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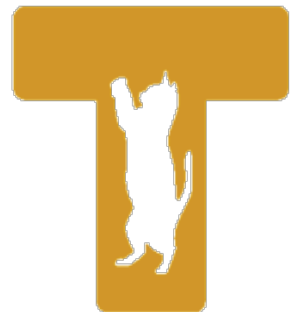
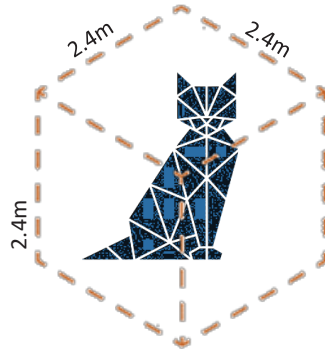
PROJECTS FEATURE:
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by MNSC Architects
- PG 2



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PROJECTS FEATURE:
A HOUSE WITH TWO TALES
by IDC Architects Sdn Bhd
- PG 6

PAMSC-MBKS



DESIGN COMPETITION 2022

A competition jointly organised by PERTUBUHAN AKITEK MALAYSIA SARAWAK CHAPTER (PAMSC) and MAJLIS BANDARAYA KUCHING SELATAN (MBKS) and inline with the council's vision of promoting Kuching City South as a Garden City. The objective of the competition is to introduce public art in the Kuching City South by injecting creative, innovative and sustainable design of sculpture / installation using the icon of the city – CAT.

FOR MORE INFO: <https://pamsc.org.my/events/pamsc-mbks2022/>
PAMSC secretariat : info@pamsc.org.my

ALSO
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LOVE IN FOREIGN CLIMATES





ROXY TOWNHOUSE VILLA @ SEMATAN

by MNSC Architects

ARCHITECT'S STATEMENT

Located approximately 100km away from Kuching city centre in Lundu District of Sarawak is Sematan, a picturesque fishing village with the rugged mountains behind and the majestic waters of the South China Sea in the horizon. Reachable via the Pan Borneo Highway, Sematan boasts a long and pristine beach that stretches over more than 10 kilometres, making it an idyllic vacation spot for a convenient getaway from the city.

This gated and guarded 2-storey townhouse development is made up of 4 blocks, with 68 retreat homes in total. The 4 blocks are arranged and connected via a shared central garden, which is a spacious green space adorned with footpaths spanning across the development. Unlike any typical housing, living & dining spaces are placed at the rear which connects to the balcony/terrace space overlooking the shared garden. Arranged in a zig-zag profile, the townhouse units break the linear configuration and creates a rhythmic shadow casting.

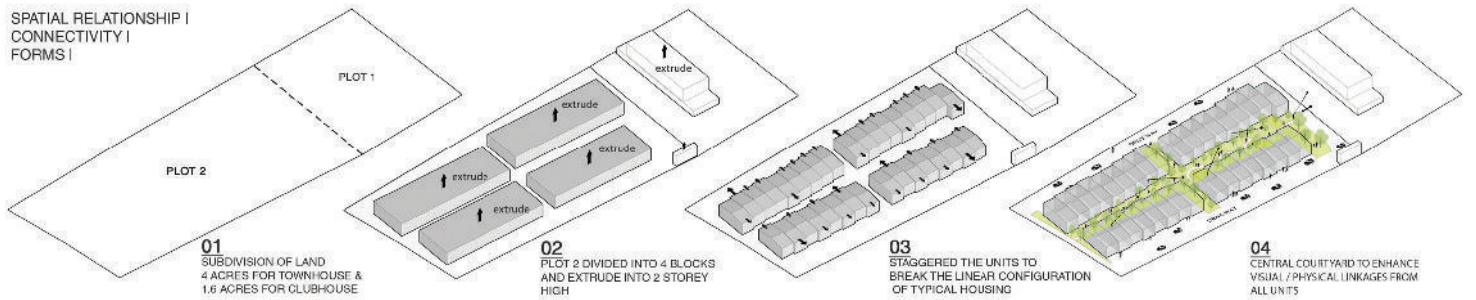


Developer	: Tecktonic & Sons Holdings Sdn. Bhd.
Architect	: MNSC Architects
C&S Engineer	: Peruding JL Maju
M&E Engineer	: Alpha Beta Jurutera Perunding
Quantity Surveyor	: LSH Juruukur Bahan
Design Team	: Lau Ming Ngi, Kong Yean Wei, Hii Wei Sheng, Tiong Chiong Kei

ROXY TOWNHOUSE VILLA

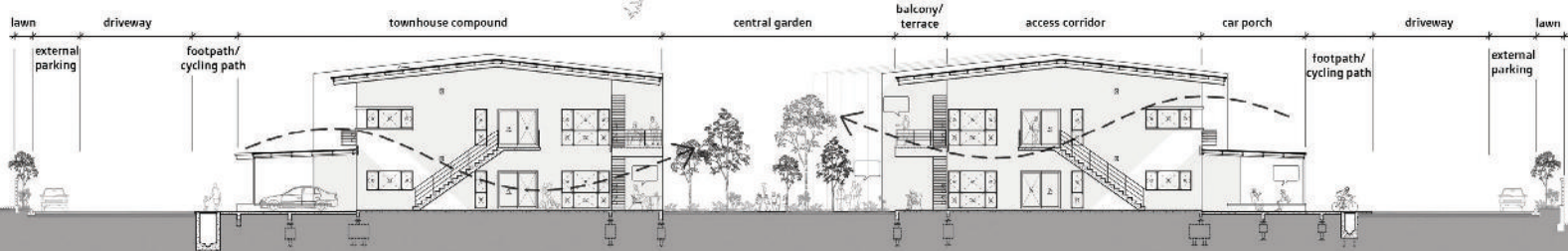


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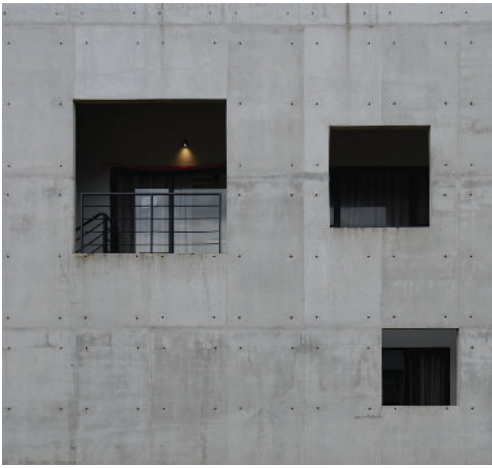
east sun

west sun

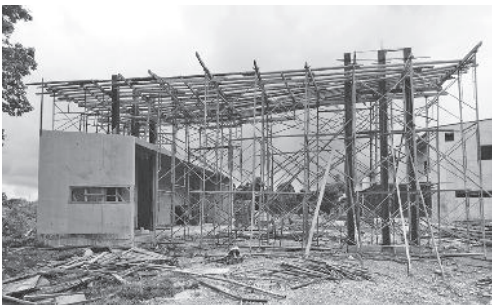


SECTION A-A

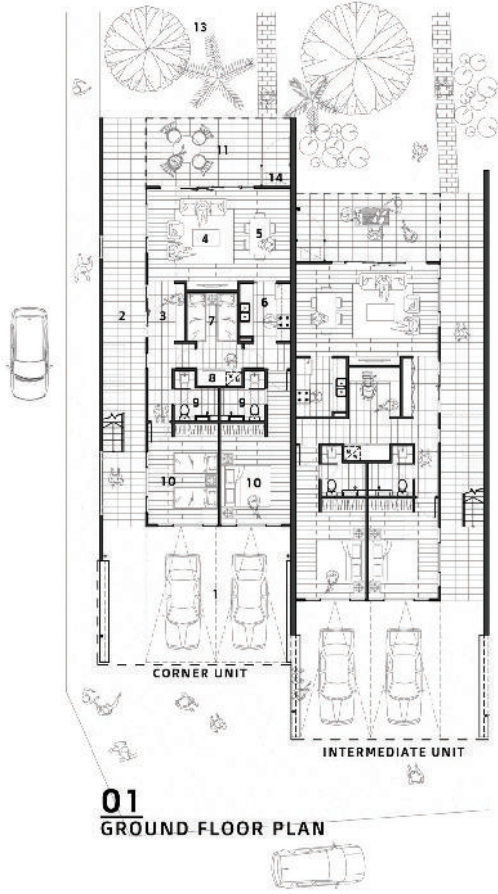
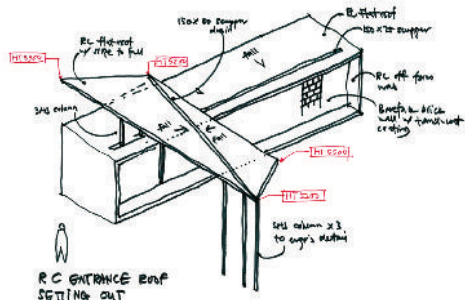
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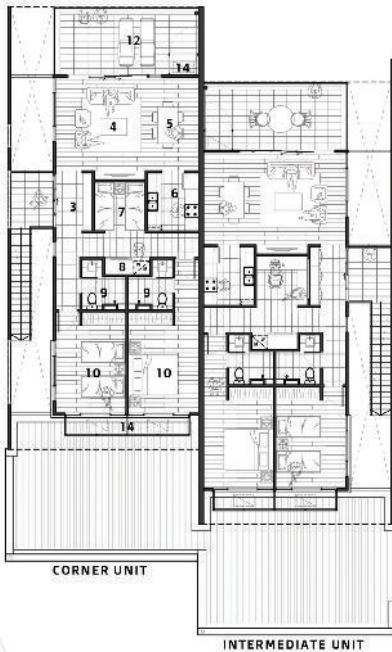
Off-form walls with openings at every corner unit of the townhouse, blurring the visual boundaries between internal and external.



Entrance guard house under construction.



01
GROUND FLOOR PLAN



02
FIRST FLOOR PLAN



LEGEND:

- 1. CAR PORCH
- 2. CORRIDOR
- 3. FOYER
- 4. LIVING ROOM
- 5. DINING
- 6. KITCHEN
- 7. STUDY/BED
- 8. LAUNDRY/STORE
- 9. TOILET
- 10. BEDROOM
- 11. TERRACE
- 12. BALCONY
- 13. GARDEN
- 14. A/C



Private staircase leading towards upper floor.

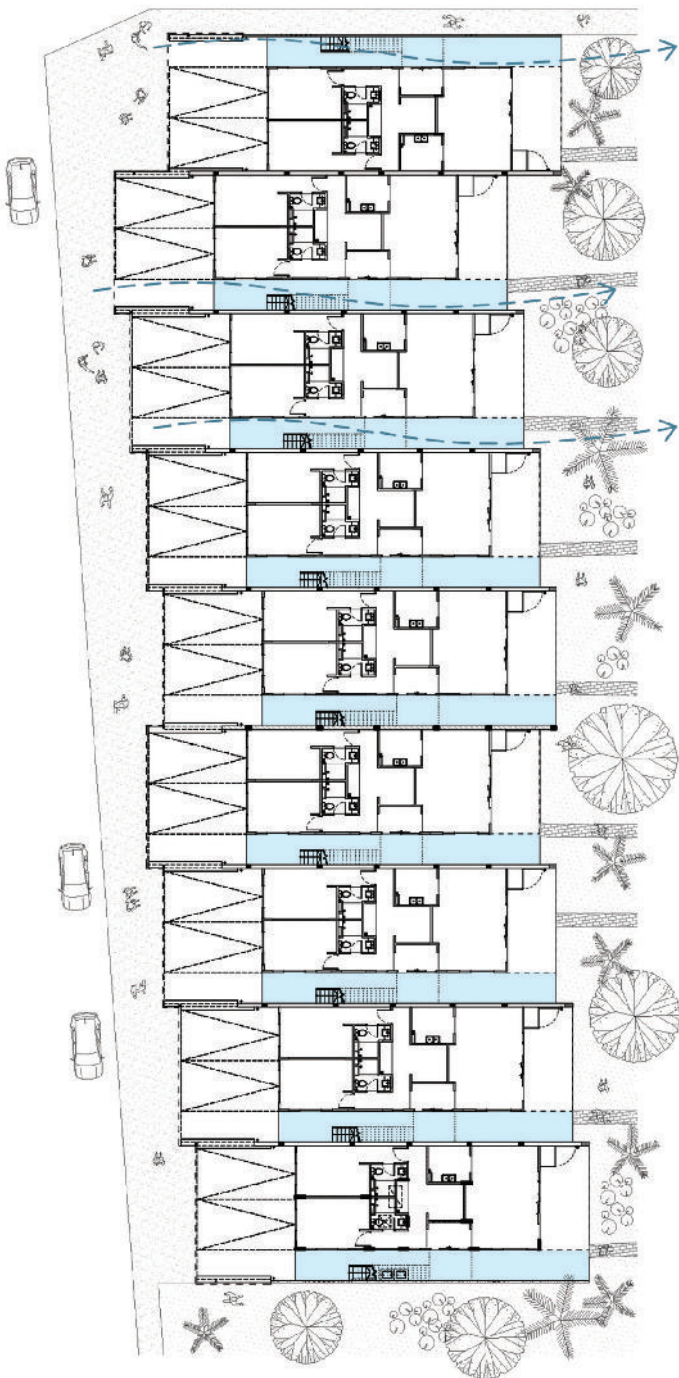


Openings on the off-form wall at corner units allows more natural ventilation and lighting.



View towards central garden through voids on off form wall.





BLOCK D
GROUND FLOOR PLAN



Tilted R.C flat roof at the entrance serve as an archway of the premise and provide a maintenance free shades to the guard and visitors.



4.2m wide clear glass sliding door separate the living/dining space with outdoor terrace, the same connects them.



View towards the living space from dining area.

Each townhouse features a double volume external common corridor forming a linkage from the front porch to the rear open space, while creating a noise buffer from its adjacent unit. Every townhouse unit is comfortably fitted with 2 ensuite bedrooms and a private balcony / terrace space that is visually connected to the garden. With enhanced connectivity, community living in a safe and guarded vicinity is a luxury offered by Roxy Townhouse Villa.

END



Rear elevation of Block D.



A HOUSE WITH TWO TALES

by IDC Architects Sdn Bhd

ARCHITECT'S STATEMENT

Tale One

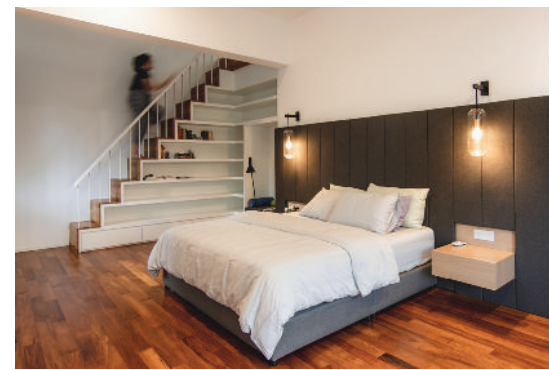
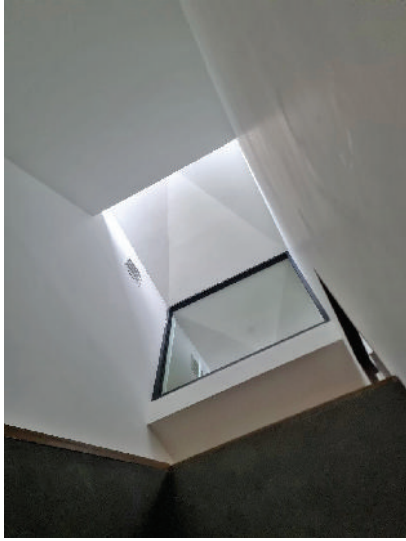
A house was bought. It was a semi-detached house in original condition built in 1978 and holds some sentimental value because my father was the civil engineer that designed the original structure of the house. The plan was to do some minor renovations to modernize the house for today's living standards, while maintaining the integrity of the original house.

I chose to work with IDC Architects. The most important conversations I had with the architects were at the start of the collaboration, where we talked about managing expectations. The first thing Jeffrey said to me was that my budget was unrealistic. Which led to many working conversations exploring what was truly important to me about the house.

This led to a few discoveries and set expectations which dictated the whole project. I realized that while the house holds sentimental value, it had been used as a childcare center for the last 20 years and nothing about the physical elements of the house was significant to me. There was nothing about the house that I wanted to keep. So, it was decided that the design should follow how I want to live in the future, and not be dictated by elements of the past.

I thought that I just wanted to do the bare minimum renovation required to modernize the building. It was more realistic that I spend more money building a home that will serve me for the next decades, than to have to spend more money in the next few years constantly upgrading the house. A larger budget was allocated, and a minor upgrade became a real project.





It was important that my mother be involved in the design process and her opinions were considered. The architects were incredibly respectful of this and went out of their way to include her. This involved setting up 3D walk through presentations in their TV room so they can visualize the space. There was a hilarious exchange when IDC presented a stunning design with a slightly complex roof structure. My mother responded with "when your roof goes up and down, your life also goes up and down." From then on, the design revolved around one large roof encapsulating the whole house.

It cannot be easy for the architects to take on such a personal project. They needed to consider the client's values while staying practical to the way they want to live, respect the differing opinions of the client's mother, manage cynical contractors, all while trying to deliver a visually stunning building that is also a home.

Working with a trained team meant that they picked up on details I would not have, such as a storage space for luggage and making sure sightlines through windows are not intrusive.

If I had chosen to not work with the architect and embarked on the minor upgrade myself, I know it would have taken longer and probably costed more. The relationship between client and architect is one that takes a lot of trust and communication. It has been an absolute pleasure working with the team!

Tale Two

I still remembered, it was pretty exciting walking on site for my first ever real project. Everything in me oozed 'Yay! Let's do this'. When the walls of the existing house started to strip away, so did my initial excitement, as work started to commence. The place looked so.... naked. All that's left were the skeletons of the house. Although we had the design, and the vision of our client's house on paper, it soon became apparent that the process to see the vision come to life was, to me- one heck of a roller coaster ride, in a good way.

The built-up of the ride was steady because being fresh out of the oven as a graduate, thank goodness I had a 'partner-in-crime'-my colleague, to show me the ropes alongside our boss. I always say, they are my first line of defense when bullets fly. My steep learning curve came when I had to take over the project full on. I was told in university, that Architects are the spearheads, the leaders of projects. And the irony and struggle of that came when the team is made of people who has had tones of experience in the field. Here I am thinking: How do I start a site meeting? What are issues that are considered urgent? Would this mistake cost my client? Amidst the intimidation, I remembered what my boss told me: "Talk to the contractors and the site workers. You'll listen to stories that might surprise you and in turn, solve your problems on site."

Note to self: The highest of position will need to firstly learn to humbly serve at the bottom. New motto, "Don't know, ask."

I will never forget how the same contractor that shot questions to my decisions made on site, took my notepad, my pen and started drawing a section detail to explain to me how it's done on site.

Its true, what is learnt on site, can't be learnt in the comforts of the Studio. I was surprised there were so many ways to end corners for tiling works, detailing works for roof fascia & drip lines. Every trip to the project site was like a game of spot the difference. "Hmm, let's see, what is different this week?" It's a skill I didn't know was necessary until you realize every mistake not detected early could incur a hefty price tag.

On a lighter note, I remember during one of my 'spot the difference', I noticed that the walls of the bathrooms had this weird 'wet patch', all up to a certain height. I wondered: "How come they cement render until so alang-alang." Can you believe it, its waterproofing! I never knew you could paint on waterproofing!

Oh, and which part of the house sparks joy? My personal favourite would be the angular ceilings you see in one of the bedrooms and the stairwell. Some of the most beautiful outcomes are birthed from the hardest places. This was one of them. From the designing, to conveying in layman's term how the construction and angular points were going to meet. There were many that said it was impossible, I was ready to give it up. I mean, we could survive with just flat ceilings. Contrarily, my boss remained adamant. After much communication and sticking through the hard process, the result created a statement in the play of spatial emotion the space carries within the house.

After 2 years, as the roller coaster ride came to an end, there were so many first experiences captured in this beautiful project, with our client graciously joining us along the ride. Not only will Casa Anna be a home for the client to build many more memories, it too will hold a place in mine. And so, the fading adrenaline and memory lingers enough for me to take the next ride all over again.

END



The original house.



Client	: Ms Joanna Ling
Architect	: IDC Architects
Project Team	: Jeffrey Yeung, Louis Sia, Elsa Jane Ling
Main Contractor	: Andy Lau Perbena Emas Sdn.Bhd.




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LOVE IN FOREIGN CLIMATES

PAMSC has hosted many study trips in the past 2 decades, most of which were organised by Ar. Ng Chee Wee who is fueled by his love of travel, culture, cuisine and architecture. These series of love portraits are a selection from several of these trips; a departure from streetscapes and buildings, and perhaps a result of too many days away from the ones we love.



We came across this park on one of our walking tours; Sara said it reminded her of the Paris parks she had seen in movies. It is clear why - the tree-lined avenues with lawns in between them, vistas guided towards fountains and statues, the crunchy gravel underfoot and couples cuddling on park benches. Clear signs of the French influence in Shanghai's past - so it seemed appropriate that we would meet this spritely couple; not young in years but still youthful in their step. Sara took this series of shots; as they practiced - coaching and encouraging each other - quite oblivious to the crowd which gathered to watch them; envious of their dancing skills and also their obvious enjoyment of each other's company.

- FuXing GongYuan, Shanghai



Young love has winged feet.

- Red Fort, Agra



Love in foreign climates

On a distant Sunday, these two people caught my eye. How he listened as she spoke, and never took his eyes off her.

Now years later, I wonder he still has eyes only for her. (and listen when she speaks).

- Florence.



Their hands were not touching, but their heartstrings must be intertwined like their feet.

- As the bus slowed to round the corner at the United Nations Memorial in Casablanca.

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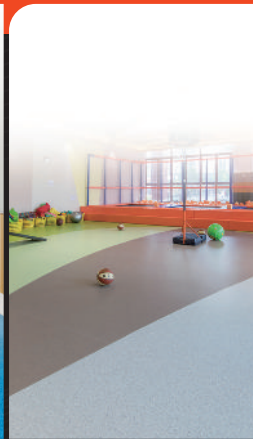
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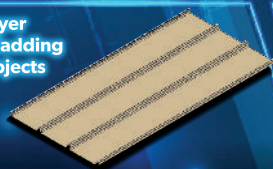
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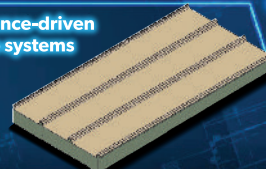
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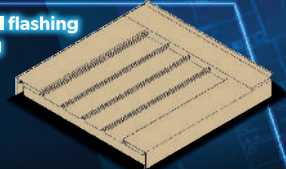
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