

Contract Service Center

台灣房屋 尊榮簽約中心

設計者」水相設計／李智翔
參與設計」陳凱倫、陳曉伶、李柏樟、黃凱崙
攝影者」李國民
座落位置」桃園
室內面積」90坪
主要材料」栓木厚皮、雅士洞石、水舞石、哈利灰石、蒙馬特灰石、煙燻橡木地板、進口壁紙、鐵件、鍍鈹
設計時間」2011年8月至9月
施工時間」2011年9月至11月

Designer」 Waterfrom Design / Nic Lee
Participants」 Kevin Chen, Joanne Chen, River Lee, Kyle Huang
Photographer」 K. M. Lee
Location」 Taoyuan city, Taiwan
Material」 Doughwood, cavity stone, Limestone, Montparnasse limestone, smoked oak wood, wallpaper, metal member, and titanium plate
Area」 298㎡
Design Period」 Aug.2011~Sep.2011
Construction Period」 Sep.2011~Nov.2011

李智翔

畢業自紐約PRATT INSITITUDE室內設計，2008年成立水相設計，擅長幽默的設計語彙與賦予空間強烈故事性，具有不按牌理出牌的设计特徵，並榮獲2007~2010年間台灣十大室內設計師之一。
得獎記錄/
2011 台灣室內設計大獎 住宅空間類TID 獎
2011 國家金點設計獎
2010 台灣室內設計大獎
《2007~2010台灣十大設計師》
2010 國家金點設計獎
2010 台灣室內設計大獎 住宅空間類TID 獎
2010 亞太空間設計協會 Excellent Award
2009 台灣室內設計大獎 商業空間類 金獎

Nic Lee

Education/ Master in Interior Design ,PRATT INSITITUDE
Experience/ General director ,Waterfrom Design Award/
2011 Taiwan Interior Design Award , residence category, TID AWARD · 2011 Golden Pin design award · 2010 Taiwan Interior Design Award, Best 10 interior designer since2007~2010 · 2010 Golden Pin design award · 2010 Taiwan Interior Design Award , residence category, TID AWARD · 2010 Asia Pacific Space Design Award(APSDA) Excellent Award in Beijing · 2009 Taiwan Interior Design Award , commercial space category, Golden AWARD



當電腦鍵盤逐漸取代了書寫，取而代之的是追求一致性與快速化的輸入法，也讓我們逐漸失去書寫的樂趣。然而有趣的是，在逐漸失真的年代裡，制定買賣契約的雙方卻仍是以筆書寫、以印鑑為信。為了彰顯這份以親筆書寫文字記載的誠信，以及對契約的慎重以待，在房仲交易文化裡逐漸形塑出一種創新的概念：VIP簽約中心。除了將「簽約」這個行為模式更加儀式化，以更隆重的形式來彰顯契約簽訂當下，書寫的重要性與尊榮感。這也意味著場域空間與行為模式之間，隨著時代迅速演變而創造許多更具彈性、多元身分的場域型態，更也脫離過去傳統定義上的絕對性。如同此案，便是一例。採訪」周興莉

書寫概念的置入

書寫文字的美好，側、勒、努、趯、策、掠、啄、磔的筆運脈絡，原本筆觸該反映著書寫者的性格態度，卻在科技下逐漸模糊不清。故此案設計概念便以「文廳」構築空間，輔以茶坊作為待客之道，將中華文化獨有的書寫工具依序轉化為筆房、墨房、紙房、硯房四間風格各異的簽約室，更象徵著簽約時對書寫文字的誠信與慎重，更代表其待人處事的態度。

古代的文房乃官府掌文書之地，故在入口大廳，藉由既有樑柱四周圍繞出書庫，背板則以品牌識別色一橘色襯底，作為陳列展示之用。壁面以石材的樸拙感映襯典藏畫作的擺設，跳脫制式櫃台樣貌，構築深層的文化底蘊。由於該企業長期關注台灣在地文化，刻意以品茗作為待客之道以及企業強調的服務精神。

設計師以「天圓地方」的東方空間思維，在大廳前方建構一座圓形茶坊，圓弧格柵一來淡化原有結構的鋁門窗，又能創造豐富的光影效果。圓形的漢白玉石檯面上擺放了八種天然有機的台灣茶葉，可供賓客挑選，同時上方也可投影出所贊助世博會台灣館的形象MV。另也作為一個水平與垂直軸線的交會——進入筆、墨、紙、硯房的緩衝休憩區。圓形特性是極為有趣的，處於圓之外感覺是開放的，然而在圓之內又具有安定感。透過木質的溫潤觸感與圓弧的包覆狀，賦予賓客沉澱心情的安定力量。

以「文廳」構築空間

【筆房】：「尖、齊、圓、健，筆之四德」，以整齊序列的木格柵喻竹管，並埋藏巧思在底端削尖使其狀如筆型，自然的木紋呈現樸實內斂精神，正如筆直端正的性格。

【墨房】：設計師以具有潑墨紋理的石材營造卷軸般的山水意象，大面積的留白並藉由石材天然的色澤表現出「濃、淡、乾、濕、焦」的五種墨韻。

【紙房】：以淡雅的色調鋪陳，設計概念來自紙張隨空間展開的多變形體，並以不同材質來表現紙張特性，如摺紙般的折面立牆或皺褶紋理鋪陳，如古詩「滑如春冰密如繭，把玩驚喜心徘徊。」的欣喜若狂感受。

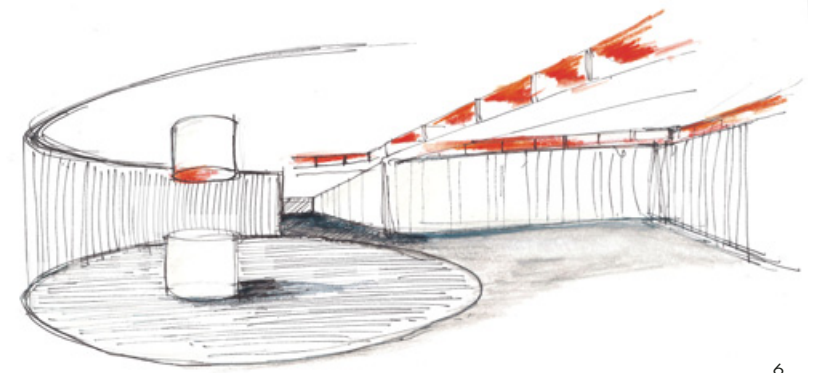
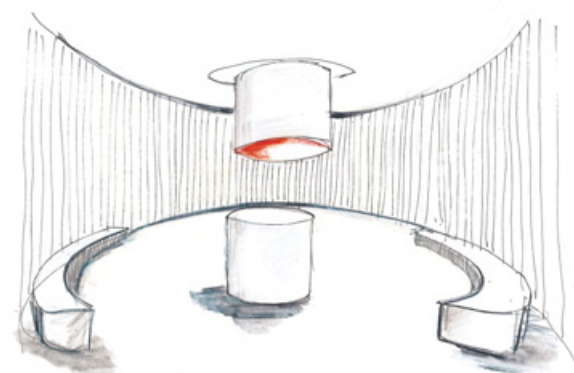
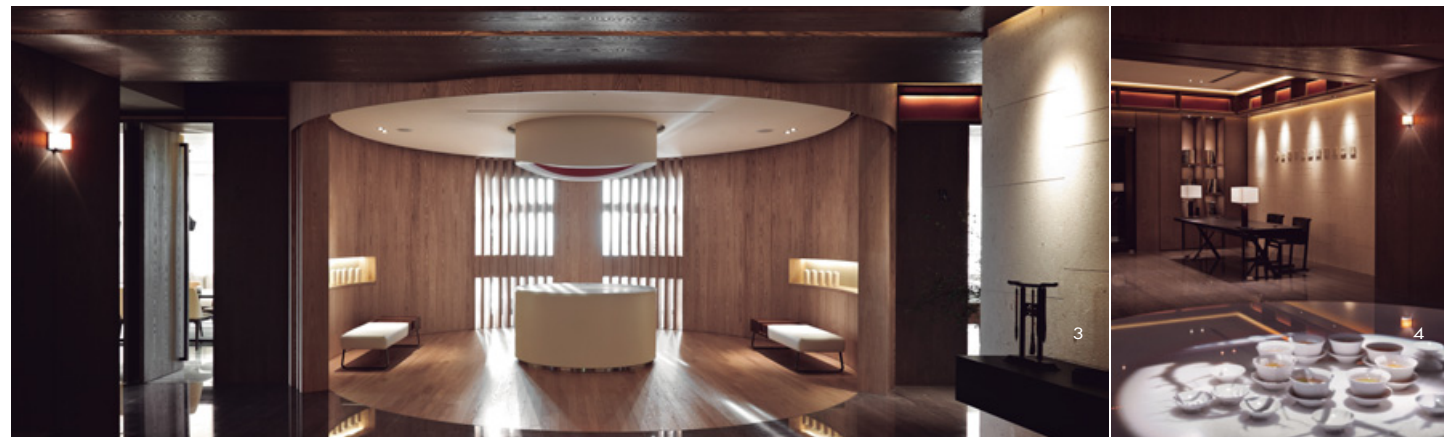
【硯房】：硯銘上常出現的「以靜為用，是以永年」。當筆、墨、紙隨著時間漸漸消耗，唯有靜止的硯台以其堅硬的耐性源遠流長。牆面層次堆疊的木作如墨條一般，空間底端以黑色石材圍塑。

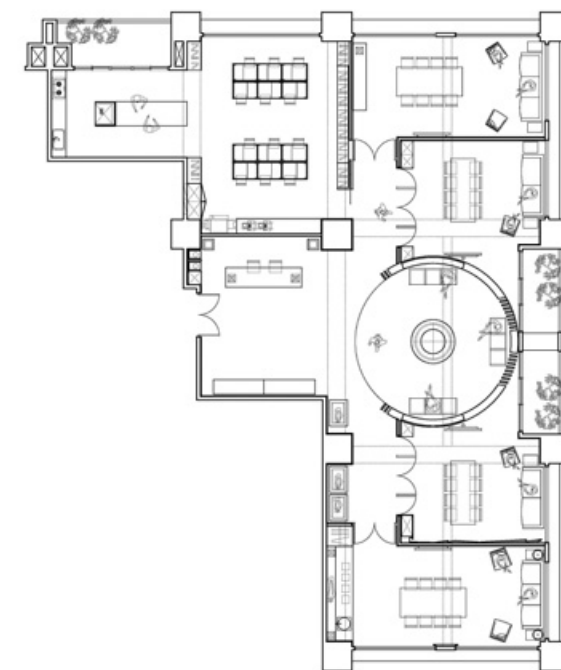
1. 在大廳前方建構一座圓形茶坊。
1. Round shaped tea pavilion in front of the reception space



2. 圓形茶坊是水平與垂直軸線的交會處。3. 茶坊的漢白玉石檯面上除了展示外，上方可投影出所贊助世博會台灣館的形象MV。4. 茶坊也是進入筆、墨、紙、硯房的緩衝休憩區。5.6. 設計師sketch，圓形茶坊與大廳的空間關係。

2. Round tea pavilion is located in a jointed position which signifies the "vertical axis" and "horizontal axis" joint 3. Tea pavilion is a space ushering one into four rooms 4. Projected image shows Taiwan Reality's role in the Shanghai Expo 5.6. Sketch shows the relationship between the tea pavilion and main hall





When computer typing replaced traditional handwriting, the art of writing gradually lost its attraction. In our time, only very few documents still maintain this old tradition such as a real estate transaction document. Many real estate agencies furnish a special room, and in this room, buyers and sellers sincerely sit together and make exchanges of all legal documents. This room is what people know today as a VIP Contract Service Center. The space is not only a functional space but also signifies how sacred it is when a name is put visibly on a piece of paper and a seal is made.

Insertion of the idea of handwriting

Chinese calligraphy handwriting has eight different hand-manipulating postures; and according to ancient wisdom the writing posture is a way to read the thought of the writer. Yet digital technology has ruined the old wisdom and the tradition disappearing. Taiwan Realty Contract Service Center wished to resurrect the old tradition and even transforms "four elements," that are the instruments of Chinese ink writing art, into four spaces in their Center. The four rooms - brush pen room, ink stick room, paper room, and ink stone room, signify four processes of the paper work and the way paying tribute to their customers of two parties.

The reception space is a direct copy of ancient literati's room. Books surround the space against a wall in orange color, the iconic sign of Taiwan Realty. Rustic stone against a silky book cover builds a spatial dialogue between the past and present, modern and ancient.

The designer's spatial concept for a tea pavilion is derived from ancient Chinese cosmology and the geometrical order of the shape of the Universe; the circular tea pavilion is fenced by patterned grating. Light and shade give the space a fanciful air like walking into a different time and space. On the top of a circular table there are eight boxes of Taiwan indigenous tea; guests select one and a service man will make tea for them. Projected images show a clip of a movie showing Taiwan Realty's role in the World Expo in Shanghai. On the partition there are openings leading into an intermediate space for the final four rooms. The materials in the circular space are all wood; the warm color and texture are good to levitate an agitated mind and looks for settlement in this tranquil space.

Literati's Room - Four elements

Brush Pen Room: Brush pen is the first of the four elements. According to the pen master's pithy formula, brush pen needs to be made of a pointed tip, alighting brushing feather, round body and energetic elasticity. Nic built a lined-up mullion wood fence according to the impression of a good brush pen derived from the formula. The wood texture and tectonic treatment signifies integrity and sincerity, the true culture of Taiwan Realty.

Ink Stick Room: Nic treated this room like a calligraphy landscape scroll; natural stone texture exhibits the five techniques of brush paint. Voided white surfaces and stone texture give a dominating impression as if surrounded by true nature.

Paper Room: Design concept was to utilize the physical property of paper - its elastic and multiple layers. The room has a partition with a folding pattern like origami paper. Guests may find fun and interest when the folding surface is read differently.

Ink Stone Room: The most common inscription on ink stone is "Stillness makes it ready to be used, and it will last for good". The ink stone is the only element out of the four elements that will be used for years even for generations. The wall of the room shows a stacked wood pattern like ink sticks while the lower position is clad with dark color stone like ink stone.

7. 進入四間簽約室的入門皆以折門呈現，強化空間的開闔性。8.9.11. 紙房。以淡雅的基調鋪陳，設計概念來自紙張隨空間展開的多變形體，並以不同材質來表現紙張特性，如摺紙般的折面立牆或皺褶紋理鋪陳。10. 平面配置圖。
7 Folding doors increase the spatial dimension of the four rooms 8.9.11. Paper room: the room's partition resemble folding pattern of origami art 10. Plan





12. 通往硯房的過道，左側為紙房。藉由既有樑柱四周圍繞出書庫，背板則以品牌識別色—橘色襯底，作為陳列展示之用。13.14. 硯房。牆面層次堆疊的木作如墨條一般，空間底端以黑色石材圍塑。15. 通往筆房的過道，右側為墨房。
 12. A passage leading towards the Ink stone room. Paper room in on the left 13.14. Ink stone room and its partition treatment, resembles the hardness of ink stone and pattern of ink sticks 15. A passage leading towards the brush pen room. Left side is the Ink Stick room

業態概述&空間條件

企業類別 房屋仲介業
工作人數 庶務人員12人+接待人員2人
機能需求 接待區、茶室(形象展示區)、四間VIP簽約室(筆、墨、紙、硯)、庶務辦公區
空間架構 尊榮簽約中心是一種在房仲交易文化裡，將「簽約」這個行為模式更加儀式化所誕生的新空間場域。此案以「文廳」構築空間，並以茶坊作為待客之道，將中華文化獨有的書寫工具轉化為筆、墨、紙、硯四間風格各異的簽約室，更象徵著簽約時對書寫文字的誠信與慎重度。

company profile and spatial demand

Category Real-estate Agency
Workers Administrator: 12, reception: 2
Functional demands Reception area, tea room VIP contract rooms (4 rooms), office
Spatial description Contract Service Center is a locus where real estate transactions make final closure and all legal document would be signed here. Four rooms named after brush pen, ink stick, paper and ink stone are derived from the four elements in Chinese literati's room, to give each party the best moment and ritualized the memory in their life



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16. 墨房的入口折門，與紙房同樣位於茶坊兩側，皆以淡雅色系為基調。17.18. 墨房。以具有潑墨紋理的石材營造卷軸般的山水意象。19.20. 筆房。牆面以整齊序列的木格柵喻竹管，並以自然的木紋呈現樸實精神。
 16. Folding door leading towards the Ink Stick Room
 17.18. In Stick Room and its interior impression like facing an ink-painted landscape
 19.20. Brush Pen Room - wood mullion signifies lined up brush pens and the characteristics of integrity



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