







DEM **P**enang**W**orks 1994 - 1998

All Projects

(except Light Industrial Factory, Bayon Bay Convention Center and Convivial Spaces Competition)



Bayan Bay Retail Center Jelutong Government Precinct Oil Palm Research Center Ecst-West Tower Jelutang Waterfront
Silicon Park Uplands School
Lake Residential Community Kulim Techno-City Headquarters Office

Uplands School

Bayan Bay Shophouses Bayan Bay Yacht Club Bayan Bay Condo's

Uplands School Freedom Square
Kulim Techno-City
Light Industrial Factory
Teachers Residential



Freedom Square Kulim Techno-City Courtyard house Uplands School



Andaman Mahkota East-West Tower Teachers Residential



Bukit Jambul Indah Courtyard House Bayan Bay



Bayan Bay Marina Homes & Cando's Courtyard House



Uplands School Oil Palm Research Centre Jelutong Silicon Park



Oil Palm Research Centre East-West Tower Andaman Mahkota Bayan Bay Retail Center



Courtyard House Andaman Mahkota Uplands School



Andaman Mahkota Uplands School



Bayon Bay Retail Center East-West Tower Headquarters Office



Andaman Mahkota The Peak Condominium Jelutong Government Site 'Boutique' Office Building Shop Office 'light towers'

Courtyard House



Andoman Mahkota The Fairways Condominium Bukit Jambul Serviced Apartments/Commercial Bukit Jambul Village Mall Bukit Jambul Clubhouse Shanghai Star City Urban Mixed-Use Development Convivial Spaces Competition Convival Spaces Competition





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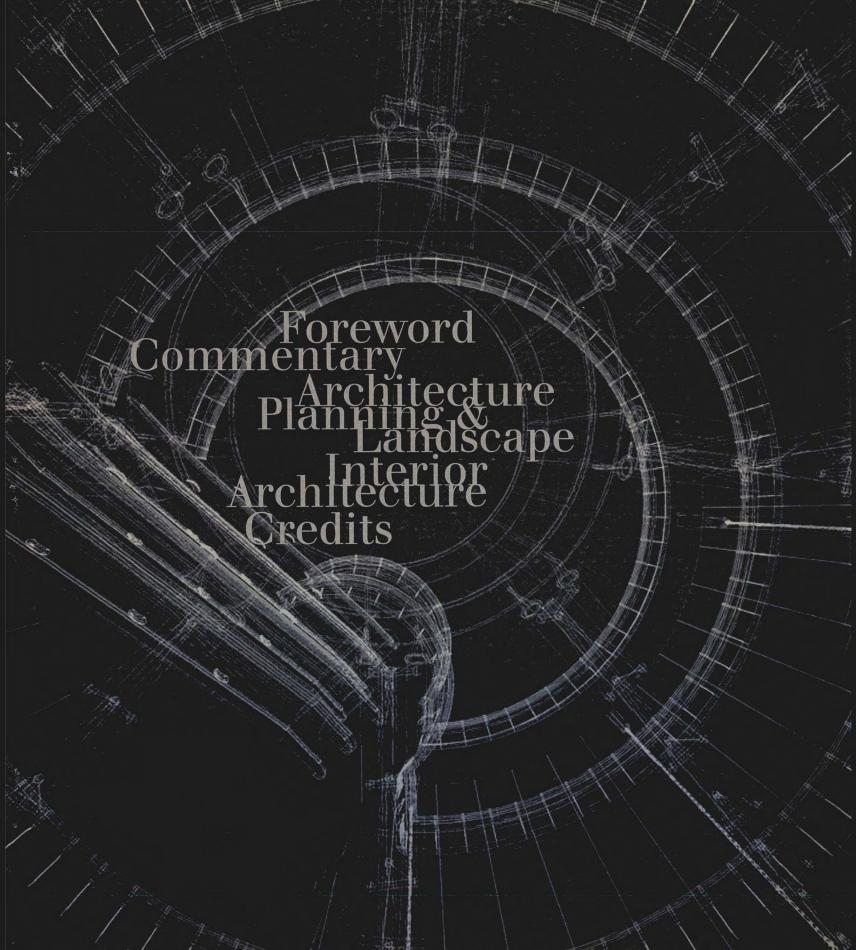
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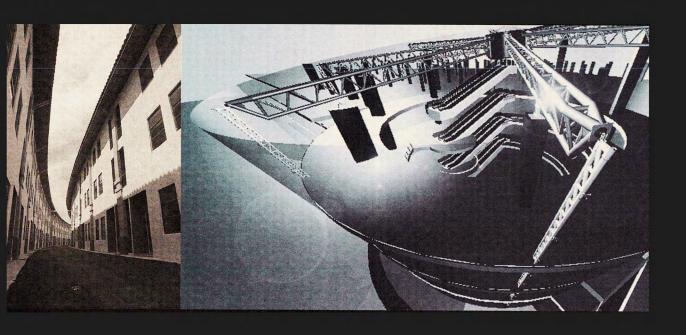
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DEM

Group Malaysia is a multi-disciplinary design practice with companion offices in Australia and New Zealand. DEM first began work in Malaysia in 1991 with the commission to design the Penang International Education and Technology Centre, from there an office was opened in Kuala Lumpur and then a permanent office in Penang from 1994. This monograph showcases some of the work produced in the Penang office over the first four years.

The practice brings to each commission a team of dedicated professionals, a full complement of technological resources and a process based on a balance of theory, experimentation, modelling and testing. DEM uses a variety of methods to explore

design possibilities, as represented in this monograph, from manual models to sophisticated computer modeling and virtual reality techniques.

We believe that good design makes people live better and that the careful consideration of simple things makes a difference. The end result of a deliberate and informed sequence in the decision making process leads to designs which closely align with the ambition of architecture to act as a touchstone in an increasingly artificial and technological world.

As we are a relatively young office many of our projects are presently in the preconstruction phase, for this reason there is a large content of as yet un-built work. We hope to see this change over the following 2 to 3 years when our projects are finally realised. This is important, as architects we strive to excel in the built environment, this is our craft, this is where we can make a difference to our surroundings and improve the working, living and leisure environments of the public.





INTEGRITY



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an office based in Malaysia we are constantly faced with the dilemma of what is a Malaysian Identity? The incredible boom in the economy over the last ten years has produced a corresponding development boom which has seen Malaysian towns and cities change dramatically before our eyes. George Town, Penang, a town with a strong and very consistent identity of colonial and Chinese/Peranakan influenced buildings is well on the way to being transformed into an international city. But at what cost to its identity? DEM has been faced with many important commissions which have the potential to change the identity of a place forever and this is an exciting but daunting prospect. The tendency for so many developers has been to produce buildings that seek either to embrace an image of the past or to head for the comfort of an 'international style' both at the expense of a modern Malaysian Identity.

The problem starts with the introduction of building types not previously seen in the built environment: high rise offices and condominiums, massive shopping centres and mixed use developments are

imposed onto a fabric of low rise houses, rows of shophouses and delightful colonial commercial and civic buildings. The common reaction is to try and imbue these new developments with icons and elements of the 'historic' architecture: pediments, classical columns and kampung house roofs decorate unskilful designs which only serve as a parody of past culture and identity. Geoffrey Bawa has said 'although the past gives us lessons, it does not give the whole answer to what must be done', this is a very salient point. Why were the buildings of the past designed the way they were? The answer is a simple reaction to the culture, climate, social conditions and technology and expertise of the time. This is the place we should start when seeking a modern architecture. The buildings of the past tell us a lot about how one of the biggest influences on the built environment was handled - the climate. The heat and humidity of Malaysia is a constant element and only recently have we had the comfort of air-conditioners but these call for sealed environments and take a tremendous toll on energy resources. In the past the verandah, the courtyard and ventilated roofs with large overhanging eaves to shade walls were used. Kampung houses are raised on stilts and arranged to allow for maximum ventilation and its natural cooling effect. These are lessons that should be referred to and these are the elements that truly give Malaysian architecture its identity - both past and present.

If we take the example of a high rise office building we can see how these lessons can be put to good use. Even with the inevitable use of air conditioners the brightness of the sun is still a strong force to deal with. The facade of a tower covered with a modern 'international' curtain glass wall can never be successful from an end users point of view. The brightness and temperature differential at the windows make it extremely uncomfortable and thus windows are generally covered with blinds which defeats their purpose. This is not to say that curtain walling is bad - it must be dealt with in an appropriate manner, namely filtered sun shading; horizontally against the northern sun and vertically against the east and west. Importantly the floorplan can be arranged to maximise the best working environment, orientated east to west to cut down on the low sun angles, place the core to the west where it can act as a heat shield to the building. Having the core on the outside face also allows for the toilets and fire stairs to be naturally ventilated saving energy and significant costs in the running of a building. These are all fundamental points, not original thought; why then does not more modern Malaysian architecture follow these simple principles? A new Malaysian identity would automatically emerge as a result of applying the lessons of the past to today's building types. It is not the image of the historical buildings we should follow but the principles of what made those buildings good and why we like them.

Malaysian Identity In Architecture?



In the case of wanting to create a new identity, which by default is different from the local vernacular, many use the reason that "we want to be different" or "we don't want to be associated with the past because we represent the future", a common thought in emerging countries. Here again we must not slavishly copy from the international scene. A slick glass tower in America or a heavy masonry apartment in Europe cannot be merely plucked up and placed in situ in Malaysia. The signals are all wrong, the reasons for the typology do not fit Malaysia and in the process Malaysia loses its integrity, a very high price to pay for wanting to be different. The tools for the new emerging identity of this country are already in Malaysian hands and always have been. The things to adopt from the west is not its imagery but its technology and techniques, and then to put them to good use by adaptation, assimilation and further innovation.

Of course in the real world there are clients with needs and influences, corporate image and of course the need for financial viability, excuses so many use to defend poor architecture. As architects it is our responsibility to help educate the client. We also have a responsibility to the public, our commission is not to slavishly reproduce the same old thing but rather to develop and apply our ideas to create a modern yet culturally relevant typology. Even a building type as fundamental as a shop office can take on a more relevant modern approach, it is not simply a matter of what 'identity' can be plastered onto the first six inches of the front facade. DEM is not immune from the real world

conditions, most of our clients are developers who produce 'spec' buildings, we also cannot claim to always be successful in our attempts to modify their taste requirements or break away from the norm. In all cases, however, we try to the best of our ability to uphold an ideology and integrity we believe in. We are most successful where we can show how these ideas can actually benefit the client. This can be in the form of real cost savings or producing a building with an in-built design premium which can actually sell for a higher price or be simply more attractive to the end users. Smarter building techniques and appropriate climatic controls can save hundreds of thousands of Ringait which can then be put to better use in making a more sophisticated building.

There are many other factors to consider with development - successful urban and town planning, sensible historical preservation (just because it is old does not automatically make it worthy of preservation) and the environment are equally important. These are issues which deserve discussion of their own, the point is that architecture and development has a very important part to play in so many areas which determine the future identity of any country. For this reason we should not take our responsibility lightly - it is worth fighting for the best to ensure long term benefit over short term gain. This course ensures that Malaysia will maintain its heritage and identity and most importantly its architectural integrity.

Paul Allinson





With

the advent of GATT and other treaties designed to dissolve the world's boundaries, we now find architectural firms practicing in a global market. It is not uncommon to find architects from Malaysia with projects in other Asian countries. Malaysian architects are also starting to make inroads into South America, Africa, the Middle East and even Eastern Europe. Likewise, we find foreign architects venturing into Malaysia and other parts of South East Asia.

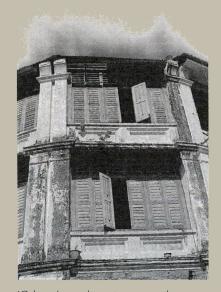
Advances in transportation and telecommunication such as electronic mail, telephone roaming facilities, facsimiles, teleconferencing and file transfers through the internet have facilitated communication for the global office. Expensive overhead

is also reduced as a result of these technological advances. Small satellite offices with bare minimal staff have mushroomed in the project locations whilst the bulk of the work is conducted by the home office. These semi autonomous offices are efficient and necessary in order to check on the site progress as well as to liaise with the local consultants. In most cases collaboration with local architects is necessary to obtain official government approval for the project. Obviously, an understanding partnership will ensure that the original concept and idea is followed through to the completion of the project. In countries which are more accommodating to fresh ideas and concepts, branch companies have been formed with talented local staff hired to work together with the foreign staff. This is actually the best form of collaboration as opportunities for both sides are enormous. The local staff gains additional knowledge and a different type of vision and the foreign staff becomes more sensitive to the needs and practices of the people through this joint undertaking.

Behind all of the advances in technology, certain basic principles to practice this global architecture still have to be adhered to. The main criteria we have to remember is that our actions as architects affect the biosphere, and as such the architecture we produce should be environmentally sensitive. As global architects we must constantly be responsive to basic aspects like solar patterns, wind and light. These would then reduce our dependence on artificially produced energy as well as the earth's limited fossil fuel resources. Often there is a tendency to just transport a generic type or style of architecture to the country we practice in which is often not appropriate climatically. This then leads to more energy consumption. We should have the courage to stick to our principles on projects which in our opinion may cause more damage than good to the ecosystem. It is our duty to use all of our experience to guide the client to suit the development for the better of the environment. If not, the short term financial gains from the project can become a long term loss for the environment and community.



Global Architecture



'Cultures' are also unique to each country one practices in and as such one needs to respond positively to that culture. We must listen to how the local people live and go about their everyday life. In many parts of Asia, 'feng shui' plays an integral part in the planning and architecture of a building. Rarely is a design approved without the aspects of 'feng shui' being considered. Amongst other things sharp corners are discouraged, and certain orientation restricted depending on the nature of the site and its surrounding. We must also respect the technical difficulties as well as the available building skills and materials of that country. We should design around them not as an obstacle but as a challenge to reinterpret and exploit their potential. Similarly, building codes and requirements differ from country to country but can be manipulated using fresh ideas to break away from the conventional.

Looking at the other aspect of the practice, we, as global architects, can inject new ideas and concepts and alter for the better the way of living of the country we work in. As outsiders, we are able to look at common problems from a different perspective. Certain practices that are the norm may not be entirely the better ones for lack of newer knowledge and opportunities. New technology and ideas may also solve nagging problems previously deemed unsolvable. At the end of the day, "think globally but act locally" should be the motto for architects practicing in a world without boundaries.

T.Y. Au



GLOCAL

EDGESTICHING

As

part of a international group of practitioners, it is very easy to lose sight of the local situation. Being global but thinking locally is the principle catch cry of many causes, but can cause difficulties in a context with histories, traditions, climate, specific urban patterns and local regulations which differ from ones own previous experiences and education. An architectural practitioner in a global context procuring buildings for local users needs to balance universal principles with an open mind, suppressed arrogance and attuning sensibilities to what is happening on the ground around them. Ideally this will result in the transference of ideas, the evolution of hybrid solutions and even a fresh perspective as to the valuable assets of a local situation from the perspective of an outsider. The understanding of this process by DEM Penang has in part, led to the evolution of specific architectural strategies that are reinterpreted and refined through each new project.

When observing and participating in Penang's daily life, one becomes acutely aware of the vitality and the spontaneity of life occurring in the streets and the pressures that the nature of new development is placing on the public realm. The immediacy of life in the street is by virtue of the acceptance that the street is able to be appropriated by a wider variety of users other than motor vehicles and that



the archetypal Chinese shophouse allows for any number of uses due to the generic nature of its configuration. These traditional patterns of generic space and street based activity are being usurped by new forms of generic space, the shopping centre and the stacked office and residential tower. However the desire to control the random associations generated by the shophouse pattern and its use of the street has resulted in turning the public space inwards and designing the street as a connector between centres, gearing the street towards motor vehicle usage. Reconciling the traditional patterns with the natural desire to modernise hence becomes a primary issue lest the valuable assets of a vital street life and public realm are lost from Penang and what makes it unique in the world.

As a background to the ambition to reconcile the traditional with the modern, it must be accepted that the two must co-exist. Authenticity that underlies Penang's diversity can be quite easily sanitised or themed in a manner similar to Singapore and thus vitality becomes performance. It

must be accepted in addition that the problem is greater than an architect's influence. The will to ensure the existence and evolution of traditional urban patterns must also come from bureaucrats, planners, politicians and business people alike so that the regulations, tenure and economic processes underpinning the patterns are not simply erased.

The means of procuring buildings is also changing. The scale of buildings are increasing in order to maximise returns on higher land costs and as a result the archetypal building now requires larger footprints and a greater perimeter of operable facade for light and ventilation. The result is an interpretation of the archetypal modern building that sits as an object in the city, contrasting the dense pattern of low rise shophouses addressing the street. Conceptually, we could draw a comparison and imagine a street of shophouses as being a high rise building laid on its side; a horizontal skyscraper. Where as similarities between these generic space archetypes can be drawn, the fundamental differences lies in their impact to the public realm and the life of the street. What the generic high rise building offers is internalised and partitioned, where as the generic shophouse projects its life to the public realm of the street. Once the engagement with the street is lost, both the physical enclosure to the street and the use of the street as a interstitial zone of activity also declines.

Learning from Penang: Stitching, Edges, Form & Positive Urban Space.

How then, can architects proceed? Colin Rowe in his book Collage City, believes that architects must accept the larger object building as quite simply the typology that is now entrenched in our cities and modes of building procurement. What Rowe suggests is that careful manipulation of the edges and massing of buildings so that they relate to neighbouring buildings in a manner that precludes the design of urban space and not objects distributed in space. Extending Rowe's simple observation, what is needed then, is to ensure that larger scale buildings stitch into the context around them. Issues of the edge of buildings then need to reflect what role that any particular edge must play in context. For example, when an edge relates to a street or to a park, or when it faces West or South, it will impact the nature of that edge. In addition, stitching into the patterns of circulation, both pedestrian and vechile, as well as responding to proximity's of scale can begin form generation in building even before the configuration of optimal generic plan layouts or site cover formulas are applied

Extensions of this idea lay in the primacy of what is left over space. Modernist dictums held over for decades have taught us that form follows function, and that as a result the form has evolved from within. Hence the resulting space around the building is what is left over from the programme. The primacy of the form based on stitching into urban patterns, mediating scale and the

formation of new positive urban space, means that the form is a function of its situation and not its programme. By taking this approach, when stitching into situations in the traditional city, deference to the patterns surrounding it are key use and form generators. The same approach though leads to new positive urban patterns when the situation starts from a state of tabula rasa - that is where no patterns other than natural systems - trees, topography and landscape, precede the building. In these scenarios, typical of the new development

on the fringes of Penang's traditional city, means that positive urban space is valued as a precursor to design and not simply the erection of unrelated commodified objects.

Examples of this approach applied to the new fringe development and the traditional city are illustrated best by two of DEM's propositions. The first of these is a proposition for a mixed use residential and office development to the south of Penang's urban centre. The second is a speculative



proposition which was submitted for an international ideas competition organised by the UIA (International Union of Architects) which took on the relationship between a shopping centre and a traditional row of shophouses.

The first proposition at the Bukit Jambul Indah township, involved the provision of commercial and various residential options. As it was part of a larger development, we could manipulate the forms of other buildings in the precinct, although the scale and plot shapes were previously determined. It was determined that the role of this building would be to terminate and reinforce what was emerging as a rim of buildings around a lake. The wrapping form

attempted to end the sequence and allow other buildings around to gain views over the building mass to the hills behind.

In part then, the form predetermined the functional layout of the building. The resulting mixture of uses was handled by placing the uses side by side instead of stacking them one on top of the other. Separation was achieved by the wrapping building that formed a captured garden that had views to and from the street. This attempted to gain some continuity of the public space to the heart of the building. What evolved therefore, was a special outdoor space fronted by different users, which almost by default, imparted a sense of urbanity in this fringe community, by virtue of the joining of different user groups sharing the one space. What succeeded therefore was the formation of positive urban space, as well as a sense of the urbane in an internalised fringe community.



Our second proposition, a speculative competition entry, focused on reconciling an internalised large shopping complex, KOMTAR, with a traditional row of shophouses which shared a wide busy street. The basic design parti involved reorganising the street to facilitate the shared use by cars and people with the ability to also schedule use of the street by way of movable partitions in the street that could allow on occasions more pedestrian use without necessarily totally restricting traffic flow.

In combination with flow controls, we introduced other items of infrastructure that added new layers to the edges of the street. Firstly we brought out another frame out from the edge of the shop houses to imply and facilitate appropriation of the street by the shophouses on occasions. Secondly we reconfigured the edge of the shopping centre in order to bring the inside to the street. We felt that a major difference between the traditional shophouse street and the internalised mall was the control of the entry points.

With a typical street you have a row of addresses and activity, with an internalised complex you have one. Our reinvention of the edge of the shopping centre involved the making of a diaphanous edge that facilitated multiple addresses and created an interstitial shaded public zone that moderated the scale of the complex in relation to the shophouses on the other side of the street. The final layer of intervention was to facilitate the 'contemporisation' of the street vendor, by providing plug in points in the street that could provide services such as power, communications, water and sewerage, to ensure that this layer of street life could remain and evolve.

As a holistic exercise therefore, the task of procuring buildings sensitive to their current situation and established patterns becomes a difficult exercise. However all attempts must be made to ensure that the vitality, and in a global sense, the uniqueness, of

Penang's street life are not dissolved. Being an outsider looking in, the vitality and the richness of the public space of the street and how it enhances peoples experiences cannot be under valued. Hence as a working programme, the concept of stitching, working between scales simultaneously, managing vehicle dominance and using the form and edges of buildings, forms the foundation from which design can evolve.

Michael Dickson







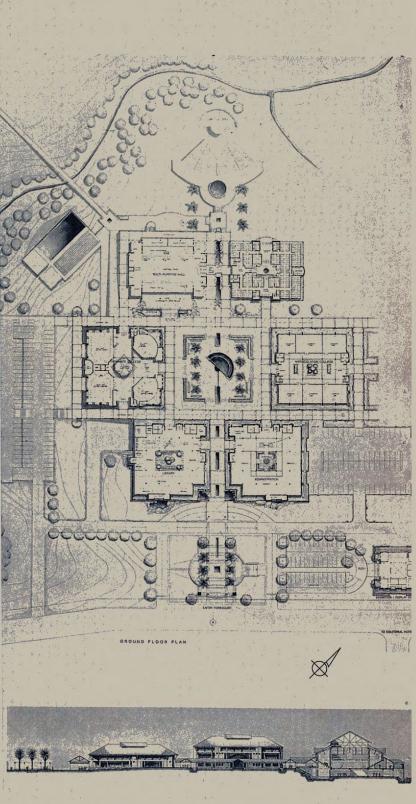
The core buildings orrange themselves around a traditional quadrangle, the buildings themselves having individual courtyards to assist with natural ventilation. Large overhanging tile roofs with lifted Jock roof sections are also devised to keep the buildings cool. These roofs give the 'tropical' character to the buildings. Masonry construction was the clients The Mosterplan fans out from the 'learning care' along the natural site contours to the proposed R&D joint commercial facilities and to the residential hostel blacks across the preferred building technique and this was exploited in the elevations to odd a reference to massive stone/masonry black construction reflecting the University of Sydney heritage. stream. A 'jungle path' and bridge links the residential quarters to the compus reinforcing the tropical nature of the site

Penang International Education & Technology Centre (PIETC) : Worldwide Ventures Sdn Bhd

Bukit Jambul, Penang

International Factory Zone the College is also the University of Sydney's twinning campus in Malaysia

Summary : Phase One: Kolej Antarabangsa (International College). Conceived as a place of learning with a future program of technology ventures with the nearby Location Client



Masterplan North East Elevation/Section

The Waterfront is dominated by a Morino and Yacht Club with associated Marino villa homes and condos. A requirement of the council to provide waterfront access to the public led to the design toking the innovate approach of stringing a linear public take park around the bock of the marina creating on exclusive marina and residential Island while giving the public a continuous assessable water edge. The main access boulevard echo's the crescent shape of the lake park and provides a break between the more commercial uses of the Tourist Relail Centre and shop office's, these uses giving on active street condition common in Penong. The Boulevard is terminated with a "Fisherman's whorf' style retail pier with waterfront hatel, which extends the public activity out over the sea and provides a good viewing position for the adjacent marina and nearby local landmarks, Pulou Jerejak and the Penang Bridge. The Convention Centre Hotel forms on impressive gateway to the development and is also provided with a small beach. A water theme park and public transport interchange complete the development.

Development



Summary : A 70 acre mixed use development planned primarily, at the initiative of the Penang Development Corporation , to enhance the tourist potential of Eternal Resources Sdn Bhd Location : Bayan Bay, Penang

Penang Island. A number of commercial, entertainment, residential and amenity uses are arranged to complement one another

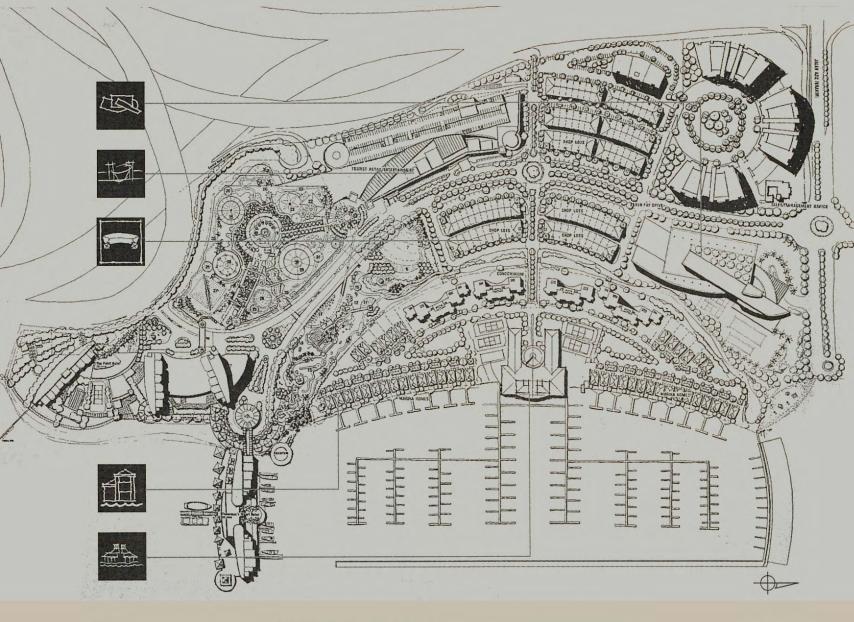








Tourist Retail Center under Construction



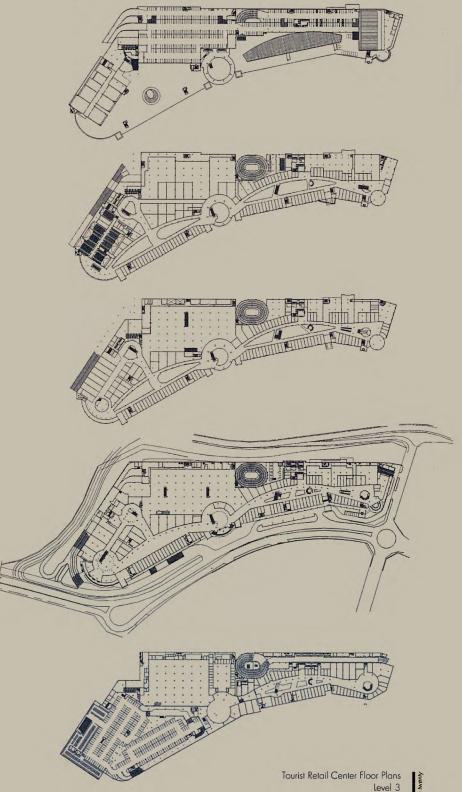


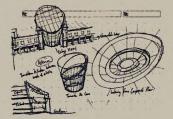






Original Mosterplan Tourist retail Center under construction '5 foot' way - Georgetown





Tourist Retail Centre



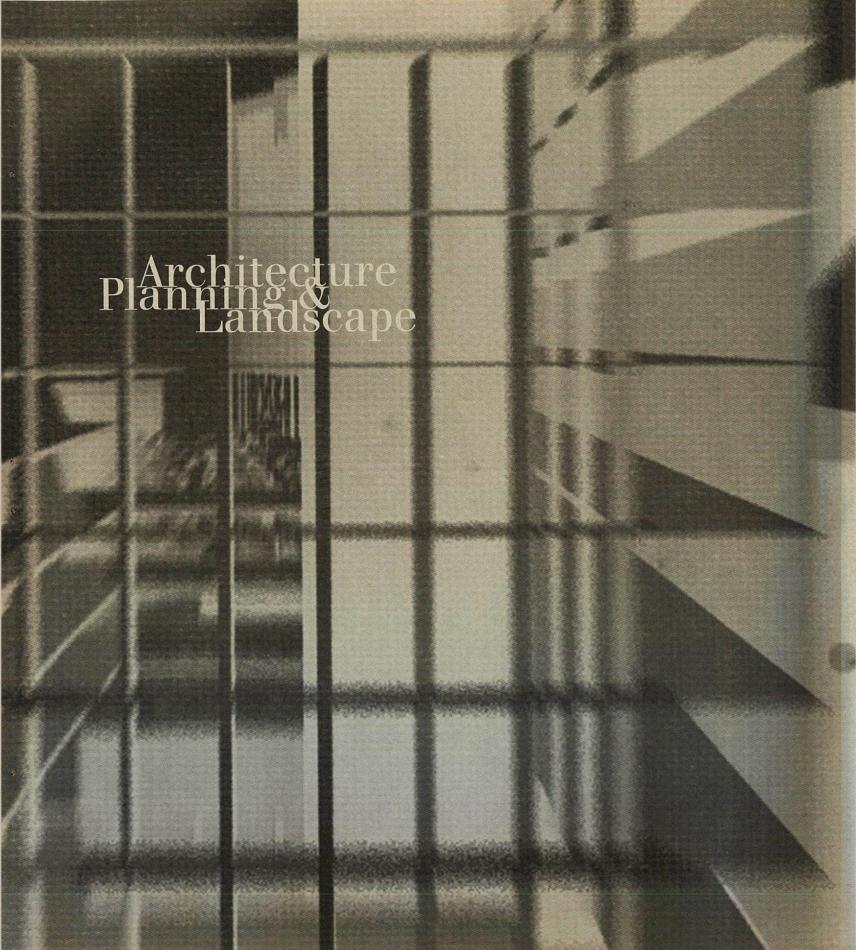
At 500m long, this centre earns the distinction of being one of the longest retail centres in Moloysio. The centre contains over 1 million square feet of net lettable space and 2500 car spaces. Joyo Jusco is the main anchor tenant and the centre also houses a cineplex, bowling alley and roof top amusement pork.

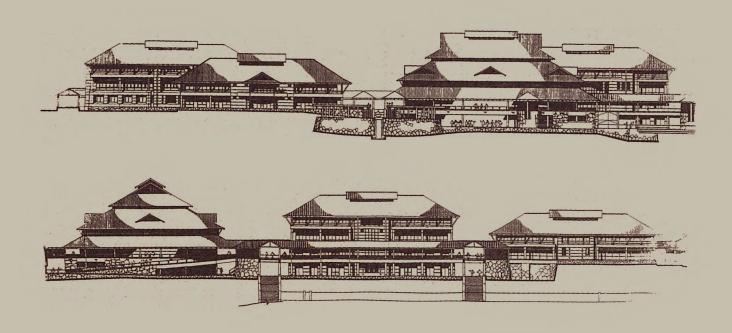
The long site demanded on approach that would make the 'journey' through the centre o delight. This is achieved by using the main street and public square metaphor from traditional city planning. The 3 and 4 storey street is further enhanced by curving one edge of it to avoid the 'bowling alley' effect, this also allows the wider centre portion to take on multi purpose usage. Indirect natural light is allowed to pour into the space through the lofted roof detail.

The public square is reinterpreted as on arena: o large circular atrium in the shape of on inverted truncated cone which expands in size as it rises up into the building. This is the main gathering area and performance space. Balconies with cofes look over the space and the vertical circulation is contained in a semi-detached pod leaning into the void. The roof top corpork levels access the very top of the space and look down 8 storeys into the oreno. The front face of the cone is in curtoin woll glazing opening up to the outside like a giant window. During the day the patrons have a perfect view out to the sea while at night the atrium octs like a gigantic lantern opening up its interior to the view from outside. The atrium oreno expresses itself strongly on the external focade via this slaping glazed form which provides on immediately recognisable icon for the centre.

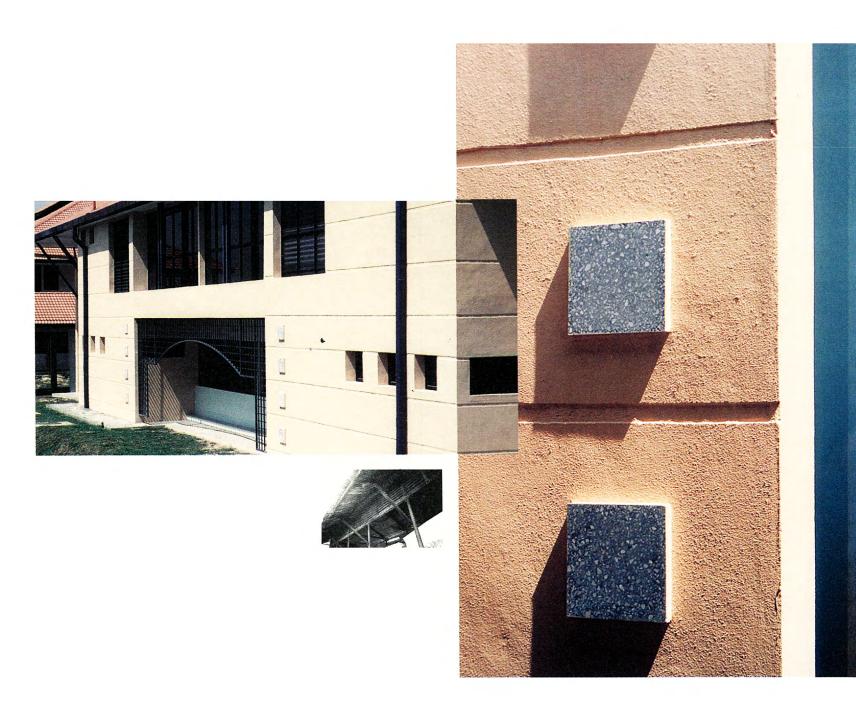
The general external elevation has to respond to its dual frontage. The inside elevation forms one side of the moin access avenue to the Bayan Bay development and therefore is of a lower scale and character to sympathise with the adjacent shop offices. A continuous verandah way and shap front display ensures a pedestrian active street front. The reverse side is pushed hard up to freeway and needs to 'read' to the public driving by at 80km/h. The elevation is designed in the manner of a super graphic with strong elements and signage apportunities. A large occulus window provides a showcase to the night view and internally allows the food court o view of the outside world.

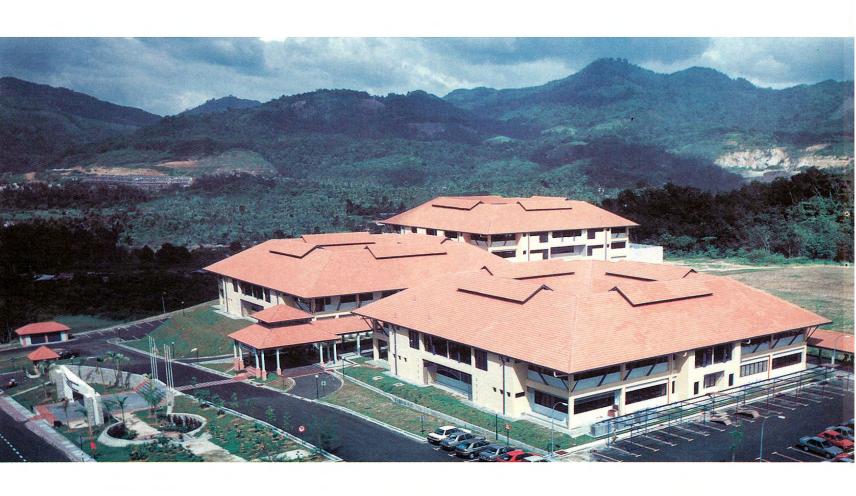
Level 2 Level 1 Ground Floor Lower Ground





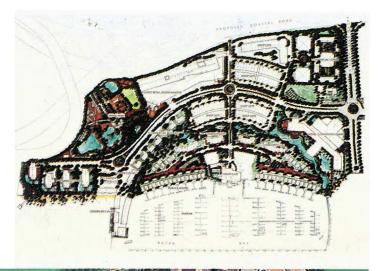




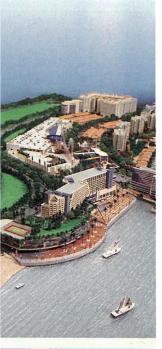








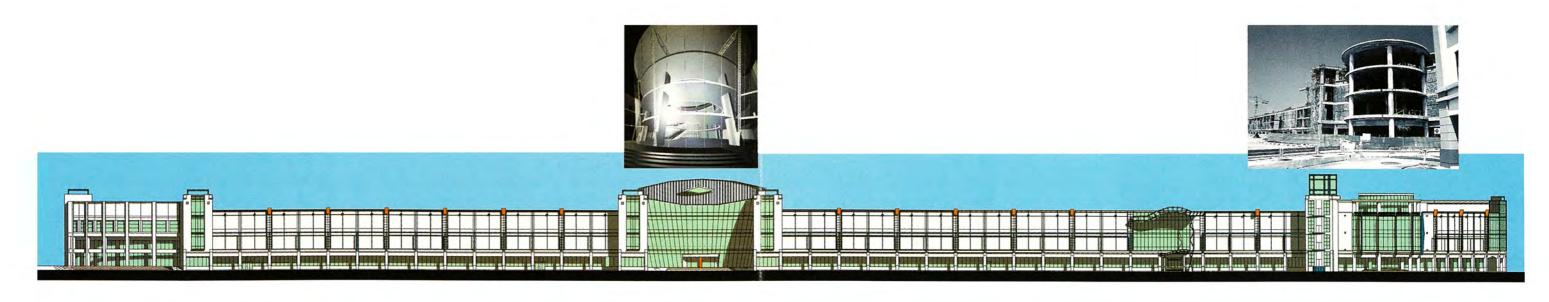


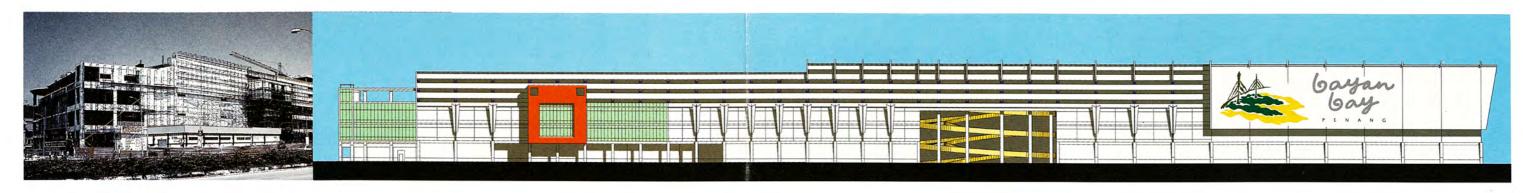


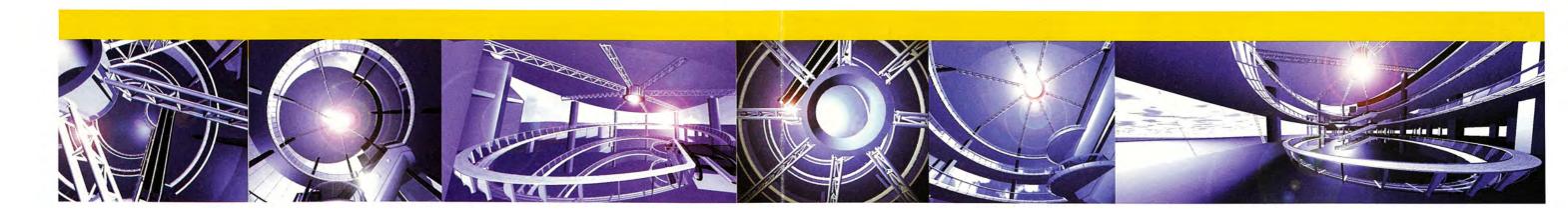


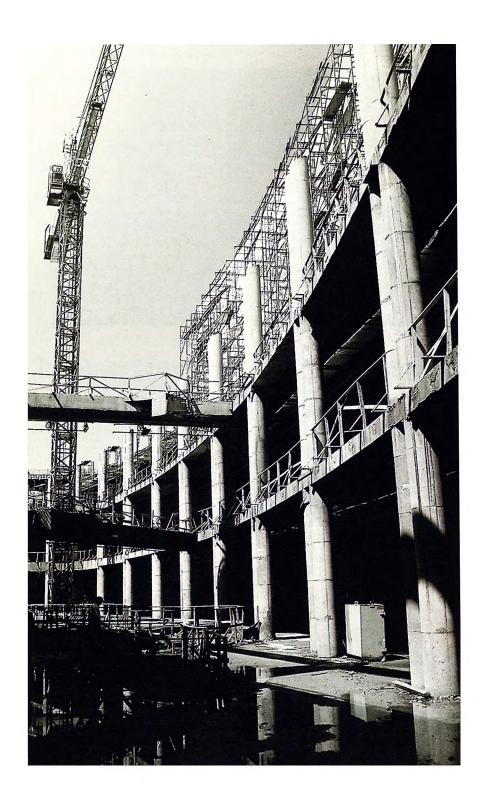


Landscape Masterplan
Presentation Model
Site - Construction of Tourist Retail Center,
Shop Offices





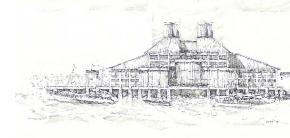




Yacht Club



The feature of the Marina, the yacht club extends out over the water. Two lanterns on the roof create a light house like effect at night and terminate the east west axis of the overall masterplan.





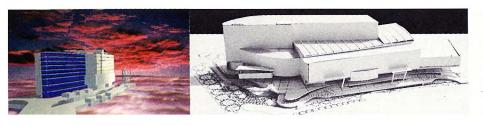




Convention Centre & Point and Plaza Hotels







The Point hotel, at the far end of the road spine is designed to launch out into the sea as a wharf structure and incorporates public piers and retail for a 'fisherman's wharf' style experience adjacent to the marina.



Shop Offices



92 units of three storey shop offices which form the first phase of the overall development.

The shop offices are laid out on a sweeping curve to reinforce the main spine of the development creating an inviting effect. The large vented tile roofs provide passive climate control as well as creating a strong consistent image. The entry to upperfloors are emphasised by the recessed glazed panels to give a 'front door' not normally considered in this type of development. The building corners are given further reinforcement by towers which create a gateway effect on the main road spine.











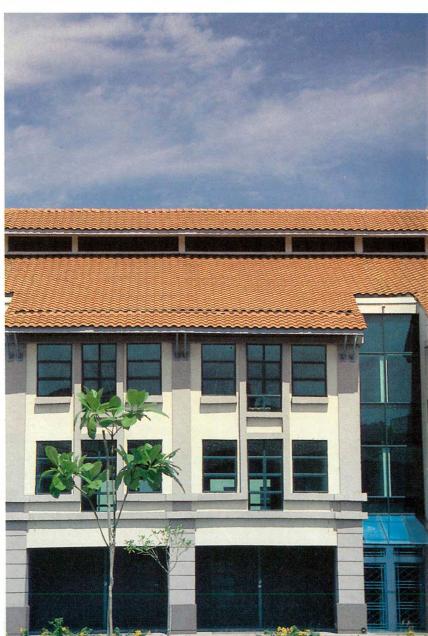




Shop office 'light towers' - DEM has explored the shop office possibilities and constraints further as in this concept for lpoh. The entrances to the offices above the shops are given special prominence as 'light towers', sunlight is filtered into the hollow towers which have painted bright colours on the inside face. The effect of walking along the verandah way is enhanced by the sublime quality of light filtering down to the pavement. The facade is given a strong regimented force by the towers and signage can be more effectively contained and controlled. The night time effect is reversed when lights inside the towers glow through the filtering elements with the colours painted within. The building becomes a sign itself, an 'icon', pushing the highly constrained boundaries of expression associated with the shop office model.







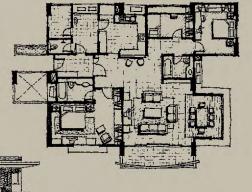
'Light Towers' - Computer Studies Bayan Bay Shop Offices

Marina Homes & Condo's



A series of homes along the inside face of the marina are actually terraces but the design and massing which emphasises the individual house facade give the illusion of separate bungalows. Larger marina villas ore located at the edges of the marina.

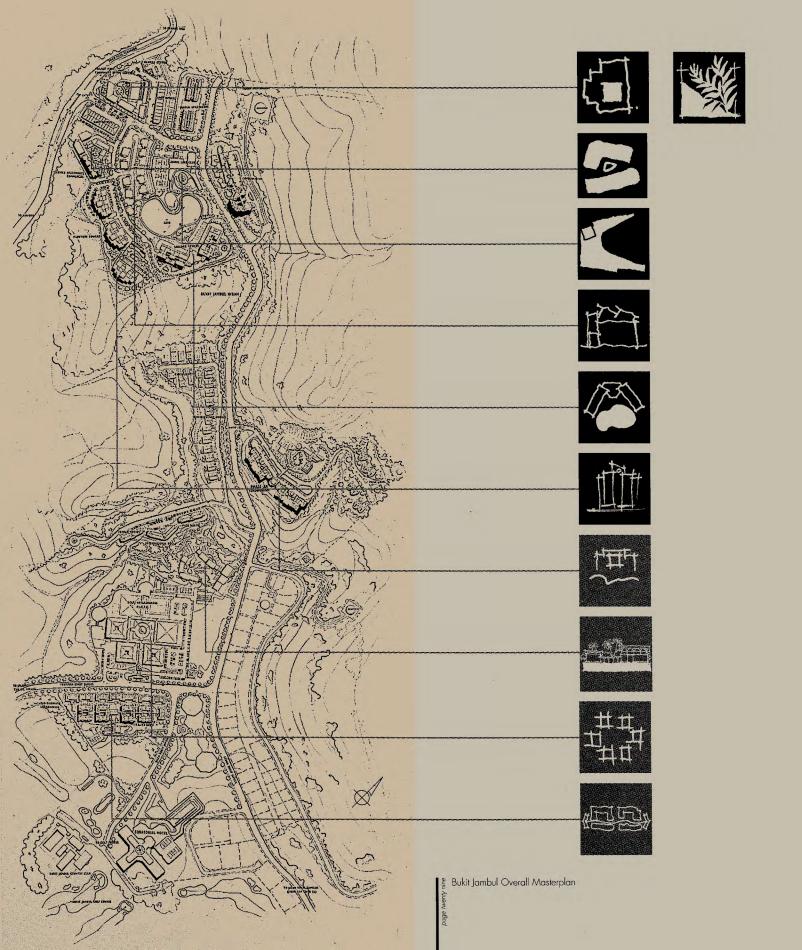
The condos, immediately behind the villas ore kept as low as possible with flat roofs and strong horizontal emphasis.











concentrating the allowable building density into a small footprint around a natural lake. The resultant high density, hi-rise solution commands excellent views over the surrounding valley but in turn is set against the adjacent steep hills and so does not create a mark on the horizon. The close packed nature of the scheme is relieved by the loke and adjacent park which provide the focus to the development. The massing of the component projects was carefully manipulated within the tight brief requirements to lead the public into the scheme from the commercial main Located in hilly district to the south of Penang Island the developer was able to save the majority of the attractive jungle covered hill land by road frontage with the overall building massing sweeping up and around the lake to the 'signature' 25 story condominium tower.

Bukit Jambul Indah A Residential Community Warldwide Ventures San Bhd

Cliant

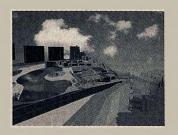
A largely residential development providing accommadarion from tow cost up to Condominium strandard. An individual community with self supporting Bukit Jambul, Penang

and natural lake

commercial space, a 'village mall' community retail ceruler, lake club hause and a smull hi tech park are clust rèd around a public packet park

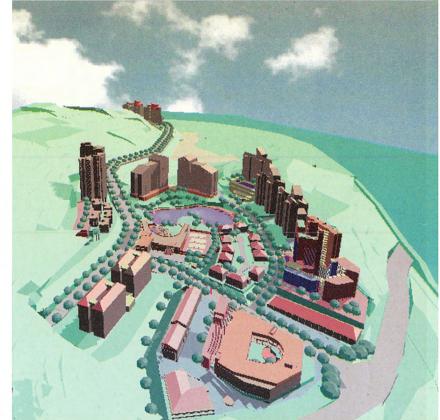
Loc ation Summary





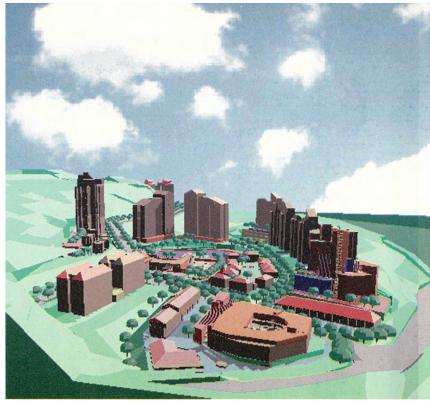


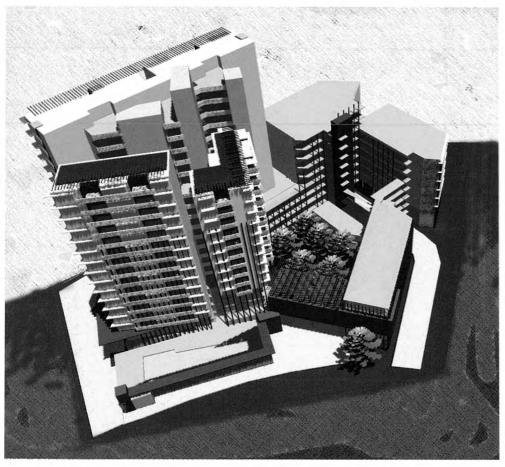
















Computer Studies | § Unit Plan with 'Flexi-Space' Room Facing - Lakeside Apartments - Detail at Canopy





Serviced Apartments/Commercial

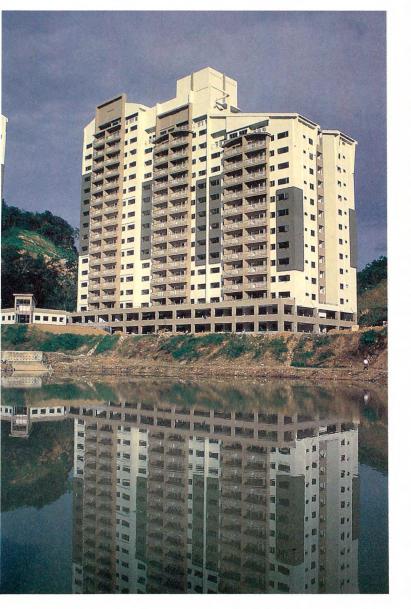
The evolution of the brief for this site began from a simple statement to provide 139 residential apartments and 40 000 ft2 of commercial office space. From this starting point, we developed the latent potential of this brief to provide a holistic work and living environment for itinerant workers who would benefit from the close proximity of home and office. This was achieved by producing a range of apartment types suitable for different lengths of stay-from two week working visits by business people to long term contracts spanning maybe several years all of whom have the option of having their own office space close by.

Massing of the scheme developed in parallel to the development of the user options, to make a building that wrapped around the edges of the site, stepping down in height at every bend. This tactic had two justifications - the first was to enclose a garden space within the building and in context of the other towers of Bukit Jambul, it terminated the rim of buildings that surrounded the lake.

The success of the scheme, which is still in early development, is the way it develops user options, which in turn tap in to an emerging trend of globalised work forces. Developing this concept proved beneficial for the client as new markets with which to on-sell the project were opened up. The other successful tactic was the manner in which the building attemps to define edges and make space - thereby avoiding repeating the pattern of object like residential tower blocks that ignore the notion of forming urban space.





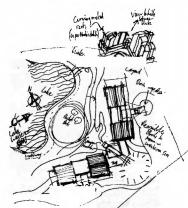




Lakeside Apartments

The first stage of the overall development consisting of two 18 storey towers accommodating 272 units of medium cost apartments.

The site layout plan (previously produced by others) had orientated the buildings due west which was most undesirable. The site boundaries were still able to be manipulated slightly to allow the blocks to be turned towards each other in an 'L' shape which, as well as improving the orientation, also allowed the buildings to wrap around the edges of the existing lake and create a small 'pocket park' at the base. The tight budget and necessary semi basement carpark constrained the blocks to be regular rectangles in plan. In order to provide a more dynamic massing the buildings were stepped in height to crown at the centre penthouses. Additional area to certain units was achieved by effectively 'bracketing' on cantilevered sections on the facade. These were then emphasised by colour to reinforce the rising nature of the building sections. The colours are influenced by the surrounding forest land and give a strong formal identity to the building contrasting with the 'pastel' tones so common on similar buildings.

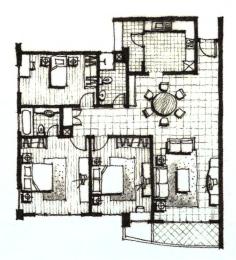








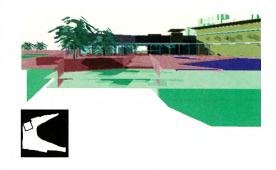












Bukit Jambul Lake Club

Bukit Jambul Lake Club aimed at providing recreational facilities for use by members and residents of Bukit Jambul Indah. Briefing requirements called for the usual mix of tennis courts, swimming pools and various indoor facilities - all sited adjacent a lake that became the focus for all the high rise residential towers.

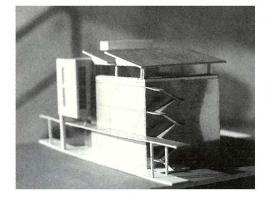
A key form generator became the aspect to the lake and the view down on top of the club. The building would aim to look like a landform, with one edge responding to the strict geometries of the street and the other open public edge to the lake, taking up an organic geometry derived from the lake's edge. Shade structures oscillating around the curved geometry served to reinforce the iconic landform shapes of the building as well as providing privacy and shade to the patrons using the outdoor facilities. Careful manipulation of landscape terraces ensures that the requirement for security are met without inappropriate barriers - allowing the building to stitch in to its landscape setting seemlessly.

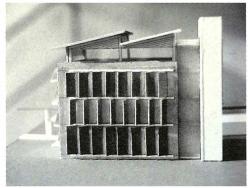
Bukit Jambul Silicon Park

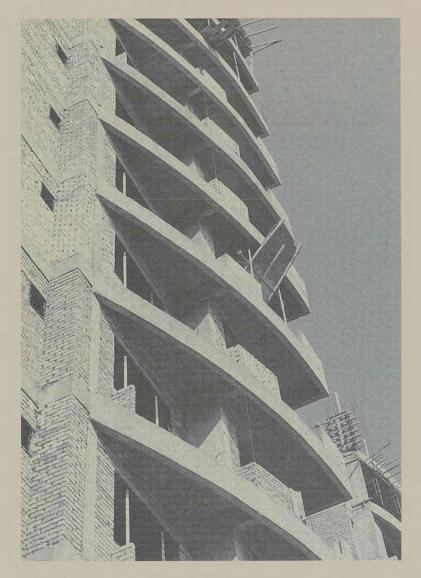


A small Hi-tech commercial development catering to local IT private enterprises.

There are two distinct types of office building within the development, single individual buildings for the bigger firms which need the privacy and corporate image; and strata titled blocks for the smaller firms. The buildings have been orientated to take advantage of both the lake views as well as exposure from the roads. There is ample green open space between buildings to allow for recreational and relaxation space. The building image is designed to reflect the usage while the scale is kept low in order to maximise the open feel of the overall lakeside area.





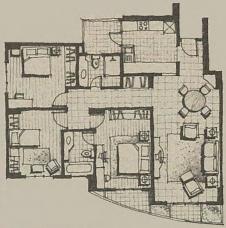


Parkview Apartments

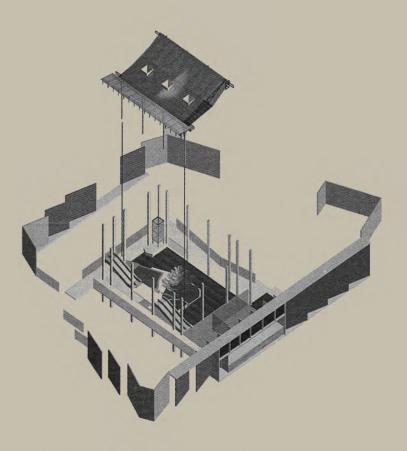


Three 18 storey apartments hausing 400 units. The second major residential companent of the Bukit Jambul development. The site fortunately has an excellent orientatian with minimal western sun problems. The North face has the natural lake view while the South face has expansive views over the valley. To maximise the sales potential of the view the main planning criteria was to give all bedrooms external views. This feature is quite unique in Medium Cost hausing which normally relies on the light and air wells for Bedroom 3.

The scheme has the three towers each rising on subsequently higher ground giving a dynamic massing and integrating well with the adjacent lakeside Towers.







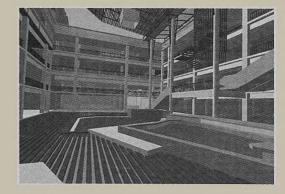
Village Mall - Community Retail Center

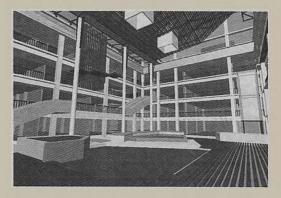


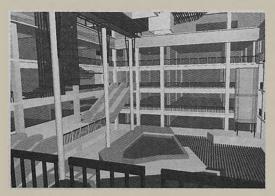
The Village Mall aims to provide a civic focus to the Bukit Jambul enclave. The brief called for a straight forward commercial proposition of a mixed retail, office and shop lot tenancy's. Although the latent potential for expression is inevitably constrained by commercial requirements, strategies were employed to provide an enjoyable building

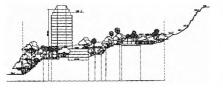
The design porti was focused on two aspects, the buildings edges and the provision of a carefully made indoor / outdoor public room. Edge articulation was aimed at managing the signage, shading and servicing requirements whilst the public urban room was aimed at providing a civic focus. The urban room itself is semi open, naturally ventilated and shaded with a large oversoiling translucent battened canopy. Carefully crofted edges break out to the street edge in ports, to signal to the street that a special space exists within. Surfaces, material and carefully managed landscape complete the crofting of the space.

During the design process, we were mindful to ensure the space was not overwhelmed commercially thereby limiting its function as a free public space. However, the organisation of the entire complex focuses on and circulates around this space, ensuring ownership is not claimed by one commercially minded user. It is hoped that the space will endure and form on anchor to the changing tenancies around it. Anchoring therefore will be the crux to the success of this truly civic space.



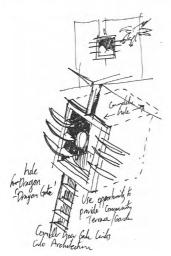














Landscape Masterplan Presentation Model (showing Towers) Site Section Typical End Unit Plan - Towers Overall Presentation Model

The Peak Condominium



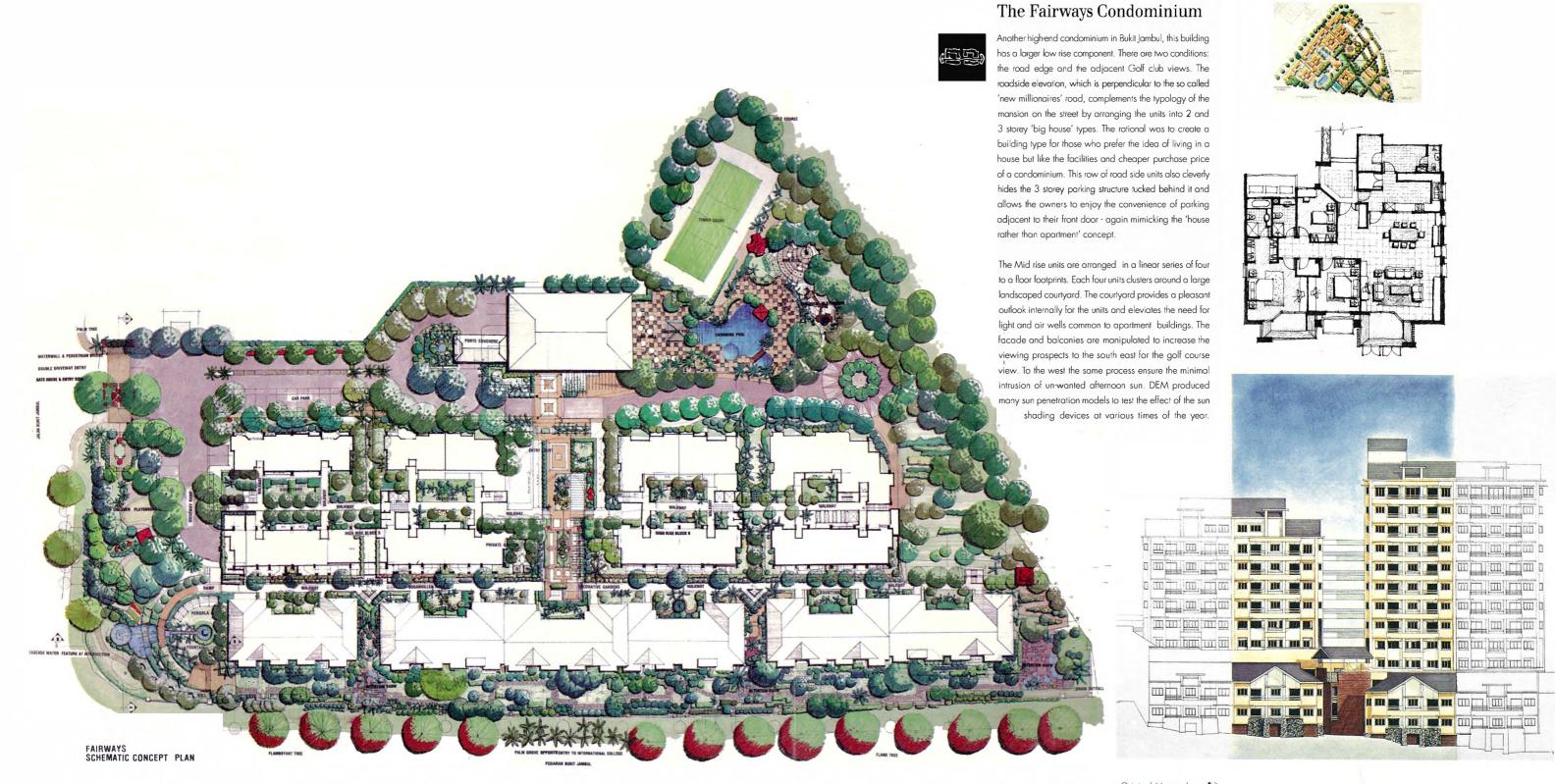
A combined high and low rise condominium development on steep slopes with magnificent views over looking the Bayan Lepas valley.

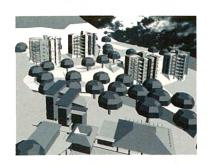
There are two distinct elements of the design: the twin tower high rise and the low rise jungle villas. The towers are set on a saddle of land on the steep hill side, which provides for excellent views from even the first floor units. In a Chinese mythological sense the towers block the flight of the dragon who sleeps on the hill from its flight down to the sea. This would create bad 'fung shui' for the unit owners so to counter this a large 4 storey hole, or 'dragons gate' is punched through each building. This in turn creates a sky garden terrace for the use of the buildings inhabitants and allows the hills behind the building to be seen by the public. The roof profile of both towers is coordinated to give a flowing shape mimicking the profile of the adjacent hills, this helps to soften the buildings edge against the skyline.

The club house and pool is cradled between the towers and the hill side and provides a resort like oasis with view out between and across the towers. It is linked back to the towers via a bridge which links into the 4th floor roof of the parking structure and drop off canopies.

The jungle villas are exclusive five storey semi-detached blocks of two units per floor. The design breaks away from the usual condo plan layout and features a sweeping glass wall which wraps around the living and dining areas, with the units set hard into the jungle, the rooms look straight into the trees giving the feeling of the outdoors being brought inside. The top floor units also enjoy a roof top terrace to further enhance the feeling of living within the tree tops. The butterfly type semi-D plan and the positioning of the units on the site ensure complete privacy for the owners. Surprisingly for the developer, these forest villas were snapped up immediately by the public, vindicating the concept design vision.





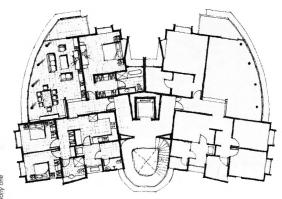




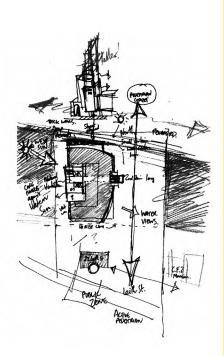




The Peak Villas
Computer Study
Presentation Model
Evening Thunderstorm - View of Towers from Villas
Clubhouse Presentation model
Villas Typical Floor Plan
Facing Page - Lakeside Facde









two distinct faces. The bustling commercial Penang Rd has a vernacular of tall buildings perched over the pedestrian pavement, our scheme explaits this language in order to and a naturally ventilated core on the western side. The slim curtain wall is orientated due north where it receives the minimum horizontal solar penetration. The massing and The precinct line for the historical district of Penang cuts the site for the building in two, this combined with an existing historical building on the site produces a building with mass up the building away from the sensitive historical side. The tower is designed around passive solar principles with deep recessed masonny walls to the northeast / northwest, change of use in wall material is configured to heighten the building on the Penang Road frontage to give the illusion of a taller more slender building. An open ended naturally ventiloted pedestrian retail lane links Penang Road to Leith Street, a street lined with distinctive Hakka mansions which is becoming an eventing entertainment area of restaurants and pubs which compliment Penang Road. The pedestrian sireet mall in our scheme opens up into a courtyard containing the historical mansion '22 Leith Street', this is intended to be utilised as a restaurant with tables spilling out into the courtyard. The pedestrian street is terminated with a modern glass pavilion housing a cafe which acts as a counterpoint to the historical mansions along the street and helps to 'contain' the space in the courtyard.

Another feature of the development is the use of an innovative mechanical parking system which elleviates the need for a massive parking structure. The more compact system carpark, which eliminates driveway circulation and ramps, allowed for much more comfortable and sympathetic planning on this compact site.

East - West Tower and Mall

1

J/M Properties Sdn Bhd

: Penang Road, Georgetown,

mary: A Commercial office tower a

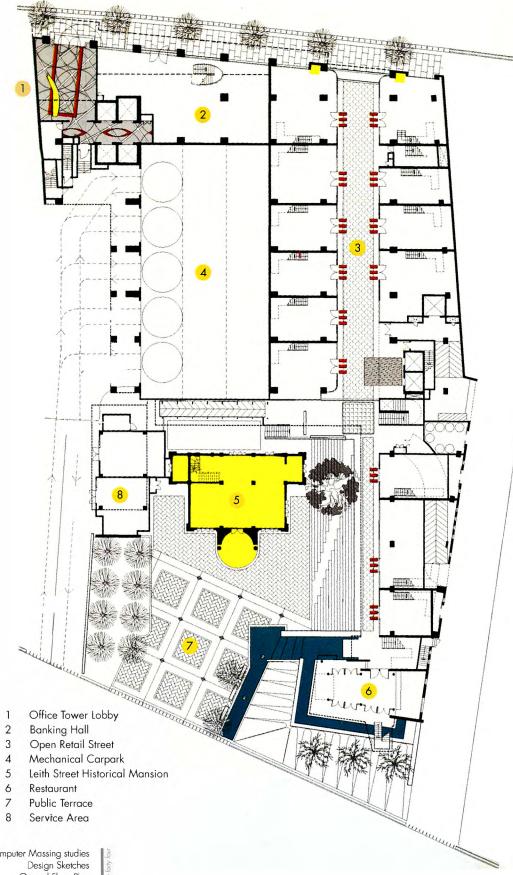






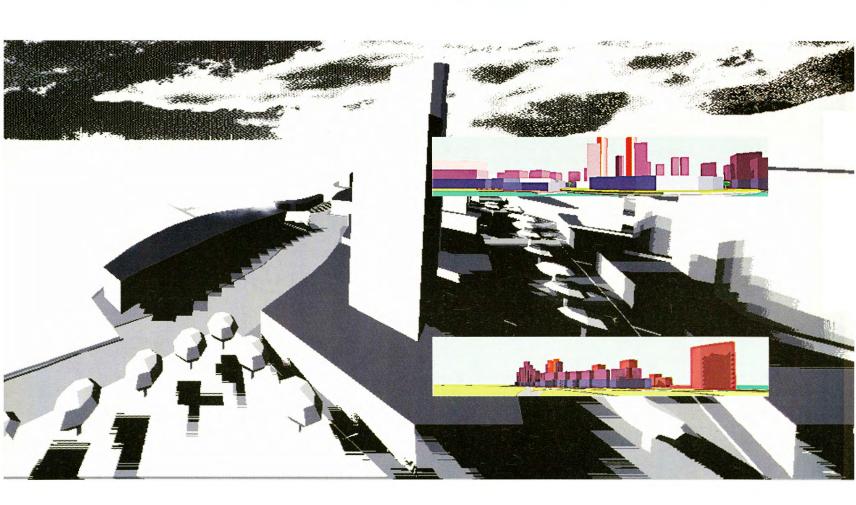






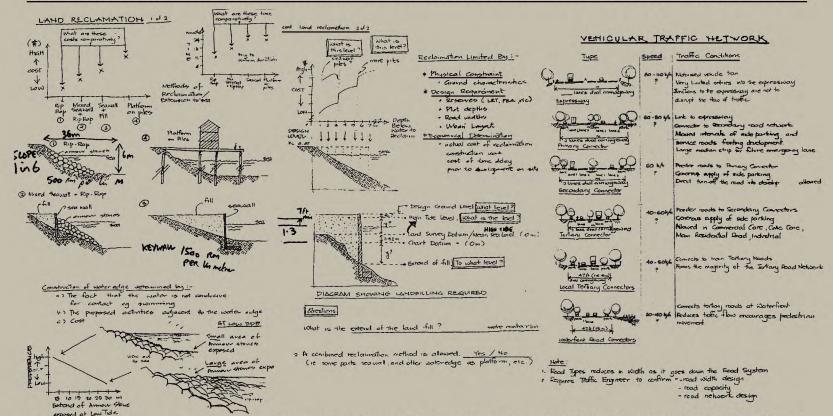
Facing - Computer Massing studies Design Sketches Ground Floor Plan



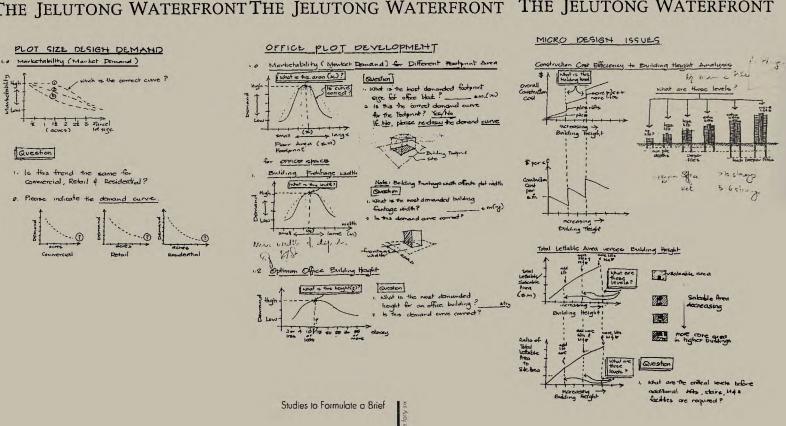




THE JELUTONG WATERFRONT THE JELUTONG WATERFRONT



THE JELUTONG WATERFRONT THE JELUTONG WATERFRONT THE JELUTONG WATERFRONT



•THE IELUTONG EXPRESS WATERFRONT•

•THE JELUTONG EXPRESS WATERFRONT•

• THE JELUTONG EXPRESS •

WATERFRONT •

Over View of Layout Plan



Pinning Department (Pcname)
Tel : 04-2295192
Fax 04-2295073

ISSUES

Avoid the pittall of turning pretty picturesinto Master Plans.

What is the brief?
- identity, Historical link, etc.
- Macro issues to Micro malters

Placero Planning
• Relationship to Surrounding significant
urban or carbral leatures - to enhance the
value of Site from planning aspect.



What is the linking of the Saud Baak slightly off the Expressivery in the South Channel? Another Markhatan in Person when rechaired? As proposed in the Strockure Plan 1987, a Commercial District for the 21st Certury.



ISSUES

How about locating wear the Highway other halfding types instead of residential apartments? Buildings like Offices are more enclosed and are not affected by the noise and like pofiction from the highway?
 Moreover Office Beildings benefit from the homeone.

STRATEGIES

Photistic Macro and Micro Planning
Heed to establish a Specific and Comprehensive Brief.

Establish a Congrehensive Brief.

To direct the development and to maximise the opportunity of these parcets with a Master Plan.

Macro Concepts
- Establish Ties
- Establish Ties
Creste Ares on these parcels to relate to significant
existing elements, such as the hits, USAI, mid-span of
Bridge, KONTAR, etc. or to introduce identificable



• To propuse a Nabere Park (eg. Bird Sabsary for visitors etc) so as to stop twhite development beyond the water edge of these reclaimed parasits that can proparatise the water edge design here. • A Nation Park would exhance the precisived finans value of the parects.



ISSUES

Existing whater caled their on South Channel is understread to fired contact, therefore exploit the visual potential of the water.

The city sewer outfall is located between Parcets 8 and C.



STRATEGIES

Hence preferred prominantle as of other existing successful examples on the Island, namely in the old places like Esplander, Gurney Orlve and in the new water dolgs. I has the UGH Highway and the link road behind the Free Trade Zone

Articulate the edge of the shoreline for more interest since these edges are, in principle, reclaimed.



Activities for Water Body

- Mainly visual due to the condition of the water and the



•THE JELUTONG EXPRESS WATERFRONT•

•THE JELUTONG EXPRESS WATERFRONT•

•THE JELUTONG EXPRESS WATERFRONT•

ISSUES

Access to the Parcels
- Single Enthies (and 2 Enthies to Parcel 2)
are of concern as whether these enthies are sufficient for the traffic pervaside and good connection to the surrounding areas.



Micro Layout Issues
• Correct Layout Plan for Parcel A is too stratefed • Stripes of residential, tourist and commercial

- Current Plan has indicative location of the



3

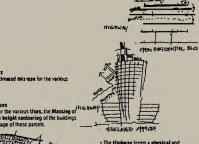
STRATEGIES

Miers versa Good Orientation

South Channel (water) on the East is acceptable for view over the water, but visual relationship back towards the land last to be carefully addressed to avoid the Western sun coming into the building.

Traffic Study

- A good traffic study is required to understand the impact of this developments and to design the required access to these partes to support the traditions to the solid raffic along the waterfront allows the read-space to support the adjuvent pedestrian authorities.



STRATEGIES

. Change the shape of the Water Edon? 7



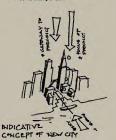
active and passive activities active and passive activities as active and passive activities with more interesting shapes for the water edge passive zones around residential areas and offices.

• View Corridors - outward and inward





ISSUES



STRATEGIES

es that:
- create strong focal points
- are well landscaped
- are of landmark quality
- have a pleasant outlook

rdy streets and support structure the pot charcts people to the forces of lorest flowers to the forces of lorest flowers people enjoy being in moves vehicles efficiently modes a setting for makes the lorest large of enables the in a moving about held large return to the streets and space offers a scale to the place offers a scale to the place - Unruthers where you are



Concept Planning Guidelines



and residential community thus relieving the pressure on historic Georgetown fallowing the old town to focus more on heritage). The unique position adjacent to the bridge, intersecting expressways and the proposed Penang light rail line give it unparalleled convenience for access and public transport, and it is proposed to create a transport terminus with 'park' An important urban design project for Penang, the development is at once an International Gateway to Penang, a chance to reclaim the adjacent suburbs lost water edge and an opportunity to provide affordable housing and facilities to the local community. The reclamation also gives an opportunity for the land starved island to promote a modern commercial

The development is divided into three distinct precincts catering for different needs. The parcel immediately adjacent to Penang bridge is the 'international' precinct with a first class public water edge. The promenade which allows for kiasks, stalls and up-marker hawker style activities terminates at a mini-marina with retail centre, cafe and restaurants spilling out across the board walk. A six acre public park or 'padang' forms the heart of the precinct and also enjoys water views and access. The padang is intended to be the focus for local festivities and concerts, taking the pressure off the existing padang in Georgetown which has relatively poor parking and public transport facilities. The majority of the lots are reserved for commercial use including office, retail and hotels. An arm of upmarket residential housing and condos extends to the bridge. The skyline massing has been considered and certain 'icon' towers are promoted to help achieve the 'gateway to Penang' effect.

The other two parcels cater more for the local needs of the community with more affordable commercial and residential space. There will be schools, markets, shop offices and flatted industrial" developments to complement the Medium and Low cost housing. The Waterfront will be maintained for public access creating a long boardwalk tinking the parcels. Piers, pocket parks, shading pergolas and 'pondoks' line the route to provide a flexible and user friendly waterfront which promotes the pedestrian use of the precincts.

Jelutong Waterfront Development

: Jelutong Development Sdn Bhd

: Jelutong, west coast of Penang Island

Summary : A 3km long linear 300 acre reclaimed land development along the route of the new Jelutong expressway. The plan shown here represents one of DEM's early conceptual options.



Location : Jelutong, west coast of Penang Island

The strongly defined site provides the perfect venue for a seat of Government. Penang Bridge and the Jelutong expressway define the frontage for a flat plane site rising up to Summary : A proposal to provide a civic and governmental complex to accommodate the administrative needs of Penang's government for the next millennium. a ring of low hills. The State administrative offices are pushed up to the edge of the expressway in a sweeping curve along the boundary. The open space created on the inside face creates the ceremonial plaza allowing the State Assembly building to sit free standing on the eastern edge of the plaza with the hills as a backdrop.

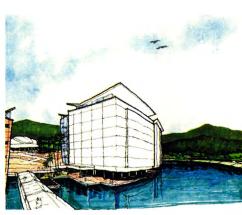
A central atrium in the administration buildings connects and unifies the office complex and facilitates internal circulation. An expansive reflective lake at the frontage 'replaces' the sea edge which is cut off by the expressway and adjacent reclamation, and provides a special ceremonial character to the scheme.

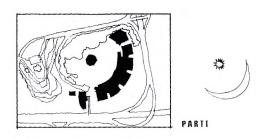
Proposed Penang State



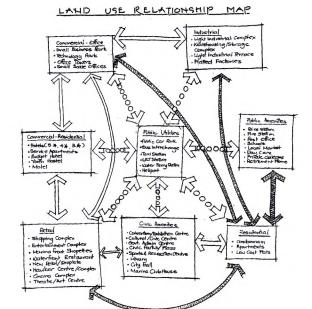








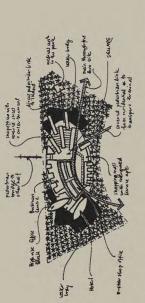






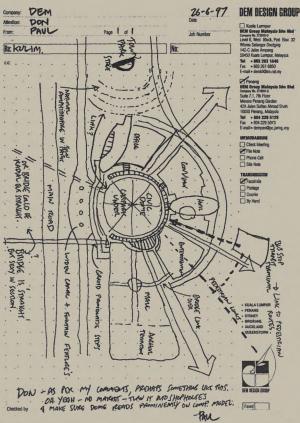


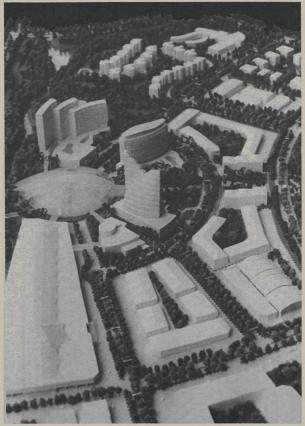




The client required a strong image for the town centre and this was answered by creating a multi-purpose domed public open space. The Hi-tech dome links tagether the visible from the main road leading into the town. The internal town centre roads radiate out from the dame and pedestrian links ore created between the nearby main activities of the town centre; the retail centre, holel, entertainment centre and signature office building. The dome projects into the adjacent river reserve and is highly residential districts. The river and flood reserve is further manipulated to create a lake garden for the enjoyment of the residents.

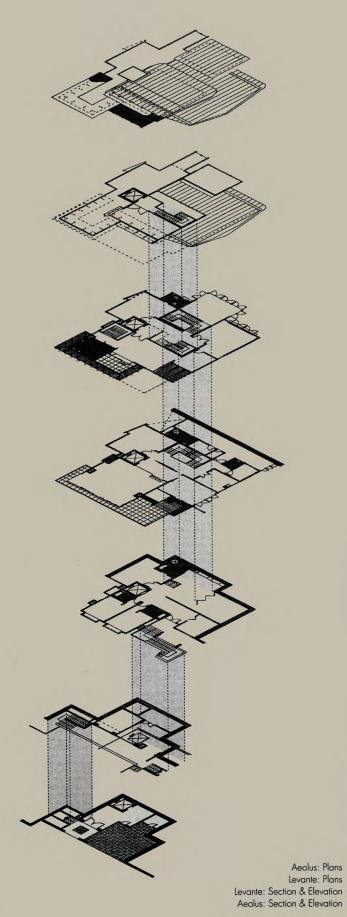
Kulim Techno-City Town Centre

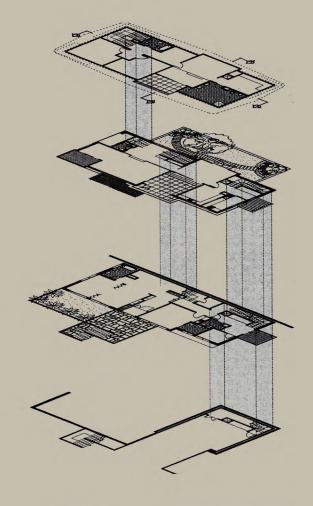


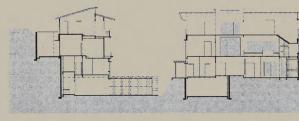


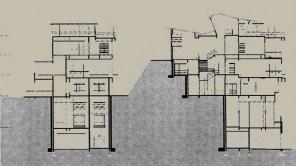




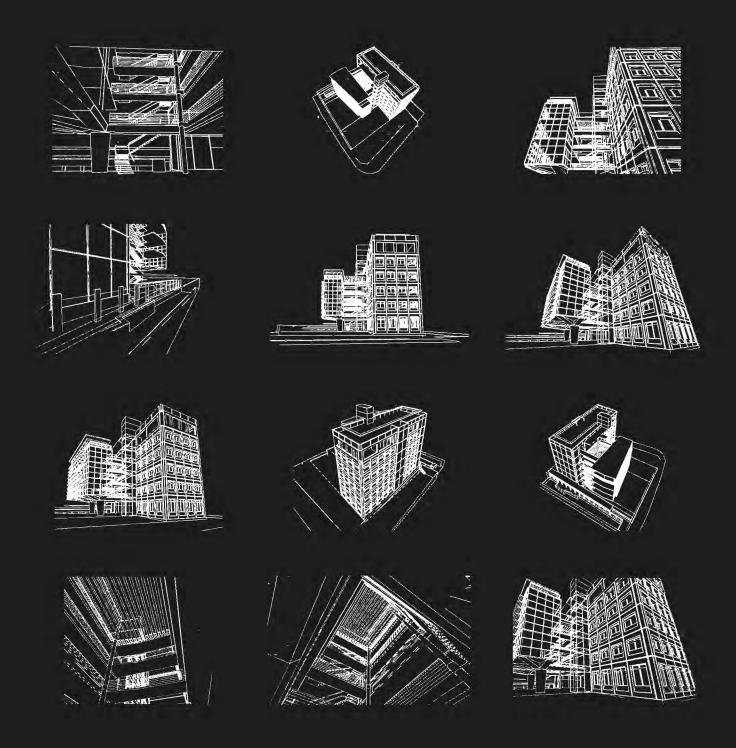












Manipulation of the site and the development of infrastructure to service, access and site the new bungalows became a necessary primary aspect of the site planning. Controlling of the place prior to intervention. Computer modeling of the site contours against the proposed access road was a valuable aid in reducing cut and fill. Siting the earthworks and retaining many groupings of significant trees aligned with an intention to re-establish vegetation became a primary concern n order to reinstate the essence the bungalows in order to preserve an aspect to the sea for each site formed the second toyer determining strategic site planning. Six bungalow types evolved that responded to the patterns of plot shape, slope, aspect and access. A suite of strategic architectural manipulations were developed for ncorporation into each of these bungalow types that attempted to both atture the inhabitants with their immediate environment and to reinstate the articulation of space as an important generator of buildings. Some strategies developed included the crafting of the sequence of movement up and through the dwelling, the connection of volumes through articulation of wall surface and the development of organic copper roof forms intended to provide generous shade and to be visually pleasing when viewed from above. evels and the combination of spatial experiences, from large formal gathering spaces to singular retreat spaces, the manipulation of daylight, reflection of light off water,

The combination of bungalow types responsive to their site conditions, overlaid with strategic spatial and material manipulations allowed the development to align with the original intention to provide a buildable solution that transcended commodity and engaged the senses and pleasure of the inhabitant

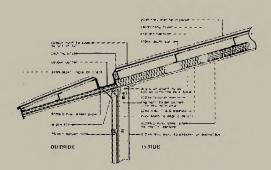
Andaman Mahkota Residential Community

Delta Insignia Sdn Bhd Batu Ferringhi, Penang

Summary : A collection of fifty two speculative and custom bungalows with a clubhouse on a steep site at Batu Ferringhi overlooking Moonlight Bay.

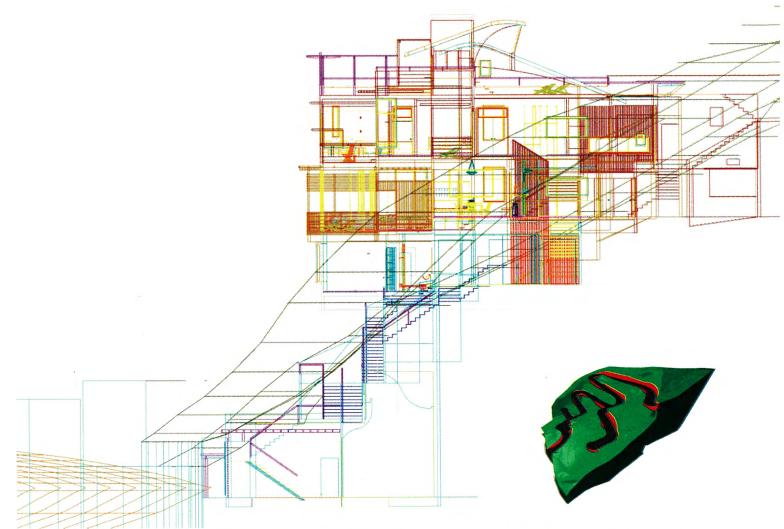


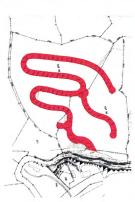


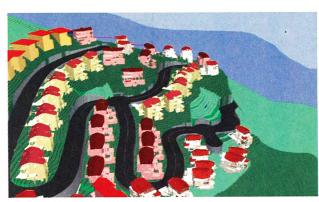






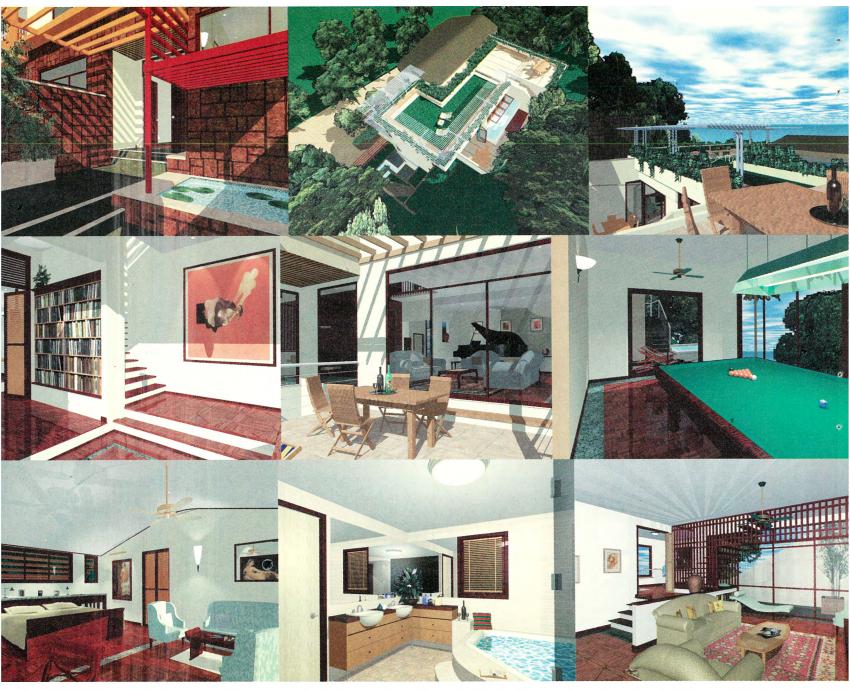














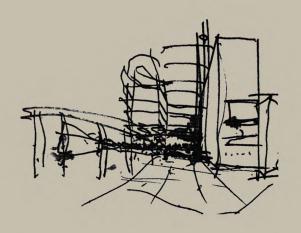
The site was first vetted for its "fung shui" qualities which determined that one of the open sides of the corner site was a "fire edge" which needed to be avoided. The building was therefore anchored into the opposing corner of the site via the taller masonry mass of the main wing. A contrasting lighter, more fragile, steel and glass annex cantilevers off this mass and is balanced on two distinct piloti like a precious lantern. The resultant undercroft and atrium space between the two wings creates a weather-proof courtyard and spill out space for exhibitions and functions associated with the Versace shop and property showroom. The undercraft and terrace extends to the 'fire' boundary and becomes a neutralising water wall. Protective water extends around three sides of the building as a narrow swimming top pool at the rear of the building and a reflective moat around the Versace gallery. The upper floors contain the Directors 'interfacing' offices and the 'Brain Room' - the point from which all important decisions emanate. A penthouse apartment provides for the MD's 'R & R'. The ascendancy to the top floor and 'brain' is representative of the rise to the power base and the charismatic leader of the company. The journey is further exploited by the glass lift and shaft where ascension is experienced directly and the head is reached by rising through the louvered roof of the autium to a roof garden plateau.

The symbolism is woven together with passive energy soving principles to create a strongly sculptural form which relates sensibly to its corner site while providing the distinctive quality the client had expected.

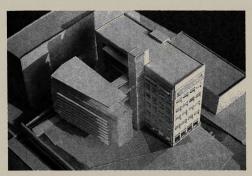
Summary : A custom design to house the various ventures of the holding company; the building includes a Versace shop, property showroom, office and exhibition Location : Kelawai Road, Penang

: Ewein Holdings Sdn Bhd

space with a penthouse office / apartment.

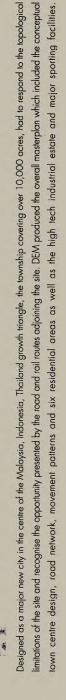












Summary: A Masterplan for a new township of 345,000 people adjacent to the North - South Highway.

Client : Ideal Appraisals Sdn Bhd
Location : Sungai Pelani, Kedah
Summary : A Masterplan for a new to

Location : Shanahai, China

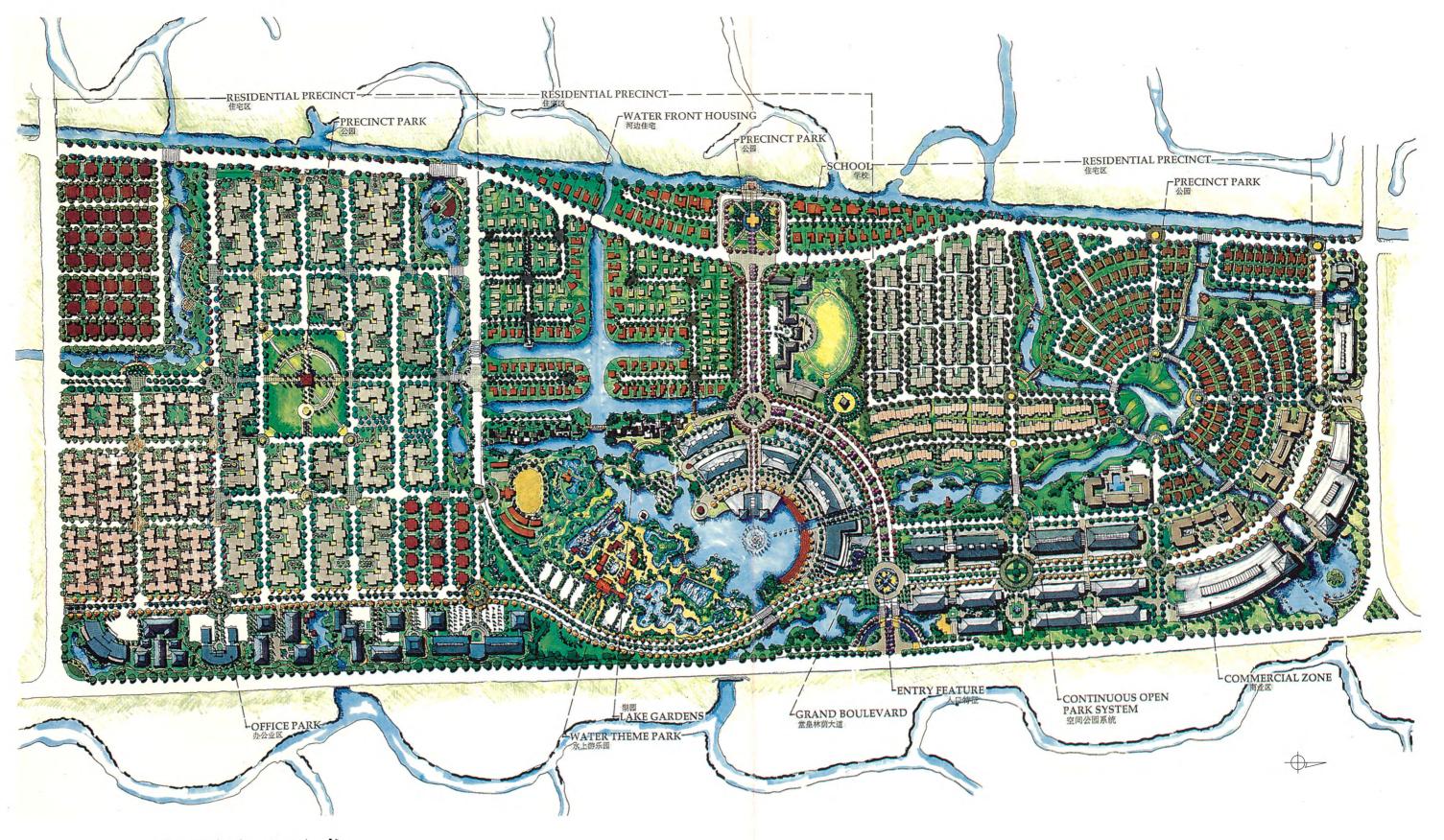
Summary : A 400 acre precinct Masterplan for the first Phase of a new satellite City adjacent to Shanghai

courtyard style houses situated alongside the canals. The design for the masterplan largely leaves the canal system untouched and strives to integrate this historically significant The Key aspect of this site is the extensive existing natural and manmade canal system (part of the Yangize River delta) criss crossing the site with several existing traditional Incorporating a largely residential scheme with mixed commercial along the adjacent highway. resource of natural beauty for the betterment of the new residents.

While the land use foot print is fairly dense, the buildings are all low rise and the extensive threading of the open space and waterways helps to produce a comfortable and Linear parks and walkways leave most of the canal edges for public use and some of the original courtyard homes are renovated as a local museum. The canal is expanded in the centre of the site where the community garden is provided. The civic centre buildings wrap around this park. Two distinct residential 'neighbourhoods' are planned with around 400 homes each. Each neighbourhood has its own open space and identity, one has a 'landed' park, the other a 'water' park. The road heirachy, public transport routes and pedestrian travel distances to amenities are carefully managed to create and maintain a pedestrian friendly scheme in keeping with a population of low car ownership.

liveable scheme, a 'Garden City' in stark contrast to the concrete hirrise of modern Shanghai.





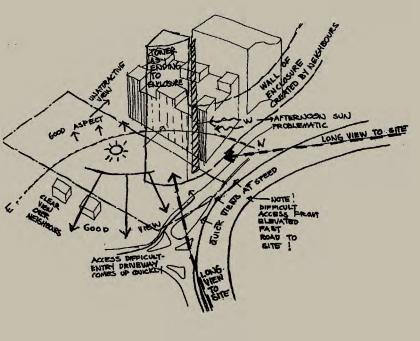


With limited time to develop new configurations and with levels and some footings already established, we focused our attention towards circulation and orientation of the user within the complex. The configuration of the scheme prior to our involvement had three towers placed along the edges of a steep rectangular site with a narrow frontage and poor access from an overhead freeway running past the site. All towers were linked by a podium with cinemas, restaurants and overly ambitious vehicle circulation. Visual presence from the freeway formed our first intervention. A shading veil was proposed to control attentoon sun and to act as an iconic element that would attract the eye By doing this we could change quite dramatically the way the podium developed. The resulting podium became a generous landscape zone for the visual amenity of all. In irregular shaped void that had no presence from the roadway. This new semi enclosed room could be viewed from the roadway as an iconic element. More importantly, it addition, a large oval shaped urban room was proposed that linked all levels of the padium. The visual presence of this new object, countered the original proposition for an of the motorist, particularly when illuminated at night. Our second major intervention became the elimination and reconfiguration of the vehicle circulation and drop off zones. acted as an anchor to the cacophony of levels and uses within the podium, thereby making a memorable space and focus for all circulation

Client : Mulpha International Bhd

Location : Section 16, Kuala tumpur



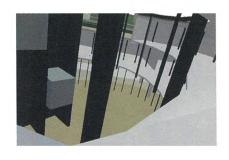


Site Constraints Diagram





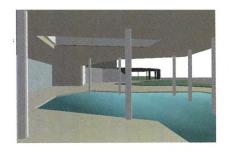


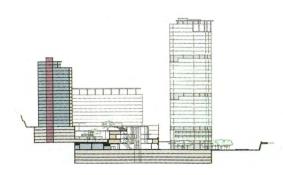










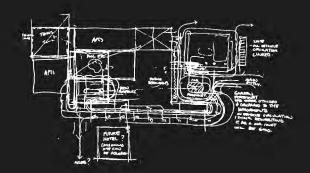




Computer Model Studies
Site section
Conceptual Tower Elevation







Location : Bukit Merah, Perak

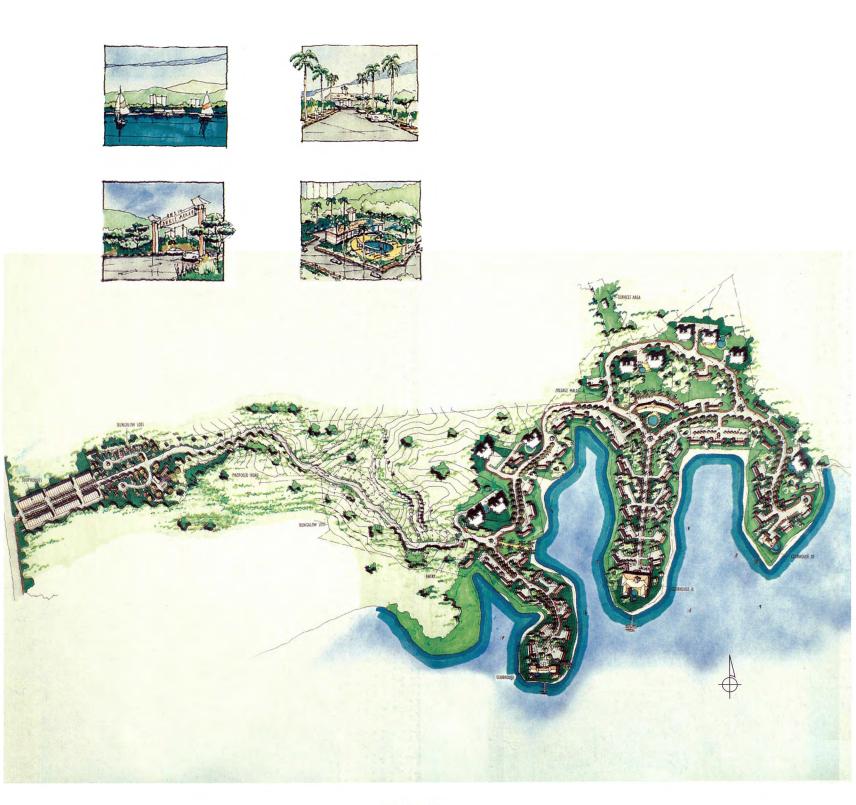
Client : Ewein Properties Sdn Bhd

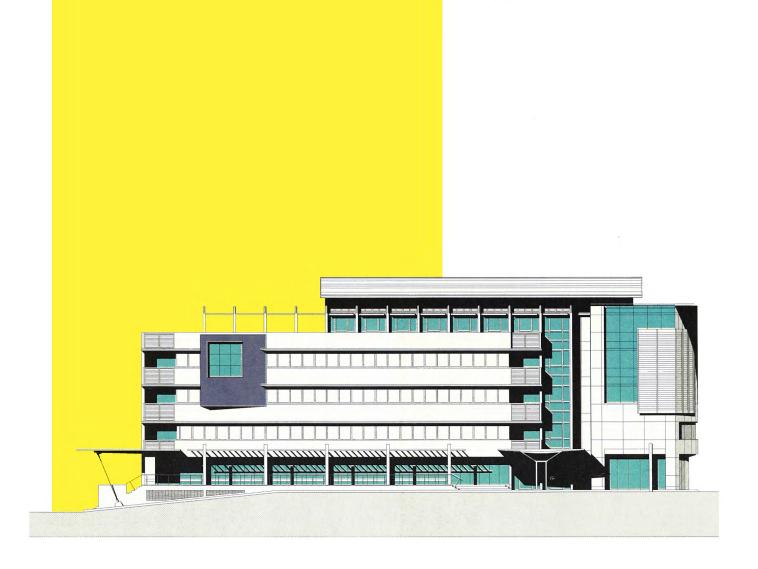
The underlying concept of the development was to provide affordable yet high quality and distinctive waterfront homes. The unique tripromontory site on the lakeside was Summary : A 200 acre development consisting of low and mid rise apartment blacks, bungalow lats, orchards and shop houses on the edge of a large take. exploited in the design and allowed for 75% of the units to be effective obsolute waterfront tots and for all units to benefit from full lake views.

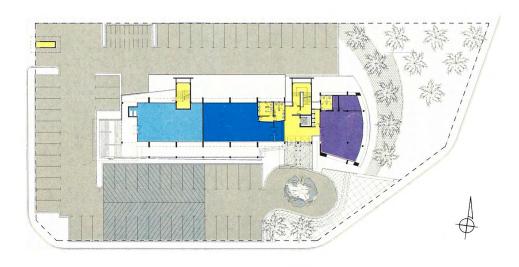
set back from the lake edge in order to maintain the more fragile vegetation of the edge condition. The higher rise apartments provide even more affordable options for The low rise units are designed to look like 'Country Monsions' utilising the 'Big House' design concept rather than have them as standard repetitive walk ups. The blocks are purchasers to take advantage of the views, these units are set back against the hill slopes so that they do not create a mark on the horizon. Each promonitory has its own community character which is reinforced by an individual clubhouse. The promonitories also facilitate simple and logical phasing of the development

Masterplan









executive offices and board room above. The company has a large stock piles of hardwood timbers built up during the creation of the oil palm plantations, this was put to screens which also filter the brightness of the sun. The use of local natural materials gives the building a 'memory' of the past nature of the land it now replaces as well as With its location on the main road between Sandakan town and the plantations, the site commands strong attention. The footprint is arientated on an east west axis to improve the passive solar conditions and maximise views. The floor plan is then further elongated to allow for one edge to contain all the individual offices allowing the general open office space on the other side to enjoy plenty of windows. The 'head' of the building adjacent to the road is given special prominence, it houses the property showroom, good use as timber sun shading devices which run all around the buildings and as a roof top terrace pergola , the large curtain wall windows are protected by vertical timber creating an original identity in a town of largely unremarkable modern buildings.

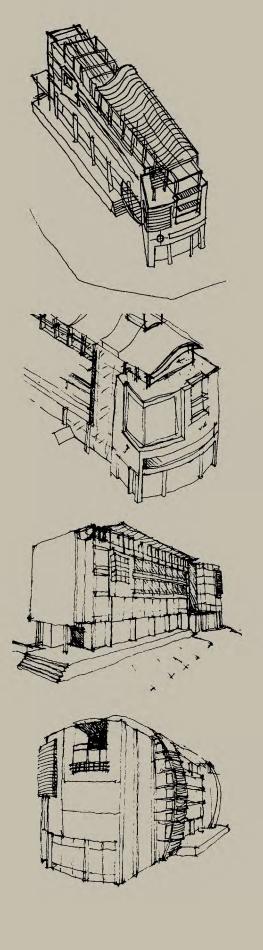
Client : IJM Plantations Sdn Bhd

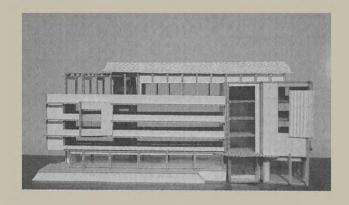
Location : Sandakan, Sabah

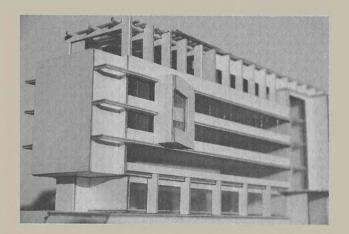
showroom and a bank branch.

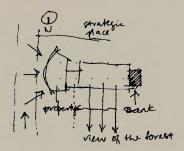
Summary : A building for the soon to be listed Plantation Company which was to create a strong image for the company. The building also houses a property

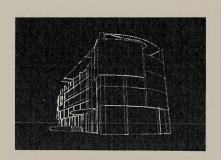


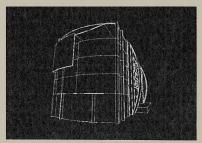


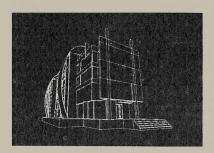


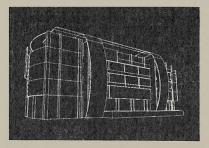




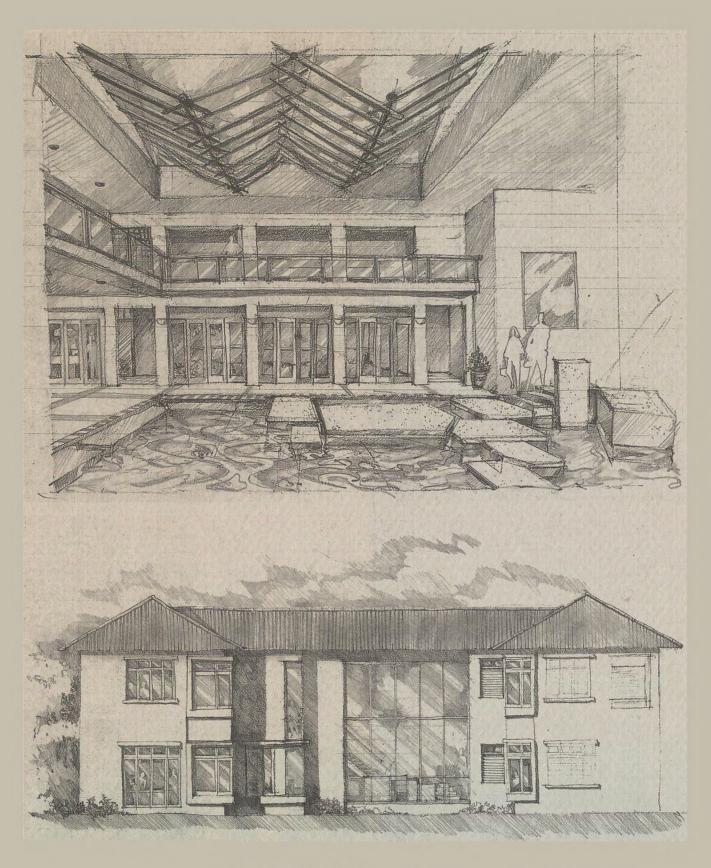












Internal Courtyard Perspective showing Retractable Roof Side Elevation (part) Study

The house is based on the basic principles of tropical design with generous over hanging eaves, pergolas, large openings and counyards for maximum cross ventilation.

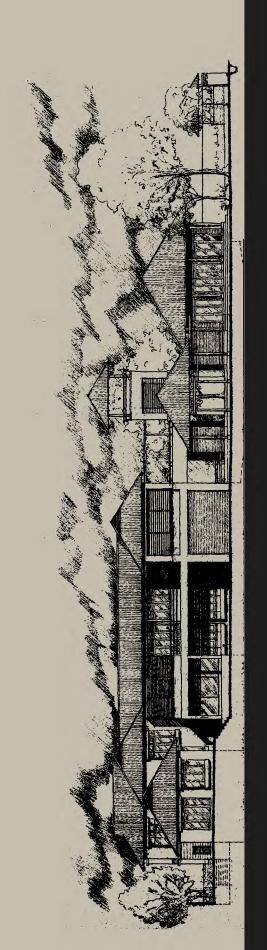
of garden spaces. The boundary between inside and out is blurred to create a living environment of rooms and landscape spaces. The 'family' courtyard features an existing There are two large existing trees on the site around which the house is arranged to form a series of pavilions and wings linked via walk ways and verandas capturing packets Red Flame tree and the 'entertainment' courtyard encloses a reflective pool and sculptural stair over which a retractable roof and sun shade offers a flexible environment. Doors fold away and open up to yet more individual garden spaces, ponds, patios and autdoor dining areas around the perimeter of the house.

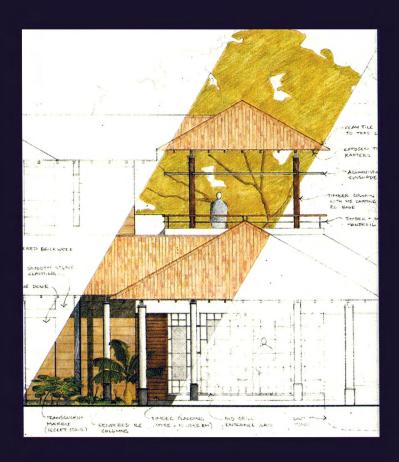
Courtyard House

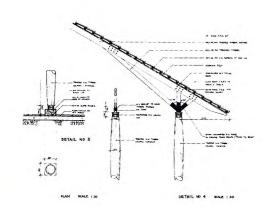


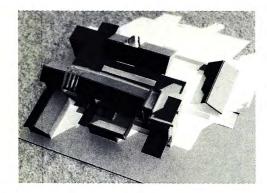


Location : Jesselton, Penang

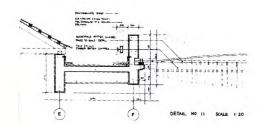


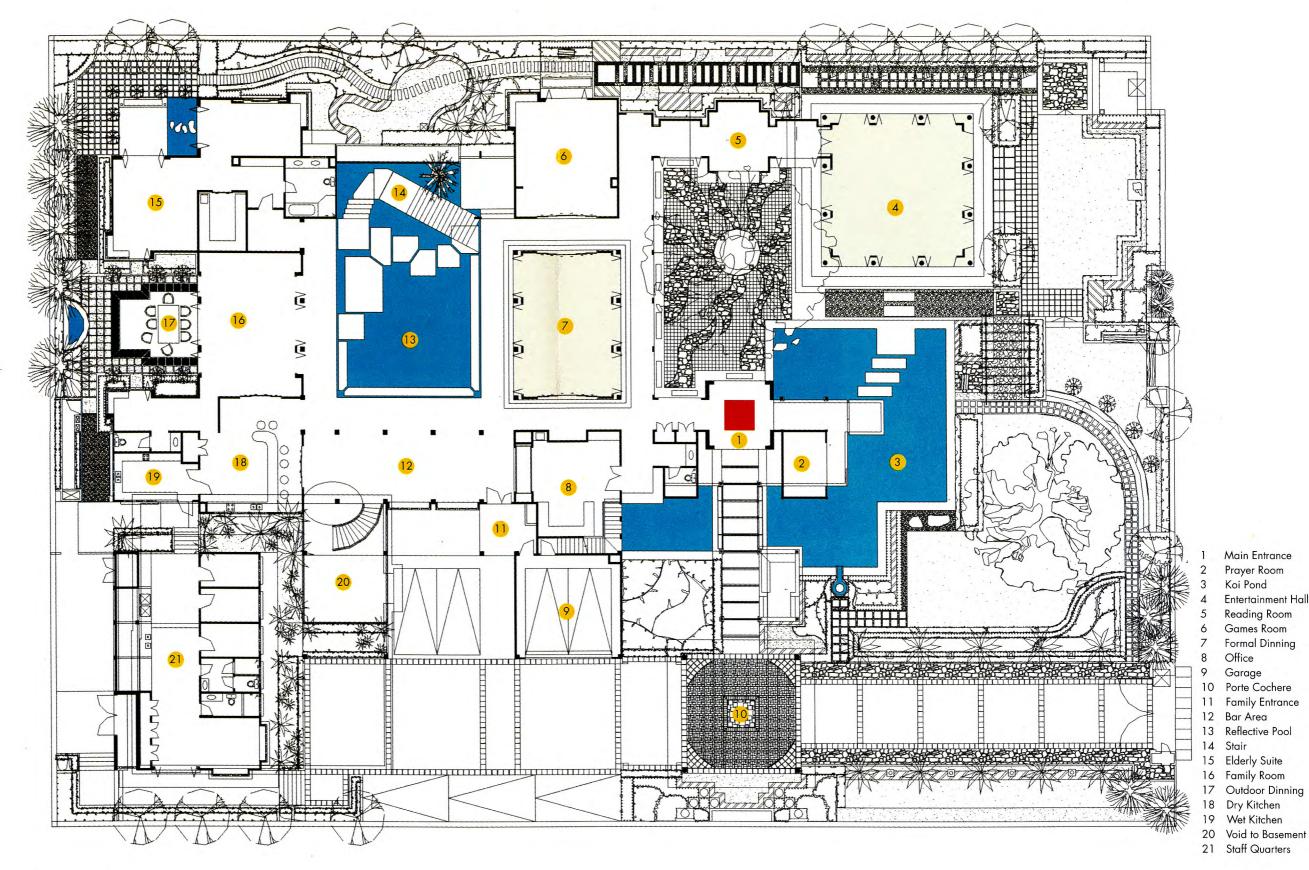






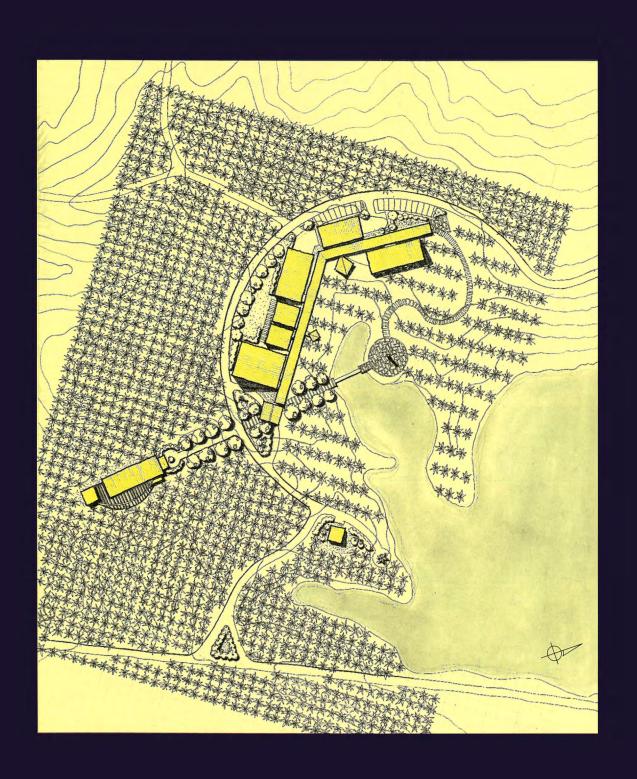






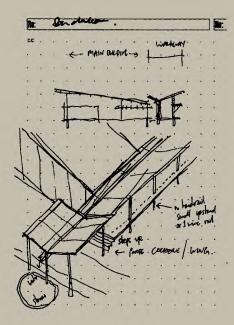
Ground Floor Plan & Landscape Masterplan
Early Model Study
Construction Details











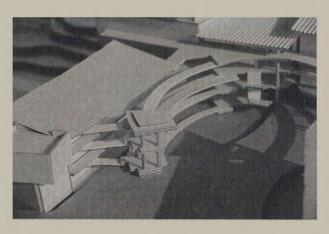


The local conditions and remoteness of the site promote the use of natural materials. The entire structure is made up of local hardwood (originally growing on the site). A long linear covered verandah way links the various buildings and pavilions which make up this small community and wraps around one corner of a natural lake. The buildings set along the spine house various functions from administration and training to research and development, insectarium and on to the residential quarters. The different buildings allow the scheme to successfully negotiate the site conditions and exploit the maximum natural ventilation potential. The palm oil trees grow right up into the development and the open verandah spine brings the staff and visitors right up to the raw product as well as providing views down to the lake between the rows of oil palms.

Oil Palm Research Centre

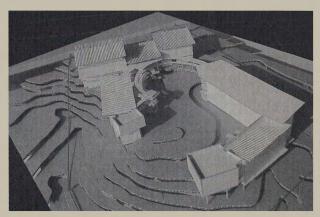
Front Elevation Verandah Perspective













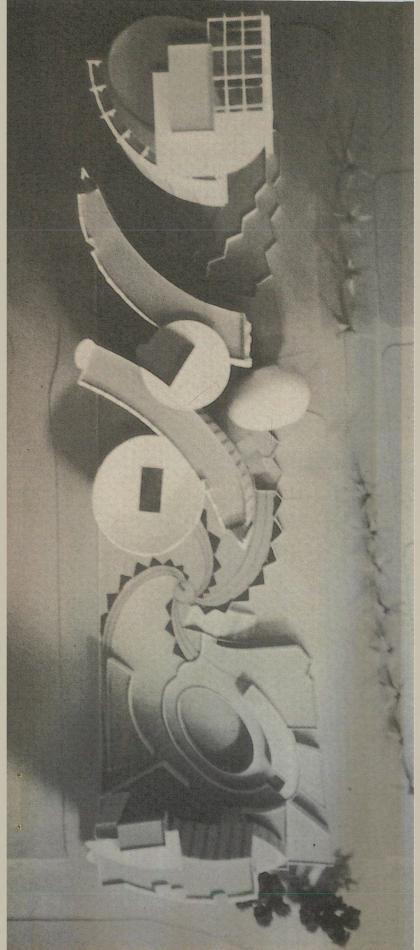


The tight site represented a challenge in accommodating the requirements of the school in a generous cohesive manner . The topography also had a strong impact on the planning due to the sharp falls in level from the road and then down to the stream at the boundary of the site. The key to the design was to make it flexible and multi functional, with spaces able to be utilised in many ways. A school is always a place where ingenious uses will be found for every nook and cranny and this is particularly important on a tight site. In this sense we recognise that the space between the buildings is as important as the buildings themselves.

To create a focus for the school the buildings are pivoted off a circular circulation spine acting over 3 levels. The outdoor volume created acts as a natural amphitheatre for the school, which could be used as an outdoor teaching space, for performances or sport. The main drop off leads onto a large covered open space, this 'super verandah' acts variously as a gathering area, a multi purpose playing area and rainy day outdoor space. The view through the school onto the jungle beyond is framed by this verandah and this gives the school a special spatial character as the view unfolds from the high ground. The secondary and primary / boarding wings are separated on either side of the playing field and define the 'protected' open space of the school, this separation also ensures that the younger children are not overwhelmed by their elders. The ends of the wings are given special prominence, the library, six form and Primary school special multi use room are provided with the privileged positions as they terminate the buildings at the edge of the jungle reserve. The landscape reserve leading down to the stream provides an ideal opportunity for more private and intimate 'learning spaces', it is proposed that these paths and pavilions in this area will also lend the school a special character.

Uplands School



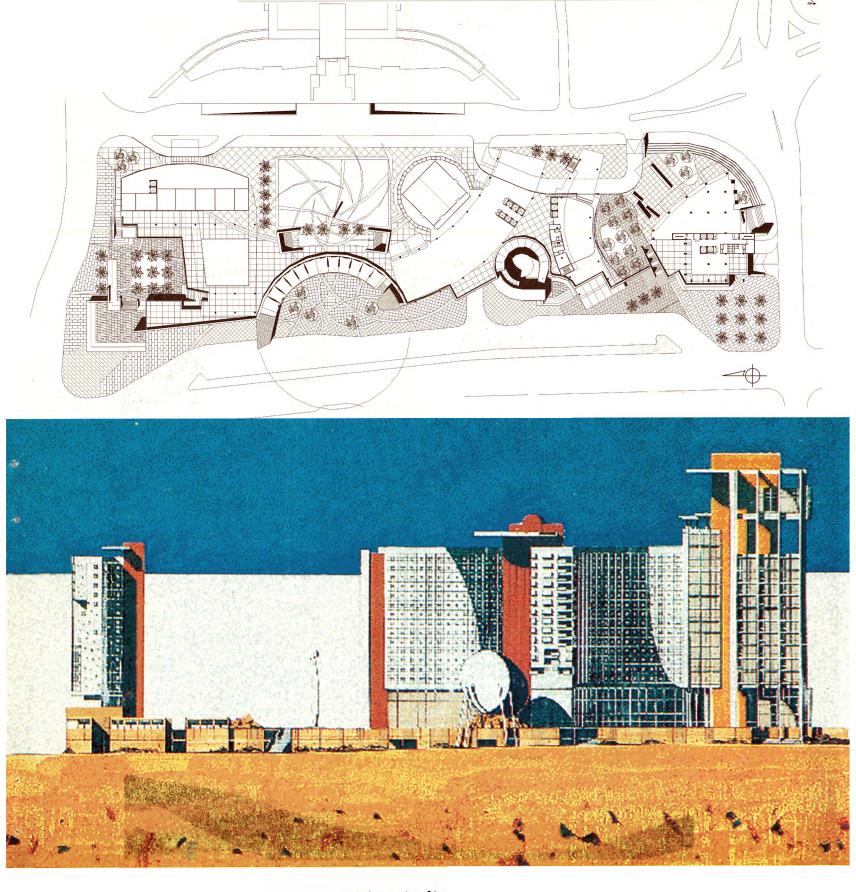


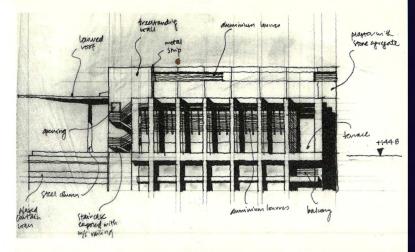
Location : Windhoek, Namibia

The development concept is a symbol of the new aspirations of the nation to achieve an international perspective in Africa. Summary : Freedom Square is the most significant commercial development in the heart of Namibia's capital city, Windhoek

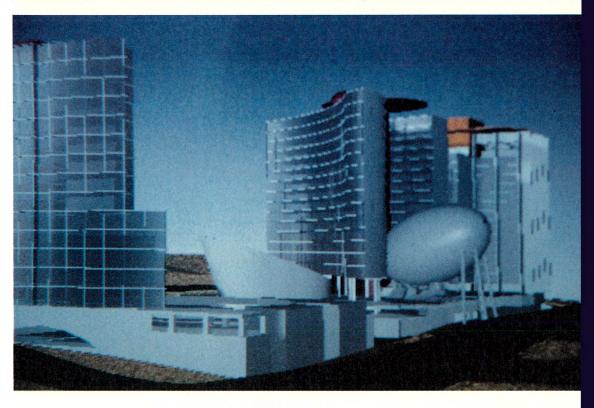
The site occupies just over 4 acres of land and provides a total of over 1 million square feet of mixed commercial and residential space. The original design philosophy for the an urban sculpture, the forms being inspirational and dynamic to represent a positive future. The buildings are orientated, depending on use, towards the winter sun and away. from winter wind. The fenestration is a direct response and filler to the sun and wind conditions; deep shadows formed by an attached frame of articulated lattice to the north, a site has a series of architectonic forms rising from an ancient rough hewn base which represents elements of the Namibian landscape. The towers form an ensemble of buildings, smooth skin of metal and glass to the south and deep reveals and strong masomy to the west to protect against the low angles of the setting sun.

At the ground level the light is filtered through screens and louvers. These form a transition from indoot to outdoor space. The development integrates itself with the existing urban fabric of Windhoek. Sight lines to and from major landmarks are preserved or framed. A ceremonial plaza "Freedom Square" is located immediately in front of the adjacent Supreme Court building at the request of the Namibian Government. A second phase of design has been commenced to further enhance the public usage of the scheme. The public open space of 'Freedom Square' is 'folded' into the commercial retail and public use podium. The corner opposite the main existing commercial centre and adjacent park has been opened up to encourage a stronger synergy between the old and the new. The towers have been further modified to coincide with specific user requirements and the developers commercial aspiration as well as to enhance the staged nature retail podium and down to the street which is further activated by street front retail and an existing traditional crafts market. Existing circulation patterns are extended into the schemes of construction.

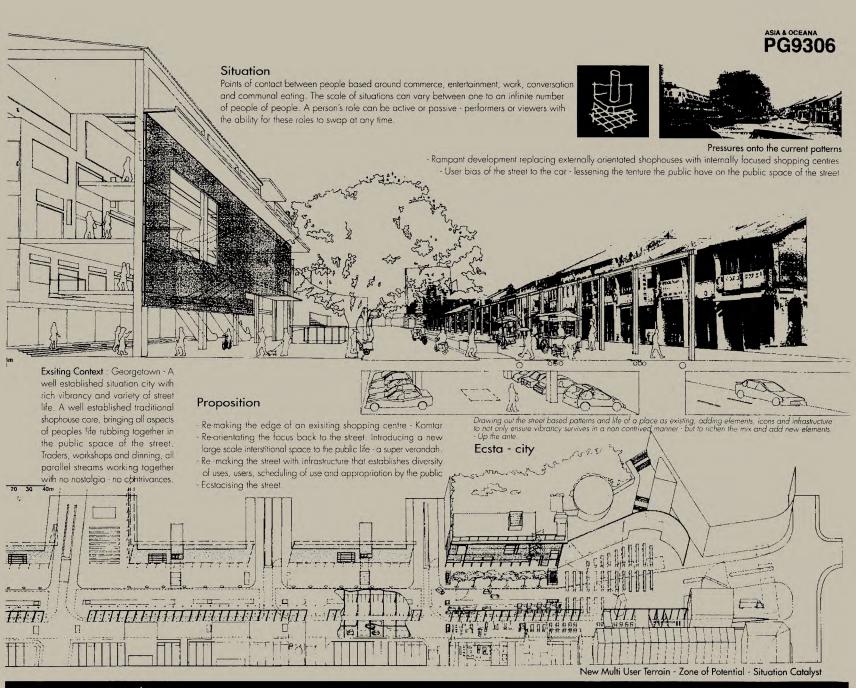








Freedom Square
Tower Design Sketch
Presentation Model
mputer Massing Study Presentation Model Computer Massing Study



Convivial Spaces

International ideas competition organised by the UIA (International Union of Architects)

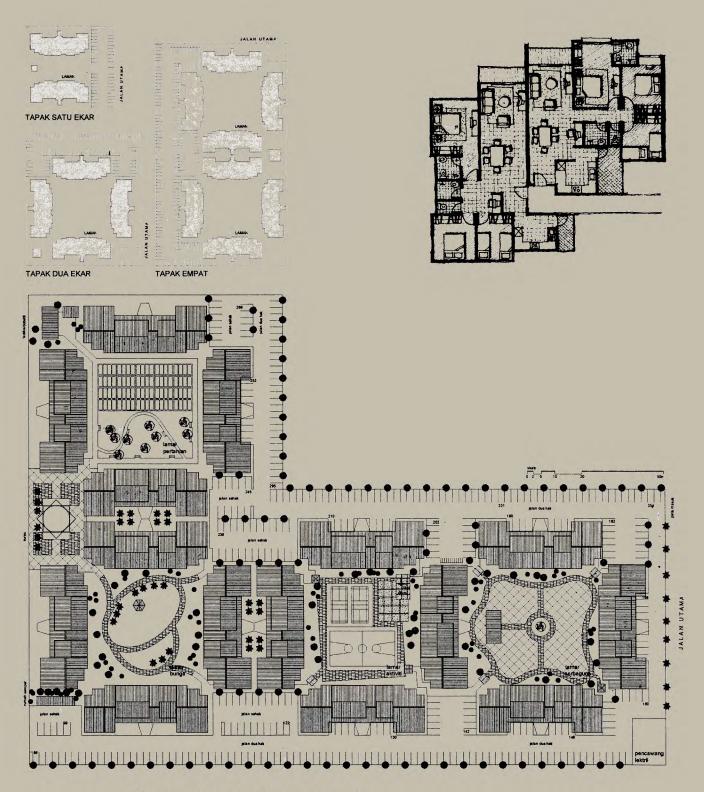
Awarded Honourable mention (Pacific Region)

A speculative competition entry, the design focused on reconciling the internalised large shopping complex, KOMTAR, with the adjacent traditional row of shophouses which share a wide busy street (Prangin Street). The basic design parti involved re-organising the street to facilitate the shared use by cars and people with the ability to also schedule use of the street by way of movable partitions in the street that could allow on occasions more pedestrian use without necessarily totally restricting traffic flow.

In combination with flow controls, other items of infrastructure were introduced that added new layers to the edges of the street. Firstly another frame was brought out from the edge of the shop houses to imply and facilitate appropriation of the street by the shophouses on occasions. Secondly the edge of the shopping centre was the traditional shophouse street and the internalised KOMTAR mall is the control

reconfigured in order to bring the inside to the street. A major difference between the traditional shophouse street and the internalised KOMTAR mall is the control of the entry points: with a typical street you have a row of addresses and activity, with the largely internalised complex you have only a few strategic 'gathering' entrances. The reinvention of the edge of the shopping centre involved the making of a diaphanous edge that facilitated multiple addresses and created an interstitial shaded public zone that moderated the scale of the complex in relation to the shophouses on the other side of the street. The final layer of intervention was to facilitate the 'contemporisation' of the street vendor, by providing plug in points in the street that could provide services such as power, communications, water and sewerage, to ensure that this layer of street life could remain and evolve.

Entry: Michael Dickson & Mara Francis with Peter Edwards

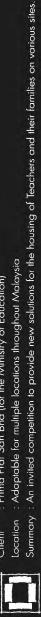


schools and their families. This task was made more arduous by the limited budget as well as the varying sizes of the sites throughout Malaysia. From the onset, the idea of a shared countyard was considered essential to this scheme to create a sense of place where various activities can take place. To achieve this, a simpler building form is introduced At a density of 40 units per acre coupled with a restraint on the number of floors, the challenge was to create a better fiving environment for teachers serving in government to maximise land use. The blocks are then arranged around either a square or rectangular courtyard with the infrastructure, internal roads and vehicular parking minimised. This basic module can then be duplicated to accommodate the varying sites. The standard block design allows for greater cost efficiency and the countyard layout avoids the are designed to promote natural ventilation. All the units are three-bedroom apartments and the second bathroom is broken into 2 parts i.e. the bath area and the toilet, to The living spaces in each unit is oriented towards these courtyards to not only create a greater sense of belonging but also to create protected local play spaces with 'community cell block' parallel layout typical of low cost housing schemes. When a site allows the creation of multiple courtyards, these courtyards can be designated for different uses. Where the site may have advantageous characters, the modular system can be made to response to these. The courtyards themselves form the nuclei for these developments. supervision'. By serving no more than 80 families these courtyards have the intimacy of a closely knitted community. The dwelling units, in response to the tropical climate, allow for greater flexibility in use. The design incorporates a computer alcove in response to the government drive to generate a computer-literate society. The main objective in a development like this, where the same configuration is to be imposed onto many varying sites, is to create an environment that can be protected, conducive to a healthy living, and above all having a sense of community.

Teacher's

Client : Prima Prai Sdn Bhd (for the Ministry of Education)

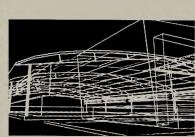
Location : Adaptable for multiple locations throughout Malaysia



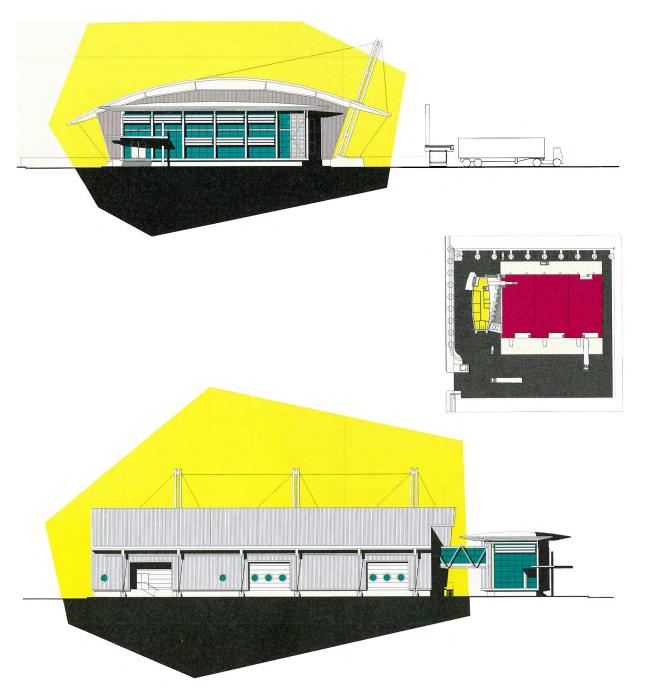
Client Drexel Bakti Oilfield Services Sdn Bhd and Proton City Development Corporation

Summary: A Vendor Manufacturing Plant (VMP) in Proton City, About 160 units of VMP's are proposed , located on 2 to 4 acre lots around the main Proton Plant and are utilised for manufacturing and production of non-noxious components. Location : Proton City, Tanjung Malim, Selangor

The multiple buildings allow for a design approach which standardises components and uses modular construction which allows for maximum flexibility, auality and speed of construction. The design separates the two main components of the VNAP - the office and the plant. The components are linked by walkway or bridge, this separation allows for flexibility in site planning for the varying lots. The plant is of modular construction allowing for future expansion and the office has an external envelope which uses a 'kit of parts' where wall panels have standard dimensions and may be either a window, solid panel or full glass wall etc., this approach provides for the diverse needs of the individual vendors.







Computer Model
Front Elevation
Side Elevation
Generic Site plan







Interior Architecture

DEM has been involved with several interior projects, most notably the Bayan Bay Sales Office, the Australian Governments Austrade Office in Penang and the Ewein Project Showroom. DEM treats an Interiors project in the same way as any other; a design process as a natural part of building design.







Austrade Office - Penang Ewein - Andaman Mahkota Showroom





















Akitek P.H. Teh

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AJM Planning & Urban Design Group Sdn Bhd & Perunding Alam Bina Sdn Bhd

G & A Architects

G & A Architects

G & A Architects

Akitek P.H. Teh









Akipraktis



Architect T. Y. Au



Arkitek EDP Sdn Bhd



Pierre Smith Architects (Namibia)

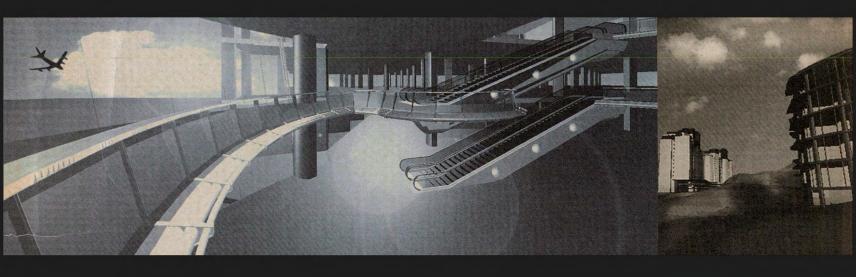


Akitek P.H. Teh

Ong Keng Poh Architect



Laurence Loh Akitek



A B C D E F G H I J K L M N O P Q R S T U V W X Y Z

PENANG

SYDNEY BRISBANE **AUCKLAND** QUEENSTOWN



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