

Selected Projects

2016 ~ 2021





You employ stone, wood and concrete, and with these materials you build houses and palaces: that is construction. Ingenuity is at work. But suddenly you touch my heart, you do me good. I am happy and I say: "This is beautiful. That is Architecture. Art enters in..."

Le Corbusier, *Vers une architecture*, 1923

Awards

2017 - PAM Awards, G Hotel Kelawai, Category- Sports and Recreation, Silver

2016 - FIABCI Malaysia Property Award, Hotel-G Hotel Kelawai

2008 - PAM Awards, 54 Muntri Street, Category-Conservation Buildings, Mention

1999 - MPPP Millennium Competition, 2nd Place

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Introduction

Our company profile was last updated in 2015, and it is only fitting that we document the projects that we have completed since. 2020 and 2021 have been very challenging times for our boutique practice as projects get deferred and clients become non-committal due to the worldwide pandemic. As our strength has always been in our commitment to the projects that we have been engaged for, we believe that we should be getting back to normal in 2022.

We have always kept abreast of new technology and have been BIM compliant after switching from Autocad in 2005. As a boutique practice, we had to be efficient in competing against larger organizations by using the latest technology. Companies have also become more reliant on technology during this lockdown years. This augurs well for the building industry as a whole, and we hope to be able to keep adapting new technology in our works.





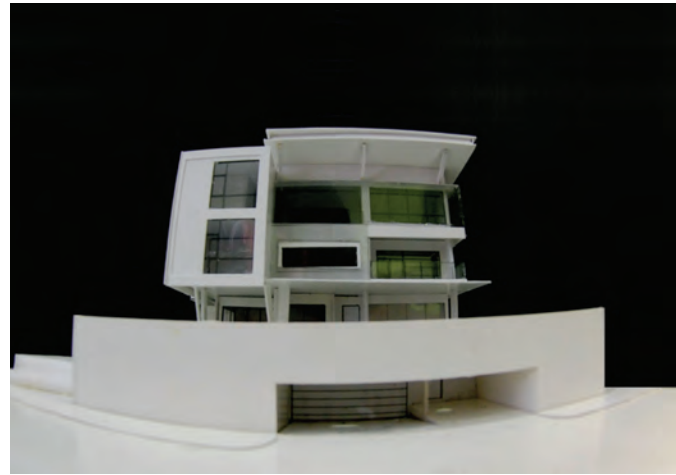
in the long run principles
always outlive and
outshine expediency...

Syed Akbar Ali

Residential

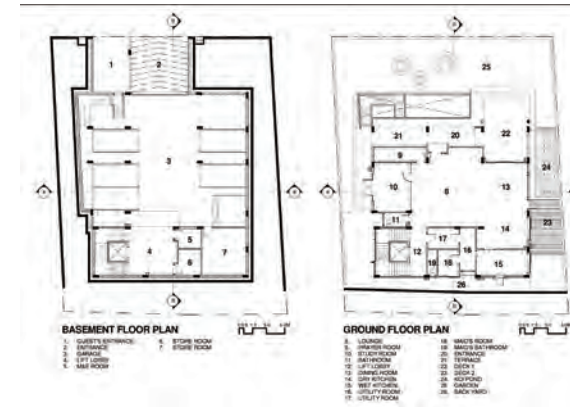


Lot 938



The client wanted a home to house his family as well as having his parents occupy the same premise. The site was on an existing hill development. The brief by the client meant that there was very little open space for the site. Retaining walls at the back and on the side boundaries had to be constructed in order to stabilize the existing neighboring properties.

Client - Private
 Architect - Architect T.Y. Au
 C&S Engineer - WK Consultant
 Land Surveyor - Jurukur Siu & Rakan Rakan
 Main Contractor - Pentrue Builders Sdn. Bhd
 Completion - 2021
 Photos by Koay Khin Lip



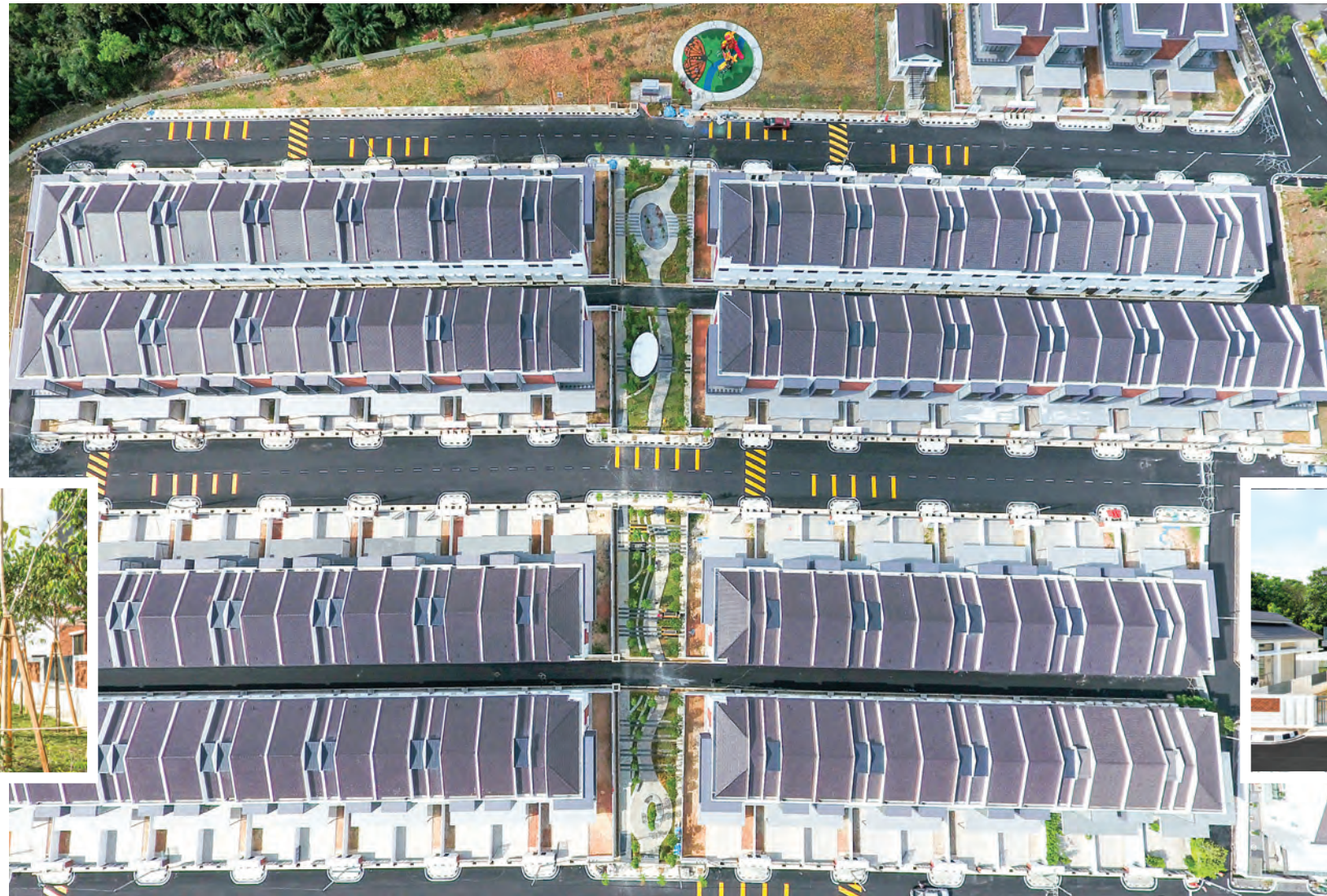
BUKIT MINYAK UTAMA PHASE 5



This is the last phase that we were involved in for the client at Bukit Minyak Utama. The site is an elongated site where we planned and obtained the maximum number of units possible-4 units of 2 storey semi detached homes and 90 units of 2 storey terrace houses together with a community hall.

The terraced units are designed with a high soffit height and as subsequently an impressive external facade resembling an additional storey is created. In order to create more value, additional open space is created in the middle of the blocks; thus more corner units are created.





Architect - Architect T.Y. Au
C&S Engineer - CESCUN Engineers Sdn. Bhd
Land Surveyor - Jurukur Siu & Rakan Rakan
M&E Engineer - i-Consultancy
Quantity Surveyor - JUBM Sdn. Bhd.
Main Contractor - Choongcons (Penang) Sdn. Bhd.
Completion - 2018
Photos by Sai Bee Nyeau

BERTAM PERDANA 2 PHASE 2D-1



The components for this phase are 16 units of single storey bungalows and 26 units of double storey semi detached houses. There are 2 different types of bungalows for the project.

The units are accorded with a spacious rooms, coupled with high ceiling and the lush landscape that surrounds them in a 'nusantara' theme .





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 Surveyor Sdn. Bhd.
Main Contractor - Fadzill Construction Sdn. Bhd.
Completion - 2017
Photos by Sai Bee Nyeen



BERTAM PERDANA 2 PHASE 2D-2



For this phase, the main component is the double storey terrace units where there were 111 units. The rest of the components include 7 units of double storey bungalows, 11 units of single storey bungalows and 10 units of double storey semi detached houses.

As this space was located in the same precinct as Bertam Perdana 2-Phase 2D-1, there was a need to use certain similar elements in terms of roof colors, architectural language as well as external cladding stone in order for uniformity.





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 Surveyor Sdn. Bhd.
Main Contractor - Wanland Sdn. Bhd.
Completion - 2018
Photos by Sai Bee Nyeau



BERTAM PERDANA 2 PHASE 2C



As this phase was large, we had to create multiple designs for the different components of the project. There were 15 units of single storey bungalows, 18 units of double storey bungalows, 38 units of single storey semi detached houses, 6 units of double storey semi detached houses and 33 units of 2 storey terraced homes.

The units were planned with a central open space that faces the entrance to this precinct. In order to have a uniformed feel for the phases, the colors, material and form are repeated for the different components of the project.





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.
Completion - 2016
Photos by Sai Bee Nyeau

BERTAM PERDANA 2 PHASE 3-1A



There are only 50 units of houses planned for this phase. They consist of 16 units of single storey bungalows and 34 units of single storey semi detached houses. The bungalows are located on the periphery of the development while a row of the semi detached houses face the open space.

As with the other projects that we have completed for the client, the roof color, material and architecture finishes have been chosen to blend in with other homes designed for this precinct.





Client - Bertam Properties Sdn. Bhd.
Architect - Ar. T.Y. Au
Concept Design - ATSA Architects Sdn. Bhd.
C&S Engineer - Perunding Aman Jaya Sdn. Bhd.
Infrastructure Engineer - Ilham Jurutera Sdn. Bhd.
M&E Engineer - Jurutera Teras Bistari Sdn. Bhd.
Quantity Surveyor - GKG Konsultant Kos
Main Contractor - Fadzill Construction Sdn. Bhd.
Completion - 2020
Photos by Sai Bee Nyeau



BERTAM PERDANA 4 PHASE 3C-1



Tucked away behind the Industrial Training Institute, Kepala Batas is this phase which consists of 112 units of 2 storey terraced houses. There are 8 blocks which were previously planned for this phase.

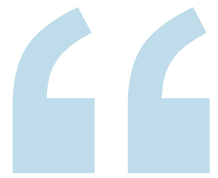
Again, the colors of the roof, typology and architecture finishing for the terraced houses have been planned for modern living.





Client - Bertam Properties Sdn. Bhd.
Architect - Ar. T.Y. Au
Concept Design - ATSA Architects Sdn. Bhd.
C&S Engineer - Perunding Aman Jaya Sdn. Bhd.
Infrastructure Engineer - Perunding Kejuruteraan Armi
M&E Engineer - Jurutera Teras Bistari Sdn. Bhd.
Quantity Surveyor - QS Perunding
Main Contractor - DV Engineering Sdn. Bhd.
Completion - 2020
Photos by Martin Production





There will never be
great architects or great architecture
without great patrons...

Edwin Lutyens

Commercial



WESTLITE BUKIT TAMBUN



This was the first Centralized Labour Quarters that we have designed in Penang. Although Westlite has many years of experience operating worker dormitories in Johor and Singapore, this was their first foray to Penang.

As this was the first purpose built CLQ in Penang, we had to work with both the state government and the local authorities. Subsequently guidelines were produced which all future submissions had to comply with.

The complex complies with the requirements of Act 446, the Ministry of Human Resource as well as the standards advocated by the Responsible Business Alliance.





Client - Westlite Dormitory (Bukit Minyak) Sdn. Bhd.
Architect - Architect T.Y. Au
C&S Engineer - C.L. Mo Jurutera Perunding
M&E Engineer - i-Consultancy
Quantity Surveyor - Jurukur CEM Sdn. Bhd.
Main Contractor - CBE Tech Sdn. Bhd.
Completion - 2019
Photos by Sai Bee Nyeau

MACHANG BUBOK TF 65



There were 25 double storey shop offices and 40 three storey offices that we were asked to design for this project. The units are all next to the main road for this existing development at Machang Bubok.





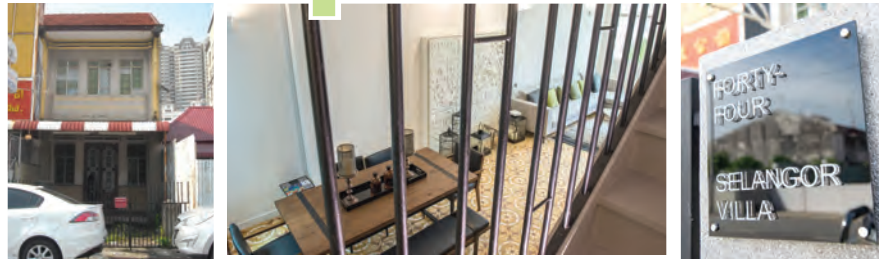
Client - Multi-usage Engineering Sdn.Bhd
Architect - Architect T.Y. Au
C&S Engineer - Perunding Prisma Sejati Sdn.Bhd
M&E Engineer - Han Yang Consultancy Sdn.Bhd
Quantity Surveyor - Unitech QS Consultancy Sdn.Bhd
Land Surveyor - Jurukur Siu & Rakan Rakan
Main Contractor - Peninsular HoHup Sdn.Bhd
Completion - 2014
Photos by Sai Bee Nyeen



you can either like what you do
or dislike what you do. I
have chosen to like what I do...

Barbara Bush

Adaptive Re-Use

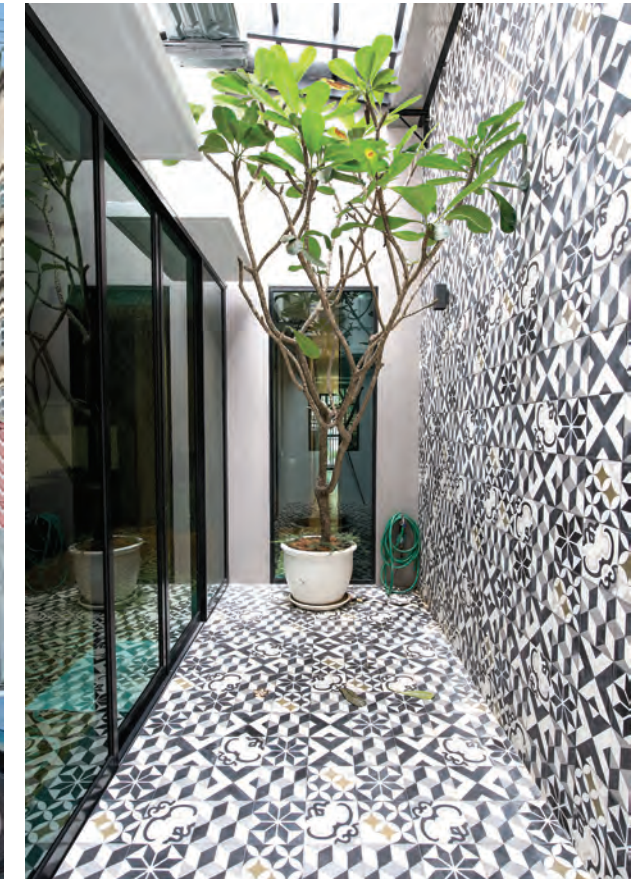


44 JALAN SELANGOR



The house was a personal project for the client as she had previously lived there before relocating to Singapore and subsequently, Australia. The house was initially planned for her mother to relive the memories.

Exterior wise, the house still looks the same but changes have been made internally. Care was taken to modernize the house but also to retain elements of the home; the internal courtyard, staircase and the back garden spaces have been upgraded with new finishes. .

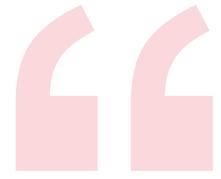


050

Architect T.Y. Au



Client - Private
Architect - Architect T.Y. Au
C&S Engineer - WK Consultant
Main Contractor - Tang Tiling Renovation & Construction
Completion - 2016
Photos by Sai Bee Nyeen



only architecture that considers human scale and interaction is successful architecture..."

Jan Gehl

Interior



MAJLIS BANDARAYA PULAU PINANG



We provided interior design services for Level 3, 11, 12, 13, 14, 15 and 17 at KOMTAR. Altogether, there were seven different departments in which we had to design the offices while maintaining a uniformed corporate look and accommodating each departments requirements for individual treatment.

The project also had to be implemented in stages as the departments had to be operational during the whole time of the renovation works. This project was a good lesson in dealing with contractual issues, paperwork as well as the various personalities involved during the implementation.





Client - Majlis Bandaraya Pulau Pinang
Interior Designer - Ar T.Y. Au
Concept Design - ATSA Architects Sdn. Bhd.
M&E Engineer - i-Consultancy
Quantity Surveyor - KPK Quantity Surveyor Sdn. Bhd.
Main Contractor - Yuan Seng Building Trading Sdn.Bhd
Completion - 2020
Photos by Sai Bee Nyea

Publications

Works by Architect T.Y. Au

- ◆ Tatler Homes Malaysia, Aug-Sep 2021, 'Treasure Trove'
- ◆ Terrace Transformations In The Tropics. 2021, 'Chris Ong House'
- ◆ Recent Malaysian Architecture Vol. 2- 2019, 'G Hotel Kelawai'
- ◆ Architecture Malaysia 2018, Volume 30, issue 6-'Workers Accommodation in Penang'
- ◆ Architecture Malaysia 2015, Volume 27, issue 5, October 2015-'G Hotel Kelawai'
- ◆ D+A, design and architecture, issue 85, 2015-'Defined by Flux'
- ◆ Expat Living, Singapore, March 2015, 'Lazy Days in Penang'
- ◆ Architecture Malaysia 2014, Volume 26, No. 5-'Sutera House'
- ◆ Property Report, Issue 107, Sep 2013-'The Pearl of Penang'
- ◆ REMIXED: Malaysia at Biennale Architettura 2010, 'Homage Centre'
- ◆ D+A, design and architecture, issue 42, 2008-'As Good As Old'
- ◆ Collaboration: An Architect's Profile 2, Architect T.Y. Au, 2007.
- ◆ Architecture Malaysia 2007, Volume 19, No. 2-'International School of Penang'.
- ◆ Roof & Façade Asia, Volume 4, No. 3-'Simple Elegance'. Reviewed by Maimona bte. Abdul Wahab
- ◆ Understanding Inside Out: An Architect's Profile, Architect T.Y. Au, 2003.
- ◆ Architecture Malaysia 2003, Volume 16, No. 1-'Shophouse on Campbell Street'
- ◆ Architecture Malaysia 2001, Volume 13, No. 2-'Gurney Drive-An Evolution of a Place'.
- ◆ DEM PenangWorks 1994-1998 DEM Group (M) Sdn. Bhd., 1998

Papers and Reviews by T.Y. Au

- ◆ Penang Monthly, Dec 2021-'A Brief History of 123 Macalister'
- ◆ D+A, design and architecture, issue 41, 2008-'A Global Icon'
- ◆ D+A, design and architecture, issue 39, 2007-'The Hip Factor in G'
- ◆ Architecture Malaysia 2004, Volume 15, No. 4-'Grandplaza Parkroyal, Penang'
- ◆ Fusion ~ Contemporary Architecture of Penang, Volume 1, PAM Northern Chapter, 2000
- ◆ "Non traditional use of CAD in Architecture", Seminar aplikasi komputer dalam industri binaan, University Sains Malaysia, Malaysia, 14 February 1993
- ◆ "Chinatown: Place and Memory", Making Cities Livable Conference, San Francisco, Nov 1991
- ◆ "The Ritual", Published in Wind Row II, Literary Journal, Department of English, Washington State University, Spring 1990
- ◆ "The New Follower" Published in Wind Row, Literary Journal, Department of English, Washington State University, Spring 1989

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',
- ◆ "Recent Malaysian Architecture-In Conjunction With Kuala Lumpur Architecture Festival", National Art Gallery, Kuala Lumpur 30 May 2019-15 Jul 2019- 'G Hotel Kelawai'



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