

PAMSC-HSL-NP Architecture Ideas Competition 2021

Queries & Answer

#	Q:	A:
1.	Request for dwg file for the site.	The files are in the acknowledgement email from PAMSC. Or download from this link:
2.	Request for Planning Guidelines.	https://drive.google.com/drive/folders/195XN-8marzP1DtUWleMcrwxr8jAc0XoZ?usp=sharing
3.	Request for 3D model.	Not available.
4.	Building setbacks (1/3 height rules) - from main/access road - from lot boundaries - for basement/sub-basement	Refer to Diagram 1. - Green belt - not applicable for this site. - maximum length for fixture beyond setbacks (fins, awnings, ledges & etc.) : 0.3m
5.	Maximum GFA of 30,000 sqm.	The maximum gross floor area (GFA) of 30,000 sqm. is a guide. Gross floor area includes all the floor area, including all services and car parks.
6.	Car & Motorcycle parks provision	Refer to Development Control Standard (DCS) Chapter 7. - Mechanical parking is allowable. - Shortage can be appealed, subject to justification. - Basement car park is allowable. No restriction on number of basement level.
7.	Height of building	No height control for this site but subject to building setbacks. The height of building is defined as the vertical distance from the ground level to the highest point of a building (usually the rooftop).
8.	Kuching Local Plan/Plot Ratio/Zoning Plan	No plot ratio guidelines in Sarawak, however, participants can indicate the plot ratio.
9.	Building component/program/space	Commercial development (including office, serviced apartments & etc.), except for the hotel. Mixed commercial development is allowed.

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10.	Economic feasibility and cost estimate supporting the viability of the proposal.	Refer to Item 4.1(f) in the Competition Brief. Architects are free to propose.
11.	Return of Investment requirement	Commercial space for sale and lease, depending on component mix.
12.	Judging criteria	Design excellence (50%) Innovative and sustainable solutions (20%) Economic and financial viability (20%) Design report & graphic communication (10%)
13.	Future development	None for now. Only for this site.
14.	Local economic & social context	Architects are free to propose.
15.	Building material	Architects are free to propose any relevant social context. Subject to feasibility and viability of the project.
16.	Submission format/requirements	Refer to item 15.0 of the Competition Brief. 3D animation/walkthrough is not required. The physical model is not required. Hardcopy submission is not required. The team's profile/portfolio is not required. All submissions must not bear any name of the participants or any identifying marks whatsoever so as to ensure anonymity.
17.	Team member(s)	Submit together with Declaration Form (Appendix B) attached in the Competition Brief upon submission of entry.

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18.	Land value	Purchased in 2019 based on market value. The current value is about RM 10 million per acre.
19.	Return on Investment (ROI)	For sale & lease. Depending on component mixed.
20.	Optimum public/community engagement	The promoter intends to create spaces on the lower floors beneficial to the public. This includes opportunities for community engagement. The area would be entirely up to the participants' proposal.
21.	Relationship between Next Phase & HSL	Associated companies.
22.	Panel of Jury	<ol style="list-style-type: none"> 1. Ar. Ivy Jong (Jury Chair) 2. Datuk Ar. Ezumi Harzani bin Ismail 3. Ar. Mike Boon Chee Kian 4. Ar. Lillian Tay Wai Fun 5. Mr. Yu Ji <p>More info: https://drive.google.com/file/d/13Q7JGK073_eQ3loP5ZeiMX4ZXTfTF-Gr/view</p> <p>This competition's results strictly follows the decision from the panel of jury.</p>
23.	Current land use for Lot 353	Commercial
24.	Access road/road reserve	<p>Architects are free to propose any suitable access road. Lot 354 & 336 are road reserve surrendered.</p> <p>Road width: Jalan Tabuan is 33m (100 ft.) Lorong Tabuan Timur 2 is 15m (50 ft.)</p>

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25.	Requirements on treatment of road adjoining Jalan Tabuan.	Architects are free to propose any suitable treatment.
26.	Floor level(s)	Architects are free to propose any suitable floor level.
27.	Soil test	Not applicable.
28.	Architect Appointment	Sarawak consultants are required for submission to relevant authorities under the local ordinance & regulations. The appointment of consultants shall be for the implementation of the project at a later stage.
29.	Sub-consultants for the project	Architects are free to collaborate with any sub-consultants for the competition.
30.	Copyright of the design proposal	The ownership copyright of all the participants' works shall be in accordance with the Copyright Act 1987 (ACT 332) and any of its amendments for the time being in force in Malaysia.
31.	Minimum floor efficiency	At least 75%
32.	Green Building Index (GBI) rating	Not required.
33.	Nearby LRT station	Not applicable.
34.	Maximum plot coverage	No control.
35.	Open space requirement	Not applicable.
36.	SPA Circular 1/2016	For residential development only.

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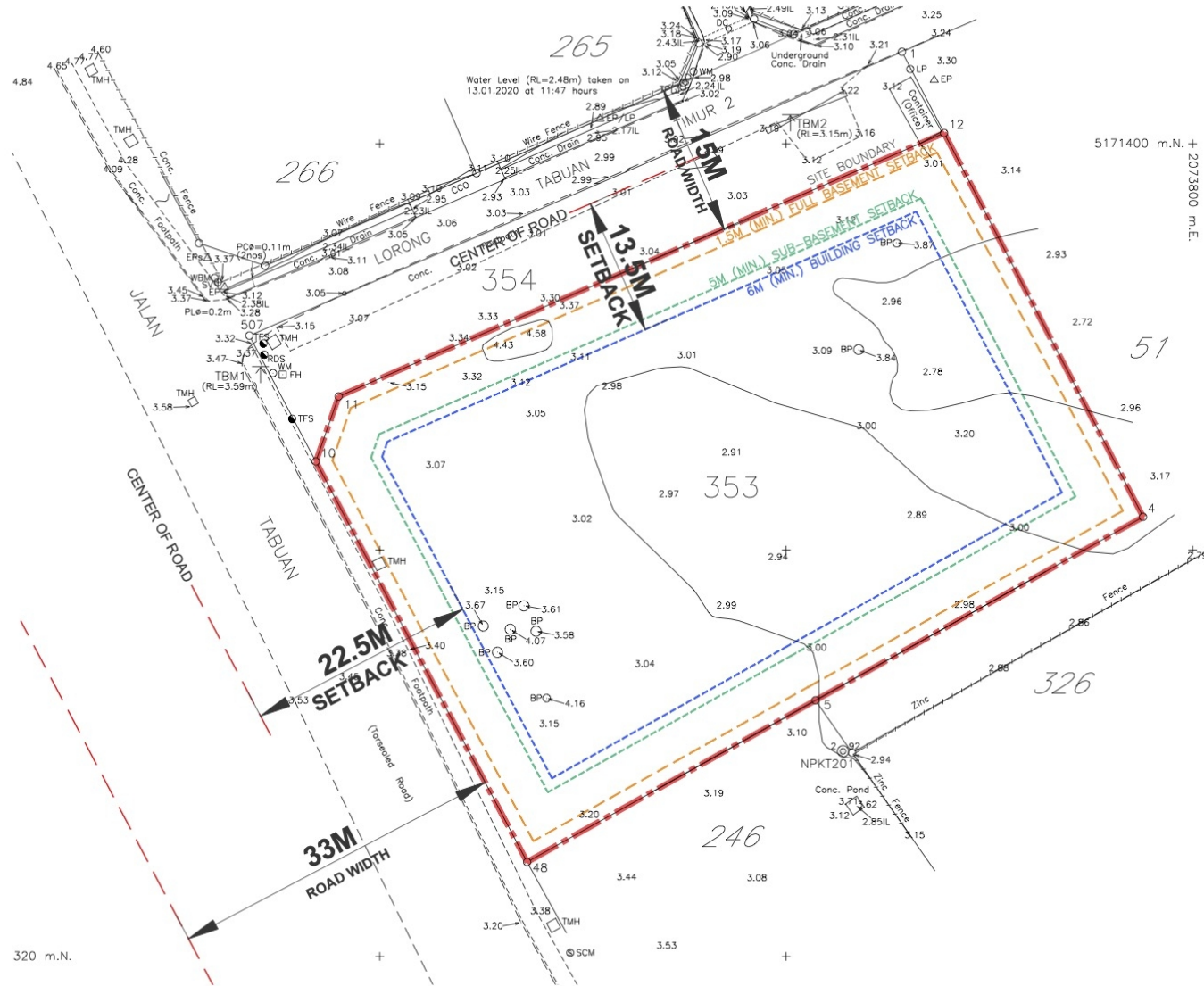


Diagram 1
(Not to Scale)