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### T.Y.AU architect / Content >>> 03

Introduction	pg04
Commercial Amasser Monier	pg05 pg06 pg08
Hospitality G @ Kelawei	<b>pg12</b> pg14
Industrial	pg19
DELL Asia Pacific Customer Center-Site 2, Bukit Tengah Cafeteria	pg20
CCB Medical Devices Sdn. Bhd	pg22
Institution  Kolej Komuniti Bayan Baru  Sacred Heart	pg24 pg26 pg28
Residential  Bertam BP2- Phase 1D & 1F  Bertam BP2-1E  Bertam BP2- Phase 1G  Bertam BP2-Ph 2C  Bukit Minyak Utama - Phase 3A  Bukit Minyak Utama - Phase 3B  Bukit Minyak Utama Phase 4A - SENTINELLE VILLE  Link Homes  Taman Kelissa  Sentral Greens  Sutera House	pg30 pg32 pg34 pg36 pg38 pg40 pg42 pg44 pg46 pg48 pg50 pg54

# Content



adjective

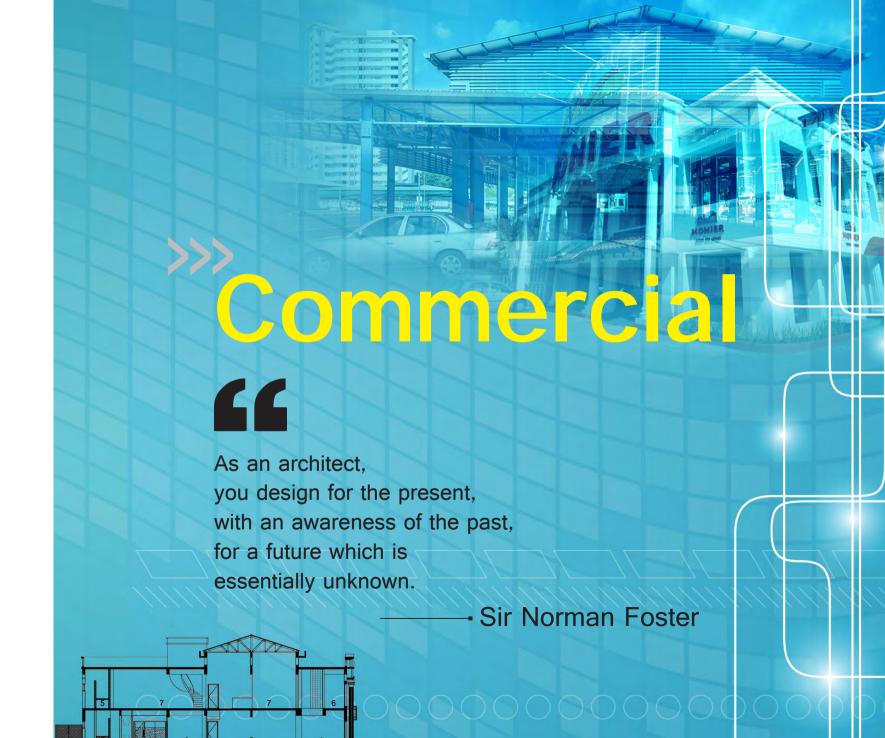
1. having much knowledge or education; learned or cultured

Our previous project portfolio was completed in 2007. Since then, we have gained and experienced different projects, scenarios as well as expectations. Hence, it is only appropriate that the theme of this profile this time round is 'informed'.

We are now better informed on the expectations of clients and for housing development, purchasers. Also, through the years, we have expanded and improved our knowledge of material and detailing. We are also more knowledgeable about whom we can learn from and whom we should avoid.

Our core ideals remain the same-we hope to work on a variety of projects, challenge and improve ourselves in terms of design and at the end of the day, to be able to see that our projects are realized to fruition. As a boutique office, we are also selective of our projects. We also collaborate with other architects and designers to enable us to learn from one another. Amongst what we have featured is a project which we collaborated with K2Ld which took 6 years from conception to completion; and, from which we have gained knowledge and experience.

To paraphrase Frank Lloyd Wright, we hope our next project will be our favorite and best one to date.



Introduction



## Amasser

When we were engaged for this project, the land had already been subdivided into 4 plots and zoned as industrial lots. However, there was no carpark provided for the industrial development. Our client's intention was to construct a market combined with a hawker center to cater for the growing population around Bayan Baru. We had to plan car parking to fulfill the requirements of the authorities. One plot was planned for the market cum hawker center while the other two plots were designed as single storey shops. Interestingly, due to market demand, only 3 units of shops were designed for 12 lots and another 3 units on 11 lots. The shops were designed to be high so that they were not dwarfed by the surrounding area but within the requirements of the authorities.

Cient: Amasser Developer Sdn. Bhd.

Architect: Architect T.Y. Au

C&S Engineer: TNO & Associates Sdn.Bhd. M&E Engineer: H.P. Beh & Associates

Land Surveyor : Jurukur Hikmah







View of the Hawker/ Market Building

08...

## Monier





Exterior of the Showroom

Interior of the office area

The project brief-to design a showroom along a busy thoroughfare- is reminiscent of Robert Venturi and Denise Scott Brown's treatise on architecture, 'Learning From Las Vegas'- to look at urbanscape with fresh eyes and to see and understand the order of a city, both functional and visual. Venturi's words and thoughts are basically essential to the understanding of any city, including Penang.

Modern society is a society of symbols, reproductions and representations. Architecturally, we have managed to replicate that with 88F along Jalan Masjid Negeri. This project provided us to with an opportunity to study space, lighting, placement, transportation and building design for the purposes of communication and promotion.



T.Y.AU architect / Commercial

The main challenge for the architecture was the façade of the existing building was not to be altered as our client was only a main tenant. Originally a semi detached dwelling before being converted to a commercial use, the building had been previously renovated with Greek pediments and columns. Unfortunately these had to remain and present building regulations ensured that any projection or addition from the building was restricted to a bare minimum.

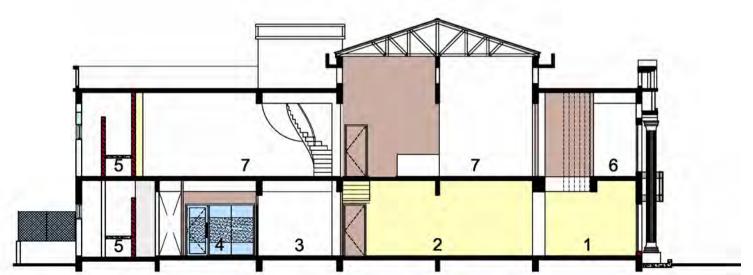
Our solution was to create a monumental signboard which 'branded' the building as well as announce the entry to the showroom. We also took advantage of the pediment to showcase the client's product-verge tiles.

The building had to also cater to two different

while the top floor was to be leased out. The interior was totally revamped with minimal structural changes-rearranging the original staircase to meet fire regulations for the top tenancy and to create two distinct entrances. A showroom to showcase the roof tiles, roof structure, accessories as well as solar panel products was then achieved along side space for offices and meeting room.

Cient: Monier Berhad. Architect: Architect T.Y. Au Completion: 2009

tenancies; the ground floor was for a showroom







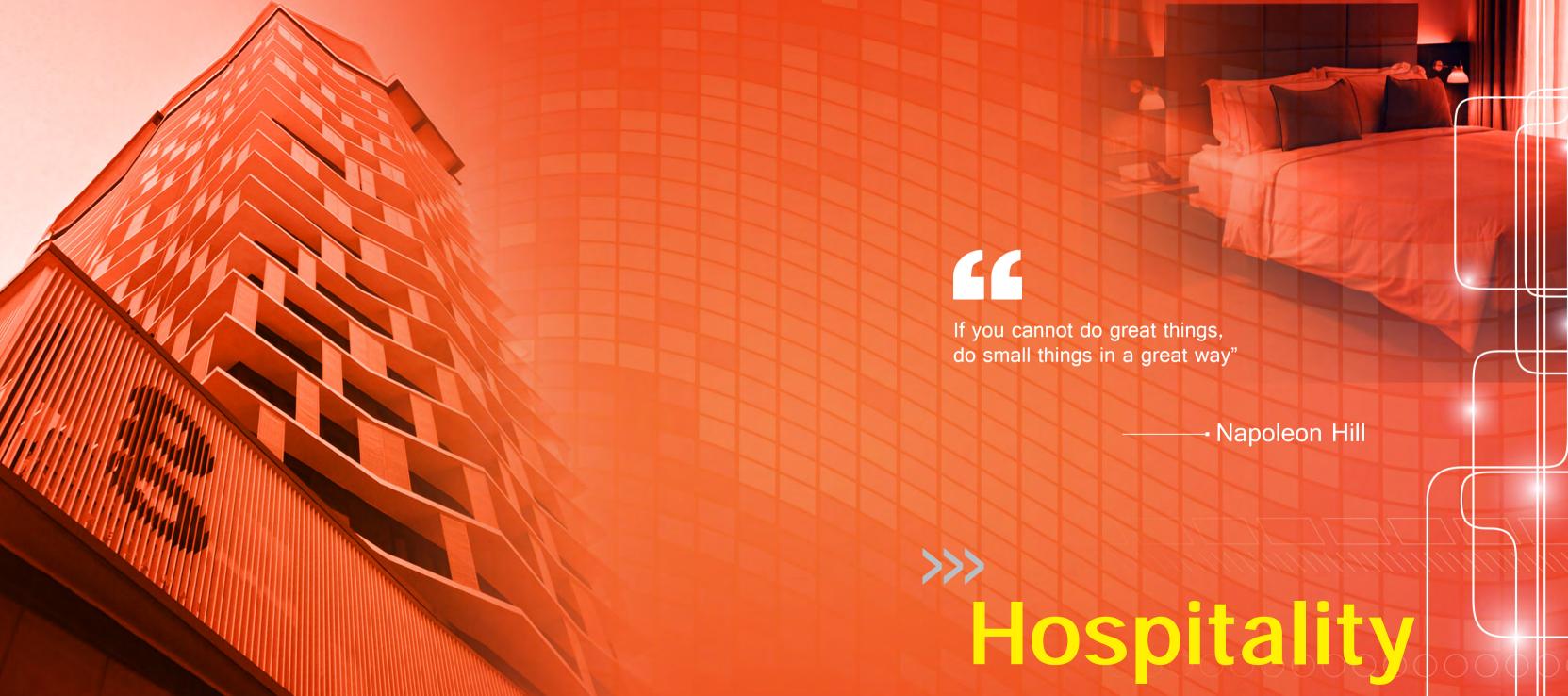


Showroom display



Waiting area



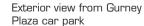


## G @ Kelawei

2Ld Architects, had previously worked on the interiors for G Hotel (now renamed as G @ Gurney), a chic hotel situated along Gurney Drive in Penang for the same owners in 2007. For G @ Kelawei, they collaborated with us for both interiors and architecture.

G @ Kelawei is a smaller hotel compared to G @ Gurney; housing only 208 rooms. Situated next to Gurney Plaza and Paragon Mall, Penang's main shopping attractions, it is unfortunately dwarfed by its neighbors due to the authorities' floor area ration restrictions but its architecture-edgy from the wave like ledges, placement of sun screens and vertical trellises; as well as choice of color-a vibrant black that-makes the building stand out.







Night view

The building consists of a 4 storey podium and a 20 storey tower block and a 2 storey basement essentially for car parking. The public areas at the podium are limited to Ground, 1st and 2nd floors; 2 PM and Spoon are the F & B outlets besides the infinity pool and lounge on the 23rd floor. Spoon is located at the 2nd floor which accords diners the tree top views of the Angsana trees by the roadside as well as the undulating hills in the background. A Ficus tree, is strategically placed in a lighted Serralunga pot and completes the atmosphere at night at the outdoor dining area of Spoon. The rest of the 1st and 2nd floors are reserved for function rooms.

The building is essentially a photographer's delight-furniture, soft furnishings through to signage throughout the entire hotel have all been carefully thought out and positioned and the end result is that there is a 'frame' at every view or glance. Surprises and visual delight abound in such a compact space. The contrast in materials and the carefully composed lighting invites one to touch and feel the elements in the building. The lobby trellises is akin to a golden bird cage in luxurious gold color, accentuated by the soft lighting and dark paneling. In the rooms, the color chosen for the walls is light, offset by simple dark paneling and furniture, punctuated and accentuated by a bright lamp, a carefully selected and positioned table and a Yves Behar Sayl chair made by Herman Miller. The rooms have a cosmopolitan chic feel to them. Bathrooms are lined with selected and matching Venus White marble with light colored solid surface counter tops. In the evening, the exterior sun screens and vertical white trellises are lighted up, causing the building to have a lantern like atmosphere. The small compact site is lined with selected foliage and the outdoor dining at the ground floor is carefully screened off from the road with manicured landscaping.



View from Kelawei



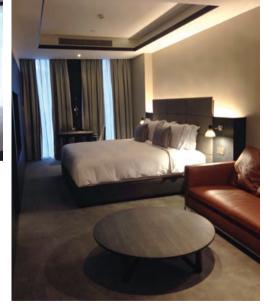
Standard room with Savl chair



Cient: GHotel Sdn Bhd



Interior of a room in the hotel



Kitchen Consultant: Amglo Consult Sdn. Bhd.

Landscape Designer: Watermount Gardens Pte Ltd

Corner Rooms

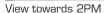










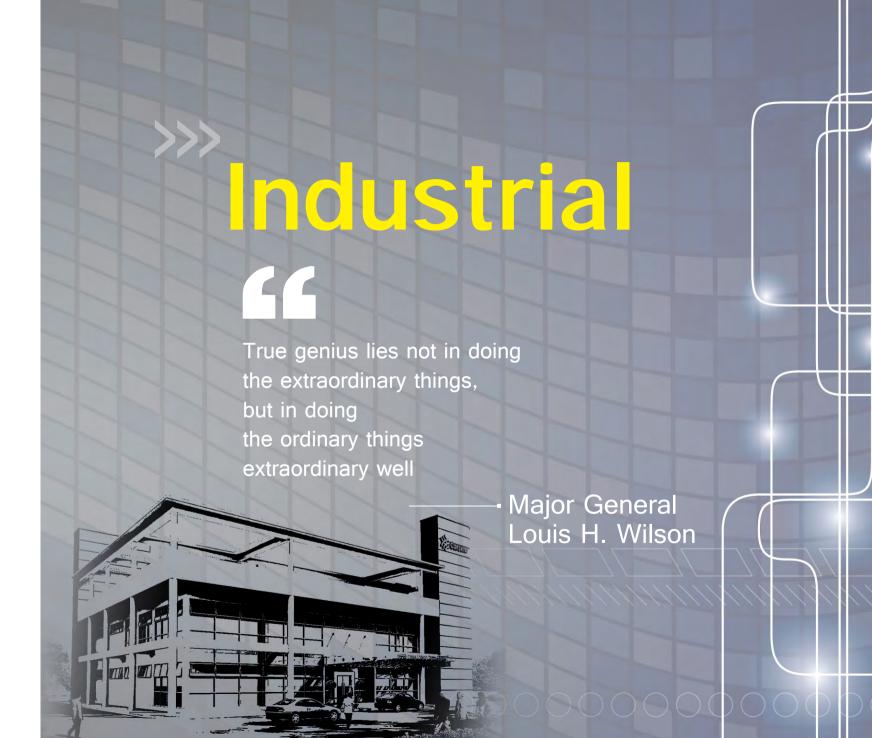




Another view of 2PM



Feature stair and the golden trellises at the Ground Floor



**120...** 





Interior of the cafeteri

Exterior View

# DELL Asia Pacific Customer Center-

### Site 2, Bukit Tengah Cafeteria

This project is consists of 2 phases. The first phase was the construction of a cafeteria at Level 1. During this phase, preparations must be made for Phase 2 which will be future offices for their staff. Our yardstick was DELL Asia Pacific Customer Center-Site 1, Bayan Lepas, which we had completed earlier. Although we were not the prime consultant, we were responsible for both architecture and interiors for the project.

Client : DELL Asia Pacific Sdn.

Prime Consultant: GTP Consultants Sdn. Bhd.

Architect: Architect T.Y. Au Interior: Architect T.Y. Au M & E Engineer: J.P.R Sdn. Bhd.

Quantity Surveyor: Unitech QS Consultancy Sdn. Bhd.

Contractor : CMT (Penang) Sdn. Bhd.



## CCB Medical Devices Sdn. Bhd.

We worked on this industrial project which had input from a Feng Shui master. As such, the massing and entry of the building is a departure from what we initially worked on. Instead of entering from the front, the entry is on the side. The front is for loading and unloading of their goods.

Industrial buildings are quick and changes are a constant. In this case, there is even talk of an extension and expansion even when the project has yet to be completed. Client: Monier Berhad.

Architect: Architect T.Y. Au C & S Engineers : WK Konsultant

M & E Engineers: O & A Consult Sdn. Bhd.



## T.Y.AU architect / Institution $\gg 27$

## Kolej Komuniti Bayan Baru



View from the front



Side View

This was our first project for the Government of Malaysia and it has been quite a learning experience. The project started out as a design and built project but eventually became a normal client consultant contractor job.

The project was a fitting out and alteration works to an existing 5 storey community building to house a community college for the Bayan Baru constituency. The courses at the college catered for career enhancement as well as life learning for the nearby residents. As budget was quite limited, our work focused mainly on space planning as well as building enhancement works.

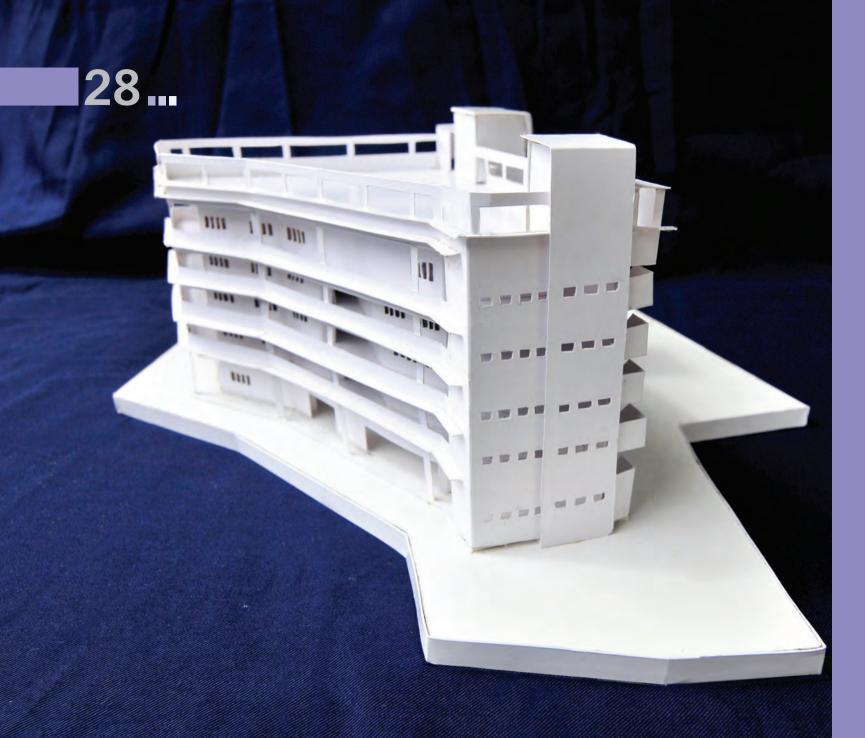


Client : Kementerian Pendidikan Malaysian

Architect : Ar. T.Y. Au

C&S Engineer: Jurutera Perunding ANR

M & E Engineer: Jurutera Teras Bistari Sdn. Bhd Quantity Surveyor: Perunding BE Sdn. Bhd.



## Sacred Heart



Massing Model



Massing Model



Massing Model

This is an early concept we worked on for a school in Balik Pulau, Penang. It is to contain classrooms, a canteen in the ground floor as well as hall facilities that can be utilized by the school or rented out to outsiders for events. There is a thought that the roof top can be used for sport facilities as well.

The project allowed us to explore form space planning and design.

Architect: Architect T.Y. A





# BP2- Phase 1D & 1F

This phase of development consists of 74 units of

ventilation, creating a snug ambience indoors.

- 1. 2 Storey Terrace Houses
- 2. Corner lot, 2 Storey Terrace Houses
- 3. Single Storey Semi Detached Houes





## Bertam<sub>BP2-1E</sub>

Requirements for terraced houses, a staple of the Malaysian housing development, are standard and conservative in order to appeal to a wide audience. Although innovation is a requirement, the design ultimately needs to take into account the construction costs as well the sales price. The significance of this project is the architecture form as well as the choice of material used. The colors chosen are also refreshing. The plots are curved, accentuating the form and the massing. Layering is used for both the front and side elevations to provide depth as well as privacy to the occupants.

Client: Bertam Properties Sdn. Bhd.

Architect : Ar. T.Y. Au

Concept Design: ATSA Architects Sdn. Bhd.

C&S Engineer : Mastech Consult

Infrastructure Engineer: Jurutera Nusantara Bersekutu Sdn. Bhd.

M&E Engineer : Jurutera Teras Bistari Sdn. Bhd. Quantity Surveyor : KPK Quantity Surveyors Sdn. Bhd.

Main Contractor : Prisma Lapan Sdn. Bhd.



View of the development

### Bertam<sub>BP2- Phase 1G</sub>

This project consists of 38 units single storey semi detached homes and 44 units of double storey semi detached houses.

The interior spaces of both the single and double storey semi detached homes are spacious. The high ceiling allows for adequate ventilation, creating a snug ambience indoors. The massing of the double storey semi detached homes is unique and attracts attention as it is directly along Jalan Bertam. Phase 1G is the last development phase of the BP 2 Phase 1 precint.

Client: Bertam Properties Sdn. Bhd.

Architect : Ar. T.Y. Au

Concept Design: ATSA Architects Sdn. Bhd. C&S Engineer: PDC Consultancy Sdn. Bhd.

Infrastructure Engineer: Jurutera Nusantara Bersekutu Sdn. Bhd.

M&E Engineer: Jurutera Teras Bistari Sdn. Bhd. Quantity Surveyor: ARH Jurukur Sdn. Bhd. Main Contractor: Pa' Wan Teh Sdn. Bhd.

Completion: 2013





2. Single storey Semi Detached Houses



# Bertam BP2-Ph 2C

We were again accorded the opportunity to work on another phase of Bertam Perdana. This project consists of single storey bungalows, double storey bungalows, single storey semi detached homes, double storey semi detached homes and double storey link houses.

The form of this project is fairly distinct and different from other phases that we have done in Bertam. With landscaping features, BP 2-2C will be a unique neighborhood for the residents.



Client: Bertam Properties Sdn. Bhd.

Architect : Ar. T.Y. Au

Concept Design: ATSA Architects Sdn. Bhd.

C&S Engineer : Mastech Consult

Infrastructure Engineer: Jurutera Nusantara Bersekutu Sdn. Bhd.

M&E Engineer: Jurutera Teras Bistari Sdn. Bhd. Quantity Surveyor: GKG Konsultant Kos Main Contractor: Fadzill Construction Sdn. Bhd.



2 Storey Semi Detached Houses



2 Storey Bungalow



Single Storey Semi Detached Houses



2 Storey Terrace Houses

## Bukit Minyak Utama -Phase 3A

Bukit Minyak, Penang. The project consists of sevarl phases with over 500 units of terrace houses, semi-detached houses & bungalows.

The development is strategically located in the fast growing township of Bukit Mertajam. and has easy access to the 2nd Penang Bridge and also the public amenities nearby such as schools and shopping malls.

Phase 3A consists of 75 units of double storey terraced houses. As plots have already been subdivided, our task was to enhance the architecture of the houses to blend in with the earlier phases yet maintaining a distinct identity of its own.

Client : DNP Land Sdn. Bhd. Architect : Architect T.Y. Au

C&S Engineer: WEA Engineers & Associates Sdn. Bhd.

M&E Engineer : i-Consultancy. Land Surveyor : Jurukur Generasi

Quantity Surveyor: Perunding Kos Bersatu Sdn. Bhd. Main Contractor: Chongcons (Penang) Sdn. Bhd.



Rendering





Actual Terrace Units

Corner view







View of corner unit

## **Bukit Minyak Utama**

- Phase 3B

This phase of the project was constructed concurrently with Phase 3A. It consists of 63 units of 3 storey terraced houses that were designed to cater to the extended family concept-ie. 3 generations living together within 1 roof.

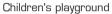
The interior spaces of the homes are spacious, with a double storey atrium at the 1st floor. The high ceiling at the Ground Floor also allows for adequate ventilation.

Small architecture details-ie., the height of electrical outlets and switches, types of fittings, ease of future maintenance in the choice of colors and material -bring comfort to the residents for their daily use.



Detail of the balcony

Actual completed units





Rendering Rendering

Client : DNP Land Sdn. Bho Architect : Architect T.Y. A

C&S Engineer: WEA Engineers & Associates Sdn. Bhd

nd Surveyor: Turukur Generas

Land Surveyor : Jurukur Generasi

Quantity Surveyor: Perunding Kos Bersatu Sdn. Bhd. Main Contractor: Chongcons (Penang) Sdn. Bhd.



### **Bukit Minyak Utama Phase 4A-**

## **SENTINELLE VILLE**

Tucked away within a sprawling green neighbourhood I in BM Utama, Sentinelle Ville consists of sixtysix 3 storey Semi Detached units in a gated and guarded precinct. It is outfitted with a four-tier security that begins from a fully-monitored entrance with smart card access to individual home alarm system equipped with an intercom system connected directly to the guard house.

The units are accorded with a spacious balcony, outdoor garden terrace, coupled with a high ceiling and the lush landscape that surrounds them. The modern designed community clubhouse features a swimming pool, gymnasium, BBQ area, lounge with pantry and a multipurpose function hall.

Client: DNP Land Sdn. Bhd. Architect: Architect T.Y. Au

C&S Engineer: CESCON Engineers Sdn. Bhd.

M&E Engineer: i-Consultancy Land Surveyor: Jurukur Siu & Rakan Rakan

Quantity Surveyor: Perunding Kos Bersatu Sdn. Bhd.

Main Contractor: Choongcons (Penang) Sdn. Bhd.

Completion: 2014

#### Actual completed units





Clubhouse



**Bukit Minyak Utama -**Phase 4B 32

## Link Homes

The 32 Link Homes at BM Utama have been designed to impress and yet remain cozy for the residents. For one of the blocks, a lush landscape park sits directly opposite the homes.

The interior spaces of the homes are spacious and the high ceiling allows for adequate ventilation, creating a snug ambience indoors.

Care has been taken so that the small architecture details-ie., the height of electrical outlets and switches, types of fittings, ease of future maintenance in the choice of colors and materialbring comfort to the residents for their daily use.

Client : DNP Land Sdn. Bhd. Architect: Architect T.Y. Au

C&S Engineer: CESCON Engineers Sdn. Bhd.

M&E Engineer : i-Consultancy Land Surveyor : Jurukur Siu & Rakan Rakan

Quantity Surveyor: Perunding Kos Bersatu Sdn. Bhd. Main Contractor : Choongcons (Penang) Sdn. Bhd.



Completed Units

## Taman Kelissa

The state of Penang consists of the island and the mainland. Development had traditionally been emphasized on the island but lately, more and more construction has shifted towards the mainland. Initially, projects here were more landed properties due to the vast amount of land available. However, we can now find high rises sprouting out in areas like Bukit Mertajam and Seberang Perai which previously was unthinkable.

When we were appointed as architects for Kelisa Residencce, planning permission had already been obtained, meaning that the number of units, height of the apartment and so forth had already been pre determined. As such, we were tasked to further develop the design besides solving issues related to construction, detailing and further value enhancement of the project.

The project itself consists of 2 typologies; a block of 11 storey condominium with 142 units of apartments and 6 semi detached houses. The development is strategically located at Seberang Jaya, next to the North South highway and is approximately 10 minutes from the Penang bridge. It is surrounded by other amenities such as shopping malls, hypermarket and the Seberang Perai hospital.

At present, huge tracts of farm land which provides vegetables to the markets abuts the north side of the development while the south side faces an existing housing area.

There are 3 different type of design for the apartment units. Facilities such as a gym, swimming pool, community hall and children's playground are the common amenities available in the apartment complex.

Client: Ikhtiar Bitara Sdn. Bhd.

Architect : Ar. T.Y. Au

C&S Engineer : GTP Consultants Sdn. Bhd.

M & E Engineer : Perunding LN Main Contractor : Denmas Sdn. Bhd.



View of both the double storey semi detached units and the apartment block behind



Clubhouse and pool



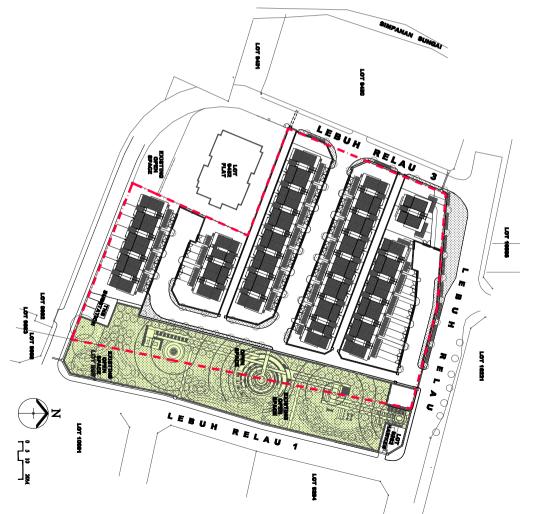
## **Sentral Greens**



View of the park and the development



Open park



entral Greens is located on a quaint 4.61 acre Site in the south easterly residential suburb of Penang, Malaysia. There are only a total of 52 units of 3 storey terraced houses and a pair of semi detached homes in the whole development. The focus of the project is undoubtedly the proximity of the site with a metropolitan park and a 1.6 acre therapeutic garden directly adjacent to the project. This garden was conceptualized with a children's playground, reflexology pathway and other recreational platforms, allowing the inhabitants of Sentral Greens an opportunity to partake in nature as well as foster family activities within the confines of home. The garden is seen as an elixir to the stressful nature of the modern life. Houses have also been planned along the north south axis thereby ensuring that no harsh direct sunlight penetrates the homes. Consideration has also been made for ample car park space and an area for personal planting has also been carefully thought out.

The architecture of Sentral Greens promotes the idea of modern living, taking advantage of the natural sunlight with its high floor to ceiling height and clear glass façade. The form is straightforward yet practical for tropical living- there has been a lot of consideration on details as well as placement of furniture and electrical appliances in the design of the buildings.

All homes have been designed with a double volume space at the ground floor, ensuring that the living spaces within is airy and light. Bathrooms have been



Another view of the development from the park

positioned to be adjacent to bedroom spaces or as en suites, with modern amenities carefully planned and mindful of human ergonomics. The master bedroom is located at the upper level, with an attached study and also a lanai, again emphasizing the idea of tranquility and greenery within one's home. Architectural finishes have also been carefully chosen for the project, continuing the theme of a modern clean, crisp lifestyle.







View of the living room

Dining looking up to the 1st floor

Client: Quality Frontier Sdn. Bhd.
Architect: Architect T.Y. Au
C&S Engineer: Arup Jururunding
M&E Engineer: H.C.Toh Perunding
Land Surveyor: Jurukur Siu & Rakan-Rakan
Quantity Surveyor: Kuantibina Sdn. Bhd.
Landscape Architect: LandArt Design Sdn. Bhd.
Interior Designer: Jhaf Design
Main Contractor: Shiangly Builder Sdn. Bhd.
Completion: 2010



## **Sutera House**

### Client's Brief

Sutera House, as the owners have named their residence, is perched on Pearl Hill, one of the few places in Penang which offers the view of Langkawi and the Thai-Malaysian border. The brief of the client was simple- to open up the house, allow more light into a modern home as well as to accommodate their antique collection from their years in Myanmar, Japan and China. A new pool with a deck for entertaining guests was to be designed to replace an existing fiberglass pool. The pink creamy Langkawi marble was to be retained.

### Design Rational

The residence is laid out over three floors and each floor is approximately 3,000 sq ft. As the house is sited on a plateau of a hill, the main entrance is located on the second level. Guests are received in a spacious entrance hall, graced to the left by a winding staircase leading to the floor above. The structure of the staircase was retained but the balusters and railing changed to a modern stainless steel material. From the entrance hall, one can

view the sea from the folding, sliding doors. Framed in a half circle by a wide balcony, the powder coated doors can be opened up completely to allow for an outdoor dining experience. In addition to the entrance and the living room, the second floor also comprises a guest bedroom, a dining room as well as a kitchen and a powder room.

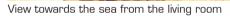
The top floor comprises three bedrooms. The master bedroom is approximately 1,000 sq ft and includes a relaxation and study area as well as a 350 sq ft en-suite bathroom with indoor and outdoor showers. The other 2 bedrooms on this floor is wrapped with a balcony from which guests can enjoy panoramic views of the ocean.

The lower floor features several changing rooms for the pool area, a table tennis space, a pantry and a wine cellar. Throughout the house, white walls complement terracotta tiles or hard wood floors, highlighting the furniture, rugs and decorative items, while the high ceiling and integrated lighting and unobtrusive air conditioning provide a tranquil, contemporary ambiance.











Guest Bedroom



The poolside



View of the entrance and living room

Client : Private Architect : Architect T.Y. Au C&S Engineer : WK Konsultant Land Surveyor : Jurukur Siu & Rakan-Rakan Completion : 2012

### Works by Architect T.Y. Au

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#### **Exhibitions**

- "RE/MIXED" MALAYSIA@BIENNALE ARCHITETTURA EXHIBITION Venice, Italy, 2010 29 Aug 2010- 21 Nov 2010- 'Homage Centre'.
- "RE/MIXED" MALAYSIA@BIENNALE ARCHITETTURA EXHIBITION, MUZIUM NEGARA, Kuala Lumpur, Malaysia 30 JUNE 2011 – 17 JULY 2011- 'Homage Centre'
- "RE/MIXED" MALAYSIA@BIENNALE ARCHITETTURA EXHIBITION, Meiji University, Tokyo, 2011, '5 Sep 2011-29 Sep 2011-Homage Centre'.



We acknowledge that the realization of our projects is due to the collaborative efforts of our staff, clients and fellow consultants. We also always try to inculcate a sense of responsibility and pride in the craftsmen and builders in the realization of our projects. With that sense of pride and responsibility, we hope to elevate the building industry of Penang.

#### Photo Credits

Adam Chew - Monier(Pg8-11), Kolej Komuniti Bayan Baru(Pg26,27), BP 1E(Pg34,35), BMU 3A(Pg4041), BMU 3B(Pg4243), BMU 4A(Pg4445), BMU 4B(Pg4647) Sentral Greens(Pg50,53), Sutera House(Pg54,57), Sai Bee Nyean - Amasser(Pg6,7), BP 1D 1F(Pg32,33), BP 1G(Pg36,37) Ko Shiou Hee - G @ Kelawei(Pg14-18), Koay Khin Lip - Sacred Heart (Pg28,29)

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# Acknowledgement

