

# architecture malaysia

RM18.50  
ISSUE 5 2017  
BI-MONTHLY

# AIM

Ilham Tower /  
Eaton International  
School / Putrajaya  
Islamic Complex /  
The Face Platinum  
Suites / Banyan Tree  
Signatures Pavilion  
Kuala Lumpur /  
Greenhouse by MUIR

KLAF2017  
Special Feature

The Mahathir  
Transcripts

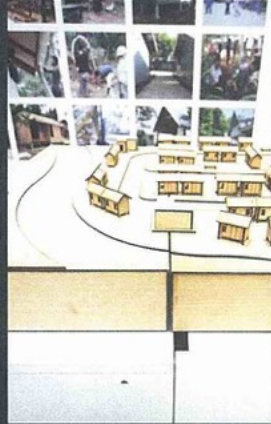
AM Conversations -  
Ar Kam Pak Cheong  
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Director's statement / Zaha Hadid Opening Show / Tapak Cadangan: On Site / Sebelas Rumah / Ten buildings / 10x: Thirteen Projects for Kuala Lumpur / Collaterals / DATUM:KL DATUM: GREEN / DATUM+ / MANIFEST: Modernism of Merdeka / Crits, Coffee & Conversation: Trunkshow, Final Review Graduating Showcase / #SubjectMatterKL

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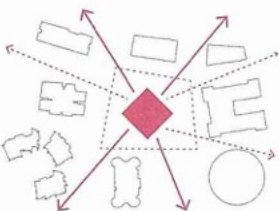
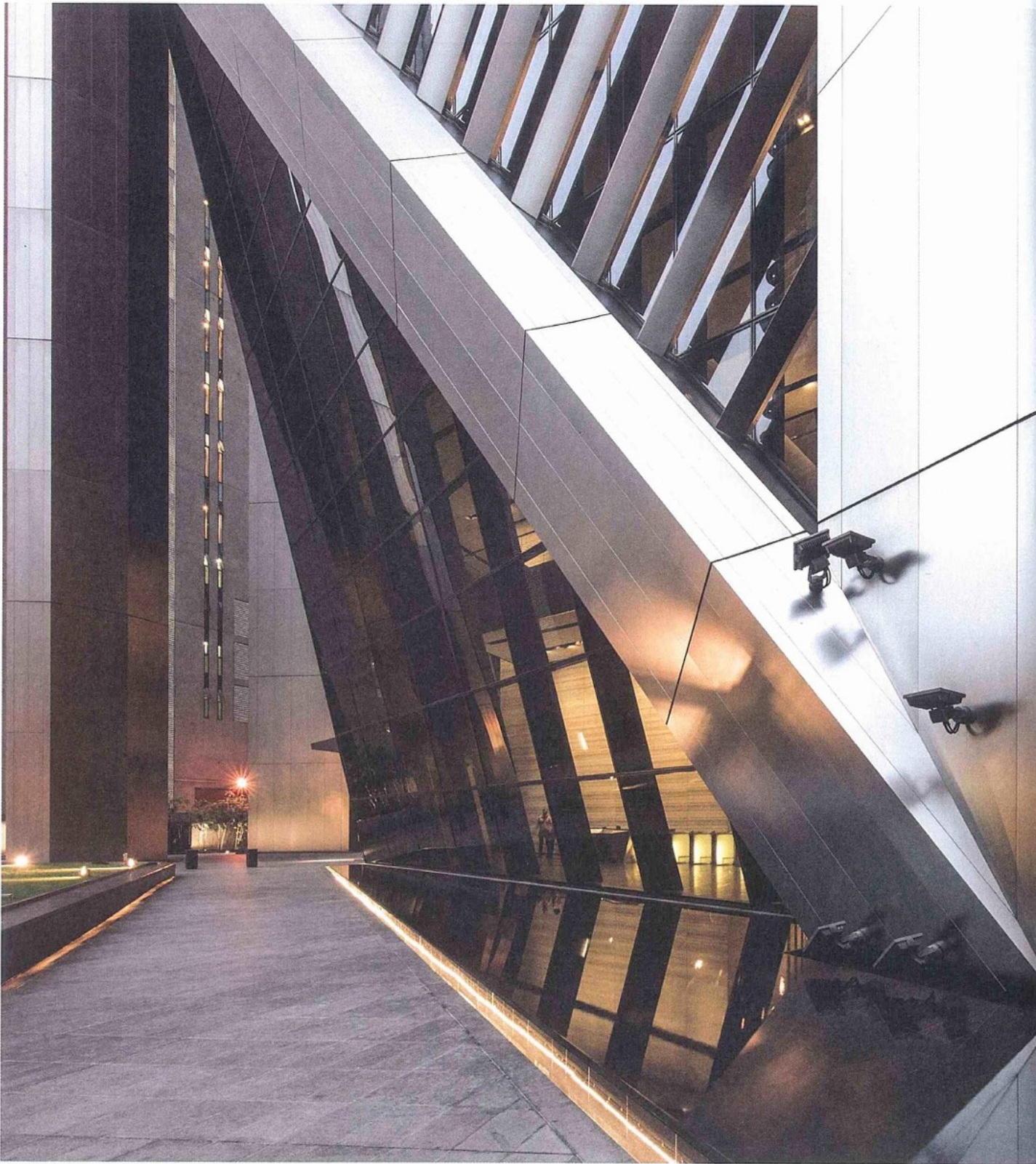
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# Ilham Tower

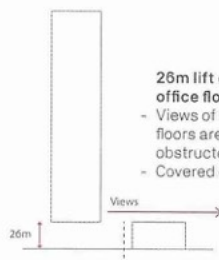
A gleaming new tower in Kuala Lumpur redefines the city skyline, with a unique diamond geometry that is driven by the need for flexible, column-free spaces to accommodate its mix of functions, made possible by the tower's innovative, self-bracing diagrid structure.



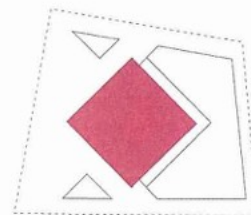




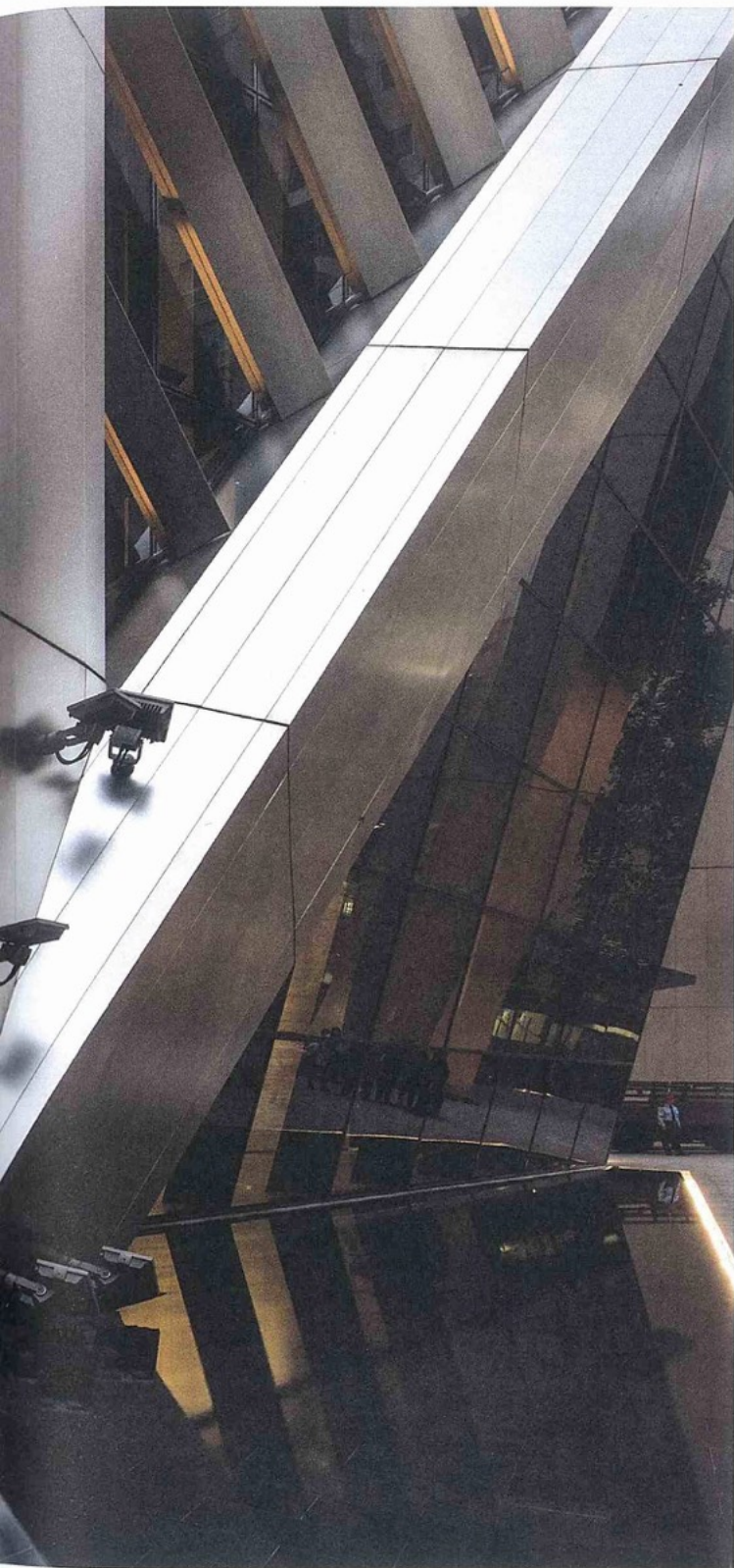
**45° Plan Rotation**  
 - Optimised views on the lower floors past the surrounding buildings  
 - Two separate entrances for the main uses of the building



**26m lift of lowest office floor**  
 - Views of the lowest floors are not obstructed by podium  
 - Covered drop-off



**Podium**  
 - Generous landscaped space at front of building  
 - Podium at back of site shielded from surrounding podium



Up-close ground level by night, with view of the water feature

On a relatively small urban site of just over two acres stands the 60-storey Ilham Tower at a height of 275m. It boasts over one million sqf of flexible, column-free spaces within its diamond-shaped building footprint. This geometry is also reflected by the structural diagrid on the tower's exterior.

The concept of diagonals is further expressed by the use of the brise soleil spanning between the main diagrids, resulting in a simple yet rich facade detailing, which responds to both urban and climatic contexts. The diamond-shaped plan increases the living spaces with views of key city landmarks and the facades tilt away from the morning and evening sun to reduce solar gain. The structural solution minimises the building's construction materials and therefore the building's embedded energy, contributing to the project's target BCA Green Mark Gold Plus rating.

Designed for high-quality living and working, four main functions are housed within the tower. The functions include a public art gallery within the podium, 29 storeys of flexible, column-free office spaces within the lower half of the tower, a 258-room hotel stacked over the offices, and topped with private penthouse accommodation and office at the crown of the building. With its height surpassing adjacent buildings, spectacular views all around and of key landmarks like the KLCC Twin Towers are revelled in.

Multiple lift cores are arranged to suit a variety of functions, in order to have separate and distinct lobbies, including a cleverly designed discreet entrance to the private lift lobby for the penthouse accommodation. Separate main entrance drop-offs to the office lobby and hotel lobby are clearly delineated, giving each its own sense of arrival.

The tower is deliberately pulled back from the main street of Jalan Binjai to create a tree-lined forecourt with ample green open space. Together with a calming water feature, sculptures and art installations at the ground level, which allow for human interaction, the scale of the high-rise tower is balanced, achieving a more humanistic effect. AM

TEXT BY THE ARCHITECT



Cladding detail



FROM TOP High-ceilinged ground floor office / View from ground floor lobby towards Jalan Binjai

Client  
**IB Tower Sdn Bhd**

Location  
**Jalan Binjai, Kuala Lumpur**

Year Completed  
**2016**

Architect  
**SA Architects Sdn Bhd in collaboration with Foster + Partners**

Project Principals  
**Ar Richard Sau, Ar Boey Li Ping**

Project Team  
**Wong Kum Tak, Kelvin Lee**

Site Area  
**8,250 sqm**

Floor Area  
**95,876 sqm**

C&S Engineer  
**T.Y. Lin International Sdn Bhd**

M&E Engineer  
**Jurutera Perunding Valdun Sdn Bhd**

Contractor  
**DAEWOO Engineering & Construction Co. Ltd.**

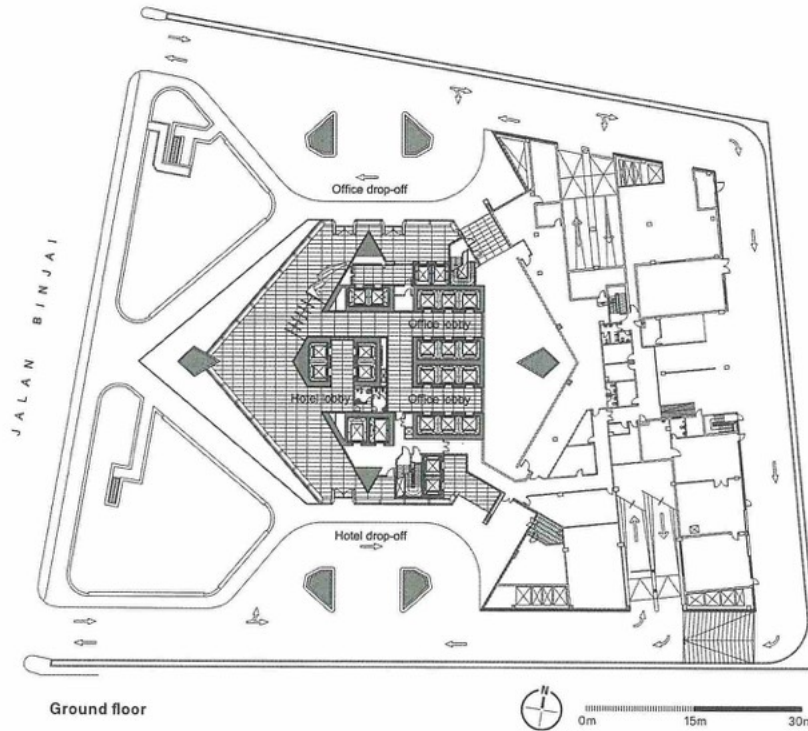
Quantity Surveyor  
**Arcadis (Malaysia) Sdn Bhd**

Interior Designer  
**ACID Sdn Bhd**

Lighting  
**Klaasen Lighting Design**

Landscaping  
**Walrus Design Sdn Bhd**

Photography  
**David Yeow Photography**



### Site analysis



**Future buildings**  
 A number of new buildings are currently constructed around the site, with further development expected in the near future.

**Building uses**  
 The surrounding buildings contain offices, serviced apartments, residential, retail and hotels.

- Office
- Hotel
- Residential
- Retail

### Site approach



**Road access**  
 Approximately 80% of vehicles heading for the building will arrive along Jalan Binjai from the north and Jalan Ampang. The remaining 20% traffic approach the site from the south. Approximately 36% of the vehicles leave the building towards the north on Jalan Binjai. The remaining 64% traffic leave the site towards the south. See the traffic chapter for more detail.

- Egress vehicles
- Ingress vehicles

**Pedestrian access/public transport**  
 The main pedestrian access is from Jalan Ampang to the north of the site. This is where the main public transport stops are located. These are the Ampang Park metro stop and bus stops for routes along Jalan Ampang. Heading along Jalan Binjai to the south leads to KLCC park.

- Pedestrians
- Sidewalks