

SME CENTRE

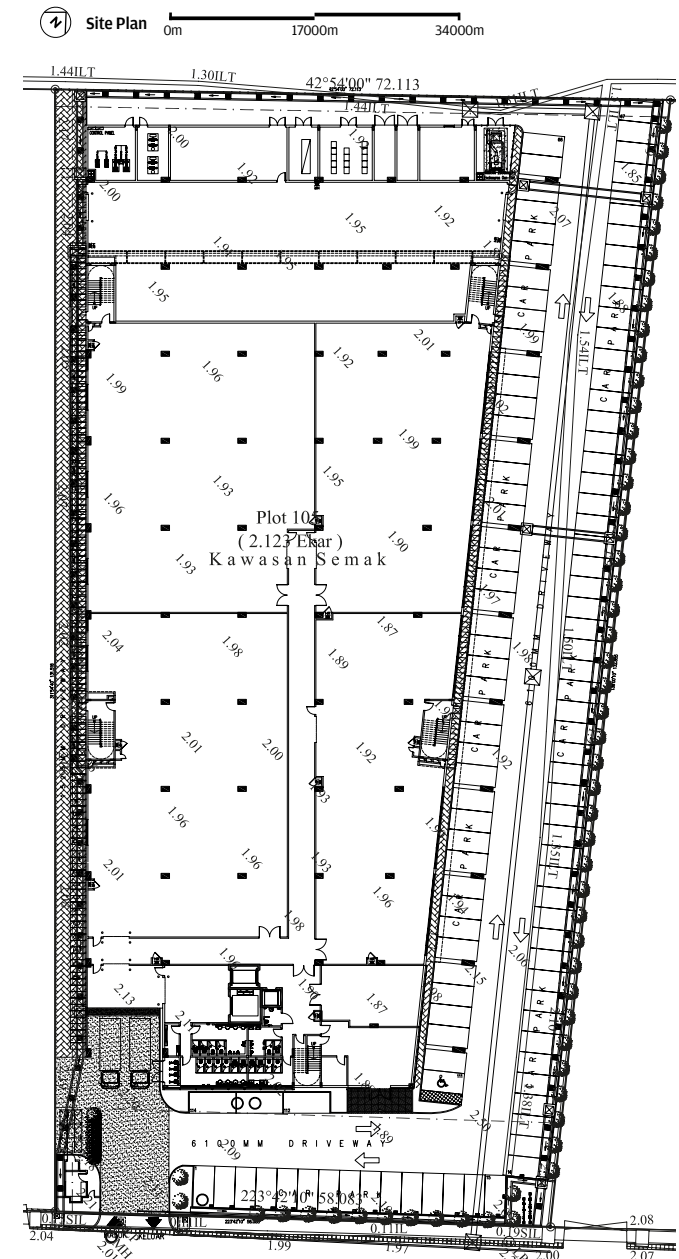
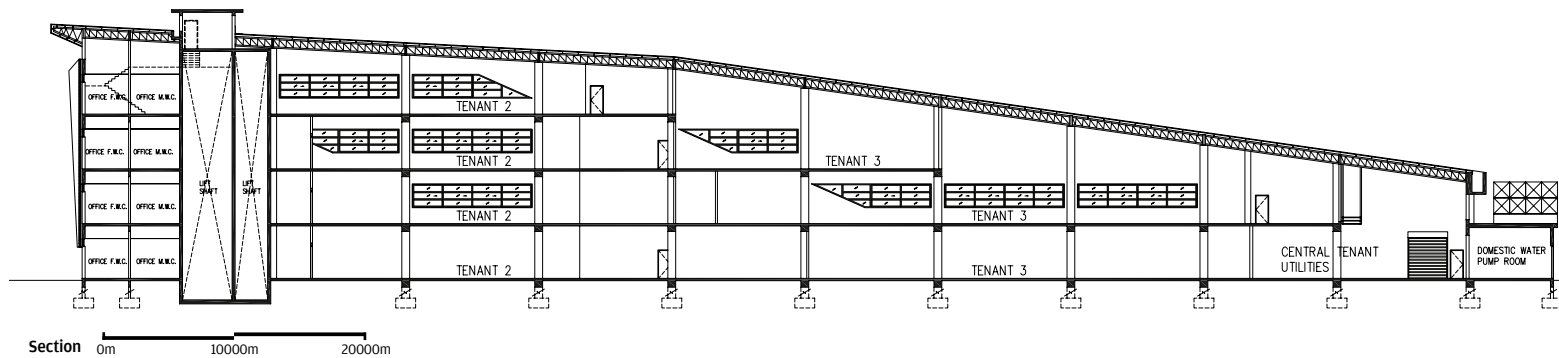
A complex with a sleek high-tech design
facilitates the housing of SME businesses.

The SME Centre is a four-storey multi-tenanted factory developed by the Penang Development Corporation for lease to Small and Medium Enterprises (SME). The goal is for the state government to facilitate the growth, development and promotion of SMEs in the global market, as well as to serve multi-national companies who currently have their manufacturing facilities locally in Penang and other parts of Malaysia.

The site is quite challenging. It is a small plot of land and has a slope that emanates from the middle of the aviation runway



Exterior details add interesting features to the building



CLIENT PENANG DEVELOPMENT CORPORATION	C & S ENGINEER CSP CONSULTANCY
LOCATION TAMAN PERINDUSTRIAN BAYAN LEPAS, PENANG	M & E ENGINEER PEN KONSULT SDN BHD
YEAR COMPLETED MAY 2011	QUANTITY SURVEYOR KUANTIBINA SDN BHD
ARCHITECT BYG ARCHITECTURE SDN BHD	CONTRACTOR SUCCESS CONSTRUCTION SDN BHD
SITE AREA 8,585.08 SQM	METAL ROOF AND WALL CLADDING SWISSMA
BUILT-UP AREA 15,461 SQM	COMPOSITE WALL PANEL ALUCOBOND
PROJECT PRINCIPAL AT BEN YEOH GUAN BENG	PHOTOGRAPHER LUCAS & JOYCE PHOTO-WORKS
PROJECT TEAM KM NG, GL YEAP	

of the Penang International Airport at its rear. The objective requires programmes that would maximise rental floor area and have a functional yet flexible plan to suit the needs of SMEs of different industries. This project is also outlined with a very tight budget.

These situations result in the design having a very small ground floor footprint that progressively cantilevers into larger floor plates sideways at the upper floors. Large cantilevers supported with V-columns are created over driveways. Fire appliances throughout driveways are minimised according to the Uniform Building By-Laws 1984. The overall design forms a wedge-like shape sculpted by the sloping height controlled line from the airport runway. The building is equipped with air conditioning ledges to minimise clients' air conditioning cost investment, as well as smoke spill systems to allow for flexibility of merging tenancies or further subdivisions.

High-tech low-maintenance sustainable materials are used, viz. glazing with sun shading fins are introduced for front facades and standing seam metal roofing with metal wall cladding are used for the upper parts of the building.

View of the complex from the main road



View of the complex from the right

