THE NEW PAM CENTRE ARCHITECTURAL DESIGN COMPETITION

COMPETITION BRIEF, RULES AND CONDITIONS

Organiser: PERTUBUHAN AKITEK MALAYSIA (PAM)

Promoter & Owner of Site: PAM EDUCATION FUND (PEF)

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1.0 INTRODUCTION

PAM, through PAM Education Fund (PEF), decided in October 2010 to purchase a two and four storey building on Jalan Tanduk, Bangsar, with the intention of developing it as an architect-driven centre for contemporary arts in the same spirit as the National Art Gallery, and Museum of Modern Arts (MOMA), in their formation days. The transaction for the property was concluded in March 2011.

With the original intention of completing the development and opening the Centre during the Kuala Lumpur Architecture Festival, PAM Council has decided to submit the proposal for the Development Order and Building Plan Approval based on the collaborative design with input from voluntary members and a team of consultants on pro bono basis. The DO Approval Ref. (23) dlm. DBKL/JPRB. 3386/2011 was issued on 3 Oct 2011 and Building Plan Approval Ref. (33) dlm. BP S1 OSC 2011 0776 was issued on 28 October 2011.

The original submission was made by Ar Boon Chee Wee in his capacity as PAM President and on behalf of PAM. This will now be assumed by Ar Dr Tan Loke Mun of DrTANLM Architect as Consultant Architect and nominated by PAM Council in line with the impending amendment to the Architects Act 1967 in this regard. Work done by the first architect will be paid and letters of release to be issued to enable the winning architect to be appointed to continue with the project once the results are announced.

As a result of the notice given by DBKL to PAM to move out of PAM Centre by June 2012, PAM Council has decided to change the Design Brief to accommodate a new PAM Centre and Centre of Architecture. To this end, PAM will be launching an architectural design competition to engage members’ input in this historical undertaking by PAM with the intention of commissioning the author of the winning design to undertake the project, in accordance with the LAM Condition of Engagement and Scale of Minimum Fees Rules, as decided in the PAM AGM held on 20 August 2011.

The current team of consultants (See Appendix F) will be novated to the winning architect to undertake the project, in accordance with their respective condition of engagement and scale of fees.

2.0 OBJECTIVE

To seek the best architectural design solution for the building that reflects the ambition of PAM for the Centre to be the home of PAM and also THE venue for the Centre of Architecture in the national capital of Kuala Lumpur.

3.0 COMPETITION SITE

The site is situated on Lot 7 (No. 99L), Section 96A, Jalan Tanduk, Off Jalan Bangsar Kuala Lumpur, Wilayah Persekutuan. (See Appendix “D”)

It is located at the junction of Jalan Tanduk and Jalan Liku, and within walking distance from Bangsar LRT Station and Abdullah Hukum LRT station, both along Jalan Bangsar.
4.0 DESIGN BRIEF

The submitted proposals shall take into consideration the following:

a) The architectural design of the building must reflect the ambition of PAM for the Centre to be the home of PAM and also THE venue for the Centre of Architecture in the national capital of Kuala Lumpur.

b) Most suited to the site’s location, history and neighborhood;

c) The design must achieve GBI Silver rating or better, and submission of an outline strategy to achieve this is required in the design report;

d) To comply with the Development Order ref DBKL.JPRB.3386/2011 dated 3 Oct 2011 issued by Dewan Bandaraya Kuala Lumpur. (See Appendix E)

e) The PAM Centre is to accommodate the following:

<table>
<thead>
<tr>
<th>DESCRIPTION</th>
<th>AREA (sq. m)</th>
</tr>
</thead>
<tbody>
<tr>
<td>1. Members’ Lounge</td>
<td>40</td>
</tr>
<tr>
<td>2. Exhibition Space</td>
<td>150</td>
</tr>
<tr>
<td>3. Auditorium for 300 pax</td>
<td>600</td>
</tr>
<tr>
<td>4. PAM Secretariat office for 20 pax</td>
<td>200</td>
</tr>
<tr>
<td>5. Pusat Binaan Sdn Bhd office for 5 pax</td>
<td>50</td>
</tr>
<tr>
<td>6. Architect Centre Sdn Bhd office for 5 pax</td>
<td>50</td>
</tr>
<tr>
<td>7. Green Building Index Sdn Bhd office for 10 pax</td>
<td>100</td>
</tr>
<tr>
<td>8. Meeting/Arbitration Rooms 3 nos. x 10 pax</td>
<td>60</td>
</tr>
<tr>
<td>9. PAM Council Board Room for 30 pax</td>
<td>60</td>
</tr>
<tr>
<td>10. President’s Room</td>
<td>50</td>
</tr>
<tr>
<td>11. Building Centre – permanent exhibition space for building materials/services</td>
<td>300</td>
</tr>
<tr>
<td>12. Gentlemen’s and ladies’ prayer rooms including ablution facilities</td>
<td>30</td>
</tr>
<tr>
<td>13. Pantry</td>
<td>10</td>
</tr>
<tr>
<td><strong>TOTAL PAM</strong></td>
<td><strong>1,700</strong></td>
</tr>
<tr>
<td>14. Food &amp; beverage outlet</td>
<td>80</td>
</tr>
<tr>
<td>15. Resource Centre &amp; Book Shop</td>
<td>200</td>
</tr>
<tr>
<td>16. Other commercial elements for the development</td>
<td>160</td>
</tr>
<tr>
<td><strong>TOTAL OTHER</strong></td>
<td><strong>440</strong></td>
</tr>
<tr>
<td><strong>TOTAL NET</strong></td>
<td><strong>2,140</strong></td>
</tr>
<tr>
<td>Service &amp; Other Areas</td>
<td><strong>1,012</strong></td>
</tr>
<tr>
<td><strong>Gross Built up Area</strong></td>
<td><strong>3,152</strong></td>
</tr>
<tr>
<td>Land Area</td>
<td>1,120.435</td>
</tr>
<tr>
<td>Plot Ratio approved</td>
<td>2.9</td>
</tr>
<tr>
<td><strong>Maximum Built up Area approved</strong></td>
<td><strong>3,249</strong></td>
</tr>
<tr>
<td>Available additional area</td>
<td>97</td>
</tr>
</tbody>
</table>

17. Sufficient car parking must be provided in accordance with the car parking requirement as per DBKL standard.

f) The Organizer reserves the right to vary the brief.
g) It is envisaged that PAM and PEF may seek the sponsorship of contributors for the supply of building materials, fittings and finishes. The participants will need to take this into consideration in their submissions.

5.0 CRITERIA FOR JUDGING

The Panel of Jury shall evaluate the entries based on the following criteria:

i. Design excellence,
ii. Innovative, economic and sustainable solutions,
iii. GBI Silver rating or better.

6.0 PANEL OF JURY

a) Five (5) individuals shall be appointed to adjudicate on the designs submitted and to make the Awards.

b) The members of the Panel of Jury shall consist of:

i. President of PAM, Ar. Hj. Saifuuddin Ahmad (Jury Chair)
ii. PEF representative, Tan Sri Ar. Chan Sau Lai
iii. PBSB representative, Ar Chee Soo Teng
iv. PAM Corporate Member, Dato Ar. Nur Haizi Abdul Hai
v. PAM Corporate Member, Ar. Lillian Tay Wai Fun

c) Panel of jury to be set up before the opening of the competition.

d) The Organizer reserves the right to replace any member of the Jury.

7.0 PRIZES AND HONORARIA

(a) The Sponsor undertakes to accept the decision of the Jury, and within one (1) month from the date of the announcement of the Winners, to pay the prizes and honoraria to the Winners in the manner as stated below:

(i) To the participant whose proposal is judged to be worthy of winning the FIRST PRIZE by the Jury, a prize of RM50,000 and Certificate;

(ii) To the participant whose proposal is judged to be worthy of winning the SECOND PRIZE by the Jury, a prize of RM35,000 and Certificate;

(iii) To the participant whose proposal is judged to be worthy of winning the THIRD PRIZE by the Jury, a prize of RM15,000 and Certificate;

(b) The Jury shall make the final selection of the winners. The awards shall be final.

(c) The promoter is obligated to entrust the author of the first prize winning entry with the commission of the project. If the winner is unable to satisfy the jury of his ability to carry the work, the jury may require him to collaborate with another Architect of his choice approved by the jury and promoter.
In the event that the winner is appointed as Architect for the project, the prize money is considered as part payment on account of the appointed Architect’s professional fee.

The winner of a project competition should be given adequate safeguards with regard to his participation in the execution of the project. If the project is not executed, provision should be made for compensation proportional to the size of the project and to be in compliance with LAM Condition of Engagement and Scale of Fees.

Provision shall be made for the first prize winner to receive a compensation a further sum as determine to be in accordance to LAM condition of engagement and Scale of fees if no contract for carrying out the project has been signed within twenty-four (24) months of the announcement of the jury’s award. In so compensating the first prize winner the promoter does not acquire the right to carry out the project except with the collaboration of its author.

**8.0 ELIGIBILITY**

a) The Competition is open to all Corporate Members of PAM (as of 31 January 2012)

b) No member of the promoting body, nor member of the jury, nor any associate or employee, nor any family member, nor member of the new PAM Centre committee, nor any person who has been concerned with the preparation or organization of the competition shall be eligible to compete, or assist a competitor.

**9.0 REGISTRATION FEE**

a) A non-refundable registration fee of RM100 payable to Pertubuhan Akitek Malaysia shall be paid upon registration.

b) Only registered participant may submit queries and entries to the Competition.

c) Only one (1) entry per participant or organization is allowed.

**10.0 FORMAT OF COMPETITION**

The Competition will be conducted in a single stage.

**11.0 ANONYMITY OF SUBMISSION**

a) All submissions must not bear any name of the participant or any identifying marks whatsoever so as to ensure anonymity.
b) Submissions received by the Competition Secretariat shall be assigned an entry number which would **not** be made known to any party other than the Organiser.

c) Anonymity of all participants must be preserved throughout the entire duration of the Competition.

d) All entries submitted shall be kept secret until the final results are announced.

e) Non-compliance with any of the competition rules and conditions may result in the entry being disqualified from the competition.

12.0 **COMPETITION TIME TABLE**

i. Commencement date for registration 4 April 2012

ii. Last day of submission for queries 18 April 2012

iii. Response to queries 25 April 2012

iv. Closing of registration 9 May 2012

v. Closing date of submission 30 May 2012

vi. Adjudication of submission 4 June 2012

vii. Tentative Announcement of Winners June 2012

The Organizer reserves the right to vary the competition time table.

13.0 **SITE VISIT**

Participants are free to visit the site at any suitable time during the entire duration of the competition.

14.0 **QUERIES**

a) Participants may submit queries only with the Query Form as per Appendix C to the following address:

**THE NEW PAM CENTRE ARCHITECTURE DESIGN COMPETITION,**

**Competition Secretariat,**

**C/O Pertubuhan Akitek Malaysia,**

**No. 4 & 6 Jalan Tangsi,**

**50480 Kuala Lumpur, Malaysia.**

**or email to: tanduk@pam.org.my**

b) All queries must be submitted by **4.00 pm Wednesday 18 April 2012.**

c) Official replies to the queries, if any, based on the queries submitted, will form part of the conditions and instructions and shall be posted on the Competition Website by **25 April 2012.**
15.0 SUBMISSION REQUIREMENTS

a) All entries must consist of:

i. Site plan, schematic plans, sections, elevations or perspectives of the scheme of not more than six (6) A1 size drawings mounted on foam core boards in ‘portrait’ format,

ii. Five (5) A3 size bound design report including GBI outline strategy and cost reports of not more than 30 sheets in ‘landscape’ format,

iii. Five (5) CD containing (i) and (ii) in high resolution (min 300dpi) jpeg format,

iv. Copy of Registration Form duly acknowledged by the Competition Secretariat, and

v. Original Declaration Form duly signed by the Registered Participant.

b) The Organizer reserves the right to vary the requirements.

16.0 SUBMISSION PROCEDURE

a) Each submission must be contained in a single package, and delivered to the following address:

THE NEW PAM CENTRE ARCHITECTURAL DESIGN COMPETITION,
Competition Secretariat
C/O Pertubuhan Akitek Malaysia,
No. 4 & 6 Jalan Tangsi,
50480 Kuala Lumpur, Malaysia.

b) All submissions must be received by the Competition Secretariat not later than 4.00 pm on Wednesday, 30 May 2012.

17.0 DISQUALIFICATION

a) Failure by participants to comply with the rules and conditions of this Competition may lead to immediate disqualification from the Competition.

b) Late submission of any entry may be disqualified.

c) The Panel of Jury shall have the sole and final decision in the acceptance or disqualification of any entry that may have infringed any Rules and Conditions of the Competition.

18.0 EXHIBITION AND PUBLICATION

a) The Promoter and Organizer reserve the right to retain all entries for the purposes of exhibition, publicity and promotion, subject always to the provision of Copyright Act 1987 (ACT 332) and all its amendments for the time being in force in Malaysia.

b) The Promoter and Organizer reserve the right to reproduce any of the submitted materials in their publications and websites or in other publications and websites authorized by them, without any payment to any party, and in doing so, will undertake to give due credit and acknowledgement to the authors concerned.
c) All designs, including those disqualified by the jury, shall be exhibited, as a general rule, for at least two weeks, together with a copy of the signed report of the jury. The exhibition shall be open to the public free of charge.

d) The Promoter shall notify registered competitors in good time of the date and place of the public exhibition and of the results of the competition.

19.0 COPYRIGHT AND RIGHT OF OWNERSHIP

a) The 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.

b) The author of any design shall retain the copyright of his work; no alterations may be made without his formal consent.

c) The design awarded first prize can only be used by the Promoter upon his commissioning the author to carry out the project. No other design, whether it has been awarded a prize or not, may be used wholly or in part by the promoter except by agreement with the author.

d) As a general rule, the Promoter’s right of ownership on a design covers one execution only.

e) In all cases, the author of any design shall retain the right of reproduction, subject always to the provision of Article 18 (b) above.

20.0 INSURANCE

a) The Promoter shall insure competitors’ designs from the time he assumes responsibility for them and for the duration of his responsibility.

b) The Promoter and Organizer will not accept responsibility for loss or damage to the entries, prior to assuming responsibility for them.

21.0 RECLAIMING

a) All drawings and plans, other than those which have received prizes or been purchased and are retained by the promoter, shall be destroyed at the end of the public exhibition, unless the author has made prior arrangement with the organizer to collect the materials immediately at the close of the exhibition.

22.0 LIST OF APPENDICES

Appendix A  Registration Form
Appendix B  Declaration Form
Appendix C  Query Form
Appendix D  Location Plan, Site Plan
Appendix E  Development Order
Appendix F  Current Team of Consultants
Appendix G  Indicative Development Programme
APPENDIX “A”

REGISTRATION FORM
(Important: The acknowledged copy must be returned with the submission of entry)

To: THE NEW PAM CENTRE ARCHITECTURAL DESIGN COMPETITION, Competition Secretariat
Fax: 03-26928782

I wish to register for the New PAM Centre Architectural Design Competition.

My cash/ cheque (Bank / Cheque no: _______________________ made payable to PERTUBUHAN AKITEK MALAYSIA) of amount RM100 is enclosed.

NAME OF PARTICIPANT:

PAM CORPORATE MEMBERSHIP NO:

CORRESPONDENCE ADDRESS:

TELEPHONE NO: \ FACSIMILE NO:

EMAIL ADDRESS:

For use by Competition Secretariat

RECEIVED BY:

AUTHORISED SIGNATORY \ DATE \ OFFICIAL STAMP
THE NEW PAM CENTRE ARCHITECTURAL DESIGN COMPETITION,

DECLARATION FORM
(Important: To be returned with this submission of entry)

Declaration:

I / We have read and understood the COMPETITION BRIEF, RULES AND CONDITIONS of entry and agreed to be bound by them.

I / We declare that I (we) am (are) the author(s) of the submitted entry.

SIGNED: 
DATE:

NAME OF REGISTERED PARTICIPANT:

PAM CORPORATE MEMBERSHIP NO:

COMPANY NAME AND/OR OTHER COLLABORATORS:-
APPENDIX “C”

QUERY FORM

To: THE NEW PAM CENTRE ARCHITECTURAL DESIGN COMPETITION, Competition Secretariat

Fax: 03-26928782

Email address: tanduk@pam.org.my

NAME OF REGISTERED PARTICIPANT:

QUERY:-
Appendix “D” – Location Plan, Site Plan
Appendix “E” – Development Order

AKTA (PERANCANGAN) WILAYAH PERSEKUTUAN
KUALA LUMPUR, 1982

BORANG 8
(SEKSYEN 22)

PERINTAH PEMBANGUNAN

No. Tel: 03-26179000
No. Fax: 03-26910442
Jabatan Perancangan Bandar
Tingkat 10, Menara DBKL 1
Jalan Raja Laut
50350 Kuala Lumpur

Rujukan No. (3)dim.DBKL/JPRB.3385/2011
[03/08/AO7 S1 110310-006]
No. Siri : 1205/JKTP/12.7.2011/32 JlaD I
No. Permohonan : 040211IA (6.8.2011)

Kepada:
Tetuan Pertubuhan Akitek Malaysia,
No.4 & 8, Jalan Tungku,
50480 Kuala Lumpur.

ADALAH DIBERITAHU bahawa permohonan

untuk cadangan tambahan dan perubahan (tambah tingkat) ke atas sebuah
bangunan 4 tingkat yang sedia ada kepada 8 tingkat di atas Lot 7, (Premis No.99L),
Seksyen 96A, Jalan Tanduk, Off Jalan Bangsar, Kuala Lumpur

telah diberi kebenaran perancangan tertakluk kepada syarat-syarat berikut:-

1. Membayar deposit sebanyak RM2,000.00 kepada Dewan Bandaraya Kuala Lumpur.
Bayaran deposit ini adalah untuk memastikan tapaknya keseluruhannya sentiasa
diselenggara dalam keadaan bersih, kemas, selamat dan kerja-kerja pembinaan yang
dijalankan tidak menjejaskan kesihatan, nyawa atau ketenangan orang ramai, tidak
menyebabkan pencemaran asem sekitar dan tidak merosakkan hart benda atau infrastruktur
di sekitar kawasan pembinaan. Datuk Bandar boleh menggunakan deposit ini bagi tujuan
yang tersebut di atas dan untuk menjalankan kerja-kerja yang perlu bagi memberhentikan
sebarang kacauangggu, memperbaiki sebarang kerosakan dan mencegah berlakunya
semula kacauangggu itu yang berpunca dari tapaknya berkenaan.

Nota : Amaun RM2,000.00 telah dijelaskan pada 19.9.2011 melalui Resit No. 347993.

2. Menyumbang sebanyak RM10,000.00 bagi I.S.F (jalan) kepada Kumpulan Wang
Perkhidmatan Kemajuan (I.S.F) yang telah ditubuhkan oleh Dewan Bandaraya Kuala

Nota : Amaun RM10,000.00 telah dijelaskan pada 19.9.2011 melalui Resit No. 347992.

3. Jumlah keseluruhan kawasan lantai dalam pembangunan ini tidak boleh melebihi 19,614
kaki persegi pada kadar Nisbah Plot 2:9 (tidak termasuk ruang telah kereta).

( HAJI MAHADI BIN C. NGAH )
Pengarah
Jabatan Perancangan Bandar
Dewan Bandaraya Kuala Lumpur
b.p. Datuk Bandar Kuala Lumpur

The PAM Centre Architectural Design Competition_04 April 2012 Page 14
Cadangan tambahan dan perubahan (tambahan tingkat) ke atas sebuah bangunan 4 tingkat yang sedia ada kepada 8 tingkat di atas Lot 7, (Premis No:99L), Seksyen 96A, Jalan Tanduk, Off Jalan Bangsar, Kuala Lumpur


Walau bagaimanapun, pemohon hanya dibenarkan mengemukakan permohonan lanjutan tempoh sah Perintah Pembangunan untuk tempoh 1 tahun sahaja sebelum tamat tempoh sah Perintah Pembangunan ini.

Datuk Bandar berhak untuk meluluskan / tidak meluluskan lanjutan tempoh sah Perintah Pembangunan dan juga menambah / memandai syarat-syarat kelulusan.


10. Mengemukakan surat perkenan daripada Jurutera Berdaftar mempersetui bahawa binaan bangunan sedia ada adalah masih kukuh untuk menampung berat daripada tingkat-tingkat tambahan yang dicadangkan.

{Sig}

(HAJI MAHADI BIN C.NGAH)
Pengarah
Jabatan Perancangan Bandar
Dewan Bandaraya Kuala Lumpur
b.p. Datuk Bandar Kuala Lumpur
11. Memohon dan mendapatkan Sijil Permohonan Kebenaran Syarat Tanah (PKSTUP) daripada Pengarah Pejabat Tanah dan Galian, Wilayah Persekutuan Kuala Lumpur mengesahkan bahawa:-

- Pelan Pra-hitungan untuk menyerahkan sebahagian tanah yang diperlukan untuk rizab jalan sebegaimana yang ditunjuk dalam pelan No. 0462118 telah dikemuka dan diluluskan.


13. Kelulusan yang diberikan melalui Perintah Pembangunan ini hendaklah mengikut cadangan seperti ditunjuk dalam pelan No. 0462118

( HAJI MAHADI BIN C.INGAH )

Pengarah
Jabatan Perancangan Bandar
Dewan Bandaraya Kuala Lumpur
b.p. Datuk Bandar Kuala Lumpur

s.t.

Pengarah Jabatan Rekabentuk Bandar dan Bangunan, Dewan Bandaraya Kuala Lumpur.
Unseda Pusat Sistem (OSC DBKL), Dewan Bandaraya Kuala Lumpur,
Tetuan PAM Education Fund, No.4 & 5, Jalan Tangerl, 50489 Kuala Lumpur.

23.3.2011 / sdo
### Appendix “F” - Current Team of Consultants

- TYLIN (C&S) - Ir. Wong Loo Min
- PRIMETECH (M&E) - Ir. TL Chen
- JUBM (QS) - Mr. Loo Ming Chee

### Appendix “G” - Indicative Development Programme

<table>
<thead>
<tr>
<th></th>
<th>2012</th>
<th>2013</th>
<th>2014</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>MTHS</td>
<td>1  2  3  4  5  6  7  8  9  10  11  12</td>
<td>1  2  3  4  5  6  7  8  9  10  11  12</td>
</tr>
<tr>
<td>1 Council Approval</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>2 Design Competition</td>
<td>3</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3 Award &amp; Appointment</td>
<td>1</td>
<td></td>
<td></td>
</tr>
<tr>
<td>4 Amendment to Approve Plans</td>
<td>6</td>
<td></td>
<td></td>
</tr>
<tr>
<td>5 Fund Raising for Project</td>
<td>6</td>
<td></td>
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</tr>
<tr>
<td>6 Tender &amp; Award Contract</td>
<td>3</td>
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<td></td>
</tr>
<tr>
<td>7 Construction &amp; Completion</td>
<td>12</td>
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<td></td>
</tr>
<tr>
<td>8 Interior Works</td>
<td>3</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>