

MM++ Architects > Vietnam

OCEANIQUE VILLAS

Binh Thuan



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LANDSCAPE

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CONSTRUCTION PRD

2013/2014

SITE AREA

4,000 sqm

FLOOR AREA

1,000 sqm

DESIGN PRINCIPAL

My An Pham Thi

LOCATION

Mu Ne, Binh Thuan, Vietnam

DESIGN PERIOD

2012

Garis pantai yang panjang dan iklim tropis monsoon tak dapat dipungkiri membuat Vietnam menjadi negara dengan daya tarik wisata yang kuat. Derasnya arus pengunjung mendorong perkembangan fasilitas penunjang pariwisata, khususnya sejak kebijakan Doi Moi tentang reformasi ekonomi diberlakukan di Vietnam pada 1986.¹ Provinsi Binh Thuan di semenanjung tenggara Vietnam adalah salah satu wilayah yang mengalami perkembangan pesat dengan menjamurnya hotel dan resort. Di wilayah inilah, tepatnya di Mui Ne, MM++ Architects merancang Oceanique Villas sebagai anomali di tengah maraknya proyek komersial bernuansa tropis.

Oceanique Villas merupakan pengembangan hunian pribadi skala kecil yang terdiri dari tiga vila berlantai dua. Tapak berbatasan dengan pantai Laut Cina Selatan dengan pemandangan laut yang menakjubkan. Berbicara tentang vila tropis di tepi laut, bayangan akan bangunan berdinding kayu atau bambu dan beratap jerami hampir selalu hadir di benak setiap orang. Itu pula yang memang tercemarkan dari karya beberapa arsitek kontemporer Vietnam yang fokus mengeksplorasi material lokal, khususnya bambu. Namun bayangan itu tidak terealisasikan di Oceanique Villas. Di sini, arsitek justru menghadirkan bangunan berbentuk kubus yang tegar dengan penampilan putih bersih.

Dari segi tampilan yang sangat kontras dengan lingkungannya, sekilas arsitek tampak tidak mempedulikan konteks lokasi dan iklim tropis yang menaunginya. Namun apakah *sense of place* harus selalu dimunculkan melalui stereotipe berupa langgam atau material tertentu? Di balik dinding beton tersebut, arsitek menyusun tata letak yang dirancang menerus tanpa sekat dengan bukaan-bukaan lebar yang menghadirkan pemandangan laut tak terbatas dari dalam rumah. Tidak hanya itu, arsitek juga meletakkan sepetauk *courtyard* berupa kolam dan taman kecil di tengah vila untuk mendinginkan suhu, sekaligus menjadi titik perpindahan dari lantai bawah ke atas. Di lantai atas, jendela-jendela jalusi diaplikasikan secara jamak yang menambah rasa tropis. Terkait kelembapan udara yang tinggi di lokasi, tata letak seperti ini memungkinkan pertukaran udara yang leluasa.

Ventilasi silang ternyata bukan satu-satunya hal ihwal lokalitas yang direspon arsitek. Di area yang menghadap laut, arsitek merancang halaman rumput yang berfungsi sebagai area berjemur, plus kolam renang untuk masing-masing vila. Area ini dirancang tanpa pembatas sehingga kegiatan bersantai dapat terjadi secara komunal. Komunalisme ini mengingatkan akan ruang bersama di mayoritas pemukiman tradisional suku-suku bangsa di Asia Tenggara yang secara budaya memang gemar berkumpul. Sepetak halaman seluas hanya seperlima bagian dari tapak ini pun menjadi sesuatu yang menjadi indikator *locus paling kuat* karena mempertimbangkan unsur budaya. Hal ini menjadikan debat mengenai penampilan bangunan yang "kebaratan" menjadi tidak urgensi lagi.

*"In Asia, the cultures are vigorous. This wondrous region is rich with traditional architecture that marvelously makes places,"*² sebut Tan Hock Beng tentang budaya dan adat istiadat yang menjadi unsur tak terelakkan dalam perancangan arsitektur di Timur. Hal itu mungkin saja benar. Jika Oceanique Villas hanya direspon cepat dari sisi visual, tentu ia bukanlah vila yang dilirik wisatawan yang biasanya mencari eksotisme khas wilayah tropis. Namun mengingat Oceanique Villas adalah hunian pribadi—meskipun disewakan untuk jangka pendek—arsitek hanya ingin fungsional dengan tetap merespons iklim dan menghadirkan *sense of place*, terlepas dari citra modern yang akhirnya muncul.

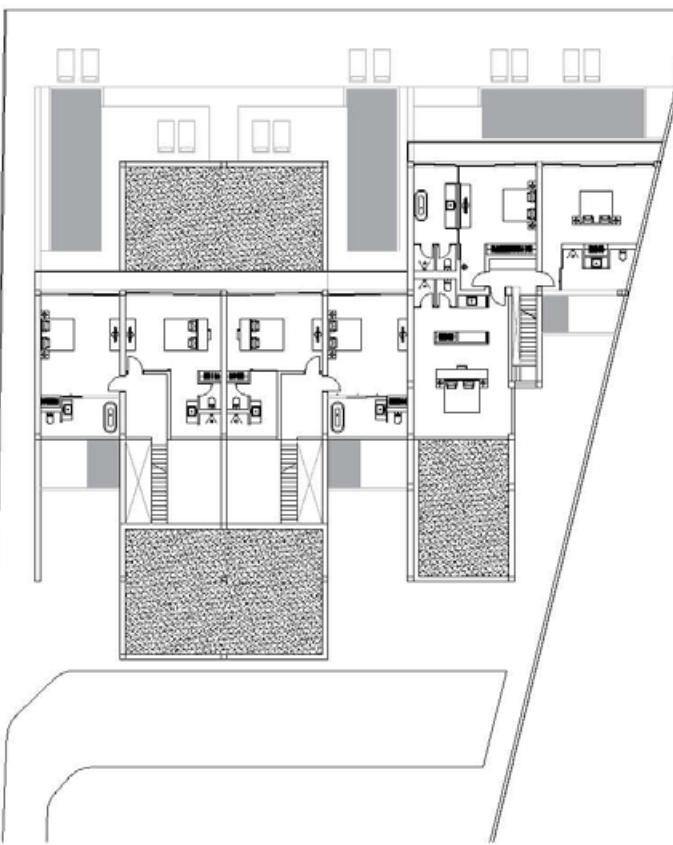
Long coastline and tropical monsoon climate have undeniably made Vietnam a country with formidable tourist attraction. The swarms of tourists encourage the development of tourism support facilities, particularly since the Doi Moi policy of economic reforms was enacted in Vietnam in 1986.¹ Binh Thuan Province in the southeastern peninsula of Vietnam is one of the areas rapidly developed with the burgeoning hotels and resorts. It is in this area, specifically in Mui Ne, that MM++ Architects designed Oceanique Villas as an anomaly in the midst of commercial projects with tropical nuances.

Oceanique Villas is a small-scale private residential development consisting of three two-storey villas. The site is adjacent to the South China Sea, providing marvelous ocean views. Speaking of tropical villas by the sea, the image of wooden or bamboo building with thatched roof will almost always come to the top of anyone's mind. And this powerful image is reflected in the works of several contemporary Vietnamese architects who focused in the exploration of local material, especially bamboo. However, this image is not visualized in the design of Oceanique Villas. Here, the architect presents a white, clear-cut, cube-shaped building.

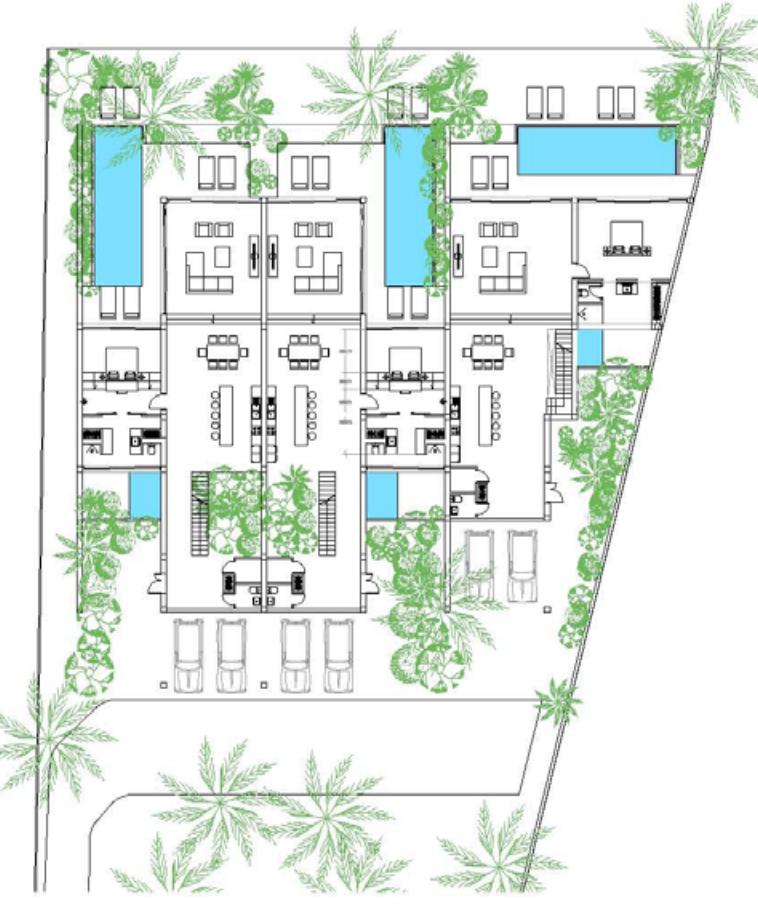
Judging from the appearance—which is a stark contrast of its surroundings, it seems at a glance that the architect did not care about the context of the villa's location and the tropical climate. But must the sense of space always be raised through stereotypes such as a particular style or material? Behind the massive concrete walls, the architect arranged a continuous layout sans partitions with wide openings that provide infinite ocean view from inside the house. Moreover, the architect also put a patch of courtyard in the form of a small pool and garden in the middle of the villa to lower the overall temperature and also serves as a transfer point from the bottom floor to the top. On the top floor, louvered windows are applied in a cluster, enhancing the tropical nuance. Given that the location is bestowed with high humidity, this kind of layout allows exceptional exchange of fresh air.

Cross ventilation was not the only matters of locality addressed by the architect. In the area facing the ocean, the architect designed a grassy lawn that serves as a sunbathing area, plus a swimming pool, for each villa. This area is designed without borders, so that leisure activities can occur communally. This communalism is reminiscent of common areas prevalent in most traditional homes in Southeast Asia, whose people are keen on communal activities. This area, with a size of only one-fifth of the whole site, becomes the most powerful locus indicator due to its cultural considerations. This also makes the debate about the "westernized" look of the building irrelevant.

*"In Asia, the cultures are vigorous. This wondrous region is rich with traditional architecture that marvelously makes places,"*² said Tan Hock Beng regarding the culture and customs that become an inevitable element in architectural designs in the East. And it may well be true. If the Oceanique Villas' design is responded only on its visual side, it would not be a villa chosen by foreign tourists who typically look for tropical exoticism. However, since the Oceanique Villas is a private home—even though it can be rented for short periods—the architect would only like to make it functional while still responding to the climate condition of the area and to present a sense of place, regardless of any modern image that emerged.



First Floor Plan



Ground Floor Plan

¹ Hall, C. Michael, and Stephen Page. *Tourism in South and Southeast Asia*, 175 (Routledge, 2012), accessed December 2, 2014.

² Tan Hock Beng, *Tropical Retreats: The Poetics of Place* (Singapore: Page One Publishing Pte Ltd, 1998), 11.

1

Permukaan tanah yang dirancang lebih tinggi 1,8 meter dari permukaan pantai membuat penghuni merasakan pemandangan laut yang menarik dari villa.

2

Bukaan-bukaan lebar dan tata letak menerus membuat pertukaran udara menjadi lebih leluasa.

Wide openings and continuous layout create exceptioal cross ventilation.

3

Komunalisme khas Asia Tenggara terlihat dari nihilnya pembatas antar villa pada halaman belakang yang menghadap laut.

4

Courtyard di tengah rumah membuat interior menjadi terasa eksterior, di samping berkontribusi mendinginkan suhu ruang.

The courtyard in the middle of the house brings a nuance of the exterior into the interior, as well as helping to lower the overall temperature of the house.



1

2

1

2



3

4

3

4

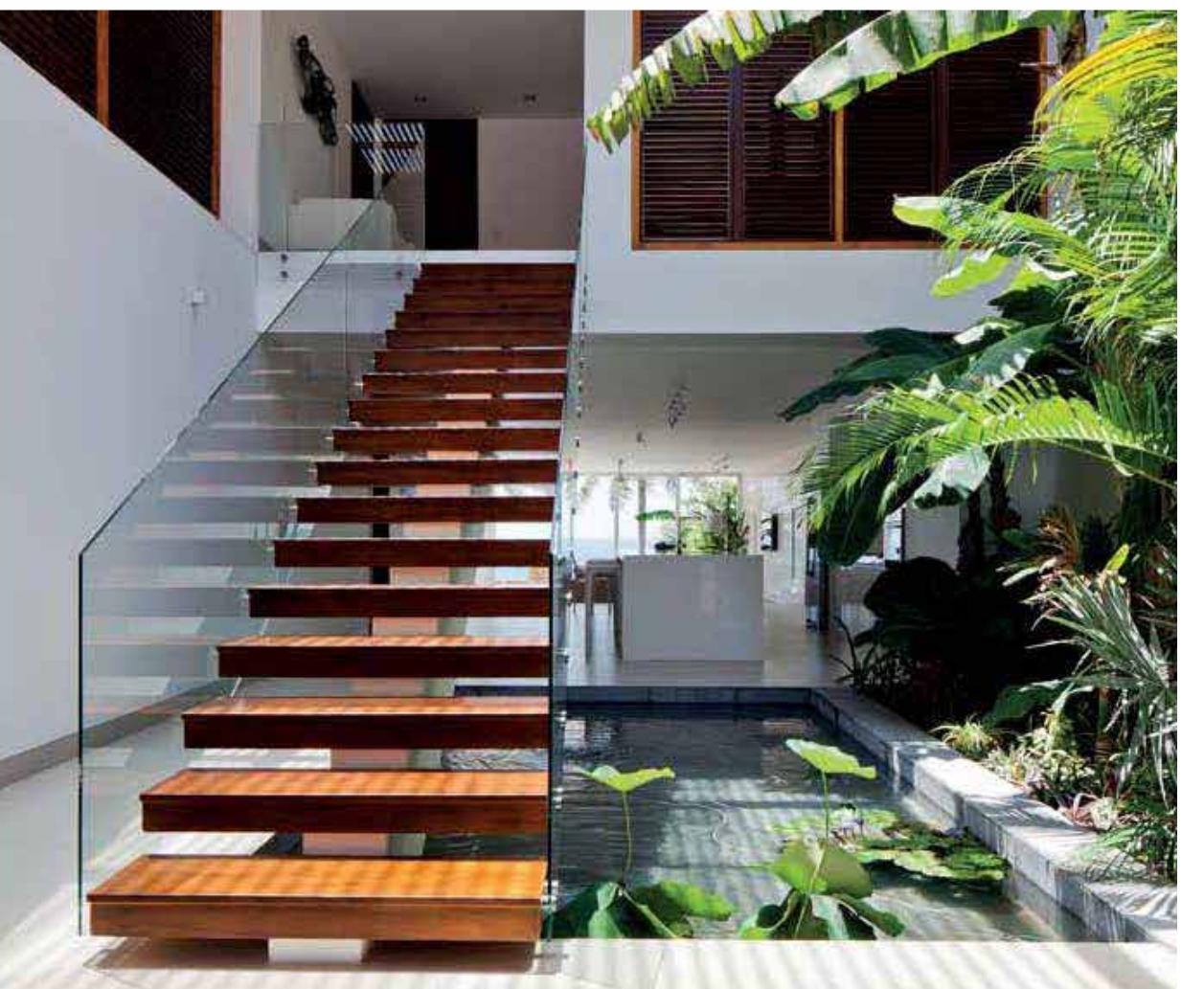


5

Jendela-jendela jalusi dari kayu sebagai media ventilasi yang juga menambah rasa tropis.

Louvered wood windows as ventilation enhance the tropical nuance.

5



PROFIL ARSITEK - ARCHITECT'S PROFILE

MM++ Architects merupakan biro yang berbasis di Ho Chi Minh City, Vietnam. Biro ini didirikan oleh My An Pham Thi dan Michael Charrault pada tahun 2009. My An Pham Thi dan Michael Charrault masing-masing merupakan lulusan dari University of Hanoi dan Paris-Belleville School of Architecture. MM++ Architects memiliki tujuan menghasilkan arsitektur yang terjangkau, adaptif terhadap lingkungan, memanfaatkan iklim tropis dan dekat dengan alam. Prinsip utama desain MM++ Architects adalah to create beautiful space for everyday life; stay free of "ready-made" solutions and collaborative creative process.

MM++ Architects is a firm based in Ho Chi Minh City, Vietnam. It was established by My An Pham Thi and Michael Charrault in 2009. My An Pham Thi and Michael Charrault is a graduate from the University of Hanoi and Paris-Belleville School of Architecture, respectively. The goal of MM++ Architects is to produce architecture that is affordable, adaptive to the environment, make the most of tropical climate, and close to nature. The main design principle of MM++ Architects is to create beautiful space for everyday life; stay free of "ready-made" solutions and collaborative creative process.

