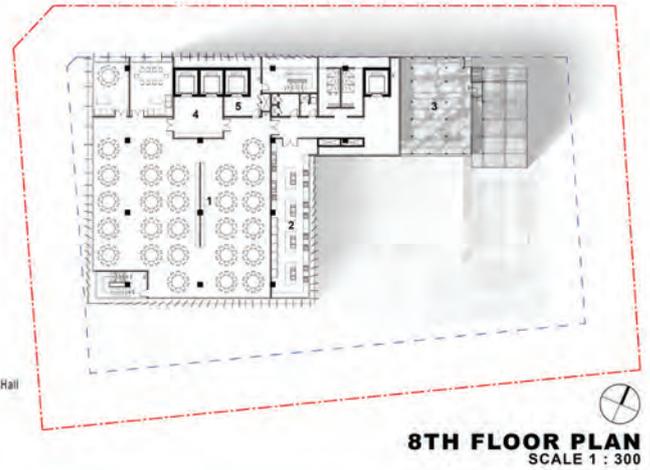
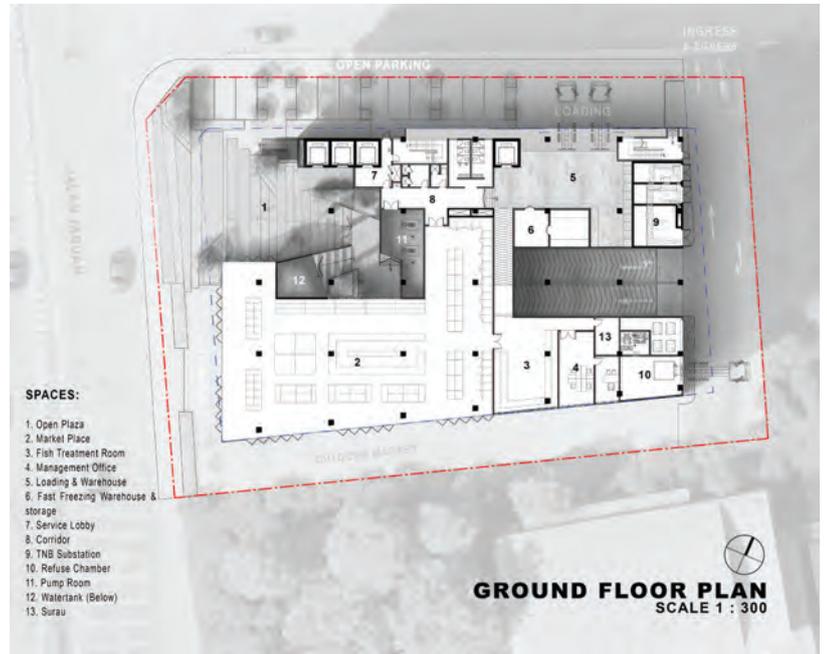
Fish Farm.



Marketplace.



Botanical Garden.



3<sup>rd</sup>  
PRIZE

Ar. Hung Sing Ing  
(MOA Architects Sdn. Bhd.)  
in collaboration with Attic Studio

## LANGIT

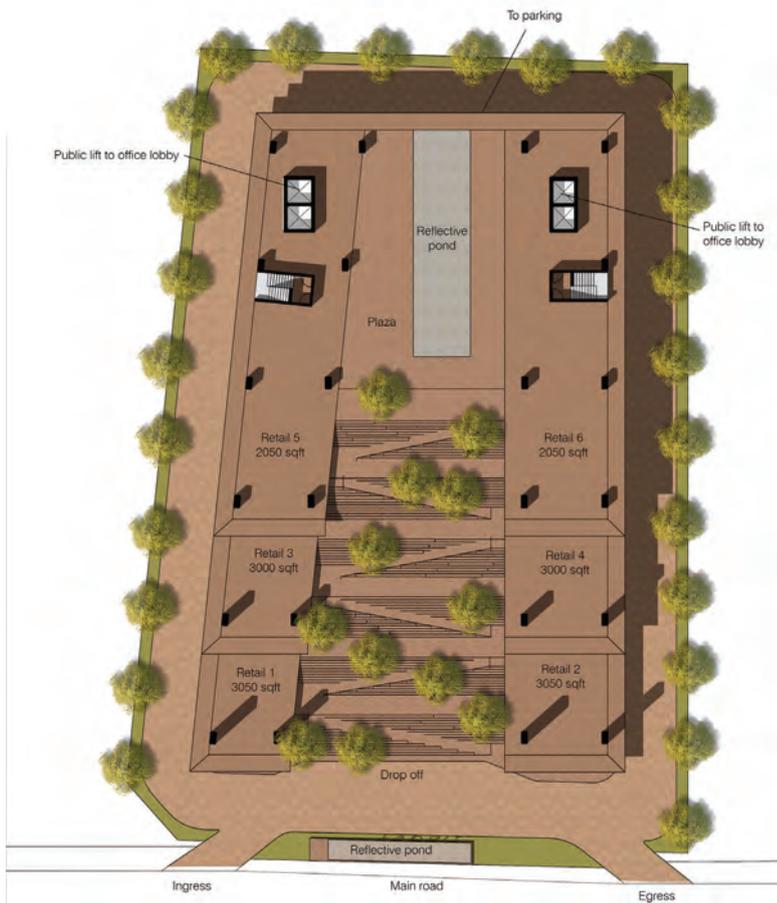
*Jury's Verdict:*

“ *The creation of impactful and accessible open public spaces by sacrificing the lower levels in lieu for commercial activities.* ”

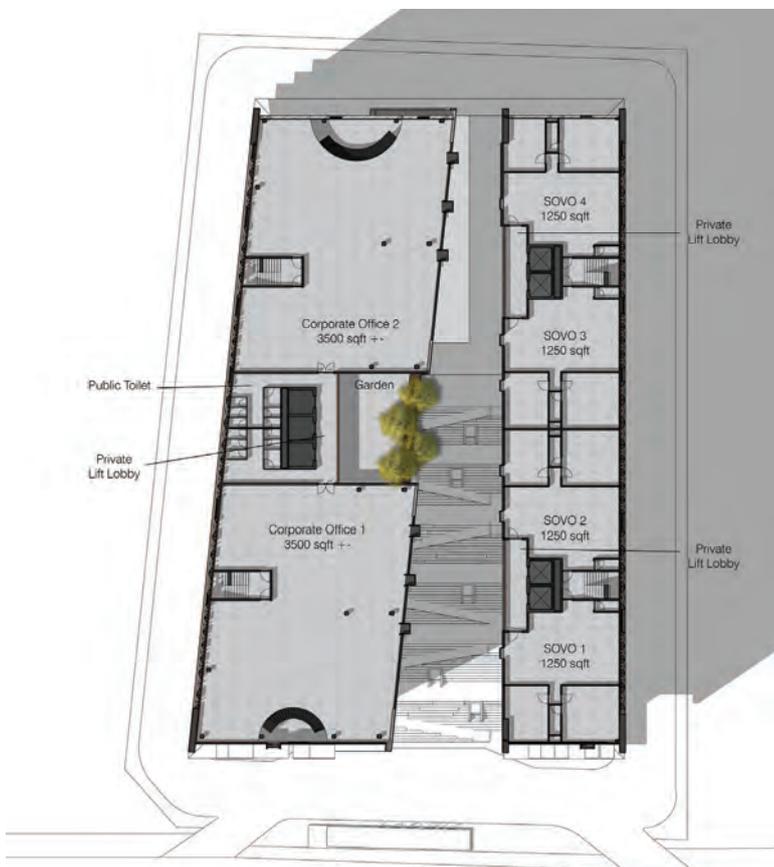
This was compensated by their proposal to challenge the current planning guidelines with higher density at the higher levels, lifting the commercial component off the ground.

The trade-off for better public spaces in this scheme ignited conversations on a re-visit to the current guidelines to bring it abreast with today's technology maybe timely. The promotion of higher density to achieve economic viability, while providing much needed and accessible public spaces at the lower levels for the public can be an economic trade-off in many potential developments. This inducement will benefit everyone.





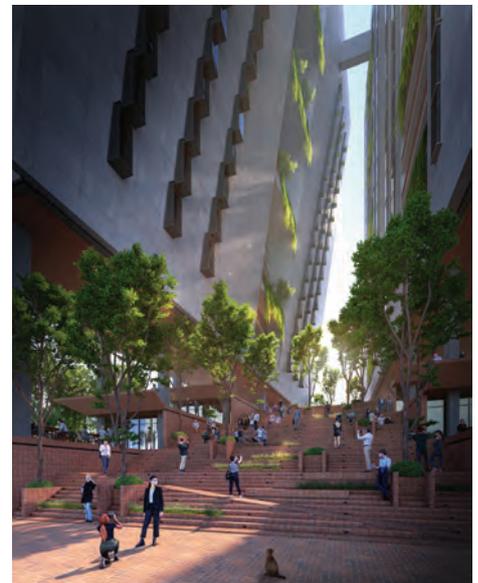
Retail Floor Plan (Level 3)



Typical Floor Plan (Level 4 - 22)



At night when the offices are closed the retail space below comes alive. The open public space engages nearby community to gather and relax at the stairways and plaza while visiting their local restaurants. The rooftop spaces are also able to be commercialized by placing rooftop restaurants/bar selling the night view of Kuching.

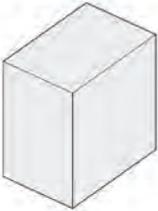


During the day the commercial building is well lit by natural light from both sides thus reducing the need for energy. Heat gain in the building is also minimized due to the long part of the building facing north and south. The east façade consist of floor to ceiling height glass to allow offices to have a grand view of Kuching skyline, people are also able to catch the Sunrise as it is facing east.



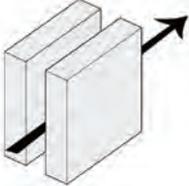
The building office lobby is naturally ventilated and protected from rain as it is facing inside. People leaning over the balcony are also able to enjoy and connect with activities happening at the plaza. The reflective pond at the plaza reflects the sky, reminding of the project name (Langit). It also cold down the building by evapotranspiration aided by cross and stack ventilation.

**MASSING STRATEGY**



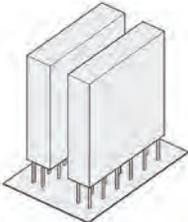
**FORM**

A massing is created to maximise the floor area to client's requirement of 30,000 sqft. Equal to around 20 levels



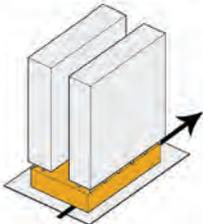
**LANG (DOOR)**

An opening is cut through the massing facing the East, representing Lang (door) towards the sky.



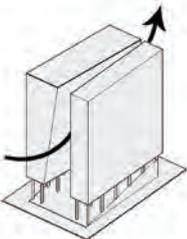
**VERNACULAR**

The massing is elevated to signify the cultural architecture of Sarawak, the traditional vernacular house.



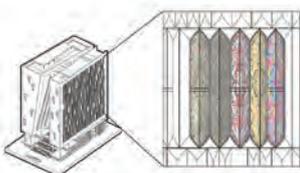
**PUBLIC SPACE**

Ground floor space is introduced to create permeable public spaces to maximise community experience.



**LANGIT (SKY)**

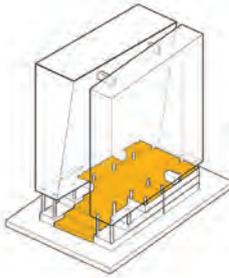
The form is manipulated to provide users an experience of the breathtaking views of the atmosphere above, as the door opens towards the sky.



**SIGNIFICANCE**

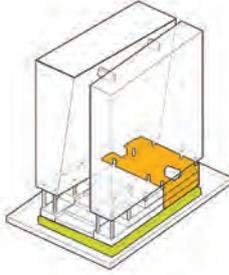
The motifs on the facade signifies the local Terabai Iban, paying homage to the traditional dayak culture.

**BUILDING PROGRAMME STRATEGY**



**INTERCHANGEABLE PROGRAMME**

The function of the plaza is flexible and able to be converted into public space such as skate park, garden etc. or being commercialised into adventure park, mini zoo, bazaar etc to attract visitors.

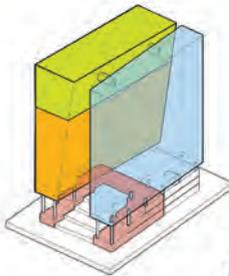


Micro-mobility parking (bikes/motor)

**PARKING DESIGN OPTIONS**

Two options of parking to cater to budget sensitivity. Micro-mobility parking able to fit more cars within the load capacity of the building without excavation of site.

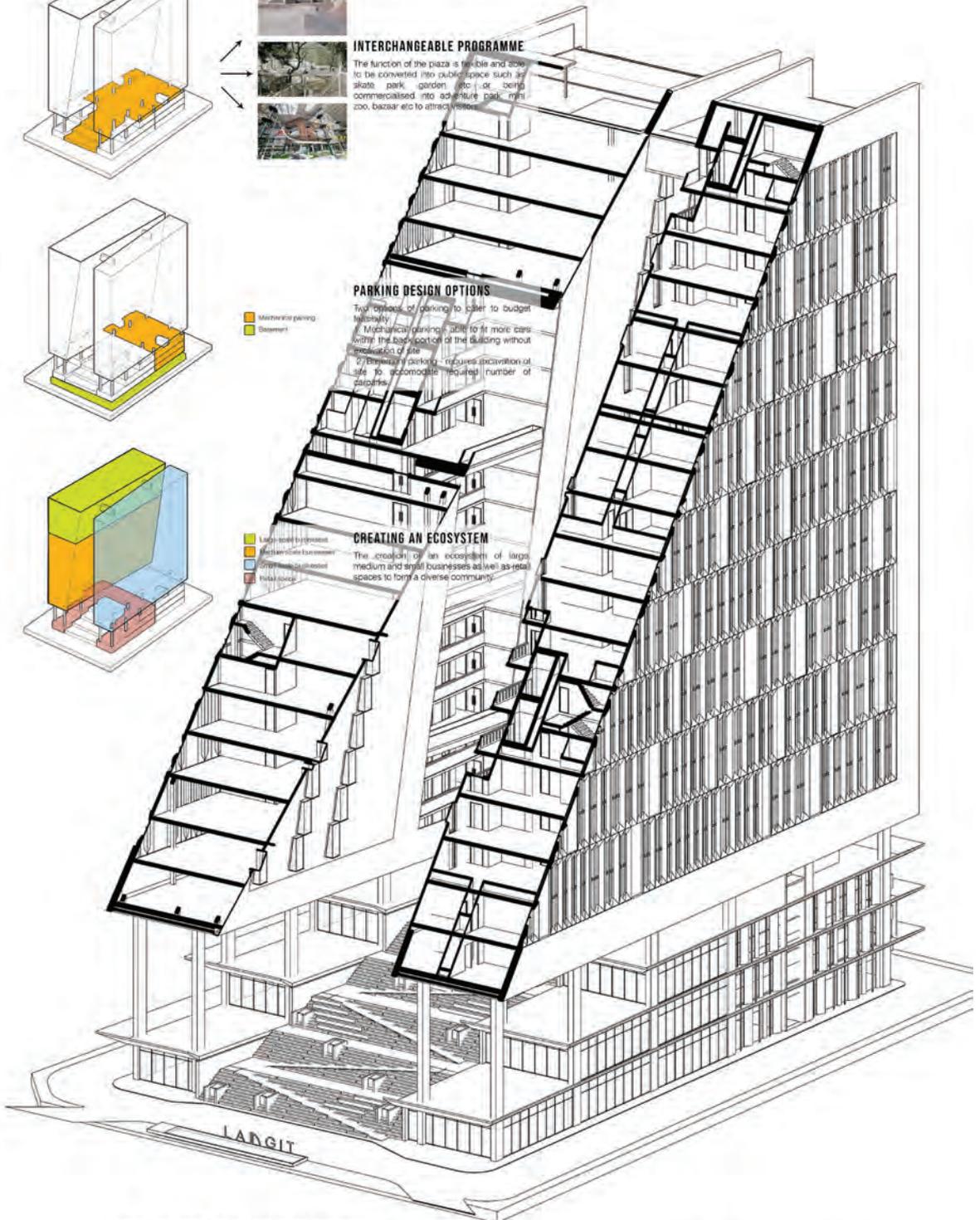
Traditional parking requires excavation of site to accommodate required number of cars/motor.



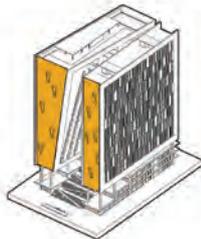
Large scale to ground floor (retail/commercial)

**CREATING AN ECOSYSTEM**

The creation of an ecosystem of large, medium and small businesses as well as retail spaces to form a diverse community.

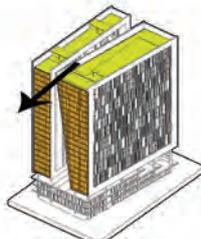


**SITE AND ENVIRONMENTAL RESPONSE STRATEGY**



**WEST FACADE**

The West facade is solid to prevent heat gain from the evening sun.



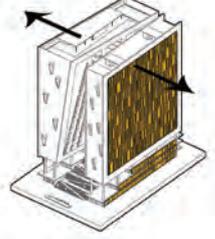
**EAST FACADE**

Openings on the East facade facing towards the sea for natural lighting penetration from the morning sun.



**CROSS VENTILATION**

Wind passes through the building, providing a cooling effect to the surrounding atmosphere.



**ORIENTATION**

The openings face the North and South directions for diffused/natural lighting and to prevent heat gain from direct sunlight.

Honorary Mention:

Ar. Moh Ung Tai (U T Moh Architect)  
in collaboration with **studiogoto** &  
Ar. Teo Chong Yean

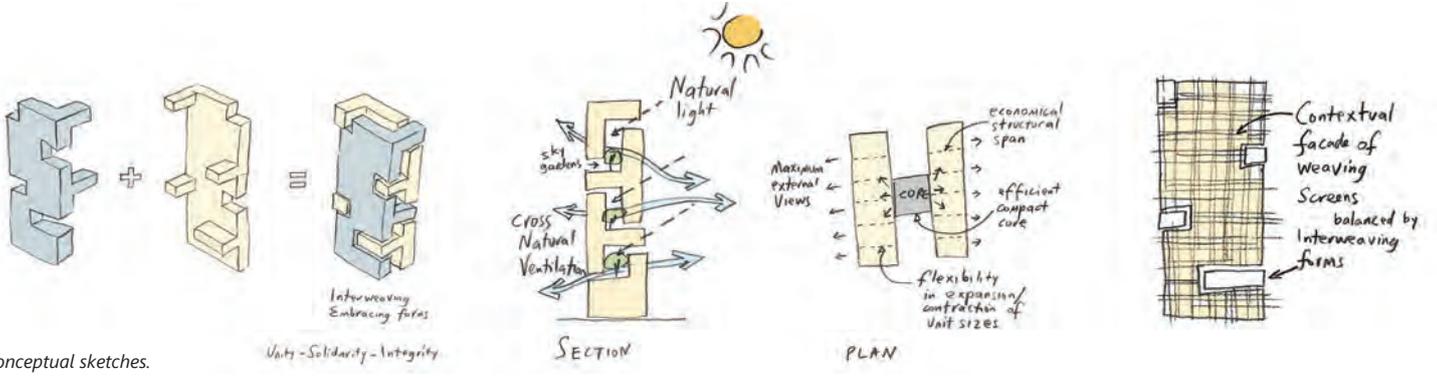
# EMBRACE di LANGIT

*Jury's Verdict:*

“*Efficient design with high commercial viability in the concept of embracing forms with a refined façade treatment inspired by the ikat and pua kumbu weavings.*”

The scheme demonstrates economic efficiency enhanced by vistas. The scheme appears to be designed from outside – in and an opportunity is missed to take advantage of the views outwardly within the units. The scheme would benefit from much needed consideration to address the community and public engagement at podium level rather than having it as a stand-alone entity.





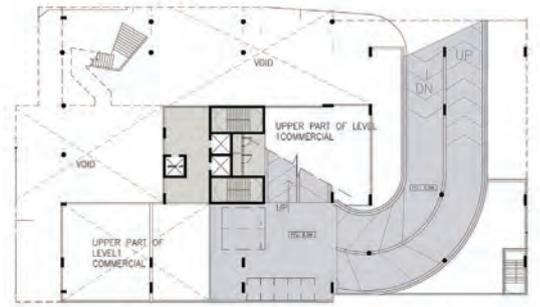
View of podium.



View of side elevation.



FIFTH STOREY PLAN



MEZZANINE STOREY PLAN



THIRD AND FOURTH STOREY PLAN



FIRST STOREY PLAN



SECOND STOREY PLAN



Loft unit interior.

Honorary Mention:

Ar. Wong Leong Hong  
(Arkitek LH Wong)

## INTER-GENERATIONAL LIVING

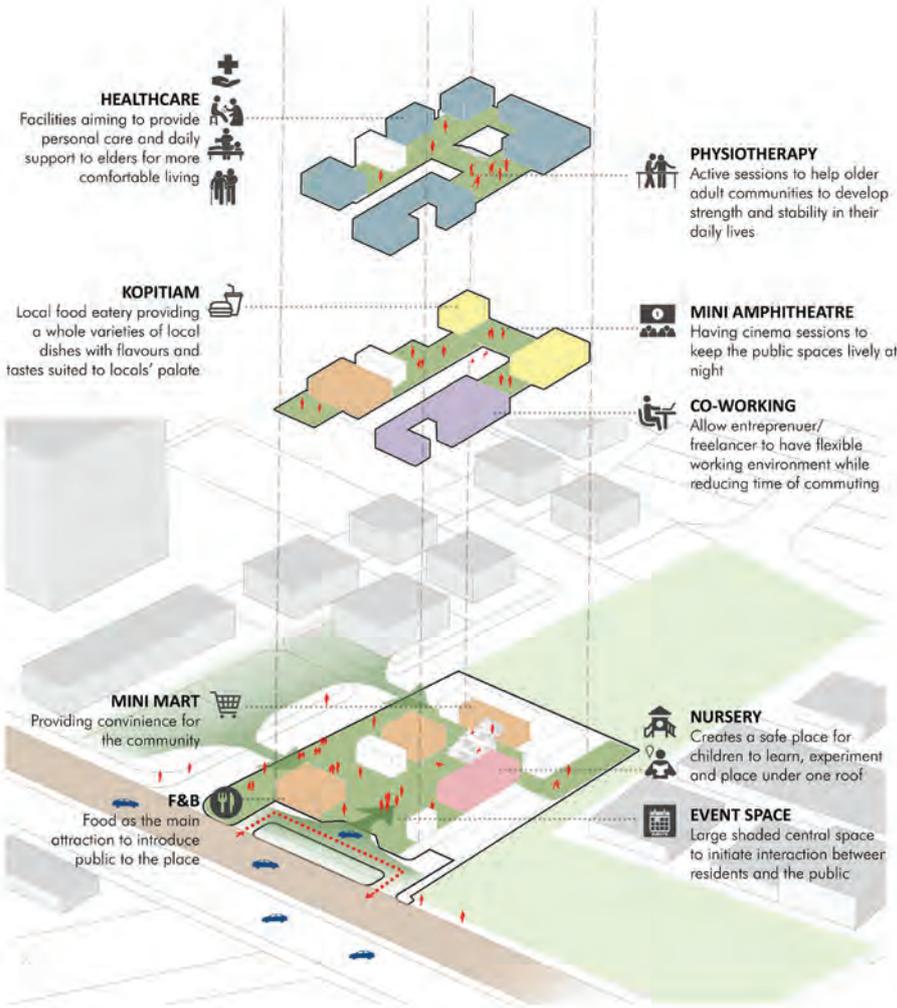
*Jury's Verdict:*

“ *Addressing inter-generational living with future proofing to adapt to the new norm post pandemic in a simple and clear manner with the introduction of the inter-linking entrance courtyards within the units.* ”



A good transitional typology for those who have moved from their landed property to living in an Highrise.

This scheme is more conventional and straightforward multi-generational residential development. Although the scheme's spatial programme at podium and street level is too prescribed. An opportunity to re-address this and create a more accessible and robust public space will enhance the overall scheme.



Main Entrance.



Alfresco - outdoor and indoor F & B  
Public chill out and social interaction.



Community Plaza - open air public space  
A high volume shaded community space for public to participate in organized events and community programme regardless rain or shine.



Outdoor Recreational - elevated open space  
An open space at higher ground to promote wellness and healing.





First Floor Plan

- 1. Open Dining Area
- 2. Kopitiam
- 3. Break Out Lounge
- 4. Co-working Space
- 5. Open Bar
- 6. Lift Lobby
- 7. Cafe
- 8. Outdoor Terrace
- 9. Grand Staircase
- 10. Toilet
- 11. Service Lift



Second Floor Plan

- 1. Mini Amphitheatre
- 2. Outdoor Recreational
- 3. Physiotherapy
- 4. Reception
- 5. Consultation Room
- 6. Lift Lobby
- 7. Examination Room
- 8. Pharmacy
- 9. Service Lift
- 10. Utility
- 11. Toilet
- 12. Games Room





## PEI YONG, WY Design

Miri | Budapest, Hungary

Pei Yong is a registered architect (ARB, UK) and currently runs her collaborative studio, **WY Design** in Budapest, Hungary.

She graduated from the Architectural Association (London) and had worked internationally for renowned practices in London (Cullinan Studio), Barcelona (Miralles Tagliabue EMBT), Kuala Lumpur (Seksan Design), Shanghai (Miralles Tagliabue EMBT) and Singapore (WOHA). Pei is also actively involved in academia, acting as a guest critic and speaker at a number of architecture schools and events, while directing the AA Visiting School Uncommon Walks.

Her first project was the couple's first home in the city. This opportunity set the direction of the studio when WY began to combine the roles of architect, developer and interior designer by working predominantly on self-initiated projects and renovations.



### SHORT INTERVIEW

F: FLASH PY: PEI YONG

F: Tell us a little bit about yourself; starting in Sarawak.

PY: I am Pei. I was born in Kuching. I spent my childhood years at Batu Niah until I was 13 when I went to study in Miri and subsequently Kuala Lumpur before undertaking architectural studies in the UK. Since then, I've been living abroad. I miss home, especially now that we can't travel.

F: What are the circumstances that brought you to where you are now?

PY: I met my husband at the Architectural Association (AA) in London. We were both students there. After I became a registered architect, I moved to Budapest (as he's from here) and set up my little studio.

F: Working in a foreign country helps to enrich your work, can you give us a few examples?

PY: Every project has its own specificity and context. Looking back at my works, I feel that I was able to draw from my varied experiences across Europe and Asia to add something different to the local design scene, in a way that's not necessarily defined by one particular style. Having had travelled and worked in many places opened me to the idea that there is always more solutions to a design problem. This has also allowed me to experiment and integrate features from various cultures and lifestyles to create an alternative design.

Working in Budapest is challenging as it is the /first country that I live and work where they don't speak very much English. With the language barrier, I learnt to make things simpler, be on site more, so that the ideas are easily understood and the outcome is better controlled and executed.

F: Have you worked in Malaysia before and do you see yourself returning to contribute?

PY: I worked as an intern at Seksan Design at Kuala Lumpur back in 2011. I loved my experience there and people I met at Seksan and their works continue to inspire me. So definitely, I very much hope that one day I, too, will contribute to the design scene in Malaysia as they do. It will certainly be ideal to me if I get to split my time between Hungary and Malaysia.

*Pei Yong was our speaker of PDLS 3.0 online session on 13 August 2021.*





## IDZFAN ZAINAL

Melaka | Selangor | Melbourne, Australia

Idzfan brings to projects sound knowledge in managing delivery of architectural design and planning solutions with Building Information Modelling (BIM) integration drawing from his experience working on various projects across Australia and Malaysia with special interest in designing spaces for healing and paediatric health care.

Throughout his 13+ years' industry experience on delivery of health care projects, which requires coordination of consultants and user groups of various expertise, he believes the key to a successful project is maintaining a healthy collaborative environment amongst stakeholders and a major role that the designer contributes is to be a good listener.



## MELANIE POK

Melaka | Selangor | Melbourne, Australia

Melanie has over 16 years experience working across a range of sectors, from residential, educational, infrastructure, health and commercial projects.

After graduating with Bsc. of Architecture from University Malaya and obtaining her Masters in Design Coursework in the University of Melbourne, she's had the opportunity to work on award winning projects with Cox Architecture and Billard Leece Partnership in Melbourne.

Melanie's clear communicative style is complemented by her strengths are in client liaison, team leadership and coordination of large and diverse teams of architects, consultants and authorities. Her proficiency and skill set sees her successfully delivering large scale and complex projects.



## SHORT INTERVIEW

**F:** FLASH    **IZ:** IDZFAN ZAINAL    **MP:** MELANIE POK

**F:** Tell us a little bit about yourself; starting from your hometown.

**IZ:** I grew up in Ampang Jaya, Selangor and as a kid I really enjoyed sports. Everyday I look forward to evening time out where I played badminton over the terrace house gate and soccer in the evenings at the playground in between the swings, see saws with our sandals as goal posts (futsal courts did not exist as yet). I went to St.John's primary and secondary school which is uniquely located on Bukit Nanas, a forest reserve which is in the heart of Kuala Lumpur. I think between the lovely memories of improvising space available with friends to enjoy sports and my daily bus trips to school in the 90s where I can literally see how KLCC and KL Tower cranes got taller by the day, I got interested in architecture. Haha cheesy story to answer your first question and relate back to architecture huh?

**MP:** I grew up with my older brother under the loving care of our grandma and aunt (dad's sis) in a small Portuguese settlement area next to the coast line. My parents worked in KL and visited once every fortnight. My brother and I spent every weekend combing the mangrove beach and lazing on the wooden jetty, throwing stones at mudskippers. The rest of our time is spent at school, tuitions and more tuitions like a lot of privileged Malaysian kids. My brother and I eventually ended up in University Malaya with him pursuing Medicine and myself, Architecture.

**F:** What are the circumstances that brought you to where you are now?

**IZ:** I moved to Melbourne for studies and naturally whilst here just wanted to add working as part of the living abroad experience. I started working on hospital projects, and somehow from that I moved across a few states to work on more hospitals and started to develop an interest in health facility design. I did leave Australia for a few years, but found myself back here for Part 2 now to pursue my interest in health facility design as I think there's no better way than being in the action of the project to gain experience on this.

**MP:** My mum saw it worth her life savings to send me to University of Melbourne to pursue my Bachelor of Architecture (4th and 5th year) after my BSc. in Architecture. I did pretty well in my 4th year and was offered to 'upgrade' my degree to Masters in Architecture in Design Work. One of my lecturers recommended me to Cox Architecture and I spent 10 years there before moving on to Billard Leece Partnership. This is my 5th year with BLP.



**F:** Working in a foreign country helps to enrich your work, can you give us a few examples?

**IZ:** From an architectural perspective I think 'the next project' always helps enrich your work no matter where you are. In terms of being in a foreign country though, I think how it helped me personally is forcing me out of my comfort zone in terms of communication and constantly adapting to the environment I am in. Through this, I think I got indirect training on providing design solutions that is sensitive to context.

**MP:** There's a lot more investment in design and creativity that the public sector is willing to set aside for and I've had good opportunities working with inspiring individuals who are able to weave good design into the public realm. Melbourne is a melting pot of a variety of cultures and when a public space is utilised equally by all and evokes a positive response, you take the good, learn from the bad and make your next work better!

**F:** Have you worked in Malaysia before and do you see yourself returning to contribute?

**IZ:** Yes. I was in Kuala Lumpur between 2015-2018, and managed to complete a few small but meaningful projects with the design passionate crew at 6ix Design Office. Of course, I would like to see myself returning to contribute but I would also like to say that in the 'borderless' digital world we live in today, contributing is no longer limited by physical presence but possible also through creative use of technology and collaborating through the online community.

**MP:** Yes I worked in 3 different firms as an undergrad and had very different experiences in each. Never say never about returning, but my personal experience had been more negative than positive in the years I was employed. If I was to return, it's to contribute towards respect and equality for women architects in the workplace and as a professional. If there is an opportunity to make a difference, it's to provide support for gaps in the professional development of female architects.

END

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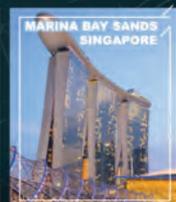
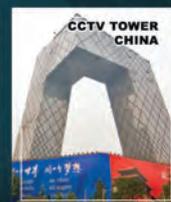
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