

FLASH

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

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- Tiny Living

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PAMSC World Architecture
Day Celebrations – “ building
communities by design ”



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UNIFOR COMPLEX
 @ Jalan Ong Tiang Swee, Kuching
 David Ong Architect

ARCHITECT’S STATEMENT

Client’s Background

The Unit For Other Religions (UNIFOR) was established on 27 April 2017 as a new Unit in the Chief Minister’s Department under the portfolio of Sarawak Deputy Chief Minister, Yang Berhormat Datuk Amar Douglas Uggah Embas. This Unit was established to manage the needs of the non-Islamic religions in Sarawak which covers approximately 67.8% of the population.

Subsequently, due to its significant task in tackling both the demand for managing the development and the welfare of the other religions in Sarawak, the Unit For Other Religions Charitable Trust was set up on 29 March 2018 mainly to look into the welfare of the other religions in Sarawak.

In support of the Charitable Trust, the State government under the leadership of Yang Amat Berhormat Datuk Patinggi (Dr) Abang Haji Abdul Rahman Zohari bin Tun Datuk Abang Haji Openg has kindly granted a 1.2 hectare land along Jalan Ong Tiang Swee to the Charitable Trust for the development of UNIFOR Complex. Besides being an iconic landmark signifying religious freedom in Sarawak, it is intended that this new complex will spur other income generating activities for the Charitable Trust making it not only financially independent but able to finance the various activities geared towards the well-being of the non-Islamic Community in Sarawak. The government’s far-sightedness in looking into the needs of all religions in Sarawak as well as actively promoting a peaceful and harmonious co-existence of all religions in Sarawak will undoubtedly facilitate the journey for Sarawak to become a developed state by the year 2030.



Outdoor Concourse for parades, festivals & youth events.



UNIFOR Semi-enclosed Spiritual Roof Garden.



Spacious high ceiling Pre-function Lobby.



Access to Convention Floor.



Main Hall for up to 1000 pax Banquet Style setting. Dividable into 3 smaller halls.



Stage & Decks at Spiritual Roof Garden.



Through the Atrium Skylight.

Project Description

UNIFOR Complex is an 8-storey Office Block on top of a 2-storey commercial podium with convention facilities, at Lot 3485 Block 10 along Jalan Ong Tiang Swee with an area of approximately 3.19 acre.

The 8-storey Office Block is approximately 5,100 m² – it houses UNIFOR with office space for rental, and a separate entry from the convention facilities. At its roof top, a semi-enclosed spiritual garden is a calm serene environment that promotes wellness and a venue for social interactions between the various religious groups.

The 2-storey podium has approximately 850m² of floor space for businesses that complement UNIFOR's activities. At the first floor, the convention facilities comprises a main hall for 1000 people, function rooms, meeting rooms and pre-function lobbies to cater for UNIFOR's and private events. The main hall is designed to accommodate up to 1000 people in banquet style setting and can also be partitioned into 3 smaller halls.

The UNIFOR complex has a planted forecourt that serves as a civic space for parades, festivals and youth programmes; on working days – it can be used for car parking.

Architectural & Green Concepts

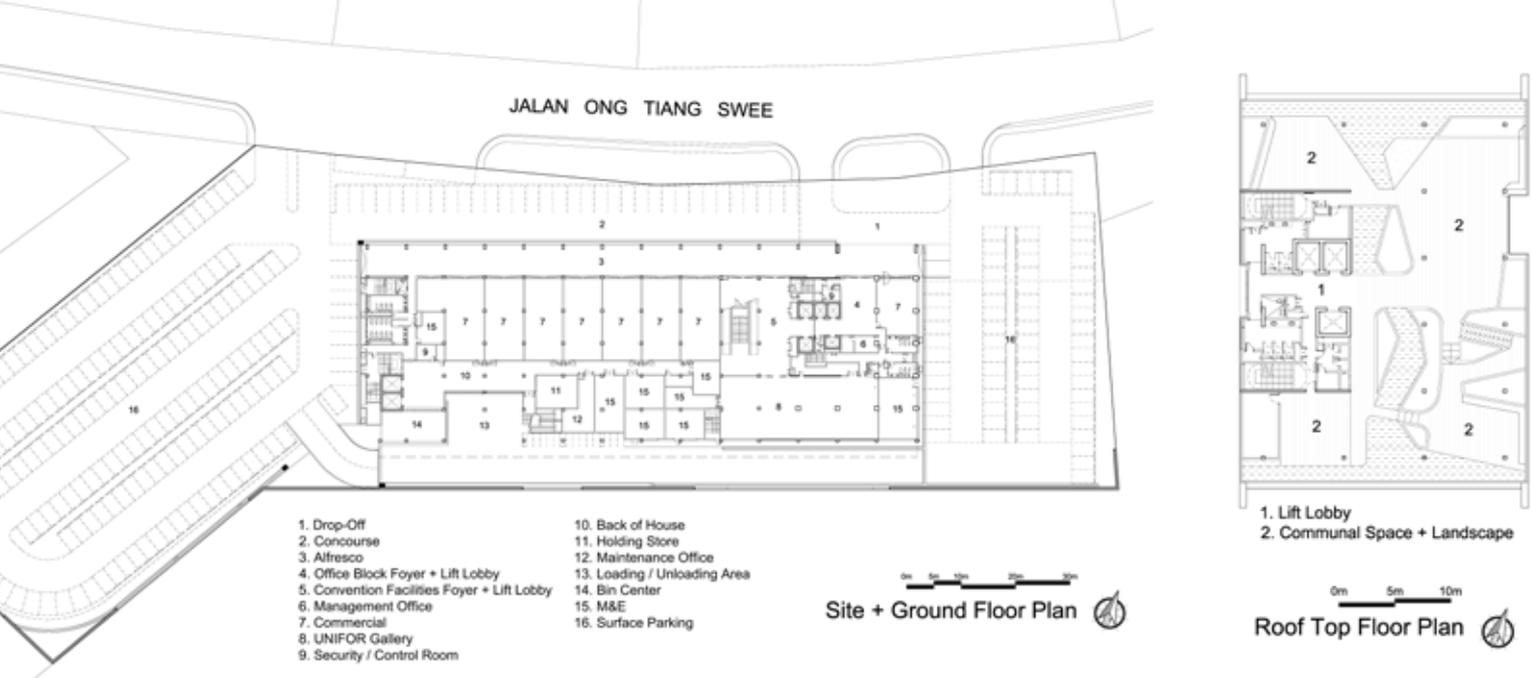
Like a beautifully wrapped present, this building's architectural language symbolizes a divine gift of unity among religious communities – its bold exterior will attract people into its warm and personable interiors.

The interplay of building heights places importance on the UNIFOR office tower and uses a continuous aluminium cladding to unify the entire building form. The building envelope with its distinctive sun screen uses a repetitive star motif to represent the "Universe" and the unity of all the religions.

Client	: Unit For Other Religions Charitable Trust
Architect	: David Ong Architect
C&S Engineer	: Kejuruteraan C.M.E.
M&E Engineer	: Sies Engineers Sdn. Bhd.
Quantity Surveyor	: Perunding Ukur Bahan P.S.
Green Building Consultant	: David Ong Architect
Landscape Architect	: Urbanscape Consultants Sdn Bhd
3D animation and images	: David Ong Architect



Lantern effect at night.



The UNIFOR Complex is designed with the integration of both passive cooling measures and innovative engineering solutions to improve energy efficiency, good indoor environmental quality, water efficiency and environmental friendly construction practice. The key features include:

1.0 Passive Design

Building façades are orientated towards the North and South to minimize solar heat gain, and is protected by extended overhangs, aluminum composite panel cladding, low E glass and architectural sun shading screen. With this reduced heat load into the building, cooling by active systems is significantly reduced as well.

2.0 Natural Lighting and Glare reduction

Natural daylight is able to penetrate into the office spaces from both the north and south façade; giving opportunities for the installation of photo sensors at the glazed perimeters to further lower energy consumption.

3.0 Natural ventilation

Most washrooms and back of house areas are designed with natural ventilation; yet another attribute of green design.

4.0 Indoor Environmental Quality

This project will use low VOC paints and coatings for all its internal surfaces to minimize emissions of volatile organic compounds. Outdoor air will be introduced into air conditioned spaces to improve the indoor air quality.

5.0 Rainwater Harvesting

Rainwater will be harvested and to be used for landscape irrigation and cleaning; effectively reducing potable water consumption by up to 13% per annum.

6.0 Landscape design

All vegetated landscape are native and/or adaptive plant species, with selected shade trees at the concourse. Bio-swales designed to improve permeability of the car parking and concourse areas, with vegetation to reduce heat island effect around the building. Water features at the roof top garden will promote evaporative cooling effect.

7.0 Water Efficient Fittings

Low flow water efficient fittings are proposed to reduce potable water consumption by 50% annually.ventional fittings.

8.0 Solar Photo Voltaic System

A 40kWp Solar Photo Voltaic system is proposed to replace about 2% of the total building energy consumption.

9.0 Regenerative Lifts

Regenerative lifts convert their generated heat generated into reusable energy, this is an innovative feature to lower energy consumption.

10.0 EV parking bays and charging stations

11.0 Building Management System (BMS)

12.0 Building Energy Intensity (BEI)

11.0 Good Construction Practice

This project targets:

- a) IBS scoring for above 50% by consideration of using repetitive system formwork.
- b) QCLASSIC scoring of above 70%
- c) The implementation of Construction Waste Management Plan to reduce construction waste and to divert at least 75% waste from landfill.

END



View towards the main drop-off / pick-up point, classroom cluster and administrator block.

Tunku Putra-HELP School

Jurubina Unireka

ARCHITECT'S STATEMENT

"Our desire was to create a contemporary and conducive learning environment that has a strong relationship to the surrounding landscape; the school will be an infill to the green features."

- Chai Long Sen (Principal / Architect)

The facade is playfully exaggerated. It consists of a series of coloured frames, in which the structural aesthetics are expressed through slight projections and recesses, making the facades appear more sculptural. The school building is subtly integrated into the landscape of the site, where all the learning blocks are orientated in order to maximise the view towards the riverfront, courtyard greeneries and green playing field. Playing field and sport facilities are separated from the learning clusters.

Tunku Putra-HELP School encapsulates the philosophy that learning should be a wholesome and joyful experience, where students are encouraged to flourish and fulfil their potential in a safe and secure environment.



Outdoor sports facilities.

Client	: Cahya Mata Sarawak Berhad Ibraco Berhad HELP Education Group
Location	: Northbank 2
Principle Use	: International School
Completion Year	: 2019
Site Area	: 6.03 ac.
Floor Area	: 22,360 sqm
Architect	: Jurubina Unireka
C & S	: Perunding Jutrakem Sdn Bhd
M & E	: Perunding Dynatech Sdn Bhd
QS	: ELP Quantity Surveyors (Sarawak) Sdn Bhd
Landscape Architect	: Urbanscape Consultants Sdn Bhd
Contractor	: Ho Hing Construction Sdn Bhd



Upon entering the school, students will be greeted by 2 raintrees, a symbol of fullness and abundance of life we celebrate as a school.



Assembly session in the Multipurpose Hall.



Play Area for kindergarten students.



Teaching environment in class.



SECTION A-A
SCALE 1:500



Outdoor learning environment at the Playing Courtyard.



SECTION B-B
SCALE 1:500



Rehearsal in the Student Activity Centre.

Photos by Tunku Putra-HELP school.



SECTION C-C
SCALE 1:500



Convertible House
*Show House for a Terrace House at
 Precinct Luxe, La Promenade*
 IDC Architects

ARCHITECT’S STATEMENT

Our clients approached us to design a show house for an existing intermediate terrace house within an established housing development. Our aim was to explore how familiar, living spaces could be interpreted in a multitude of ways. We understood that the public already knew what the houses looked like and were familiar with the floor layout plans. To a certain extent, it was exactly this assumption of what a multi-residential terrace/semi-detached/detached house is perceived to be that motivated us to design something that explored ideas instead of typology.

Given the generous building footprint of 2,200 square feet, we felt that it was important to show the spatial qualities of the house without sacrificing the architecture. To further align with our client’s vision of creating an eco-friendly residential precinct with community at its heart, we literally wanted to break down hierarchies in the house as a metaphor for engaging the end-user(s) in a plethora of ways - both horizontally and vertically. Taking advantage of the high roof and ceilings, we sought to maximise the abundance of natural light and cross ventilation throughout the house by introducing solutions that took away some of the permanence in the existing building structure.

In order to design a house in a residential precinct that was ‘eco-friendly’ in our Southeast Asian region - it was of utmost importance for us to show passive design elements in a tropical setting. Hence, the reason why we came up with the ideas of taking away permanent wall partitions on the ground and first floors in order to encourage natural air flow as well as natural light to penetrate deep into the core spaces that normally do not get much light in the first place. Once we did that, we found that this enabled us to see the ‘bones’ of the house and appreciate how the architecture gave soaring high ceilings and vastness of space to the interiors.

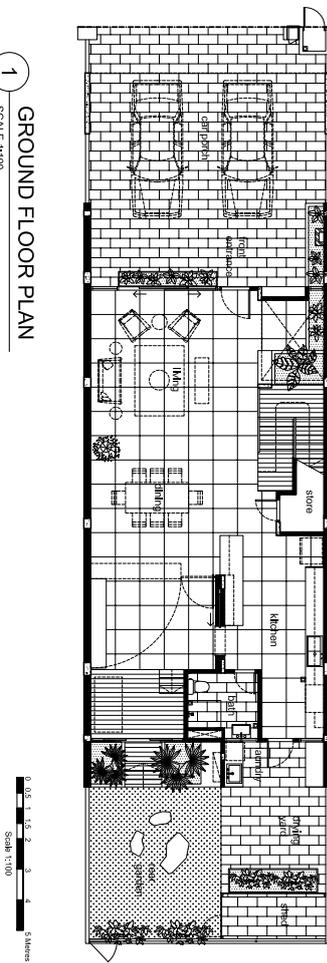


We understood that in today's multi-generational living and demanding lifestyles, homes needed to be flexible and to a certain extent, customised, in order to cater to the end-user's needs. We knew that we could not simply take away permanent walls and rooms - we still wanted to show that the perception of 'walls' could be as simple as a rotating full-height shelf that not only serves as a partition, but a shelf for displaying decor items, potted plants or books. The ability to manipulate the walls helped to reveal spaces where people could interact at different levels and heights. This duality or multiple use of a single element helps to convey the message that good design helps to create possibilities instead of limitations.

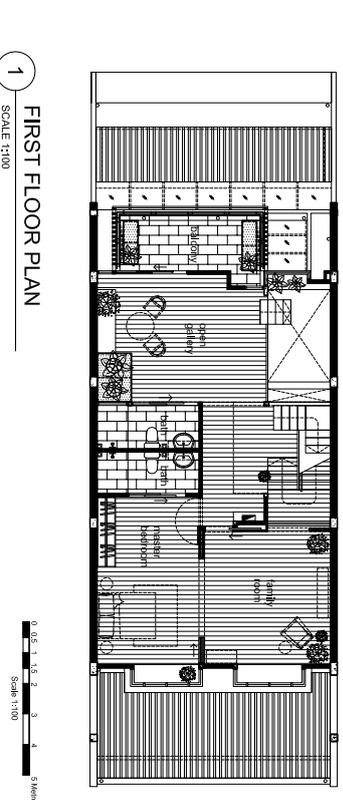
We knew that a home with Tropical Living at its heart would need to have plants, and lots of it. It is arguably the one of the most important design and living elements in any built environment. In current times, it is especially important to have living plants and natural air-flow in our homes. We took advantage of the existing architectural elements to place planter boxes wherever we could near large panes of glass to help with the natural cooling and soothing effects of the house. As one enters the house, they are immediately drawn to the plants that adorn the concrete & metal planter boxes inside the house. Over time, we imagine the entire roof canopy of the front-facing balcony will be dripping with green creepers, providing a natural shading device from the harsh afternoon sun.

To conclude, Convertible House was not intended to be flexible without meaning - every design element that was used to define or open up spaces have more than one use, which leads to other possibilities of room configurations. Visual connectivity in the living areas encourages interaction amongst family members. At its core, Convertible House is not only a physical manifestation of building and design ideas with Tropical Living at its heart, it provides a glimpse of how a conventional house can be turned into a home with a myriad of possibilities using simple age-old ideas and traditions.

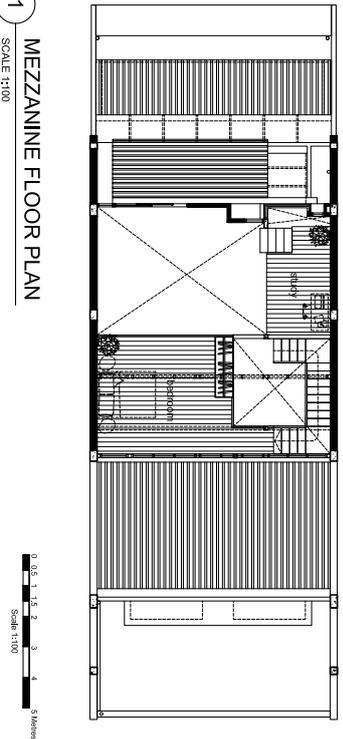
1 GROUND FLOOR PLAN
SCALE 1:100



1 FIRST FLOOR PLAN
SCALE 1:100



1 MEZZANINE FLOOR PLAN
SCALE 1:100



IDC Architects Project Team : Ar Tina Lau, Amily Voon, Lily Low
Contractor : Unique Formosa Sdn Bhd
Plants & Landscaping : My City Landscaping
Art & Craft Works : Ranee Artisan Gallery
Photos : Chonfan Bong Photography



The Beyond Vines was exhibited in "Crafting Artistry : A Journey Along The Maritime Silk & Spice Road" at Petronas Gallery.

Beyond Vines Sarawak 2019

This project came about when **Rosemarie Wong** from **Ranee Artisan Gallery** approached Product Designer **Rufina Jong** and her sister Architect **Ar. Ivy Jong** to collaborate on how to showcase their award winning weaved upcycle fan covers from their **Rumah Kerapa Spak** rural craft development project. **Biro Wanita Rumah Kerapa Spak** attained the **World Craft Council 2018 'Award of Excellence'** for their woven art **'The Magic of Upcycling'**.

The project was to be part of the exhibition **"Crafting Artistry : A Journey Along The Maritime Silk & Spice Road"** at the Petronas Gallery in the last quarter of 2019.

The design team comprising of **Rosemarie Wong, Rufina Jong, Ivy Jong, Angie Fung** and **Liu Fui Pin** focus on highlighting the craftsmanship of the weaving and the material used in a contemporary style

Themed **'Beyond Vines'**, the use of clever lightning highlighted the creative and rich design patterns of the baskets woven (in the form of flowers) with a sculptural form that allures to the Bornean context of sprouting vines, pays homage to the rattan materials as well the skills of the Iban women weavers; whom **Rosemarie Wong** and her team have tirelessly worked with to revive and re-invent the craft to ensure its relevance and know-how will be sustained for the next generation.

The rattan element was done by **Mohammad Amin Bin Abdullah**. The team also collaborated with **Mr. Chai** of **Yet Khion Enterprise Sdn. Bhd.** on the Mild Steel sculptural form and **Mr. Alvin Kho** and **Mr. Liew** from **Justlight Enterprise Sdn. Bhd.** on the lightning.

Written by: Ar. Ivy Jong



Discussion of lightning scheme with Justlight.



Designer Rufina Jong, our metal welder and lighting specialist.



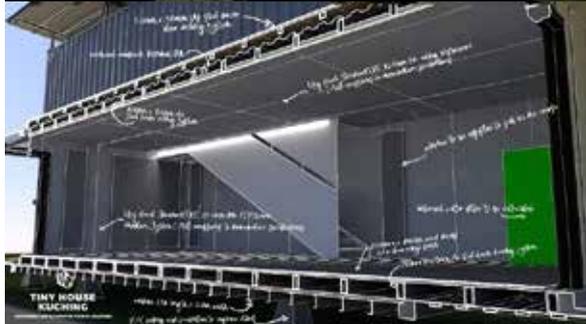
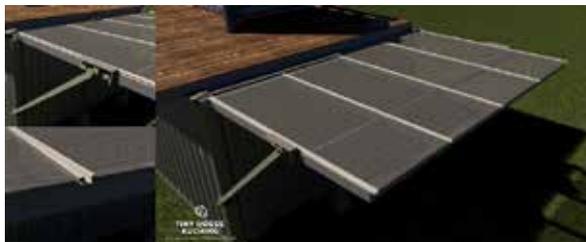
Walking upstream along Sungai Semadang.



Mun Siruga Waterfall.



Combining 3 containers for our setup. We are currently still arranging and brainstorming the interior aspects of the house while we also work on the M+E services.



Some extent of the modelling and detailing is that we are combining some of our construction experience along with the materials that are available locally.



Les and Sean.

SEAN WONG & LES CARANAY | TINY LIVING

We have been travelling around Malaysia and also back and forth to the Philippines, because my fiancé, Les is currently stationed there. We had a few road trips; both of the most memorable was Kampung Darul Iman and to Pantai Tenang. Sadly our plans to get married on the 12th February 2021 was postponed until we can all get a clearer picture of this current Covid-19 crisis.

Despite the separation, we have been consolidating our idea of an alternative and sustainable living style in the future. Our current model uses shipping containers as the base structures, which we are able to mobilize to our site quickly and then take our time to build the house on site.

Our idea of using containers is not new, it has grown in recent years due to the notion of 'Tiny Living', because landed properties are becoming increasingly unaffordable to young people. It's still a work in progress but we hope to further develop several models to be available for other like-minded people to start a local community of 'Tiny living' dwellers.

As part of our research into this lifestyle, we came across some FAQs – we offer our thoughts here:

1. How do we make this work in the tropics (Malaysia/The Philippines)? Most of the examples are from overseas, where climate and construction methods differ from ours.

Look up the Container Home by Ken Kwok; the house is located in Bukit Tinggi, Pahang. There are some articles that covers the design processes and construction – we draw our inspiration from these examples as well as the growing community of tiny house communities in the region.

2. With the humidity and high temperature weather, living in a container must be really hot and stuffy.

This is why insulation, ventilation and air circulations are very important, together with good planning and strategic placement of windows to promote air flow.

3. How do you get electricity and water supply if the house is located in the rural areas?

We are looking into solar power system and rain water harvesting, we have to optimize usage for the appliances in the house.

I am using the 3D model to develop and quantify the construction of the house – this enables a more accurate cost estimation and minimizes unexpected revisions during the build.

Les Caranay

Highschool:
Assumption Antipolo

College:
Ateneo de Manila University
Bachelor of Arts,
Political Science Major
in Global Politics

Grad school:
University of the Philippines
College of Law
Jurisdoctor

Licensed to practice law
in the Philippines 2017

Sean Wong

High School:
SMK St Joseph 2004-2009

College:
Taylors University College
Diploma of Architectural
Technology
2009-2011

University:
Univeristy of Lincoln
Bachelors of Architecture
(RIBA Part 1)
Masters in Architecture
(RIBA Part 2)
2011-2015

This is a FLASHBACK to 2016, when (as SiYong puts it) we seemed to have more time - to celebrate World Architecture Day by having Design Lectures for the public, which culminated in a 24-hour design workshop for about 80 students from local universities and colleges - all in the one weekend. PAMSC sees this as one of their important roles in the community - to engage the public in conversations about design and its role in our lives as well as the importance of social engagement between architects and their communities.

PAMSC WORLD ARCHITECTURE DAY CELEBRATIONS - " BUILDING COMMUNITIES BY DESIGN "

There are those of us who believe that good architecture and design are not reserved for those who can afford it, neither is it reserved for special occasions. It should be affordable for everyone, and for everyday. One might even argue that it is the poor who will benefit most from good design in their lives. It is with this mind-set that PAMSC chooses to celebrate World Architecture Day (WAD) with the general public, first with our WAD Student Installations (for the past 5 years). And recently, by conducting a Public Design Lecture Series - the first was held late last year when Luca Garofaro gave a talk at Kuching South City Council (MBKS).

The second of the public lecture series was held on Malaysia Day. About 200 people braved the rain to attend the lecture at the MBKS auditorium. The event was sponsored by UGI-EcoSteel with the support of MBKS, in providing the venue. The audience comprised members of the general public as well as the architecture fraternity, including the hundred or so students from UCTS, Kolej Laila and Limkokwing. The lectures lasted about two hours with a Q & A session at the end. The 3 speakers' work share a common bond; one of genuine interest and concern for the endusers, and the community. MNSC Architects shared their experiences and projects as a husband and wife team. Lau Ming Ngi and Thang Suh Chee talked how the milestones in their life intertwined with those in their practice. While Wong Siew Ling worked with volunteers to build community buildings in the highlands - often travelling for days to arrive at the site. He feels that the bond of working and building together as a community outweighs the physical building itself.

Invited speakers from West Malaysia; Tetawowe Atelier talked about their interest in architectural activism. Often challenging the client's brief to include aspects which benefit community life. Tey Tat Sing and Wong Wei Ping shared their ideas about office culture and work with their neighbours in 'planting' ideas and a community garden. Their work and MNSC's can be found on-line in their websites or on Facebook. The public lecture series is part of our social initiative to heighten awareness about the value of good design, especially in students, which is why PAMSC celebrates World Architecture Day each year with student projects.

This year, a 24-hour Design Workshop was conducted for 80 students from the 3 design schools. The workshop was held at the old Courthouse, now revamped as "ChinaHouse" - the students were divided into teams of 5 and given 24 hours to arrive at potential solutions. They were then required to find sites within a 1.0 km radius that would benefit from an urban intervention. An urban intervention being described as "typically less concerned with representing political issues than with intervening in urban spaces so as to question, refunction and contest prevailing norms and ideologies, and to create new meanings, experiences, understandings, relationships and situations."

Public Design Lecture Series 2



Husband and wife team - MNSC Architects.



Ar. Wong Siew Ling.



Wong Wei Ping of Tetawowe.

Day 1: 24-Hour Design Workshop



Workshop leaders discuss strategies with Coordinator Wee Hii Min.

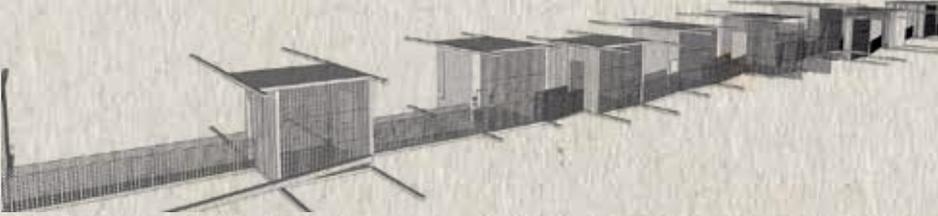


24-hour workshop - students working through the night.

Day 2: 24-Hour Design Workshop



Day 2 - Students presenting their schemes to the jury.



1st Prize - Urban Tributary.



2nd Prize - Revival of Gambier Street.



3rd Prize - Pb @ Carpenter Street.

8 young graduates were chosen as the workshop leaders; selected with the aim of grooming the "third" generation of our Chapter.

They are:

1. Jabez Balan
2. Vincent Wee
3. Goh Tze Hui
4. Christie Tan
5. Tan Sher Lin
6. Sharifah Sarah Yasmin binti Wan Mohammad
7. Sean Wong
8. Kong Yean Wei

At 9 a.m. on Sunday, 24 hours after they were briefed, the groups presented their schemes to a jury comprising Chapter Chairman, Mike Boon with Ivy Jong, Wee Hii Min and Si Yong, Professor Azizah Salim from UCTS, Wong Wei Ping and Tey tat Sling of Tetawowe.

Si Yong and Min acted as overall workshop coordinators: ensuring quality, answering questions and occasionally cracking the whip.

The WAD organising chairman is Ar. Chai Si Yong, he believes that this experience is good for the students - they learn to arrive at solutions quickly, to work effectively with their peers and experience dealing with practitioners".

The workshop benefited from support by MAPEI and ChinaHouse.



PARTNERS

