

**MBAM – PAM Architectural Design Competition for the New MBAM Centre**

**List of Queries**

1	<b>Q</b>	<b><i>What is the detailed programme/function of President's suite?</i></b>
	<b>A</b>	The function of the President's suite is for the President's working area and for him to meet his guests and to have a small group discussion /meeting.
2	<b>Q</b>	<b><i>Is the 10,000sqft allocated for Restaurant and Bar multiple units or would it be rented by one tenant/single unit?</i></b>
	<b>A</b>	Only one operator.
3	<b>Q</b>	<b><i>Is the cafeteria for public or private use (office staff/members only) or both?</i></b>
	<b>A</b>	Both.
4	<b>Q</b>	<b><i>There are no cooking facilities provided in the 'utilities' for Cafeteria, Restaurant and Banquet Hall. Are the cooking facilities required to be provided for these areas or the areas specified include cooking facilities?</i></b>
	<b>A</b>	Yes, it includes cooking facilities.
5	<b>Q</b>	<b><i>The total floor area calculated based on design brief is 67,700 ft. sq. After adding 30% for circulation is about 88,000 ft. sq. However, the nett Built-Up area required (items E of Design Brief) is around 120,000 ft. sq. Am I right to assume that the additional area of about 32,000 ft. sq. is to accommodate carpark in the building?</i></b>
	<b>A</b>	Yes.
6	<b>Q</b>	<b><i>Does the required Net Built up Area (120,000 FS) includes carpark area?</i></b>
	<b>A</b>	Yes.
7	<b>Q</b>	<b><i>What is the estimated cost for the project?</i></b>
	<b>A</b>	We leave to the best judgement of the architect's to ensure it is cost effective.
8	<b>Q</b>	<b><i>Are we expected to engage a GBI Facilitator?</i></b>
	<b>A</b>	Not required, the GBI Facilitator will only be appointed once the job is awarded.
9	<b>Q</b>	<b><i>What is the role of MBAM in making the new building as the venue for Centre of Building Excellence in Malaysia?</i></b>
	<b>A</b>	Being a national body representing the contractors in Malaysia, MBAM would also want to have their own building and identity.

<b>10</b>	<b>Q</b>	<b><i>What types of activities will be conducted in the Training Academy Facilities?</i></b>
	<b>A</b>	Activities to be conducted in the Training Academy Facilities is training related to construction industry.
<b>11</b>	<b>Q</b>	<b><i>Will the classrooms accommodate vocational, normal classes or both?</i></b>
	<b>A</b>	Both.
<b>12</b>	<b>Q</b>	<b><i>Can the facilities under the Training Academy be semi-public and visible to the public building users?</i></b>
	<b>A</b>	It is up to the judgement of the architect based on the usage and interest of the facilities.
<b>13</b>	<b>Q</b>	<b><i>What is the land status of lot 92405? (Whether it is intended for commercial or residential). *information will be useful in designing the new MBAM building and how it reacts with adjacent future development.</i></b>
	<b>A</b>	Irrespective to the current status of the land used. The architect need to design based on the design brief.
<b>14</b>	<b>Q</b>	<b><i>Refer (5.0) Criteria for Judging Is item (iv) Economic Solutions judged based on report?</i></b>
	<b>A</b>	Based on report and design.
<b>15</b>	<b>Q</b>	<b><i>Refer (7.0) Prizes and Honoraria For item (c), is the cost and expense of collaboration between the 1st Prize Winner and another Architect of his choice purely between the said 2 parties?</i></b>
	<b>A</b>	Yes.
<b>16</b>	<b>Q</b>	<b><i>Refer (7.0) Prizes and Honoraria For item (d), how much from the prize money constitute part payment of the professional fee?</i></b>
	<b>A</b>	All.
<b>17</b>	<b>Q</b>	<b><i>Refer (15.0) Submission Requirements For item (a) (ii), are we required to submit the A3-size Design Report in 2 copies? And what is the binding method preferred?</i></b>
	<b>A</b>	Yes, you need to submit two (2) copies of A3 size and any type of binding method you may use.
<b>18</b>	<b>Q</b>	<b><i>Refer Appendix "F" - Description/ Design Brief For item (A) MBAM Office Facilities: For No. 1 General Office, is there any requirement for the workstation?</i></b>
	<b>A</b>	We leave it to the best judgement of the architect.

19	Q	<p><b>Refer Appendix "F" - Description/ Design Brief</b></p> <p><b>For item (A) MBAM Office Facilities:</b></p> <p><b>There is a repeat of No. 2 and No. 6 "Server Room" of the same room size. Is this a typo error or are 2 Server Rooms are required?</b></p>
	A	2 Server Rooms are required.
20		<p><b>Refer Appendix "F" - Description/ Design Brief</b></p> <p><b>For No. 14 Office Bearers Room, how many pax is required to be designed for this room?</b></p>
	A	Just follow as per required space area given.
21	Q	<p><b>For item (B) MBAM Training Academy Facilities:</b></p> <p><b>No. 22 Laboratory &amp; Workshop, what is the size of the gantry?</b></p>
	A	Design based on the height of 11m.
22	Q	<p><b>For item (C) Utilities:</b></p> <p><b>No. 24 Security Guard Room, is this room also function as Control Room?</b></p>
	A	Yes.
23	Q	<p><b>For item (C) Utilities:</b></p> <p><b>No. 28 TNB, is this substation to be attached or detached from the main building?</b></p>
	A	Based on your good judgement.
24	Q	<p><b>Further to item 4(e) which states that no changes shall be made to the design brief, we would like to clarify the followings:</b></p> <p><b>We assumed that we are allowed to propose other supporting spaces that are necessary for the proper functioning of the building that are not stated in the design brief, e.g. loading area, refuse chamber.</b></p>
	A	The Competition Brief given should not be changed. But any added space that relevant is up to you.
25	Q	<p><b>With reference to 'Appendix F' is the indicated area inclusive of its supporting spaces?</b></p> <p><b>E.g. banquet hall 8,000 – 10,000 sf is purely the hall itself or inclusive of prep area, wash area, etc.</b></p>
	A	Leave it to the best judgement of architect.
26	Q	<p><b>Are we allowed to propose new spaces, e.g. gym?</b></p>
	A	As long as within the build-up area, it is up to the architect.
27	Q	<p><b>For item (E) Plot Ratio, Nett Areas &amp; Efficiency:</b></p> <p><b>Nett Built up area required : Around 120,000 ft2</b></p> <p><b>Please confirm the 120,000 ft2 is Construction Floor Area (CFA) which includes car parking area? Or Nett Floor Area (NFA)?</b></p>

	<b>A</b>	Inclusive of the carpark.
28	<b>Q</b>	<b>For item (E) Plot Ratio, Nett Areas &amp; Efficiency:</b> <b>Building efficiency : 70%</b> <b>Please confirm building efficiency is Net Floor Area / Construction Floor Area? Or Net Floor Area / Gross Floor Area?</b>
	<b>A</b>	Leave it to architect best judgement.
29	<b>Q</b>	<b>Item 15 Multipurpose Hall ; Item 34 Banquet Hall</b> <b>Can the Banquet Hall be partitioned to become two Multipurpose Hall? Can the Item 15 &amp; 34 be overlapped?</b>
	<b>A</b>	No, it two separate areas.
30	<b>Q</b>	<b>Can more community orientated programme to be introduced?</b>
	<b>A</b>	MBAM being NGO representing contractors, any community oriented programme related to constructions are welcome to be introduced.
31	<b>Q</b>	<b>Does the laboratory and workshop need to be at ground level? What activities happen in this space?</b>
	<b>A</b>	It has to be at ground level.
32	<b>Q</b>	<b>Does the 'Board Room' and 'Board Room Pre-function Area' need to be side by side?</b>
	<b>A</b>	We leave it to the architect best judgement.
33	<b>Q</b>	<b>There is a 1000FS space required for reception for office. There is also a 2000FS space required for a grand lobby. Does this both space need to be separated? Can these 2 space be combined and make it just 2000 FS? As in my view, the reception and grand lobby can essentially be the same space.</b>
	<b>A</b>	Architect to decide the most efficient layout.
34	<b>Q</b>	<b>Can I add program/space?</b>
	<b>A</b>	As long as within the build up area.
35	<b>Q</b>	<b>What is the maximum number of stories or is there any height control?</b>
	<b>A</b>	Kindly check with the local authority.
36	<b>Q</b>	<b>Where is the exact site area?</b>
	<b>A</b>	Refer to the Location and Site Plan in Appendix D and Google Earth Plan in Appendix E in the Competition Brief.

<b>37</b>	<b>Q</b>	<i>Is the public concrete drain included into the future site planning for the new MBAM centre or will it surrender for local authority? Is it possible to be redirected or concealed?</i>
	<b>A</b>	Kindly check with the authority.
<b>38</b>	<b>Q</b>	<i>Regarding the workshops and lab: What is the use of the lab? What is consist inside of the lab?</i>
	<b>A</b>	It is for training, R&D, testing related to construction industry.
<b>39</b>	<b>Q</b>	<i>Is it an open space or enclosed area for the workshop?</i>
	<b>A</b>	Both, open space and enclosed area.
<b>40</b>	<b>Q</b>	<i>How often do you need to clean the workshops and lab?</i>
	<b>A</b>	As and when required.
<b>41</b>	<b>Q</b>	<i>What is the estimated loading of workshop/lab? Are the lab/workshops meant for heavy machines?</i>
	<b>A</b>	There will be heavy machines.
<b>42</b>	<b>Q</b>	<i>Does the entire 2000 sqf of workshop must have 11m clearance height? Is it possible to have mezzanine levels?</i>
	<b>A</b>	Total height clearance is 11m and it is possible to have mezzanine level and subject to your design.
<b>43</b>	<b>Q</b>	<i>Are visitors allowed to visit workshops / lab?</i>
	<b>A</b>	Yes.
<b>44</b>	<b>Q</b>	<i>Any clearance height requirement for Banquet hall and Multipurpose hall?</i>
	<b>A</b>	Based on the architect best judgement for Banquet Hall n Multipurpose Hall.
<b>45</b>	<b>Q</b>	<i>What is the difference between the general office and staff admin office? Is general office meant for rental to public?</i>
	<b>A</b>	General office is meant for MBAM. Whereas, Staff Admin Office meant for MBAM Training Academy.
<b>46</b>	<b>Q</b>	<i>Are the arrangement of the A1 boards for submission confirmed/fixed? Is there any problem if I were to combine 2 A1 boards as 1 A0 size graphic presentation?</i>
	<b>A</b>	You need to submit 1 board 1A size.
<b>47</b>	<b>Q</b>	<i>Plot ratio of the proposed site: In the competition brief is 1:4 but in the RT of MPSJ is 1:3. Our question here, is it the allowable plot ratio is including the parking calculation or not?</i>
	<b>A</b>	Follow the Competition Brief.

48	Q	<i>Regarding with GBI Gold rating: As we all know we need to comply the proposed design using the guideline of 6 key criteria to achieve GBI rating system. Do we need to calculate in detail with the rating or we just proposed the GBI based on the criteria?</i>
	A	No detail calculation is required, only to fulfil the requirement of GBI Gold at this stage.
49	Q	<i>What is the limit height for the proposed building in the competition?</i>
	A	It is up to the architect to design/ propose.
50	Q	<i>Is the proposed building design prefer the basement parking or the podium parking?</i>
	A	It is up to the architect to design/ propose.
51	Q	<i>Is this competition a real project to be continued after the winner have been announced?</i>
	A	Yes.
52	Q	<i>The Laboratory &amp; workshop height of 11 m. Is it possible to lower the height a bit?</i>
	A	11 m.
53	Q	<i>GBI outline strategy &amp; GBI Gold Rating: Can you explain what it means by GBI outline strategy &amp; gold rating (on this competition context)?</i>
		To fulfil the GBI requirements.
54		<i>GBI outline strategy &amp; GBI Gold Rating: Do we need an official report/rating from GBI?</i>
	A	No.
55	Q	<i>Estimated preliminary cost reports: Do we need to submit in detail of the overall cost?</i>
		Brief summary is sufficient.
56		<i>Estimated preliminary cost reports: Do we need verification from registered QS?</i>
	A	It is up to the architect.
57	Q	<i>We would like to know the setback requirement or green setback (if required) or all sides in the land plot.</i>
	A	Check with local authority requirements.

58	<b>Q</b>	<i>In the brief given, the nett amount of space required is 120,000 sqft. However, the nett of the given spaces only totals up to 65,000 sqft. Hence, are we allowed to introduce additional spaces to meet with the required 120,000 sqft or do we increase area of the spaces in the SOA to accommodate for the missing sqft?</i>
	<b>A</b>	The 120,000 sqft is inclusive carpark and any other space that is deemed to compliment the purpose of the building.
59	<b>Q</b>	<i>Is it possible to introduce potential spaces that can be used in the future?</i>
	<b>A</b>	Yes.
60	<b>Q</b>	<i>As in the brief, the maximum plot ratio allowed is 1:4, (which will total up to 178,638 sqft) However like mentioned, the nett amount of space required is only 120,000 sqft. Are we allowed to use up the maximum plot ratio of 1:4 or remain at 120,000 sqft?</i>
	<b>A</b>	Remain at 120,000 sqft.
61	<b>Q</b>	<i>What are the teaching system that will be carried out in our space provided?</i>
	<b>A</b>	All related to construction industry.
62	<b>Q</b>	<i>What sort of conference will be held in the conference rooms? Who will be the future users of the space? Will it be open to the public or only private invites to special talks/etc.?</i>
	<b>A</b>	The Conference Rooms will be utilise for all conferences activities and it is meant for public usage.
63	<b>Q</b>	<i>What events does MBAM usually hold (for the multipurpose hall/conference room)?</i>
	<b>A</b>	Events related to construction industry, such as training, conferences, etc. You may refer to MBAM Website.
64	<b>Q</b>	<i>Regarding the 2 server room provided in the SOA, are they combined or do they have to be separate spaces to accommodate different spaces?</i>
	<b>A</b>	2 separate server room.
65	<b>Q</b>	<i>Are library &amp; gallery spaces meant to be together? Or are we allowed to choose either one? What will the gallery be used for if so?</i>
	<b>A</b>	To separate spaces.
66	<b>Q</b>	<i>Are we required to flash out the implementation of the GBI in the presentation board or is it all within the report that is to be compiled only?</i>
	<b>A</b>	Up to your best judgement necessary for competition purpose.
67	<b>Q</b>	<i>Is it possible to receive an estimation from the MBAM regarding the cost of the whole project?</i>

	<b>A</b>	No.
<b>68</b>	<b>Q</b>	<b>What are we required to put in the A3 report besides the GBI?</b>
	<b>A</b>	The design and any other information related to the design.
<b>69</b>	<b>Q</b>	<b>What are the actual number of membership of MBAM?</b>
	<b>A</b>	40,000 and increasing.
<b>70</b>	<b>Q</b>	<b>Are we allow to visit the existing building of MBAM in Desa Business Park?</b>
	<b>A</b>	No. The existing MBAM building does not fulfil the ultimate requirement of MBAM. Participants need to design based on the Competition Brief.
<b>71</b>	<b>Q</b>	<b>What are the local authority's requirement for Road of Widening (ROW) and set back from Elite Highway and Persiaran Harmoni of the site?</b>
	<b>A</b>	Kindly check with the local authority.
<b>72</b>	<b>Q</b>	<b>Which roads are the permit able access for the entrance of the site?</b>
	<b>A</b>	One road only Jalan Persiaran Harmoni.
<b>73</b>	<b>Q</b>	<b>What are the height limits of the building that can be design? (Any DCA Restriction Limitation)</b>
	<b>A</b>	Check with authorities.
<b>74</b>	<b>Q</b>	<b>MPSJ Standard parking and open area requirement?</b>
	<b>A</b>	Check with authorities.
<b>75</b>	<b>Q</b>	<b>Expected occupancy of the building (full time, visitors and others)?</b>
	<b>A</b>	Refer to the design brief on space requirement.
<b>76</b>	<b>Q</b>	<b>The size of spaces and functions of existing building? (Schedule Of Accommodation)</b>
	<b>A</b>	Not relevant, just follow the new Competition Brief.
<b>77</b>	<b>Q</b>	<b>What are the soil condition of the site?</b>
	<b>A</b>	The soil investigation will only be carried out once the job is awarded. But based on the location, it is on solid ground.
<b>78</b>	<b>Q</b>	<b>Are there possible to do the basement parking?</b>
	<b>A</b>	It is up to your propose design.
<b>79</b>	<b>Q</b>	<b>Is there any possible way in reduction of highway congestion?</b>

	<b>A</b>	There is no possible of any access from the highway.
<b>80</b>	<b>Q</b>	<i>For the GBI purpose is there any requirement for rain water harvesting system?</i>
	<b>A</b>	Check with GBI criteria, it is based on GBI Gold.
<b>81</b>	<b>Q</b>	<i>Please confirm the actual Land Area is 4,048m2 instead of 4.048m2 as stated in the Brief</i>
	<b>A</b>	It is 4,048 m2 / 43,572 sqft.
<b>82</b>	<b>Q</b>	<i>Please confirm for multipurpose hall – only moveable stage required? No retractable seating?</i>
	<b>A</b>	It is up to your design.
<b>83</b>	<b>Q</b>	<i>Any special requirement for laboratory / workshop?</i>
	<b>A</b>	Only the height is 11m.
<b>84</b>	<b>Q</b>	<i>Any budget allocation for furniture / fittings / equipment?</i>
	<b>A</b>	The budget for furniture and others is separate. The design required only for the building.
<b>85</b>	<b>Q</b>	<i>Based on manual garis panduan dan piawaian Perancangan Negeri Selangor, can perimeter landscape be 1.5m instead of 3m?</i>
	<b>A</b>	It is up to the architect and participant to check with local authorities and propose.
<b>86</b>	<b>Q</b>	<i>Car park requirement is 46.4mp per carpark. In some Majlis, we are allowed to minus 30% of GFA as utility/ service before computing the total number of carpark. Is this allow at Selangor?</i>
	<b>A</b>	Need to follow Selangor's requirements.
<b>87</b>	<b>Q</b>	<i>Sewerage system to tap to existing or to be provided at site? If to be provided at site, does it has to be on ground free from any obstructions above?</i>
	<b>A</b>	No, tap to the existing line.
<b>88</b>	<b>Q</b>	<i>Does gantry need to be accessed by truck? Or just service lift is sufficient?</i>
	<b>A</b>	Yes for both.
<b>89</b>	<b>Q</b>	<i>Any height limit?</i>
	<b>A</b>	11 meter height based on the Competition Brief.
<b>90</b>	<b>Q</b>	<i>Does the President's suite need an en-suite toilet?</i>
	<b>A</b>	Leave it to the architect.

91	<b>Q</b>	<i>Kindly clarify the type of activities which will be carried out in the laboratory and workshops. Will there be equipment which require special care or activities which require certain lighting conditions, etc.?</i>
	<b>A</b>	Everything related to the construction industry.
92	<b>Q</b>	<i>Does the access for laboratory need to be from the Ground Floor? Can it be on the Upper Floor?</i>
	<b>A</b>	Yes, ground floor.
93	<b>Q</b>	<i>Why the ceiling height of the laboratory is 11 meters high?</i>
	<b>A</b>	To accommodate gantry.
94	<b>Q</b>	<i>What is the function of the laboratory?</i>
	<b>A</b>	It is for training, R&D, testing related to construction industry.
95	<b>Q</b>	<i>Who will use the laboratory?</i>
	<b>A</b>	Trainers and students.
96	<b>Q</b>	<i>Is the laboratory for public or private use?</i>
	<b>A</b>	Both.
97	<b>Q</b>	<i>Do you need space for loading and unloading lorry?</i>
	<b>A</b>	Yes.
98	<b>Q</b>	<i>What is the function of the driver's room? Who is the driver?</i>
	<b>A</b>	The function of driver's room is for waiting and resting and it is for all drivers including the visitors' driver.
99	<b>Q</b>	<i>What is the operation hours for restaurant, retail and café?</i>
	<b>A</b>	As per requirement of the local authority.
100	<b>Q</b>	<i>Who is the target market for restaurant, retail and café?</i>
	<b>A</b>	For staff, visitor, public and all surrounding areas.
101	<b>Q</b>	<i>What is the overall budget for this project?</i>
	<b>A</b>	Open to your design.
102	<b>Q</b>	<i>Based on the guideline (please refer manual Garis Panduan &amp; Piawaian Perancangan Negeri Selangor, Page 2-8), we need to surrender 66' service road and 40' building setback. Can you confirm if we have to comply with this requirement?</i>

	<b>A</b>	We cannot confirm, please check with the authority.
103	<b>Q</b>	<i>Can we propose basement carpark?</i>
	<b>A</b>	It is up to your design.
104	<b>Q</b>	<i>What is the meaning of 'FS' in Appendix F?</i>
	<b>A</b>	Square feet.
105	<b>Q</b>	<i>Design Report to be in A3 size 'portraits'. Could it be change to 'landscape' rotation?</i>
	<b>A</b>	No.
106	<b>Q</b>	<i>Model / mock-up, not more than A1 size could be accepted or not?</i>
	<b>A</b>	No model/ mock-up needed.
107	<b>Q</b>	<i>Is PAM allowed participants to interview MBAM executives and officers?</i>
	<b>A</b>	Strictly no interview. Just refer to the Competition Brief.
108	<b>Q</b>	<i>How many people will accommodate 'Office Bearers Room' or just to be suited with 300FS?</i>
	<b>A</b>	Refer to the Competition Brief 300 sqft.
109	<b>Q</b>	<i>Classroom for adult or teenage?</i>
	<b>A</b>	For both.
110	<b>Q</b>	<i>Could classroom to be breakdown to 25 peoples each?</i>
	<b>A</b>	It is up to your design.
111	<b>Q</b>	<i>Lab &amp; Workshop to be 11m height. Max clearance or max floor to floor level?</i>
	<b>A</b>	Maximum clearance.
112	<b>Q</b>	<i>Lab &amp; Workshop for 'research &amp; development' (testing &amp; mock-up) or production purpose?</i>
	<b>A</b>	There is no production. This is testing mock up training.
113	<b>Q</b>	<i>Any example of Lab and Workshop that able for participants to visit? (For machine identification)</i>
	<b>A</b>	The lab and workshop is for training purposes. You may visit any training centre.
114	<b>Q</b>	<i>What is the requirement for workshop/ laboratory?</i>

	<b>A</b>	11m clearance.
115	<b>Q</b>	<b>What is the preferred size for gantry?</b>
	<b>A</b>	No specific requirement for now.
116	<b>Q</b>	<b>Is direct vehicular access necessary or would a service lift suffice?</b>
	<b>A</b>	Both.
117	<b>Q</b>	<b>Can you explain in further detail the 10,000sqft allocated for bar/ restaurant? Will this be subdivided to smaller lots or rented as one unit to a single renter?</b>
	<b>A</b>	Only one single renter.
118	<b>Q</b>	<b>Is a pre-function hall required for the banquet hall? If yes, is the pre-function hall of the banquet hall included in the allocated area of 8,000 to 10,000 sqft?</b>
	<b>A</b>	Yes. We leave it to your best judgement.
119	<b>Q</b>	<b>How many office bearers are there?</b>
	<b>A</b>	Check in the MBAM Website.
120	<b>Q</b>	<b>What type of spaces are required for the president's suite?</b>
	<b>A</b>	Refer to Question 1 and to the best judgement of the architect.
121	<b>Q</b>	<b>Any indicative budget for the project?</b>
	<b>A</b>	No, it is based on your design and the best economic solution.
122	<b>Q</b>	<b>What is the maximum building height allowed?</b>
	<b>A</b>	Based on your design and allowable height by the local authorities.
123	<b>Q</b>	<b>Is Lot 62471 a surrendered land as buffer for Elite Highway or a private land for other development?</b>
	<b>A</b>	Check with authority.
124	<b>Q</b>	<b>Is Lot 54677 a public park surrendered to MPSJ or dedicated park for the housing development?</b>
	<b>A</b>	It is public park.
125	<b>Q</b>	<b>Do we need to maintain the drain going through the project site? Possible to be shifted away?</b>
	<b>A</b>	Check with the Authorities and based on your design.

126	<b>Q</b>	<i>May I ask for the building setbacks from all boundary lines (especially the one with drain)?</i>
	<b>A</b>	Check with the Authorities.
127	<b>Q</b>	<i>In the brief Section G, is the "Prominent signage" referring to advertising boards or screens "for revenue generating provisions"?</i>
	<b>A</b>	For revenue generating purposes.
128	<b>Q</b>	<i>For laboratory &amp; workshop, is "gantry" supposed to be "gantry"? Is 11m height a clear height or floor to floor height?</i>
	<b>A</b>	It is gantry and the clearance height 11m.
129	<b>Q</b>	<i>Will the Centre be open to public at any time or to be closed at certain time (with gate)?</i>
		Yes, this is private property and will open to public entry when required.
130	<b>Q</b>	<i>I noticed that the land area in the brief is not tally with the cad survey drawing. Which one to be taken precedence?</i>
	<b>A</b>	Follow the survey drawing.
131	<b>Q</b>	<i>Will the Copy of registration form "Appendix A" duly acknowledged by the Competition Secretariat be provided to me before or during submission day, to form part of the submission?</i>
	<b>A</b>	Will be given before the closing date of submission on 6 October 2017, Friday.
132	<b>Q</b>	<i>Is it required to include calculations and supporting items for the GBI strategies?</i>
	<b>A</b>	Not required.
133	<b>Q</b>	<i>Is it required to itemise the estimated cost?</i>
	<b>A</b>	It is up to the participants judgement for competition purposes.
134	<b>Q</b>	<i>Do we need to submit Design Report in JPEG format as stated in the Submission Requirements (a)iii?</i>
	<b>A</b>	The design report should be in PDF format and six (6) A1 drawing should be in JPEG.
135	<b>Q</b>	<i>Is there a presentation session for short-listed entries?</i>
	<b>A</b>	No.
136	<b>Q</b>	<i>What is the building's height control guideline?</i>
	<b>A</b>	Follow the authority requirements.

137	Q	<b>What are building's setbacks (all sides) requirement?</b>
	A	Follow the authority requirements.
138	Q	<b>According to 5.0 criteria of judgement, what is the requirement for economic solution stated in criteria (iv)?</b>
	A	Cost effective, innovative cost.
139	Q	<b>Do you have number of seats requirement for the banquet hall?</b>
	A	Follow the area required.
140	Q	<b>Do we need to submit full GBI assessment report?</b>
	A	No need. Just follow GBI requirements.
141	Q	<b>Referring to the Appendix F, table B, is the 11m academic workshop height stated floor to floor height or ceiling height?</b>
	A	Clearance.
142	Q	<b>Does the academic workshop has to be accessible on ground floor level or can it be located on the upper floor?</b>
	A	Ground floor.
143	Q	<b>Does the 120,000 sqft nett built area including car park?</b>
	A	Inclusive of the car park.
144	Q	<b>Can we present more than the required: model?</b>
	A	No.
145	Q	<b>If efficiency is based on NLA over GFA, what rooms/ facilities are categorise under NLA? The nett built up area 120,000 FS but the GFA proposed around 63000 FS, how would the efficiency of 70% achievable?</b>
	A	Leave it to architect intelligence.
146	Q	<b>Is there a paper type requirement that will be mounted on the foam boards?</b>
	A	No specific paper type required as long as you mount the panel in the foam boards.
147	Q	<b>What are the challenges faced in the existing site and what needs to be considered/ improved at the new site?</b>
	A	Please visit the site.
148	Q	<b>How much public usage the association foresee or how often courses/ activities are held?</b>

	<b>A</b>	Very often.
149	<b>Q</b>	<i>Are we allowed to propose Basements or Sub-Basement for Carpark? Does the Ground Water level allows for basement carpark?</i>
	<b>A</b>	It is up to architect and check with the Authorities.
150	<b>Q</b>	<i>Any requirements for a 'decelaration lanes' Road Reserve in front of the site?</i>
	<b>A</b>	Check with the Authorities requirements.
151		<i>Any extra requirement for 'Green Area' other than statutory body?</i>
		No.
152	<b>Q</b>	<i>Presentation Boards: Do they have to be composed in such a way that the Boards can be read individually? Or can we compose the presentation across the 6 Boards?</i>
	<b>A</b>	Yes, it can be read individually and one (1) board in one (1) A1 panel.
153	<b>Q</b>	<i>Can we submit more presentational materials? i.e. models, sketches.</i>
	<b>A</b>	No.
154	<b>Q</b>	<i>What is the minimum height required for multipurpose hall?</i>
	<b>A</b>	It is up to your design.
155	<b>Q</b>	<i>Do you have an info on DCA height restriction on this area? What is the max building height allowed?</i>
	<b>A</b>	Check with the local authority.
156	<b>Q</b>	<i>Lot 62471 and 54533 (behind our lot), what is the condition/ status for that site? Is it a road reserved or drainage reserved? It will affect the design/ planning.</i>
	<b>A</b>	Check with the local authority.
157	<b>Q</b>	<i>For presentation board, does the 3<sup>rd</sup> perspectives need to be real rendered 3d view or any kind of illustration will do?</i>
	<b>A</b>	It is up to participants.
158	<b>Q</b>	<i>For presentation drawings, is there any specific scale to use or is it up to us?</i>
	<b>A</b>	No specific scale.
159	<b>Q</b>	<i>The required total nett built up area is approx. 120,000 sq.ft as listed in design brief, with plot ratio of 2.7. MPSJ's allowable plot ration is 4, does MBAM has intention to build up to maximum plot ratio of 4?</i>
	<b>A</b>	Remain to 120,000 sqft.

160	<b>Q</b>	<i>Is there any lecture theatre rooms required for MBAM training centre?</i>
	<b>A</b>	Based on the Competition Brief but free to propose.
161	<b>Q</b>	<i>Any specific types of binding required for A3 size Design Report?</i>
	<b>A</b>	No.
162	<b>Q</b>	<i>Where can we get information on the existing location of the fire hydrant and TNB substation on proposed site?</i>
	<b>A</b>	No information shall be provided. However, you can go and check with the authority.
163	<b>Q</b>	<i>Is there any specific type of A1 paper to be used during submission?</i>
	<b>A</b>	No specific type of paper required.
164	<b>Q</b>	<i>Is Green Re Ranting accepted instead of GBI?</i>
	<b>A</b>	GBI only.
165	<b>Q</b>	<i>According to Appendix F – Design Brief: B MBAM Training Academy Facilities: item no.22. What is the size of a gantry? Any examples that can refer to?</i>
	<b>A</b>	It is up to the architect.
166	<b>Q</b>	<i>Land title/ usage?</i>
	<b>A</b>	Original petrol station.
167	<b>Q</b>	<i>Any S.I report?</i>
	<b>A</b>	No.
168	<b>Q</b>	<i>Total required NFA in design brief is approx. 60,000 sqft vs 120,000 sqft, NFA derives from plot ration. Is it allowable to suggest / propose new additional space due to extra NFA?</i>
	<b>A</b>	120,000 sqft