

The Aga Khan Award for Architecture

32, chemin des Crêts, 1218 Grand-Saconnex, Geneva, Switzerland, Telephone (22) 98 90 70

1983 ARCHITECTS' RECORD

CONFIDENTIAL

I. IDENTIFICATION

A. Projet Title Tanjung Jara Beach Hotel & Rantau Abang Visitor Centre, Dungun, Trengganu, Malaysia

B. Postal Address 8th Miles Off Dungun, Trengganu, Malaysia. 17th floor Wisma MPI, Jalan Raja Chulan, Kuala Lumpur, Malaysia

II. PERSONS RESPONSIBLE

(Please give name and address for each. If more than one, please state precise roles and relationships.)

A. Client/Owner

Tourist Development Board, Kuala Lumpur, Malaysia

17th floor Wisma MPI Jalan Raja Chulan Kuala Lumpur, Malaysia

B. Architect/Planner

Akitek Bersekutu Malaysia

28 Medan Tuanku Satu Kuala Lumpur, Malaysia

in conjunction with

Wimberley, Whisenand, Alison, Tong & Goo

2222 Kalakana Avenue Honolulu, Hawaii, USA.

C. Consultants (e.g. Economists Sociologists Demographer, Engineer)

Consultant Engineers

23-25C Jalan Jejaka 7

Taman Maluri Kuala Lumpur Malaysia

D. Contractors

Hotel Project

1. Chew Piau Construction Sdn Bhd 2. Visitor Centre

22-A Jalan Murai Satu

Batu Complex

Kuala Lumpur, Malaysia

Angkasa Jurutera Perunding b) Stanley Consultant (M) Sdn Bhd

Room 1605-7

Bangunan Lim Foo Yoong 86 Jalan Raja Chulan Kuala Lumpur, Malaysia

Svarikat Raswi Sdn Bhd

Kuala Trengganu

31-D Jalan Bukit Kecil

E. XKKKKKKKKKKKK Interior Designer

Juruhiasan Consult Sdn Bhd 76-B Jalan Imbi

Kuala Lumpur

Cost Consultant Nik Farid & Loh Sdn 90 Lorong Maarof Taman Bangsar Kuala Lumpur Malaysia

m.	USE	
	A. Type(s) of Use	Hote1
	B. User/Occupant	
	1. Occupation	Hoteliers
	2. Income Level	
	C. Specify any change(s) between planned and	d actual use.

IV. PROJECT HISTORY	
A. Programme Development	
Date of Commencement	1973
2. Date of Completion	1975
B. Design	
1. Date of Commencement	1976
2. Date of Completion	June 1976
C. Construction	
1. Date of Commencement	July 1977
2. Date of Completion	March 1980
D. Date of Project Occupancy	1980

(For Costs, please give amounts and currencies. Speci	
A. Total Initial Budget	M\$ 7,300,000.00
B. Total Actual Costs	M\$29,376,945.87
C. Analysis of Costs	
1. Land	M\$213,379.00
2. Materials)	M\$5,104,700.00
3. Labour)	
4. Professional Fees	<u>M</u> \$387,303.23
D. Source(s) of Funds (indicate percentage)	
1. Private	NIL
2. Public	27.6%
a. Localb. National	NIL
c. International	NIL

VI. CONSTRUCTION DETAILS

A. Site Area and Characteristics

a) Site for Rantau Abang Visitor's Centre at Rantau Abang, Dungun, Trengganu is 15 acres approximately. A flat narrow strip of land along the Highway to the North and a river set between it and the open Indian Ocean.

b) Tanjung Jara Beach Hotel situated on a 500 acres land approximately. It is --virtually flat and close approximately to the Indian Ocean.

B. Total Floor Area of Individual Building(s)

Tanjung Jara Beach Hotel - 97,595 sq.ft.

Rantau Abang Visitor's Centre - 21,834 sq.ft.

C. Structural System (describe)

The structure is a post and beam construction in the traditional style of the ethnic people village. The walls are lined with T & G infilled timber panels between columns and T&G flooring 3" thick with clear varnish finish. The roof is covered with local traditional clay tiles on hardwood battens and rafter. No sarking is provided in order to give the ethnic expression from inside D. Materials (describe and indicate whether locally produced or imported)

- 1. Infill $-\frac{3}{4}$ " x 6" T&G class B hardwood panels set between timber columns and studs.
- 2. Rendering of Facades -Windows are designed based on local traditional "French" windows and timber carving decorative motifs on the fan lights. Timber fascias

are shaped to follow the local traditional palace look.

3. Floors - Floors are made of 3" x 4" T&G Class B hardwood nailed to 4" x 3" joints set at 18" centres between 10" x 2" floor beams and finish with clear

varnish.

- 4. Ceilings -No ceilings for the buildings. This is to give the natural ethnic appearance of the village building.
- 5. Others (interior and exterior) All walls of bedrooms, conference hall and lobbies are hinged with local "Nyatoh" timber panels with natural wax finish. External E. Site Utilities and Building Services (describe)

All bedrooms are provided with central air-conditioning system, intercommunication

system, telephone and piped music. Public areas are not air-conditioned.

F. Construction Technology

- 1. Describe the Basic Method of Construction Basically, it is post and beam construction with columns set on timber sole plastes cast in concrete. Roof is carried by timber trusses to take the clay roof tiles.
- 2. Indicate which major building parts were fabricated on-site and which were fabricated elsewhere. Columns, beams and trusses were fabricated on site. Timber carved panels and moulderings were fabricated elsewhere.
- G. Type of Labour Force (indicate percentage)

60% 1. Skilled 40% 2. Unskilled

H. Origin of Labour Force (indicate percentage)

40% 1. Domestic

60% from Kuala Lumpur Imported

VII. EVOLUTION OF DESIGN CONCEPTS

Please describe the genesis of the project, through programme, design and construction to final and present occupancy.

RANTAU ABANG VISITOR CENTRE, RANTAU ABANG, DUNGUN, TRENGGANU

. Commencement of design : 1973

2. Calling of Tenders : April 1977
3. Commencement of construc : July 1977
4. Occupation : June 1980

TANJUNG JARA BEACH HOTEL TANJUNG JARA, DUNGUN, TRENGGANU

1. Commencement of design : 1973

Calling of Tenders
Commencement of construction
Doccupation
April 1977
July 1977
November 1980

VIII. SIGNIFICANCE OF PROJECT

In what way is this project important?

Please describe the aspect(s) of the project which you feel represent a particular achievement, for example, the technical, economic, or social achievement, or its response to culture or climate, etc.

Rantau Abang Visitor's Centre, Dungun, Trengganu

The theme of this project is to provide accommodation for the budget conscious traveller or tourist. The object of the client is to develop a hotel whose architectural expression is ethnic, cultural related to the local and typical environment. The theme was based on a meeting hall called the Balai which was constructed in the centre of the rice field many years ago.

Tanjung Jara Beach Hotel, Dungun, Trengganu

The importance of the project involved the following factors.

In the East Coast there was no suitable accommodation for the tourists who visit the area to watch the giant turtle laying their eggs. This hotel provides new and up-to-date accommodation facilities in the East Coast.

Secondly, to develop and create an architectural product that provides for modern accommodation facilities and yet retain the traditional and cultural style that is typical of that region i.e. the State of Trengganu.

The 15 Nos. blocks of two storey buildings create a traditional village of the area that is in harmony of the surrounding and an architectural expression that is a "timeless product" in Architecture.

(Please continue overleaf if necessary)

	NTATION	
	cate the materials you enclose for project documentation:	
cont by oli	10 Photographs; Color, and Black & White; 8" × 10" (18 × 24 or 20 Slides; Color, and Black & White; 35 mm.	cm).
sent by CII	20 Slides; Color, and Black & White; 35 mm.	
	Drawings: Community plan, Site plan, Floor plans, Sections, El	levations.
	Project Brief/Programme	
	Biographical Data	
	Other (Please specify: 2 Rantau Abang Visitor's	Centre photographs) $5'' \times 3\frac{1}{2}''$).
	7 Tanjung Jara Beach Hote	I DIIOCOELADIIS /
		description
will be kent etrictl	submission of this Record is a prerequisite to candidacy for the Award. All y confidential until the announcement of the 1983 Award recipients. Substant Foundation for scholarly purposes only. Nevertheless, persons wishing ture prior permission in each instance.	equently, such information may be made available by
be required to sec		
be required to sec	ANC CHAN THE	Date 20th July 1982 Telex MACARCH K.L.



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1983 ARCHITECTS' RECORD

CONFIDENTIAL

I. IDENTIFICATION

A. Projet Title

TANJONG JARA BEACH HOTEL AND RANTAU ABANG TOURIST FACILITY

B. Postal Address

Kuala Trengganu, Malaysia

II. PERSONS RESPONSIBLE

(Please give name and address for each. If more than one, please state precise roles and relationships.)

A Client/Owner
Rantau Abang Resorts Sdn. Bhd., a subsidiary of
Tourism Development Corporation of Malaysia
Ground Flr., Wisma MPI, Jalan Raja Chulan
(P. O. Box 328)
Kuala Lumpur, Malaysia
Ikhbal Hamzah Azizan Mustapha
Tan Sri Philip Kuok
B. Architect/Planner

Wimberly, Whisenand, Allison, Tong & Goo 2222 Kalakaua Ave., Penthouse Honolulu, Hawaii 96815 Gerald L. Allison George S. Berean

C. Consultants (e.g. Economist, Sociologist, Demographer, Engineer)

Hotel Mgmt:
Pempena Consult Sdn. Bhd.
Same address as TDC
John G. Kenaston

Collaborating Architect:
Akitek Bersekutu Malaysia
Malaysian Architects Collaborative
28 Medan Tuanku Abdul Rahman
Kuala Lumpur 03-01 Malaysia
Daud Joyce
Hijjas bin Kasturi
Ong Guan Tek

CONSULTANTS LISTED ON NEXT PAGE

D. Contractor

Chew Piau Construction Sdn. Bhd. 22-A Jin Murai Satu, Batu Complex Kuala Lumpur 13-11, Malaysia Tan Chew Piau

E. Master Craftsman

Landscape Consultant: (rock garden waterfall)
Garden and Landscape Centre
617 Bukit Timah Rd., 7.5 km
Singapore 1026
David Ong
Chew Yee Kiow

CONSULTANTS

Structural:

Angkasa Jurutera Perunding 295 Jalan Ipoh Kuala Lumpur, Malaysia C. H. Wong

Landscape Architect:

Belt, Collins & Associates 606 Coral Street Honolulu, Hawaii 96813 Raymond F. Cain

Museum Consultant:

Gerald Ober
Design-Graphics-Interpretive Planning
6605 Colton Blvd.
Oakland, California 94611

Project Consultant:

Pempena Consult Sdn. Bhd. Ground Flr. Wisma MPI, Jalan Raja Chulan (P.O. Box 328) Kuala Lumpur, Malaysia Mechanical and Electrical Engr.:

Stanley Consultant (M) Sdn. Bhd.

Fitzpatrick Building Jalan Raja Chulan

Kuala Lumpur, Malaysia

Jali Dalip Y. F. Pang K. L. Kuan J. S. Dickman

Farid Abdullah

Interior Design:

Juru Hiasan Consult Sdn. Bhd.

76 B Jalan Imbi

Kuala Lumpur 06-23, Malaysia

Alan Loke

Quantity Surveyor:

Nik Farid dan Loh Sdn. Bhd.

90 Lorong Maarof

Kuala Lumpur, Malaysia

Nik Farid Kamil

A. Muzaffar Abdullah

III. USE

A. Type(s) of Use Hotel; Visitors Center and Cottages; and Staff Housing

B. User/Occupant

1. Occupation Tourists and Visitors, Foreign and Domestic, Staff Local

2. Income Level \$5,000/Yr. Malay. to \$200,000/Yr. Malay.

C. Specify any change(s) between planned and actual use.

IV. PROJECT HISTORY		
A. Programme Development		
1. Date of Commencement	February 1976	
2. Date of Completion	April 1976	
B. Design		
1. Date of Commencement	April 1976	
2. Date of Completion	April 1977	
C. Construction		
Date of Commencement	July 1977 Rantau Abang Cultural Center - Feb. 1980	
2. Date of Completion	Tanjong Jara Beach Hotel - June 1980	
D. Date of Project Occupancy	September 1980	

PROJECT ECONOMICS (For Costs, please give amounts and currencies. Specify the	ir date(s) of validity) Malaysian Tanjong Jara	Ringits Rantau Abang
A. Total Initial Budget 1977	7,844,265	868,433
B. Total Actual Costs 1980	17,610,933	1,172,102
C. Analysis of Costs		
1. Land	193,279	20,100
2. Materials	5,966,931	691,201
3. Labour	3,977,955	460,801
4. Professional Fees	2,257,732	
5. Roads & Fixed AssetsD. Source(s) of Funds (indicate percentage)	5,215,036	
1. Private		23%
2. Public		
a. Localb. Nationalc. International	7	77%

VI	CONSTR	LICTION	DETAILS	3

A. Site Area and Characteristics

The Tanjong Jara site is 76 acres of sandy beach front flanked on its northern boundary with a forested headland and a stream.

Rantau Abang is 15 acres of sandy beach front with a narrow lagoon running north and south inland from the beach.

B. Total Floor Area of Individual Building(s)

Tanjong Jara - 97,595 s.f.

Rantau Abang - 21,434 s.f.

C. Structural System (describe)

Wooden post beam with concrete footings for each column.

- D. Materials (describe and indicate whether locally produced or imported)
 - 1. Infill All partitions were timber locally produced
 - 2. Rendering of Facades Timber locally produced, glass imported
 - Floors Timber locally produced
 - 4. Ceilings Timber locally produced
 - 5. Others (interior and exterior) Roofs: clay tiles locally produced
- E. Site Utilities and Building Services (describe)

Sewerage treatment plant on site

Public water

Public power with standby generator

- F. Construction Technology
 - 1. Describe the Basic Method of Construction

Timber frame construction with high level of manual labor; no cranes or lifts.

2. Indicate which major building parts were fabricated on-site and which were fabricated elsewhere.

All fabrication occurred on site.

G. Type of Labour Force (indicate percentage)

1. Skilled 70%

H. Origin of Labour Force (indicate percentage)

1. Domestic ______90%

2. Imported _______

VII. EVOLUTION OF DESIGN CONCEPTS

Please describe the genesis of the project, through programme, design and construction to final and present occupancy.

In 1971, at the request of the Malaysian Tourism Development Corporation, a multidisciplinary team was formed to develop a tourism master plan for the east coast of Malaysia.

In 1976 the TDC commissioned another multi-disciplinary team to design a 125 room hotel and a visitor center as part of the implementation of the tourism master plan.

The team was charged with site selection as well as design and project development of what would become the first major tourist facility on Malaysia's picturesque east coast. One of the principal attractions of the area-giant sea turtles in their migration and egg laying rituals--presented both an opportunity and a responsibility. The team felt visitors should be acquainted with the turtles' delicate life cycle and also the relationship that exists between Malaysia and the surrounding sea. They felt, moreover, that the local populace would be well served by conservation efforts on behalf of indigenous sea life. A conclusion of the team and the Malaysian government was to establish, as part of the overall project, a museum and visitor center near the middle of the hatching grounds, five miles from the hotel site. The two facilities, TANJONG JARA BEACH HOTEL and RANTAU ABANG VISITOR CENTER, are separate yet complimentary parts of an integrated whole. They address the following goals:

- -to design and establish a well-functioning cost-effective visitor plant
- -to sustain the historic and cultural heritage of the area
- -to provide a vehicle for growth and sale of traditional crafts
- -to provide exhibition area for traditional music, dance, sports
- -to respect environmental character and indigenous sea life
- -to encourage pride of heritage among Malaysian citizenry
- -to use traditional forms, materials and methods of construction in ways that characterize and honor the spirit or essence of the traditional culture while meeting today's needs
- -to establish mutually reinforcing relationships with the local community
- -to strive for synthesis of form, function, materials, and values
- -to inspire, by example, thoughtful responsible development that shows concern for environmental and energy conservation as well as for human needs (spiritual, physical, economic)
- -to provide creative, innovative ways for local resources and initiative to be used in reference to particular needs of the community
- -to create in the hotel a staff training center for the hotel and the travel industry
- -to set the pace for future development of this growing area.

Throughout concept development and the working out of details there was strong motivation to create a project so appropriate to its environment—elements of land and sea, the people who live and work there, existing art and architecture—that it would not only look and feel right but seem an inevitable outgrowth of the whole.

TANJONG JARA

The Malaysian government, in order to broaden its economic base, has dedicated itself to the orderly development of tourism on the east coast of Malaysia. It is this area of the east coast of the Malay Peninsula that offers the best weather and beaches suitable for resort development. Further, the unique and handsome arts and crafts of Malaysia, as well as the cultural traditions of the country, are still a part of everyday life here. The preservation and encouragement of this culture is a prime consideration and concern in the development of tourism.

As part of its tourism development program, the Malaysian Tourism Development Corporation formed a hotel development subsidiary, Pempena Consult, to develop high quality visitor accommodations. The first such accommodation was to become Tanjong Jara Beach Hotel.

Initially an extensive search was made by the team to select for a resort hotel the most appropriate site that would fulfill desires of the visitor and satisfy the Malaysian government. One concern was that the site be near a center of population, to afford employment opportunities to the local populace as well as help provide a labor pool for the resort.

VII. EVOLUTION OF DESIGN CONCEPTS (continued)

Please describe the genesis of the project, through programme, design and construction to final and present occupancy. The site selected for the Tanjong Jara Beach Hotel (just two miles from the nearest village) starts at a rather steep, foliage-covered hill on the north and stretches to the south atop a sand berm parallel to the ocean. A natural stream runs across the property. By placing a weir at the stream's mouth, a lagoon has been formed. Bridging this lagoon are the public rooms, all looking toward the ocean. Located within the lagoon are duplex cottages that reflect traditional Malaysian design. Behind them at a higher elevation near the base of the hill are two-story buildings each containing eight guest rooms that overlook the cottages, the lagoon and the beach beyond. To the south are similar cottages and two-story guest room buildings all oriented toward the ocean view. The buildings, none over two stories high, have been placed to take maximum advantage of the ocean view and breeze while preserving a number of large shade trees and palms existing on the site.

After selecting a site, the team proceeded with the concept for the buildings on the basis that the most appropriate design solution would incorporate time-proven local design forms and materials, which prove to be as fitting today as in centuries past. The architects had, in a quest for appropriateness and authenticity, engaged in extensive research into the indigenous architecture of east coast Malaysia. The few remaining antique buildings consist primarily of Istanas, the beautiful wooden palaces of earlier sultans.

The centuries spent in the evolution of the Istanas have resulted in buildings of great dignity and warmth. The building form is eminently practical in relationship to local weather conditions, makes use of materials plentiful in the area, and features traditional Malaysian art forms and craftsmanship. A salient feature of the two-story hardwood construction is that buildings are three to five feet above the ground for purposes of security, flood protection and air circulation. Other ventilating elements are open-sided rooms, lattice soffits, steep pitched roofs with gable grilles and bisque roof tiles left exposed on the inside, allowing the interior to breathe and the warm air to escape through the roof. Hot tropical rains saturate the tile, which then becomes an evaporative cooler in the sun that invariably follows the rain.

These same traditional design elements have been incorporated into this hotel's design, eliminating almost all need for air conditioning and achieving substantial savings in construction costs and energy consumption. As is the tradition, the buildings are constructed of native hardwood that will be allowed to weather naturally.

Several years ago the Malaysian government began a program to teach young people the art of wood carving and design because the number of native wood craftsmen had steadily declined. When construction of the hotel began, a number of these newly trained craftsmen were available. Decorative motifs, in addition to wood working, utilize authentic Malaysian arts and crafts and feature woven mats, baskets, kites and ceramics that are an integral part of the design. They were made by local artisans using traditional methods.

As is typical with many construction projects in Malaysia, a small village sprung up on the construction site to house most of the laborers. A commissary was also provided. The lumber was milled on the site, thus a modest saw mill was established for the duration of the project. The site is within the monsoon area, meaning that routinely work would stop for a two-month period each year.

Unfortunately, the price of timber doubled during the course of construction. This, plus the scarcity of the timber in a boom market played havor with the contractor. There were three general contractors involved during the project. The first could not cope with the timber shortage to meet the lumber demands. The second was involved in the visitor center only. The third was large and experienced enough to complete the project.

The TDC possessed motivations other than profit in their initiation of this project. With a commitment to long range development of tourism, one of their salient goals was the development and training of promising individuals as visitor industry personnel. They therefore placed relatively young and inexperienced personnel in key positions, giving them front-line hands-on experience to provide them opportunities and insights they might well never have gained otherwise. These individuals now occupy prominent positions in both private industry and government sectors of the Malaysian economy.

VII. EVOLUTION OF DESIGN CONCEPTS (continued)

Please describe the genesis of the project, through programme, design and construction to final and present occupancy.

RANTAU ABANG

The broad sand beaches of Malaysia's east coast are among the world's few remaining hatcheries for the giant leather back and green turtles. Observation of the turtles' annual egg-laying migration is a major regional visitor attraction. The same coastal area is a center of Malaysia's fishing industry; food from the South China Sea being an important staple of the native Malaysian diet. Traditionally a strong link exists between the Malaysian people and the sea.

A sea life museum and visitor center has been established on the beach at Rantau Abang. Here the life of the sea turtles and traditional community nautical activities are the subject of graphic presentations designed for the foreign visitor and Malaysian citizen alike. To further acquaint the visitor with the unique characteristics of this culturally rich area, the center incorporates a bazaar featuring Malaysian craftsmen and their wares. There is also a restaurant serving exclusively Malaysian cuisine. A botanical garden of locally indigenous plants that provide food, shelter and medicine has been proposed for the grounds. A grouping of traditional Malaysian style kampong (village) bungalow accommodations are provided for overnight guests.

The site is sandwiched between the coastal road and the ocean. Running parallel between the two is the Kuala (River) Abang, naturally separated from the ocean by a high sand dune berm. The structures of the museum complex are raised on piers above the river and the sand dunes to eliminate disruption of the site's natural characteristics. This elevated position affords a panoramic view of the turtle hatching grounds on the adjacent beach. For protected viewing and cross ventilation, many of the walls can be fully opened to the exterior by means of hinged or pivoted full height louvered doors. The information center and craftsmen's bazaar is located on the highway side of the river and is connected to the museum buildings by means of a wooden bridge above the river. The buildings themselves are conceived as part of the total museum exhibit for they are built in the centuries-old tradition of Malaysian construction. Made entirely of native hardwoods from nearby forests, they feature the unique skills of the region's carpenters and craftsmen. The natural beauty of the hardwood has been preserved both on the interior and the exterior by the application of resinous oils. The roof is a distinctive Trengganu flat red bisque clay tile.

The museum exhibits are the result of extensive research and design by Honolulu consultant Gerald Ober. Much time was spent in the field seeking specialists to provide the input to create a meaningful display.

VIII. SIGNIFICANCE OF PROJECT

In what way is this project important?

Please describe the aspect(s) of the project which you feel represent a particular achievement, for example, the technical, economic, or social achievement, or its response to culture or climate, etc.

We feel this project's most important achievements are:

- 1. The creation of a stimulating environment for its users (be they guests or employees) through the use of traditional materials and traditional forms in a manner harmonious with the environment. Not only were the materials traditional, they were regional and crafted by local labor. The materials and forms combined provide shelter from the sun, rain, and wind effortlessly to create a high level of comfort for the occupant.
- 2. As industrialization and urbanization gradually compete with traditional lifestyles, citizens are in danger of losing their "roots". The creation of projects such as these give a reason to utilize traditional methods in an honorable way that will aid in preserving their heritage.
- 3. The project has achieved a goal not explicitly stated in the Aga Kahn Program. It has united the efforts of a multi-discipline, multi-racial, multi-national, and multi-faith team whose members spanned half the globe to create a single project. In so doing, all team members have gained a greater fundamental respect for one another's beliefs, cultures, and heritages.

We are most grateful for this experience and honored that these projects are being considered for the Aga Khan Award for Architecture in 1983.

(Please continue overleaf if necessary)

Please note: The submission on this Record is a presequisite to candidacy for the Award. All information contained and submitted with the Form
will be kept strictly confidential until the announcement of the 1983 Award recipients. Subsequently, such information may be made available by
the Aga Khan Award Foundation for scholarly purposes Inly Nevertheless, persons wishing to publish, reproduce or reprint such information shall
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