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# pre-war redux

Designed by Singapore-based Ministry of Design (MOD), the Loke Thye Kee Residences sets out to capture Penang's old world charm with a funky, contemporary twist.

**LOKE THYE KEE RESIDENCES** is situated in the heart of Georgetown, Penang, one of five Malaysian UNESCO world sites rich in heritage. MOD's design draws inspiration from this heritage, and specifically the historic Loke Thye Kee Restaurant, its 100-year-old namesake and neighbor. Both the restaurant and the residences were redeveloped by the same owner.

Harking back to the romance of the early 1900s, Loke Thye Kee Residences recalls the spirit of a bygone era but adds its own contemporary twist to modernize the living experience. Colin Seah, Founder-Director of MOD explains: "I was very inspired by the romance of Penang in the 1900s, the mood and design of that bygone era was beguiling. We wanted to recall a similar charm in our design for the LTK Residences, but with an added contemporary twist that would modernize the experience and make it relevant for living today."

**LOCATION**

Georgetown, Penang, Malaysia

**BUILT-UP GROSS**

**FLOOR AREA**  
633 sqm

**LAND AREA**

421 sqm

**FACILITIES**

Reception, courtyard, five suites (ranging from 34 sqm to 43 sqm) and four ground floor retail spaces

**CONSTRUCTION**

**PERIOD**  
September 2013 to May 2015

**COMPLETED**

2015

**DESIGN ARCHITECT**

Ministry of Design

**SUBMITTING**

**ARCHITECT**  
K.H. Tan Architect

**DESIGN TEAM**

Collin Seah, Kevin Leong, Joyce Low, Ruth Chong, Tiang Yuping, Sarah Conceicao, Don Washington Castaneda, Richard Herman, Norberto Olegario, Noel Banta, Lolleth Alejandro, Aliza Suarez, Danielle Liu, Ron Sim

**PHOTOGRAPHY**

Ci&A Photography (Edward Hendricks)

**MAIN CONTRACTOR**

SeriousBiz Sdn Bhd

**ID CONTRACTOR**

SeriousBiz Sdn Bhd

**LANDSCAPE**

**CONTRACTOR**  
Camellia Landscape Sdn Bhd

**C&S**

Perunding Pakatan Cergas

**M&E**

O&A Consult Sdn Bhd

**QUANTITY**

**SURVEYOR**  
Kuantipina Sdn Bhd

**ARTIST**

Ch'ng Kiah Kian

Set in five pre-war shophouses characteristic of Georgetown, Loke Thye Kee Residences complements the Loke Thye Kee Restaurant by providing five suites for both long- and short-term guests. Designed amidst the footprint of the traditional shophouse courtyard and alleyway, each of the five suites is precluded by a lush garden forecourt and an intimate private balcony. The suites are furnished with soaring pitch roofs, and all suites are well-appointed with living areas and full facility pantry spaces. The traditional meets the contemporary on several levels, from the materiality to the spatial experience.

Traditional timber hardwood floors are contrasted with customized contemporary fixtures that are designed to appear as if levitating. The rough texture of the original brick walls are visually enlivened by hidden LED cove lighting, while the typically enclosed vanity and wardrobe spaces are celebrated as transparent glass boxes which seamlessly extend into the rest of the room. Floor rugs, cushion fabrics and furniture pieces are chosen to reflect the central theme of adding modern touches to the traditional.

MOD also designed all the branding and in-room collateral in order to provide a holistic experience, ranging from a quirky pillow menu, to a food map navigating the area's street food, the room service menu, TV menu, etc. To bring an additional local element into the suites, local Penang artist



Ch'ng Kiah Kian was commissioned to produce a series of nine special pieces that capture the unique faces of some of Penang's best known heritage buildings. The original art pieces are displayed prominently in each suite.

The Loke Thye Kee Residences hopes to attract short- to medium-stay visitors who want to have the experience of living in a hundred-year-old shophouse but not miss any modern comforts.

**LOKE THYE KEE'S HISTORY**

The name Loke Thye Kee originated from a purpose-built restaurant building during 1919 in George Town, Penang. Founded by brothers Loy Kok Boon and Loy Kok Dai, the restaurant served traditional Hainanese Chinese and western cuisine. For 80 years, Loke Thye Kee, which in Hainanese means 'House of Happiness', was the choice venue for birthday dinners and wedding parties. True to its name, it was also the venue for many

matchmaking arrangements, where young potential brides-to-be would catch a first glimpse of their suitors. These not-so-subtle arrangements would be sealed with a furtive glance and a sip of tea in a certain pre-arranged drinking style. Hence, Loke Thye Kee is also affectionately known as the Love Boat which also refers to its architecture.

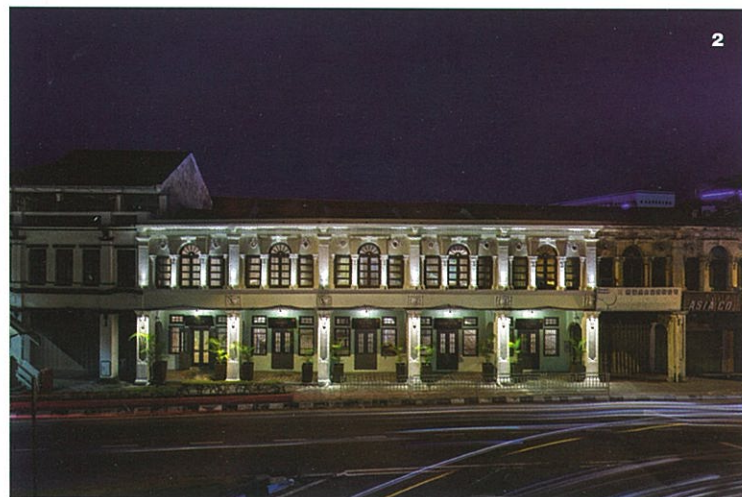
Local businessman and philanthropist Khoo Sian Ewe was the original owner of the Loke Thye Kee building. Khoo was the richest land owner in Penang in the early 1900s and also the landlord and friend of the Loy family. So when they needed a new home for their restaurant, he built and rented to them the iconic ship-inspired building that remained its home until 1996. The current owners, 1919 Global, purchased both the Loke Thye Kee Restaurant, and a series of five shophouses next to it, to convert into Loke Thye Kee Residences. **aa**

1/ Entrance to the reception

2/ Exterior facade at night

3/ Entrance to one of the suites

4/ Suite with a soaring pitch roof





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