

A Malaysian flavour

The architectures of the past are standing milestones of our historical progress, and a statement towards our cultural identity. This coming Merdeka marks an excellent opportunity for us to gaze into the window of history, and appreciate the beautiful lessons of an antiquated art form.

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Waiting with bated breath

By JOSEPH WONG
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WHILE the full details of the reintroduced Home Ownership Campaign (HOC) have yet to be revealed, nearly everyone who is linked to the property industry is remaining hopeful.

The residential market showed signs that it had bottomed out late last year, but the onset of the Covid-19 pandemic earlier this year continues to bring much uncertainty.

The pandemic, having affected a weakened economy via the subsequent movement control order (MCO) periods, have derailed the recovery momentum.

With severe disruptions to the economy leading to rising unemployment, potential buyers and investors have delayed making big-ticket purchases.

"During the first half of the year, the central areas of Kuala Lumpur saw fewer residential project launches and lower level of transactional activity.

"Still, against this backdrop, we observed active bookings of rightly positioned residential products of reputable developers in the city fringes and popular or upcoming suburbs," said international real estate consultancy Knight Frank Malaysia managing director Sarkunan Subramaniam.

"The reintroduction of the Home Ownership Campaign featuring stamp duty exemptions and the uplifting of the margin of financing limit for the third housing loan onwards for property valued at RM600,000 as well as Real Property Gains Tax (RPGT) exemption unveiled in the short-term Economic Recovery Plan (Penjana) will help to stimulate the property market," he said.

The campaign, fondly dubbed as HOC2, is expected to provide additional support to homeownership as well as encourage the sales of unsold properties in the market. In conjunction with this campaign, StarProperty is releasing a special pullout on Sept 18 to address the key highlights and concerns regarding the HOC.

Meanwhile, many developers have taken a step back to relook their products in light of the HOC and Penjana Plan.

For example, in Kota Kinabalu, Knight Frank Sabah executive director Alexel Chen observed that some developers are now shifting the focus to quality and well-priced residential products in both landed and high-rise at mature and growing residential areas.

"In Malaysia where the homeownership rate remains relatively high, there are still genuine homebuyers in the market awaiting for the right residential products," he said.

Sarkunan added that the central bank had cut the Overnight Policy Rate (OPR) thrice during the first half of the year with a further 25 basis points reduction to 1.75% should help speed the economic recovery.

"The lower monthly loan repayments coupled with the automatic loan moratorium for six months from April 1 will provide some financial relief to households amid the current crisis. Also, with lower monthly repayment sum, borrowers who failed to obtain a loan due to the restriction of one third Debt Service Ratio (DSR) rule, may now have higher chances of securing financing," he added.

In the face of the Covid-19 pandemic, a sub-sector that is remaining resilient is the industrial real estate market, said Knight Frank Malaysia executive director

Everyone is hoping for the best with the reintroduced HOC



Moving forward, the outlook for Malaysia's industrial property market is looking favourable, said Sim.



for capital markets Allan Sim.

The much-lauded efforts by the government in providing generous tax incentives for foreign manufacturers under the Penjana Plan will help to position Malaysia as a strong contender to attract more relocations and shoring of overseas manufacturing operations to Malaysia, he said.

This is timely given the on-going major restructuring of global supply chains arising from the aftermath of the pandemic, as well as the on-going US-China trade war.

"Moving forward, the outlook for Malaysia's industrial property market is looking favourable as we expect to see more active enquiries led by manufacturers looking to take advantage of the tax incentives as well as international e-commerce operators

riding on the surge of demand for their services amid consumers' shift towards digital channels and online shopping.

"We also foresee more international e-commerce operators considering Malaysia as an important regional distribution hub within their network," Sim concluded. ☞



Sarkunan observed the market was still active in the bookings of rightly positioned residential products of reputable developers.

EVENT HIGHLIGHTS

Your dream home, just a click away



BUYING houses has never been this easy. The inaugural StarProperty Stay-At-New-Home Virtual Fair 2020 is happening this Sept 17, allowing you the privilege to shop for properties at

the comfort and safety of your own home.

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In addition, the StarProperty Stay-At-New-Home Virtual Fair 2020 provides you with the opportunity to compare the attributes and pricing of various properties of different developers, something that is not possible via a physical visit to a sales

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Developers interested in participating in the StarProperty Stay-At-New-Home Virtual Fair 2020 can call us at +60 18-788 8292 or reach out by email at events@starproperty.my. ☞



PULLOUT

HOME OWNERSHIP CAMPAIGN

which ran throughout 2019, has been reintroduced to support particularly first-time homebuyers looking to purchase property and encourage the sales of unsold properties in Malaysia's housing market.

ADVERTISE WITH US

In conjunction with this, StarProperty is publishing a Special HOC Pullout and a booklet to be distributed during its events and fairs as well as those organised by Perfect Livin. In addition, StarProperty will also be launching a HOC 2020 Digital Fair to help developers maximise their leverage on this campaign.

StarProperty firmly believes that HOC, which is expected to carry the same set of benefits as previously, will resuscitate the property industry, especially with the additional incentives given by the Economic Recovery Plan (Penjana).



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SCAN FOR
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MALAYSIA's unique composition of races has always been a point of delightful curiosity for western visitors. Our diverse cultures brought about myriad culinary delights, spawned folklores of legendary proportions, and not forgetting the endearing ancestral structures that withstood the test of time.

These heritage buildings form abodes, houses of worship or commercial areas that attest to our cultured past. Sadly, many are being demolished as the present ushers in skyscrapers to answer the issue of land scarcity. Understandably, our forefather's antiquated form of architecture may be impractical in the current age and doctrine of town planning. But, it is still an interesting exercise to take a step back into the past and appreciate a gradually fading art form.



A 100-year-old traditional Malay house near Kampung Losong Haji Su at Kuala Terengganu.

Pioneers of recycling

Depending on the timeline, Malay houses started off being completely made from wood, such as timber and bamboo. At a time where engineering and architecture as a profession is still at its infancy, Malay craftsmen were already a step forward by creating recyclable houses. Instead of using nails, these structures were erected by fitting wood parts together in grooves and holes, which allows the houses to be dismantled and erected again at other sites.

Those familiar with a traditional Malay house will appreciate the signature stilts it sits on, a feature designed to protect residents from wild beasts, rising water and to provide ventilation. Due to the elevated position, stairs are a necessity, and this is coupled with the proprietary



BELOW
A century-old timber mosque in Papan, Perak.

vernacular roof and partitioned rooms. However, it is not to say that all Malay houses are homogenised, as they vary by state, sub-ethnicity and province.

On another note, wooden houses carry significant maintenance costs as the material degrades at an accelerated rate under the tropical weather, not considering the possibility of a termite invasion. But as we progress along the timeline, Malay houses have begun embracing a meso-modern style, which incorporates cement into the building.

Since Islam holds a prominent role in the Malay community, mosques are another focus of the Malay architectural splendour. The 18th century saw vernacular mosques of smaller builds which reflect the characteristics of a traditional Malay house. Pitched roofs enable rainwater to run off quickly while stilts raise the

mosque above ground level to avoid floods. For ventilation purposes, there are the louvred windows, carved panels and fanlights.

The British occupation of Malaya, a period from 1795 to 1957, witnessed colonial-styled mosques designed by local and British architects. They are easily distinguished by the Moorish and Baroque elements, extensive use of cement instead of wood, and are relatively larger compared to their predecessors.

Colonial mosques exhibit common features such as classical columns, pilaster, turrets, pointed arches, keystone and domes. The domes of a mosque symbolically represent the vault of heaven, and hence, its interior is extensively decorated. Depending on the type, some mosques have multiple domes while others possess a single dome.

With the single dome, it is often found surmounting the Qibla wall, which is the direction of prayer. Together with the Qibla wall, the Mihrab and Mimbar display an impressive array of artwork, from calligraphic inscription citing the Koran to intricate woodwork and stonemasonry.

Reflecting the struggle for liberation

Unlike mosques, Hindu temples are filled with carved images depicting people, gods, flora and fauna. They may appear in many different configurations across the world, but in Malaysia, the temples are positively Dravidian, and they are either rectangular, square, octagonal or star-shaped.

Celebrating Malaysian architecture

A look into the finer details that make up our cultural DNA



The Sultan Salahuddin Abdul Aziz Mosque looks resplendent in the sunrise.

Approaching visitors are first ushered through a heavily decorated entrance, also known as Gopuram, into a courtyard overlooking the temple. The central tower, or Vimana, crowns the sanctum top, and it can climb up to 13 stories high. Each storey is replete with sculptured images of deities, narrative reliefs from mythology, to friezes containing images of plants, monkeys and elephants.



Dating back to 1781, Sri Poyyatha Vinayagar Moorthi sets the record as the first Hindu temple in Malaysia.

The interplay of symbols and religious art speak of the cosmic elements, from fire to water, feminine to masculine, to the Hindu sense of cyclic time and life. As worshippers advance from the outer portion into the womb-chamber, the decoration declines so as to divert attention to the deity in the central shrine.

Circumambulatory paths surround the main shrine, introducing other subsidiary shrines as well as halls and pillared corridors to worshippers. Concerning residences, the United Kingdom has greatly influenced much of the Indian architecture as it was once a colony of the British Empire. Hence, pre-modern Indian houses are largely similar to the British design, with the addition of cultural decorations and sculptures.

The spirit of industry

If the Indians left their marks on temples, then the Chinese were easily distinguished by their terrace shophouses, built in the 1790s to the 1970s. Today, especially in Penang and Malacca, they are part of the UNESCO world heritage site, and despite their antiquated design, can command a premium price on the property market.

Starting as humble single-storeyed homes, the terrace shophouses are simple and practically designed. Common features include overhanging terracotta pitch roofs, louvred shutters, wood-panelled doors and lime plaster on structural brick walls.

A single wall separates each unit from neighbours and open-air wells are erected in the middle to remove heat from the charcoal stoves. As the residents increased in wealth, the facade decoration began to grow in intricacy, with the introduction of Chinese pillar heads, ceramic air vents and carved timber doors. The now double-storeyed house has the residential component designated at the top, and the commercial elements at the bottom.



The central tower aims to reconstruct the appearance of the gods' mountaintop dwelling.



The Metro hairdressing saloon is among one of the few traditional barbershops left on Cintra Street, George Town.

With regards to religion, the older Chinese community are also superstitious and spiritual, having erected various temples across Malaysia. These houses of worship are steeped in Feng Shui, as the colour, features and alignment of the building each hold deeper meanings. Starting from the apex, the roofs are curved to ward off evil spirits, with each curve no more than a sweep.

Green wave-like tiles run horizontally across and are intersected by vertical round ridges that symbolise bamboo shafts for longevity and youth. The more affluent temples display roofs heavily adorned with mystical characters such as gods, dragons and birds. Those familiar with Chinese temples will also note the recurring colour of vermilion and gold, which are deemed auspicious.

These are but a study of the three main races in Malaysia, which is telling enough to suggest the cultural diversity inherent within the country. Irrespective of racial differences, Malaysians have proven to the world their capability to live in peace, a feat requiring much work and diplomacy from our forefathers. In conjunction with the spirit of Merdeka, civilians should celebrate their differences by fostering a better understanding between each other, and continue to perpetuate the unity that makes everyone Malaysians.

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BELOW Built-in 1646, the Cheng Hoon Teng temple is billed as the oldest Buddhist place of worship in Malaysia.



Interior designs and furnishings done the Malaysian way

Where to look, what to do and how to spend



"If we're talking about traditional Malaysian themed home, a tropical element is a crucial part of the home furnishing," said Aina Syafiqah, a decorator and visual merchandiser at Ruma Home Sdn Bhd. Ruma Home specialises in designing contemporary and home furniture that ideally represents the urban, modern and cosmopolitan flavours.

For example, complement pieces of wooden furniture with the natural texture of rattan and elements of green plants can be part of the decoration. These elements combined will create the look and feel of a Malaysian home.



Mix and match different wood tones and textures into your selection. Image by Ruma Home.

By VIGNESWAR RAJASURIAN
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It hardly needs to be said that Malaysia is a rich melting pot of various ethnic, cultural, and religious diversity. A blend of local Asian cultures, Middle Eastern influences linked to religion and western remnants from its colonial past can be seen in the local cultures, cuisine, language and even architecture.

Interior design should be no exception. Yet think of interior design today and the most common go-to options that crop up here are contemporary, mid-century modern, minimalist, industrial or Scandinavian themes. If these themes suit your abode, then consider tastefully blending it with local influences to infuse a unique Malaysianesque vibe. Alternatively, you may opt to splurge on a more singular Malaysian look such as a Baba-Nyonya themed interior.

Choosing a concept, finding inspiration

Defining what embodies a Malaysian concept of interior designs and furnishings drew varied responses. Fittingly so, given interior design as an art form, should not be confined to narrow interpretations and Malaysian culture may be construed as an amalgamation of various ethnic influences.

That being said, a dedicated Malaysian design theme is found thanks to the Peranakan culture, or fondly known as Baba-Nyonya. The Baba-Nyonya culture features hints of

Javanese/Batak and European (Dutch, Portuguese and British) influences. Still, customs and traditions are mainly attributed to interracial marriages between Chinese immigrants settling down in the Straits of Malacca and the Malay community.

A unique blend of East meets West, an eclectic Baba-Nyonya interior space exudes a rich heritage, charm and opulence - befitting of scenes of the Young family ancestral home at Tyersall Park from the movie Crazy Rich Asians.

"Heritage mansion and shophouses are a great example to refer to for the Eclectic Baba Nyonya design style. The design and architecture are like a living book for everyone to study. Everything from floor tiles, wooden furniture and valuable antique decor collections," said Ong Wei Shen, creative director of Docs Interior Sdn Bhd - an interior design studio based in Penang.



A modern interpretation utilising Baba-Nyonya elements, done by Docs Interior Sdn Bhd

Other segments of the community may prefer a Malaysian style entwined with Islamic design styles. An Islamic

design is typically derived from Arabic or Middle Eastern origins. Still, it may arguably be said to evolve locally to suit Malaysian preferences when infused with elements of the Malay culture.

Inspired to bring these design languages into their homes, some combine Islamic geometrical motives with Khat calligraphy or batik textures. Depending on preferences, these interior spaces can range from more traditional looks or be modern and luxurious.

Sharifah Azlinda is the vice-managing director of Cantikwall, a company that provides interior design consultation, furnishing options and flooring solutions. She offers a few pointers in achieving an Islamic inspired living space.

"Structure wise such as for built-in furnishings, the application of laser-cut panels on walls or as a partition is an option. Geometrical design for rugs, especially Moroccan pattern, offers a soft touch, but ultimately create a focal point and wow factor (with right materials and colour selection).

"For cabinetry, a good balance of carving finishes, glass and stones would create the Islamic identity in the home. Soft furnishings such as vases can go for multicolour geometrical design of pastel colours, while for textiles of the sofa, can go with fabrics such as velvet. Calligraphy can be used for walls and some other places like on the cabinet," she said.



ABOVE

A modern take on a chillout corner inspired by the rattan furniture that we are so used to growing up in Malaysia. Image by The Makeover Guys.

BELOW

A mini-surau at home with laser-cut partitions, wainscot and geometric rugs made by Cantikwall.

"The prestigious architecture of Bangunan Sultan Abdul Samad, the beautiful traditional home of Minangkabau, authentic shophouses in Melaka and Penang, unique colour and ornaments of Pasar Seni in KL or intricate colours and patterns of our own Malaysian's handicraft Kain Batik or Songket: Each has its own story to tell and own unique character, and so will your personal home," she said on seeking design cues.

The Makeover Guys founder Gavin Liew echoes her sentiment on drawing inspiration from our surroundings. The Makeover Guys specialise in quick and cost-effective makeovers for properties to ease rentability. The process includes an area analysis along with tenant profiling to predict which interiors work best for which properties. On the other hand, its sister company Easyhome focuses more on personalisation and owner preferences since the homes will be owner-occupied as opposed to being rented out.

"My take on the first step of drawing inspiration for a Malaysian themed

interior design is to decide on our own interpretation of what represents Malaysia," said Liew.

"Art is about expressing our imagination. How would you imagine a Malaysian themed interior to be? What defines a Malaysian theme? Is it a widely used symbol, or a subtle nostalgic representation of things we experience growing up as a Malaysian. There are no hard rules.

"Some might express the Malaysian spirit with the Hibiscus. Some with our Wau Bulan. Batik prints? Nasi Lemak? Lat comic strips? Our multicultural, traditional clothes? Our sports legends? There are many things unique to our beautiful country and each of these can lay the foundation of our creative direction," he said.

Makeover for rental properties

"Long gone are the days when four walls and roof is all that's needed to rent out your properties. In today's era where people crave instant gratification, the demand for good rental properties is on the rise", said Liew.

The abundant supply of properties available make the market more challenging and landlords need to drive a value proposition to differentiate from the competition.

The problem is exacerbated in investment properties that have recently undergone vacant possession and rental units flood the market. Rather than competing in a price war with landlords offering similar units, a smarter alternative would be to offer better value and differentiate your unit.

From a tenant's perspective, a furnished unit requires less cash outlay. Besides the rental and utility deposits, tenants would have to fork out an upfront cost for furnishings and transportation for unfurnished units.

However, the need for a makeover of your investment property is not a ticket to go crazy with furnishings and designs. Designing and furnishing your own home may be up to personal preferences, but when it comes to rental properties, the key is to predict what people want and need successfully.



Subtle touches such as a snack bar filled with nostalgic snacks Malaysians grew up with lend to the look. Image by The Makeover Guys.



Be bold by combining traditional and modern pieces for your own unique personal style. Image by Ruma Home

plan to amass a collection of decor and furnishings over a long period.

"Baba-Nyonya design style definitely requires a higher cost to achieve compared to other design styles. We would say it is equivalent to some of the design styles that require genuine designer collections.

"Time and cost of collecting antique wooden furniture are always unpredictable. There might be an additional cost to refinish old wooden furniture too. The process of accumulating those gorgeous and suitable antique decor furniture will be a great treasure hunt," said Ong.

"Traditional furniture, in general, is usually at a higher value because of the quality and craftsmanship. Each one is different and unique as compared to other mass-production furniture. But here in Ruma Home, we put our best effort to give the best quality of product at an affordable price," said Syafiqah.

On working with interior designers, Azlinda explained that the budget has to be separated into design fee and construction cost.

"Design fee could be expensive depending on various factors such as floor area, the complexity of design, and client expectations," she mentioned.

Liew concurred under ordinary circumstances, people tend to shop for furniture and decor over a year or more. When you work with an interior designer or a makeover company, you need to get all these products all at once, and they add up real quick.

"There are just so many things to buy to turn each of these empty dead spaces into usable spaces. The key is to dissect all these and plan ahead with a budgeting checklist and separate them based on priorities," added Liew.

He believes there are four prime factors to consider when designing and furnishing rental units - design, cost, time and risks.

"What you're designing today may be home to many different people over the next few years. What's really important here is to choose designs and colour tones which are generally deemed 'safer' and have mass appeal.

"Neutral tones work best as they are evergreen and widely accepted. Different colours can have a different meaning to various cultures over the world, so it's best to avoid it unless you're pretty certain who you are serving," he added.

Since these homes are investments to begin with, everything is also cost-sensitive, Liew said. The key is to find a good balance of aesthetics, costs, and practicality. Each day spent on furnishings is also lost revenue for the owner because the unit is left vacant and is not generating income. In general, four to six weeks spent on makeover is reasonable.

It is also undeniable that there are risks involved with rental properties. Liew recommended engaging a service provider for insurance coverage for negligence and malicious damages to your property and furnishings. If that isn't an option, then find cheaper alternatives for furniture as even pricier and more sturdy furnishings will be prone to negligent use and tenant abuse.



Liew believes people buy with emotions.



"Inspiration is everywhere," said Syafiqah.

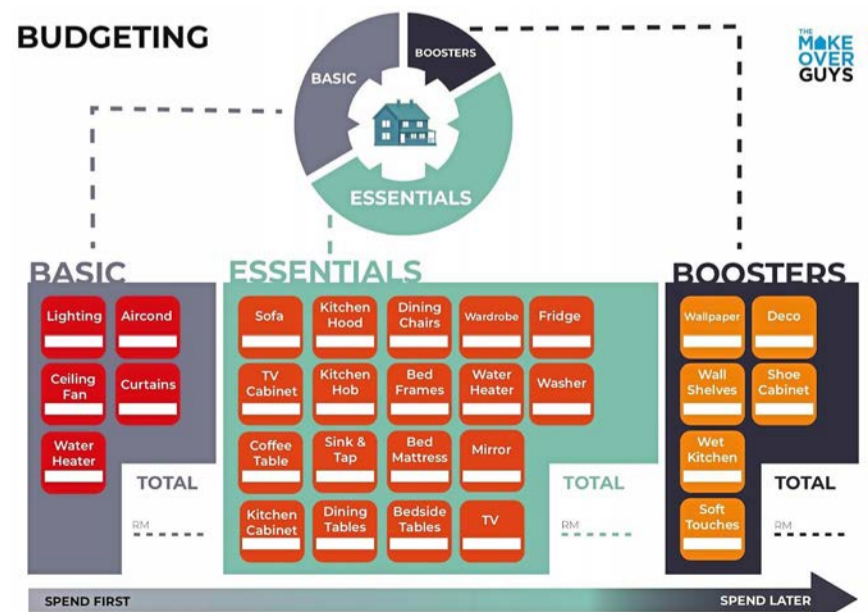


Ong suggested applying local cultures to interior design.

Budgets and priorities

It's easy to get carried away when embarking on interior designs, so setting a budget would be prudent unless you

BUDGETING



A simple budgeting checklist to help break down the complexities of furnishing an entire home.

By JOSEPH WONG
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MALAYSIA has no shortage of iconic buildings that hold regional and world titles. These include Petronas Twin Towers, which still holds the world's tallest twin towers title, Malaysia's tallest building Exchange 106 and the soon-to-be-completed PNB 118.

The latter will supersede Exchange 106 as the nation's tallest as well as being the tallest in South East Asia and one of the world's top 10 structures.

However, StarProperty takes a look at the existing buildings which have instilled a Malaysian flavour into their designs. These include Bangunan Sultan Abdul Samad, Dayabumi, Dewan Undangan Negeri Sarawak, Menara TM and Istana Budaya. These buildings not only have a deeper meaning to their existence but also hold interesting facts.

Bangunan Sultan Abdul Samad

The building is among Kuala Lumpur's earliest Moorish-style buildings. Located opposite Dataran Merdeka and the Royal Selangor Club, this 1897 heritage landmark along Jalan Raja was named after the reigning sultan of Selangor at the time.

The distinguished edifice originally served as the secretariat for the British colonial administration. Later, it housed the superior courts of Malaysia, the Federal Court of Malaysia, the Court of Appeals and the High Court of Malaya before they moved to Putrajaya.

Designed by AC Norman, the architect is also responsible for Masjid Jamek, which explains the two building's similarities. Bangunan Sultan Abdul Samad is now home to the Malaysian Communications and Multimedia Commission as well as the National Heritage Department. It remains one of the city's most famous tourist attractions and a historical landmark in the city.



Dayabumi Complex

This 35-storey building along Jalan Sultan Hishamuddin was built to resemble a mosque with patterns of eight-pointed stars, high vaulted Islamic arches at the top and bottom of the tower and shiny white Fretwork, displace intricately carved decorative designs.

Designed by Malay architect Nik

Malaysian-themed buildings of prominence

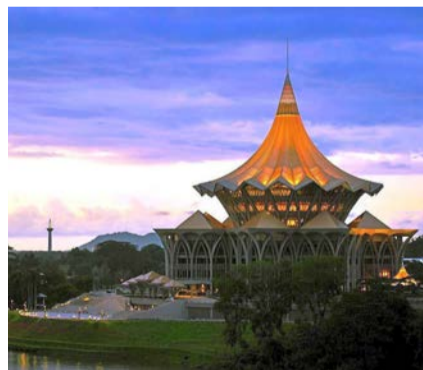
Iconic structures that have a deeper meaning



Mohammed, it was the first modern building in KL to incorporate principles of Islamic design into its architecture. This major landmark was built in the 1980s and was one of the city's earliest skyscrapers.

It used to house the headquarters of national oil company Petronas until they moved to the iconic Petronas Twin Towers in the centre of Kuala Lumpur. It now houses several commercial offices.

Initially owned by Urban Development Authority of Malaysia (UDA), the building was taken over by the KLCC Properties Holdings Bhd (KLCCP), a member of Petronas Group, in 2005.



Dewan Undangan Negeri Sarawak

The current Sarawak State Legislative Assembly Building is located at the north bank of the Sarawak River in between The Astana, the official residence of the Governor of Sarawak and Fort Margherita, a heritage building erected during the time of Raja Brooke.

The building was officially opened by the Yang di-Pertuan Agong Tuanku Mizan Zainal Abidin on July 27, 2009. The

nine-storey building is expected to last a century and is designed like a nine-pointed star. The building is capped with a roof design similar to a Malaysian royal umbrella known as a payung negara.

Describe as one of the most beautiful and iconic buildings in South East Asia, its architecture combines unique elements of Sarawak's heritage with state-of-the-art intelligent building automation systems, multimedia communication facilities, and environmentally friendly features.

The centre structure took inspiration from a traditional Bidayuh baruk roundhouse. The Bidayuh community is one of the 26 different ethnic groups residing in Sarawak.



Menara Telekom

This building has a distinctive design, created to resemble a bamboo shoot, which is one of the local food that Malaysians love to eat. Located along the Federal Highway, it is the headquarters for the TM Group, Malaysia's leading telecommunications company.

Bangunan Sultan Abdul Samad.

Istana Budaya

The construction took three years. Completed in 2001, it is not the tallest building in Kuala Lumpur but is one of the most unique around the vicinity.

Designed by Hijjas Kasturi Associates, Korean construction company Daewoo Construction was in charge of enacting the building which was then officiated by Tun Dr Mahathir Mohamad, the prime minister at that time.

From a distance, Menara Telekom also looks like a sail. When it illuminates at night, the building is very captivating, especially with its large LED screen which is used to play videos and advertising messages which can be seen by vehicles and motorists along Federal Highway.

Istana Budaya

Designed by the local architect firm ADC Architect Sdn Bhd, the inspiration for Istana Budaya is based on a traditional moon kite in flight. The turquoise folds on the roof is reminiscent of the Sydney Opera House in Australia. And the intricate design of the foyer is the most prominent features of the building.

The main building takes the shape of a traditional arrangement or a present made of betel leaves used during Malay wedding and welcoming ceremonies. As in a traditional Malay house, the building is divided into three areas namely the serambi (lobby and foyer), the rumah ibu (main house) and the rumah dapur (kitchen). The interior was constructed with heavy influences from the Malay community and its culture.

There are many more iconic buildings which also deserves mention. These include Ipoh Railway Station, Seri Menanti Old Palace, Melaka Sultanate Palace, Kuala Lumpur International Airport, Malaysian Finance Ministry building, Istana Jahar in Kota Bharu, Wisma Negeri in Seremban, among others.

One thing is certain, there is no lacking in the number of candidates for Malaysian themed buildings. 📍

