

TAN KWON CHONG ARCHITECT
TKCA DESIGN ASSOCIATES SDN BHD

UNITED STATE, TAIWAN, MALAYSIA | KL, JOHOR

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THINK

KREATIVE

CONCEPT

ARCHITECTS



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TKCA DESIGN ASSOCIATES S/B

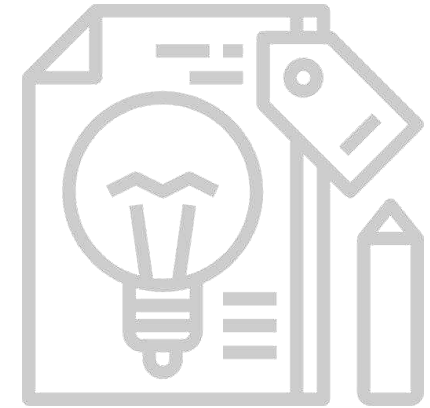
ARCHITECTURE



INTERIOR DESIGN



BRANDING DESIGN



CONSULTING



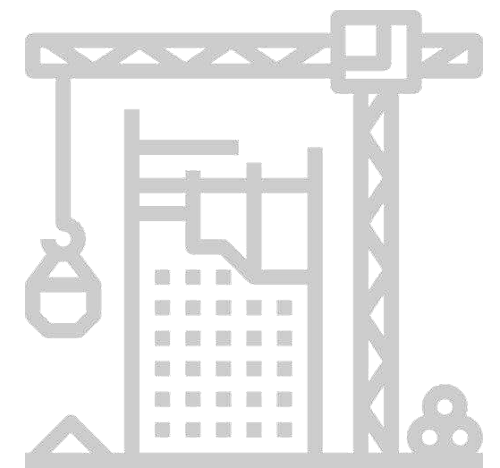
RENDERING/ VR/ VIDEO



AUTHORITY SUBMISSION



PROJECT MANAGEMENT



01 CLIENT BRIEF



Architect will discuss with client on matters like construction budget, land conditions, and design requirement with their expectation. Then, Architect will review the collected information and advise professionally.



SWIPE RIGHT >

02 APPOINTMENT OF ARCHITECT



Client to sign Letter of appointment upon agreement. There are typically 5 stages for architectural services:

1. Schematic design,
2. Authority submission & approval,
3. Construction documentation,
4. Project management and
5. Final Completion (CCC)



SWIPE RIGHT >

03 SCHEMATIC DESIGN



Architect will start to design based on agreed design brief. Architectural sketch proposal which include 2D layout plan, 3D visualisation perspective will be provided to client for approval and confirmation in order to proceed further.



SWIPE RIGHT >

04 AUTHORITY SUBMISSION



Architect will develop the schematic drawings for authority submission. All the required submission documents and drawings will be compiled and submit to local authority for building plan approval prior to commencement of construction.



SWIPE RIGHT >

SCOPE OF WORK

05 CONSTRUCTION DRAWINGS



Architect will provide construction drawings with technical specifications. Upon client's confirmation on the costing, material, colour, texture and other technical matter will be discussed and to be included in the tender drawings and documentation.



SWIPE RIGHT >

06 TENDER PROCUREMENT



Upon the agreed estimated construction cost, appointed QS/ Architect will prepare detail BQ and Tender documents for contractors to tender. The project will then be awarded to the tenderer who provide best costing and compliance.



SWIPE RIGHT >

07 CONSTRUCTION MANAGEMENT



Architect will perform his/her responsibility based on the building contract, including site inspection to ensure contractor build according to the drawings and in accordance to relevant building by-law and contractual requirements.



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08 CERTIFICATE OF COMPLETION



The architect will conduct final inspection with local authority and utility provided upon completion to ensure the building is safe to be occupy and complied to contract. Architect will then issue CCC/ CFO/ Borang F if everything is in order.





Ar. Ts. IDr Rien Tan

Director

Founder of Arplus Group,
Yseali Professional Fellow 2023,
Augustman A-Lister 2023,
PAM Council Member 2022/23/24,
MIID, LAM, MBOT, GreenREAP, GBIF



Ar. Anthony Lee Tee

Advisor

Group CTO & COO of Bina Puri Holdings Berhad,
Director of Architect Center,
APAM, LAM, Independent Building Inspector,
PAM Council Member 2022/23/24, Expert Witness



Mr. Lam Chee Hau

Associate Architect

Co-Founder of Arplus Group,
APAM, LAM, M.Arch

MEET OUR CORE TEAM

2017/18

Top 50 Finalist of International Inspirelli Design Award for Architect & Designer

Shortlisted World-Wide, subsequently becomes Jury of the competition on 2020



Eco-Learning Market Center at Pontian, Johor, Malaysia

Rien Tan Kwon Chong
Malaysia

2018

PAM Silver Award Industrial Category for I-park Industrial Park at Senai Airport City
Associate Architect of WDA Architects S/B & Wanghc Architect



2019/2020

Invited to Tokyo, Japan for Architectural Interview and Design Travelogue Filming
Representing Young Architect to collaborate with International Architect



ACHIEVEMENT HIGHLIGHT

2015/16

Platinum Award, Best Green Innovation in Asia Young Designer Award, Bangkok, Thailand

Representing Malaysia and compete in International Level



2017/18

Sharing session & Exhibition of Malaysian Future Housing Case Studies Pilot Project at KLAFC DC

Collaborative Design that selected among all Malaysia's architect firms



2019

Champion for International Design Competition of Tropical Housing for Orang Asli

Mockup Completed & Featured in Asian Property Asian Review Vol 17



2019/2020

Judge of Asia Young Designer Award for Architectural Category

Sharing design concept & Project experience at Singapore AYDA Exchange



2020

Top 5 of Asia Design For Pandemic House ACYA-YYF-WFH

Featured in The Star news paper dated 31 May 2020



2020/2021

TED x Petaling Street Open Mic Winner Selected for TED x PS Talk on 2021

Sharing Topic on Malaysia Architecture Design



2019/20/21/22/23/24

Founder of Arplus Training Online Architecture Platform



2022/23/24

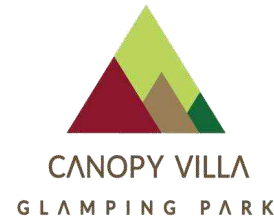
PAM Emerging Architect 40 under 40 PAM Council Member 2021/22/23/24



2023/24

MIID Reka Award (Silver for Hospitality) The Edge, MIID, PAM & AM Publication





**SINGLE
RESIDENTIAL
PROJECT**

TAN KWON CHONG ARCHITECT
TKCA DESIGN ASSOCIATES S/B

THE SPECTRUM HOUSE

*-BRINGING COLOUR INTO LIFE-
PLAYFUL AND MODERN
ARCHITECTURAL DESIGN*

PROJECT: K- House
LOCATION: Subang Jaya, Selangor, Malaysia
ARCHITECT: TKCA Architect
TYPOLOGY: Private Residence
SITE AREA: Approx. 1,280 sq.m.
FLOOR AREA: Approx. 1,600 sq.m.
STOREY: 3 (12m height)
STATUS: Construction
YEAR: 2021

Client : Rien, I wish my house can open out to a pool view, I wish to have a small amazon forest, I wish my kids can learn and play underneath the rainbow! I wish..... I wish....

So, we thought, why not, we bring the 'world' into the house, bring the nature, the getaway that you wanted the most into your home?!

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We split the house into two main zoning on party and private zone where the party zone is located at the left side. The guests will spend more time and the client can mingle and socialise with their friends at entertainment at the left. The private zone at right side is family area with all bedrooms, living, dining, kitchen and family area with pool, gym and small forest.

The interiors are designed with various nature-inspired environment to create different travel experience.

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AFTER



BEFORE

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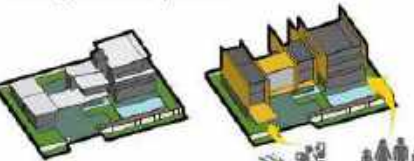
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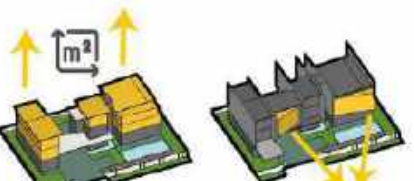
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Design Development



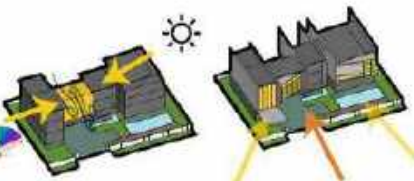
Massing

Zoning



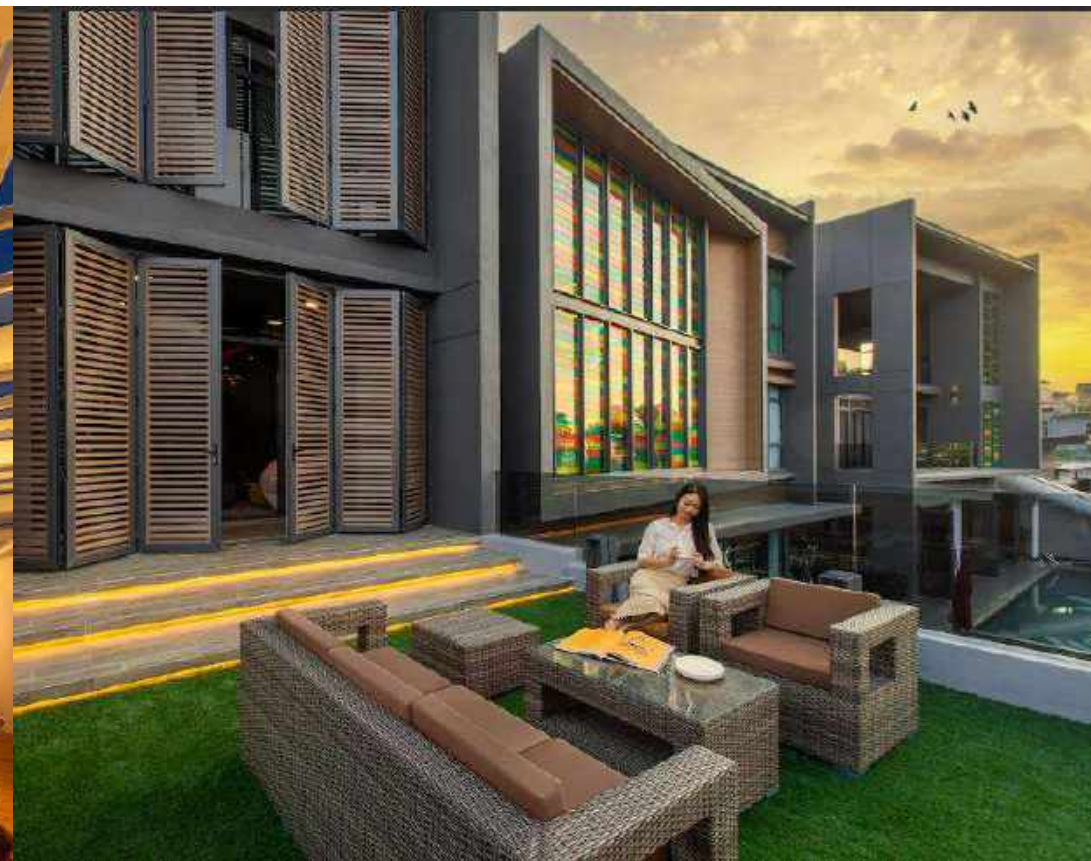
Volume Up

View to outside



Spectrum of Colour

Privacy



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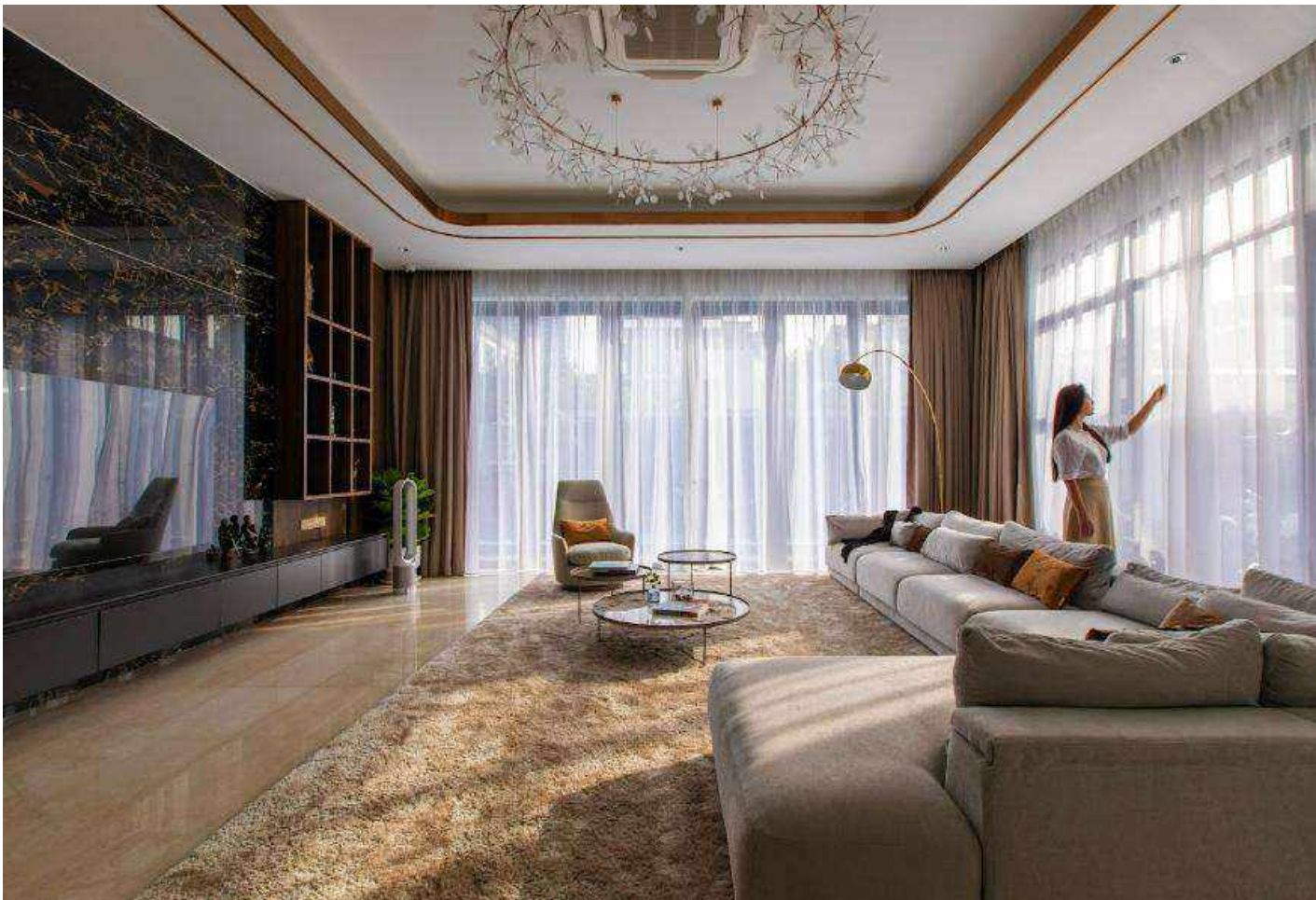
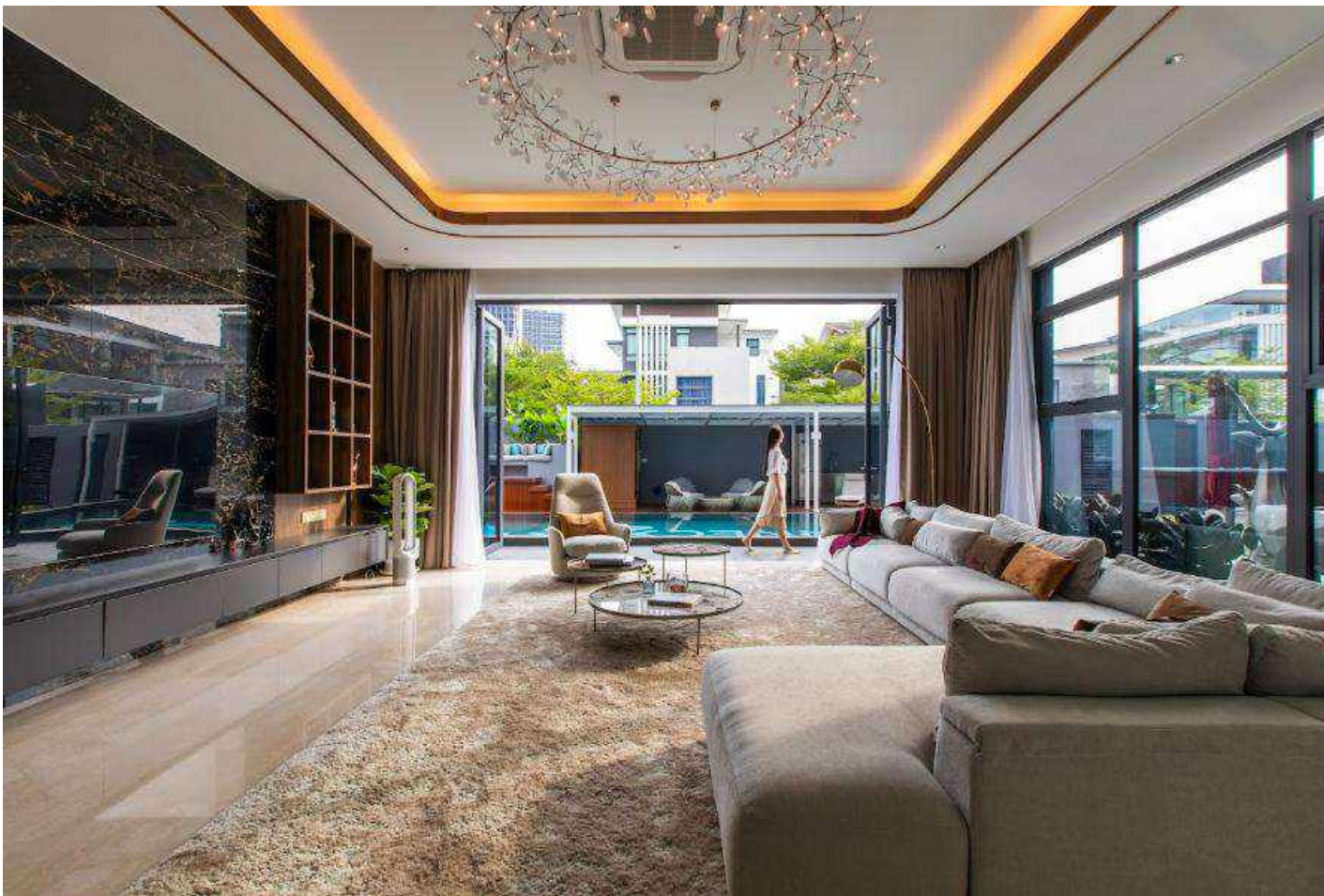
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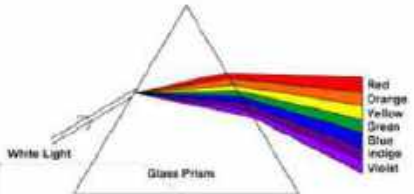
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TWIN VILLA KLUANG, JOHOR

CELEBRATION OF LIFE

PROJECT: Private Residence
LOCATION: Kluang, Johor, Malaysia
ARCHITECT: TKCAArchitect
TYPOLOGY: Private Residence
SITE AREA: Approx. 1,300 sq.m.
FLOOR AREA: Approx. 1,800 sq.m.
STOREY: 3.5 (15m height)
STATUS: Schematic Design
YEAR: 2021

The project is located in at the slope facing the mountain in Kluang, Johor. The client is staying right beside the proposed site where he intend to have connection to the project.

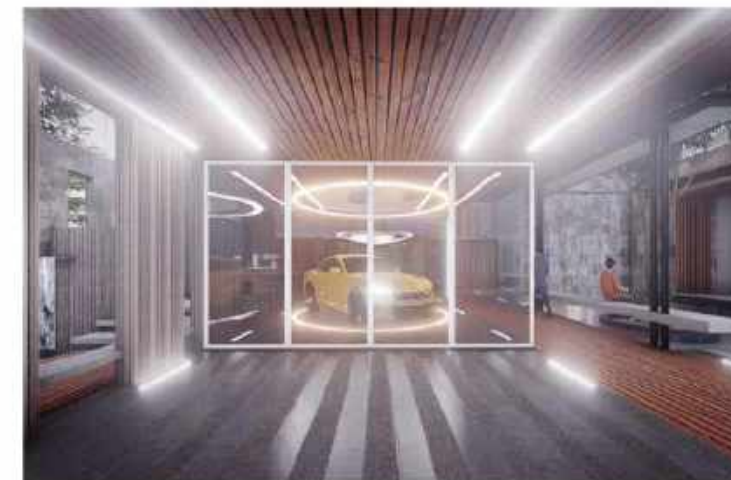
The project is divided into two zoning with private and public zone. They are connected by a bridge and glass lift as the hierarchy space which will light up during the night.

The central stairs connect the lowest level of the site to the highest level. In the left and right side, we placed two villas so that they embrace the gardens and pool. Their public zones are facing to the existing bungalow, pool and private garden. According to this zoning, three levels of each block was created.

The public zone will be the entertainment villa with gym that cater for existing usage of the bungalow beside the site and also for future usage. Cantilevered pool is designed to connect the public space and act as social nodes of the party zone.

The right side will be the private zone that consists of living, dining, kitchen and guest room at the ground floor. Upper floors will be the bedrooms with ensuite bathrooms.

The possibility of water flow in the project was a positive result of sites' high slope. Rainwater moves in streams and stores in the ponds in the lowest level of the site. The roofs were sloped in different directions and large openings were created to answer to climate restrictions. Openings give the most view from the inside out and in reverse. In this way, the visual privacy was obtained.

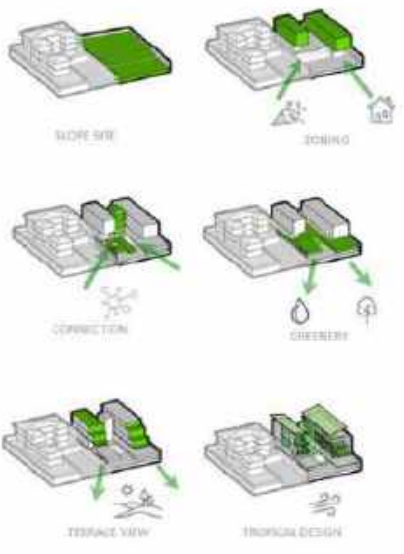


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The Twin Villa concept raised to clarify the building shape response with the surrounding environment. Each family needs privacy, spaces, and harmony of two buildings on the same land. The Twin Villa concept concept evince the relation between "brother-sister" through a similar shape but a different size.



TIMELESS GRANDEUR SHOW UNIT

*Embracing design with
refined aesthetics*

Site Area: 4,700 sqft
Typology: 2 Storey Semi-D
Total build up area: 4,000 sqft
Concept: Contemporary Chic
Location: Ecotempler , Rawang, Selangor
Stage: Completed
Year : 2023

The project's clients are a humble family with three children, on a quest for their ideal new home- a sanctuary that seamlessly blends elegance with comfort, all while nurturing their strong family bond. The design vision is twofold: to envelop the space in the warm embrace of a cherished home, while simultaneously conjuring an aura of wonder and dreamy elegance.

A central facet of the design is to effortlessly meld hint of lavishness, satisfying the refined taste of the parents, with a touch of imaginative whimsy that resonates with their young children. The design revolves around the notion of home as a safe-place a space where the family can unwind, connect, and revel in family's company, cocooned within the tranquil confines of their dwelling. Consequently, every facet of the project should harmonize the desire for shared family experiences with the need of personal and individual pursuits.

In essence, the design aspiration is to strike a harmonious equilibrium between timeless elegance and inviting comfort, igniting the spark of imagination of each family member. This endeavor also seeks to cultivate an environment of togetherness, where the serenity of relaxation and the joy of play intermingle seamlessly for the entire family.

The interior design endeavors to bring the ambiance of the home in line with the client's preferred style, achieving a delicate equilibrium between understated hints of luxury and the comforting essence of a dreamy home. This harmony is gracefully achieved through the fusion of soft pastel color palettes and strategic metallic accents, creating an atmosphere that is simultaneously welcoming and refined.

A predominant selection of finishes draws inspiration from the natural world, emulating the textures of wood and stone to amplify the prevailing sense of serenity within the home. These material choices introduce a tonal harmony that further elevates the design, enveloping the space in the inviting warmth and comfort reminiscent of home.



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Creativity:

At the heart of the project's design lies the captivating theme of Dreamy Elegance intertwined with the essence of family harmony. The delicate interplay of soft pastel colors and metallic accents work in tandem to evoke a sense of dreamy elegance.

The entire staircase is reimagined into an enclosed passage leading upward, enveloped in warm timber laminate finish brought from ground floor to family hall on top. This staircase create a sense of journey through a imaginative tunnel. The staircase artfully illuminated with step-by-step lighting that gracefully activates through motion sensors, akin to a guiding light that enhances the dreaminess of the home.

A central feature takes the form of timber laminate with groove lines, cascading from the ceiling to the side walls. The feature draws the eye of the users towards the expensive opening overlooking the side garden blurring the line between inside and outside.

Introducing depth and tactile diversity, wave panels are carefully introduced as cabinet fronts and feature walls. It introduces a captivating play of profiles and visual richness. These panels elevate the house hold visual depth, inviting a diverse array of tactile experiences that spark curiosity and imagination in the occupants.

Spatial Features:

The original layout has been thoughtfully reconfigured to embrace a family-centric living approach. The initial rear wall bordering the kitchen has been reimagined, seamlessly transforming the primary ground floor family living area into an uninterrupted expanse that flows effortlessly from the foyer through the living, dining and into the dry kitchen area. By aligning furniture layouts in parallel, transitions and barriers between each space have been artfully minimized, presenting the entire area as an expansive family living zone that encourages togetherness.



TIMELESS GRANDEUR SHOW UNIT

Embracing design with refined aesthetics

Diverse cabinet handles, each customized to the design specifications, are meticulously crafted with brass finishing layers. This delicate touch of metallic accents artfully interwoven throughout the design, establishing a consistent visual language for the interior. Alongside this, wave panels and wainscoting are ingeniously incorporated into panels and wall, expanding the designs intricate lines and texture.

Home office cabinet is tailored to accommodate a flexible table desk. This versatile element can be effortlessly retracted when unneeded, optimizing space and transforming the room as required. Such adaptability allow repurpose of the space into additional bedroom, enhancing functional possibilities.

Wide openings grace the major activity areas, harnessing natural daylight to suffuse the interior. This not only fulfills the need for task lighting, but also ensures optimal ventilation, catering both visual and thermal comfort.

Verdant tranquility pervades the side garden adjacent to living area. Smart automatic sprinkler system, thoughtfully installed amidst the verdant tapestry, can intuitively detect humidity levels and administer water as need. This optimizes water consumption, fostering sustainable practices.

To safeguard the occupants' well-being, integrated ceiling-mounted air purifiers are discreetly installed in each bedroom. This ensures a continuous circulation of high quality air, contributing to a healthier indoor environment for the family.

Enveloped by a full-height sliding door, the living space opens up to the side garden, inviting the lush greenery indoors and erasing the divide between the interior and the exterior. This connection not only infuses the living area with natural light but also imparts an uplifting ambiance to the interior.

Adding a new dimension, a sliding door graces the family area, craving out a cozy nook that doubles as a study space for the children. This sliding door offers a flexible shift in privacy levels within the family area. It grants flexibility to extend the family zone by simply sliding the door open, allowing the vibrancy of family activities to spill seamlessly into the study area.



ECOHILL WHITE DREAM

Living Your Childhood Dream

Site Area: 4,700 sqft
 Typology: 1Storey Bungalow
 Total build up area: 3,300 sqft
 Concept: White Dream
 Location: Ecohill , Semenyih
 Stage: Completed
 Year : 2023

The building is located at Horizon Hill The cove where it is an existing bungalow facing the golf view. The bungalow is a corner lot which is the first unit of the development.

Located in the heart of thriving Iskandar Malaysia, Horizon Hills is a 1200-acre integrated township with a gross development value of RM6 billion. It is a low-density residential project that spreads across 11 precincts. It boasts a private 18-hole par 72 designer golf course. A prudent joint venture development between Gamuda Land and UEM Sunrise, Horizon Hills sets a new benchmark for property development in Johor. As a town maker, we create places that people will call home, want to be a part of, grow up and grow old in.

Meticulously planned, completely gated and an exclusive development that offers homes overlooking a designer golf course. Fulfills the needs for a healthy community with substantial areas in the township designated to nature. Care for residents' convenience and comfort is top priority. Education, shopping and entertainment hubs fringe the development.

Sited along winding roads and amidst pocket parks, the 3- storey villa's at The Cove precinct offer a private haven where you can enjoy quiet evening strolls and brisk morning jogs completely at peace with the world around you. Whether indoor or outdoor, these semi-d's in Horizon Hills, Iskandar Malaysia's Most Liveable Residence, have thoughtful layouts with you utmost comfort in mind, notably an open-pln concept and an ample-sized garden.

Horizon Hills is a haven of luxury golf residences. The golf courses which sit at the heart of the development have been crafted on natural, undulating terrain. One with nature, the lifestyle here promotes health and relaxation. Sensational will be the word that best describes the experience of playing a round of golf at Horizon Hills.



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Living Your Childhood Dream

Site Area: 4,700 sqft
 Typology: 1Storey Bungalow
 Total build up area: 3,300 sqft
 Concept: White Dream
 Location: Ecohill , Semenyih
 Stage: Completed
 Year : 2023

The building is located at Horizon Hill The cove where it is an existing bungalow facing the golf view. The bungalow is a corner lot which is the first unit of the development.

Located in the heart of thriving Iskandar Malaysia, Horizon Hills is a 1200-acre integrated township with a gross development value of RM6 billion. It is a low-density residential project that spreads across 11 precincts. It boasts a private 18-hole par 72 designer golf course. A prudent joint venture development between Gamuda Land and UEM Sunrise, Horizon Hills sets a new benchmark for property development in Johor. As a town maker, we create places that people will call home, want to be a part of, grow up and grow old in.

Meticulously planned, completely gated and an exclusive development that offers homes overlooking a designer golf course. Fulfills the needs for a healthy community with substantial areas in the township designated to nature. Care for residents' convenience and comfort is top priority. Education, shopping and entertainment hubs fringe the development.

Sited along winding roads and amidst pocket parks, the 3- storey villa's at The Cove precinct offer a private haven where you can enjoy quiet evening strolls and brisk morning jogs completely at peace with the world around you. Whether indoor or outdoor, these semi-d's in Horizon Hills, Iskandar Malaysia's Most Liveable Residence, have thoughtful layouts with you utmost comfort in mind, notably an open-pln concept and an ample-sized garden.

Horizon Hills is a haven of luxury golf residences. The golf courses which sit at the heart of the development have been crafted on natural, undulating terrain. One with nature, the lifestyle here promotes health and relaxation. Sensational will be the word that best describes the experience of playing a round of golf at Horizon Hills.



**MULTIPLE
RESIDENTIAL
PROJECT**

TAN KWON CHONG ARCHITECT
TKCA DESIGN ASSOCIATES S/B

EVEREST AT CHEMERA HILLS

LIVING ABOVE THE PEAK

Site Area: 3 acre
 Typology: 3 Storey Bungalow
 Total build up area: 4,500 sqft each unit
 Concept: Peak
 Location: Seremban, Negeri Sembilan
 Stage: Tender
 Year : 2023

Chemera Hills is a terrace link development established in Persiaran Chemera, Chemera Hills, Seremban, Negeri Sembilan. The establishment has a freehold land tenure and was built in 2016.

The developer of this prestigious estate is Sime Darby Chemera Sdn Bhd. The last phase of the development is done by GJH Group Holding. They establish townships, where the generations of Malaysians live, work, and play in environments, is environmentally sensitive and supported by extensive facilities and infrastructure. The supporting hand;

The design is aiming for residence that are family-themed and target the upper class of the society. The project is completed with quality products to give the residents those luxuries which they dire for. The community is formed in a healthy and natural space where one can foster a sense of belonging and camaraderie between residents. The prime location of this residency between the tropics equalizes it among the beauty of motherland. The residential space in these developments is designed to create living and common rooms that are spacious and enlightened with natural light.

The last phase of houses at Chemera Hills consists of detached houses that are distributed among the 3-story. The total residential area consists of 22 units with built-up size ranging from 3500 sqft to 4500 sqft. The houses are topped with 4+1 bedrooms and 5 bathrooms. It is noteworthy that every unit is double storey.



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THE TROPICS HOUSE

THE IDEA FOR THE FUTURE
A FACTORY WITH MODERN LANGUAGE

ELEVATE YOUR BUSINESS
INTO EMINENCE

The house study tropical climate of the oriented architecture where the mass of the building or group of buildings, and the impact or impact on the environmental link or influence on the tropical surroundings.

The building with the concept or how modern or high-tech, which might be called tropical buildings this is mitigated by a system of air circulation, ventilation, view openings, and the orientation of the buildings and the use of modern high tech materials which does not damage the environment.

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SINGLE STOREY BUNGALOW
BUILT-UP - 3,000 sqft



THE TROPICS HOUSE

TROPICAL ESCAPE
MULTI-GENERATIONAL LIVING

PROJECT: Tropics House
LOCATION: Johor, Malaysia
ARCHITECT: TKCAArchitect
TYPOLOGY: Private Residence
SITE AREA: Approx. 800 sq.m.
FLOOR AREA: Approx. 300 sq.m.
STOREY: 1 (4m height)
STATUS: Construction
YEAR: 2020

"In essence the design takes into account basic human needs and the culture in which people live. The relationship between culture and climate is one of the inevitabilities of life. It's for this reason that the house is built with knowledge of the climate in mind," said architect Pirast Pacharaswate.

"We think up contradictory thoughts when designing the duplex house plan. The kids belong to a new generation, but their living wing boasts certain features that are characteristic of traditional Thai style. This is contrary to the design of the parents wing, which is evidence of a new language of architecture. It sits under a roof that glows with light and color, which bespeaks the postmodern discipline of art. The upper covering of the parents wing is made of steel reinforced concrete slabs. The gable roof that rises above them doesn't function as roof in a proper way."

"It's our intention to present a Thai-style house under the gable roof that many consider as old-fashioned. So we use a modern building material instead. The result is a roof that's topped with corrugated aluminum panels. It looks light, airy and very noticeable with an entirely new perception."

"We learned through conversation that the homeowner preferred white, and responded with a house plan in shades of white. The children's wing gives a powerful impression of being Thai. It's protected by ceramic roof shingles in the lightest shade. Wood is the main building material here. Although metal is part of roof framing, the skill and craftsmanship is Thai style. The living spaces are linked by a roofed platform along the outside of the house, unlike the parents wing where spaces are connected via corridors that bespeak modern design."

The children's wing is designed for semi-outdoor living, thanks to the veranda and spacious Thai-style underfloor spaces. Proceed to the parents wing, and you come into a glass-enclosed room that's a great way to bring the beauty of the outdoors inside. A straight corridor connects individual areas and functions reminiscent of Western-style house plans.

The ground floor has pantries and a dining area with sitting room. It's dominated by a long dining table that's custom-made. The upper floor contains mom and dad's bedroom that projects horizontally into space. Glass walls pour natural light into the room that's embraced by nature.



landscape work completed

Interior work completed

Outdoor Decking ongoing

**COMMERCIAL
PROJECT**

TAN KWON CHONG ARCHITECT
TKCA DESIGN ASSOCIATES S/B

SAMA SQUARE RETAILS

*CELEBRATING
COLOUR OF LIFE*

Site Area: 4 acre
Typology: Retails
Total build up area: 20,000 sqft
Concept: Vibrancy
Location: Setapak
Stage: Completed
Year : 2021 - 2023

Setapak is a major suburb in Kuala Lumpur, Malaysia. Formerly a **tin-mining** and **rubber-growing area**, in Malay tapak means **'step'** so **Setapak means 'one step'**, probably referring to the close proximity of the suburb to Kuala Lumpur. Another explanation of the origin of its name traces to its historical roots.

The earliest inhabitants of Setapak were the **aborigines**, and the **Minangkabaus**. On 12 April 1884 Frank Swettenham, the Resident of Selangor pleaded for the re-appointment of Batu Tapak as the headman of the aborigines living in that area, and hence the name Setapak, in honour of the headman.

Setapak and its surrounding areas feature a few attractions to residents and visitors alike. For example, the **P. Ramlee Memorial** which is located in Taman P. Ramlee (previously known as Taman Forlong), the Ayer Panas Hot Springs where one can rest and relax there, as well as the **Yayasan Seni Art Gallery** and **Cultural Craft Complex** for those who love arts and craft.

Not only that, other interesting places to visit are Zoo Negara; Royal Selangor Pewter factory; **Market Square**; and not to be missed, the famous Batu Caves where Hindus hold a grand celebration of Thaipusam each year, and one of the well-known tourist spots in Malaysia.

One of the factors that make Setapak an attractive place to live is the short distance to the city centre and relatively lower house prices. With the abundance of offerings in several segments that fully support families and student **lifestyles**, Setapak has the potential to thrive with improvements and increased access to roads to counter congestion.



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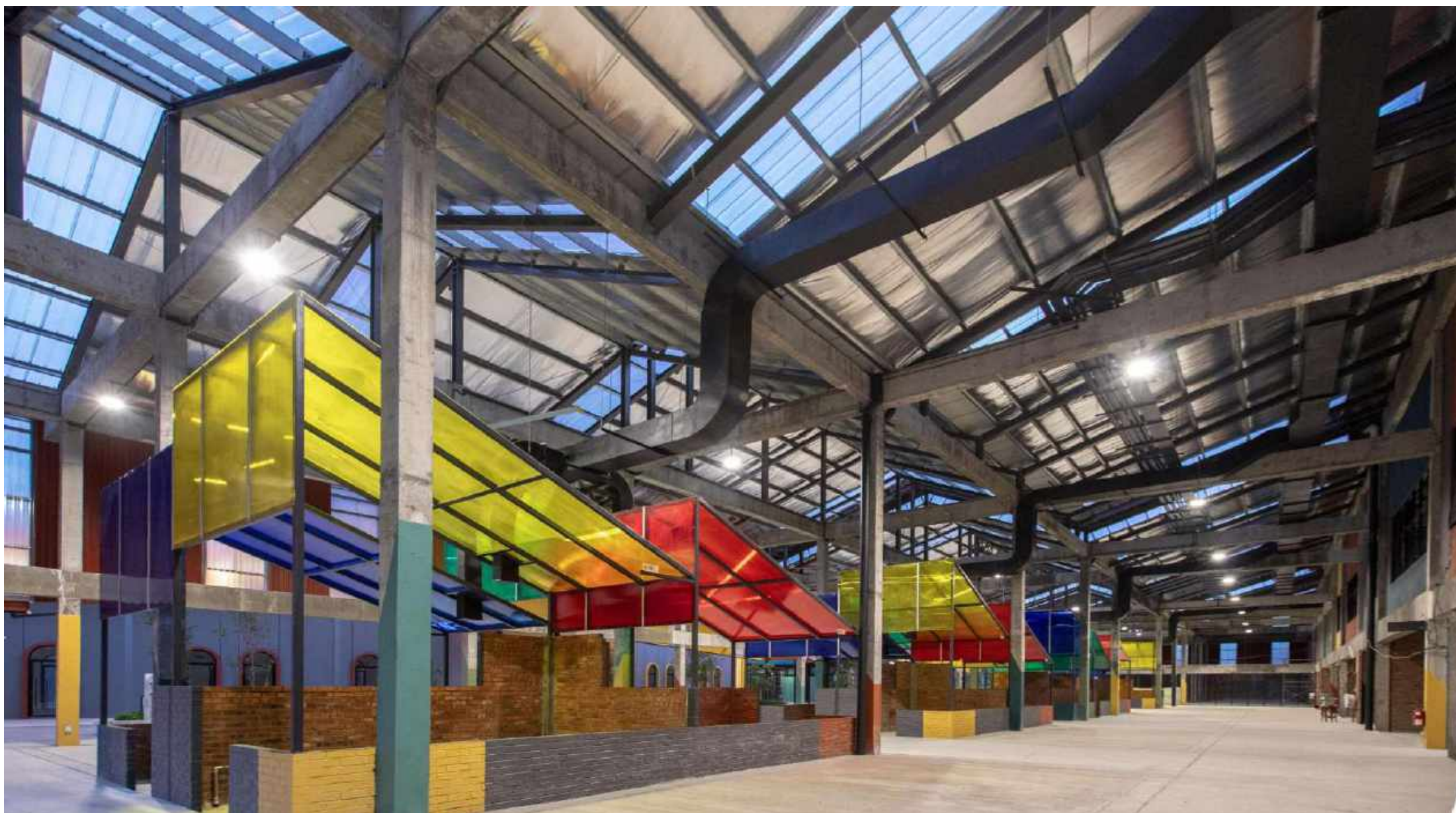
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REVOLVE CAR SHOWROOM

Revolutionary Car Service Center

Site Area: 122,000sqft
 Typology: Commercial Showroom
 Total build up area: 100,000 sqft
 Concept: Modern Contemporary
 Location: Johor
 Stage: Construction
 Year : 2021

The project is a new landmark development along the second link highway. Three different showroom is design as individual block to carry different business license yet they are connected as a whole. The client's Main offices were inserted into the large open volume. The showroom program has an industrial aesthetic that compliments the cars and utilizes the prefabricated building system. A perforated metal screen starts as a floor material, curves into the wall and continues into the ceiling. It wraps the cars in a single, continuous, monochromatic, membrane that selectively reveals the existing structure and accents the color and design of the cars.

The floor, wall, and ceiling of the entertainment area are sheathed in natural Maple flooring. The warmth of the Maple is in harmonious contrast to the cool metal and concrete surfaces of the adjacent showroom. From the Maple box the stainless-steel wall and floor of the bar area jut out to the west through a glass garage door to an exterior extension of the concrete bar surrounded by a bamboo garden. From the bar a folded plate steel stair goes up to a lounge/guest rm with electrostatic privacy film on the glass.



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In the lobby a folded stair winds up through an atrium to a conference room and offices. The first-floor office area features exposed wooden beams, a polished concrete floor, and a bank of built-in cabinets that span the entire west wall in a checkerboard pattern that offers glimpses of the antique cars. The second-floor office area has a floor to ceiling glass wall with strips of frosting that allow glimpses of the cars while maintaining a sense of privacy on both sides. The metal ceiling of the showroom continues through the glass wall and over the offices giving the diverse program a sense of spatial continuity.



JITHRA INDUSTRIAL HQ OFFICE

THE VALLEY IN SEREMBAN

ORIGINATE FROM THE STONE
ASPIRED TO BE THE RUBBY

Jithra Engineering Works was originally founded in 1979 to service the road transport and liquid cargo sector, in the region where BP, CALTEX, ESSO, SHELL and PETRONAS refineries and Terminals located.

The primary business was focused on the quality repair, service and maintenance works. The technical knowledge and experience gained resulted in production and manufacturing of quality road tankers.

With all success and experience, Ji-Auto Sdn Bhd, a private limited company was set up in 1995 October to venture into the petroleum, oil and chemical field in terms of full scale manufacturing of quality tankers as well as petroleum haulage facilities.

From these beginnings, Ji-Auto Sdn Bhd has grown to become the much respected name in bulk liquid industry with reputation for our good quality and reliability. Besides, Ji-Auto Sdn Bhd has expanded its business into manufacturing of different types of trailers.

Jithra provides services include:
Custom Designed and Fabrication of Road Tanker, Custom Designed and Fabrication of Tipper and Tipping Trailer, Service and Maintenance of Road Tanker and Other Types of Trailer

Site area: 7,611 sqm/ 81,924 sqft
Current Factory plinth area = 12,200sqft
Proposed Office plinth area = 7,080sqft
Allowable Plot ratio: 1:2
Current Built up (GFA) = 12,200sqft
Proposed Office Built up area = 13,200sqft

Ji-Auto is actively involved in design, fabrication, servicing and maintenance of specialized vehicles. Our products include palm oil tanker, bitumen tanker, diesel tanker, chemical tanker, latex tanker, water tanker, storage tank, tipping trailer, tipper, cargo trailer, LPG platform trailer and container trailer. Besides, our workshop is also well known with its quality servicing and maintenance works.

All the jobs are being done in an old factory with 1.2 acres land and factory built-up area of 12000 square feet and a new factory with 3.6 acres land and factory built-up area of 30000 square feet.



Third Floor Plan



Second Floor Plan



First Floor Plan



Ground Floor Plan



JITHRA INDUSTRIAL HQ OFFICE

THE VALLEY IN SEREMBAN

ORIGINATE FROM THE STONE
ASPIRED TO BE THE RUBBY

PROJECT: The Valley
LOCATION: Seremban, N Sembilan, Malaysia
ARCHITECT: TKGA Architect
TYPOLOGY: Private Office
SITE AREA: Approx. 7,600 sq.m.
FLOOR AREA: Approx. 2,000 sq.m.
STOREY: 4 (15m height)
STATUS: Contract Documentation
YEAR: 2021

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**HOSPITALITY
PROJECT**

TAN KWON CHONG ARCHITECT

SKYBLOX CONTAINER HOTEL

Garden Living Within the city

Site Area: 3.5 acre
 Typology: Container Hotel
 Total build up area: 50,000 sqft
 Concept: Container Living
 Location: Kuala Lumpur
 Stage: Design Development
 Year : 2021

Using 148 shipping containers, lightbox housing is designed as one of the first truly sustainable shipping container homes for everyone. The rough and simple exterior of the containers will be enlightened through the use of **YELLOW** colour to fit the atmosphere of the young energetic neighborhood. Each container contains 2 to 3 units which come together with ensuite bathrooms.

The housing will be built in three blocks where block A & B will be housing and another block will be common lounge that is 2 storey height. Total of 2 block of housing that allow up to 400 tenants to rent and stay in this temporary housing residents over viewing the central park of sky sanctuary.

The site is surrounded by central park, autumn park and blossom park that create a sustainable living environment for the residents. This project is designed to be easily **removable and relocated** to other site. Hence, everything is come with prefabricate design and modular system. The strategy is to utilise the land temporary for 2-5 years and create a **vibrant living's landmark** before it is fully developed into a future permanent housing.

The extent of the project is a ground floor in concrete with big full sliding door at every unit facing the park, which will create a connection between the unit and the park. Steel frames will be built on top of the concrete base and will hold the containers that will make up about 2 storey height. The structure of the buildings makes it possible to easily move the container homes to a new location in a sustainable way that will save both resources and time. The steel frames also allow the design to work in a more **flexible way**, despite the restriction that the containers hold.



SKYBLOX CONTAINER HOTEL

Garden Living Within the city

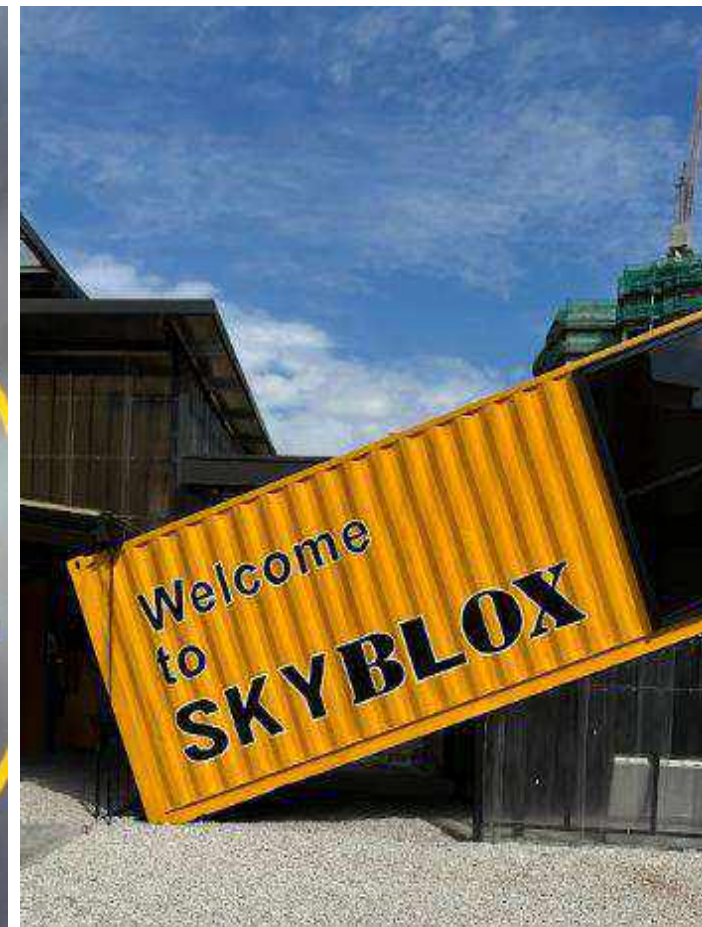
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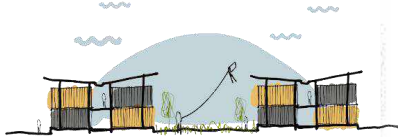
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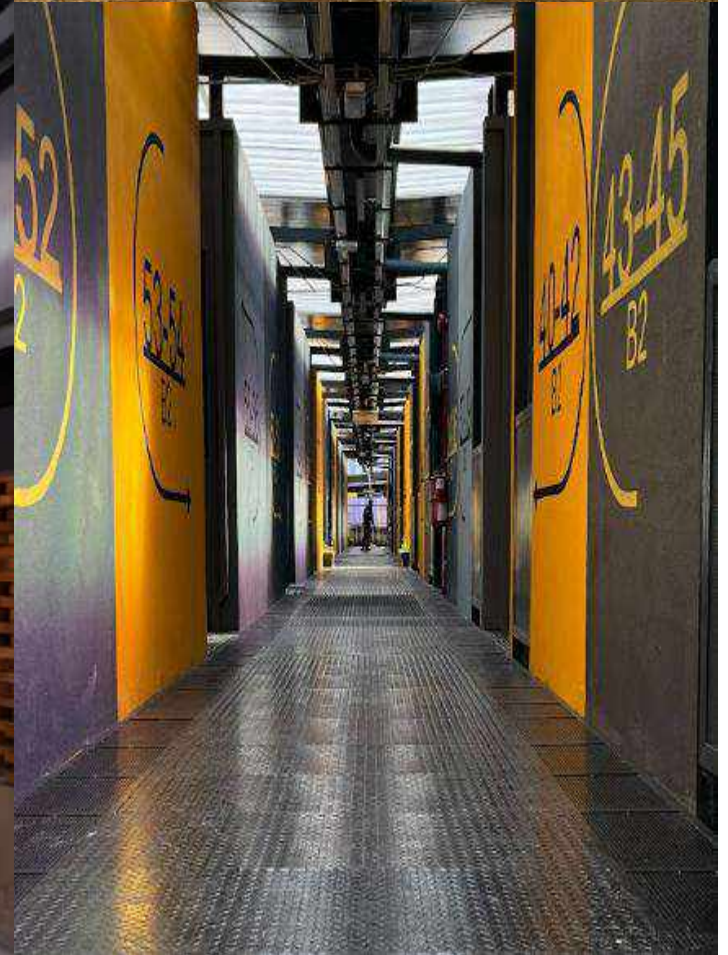
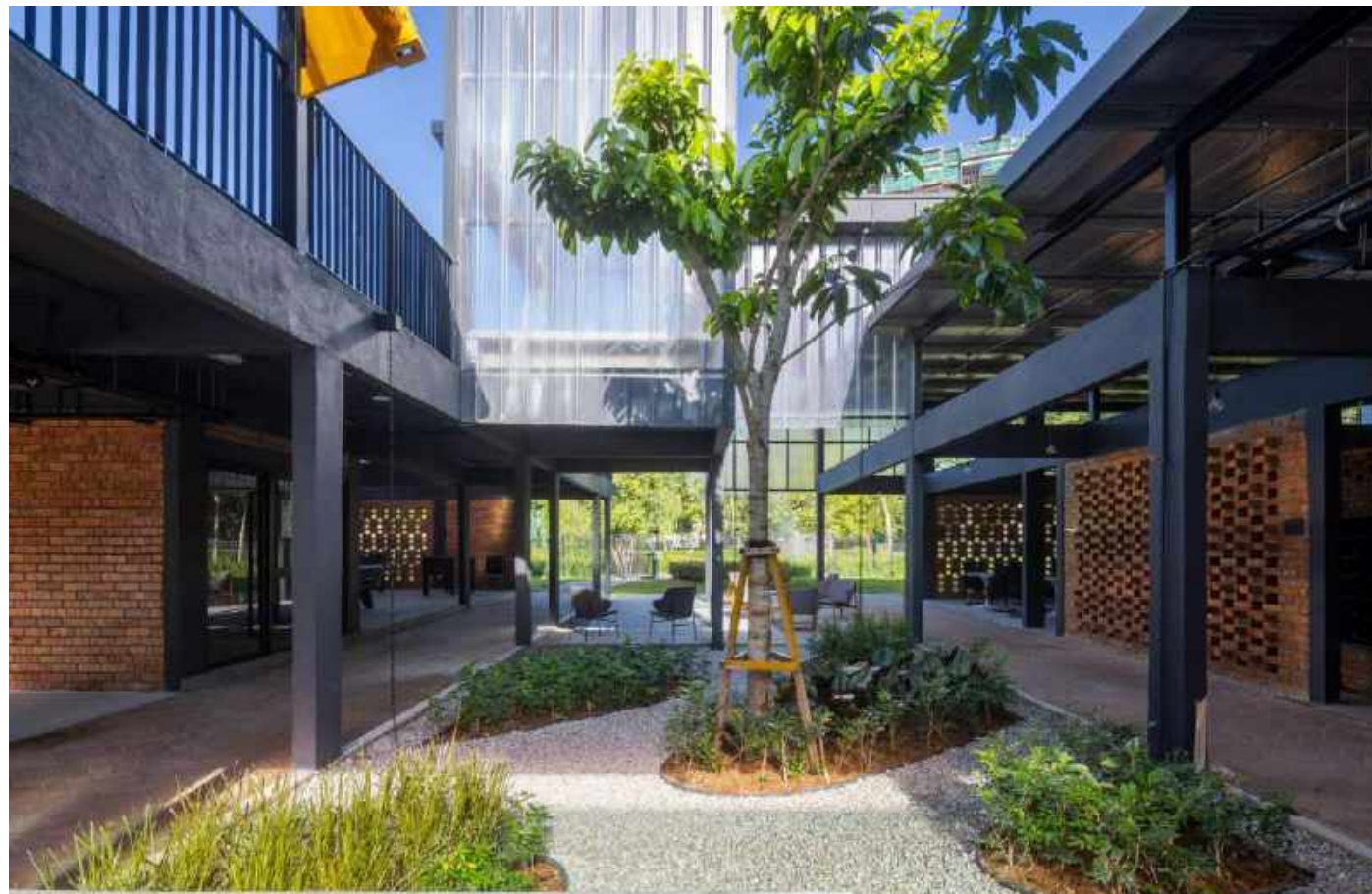
Garden Living Within the city

LightBox Housing is the result of the narrative with a little bit of **playfulness** to differentiate the project from the surroundings while managing to accentuate the residential function of the building.



Simultaneously, the design proposal offers a quick construction period which in unison with the material selection contributes to making **sustainable housing** in the containers. Windows, doors and in some cases balconies will be constructed in each end of the containers to bring light into the apartments. The three blocks will be placed with the facades facing central park or autumn park. **Feature Yellow staircase** will be constructed at the sides of the block alongside outdoor spaces with bike or motorcycle parking to ensure a vibrant environment around the future container homes.

In term of sustainable strategy, total two containers adjacent to each are connected with a metal deck roof that help to make the housing more durable while collecting rain water for the irrigation of vegetaiton.. A roof between the two containers creates a **sensation of openness** while at the same time providing cross ventilation that is sufficient so they never have to turn their air-conditioning on.



PUNCAK RIMBA RESORT

Zen Living Within Tropics

Site Area: 12 acre
 Typology: Traditional Malay House
 Total build up area: 6,000 sqft
 Concept: Tropical Resort
 Location: Bentong, Pahang
 Stage: Refurbishment
 Year : 2021

Set on 12 acres, Puncak Rimba is Datuk Shazilly's passion project that is made up of a cluster of villas surrounded by forest and orchards. Datuk Shazilly and his family are very much into his Kelantanese home state's unique building culture and traditional arts. Hence, he built the place for holidaymakers who are seeking for peace and quietness as well as the venue of choice for wedding parties and corporate events. Enthusiasts of Malaysian architecture would be thrilled by the Kelantanese building details that adorn almost all the villas at Puncak Rimba.

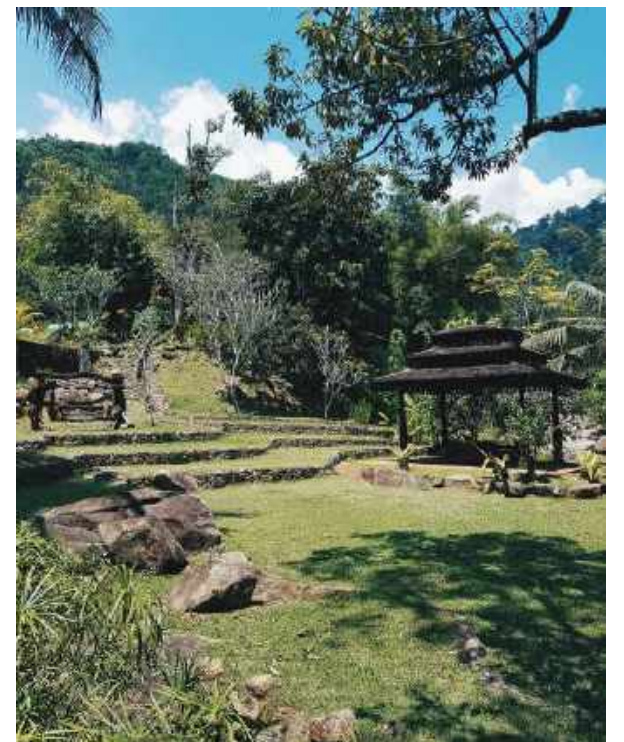
Studded with stunning unique villas and surrounded by orchards, Puncak Rimba has long proven to be a popular spot among holidaymakers who come for peace and quiet as well as the venue of choice for wedding parties and corporate events.

There are several villas on site, each boasting Nusantara design sensibilities and architecture. If time is of the essence, Puncak Rimba's half-day picnics make perfect sense. The guests do not even need to jumpstart the day with breakfast or a caffeine jolt prior to setting off. Leave the house at 8am to arrive bright and early at the estate for a welcoming cup of coffee and a nasi lemak buffet all ready and waiting. Mats and towels are provided as are facilities for changing and showers while a station offering freshly split coconuts lies just farther down the path.



PUNCAK RIMBA

SURROUNDED BY NATURE



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PUNCAK RIMBA

SURROUNDED BY NATURE



CLUBROCK RESORT PERLIS

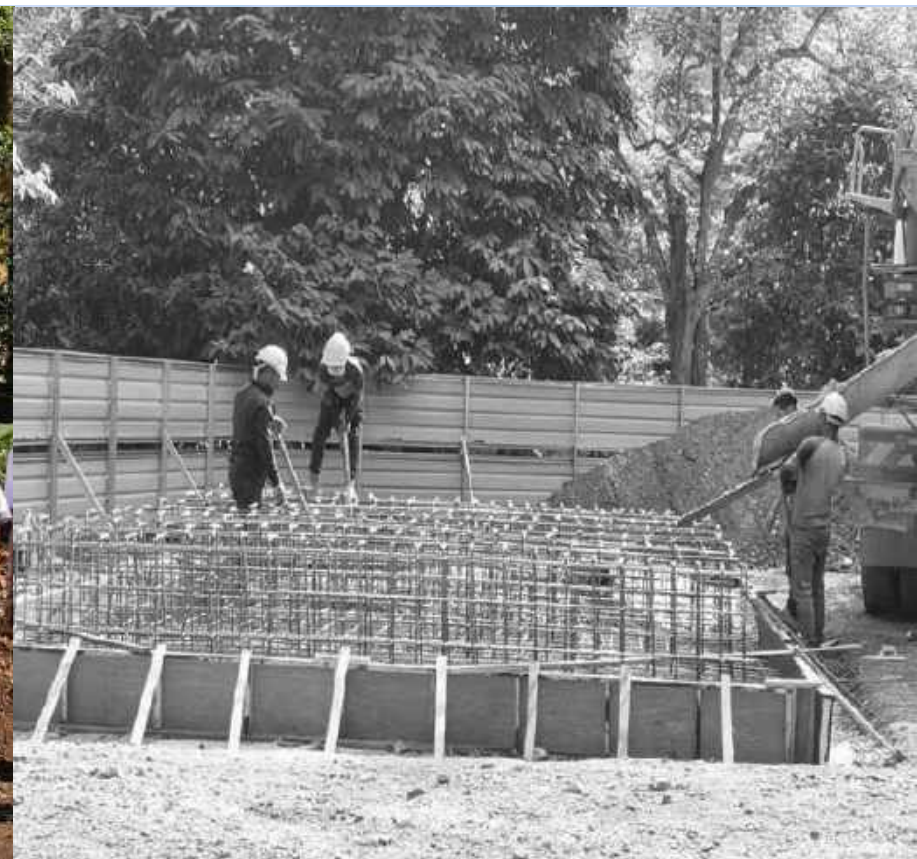
First Rock Climbing Base Camp

Site Area: 3 acre
 Typology: Tropical Resort
 Total build up area: 12,000 sqft
 Concept: Industrial Resort
 Location: Gua Kelam, Perlis
 Stage: Construction
 Year : 2023

Perlis is the smallest state of Malaysia and it is also a captivating destination with picturesque landscapes adorned by endless paddy fields and unique limestone outcrops. Boasting limestone cliffs, large caves and fresh routes, Perlis provides the perfect setting for rock climbing. The state's mountainous national park in the west offers challenging climbing opportunities, while the flat regions showcase breathtaking limestone monoliths. The good news is ClubRock Perlis Malaysia's First Rock Climbing Base Camp and eco-adventure hub.

Situated in Gua Kelam, ClubRock Perlis spans a total land area of over 23,000sq ft. It features 35 rooms and 5 premium camps, each accommodating up to four people. With a total capacity of 160 guests, ClubRock Perlis offers a unique and immersive experience amidst nature's embrace.

ClubRock Perlis introduced its exclusive Adventure Package, a 3-day, 2-night stay for four persons, inclusive of breakfast. Guests will have the opportunity to participate in thrilling activities such as Gua Kelam Caving, rock climbing sessions, and nature walks. The package also includes a special dinner at a popular grilled fish restaurant, return transfers from either the train or bus station for four persons, and redeemable vouchers worth over RM3,000 for discounts on activities and attractions in Perlis.



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THE PEAK RESORT VILLA

Sunset Tropical Resort on top of the Hill

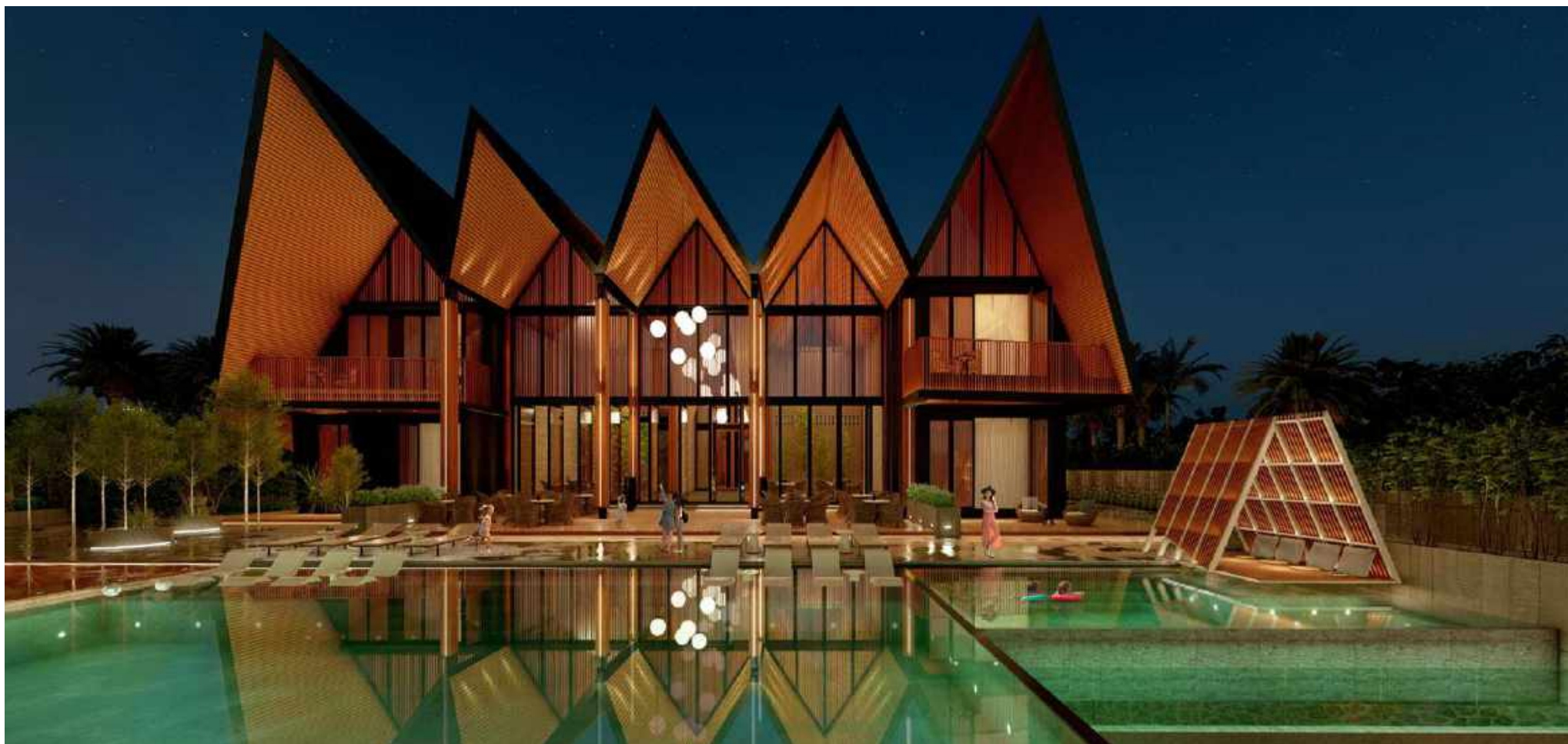
Site Area: 6 acre
 Typology: Tropical Resort
 Total build up area: 20,000 sqft
 Concept: Tropical Resort
 Location: Kuala Kubu Bahru, Selangor
 Stage: Construction
 Year : 2023

At The Peak Resort Villa, our design philosophy is rooted in the seamless integration of luxury, sustainability, and the natural beauty that surrounds us. Nestled majestically atop the pristine peaks, our resort villa is a harmonious blend of contemporary elegance and timeless sophistication.

The overarching concept for The Peak Resort Villa is to create an immersive experience that celebrates the stunning natural surroundings while providing a haven of opulence and comfort. Drawing inspiration from the breathtaking landscapes, the design reflects a commitment to environmental consciousness, seamlessly merging with the terrain.

The architectural design embodies modern aesthetics with a nod to local cultural influences, creating a unique sense of place. The structure gracefully ascends, mimicking the contours of the mountains, while expansive floor-to-ceiling windows invite the panoramic views of the valley and distant horizons into every corner of the villa. The use of sustainable materials and innovative construction techniques underscores our commitment to environmental responsibility.

Inside, the interiors are a curated symphony of luxury and tranquility. Each space is thoughtfully designed to maximize comfort and functionality, with bespoke furnishings and contemporary artworks that complement the natural hues of the surroundings. A palette of earthy tones, inspired by the mountains, creates a warm and inviting ambiance, while the use of local craftsmanship pays homage to the rich cultural heritage of the region.



THE PEAK RESORT VILLA

Sunset Tropical Resort on top of the Hill

Sustainability is at the heart of The Peak Resort Villa's design ethos. Energy-efficient systems, water conservation measures, and waste reduction initiatives are seamlessly integrated. The landscape design incorporates indigenous flora, creating a symbiotic relationship between the villa and its environment. Our commitment to eco-friendly practices extends to every aspect of the resort, ensuring a minimal ecological footprint.

Amenities:

The Peak Resort Villa offers a curated selection of amenities that cater to the diverse needs of our discerning guests. From a rejuvenating spa that harnesses the healing powers of nature to outdoor spaces designed for communal gatherings, every element is crafted to enhance the overall guest experience.

In essence, The Peak Resort Villa is more than a luxurious retreat; it is an ode to nature, a celebration of sustainability, and an immersive experience that transcends the ordinary. Our design is a testament to the belief that true luxury lies in the seamless integration of comfort, aesthetics, and environmental stewardship.



CANOPY GLAMPING PARK

NATURE ESCAPE
BELL TENTS

PROJECT: Kanopi Villa Glamping Park
 LOCATION: Janda Baik, Pahang, Malaysia
 ARCHITECT: TKCA Architect
 TYPOLOGY: Retreat Park
 SITE AREA: 3,000 sqm
 FLOOR AREA: 30 tents
 STOREY: 1 / (3m height)
 STATUS: Completed
 YEAR: 2020

Kanopi Villa @ Janda Baik is a 8 acres luxury campsite, nestled in the thick and lush rainforest, at the foothill of Genting Highlands, just 45 minutes from Kuala Lumpur, which make for the most stunning views and adventure. Our location is isolated from the urban cities, offering peaceful serenity, fresh air, cool weather and beautiful panoramic views, bring glampers back to nature in the most natural way. We offer an all inclusive stay - unique Luxurious Bell Tents, an BBQ Buffet, English Breakfast and an abundance of activities that bring glampers back to nature and in touch with their inner selves.

Glamping is a new form of vacationing that will take any family trip to a whole new heights. Kanopi Villa is a unique opportunity for any holiday to be more than a vacation, our Luxurious Bell Tent overlook the mountains, set next to a Goat Shed, converted into a luxury Activity Centre with all its modern amenities.

What do we do while Glamping? We offer many exciting activities: Fishing at the pond (set next to the Tents), Trekking to Bertong Waterfall, Campfire, Night trek, Board games, Mahjong, Darts and Biking to the nearby trails. In addition to all these fun activities, there are more extravagant activities to really bring your trip to the next level. We offer tour to nearby attractions - Elephant Sanctuary, Deer Park, Rabbit Farm, Japanese Garden, Butterfly Park, Cable Car ride, Asia longest Flying Fox (950m), Hot Spring, Strawberry Park & Honey Bee Farm; or climb to Gunung Nuang, 1503m.

Instead of being stuck in a room in any resort, glamping bring you out to be in touch with other glampers, make new friends and enjoy new conversations over the campfire, the laughs you'll share around the nightly campfire—are memory-making experiences that the whole family or group will always treasure. Its about time that you come out to go Glamping, who share the common love for outdoor and nature.



CANOPY VILLA
 GLAMPING PARK
 JANDA BAIK PAHANG

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GLAMPING PARK
JANDA BAIK PAHANG



CANOPY GLAMPING PARK

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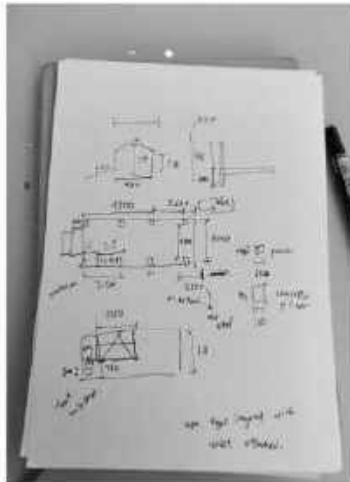
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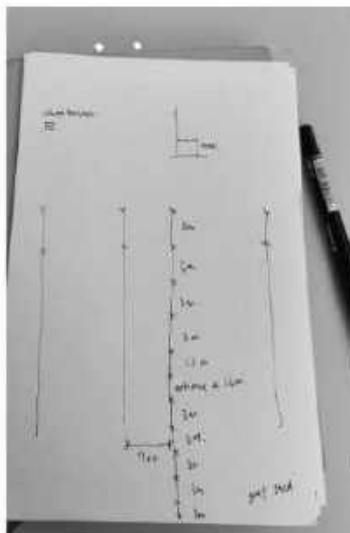
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construction of phase 2 glamping with structure



construction of phase 2 glamping with ensuite bathrooms

construction of phase 2 VIP tents

LANAI TROPICAL HOUSE

Less House, More Home

Lanai is a space that is interpreted from the traditional Malay house spatial typology which known as veranda or serambi. The overall design adopt the concept of open-sided patio to create communal space while providing shades to the internal bedrooms.

The lanai strikes to provide a home rather than a house by providing opportunity for Jamal & Rina to personalize their home. Eventually, the design will provide the basic yet practical necessities for the family while preserving their cultures and identity. Hence a diversified design in terms of ethnicity and culture with the input from the owner (Orang Asli) is fused and produced.

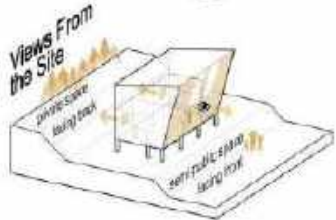
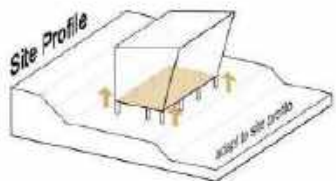
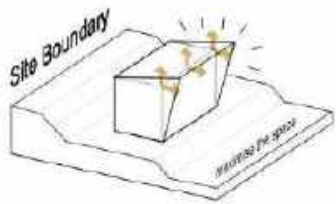
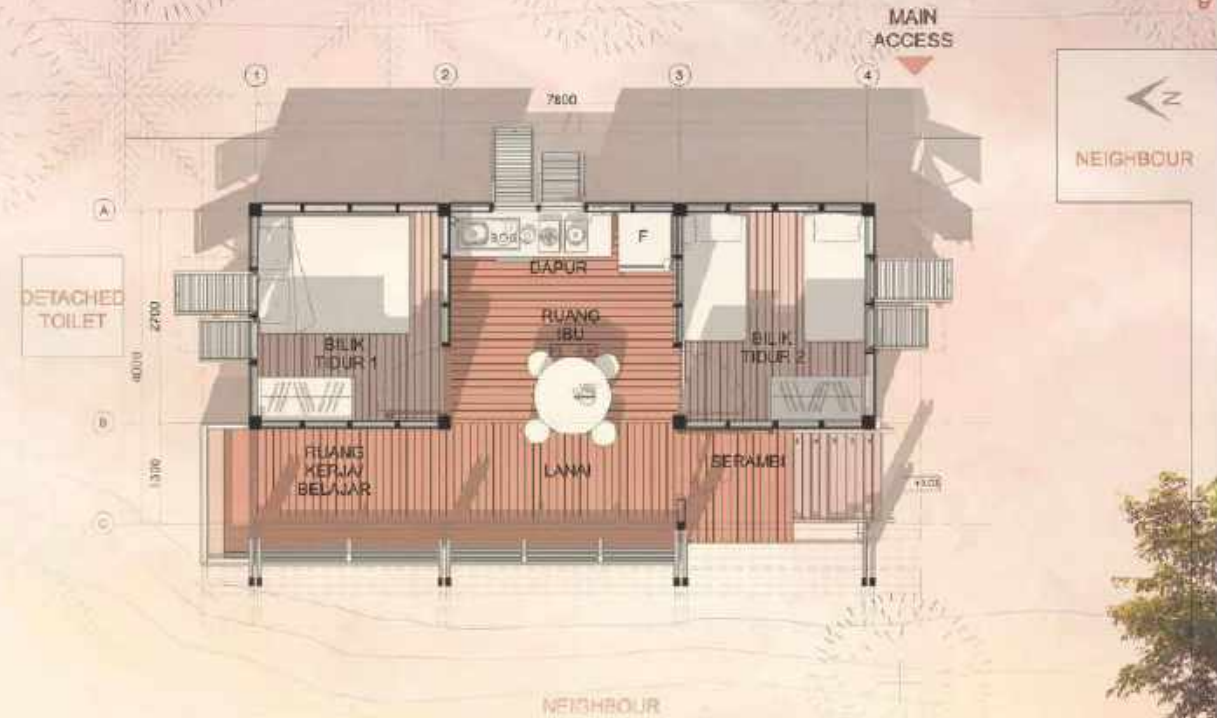
CUSTOMIZATION & ADAPTATION

The Lanai is designed to adapt and suit to various site conditions particularly on the slope and unstable ground through stilt foundation. It is specially crafted for Jamal & Rina to utilize space efficiently by modifying their living space according to their own needs. Besides, a flare of own identity is created for Jamal's family to participate in personalizing their own home through customized design of local materials like mengkuang leaf, rattan, nipah leaves, batik, weaved bamboo, etc on their building façade. Through this, a sense of ownership is instilled in them.

Ground floor plan (after 10 years)



First floor plan (after 10 years)



LANAI TROPICAL HOUSE

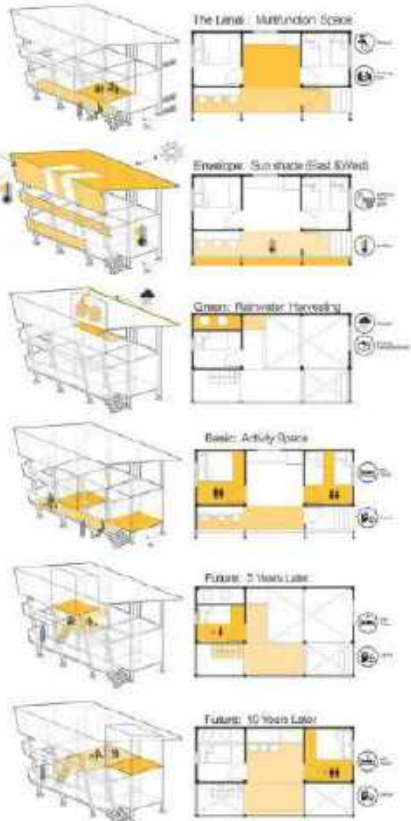
Planning between Future, Now

The concept of 'Less House, More Home' allows The Lanai to **grow vertically** within the boundary by having higher platform and spaces that are able to be expanded in **low cost** approach. Due to the challenging 4m width of the site, the building is designed in **stacked volume** in order to allocate more spaces while providing bigger volume for future while as the family grows.

The Lanai is designed to **adapt** and **shift** to various site conditions particularly on the slope and unstable ground through **soft foundation**.

The brief seeks for a home that can cater for family of 4 (Jamal & Rina with their children) who grew up in Gombak and therefore 2 bedrooms are provided as the basic module. Spacious and **high volume** layout are designed to cater future expansion within this tight and narrow site.

The basic module of the home provides double volume space and large openings to maximize **passive design** and welcome **cross ventilation** into the internal space. Ruang Ibu & Lanai are design as open plan layout to accommodate **multi-functional activities** such as cooking, reading, living and etc while serving as the communal anchor space to the internal bedrooms. The wet area such as washroom is intended to be detached from the home as **independent** structure due to hygiene issues.



Construction of Mock Up unit scale 1:1



Day 1: Main Structure Assembly



Day 2: Secondary Structure Assembly



Day 3: Door, Window, Railing Installation



Day 3: Wall Installation & Painting



Detail 1: Jointing Detail for Steel, Timber, HumeBoard



Detail 2: Sandwich Timber with Bolt & nut as Main support



Detail 3: Provision of Steel Support for Future extension

**MASTER
PLAN**

TAN KWON CHONG ARCHITECT
TKCA DESIGN ASSOCIATES S/B

MALACCA CONTAINER CITY

NEW LANDMARK FOR MALACCA TOURISM

Site Area: 20 acre
 Typology: Commercial
 Total build up area: 30,000 sqft
 Concept: Modular Peranakan
 Location: Malacca
 Stage: Design
 Year : 2023

Malacca Container City is a unique and innovative development in Malaysia, built entirely from recycled shipping containers. The development is located in the heart of Malacca, a historic city that is a popular tourist destination in Malaysia. The project was initiated by the state government of Malacca as a way to promote sustainable living and tourism.

The container city comprises of 70 shipping containers, which have been transformed into trendy cafes, boutique shops, and art galleries. The containers are painted in bright and vibrant colors, making them stand out in the cityscape. The development is spread over an area of 4 hectares and has become a popular attraction for both locals and tourists.

Visitors can enjoy a variety of food and drinks at the container cafes and restaurants, which offer a range of cuisines, from local Malaysian to Western and Asian fusion. The container shops sell a variety of unique and trendy merchandise, including clothing, accessories, and souvenirs. The container galleries showcase the works of local artists and provide a platform for emerging talents.

In addition to its commercial offerings, Malacca Container City also has a playground for children, a skate park, and a mini-golf course, making it a perfect family-friendly destination. Overall, Malacca Container City is an innovative and exciting development that showcases the potential of sustainable living and urban regeneration.



MALACCA COTAINER CITY

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KUANTAN RIUH CITY

NEW LANDMARK FOR KUANTAN

Site Area: 31.5 acre
 Typology: Commercial & Residential
 Total build up area: 200,000 sqft &
 244 units house
 Concept: RiuH Housing
 Location: Kuantan, Pahang
 Stage: Design
 Year : 2023

The Kuantan Master Plan envisions creating a vibrant and dynamic community that seamlessly integrates residential and commercial spaces. Anchored by the concept of "RIUH" – a bustling commercial hub – this development aims to become a lively epicenter of activity, fostering a sense of community and enhancing the quality of life for its residents.

The concept of RIUH encapsulates the essence of vibrancy and liveliness. This master plan is designed to create an environment where the energy of urban living meets the comfort of suburban tranquility. The bustling commercial hub serves as the heart of the development, offering a dynamic mix of retail, dining, and entertainment options that cater to diverse tastes and preferences.

The master plan prioritizes connectivity and accessibility, ensuring that all areas within the development are easily reachable through dedicated pedestrian walkways and bicycle lanes to promote non-motorized transportation and reduce reliance on cars.

Sustainability is a key pillar of the Kuantan Master Plan. The development incorporates various green initiatives to minimize its environmental footprint and promote sustainable living:

Energy Efficiency: Buildings are designed with energy-efficient systems and materials to reduce energy consumption and carbon emissions.

Water Management: Innovative water management solutions, including rainwater harvesting and efficient irrigation systems, are implemented to conserve water resources.

Green Spaces: Ample green spaces and landscaping enhance biodiversity, improve air quality, and provide residents with natural recreational areas.



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**MULTISTOREY
HIGHRISE
PROJECT**

TAN KWON CHONG ARCHITECT

JEWEL RESIDENCE AT GENTING

JEWEL BOX ABOVE THE SKY

Site Area: 4 Acre
 Typology: Service Apartment
 Total build up area: P&C
 Concept: Jewel
 Location: Genting
 Stage: Design Development
 Year : 2023

The Jewel Residence Service Apartment at Genting epitomizes the fusion of luxury, comfort, and sustainability within a breathtaking natural setting. Nestled amidst the serene highlands of Genting, this exclusive residence offers a unique living experience that harmonizes with its stunning surroundings.

Design Philosophy
 The design of Jewel Residence is inspired by the elegance and brilliance of a jewel, reflecting both aesthetic appeal and intrinsic value. The architectural form and interior spaces are meticulously crafted to exude a sense of luxury and timeless elegance, while maintaining a deep connection with nature.

Architecture
 The architecture of Jewel Residence integrates seamlessly with the lush landscape of Genting. The use of large glass panels and open spaces ensures that natural light floods the interiors, creating a bright and airy ambiance. The design prioritizes panoramic views, allowing residents to feel immersed in the surrounding greenery and majestic mountains.

Sustainability
 Sustainability is at the core of Jewel Residence's design. The building incorporates eco-friendly technologies and practices, such as energy-efficient lighting, water-saving fixtures, and sustainable building materials. Our commitment to green living ensures that the residence not only respects but also enhances its natural surroundings.



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Draw



Design



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