

PAM-SDP CONCEPT HOME DESIGN COMPETITION

LIST OF QUERIES

1	Q	<p>Contraction between 15.0 Submission Requirements and technical brief (Appendix D)</p> <p>Design state (1) A3 bound design report in portrait but technical brief state report in landscape, Please verify Design report submission shall be in A3 landscape format.</p> <p>Is there any specification on the binding method for the design report No specific requirement.</p> <p>Submission of the JPEG and PDF to be in PenDrive instead of CD Yes, PenDrive is acceptable.</p> <p>The A3 size design report to be in both hardcopy and softcopy Yes</p> <p>Will registration form (Appendix A) be returned in near future? Yes, tentatively by Friday, 24 September 2021.</p>
2	Q	<p>Allowable built up area; Maximum no of storey; Estimated cost per unit; Average number of occupants; No restrictions on built up area, height and cost, the entrants must bear in mind this is aimed at mass market. Therefore should be scalable.</p> <p>Construction technology not expected to be implemented in Malaysia by 2030 can be proposed? Yes, up to designer's discretion.</p> <p>Planning guideline to refer –not necessary but be responsible Utility space for open parking/gathering at ground floor Up to designer's discretion.</p> <p>Weightage to each of the 4 pillars under item 5.0 in competition brief; All weightage are equal.</p>
3	Q	<p>What is the programmatic requirements-should we consider a typical Malaysian family or can it be fathered to co-housing programs? Up to designer's discretion.</p> <p>What is the maximum height or number of storeys No restriction.</p> <p>Can we provide a standard design with various proposals of programs? Yes, up to designer's discretion</p>
4	Q	<p>The design idea is restricted within house lot or exploration in terms of planning is allowed? The design of the house must be shown both on its own, and as part of a row of houses, and a community/neighbourhood at large.</p> <p>We would like to confirm that base on our understanding of the design brief, the house typology expected from the design is link house on individual title, or strata property is acceptable too? It doesn't matter if the design caters to individual title or strata title. Up to the designer's discretion.</p> <p>Any restriction on the build-up area, height, or consideration of product pricing? No restriction.</p>

		<p>Is it necessary to refer and comply to any planning guideline for the design of master plan in terms of road with and setback? If yes, which guideline (state) shall we refer to? No, up to designer's discretion</p>
5	Q	<p>Refer to your point 4.0 typology: Built up area should be comparable to standard terrace houses in Malaysia, but push boundaries in term of maximizing area on the standard plot sizes of approx. 20'X70'</p> <p>Is the 20X70 a fixed boundary? No, while the lot size is not fixed at 20x70, the designs must illustrate a linked house typology for mass market. Therefore cannot be bungalow or semi-d.</p> <p>If it is not a fixed boundary, is it the land area of 1,400 sq.ft the basis of adjusting the boundary ratio? No.</p> <p>Do we need to comply with UBBL of setback requirements? If we need to, the car porch roof & balcony requirements/ set back is to follow which local authorities (varies from different authorities) Up to designer's discretion.</p>
6	Q	<p>If our front lane entrance is design to be higher than the back lane, would it be considered not adhering to the "flat site" requirement? Slight variation is acceptable.</p> <p>Can we consider planning landed strata? Yes.</p>
7	Q	<p>Are we designing a typology of a terrace house only or together with the community are?(eg; park, playground, share facilities, clubhouse and etc) The design of the house must be shown both on its own, and as part of a row of houses, and a community/neighbourhood at large.</p> <p>In brief says plot size is approx. 20x70. Can it be 22x70 or 22x75 or must it only 20x70 The lot size is not fixed to 20x70.</p> <p>Do we need to follow setback line requirement as per standard practice or is it up to us to explore? Up to designer's discretion.</p> <p>Is there a specific overall land size requirement that we need to comply? No Specific Size.</p> <p>Is there a specific number of terrace house that we need to provide for proposal or shown in the site plan? Up to designer's discretion.</p>
8	Q	<p>Given lot size is approximately 20x70, what is the size for end lot and corner lot? Up to designer's discretion.</p> <p>What is the requirement for number of stories? No restriction.</p> <p>Do we need to consider the current building setback requirement (eg 20 feet in front and 10 feet at the back)? Up to designer's discretion.</p> <p>Is the design for strata community or non-strata? It doesn't matter if the design caters to individual title or strata title. Up to the designer's discretion.</p> <p>Do we need to provide build-in furniture or vacant house?</p>

		Up to designer's discretion.
9	Q	<p>Could you review the plot size to a wider and longer one? A 26x 75 at least or even a wider one? Up to designer's discretion.</p> <p>Are you open to other arrangements on the planning layout; instead of rows of linked units? Yes.</p>
10	Q	<p>Is there any guidelines on the height of the terrace house design? 2 storey or 3 storey? No restriction.</p> <p>Do we need to prepare the master planning for the precinct in the site plan ie include clubhouse, entrance guard house etc? The design of the house must be shown both on its own, and as part of a row of houses, and a community/neighbourhood at large.</p>
11	Q	<p>Is there any preferred form of developments such as gated, landed strata title etc. No preference.</p> <p>Current local council allow terrace houses to be built up to 2.5 storey, are we allowed to propose more than that? Yes, no restriction.</p> <p>Is there any particular reason that the scheme is set a 9 year time frame, in 2030? To encourage design for the future.</p> <p>Do we based the design on current planning/building requirements? Or can we assume that our proposal may spearhead initiatives to change the laws? No, Up to designer's discretion. This competition encourages innovation to challenge the norms.</p> <p>Who are the main target groups/buyers Varied demographic set in the year 2030.</p>
12	Q	<p>Does lot size has to be rectangular form of a standard 20X70? Is it possible to explore lot of the same size but of different form? No restriction. Up to designer's discretion.</p>
13	Q	<p>Is there any authority requirement consideration required on the design? No, however, designers are expected to design in compliance to the principles of safety and health.</p> <p>Lot size is 20X70- can we go beyond that size? Yes.</p> <p>Is conceptual master planning required? The design of the house must be shown both on its own, and as part of a row of houses, and a community/neighbourhood at large.</p> <p>Is design/construction costing considered and evaluated in the competition? Costing is not, but design/construction innovation is.</p> <p>Do we need to specify the site we choose or it can be generic? Generic.</p>
14	Q	<p>Would typical lot size that are different from 20x70 be allowed? No restriction.</p> <p>Would we be able to propose/speculate on potential changes in policies and regulations in the future? For example as we may be moving to a more ecologically sustainable future with hopeful less personal owned vehicles as part of approach/strategies</p>

		Yes.
15	Q	<p>Could our revolutionary concept of the terrace house be compromised for suggesting a new breed of skills, experience, systems, methodologies and technologies in design and construction that, at the present, might be cost prohibitive to a property developer and price- prohibitive to the general public? In other words, as this is a design ideas competition only, how important is our concept being cost/price conscious?</p> <p>Note: technologies include building materials, fittings and finishes</p> <p>Costing is not, but design/construction innovation is encourage</p>
16	Q	<p>Could our revolutionary concept of the terrace house be compromised for suggesting a new breed of skills, experience, systems, methodologies and technologies in design and construction that, at the present, might be locally unavailable? How important is our concept being local centric?</p> <p>No restrictions to design innovation worldwide, subject to adaptability Malaysian context</p>
17	Q	<p>Could our revolutionary concept of the terrace house be compromised for suggesting a new breed of currently non-complying systems, methodologies and technologies in design and construction that advocate progressive changes to Malaysia's building regulatory system?</p> <p>Design innovation is encouraged regardless.</p>
18	Q	<p>Could our revolutionary concept of the terrace house be compromised for advocating positive changes to our lifestyles, including values ethos and norms?</p> <p>No, innovation is encouraged.</p>
19	Q	<p>Could our revolutionary concept of the terrace house be compromised for suggesting a new breed of skills, experience, systems, methodologies and technologies in design and construction that, at the present</p> <p>Design innovation is encouraged regardless.</p>
20	Q	<p>Would you consider a semi- detached house as a form of terrace house</p> <p>No.</p>
21	Q	<p>How important is the inclusion of 1:5/ 1:10/ 1:20 details of the proposed design and construction systems, methodologies and technologies into the design report?</p> <p>It is important to communicate innovation in construction system and methodologies.</p>
22	Q	<p>Is there an upper limit to the selling price of the house?</p> <p>No limit.</p> <p>Should the submission of design be for intermediate lot only since the lot size is limited to 20x70?</p> <p>The design of the house must be shown both on its own, and as part of a row of houses, and a community/neighbourhood at large.</p> <p>Planning & building regulation varies from state to state, are we to follow our home state regulation boundary setback & minimum bedroom size?</p> <p>No restriction. Reasonable discretion must prevail</p>
23	Q	<p>Can we vary the lot size?</p> <p>Yes</p> <p>Is construction cost a concern?</p> <p>No</p> <p>Any particular scale for the drawings?</p> <p>No</p> <p>What the minimum/maximum built-up area?</p> <p>Up to designer's discretion.</p>

24	Q	<p>Is this proposal for 1 single unit, or multiple units including end lot/corner lot- The design of the house must be shown both on its own, and as part of a row of houses, and a community/neighbourhood at large.</p> <p>Is this landed basement car park terrace unit? If strata can basement car park be proposed? Up to designer's discretion.</p> <p>Any building setback requirements? No, Up to designer's discretion.</p> <p>Any height or no of storey restrictions? No restrictions.</p> <p>Is master planning concept required? The design of the house must be shown both on its own, and as part of a row of houses, and a community/neighbourhood at large.</p>
25	Q	<p>Is there a plot size limitation? No limitation.</p> <p>Are we allowed to present more than 1 layout plan/façade? Generally terrace house design comes with 2 types, eg Type A and B- Yes.</p>
26	Q	<p>Under phase 1 entry, the submission is to consist of a site plan. Do we have a site that defines the number of units of terrace houses per row, infrastructure requirements such as road and drainage etc. Are we to propose a master plan as well? Is there a specific land size to adhere to? The design of the house must be shown both on its own, and as part of a row of houses, and a community/neighbourhood at large. No specific land size. Up to designer's discretion.</p> <p>As an design idea competition, are the proposals required to comply to existing building by laws and regulations and authority requirements such as setbacks etc? if yes, what uniform by laws do we refer to as it is set in 2030? No. Up to designer's discretion.</p>
27	Q	<p>Any limitation on the number of floors? No restrictions.</p> <p>Any limitation for the built-up area? No restrictions.</p> <p>Is it allowed to go out of the 20X70 plot proportion? Yes.</p> <p>Push the boundaries in terms of maximizing area on the standard plot does that mean no setback to be taken into consideration? Up to designer's discretion.</p>
28	Q	<p>Are we only allowed to design one lot size approx. 20x70 terrace house? The lot size is not fixed to 20x70. Up to designer's discretion.</p>
29	Q	<p>Any budget constraint for the project? No constrain.</p> <p>Is construction detailing a prerequisite? Yes, to indicate innovation</p> <p>Is design of a single terrace house to be focused? Or the design of a clusters or community is to be considered as well? The design of the house must be shown both on its own, and as part of a row of houses, and a community/neighbourhood at large.</p>

