

living MOMENTS

Langit

Malaysia's Next Great
High-Rise

The Rebirth of Sarawak Art

A New Gallery Opens With
Historical Showcase

BMW x Ngeksai Shoot An Ad

HSL Properties Selected
For Advertisement

EXCLUSIVE

With Bahasa Melayu Version

Samariang 3
Aman 3

Composing Townships and Creating Homes

先租后买

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in Sarawak for SMEs

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企业办公室 | Office



工作坊 | Workshop

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Company No. 19790100733 (45556-X)

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EDITOR'S

letter

Dear readers,

There is optimism in the air. As I'm writing this, Sarawak's vaccination drive has gone into overdrive.

Since June, many of us at Hock Seng Lee (HSL) and La Promenade Mall have received our vaccines — first via the AstraZeneca opt-in programme, then under the Essential Economic Sectors list and also personal registrations through PICK.

By the time this magazine is published, 100% of HSL staff in La Promenade Mall would have received at least one dose of the vaccine.

This edition of Living Moments is a bumper issue, packed full of great news. We've just so much to share.

Our cover story is Samariang Aman 3, where two new showhouses — Mewah and Rumah Ramah — has launched. Mewah, as the name suggest, is a luxurious corner unit. It's a dream home. Interior designer Lucas Goh created one of our best looking showhouses ever.

Meanwhile, Rumah Ramah is our most ambitious showhouse yet. We gave Lucas a challenge — to create a second showhouse but on a minuscule budget. We wanted to highlight affordability and show customers how good designs can translate into lower costs.

In the same article we also feature Ar Chai Long Sen, who masterplanned the development with large green spaces in mind. He explains the architecture principle behind Samariang Aman as a whole.

The #LangitKch architectural competition shortlist have been determined and put on public display at La Promenade Mall and online.

HSL in collaboration with Next Phase and the Malaysian Institute of Architects organised the competition, with cash prizes totalling RM200,000, to find the next best design for a high-rise in Kuching city centre.

We are expecting to announce the results in July and give out prizes in a small ceremony, which will be live-streamed over Facebook. Follow the hashtag for latest details.

In July, we welcome a new tenant at La Promenade Mall. Hoan Gallery occupies a two-lot corner unit on level three. The gallery is impressively designed and features an even more amazing collecting of art works from Sarawak's past and present painters.

HSL's slogan is "We're Building Your Future Today". Since our company's founding three decades ago, we've been involved with educational projects in Sarawak. We've built schools, colleges and university campuses. In this issue, we highlight our recent completions of SK Tudan Jaya and PPKS Mukah.

In our next issue, we will bring you more exciting events from La Promenade Mall and HSL.

With lots of love,



Lisa Ikram



SHORTLIST: The top 11 entries selected from 85 submissions.

Langit On Public Display Online And At Mall

A Competition To Find The Best Ideas For A High-Rise In Kuching Yields Amazing Results

THE #LangitKch architecture competition, which is the first organised in Sarawak, received a total of 112 registrations from architects throughout Malaysia.

A jury panel of five, comprising eminent architects from Kuala Lumpur and Kuching, shortlisted 11 nominees for prizes worth RM200,000.

“The entire judging process is totally anonymous – the jury is only shown a code number with each entry. Anonymity is carried through to the final judging. This is to ensure an absolute merit-based competition,” said convener Ar Chai Si Yong, who is Sarawak chair of the Malaysian Architects’ Institute.

“In early rounds of selection, jury members did not even know each others’ shortlists. It was not until after the final shortlist did jury members meet to

deliberate. Not surprisingly, the winners’ list could not be confirmed easily. It took several rounds of meetings before a final list was accepted.”

#LangitKch is an ideas competition to find the best high-rise for a 0.78acre plot of land in Kuching’s central business district along Jalan Tabuan.

Entries ranged from two-storey retail showrooms to 39-storey world-class condominiums and even an e-sports arena.

The landowner and developer Hock Seng Lee, in a collaboration with Next Phase (HSL-NP), codenamed the project Langit, because ‘Lang’ in Bahasa Sarawak means ‘door’, while ‘Langit’ is the sky in Malay. The competition tagline is “We’re Reaching For Greater Heights Together”.

5 Renowned Juries



Datuk Ar Ezumi Harzani
Pertubuhan Arkitek Malaysia
President



Ar Ivy Jong
Pertubuhan Arkitek Malaysia
Langit Jury Chair



Ar Lilian Tay
VERITAS Architects
Director



Ar Mike Boon
Arkitek JFN
Principal



Yu Ji
Next Phase
Developer Representative

"It is always our intention to find the best use of this strategic piece of land. Its easy accessibility to all means we had an opportunity to do a building, not just for the eventual building occupants, but also for the public at large. This was a key judging criteria," HSL senior property development general manager Tay Chiok Kee said.

"When the shortlist was unveiled, it really blew us away. Every entry had its strong points. Some were extra eco-friendly, others were engineering marvels.

"Some entries purposely 'broke' from Sarawak's planning guidelines, which limits buildings to lower heights, by showing how building more public space at the lower levels should be rewarded with higher maximum heights. Entries like that showed the way forward on how private developments could be more community centric and be financially feasible."

Tay said HSL-NP would like to build one of the competition winners, although not necessarily the first placed winner.

"It depends on many factors, including suitability and what the public wants. For instance, one competition entry, which was

for an apartment, highlighted how many top schools there are near our site. That really got us thinking about the benefits of inner-city living."

HSL-NP intends to keep up the ideas and merit-based direction for this project. In the pipeline are webinars for university students by competition winners, further public exchange of ideas, and eventually, more competitions for other design aspects of the building.

#LangitKch is on public display at La Promenade Mall and online.

At the mall, all 11 have their entry boards on full display. After results announcement and prize giving in July, names of the architects would be unveiled to the public. Winners will also record presentation videos, which will be played at the mall.

"Other than the 11, HSL-NP decided to also show six more good entries, that nearly made the cut. These six had ideas we felt deserved to be seen by all," Tay said.

Visit langitkch.com and hsl.com.my, or search the hashtag on social media for updates and info.



ALSO GREAT: Six more entries that nearly made the cut. These six were HSL-NP favourites. They are also on display at the mall and website.



Sarawak is Art | Rebirth

**An Art Gallery Opens
At La Promenade Mall
Featuring Artists Past
And Present**

H

OAN Kee Huang has quite the resume.

A Google search reveals his past as a stuntman, martial artist, gym instructor, bodybuilder (he was Mr Sarawak Middle Weight), organiser of heritage exhibits, and portrait painter of the Agong (yes, the Agong, the 12th Agong to be exact).

He has had the prestige of several solo exhibitions. Of particular note is his 2003 'Portraits of Sarawak' exhibit in Kuala Lumpur. In 2005, his work was one of the centrepieces of Sarawak Tourism Board's campaign.

Today, Hoan's portrait still graces the Istana Negara, and the King has more of Hoan's work in a private collection.

Hoan, 50 years old today but looking decades younger, is self-taught, just like all his other interests. Since 1999, the multi-talented Sarawakian has been honing his skills, learning from masters, and over time, become the go-to regional art historian.

"Art really captivates me. It's my passion. I've learnt so much through art and from veteran artists. Throughout the years, I've also indulged as a collector," Hoan said.



"I know Sarawak art is great. Nationally or regionally, we might not be famous yet, but trust me, there is much undiscovered potential. As a collector, I like to show pieces I have, but I also want to help the artists display and sell their pieces. Our art is truly unique.

"In Sarawak, there are those still practising nearly-lost traditional batik, we have oil on canvas of indigenous cultures, we also have localised Chinese ink works. We have art pieces to show a slice of Sarawak that are lost to time and development.

The new Gallery is his dream — a passion project of patience and paint. Hoan intends to showcase past masters and new upcoming artists.

"There're some private collectors in Sarawak, but by-and-large, local art is not well known to



Hoan Gallery comprises a circular gallery within a perfectly square corner lot on level three of the mall. A new firm, Objects of Affection, designed the space for Hoan.



Stephanie Eng (b. 1946)

One of Eng's more recent works, showing off her incredible oil on canvas skills. A large piece. Mesmerising.

—
Oil on canvas, 2017
 0.91 x 1.83 m

locals. In fact, Sarawak's art scene in the 1950s and 1960s was more vibrant.

"Students back then learnt in a variety of ways, some from local teachers, others corresponding with art teachers from as far as Hong Kong — they would mail back-and-forth artwork and critiques. It's fascinating to see work-in-progress sketches and art pieces with the artist's teacher's comments in the margins from nearly a century ago."

Hoan believes Sarawak art is in a process of rebirth. He cites the work of Leonard Siaw, 34, as an example. Siaw, he said, has brought the state national attention. Most recently, Siaw's giant Dayung Himuai Semban mural, which features the five 'ring ladies', made national headlines.

Hoan's also particularly enthused about the work of Nia Latif. "She's shown that she dares to take a risk. Nia's not a commercial painter. She's painting from the heart and her work comes with strong storytelling. Really one to watch."



Hoan Gallery is a unique addition, not just to Kuching's retail scene, but to Sarawak's art scene.

Hoan Kee Huang (b. 1971)

A fine artist with an eye for hopeful portraits. Superb details in his paintings mirror his deep introspection.

—
Oil on canvas, 2018
 Dimension 0.85 x 1.41 m

How To Taste Like A Barista

Black Bean Offers A Wide Range Of Beans. Every Bean Has Its Own Flavour Profile.



GREAT: Lonely Planet ranks Black Bean's liberica espresso as a world's best.

LONELY Planet's Global Coffee Tour lists 150 amazing coffee experiences in 37 countries. Kuching's Black Bean Coffee & Tea is one of two coffee experiences in Malaysia listed in the book.



What makes Black Bean so special is its use of a coffee grown in Sarawak plantations surrounded by Borneo's ancient rainforest. This bean is Sarawak Liberica, cultivated by sustainable smallholder farmers, primarily from the Bidayuh and Iban tribes... The beans are sun-dried, producing smooth, mellow coffee, low in acidity, with a marked exotic aroma.

"There are a lot of other choice on the menu, from Sarawak and Java Robusta to Tanzanian and Kenyan Arabica, but once you taste a double espresso of craft Sarawak Liberica, you won't want to have any other coffee while in Kuching.

— Lonely Planet

The following are Black Bean founders Han Pi Chin and Chang Jong Yiaw's tasting notes of their beans, which the duo roast daily in Kuching.

Sarawak Liberica 砂拉越赖比利加

Full bodied, nutty and creamy with the sweetness of tropical fruits and mild acidity. This is the coffee that got us listed in Lonely Planet's Global Coffee Tour book.

Rasa kopi pekat dengan rendah asid dan manis hasil daripada buah-buahan tropika, menjadikan ianya tergolong dalam buku Lonely Planet's Global Coffee Tour.

带有浓郁的热带果香气息，低酸度，其独特风味，也是让我们被列入“孤独星球 Lonely Planet 世界咖啡之旅：全球顶尖咖啡体验鉴赏指南”一书的咖啡。

Kenya Arabica 肯亚阿拉比卡

A best seller. Floral notes with citrus and berry overtones

Kegemaran ramai. Dengan wangiian bunga beserta rasa sitrus dan buah beri.

黑豆子咖啡茶庄的旗舰咖啡，带有浓厚的花香气息，以及柑橘和浆果的风味。

House Blend 店家特调咖啡

Black Bean founders Mdm Han and Mr Chang's composition of three different beans. A balanced cup.

Dioleh gubah daripada tiga jenis benih oleh pengasas Black Bean, Puan Han dan Encik Chang menghasilkan sebuah rasa yang seimbang.

黑豆子咖啡创办人韩碧青和郑扬耀采用3种不同的咖啡豆调制而成，是一杯平衡到恰当好处的咖啡。

Sumatra Mandheling 苏门答腊曼特宁

Named after a Sumatra ethnic group. Rich, herbal & low in acidity.

Dinamakan bersempena kumpulan etnik Sumatra Mandheling, ianya berherba dan rendah keasidan.

以苏门答腊的曼特宁族群命名，这是一种味道丰富，酸度低的草本咖啡。

Colombia Arabica 哥伦比亚阿拉比卡

Medium bodied with citrus-like acidity. Really good as an espresso.

Rasa sederhana dengan asid sitrus, menjadikan benih ni sesuai untuk 'espresso'.

中等醇度，带有柑橘味的酸度，是一杯上等的意式浓缩咖啡。

Ethiopia Arabica 衣索比亚阿拉比卡

A bright and fruity taste. Light to medium roast.

Kombinasi rasa buah-buahan, ianya tidak terlalu pekat dan sederhana.

果味浓郁的咖啡，是极浅焙至中焙的咖啡。

Guatemala Huehuetenango Arabica 瓜地馬拉 薇薇特南果

Rich cocoa flavour with sweetness. Chocolatey too.

Mengandungi perasa koko – menghasilkan rasa coklat yang pekat dan sedap.

浓郁的可可味及甜味，也带有巧克力味。

Java Robusta 爪哇罗布斯塔

Sweet with just a little bit of bitter taste. Tastes most like 'kopitiam' coffee. Totally no acidity.

Manis dengan sedikit rasa pahit tanpa keasidan, menghasilkan rasa "kaw" mirip kopitiam.

拥有强烈的甘甜味，完全没酸味的咖啡，适合用来作黑咖啡，这咖啡豆的风味最像“kopitiam”咖啡。

Brazil Arabica 巴西阿拉比卡

Sweet nutty flavour. Lightly roasted – our pick for afternoons. Our store's Brazil Arabica and Liberica cold brews are wonderful.

Mempunyai rasa kecacang dan sederhana, sesuai pada waktu siang. Minuman sejuk daripada Liberica dan Brazil Arabica Black Bean amatlah menarik.

甜坚果味，极浅焙的咖啡，最适合下午时分享用。在黑豆子咖啡茶庄，我们的巴西阿拉比卡咖啡和赖比利加冷萃咖啡，是令人惊喜的美好事物。



TO GO: All outlets sell freshly roasted beans, which can be grinded on the spot.

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No. 1, HSL Tower, Lorong La Promenade 2,
La Promenade, Kuching-Samarahan Expressway,
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HSL

La Promenade

PRECINCT GRANDE

Don't be green with envy, live in La Promenade, a township within a park.

Featuring double the amount of greens, with landscape by Lam Choi Suan
and Tay Tze Yong of *Intodesign Lab*. Visit our website to learn more.

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At Your Service

All Retailers At La Promenade Mall Are On Delivery Platforms. Everything At Your Finger Tips.

TAKEOUT meals and food delivery apps are becoming a big part of daily routines these days, so having your favourite eateries online makes things a lot easier. You can find all of our food and beverages outlets on food apps such as GrabFood and FoodPanda. Alternatively, contact them directly.



CONVENIENCE: Everything you want is a click away.



CHOICE Supermarket is also offering delivery service through their own app. Download Choice Plus and be a member to get updates on latest discounts and promos every week.

La Promenade
MALL

PICK UP & DELIVERY

Available from all tenants

To Order, Call or [WhatsApp](#)

NOMS	018 968 9288
Authentic Chicken Rice	016 808 6363
Rice King	012 892 8418
Black Bean Coffee & Tea	0111 403 5805
Taka Patisserie	0115 353 3636
Yogurtto	017 277 0021
Saranut	014 311 3139



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PRECINCT GRNDE

Lush landscaping, a secure District environment, a Green mall, and more to come.
We're just getting started.

La Promenade Is Leading The Way In Luxury Living.

HSL

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What's On

July



WORLD CHESS DAY • JULY 20

Thirty chess sets to be given away. Find out more on our social media and website.



SARAWAK DAY • JULY 22

Ooohaa! July 22 is a historical date in our beloved home. A date to commemorate Sarawak's self-Government, it is our independence day, which also serves as an important reminder of our past leaders' roles.

Celebrated with a public holiday in Sarawak, there will be plenty of promotions and discounts from retailers at La Promenade Mall. Visit our website and social media for updates.

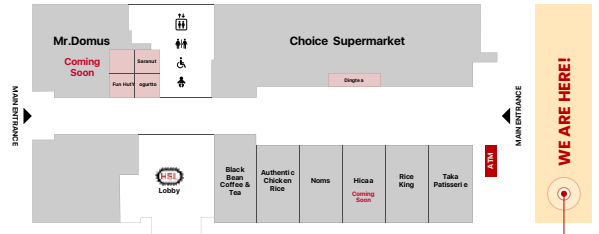
August



MERDEKA DAY • AUGUST 31

Speaking of history, our country Malaysia is also celebrating Merdeka Day on August 31, marking our 64th year of independence.

Merdeka! Merdeka! Merdeka!



Car Boot Sale & Farmers' Market location.

CAR BOOT SALE • JULY

Look forward to another exciting event by La Promenade Mall, where we'll be having a car boot sale at the mall's main carpark.

FARMERS' MARKET @ LA PROMENADE • AUGUST

Let's #sapotlocal businesses in August. If MCO does not persist, we'll start Weekend Farmers' Market.

There'll be local fresh produces, arts and crafts, plants and homemade 'kuih-muih'.

Our Farmers' Market promises to be a great family weekend activity. This is going to be a community event by the community.

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ELEGANT
BUNGALOW

PRECINCT GRANDE

Masterpiece homes by Sarawak's celebrated
David Ong Architect and *MNSC Architects*.

MAJESTIC
BUNGALOW

DESIGNER
BUNGALOW

CLASSIC
DUPLEX
(left)

MODERN
DUPLEX
(right)



La Promenade

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A Cameo In NgektTsai's Video!

A BMW & NgektTsai Ad Campaign Featured HSL's La Promenade and Samariang Aman



WE'RE honoured to have The Legendary NgektTsai feature HSL properties including Samariang Aman, La Promenade and our branch of Black Bean Coffee & Tea in his new video, a collaboration with BMW and Regas Premium Auto. We had fun helping him shoot his content, and we're excited to see more.

1. The opening and closing featured HSL's Samariang Aman housing estate.
2. La Promenade Mall uses BMW chargers, which was featured in the ad.
3. NgektTsai speaking at La Promenade Black Bean Coffee & Tea.
4. The new 2-series was the focus of this ad.



Raya Gawai Photo Winners



APRIL to June were months filled with festivities, from Hari Raya to Hari Gawai. La Promenade Mall held two photo competitions – #LaPromenEid and #GawaiLaPromenade.

We are thrilled to see different people from different backgrounds coming together for photos. More photo contests to come. Be sure to check out our social media pages and website.

We were blessed with traditional outfits for Gawai Photo competition as all entries received were stunningly good. From Iban, to Kenyah, to Bidayuh, this shows just how harmoniously beautiful we are as Sarawakians. We couldn't help but smile through choosing the winners. Congratulations!

We hosted a Raya Photo Competition and received a handful of colorful entries, from older generation to our youngest. Our first winner went to a group of dashing Nonya Kebaya ladies, followed by two gentlemen in Baju Melayu and siblings in Modern Kebaya. Simply wonderful.

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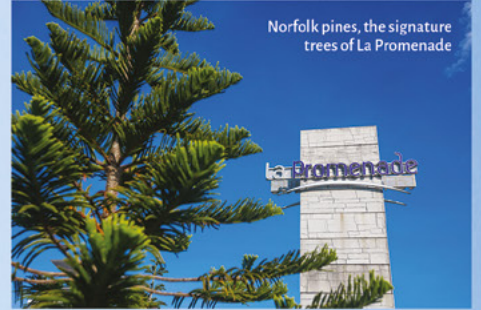
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PRECINCT GRONDE

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La Promenade



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Better Designs Equal Better Townships

It Takes A Lot Of Planning To Launch A Massive Township

SAMARIANG AMAN 3 (SA3) was nearly mission impossible. The developer, Hock Seng Lee, wanted to achieve a trifecta of goals as the follow-up to the successful Samariang Aman 1 and 2.

First, SA3 had to be affordable – even more affordable than the last phases of Samariang Aman 2.

Second, SA3 must start with landed housing, as landed housing remains the preferred choice among buyers.

Third, SA3 should prioritise greens. Every house had to have a good-sized garden, and the Government’s 10% open space requirement should be centralised to create one massive and continuous park.

Planning took over two years. Creating affordable, landed housing was challenging enough, but adding requirements like a centralised green space made it even more difficult.

SA3 also had to be flood-free and with just the right amount of infrastructure versus cost.

The masterplan had to be perfect.

Ar Chai Long Sen is the co-founder of Jurubina Unireka, one of Sarawak’s best-established architecture firms. Over three decades, Chai has been involved in Sarawak’s township planning and led the innovative teams behind several Green Building Index certified high-rises.

Ar Chai is the masterplanner of SA3. His team also worked on the early phases of houses, which comprises all popular typologies, terraced and semi-d’s, single- and double-storey units.

Lucas Goh has interior designed some of the best looking restaurants and houses in Malaysia. In Kuching, Goh is responsible for the original Magenta restaurant and Bing! Coffee. In 2019, his “Borneo Mansion” won a Malaysian Architecture Institute award.

Here, Chai and Goh speak about their designs for SA3, their process and the intended outcomes.



MASSIVE: The central park will be 31 acres when fully completed. That is equivalent to 16 football fields or almost the same size as Kuching Reservoir Park.



Ar Chai Long Sen

Co-founder • Jurubina Unireka



Tell us a little bit about yourself?

Chai: My name is Chai Long Sen. I’m the founding partner of Jurubina Unireka. We’ve designed buildings from offices to educational facilities. Our firm also has a planning section. Just to name a few they include Bakun masterplan and redevelopment of Damai. We’re also doing the expansion of Swinburne University of Technology, Sarawak Campus.

What is the main objective of Swinburne’s expansion?

Chai: The existing campus is very mundane. They’ve lost a campus feel. They came to us saying, ‘Can you create a new image for the university?’

I envisioned a green experience for the university, starting from the hostels to the teaching spaces. There has to be good experiences walking from the student hubs to the canteen. We wanted there to be opportunities for activities in all these spaces. A campus should be exciting. It’s now under construction. We expect to finish next year.

Why is green so important?

Chai: I think a good environment lifts up people’s spirits. You should have a good feeling when you are in a well-designed space. To me, it’s very important to be connected to the outside. We are not just in an enclosed space. There should be a connection with greens

Q&A

visually. You want the space to expand to the exterior. It's actually a very important aspect of architecture.

Are green areas afterthoughts in most housing areas?

Chai: Most of them, yes. If you start from day one to create meaningful green space to connect the dwelling units to the central public green, it would be a more meaningful experience for residents of each house. You really need to plan it from day one. You have to carry through the concept.

Tell us about the open space at SA3?

Chai: The intention is to create a central green, not just a green (space), but a large central green that will be a social integrating space, where people can go, not only for exercise but for weekend community events like community planting. We want to create a living space for Samariang Aman.

SA3 is one of the largest big scale housing estates near the city centre at 310 acres in total. How is this better than housing estates on smaller plots of land?

Chai: Larger schemes can be better composed. The overall plan can better suit what leads from one portion to another smoothly. You can be more strategic, where are the houses, where are the public spaces, where are the institutional spaces.

And how do you bring the green indoors?

Chai: For SA3, for all house types, be it single or double-storey, affordable or more luxurious, we create higher ceilings with good penetration of natural lighting. We want to bring light from the exterior into the master room for example. It's a visual connection to the outside. This really expands the house itself, rather than just a square box enclosed by four walls. It has to be a living space. This is a very important part in designing a house.

I want to elaborate on visual connections. This



is something that is important inside the house too. For the single-storey terraced homes, we put in transparent glass panels between the dining and living. It extends all the space. The wall becomes not limiting to the space. Coupled with the high ceilings, when you walk in, you feel there is an extended volume of space.

What are the other features of the houses here?

Chai: We've considered the overall layout, striking a balance of space, having optimum space for living areas, dining, bedrooms. We thought about the furniture layout — beds, wardrobe, kitchen cabinets, TV, all that. All this is featured in the showhouse and also in the developer's brochure. You can see we tried our best to utilise the space, whether they are about 860-square-feet or 1,100-square-feet.

What are the benefits of landed housing over apartments?

Chai: The critical difference between landed property and serviced apartment is the maintenance fee. I think in Sarawak, there is still a large proportion of buyers having this idea of preferring not to pay maintenance fees.

I also think, when you stay in a landed property, you feel that are in control of your own unit. The house totally belongs to you. You don't go through any other public space to reach home. You have more privacy that way.

Single-Storey Terrace — Intermediate

Property Comparison	Walled-up Area
HSL	861.22 sqft
Competitor 1	785.77 sqft
Competitor 2	825 sqft





Q&A

Lucas Goh

Interior Designer



Tell us about your recent works?

Goh: I just finished Black Bean Cafe at La Promenade Mall. We came up with a retro Malay theme. We used a lot of wooden windows to recreate an old Malay community inside the cafe. Feel free to drop by for coffee or tea.

You have done two showhouses for HSL at SA3 - Mewah and Ramah. Tell us about them.

Goh: These are urban houses, but before designing, I had to talk to people in the local communities. We gathered information on what they liked. I visited some houses in the vicinity and also Santubong. I also asked furniture shops on what are hot items. With all that information, we tried to find as many things as possible and then harmonise them to create the showhouses.

What did the shops tell you?

Goh: They said gold colour is definitely in. Green is in. Red, may not be. We use the colours they like. So you can see a lot of green in this showhouse. We put in gold, green and a bit of brown colours to create this feel. You also see copper and bronze trimmings around the house.

I paid particular attention to the lights too. They had to be beautiful and decorative. I look for good shapes and forms. For the ones in

these showhouses, I choose round, orb ones. I thought the local community would find them appealing. I like the simplicity, I also thought the lights represent the universe in some ways.

How did you put everything together?

Goh: I first work on the aesthetic then I work on the space. You also have to know not every 'feel' is going to be liked by everyone, you have to target what locals want. You have to know what they appreciate. I also tried my best to create display spaces. I wanted to make sure comfort was a priority too.

There are three bedrooms in each of the showhouses. You have treated all of them different.

Goh: Yes, in the master bedroom, we thought about how the furniture can be flexible to have a cot in it as well. We want to be young family friendly. For another bedroom, we used a bed that you can actually fold up, so that they can also use the space as a prayer room. Different rooms should have different uses. In another bedroom, because of the high ceilings, I thought, it's perfect for a bunk bed. So you have so much space vertically and horizontally without the room looking cramped at all.

What do you like about landed housing?

Goh: The benefits of having a garden, and that's not only me, a lot of people will appreciate it. If you live in a nice place like Samariang, with the national park nearby, then you must already appreciate nature. So with your own small plot of land, you can have your own garden. This is definitely a refuge for house owners to come back to once they finish work. I've even set up space for indoor plants. This can definitely enhance the atmosphere of the house.

Why did you choose this shade for the wall in Mewah?

Goh: I needed something refreshing. So you can see, this colour, it's almost like ais kacang, cendol colours mixed together. I want people to come into this house and feel very refreshed and comforted.



GREEN:

Plants liven up any interior space.



REFRESHING:
Ais kacang and cendol
inspired the colour palette.

For Rumah Mewah, to fully decorate and equip the house, including kitchen appliances, you had RM70k. For Ramah, we set a lower amount, only RM40k. We wanted to show people what can be done with a reasonable budget and not to only show our customers a dream home. How challenging was Rumah Ramah?

Goh: Rumah Ramah translates literally to 'Humble House'. As you can see, these single-storey intermediate units are not huge, but if you plan it out well, you can still have a beautiful space. The challenge of smaller space is basically how do you fit in all the essentials for the home buyer? You have to plan more precisely.

For Rumah Ramah, I actually made it even more colourful. It's more modern. We hope this will appeal to the younger house buyers. It's a totally different mindset compared to older generation. I put the biggest art piece I had on hand in Ramah. A splash of colours would really liven up the space and bring good vibes and energy to the house.

What are the most common mistakes people make?

Goh: The most obvious mistake is people buying furnitures that are too chunky for the space. A seven-seater can take up all the space, and then you have used up all the space, which you'll also need to put other things.

For Ramah, I choose a well-crafted small three-seater. It fits. You have to juggle the space well.

Tell us how you've made use of the space in the kitchen?

Goh: You need to create enough storage space in a kitchen. I put them all the storage on the walls, so that it doesn't take up the whole space. I also placed in a table that can be folded away.



PROPERTY

EXTENDED: High ceilings are a special feature of all Samariang Aman 3 homes.



ALL LANDED. ALL TYPES AVAILABLE.

UNIQUELY for a new housing estate, Samariang Aman 3 (SA3) comprises only landed homes.

While most new developers are increasing density by adding apartments and townhouses, Hock Seng Lee (HSL) prioritised what the market wanted most – affordable houses with land.

“Our market survey showed us that Sarawakians, by and large, still prefer landed housing. Although apartments are increasingly popular, generally, if people can afford it, they want to have their own backyards,” HSL corporate communications representative Lisa Ikram said.

“We love to have our own gardens, and it’s still nicer to drive into our own car parks and walk straight into our own homes.”

SA3 is designed around terraced and semi-detached units. Both popular types are available in single- and double-storey options.

About 70% of SA3’s early phases comprise single-storey units because HSL has elected to go with affordability.

“On top of that, we’re really proud our homes are genuinely of the best value. Our smallest units are about 100-square-feet larger than our competitor’s. For corner units, ours are significantly bigger at 1,155sqft, which is almost 350sqft larger, or almost RM100 per square foot cheaper, which is unbeatable.”

The largest type – double-storey semi-detached – are priced from RM555,000 and can have land areas up to 14.7 points.

All double-storey units face either the central park, which will total 31 acres when SA3 is fully completed, or enjoy main road frontage.

“When SA3 was first launched in mid 2020, we received 60 bookings in a week. Since then, we’ve launched two more phases. All of which have been well-received. Single-storey units are always snapped up first.

VOLUME:
High ceilings and skylights are design features for comfort.

Property Comparison	Walled-up Area	Price /sqft
HSL	1,155.66 sqft	RM 352.18
Competitor 1	807 sqft	RM428.61
Competitor 2	825 sqft	RM449.26

Single-Storey Terrace – Corner



Property Comparison	Selling Price	Price /sqft
HSL	RM 555,000	RM 294.82
Competitor 1	RM 1,018,000	RM370.18
Competitor 2	RM 1,168,000	RM521.89

Double-Storey Semi-Detached



MODERN:
Rumah Ramah is colourful and youthful.

PROPERTY

'RAMAH' Showhouse



CONVERTIBLE:
This bed is foldable for extra space.



VISUAL CONNECTION:
Glass panels connect dining and the kitchen.



EFFICIENT:
Space saving storage and a table that is foldable.



Samariang Aman 3

A Dream. A Home. A Garden For All.



SPACIOUS:
SA3's single-storey have high ceilings throughout.



CALM:
A foyer between the bedrooms.



'MEWAH' Showhouse



TONE:
Good colour selections look especially good at night.



COMFORT:
One of the three bedrooms.

Reka Bentuk Yang Lebih Baik, Bandar Yang Lebih Baik

Melancarkan Bandar Secara Besar-Besaran Memerlukan Banyak Perancangan

SAMARIANG Aman 3 (SA3) merupakan misi yang hampir mustahil dilaksanakan. Pemaju, Hock Seng Lee, ingin mencapai beberapa matlamat rentetan lanjutan kepada Samariang Aman 1 dan 2 yang berjaya.

Pertama sekali, SA3 harus lebih berpatutan - lebih mampu dimiliki berbanding fasa-fasa terakhir daripada Samariang Aman 2.

Kedua, SA3 hendaklah bermula dengan perumahan bertanah, kerana faktor ini masih menjadi pilihan pertama dalam kalangan pembeli.

Ketiga, SA3 harus mengutamakan kehijauan. Setiap rumah perlu mempunyai taman yang bersaiz baik, dimana syarat kerajaan bagi 10% ruang terbuka seharusnya dipusatkan untuk mewujudkan sebuah taman yang besar dan berterusan.

Perancangan mengambil masa lebih dua tahun. Menyediakan perumahan yang mempunyai tanah dan mampu dimiliki memang cukup mencabar, tetapi menambah syarat seperti halaman hijau menjadikannya hal ini lebih sukar.

SA3 juga perlu bebas daripada banjir dan ini mengimbangi jumlah infrastruktur yang cukup berbanding kos.

Pelan utama hendaklah dilaksanakan dengan sempurna.

Ar Chai Long Sen merupakan rakan pengasas Jurubina Unireka, salah sebuah firma seni bina terkenal di Sarawak. Selama tiga dekad, Chai telah terlibat dalam perancangan bandar di Sarawak dan mengetuai kumpulan yang inovatif di sebalik beberapa bangunan pencakar langit yang mendapat pensijilan Indeks Bangunan Hijau.

Ar Chai merupakan perancang utama bagi SA3. Pasukannya juga telah mengusahakan fasa-fasa rumah terawal, yang merangkumi semua tipologi terkenal serta unit-unit teres dan berkembar, setingkat dan dua tingkat.

Lucas Goh pula telah mereka-bentuk bahagian dalaman beberapa buah rumah dan restoran dengan penampilan terbaik di Malaysia.

Di Kuching, Goh bertanggungjawab bagi restoran asal Magenta dan Bing! Coffee. Pada 2019, rekaan dalamnya untuk "Borneo Mansion" telah memenangi sebuah anugerah Institut Seni Bina Malaysia.

Di sini, Chai dan Goh menjawab mengenai idea reka bentuk mereka bagi SA3, seperti proses dan hasil yang diharapkan.



Rumah teres dua tingkat baharu Samariang Aman 3 yang dilancarkan baru-baru ini.



Rumah Berkembar Setingkat

Perbandingan Harga	Kawasan berbanding	Harga /sqft
HSL	1,311.82 sqft	RM 333.89
Pesaing 1	946.88 sqft	RM440.28
Pesaing 2	825 sqft	RM545.45

Ar Chai

Rakan Pengasas — Jurubina Unireka

Pereka Menara Sarawak Energy & Pembangunan Semula Swinburne Sarawak



Ceritakan sedikit tentang diri anda.

Chai: Saya adalah rakan pengasas Jurubina Unireka. Kami telah mereka-bentuk bangunan daripada pejabat hinggalah kepada pusat pendidikan. Syarikat kami juga ada bahagian perancangan. Sebagai contoh ialah pelan induk Bakun, dan pembangunan semula Damai. Kami juga sedang melakukan kerja pengembangan Universiti Teknologi Swinburne, Kampus Sarawak.

Apakah matlamat utama pengembangan Swinburne?

Chai: Kampus yang sedia ada tidak begitu menarik. Ianya telah hilang suasana kampus. Mereka (Swinburne) datang kepada saya dan bertanya, 'Dapatkah anda mencipta imej baharu bagi universiti kami?' Saya visualkan pengalaman hijau bagi universiti itu, bermula daripada asrama hinggalah ke ruang belajar. Apabila mereka berjalan dari hab pelajar ke kantin mereka akan merasa sesuatu pengalaman. Kita mengadakan ruangan ini untuk membenarkan pelbagai aktiviti diadakan. Sesebuah kampus seharusnya memberi perasaan yang mengujakan. Pembinaan masih dalam proses dan kami menjangkakan ianya siap pada tahun depan.

Kenapa konsep hijau ini begitu penting?

Chai: Saya berpendapat persekitaran yang baik mampu meningkatkan semangat. Kita akan rasa selesa apabila berada di ruang yang direka-bentuk dengan baik. Bagi saya, ianya sangat penting untuk mempunyai hubungan dengan alam. Kita bukan sekadar berada di dalam ruang yang tertutup. Hubungan dengan 'hijau' datang daripada segi visual. Kita mahu ruangan tersebut dikembangkan ke bahagian luar. Aspek seni bina ini sebenarnya sangat penting.

Adakah kawasan hijau sesuatu yang difikirkan kemudian di kebanyakan kawasan perumahan?

Chai: Kebanyakannya, ya. Jika anda bermula sejak hari pertama untuk menyediakan ruang hijau yang bermakna bagi menghubungkan unit-unit kediaman dengan kawasan awam utama, ia akan menjadi pengalaman yang lebih bermakna bagi penghuni setiap rumah. Anda benar-benar perlu merancang dari hari pertama sehingga ianya selesai. Anda perlu melaksanakan konsepnya.

Ceritakan tentang ruang terbuka di SA3.

Chai: Hasrat kita adalah untuk menyediakan kawasan hijau utama, bukan sekadar ruangan hijau, tetapi sebuah lapangan hijau utama

besar yang akan menjadi ruang integrasi sosial, di mana orang boleh pergi, bukan hanya untuk bersenam sahaja tetapi juga untuk acara komuniti pada hujung minggu seperti aktiviti penanaman berkumuniti. Kita mahu menyediakan ruang penempatan selesa untuk Samariang Aman.

SA3 merupakan salah sebuah estet perumahan yang terbesar berhampiran pusat bandar raya dengan keluasan 310 ekar. Bagaimana hal ini lebih baik berbanding estet perumahan tanah yang lebih kecil?

Chai: Skim yang lebih besar dapat digubah dengan lebih baik. Perancangan keseluruhan boleh disesuaikan dengan perhubungan yang sedia ada. Anda boleh menjadi lebih strategik, di mana rumah, di mana ruang awam, ruang institusi dan sebagainya.

Dan bagaimanakah anda membawa kehijauan di dalam?

Chai: Bagi SA3, untuk semua jenis rumah, sama ada setingkat atau dua tingkat, berpatutan atau lebih mewah, kita mewujudkan siling yang lebih tinggi dengan kemasukan cahaya semula jadi yang elok. Kita mahu membawa cahaya dari luar ke dalam bilik utama sebagai contoh. Ini adalah hubungan visual dengan bahagian luar dan akan mengembangkan rumah itu sendiri, bukan sekadar petak yang dikelilingi empat dinding. Ia akan menghidupkan ruang. Ini kerana bahagian ini sangat penting dalam usaha mereka-bentuk rumah.

Saya mahu menjelaskan tentang hubungan visual. Ini adalah sesuatu yang penting di dalam rumah juga. Jadi bagi rumah teres setingkat yang kami reka-bentuk untuk SA3, kami masukkan panel kaca yang lut sinar di antara bilik makan dengan ruang tamu. Ianya memperbesarkan seluruh ruang. Dinding tidak lagi membataskan ruang. Digabungkan dengan siling tinggi, apabila anda masuk, anda merasakan saiz ruang yang telah diperbesarkan.

Apakah ciri-ciri lain pada rumah-rumah di sini?

Chai: Kami telah mempertimbangkan susun atur keseluruhan, demi mencapai keseimbangan di antara ruang, kami menyediakan ruang optimum bagi ruang tamu, bilik makan, bilik tidur. Kami memikirkan tentang susun atur perabot - katil, almari, kabinet dapur, TV, kesemuanya. Semua ini ada dipaparkan di rumah pameran dan juga dalam risalah pemaaju. Anda dapat lihat kami cuba sedaya upaya untuk menggunakan semua ruang, sama ada ia berkeluasan kira-kira 860 kaki persegi atau 1,100 kaki persegi.

Pangsapuri sangatlah popular sekarang, mungkin kerana faktor bajet. Sebagai seorang arkitek, apakah kebaikan perumahan bertanah?

Chai: Perbezaan kritikal di antara rumah tanah dan pangsapuri adalah bayaran penyelenggaraan. Pendapat saya, di Sarawak masih ramai pembeli yang beridea untuk lebih suka tidak membuat bayaran penyelenggaraan. Saya juga berpendapat apabila anda tinggal di rumah bertanah, anda merasakan anda memiliki unit anda sendiri. Rumah itu adalah milik anda sepenuhnya. Anda tidak perlu melintasi ruang awam lain untuk sampai ke rumah. Anda mempunyai lebih banyak privasi dengan cara begitu.





Q&A



Lucas Goh

Pereka Dalam

Pereka Dalam 'Borneo Mansion'
Pemenang Anugerah PAM 2019

Ceritakan tentang kerja anda yang terkini.

Goh: Saya baru sahaja menyiapkan Black Bean Cafe di La Promenade Mall. Kami menghasilkan tema Melayu yang retro dimana kami menghidupkan banyak tingkap kayu untuk menghasilkan semula suasana komuniti Melayu lama di dalam kafe. Silalah singgah di sana untuk menikmati kopi atau teh mereka.

Anda telah membuat dua rumah pameran untuk HSL di SA3 - Mewah dan Ramah. Ceritakan kepada kami mengenainya.

Goh: SA3 merupakan rumah bandar, tetapi sebelum mereka-bentuk, saya perlu berinteraksi dengan warga tempatan. Kami mengumpul maklumat tentang apa yang mereka suka. Saya juga melawat beberapa buah rumah di kawasan sekitar dan juga di Santubong. Saya juga bertanya kepada kedai-kedai perabot mengenai barangan kesukaan lokal. Dengan semua maklumat itu, kami cuba mencari bahan sebanyak mungkin dan kemudian mengharmonikan semuanya untuk menghasilkan rumah pameran ini.

Apakah yang dimaklumkan oleh kedai-kedai tersebut kepada anda?

Goh: Mereka mengatakan warna emas adalah kesukaan ramai. Begitu juga dengan hijau, merah, mungkin tidak. Kami menggunakan warna yang mereka suka jadi anda dapat lihat banyak kehijau-hijauan di rumah pameran ini. Kami memasukkan warna emas, hijau, sedikit warna coklat, untuk mewujudkan sebuah suasana. Anda juga nampak hiasan gangsa dan tembaga di dalam rumah.



Rekaan ruang tamu rumah contoh 'Mewah' dimana pereka dalaman Lucas Goh mempamerkan keselesaan yang luas.

Saya memberi perhatian khusus kepada lampu juga. Ianya mesti dihiasi dengan cantik. Saya mencari warna dan bentuk yang sesuai. Bagi lampu dalam rumah pameran ini, saya memilih lampu orb yang bulat. Saya rasa komuniti tempatan akan mendapati ianya menarik. Saya suka dengan kesederhanaannya, dan berpendapat lampu tersebut menggambarkan alam semesta dalam beberapa dimensi.

Bagaimanakah anda menyiapkan segalanya?

Goh: Mula-mula saya mengusahakan estetika, kemudian saya mengusahakan ruang. Anda juga perlu tahu, tidak semua mempunyai citarasa yang sama maka anda perlu menyasari keinginan tempatan. Anda perlu tahu apa yang mereka hargai. Saya juga cuba sedaya upaya untuk mempamerkan ruangan. Saya pastikan keselesaan adalah satu keutamaan juga.

Terdapat tiga bilik tidur dalam setiap rumah pameran. Anda memberi rekaan yang berlainan kepada semuanya.

Goh: Ya, dalam bilik tidur utama, kami memikirkan tentang bagaimana perabot boleh diubahsuai supaya dapat menempatkan katil bayi di dalamnya juga. Kami mahukan mesra keluarga muda. Untuk bilik tidur lain, kami menggunakan katil yang anda dapat lipat, kemudian menggunakan ruangnya selebihnya sebagai bilik sembahyang. Bilik yang berlainan seharusnya ada kegunaan yang berlainan. Dalam bilik lain, disebabkan oleh siling yang tinggi, saya fikir, ianya sesuai untuk katil bertingkat. Jadi anda perlu ada ruang menegak dan mendatar secukupnya supaya bilik itu tidak kelihatan sempit.

Apakah yang anda suka tentang perumahan bertanah?

Goh: Memiliki sebuah taman. Bukan saya sahaja, tetapi orang ramai juga turut berfikir sebegini. Jika anda tinggal di tempat yang bagus seperti Samariang, dengan taman negara yang berhampiran, maka anda pasti menghargai alam semula jadi. Dengan adanya tanah kecil, anda sudah boleh memiliki taman anda sendiri. Ini ternyata menenangkan pemilik rumah selepas mereka selesai bekerja. Malah saya turut menyediakan ruang bagi tumbuh-tumbuhan dalam rumah. Ini akan menaikkan suasana rumah.

Kenapakah anda memilih warna ini untuk dinding dalam Mewah?

Goh: Saya memerlukan sesuatu yang menyegarkan. Jadi anda dapat lihat, warna ini mirip warna ais kacang dan cendol

Rumah contoh 'Ramah' menampilkan warna seakan ais kacang dan cendol, untuk ketenteraman mata.



digabungkan. Apabila orang masuk ke dalam rumah ini, mereka akan merasa sangat tenteram dan selesa.

Bagi Rumah Mewah, untuk menghiasi dan melengkapi rumah ini sepenuhnya, termasuk peralatan dapur, anda diberikan RM70K. Bagi Ramah, kami menetapkan jumlah yang lebih rendah, iaitu RM40K. Kami ingin menunjukkan kepada orang ramai apa yang dapat dibuat dengan bajet terkawal, dan bukan sekadar menunjukkan kepada pelanggan kami adalah sebuah rumah impian semata. Adakah ianya mencabar?

Goh: Rumah Ramah jika diterjemahkan bermaksud 'Humble House'. Seperti apa yang anda dapat lihat, unit tengah setingkat ini tidaklah begitu besar, tetapi jika anda merancang dengan baik, anda dapat memiliki ruangan yang cantik. Cabaran ruang yang lebih kecil pada dasarnya adalah bagaimana anda menyesuaikan semua perkara yang perlu bagi pembeli rumah. Anda perlu merancang dengan lebih tepat.

Bagi Rumah Ramah, saya sebenarnya menjadikannya jauh lebih berwarna-warni. Ianya lebih moden. Kami harap ini akan menarik pembeli rumah yang bergenerasi muda. Pola pemikiran mereka sama sekali berbeza berbanding generasi yang lebih berusia. Saya meletakkan hasil seni terbesar yang ada pada saya dalam Ramah. Permainan warna harus benar-benar menceriakan ruang dan memberikan aura yang baik kepada rumah ini.

Apakah kesilapan yang paling biasa orang buat?

Goh: Kesilapan paling ketara adalah membeli perabot yang terlalu besar. Perabot tujuh tempat duduk akan memenuhi semua ruang, dan tidak mempunyai ruang lebih untuk meletak barangan yang lain. Bagi Ramah, saya memilih perabot tiga tempat duduk kecil yang dibuat elok kerana ianya sesuai. Anda perlu mengimbang ruang dengan sebaiknya.

Ceritakan kepada kami bagaimana anda menggunakan ruangan dalam dapur?

Goh: Untuk dapur, anda perlu menyediakan ruang penyimpanan yang cukup. Saya memfokuskan semuanya kepada dinding, supaya ianya tidak memenuhi seluruh kawasan. Saya juga menggunakan meja yang dapat dilipat dan disimpan.

SEMUANYA 'LANDED'. SEMUA JENIS TERSEDIA.

U NIKNYA kawasan perumahan baru berskala besar, Samariang Aman 3 (SA3) terdiri hanya daripada kediaman bertanah.

Walaupun kebanyakan pemaju baru meningkatkan kepadatan dengan menambahkan pangsapuri dan rumah bandar, Hock Seng Lee (HSL) mengutamakan apa yang paling dikehendaki pasaran - rumah mampu milik bertanah.

Tinjauan pasaran kami menunjukkan orang Sarawak kita, pada umumnya, masih lebih suka perumahan bertanah. Walaupun pangsapuri semakin popular, secara amnya, jika orang mampu, mereka ingin memiliki halaman belakang mereka sendiri," kata wakil komunikasi korporat HSL, Lisa Ikram.

"Kita lebih gemar memiliki kebun sendiri, dan lebih selesa untuk memandu ke tempat letak kenderaan dan berjalan terus ke dalam rumah."

SA3 direka di sekitar unit berteres dan berkembar. Kedua-dua jenis terkenal ini terdapat dalam pilihan satu dan dua tingkat.

Kira-kira 70% fasa terawal SA3 merangkumi unit satu tingkat kerana HSL telah memilih untuk mementingkan harga yang berpatutan.

"Selain itu, kami amat bangga kerana rumah kami adalah pada nilai yang terbaik. Unit terkecil kami berukuran lebih kurang 100 kaki persegi adalah lebih besar daripada pesaing kami. Untuk unit sudut, kami adalah jauh lebih besar di 1,155 kaki persegi, yang hampir 350 kaki persegi lebih besar, atau hampir RM100 setiap kaki persegi lebih murah, dimana setakat ini tiada tandingan."

Jenis terbesar - dua tingkat berkembar - berharga daripada RM555,000 dan mempunyai kawasan tanah sehingga 14.7 mata.

Semua unit dua tingkat akan berdepan sama ada taman utama, yang akan berjumlah 31 ekar apabila SA3 siap sepenuhnya, atau menikmati bidang hadapan jalan utama.

"Apabila SA3 pertama kali dilancarkan pada pertengahan 2020, kami menerima 60 tempahan dalam seminggu. Setelah itu, kami melancarkan dua lagi fasa. Kesemuanya diterima dengan sangat baik. Unit setingkat sentiasa menjadi rebutan dahulu jadi kami amat gembira dapat menyampaikan apa yang diinginkannya dalam permintaan pemasaran - rumah mampu milik," kata Lisa.

”

We're Building Your Future Today

HSL's Recently Completed School Projects

SK Tudan Jaya

IN 2020, HSL completed the construction of SK Tudan Jaya, a primary school located at the Senadin suburb of Miri.

Designed by Arkitek Nurina Matnor, the 10-acre primary school is fully equipped with basic facilities, playground, laboratory, games court, a science lab and a guardhouse.

The school has 30 classrooms to accommodate a total capacity of 1,050 pupils. It cost RM33mil.



MODERN:

SK Tudan Jaya is a primary school school in a quickly developing part of northern Miri.



SK Tudan Jaya is in northern Miri, where there has been massive development in the last two decades. The population has increased tremendously in the area and this new school is part of the state government's good urban planning.

Although completed in 2020, due to MCO, it was only in 2021 that the school opened. The new school began with Primary One, Two and Three classes, taking in students from congested schools nearby.

Uniquely, SK Tudan Jaya also has a preschool for those below the ages of seven.

UNIQUE:

This new school includes a preschool.



FITNESS:

Sporting facilities planned in.



COOL:

Semi-open spaces for better interaction.





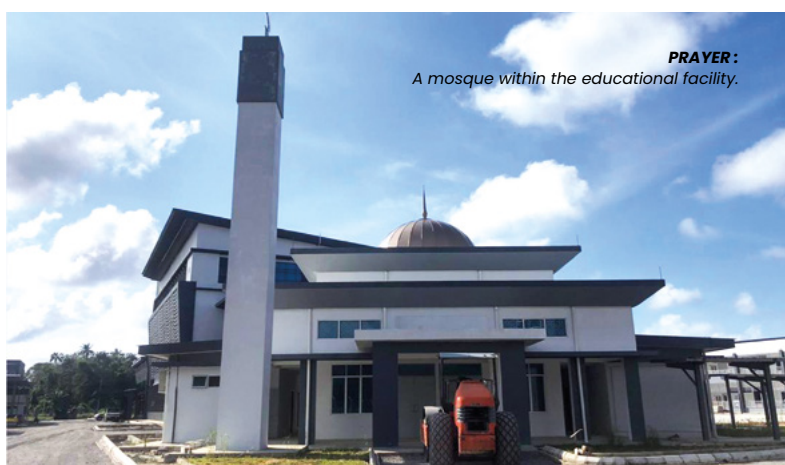
EDU HUB MUKAH:
The new PPKS is a skills based higher education facility in the central region of Sarawak. HSL also built the UiTM campus in the industrial town.

PPKS Mukah

WITH technical education growing in significance, HSL secured a Public Works Department job to build the Pusat Pembangunan Kemahiran Sarawak (PPKS) in Mukah, Sarawak, in 2017.

Located at Sungai Petian, this PPKS was designed by Arkiskape Sdn Bhd, a well-known firm from Kuching responsible for a number of notable buildings including the Dayak Bidayuh National Association's HQ and the upcoming Serian Convention Centre.

The learning institute is equipped with management offices, classrooms, multipurpose hall and hostels, which can accommodate 700 students.



PRAYER:
A mosque within the educational facility.

One key feature of this design is the covered walkway around the centre, meant to ensure comfortable walking experiences for students and teachers around the entire 15acre site.

Mukah has steadily become another important town in Sarawak focusing on the enhancement of education for our future learners to grow in terms of skill sets and hands-on experiences.

With technical learning high in demand, educational centres are introducing more engineering courses to students.

This PPKS joins UiTM Mukah as an institute of higher learning at the fast-growing town that is part of the Sarawak Corridor of Renewable Energy.



MULTI-PURPOSE:
An indoor sports hall that doubles as a gathering space.

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