

# **PAM-HSL AIR ARCHITECTURAL DESIGN COMPETITION**

## **NOTES TO QUERIES & ANSWERS**

To all Participants,

At the close of registration on Friday, 12 July 2024, we received a total of 127 registrations. We thank you for your support and interest in the competition.

We received 116 queries from 26 registered participants at the close of the Queries period on 12 July 2024, 5 pm. The list of answers is enclosed in the attachment.

The Competition organisers would like to remind participants that most of the information queried is already available in the Competition Brief. The type of development is left entirely to the participants' ideas to propose the best masterplan and design concepts.

All participants should undertake the necessary checks/studies on all relevant Authorities' regulations & requirements which would affect the planning of the proposal. Adherence to Sarawak's building guidelines is encouraged, but there is always room for innovative thinking. Authorities will consider design solutions beyond guidelines on a case-by-case basis. Participants are encouraged to come up with outside the box architectural design solutions.

Thank you.

**Ar Amzar Ahmad**  
*Competition Convener*

**Ar Chiew Chung Yee**  
*Competition Co-Convener*

Organised by: PAM Awards & Competitions Committee 2023-2024

26 July 2024

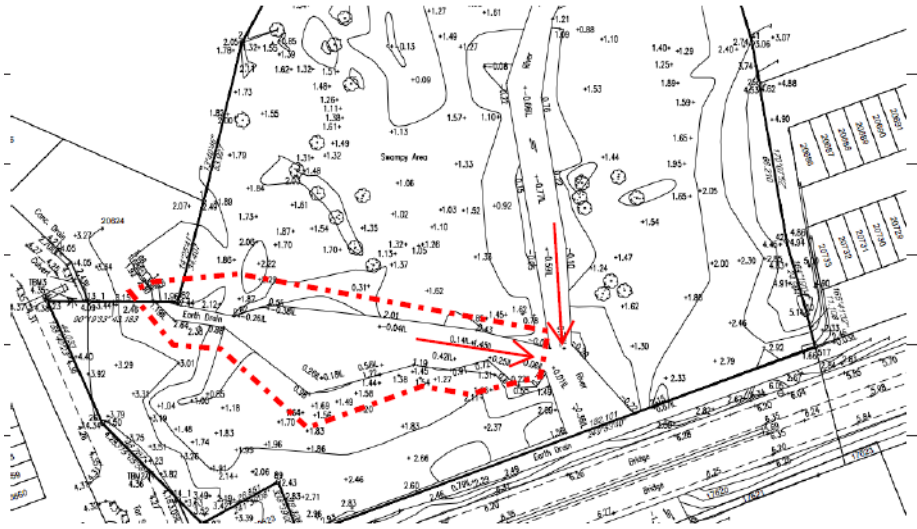
PAM -HSL AIR ARCHITECTURAL DESIGN COMPETITION

**QUERIES & ANSWERS**

Q1	What is the height limit for development near the airport?
Answer	58 Meters from mean sea level (not number of stories)
Q2	What is the land use/zoning for the site? Can we include commercial elements in the proposal?
Answer	Mixed-use Development
Q3	What are the buffer/setback requirements for buildings along the river?
Answer	Please refer to the Sarawak Urban Stormwater Management (SUSom) which is an adaptation of the Stormwater Management Manual for Malaysia (MSMA) Landed residential: 6.0m from the boundary; High-rise: 1/3 height regulation from the river reserve boundary.
Q4	What is the plot ratio/density of the subject land?
Answer	Please refers to Chapter 14 of the Development Control Standards (DCS). Table 14. No plot ratio guidelines in Sarawak
Q5	For the A3 report, can it be in a visual format or with image attachments? Or only reports in words are allowed?
Answer	Participants are to decide on the contents of the report (maximum 10 pages)
Q6	Plot coverage of a maximum of 30% for apartments as stated in DCSM is still valid and applicable to the subject land. As we have noticed apartments have more than 30% coverage from the surrounding developments.
Answer	Not a requirement for this competition
Q7	Building height limit- in meters or number of stories
Answer	Refer to Q1
Q8	Any density for residential? Or total GFA? Any plot ratio (if any)
Answer	Refer to Q4
Q9	Residential design brief, any floor area for individual units?
Answer	Participants to propose
Q10	Building setbacks? River reserve zone/setback? Re-align river profile/width allowable
Answer	Refer to Q3
Q11	Car park requirement? Existing trees on ACAD drawings- any height indication?
Answer	Refer to Chapter 7 (DCS) Only trees with 300mm diameter are indicated in the survey plan (no height)

Q12	Building built over the river is allowable
Answer	Participants to propose (an easement is allowable by the Local Authority)
Q13	A copy of the gazetted local plan. Master planning components brief
Answer	No gazetted local plan
Q14	JPS min. buffer area/min. setback requirement. JPS flood line level & the highest level of the stream. Depth, speed, water quality & color of the stream
Answer	Refer to Q3
Q15	Land cost & current land value (low land with stream vs perfect land)
Answer	Not be taken into consideration for this competition
Q16	Flying zone plan. Proposed and desired plot ratio/density. The current demand for surrounding mixed properties
Answer	No information is available. Refer to Q4. Current mixed-use developments in the surrounding areas have a high demand
Q17	Soil investigation brief and a copy of LCP
Answer	Not required / No LCP
Q18	Is there a preferred housing type? Semi-detached, bungalow, terrace or mixed housing types
Answer	Participants to propose
Q19	How many people is the development looking to house and is there a preferred density of housing
Answer	Participants to propose Refer to Q4
Q20	Is there scope for integrating some mixed-use development or preference for community/recreational facilities to be included to activate the development
Answer	Participants to propose
Q21	Are there any specific sustainability certificates or standards (LEED, GBI) that aim to achieve
Answer	Participants to propose
Q22	Can you provide more details about the specific building guidelines and regulations that participants should adhere to Sarawak?
Answer	Refer to (i) Building Ordinance 1994, Laws of Sarawak
Q23	Is the main access to the development to be pulled/accessed from Jalan Teo Kui Seng
Answer	Participants to propose

Q24	What is the required number of car parking spots per housing unit for these developments?
Answer	Refer to Q11
Q25	To confirm all submissions will be in digital format only no printed board
Answer	Yes, please refer to the competition brief under item 15.0
Q26	Apart from the general density guideline by the Ministry of Planning and Resource Management, is there any required density and mix?
Answer	No, please refer to Q4
Q27	Is there a river reserve setback for the area? Is there any indicative selling price and GDV? Is there any requirement for low-cost and affordable housing?
Answer	Refer to Q3 Refer to the competition website for indicative selling and rental prices of surrounding developments Low-cost is required if an apartment development exceeds four (4) acres, and/or for landed residential units, if exceeding ten (10) acres. Low-cost is not required for commercial or mixed- use development.
Q28	Is it permitted to cover the earth drain?
Answer	Participants to propose a solution
Q29	What is the plot ratio/density allowance for both commercial & residential on this site?
Answer	Refer to Q4
Q30	The project brief mentions that the proposal must accommodate phase development. How many phases are allowed, or will participants decide?
Answer	Participants to propose
Q31	Please provide information on the flood situation or water levels in the area, as it is a swampy area.
Answer	The flood level is RL 3.3m from the mean sea level. The minimum building platform should not be lower than RL 4.0m
Q32	Please indicate an accessible location for ingress and egress
Answer	Participants to propose
Q33	Is there a requirement for a buffer wall or space since it is located beside the main road
Answer	No information available. Participants to propose
Q34	Earth level is higher on the boundary line, are we allowed to make land adjustments?
Answer	Participants to propose

<p>Q35</p>	<p>The drawing shows a river stream merging into one towards the main road. Please reconfirm if the highlighted area is also a river</p>  <p><b>Answer:</b> Part of the tributary from the North flows through the site into Sungai Sarawak. From the Drainage and Irrigation Department's data, it is considered a river.</p>
<p>Q36</p>	<p>Please provide contour level drawing</p>
<p>Answer</p>	<p>Provided in the Competition Brief in Appendix D</p>
<p>Q37</p>	<p>Please provide the ratios between residential/commercial/other use in the plot or it is subject to proposal</p>
<p>Answer</p>	<p>Participants to propose</p>
<p>Q38</p>	<p>We would like information for the following items; Planning Parameters, Local Plan Document, CAAM Requirements/Guidelines/Concerns, and Committed Site Development.</p>
<p>Answer</p>	<p>Refer to the above Q22</p>
<p>Q39</p>	<p>What is the intended development component for this project? Should it be residential, commercial, or mixed-use? Is a high-rise or low-rise structure preferred? What are the desired sizes/ranges for the units?</p>
<p>Answer</p>	<p>Participants to propose</p>
<p>Q40</p>	<p>Will this development be gated or stratified?</p>
<p>Answer</p>	<p>Participants to propose</p>

Q41	What is the target population for this development? What are the requirements for the facilities, such as a sewage treatment plant, etc? Should we propose it on-site or can we assume it can be channelled to the neighbouring lot?
Answer	Participants to propose
Q42	Which road is designated as the permanent access road for the site, according to the local plan?
Answer	No information available - Participants to propose as there is no local plan
Q43	Does the developer anticipate any specific target group and the range of high-rise residential buildings, including their type, sizes, prices, and number of units
Answer	Participants to propose
Q44	What is the current ecosystem on the site? Do we have any studies on the plant & wildlife species present on the site?
Answer	No information available
Q45	On the river, we would like to know where the water source is from and where the river connects to
Answer	This river receives water from surrounding land and housing estates. It continues across the main road before discharging into a bigger river. The river flows into Sungai Sarawak through its tributary.
Q46	Does the Sarawak SPA 1/3 rule for height and setback control apply to this site and this development?
Answer	Yes
Q47	Is there any easement or road reserve requirement for this site related to the airport runway?
Answer	No information available
Q48	Are there specific operational needs or restrictions related to the airport that should influence the development
Answer	Restrictions only related to building height
Q49	Is there any specific land code that applies to this particular river within the site, regarding the reserve for each riverbank
Answer	Refer to Clause 7 Sarawak Urban Stormwater Management (SUSom)
Q50	What is the zoning of the current site?
Answer	Mixed-use development
Q51	What is the setback requirement from the riverbank? Is the river/earth drain allowed to divert?
Answer	Refer to Q3. Participants to propose.

Q52	Is there a budget range we need to work with?
Answer	Not required for this competition
Q53	What are the tide levels and highest tide levels?
Answer	Refer to Q31
Q54	It is possible to (a) divert the river (b) reshape the river
Answer	Participants to propose
Q55	What are the general types of trees? Are there any trees of significant size or species that need to be maintained that have been identified
Answer	Only trees with 300mm diameter are indicated in the survey plan (no species identified)
Q56	What is the minimum saleable area the developer is comfortable with? What is the minimum and maximum unit size?
Answer	Not relevant to this competition
Q57	The stream occupied a substantial of the land area, would the developer consider opening it to the public in the future?
Answer	Participants to propose
Q58	Can the developer further elaborate their vision and philosophy on the environmental sustainability concept?
Answer	Participants to propose
Q59	Can the developer further elaborate on the competition title "langit-reaching for greater height together?"
Answer	The title of the project is "PAM- HSL AIR Architecture Design Competition." Participants are free to interpret the meaning of "AIR"
Q60	What is the setback required? It shall be measured from the center of the stream or edge of the edge of the stream
Answer	Refer to Q3
Q61	How much green space the developer is targeting? To achieve green space required by Local Authority or open to more than minimum requirement?
Answer	Participants to propose
Q62	What is the plot ratio & density of the site
Answer	Refer to Q4
Q63	Can please provide the relevant Sarawak Building Guidelines for planning, building, commercial & residential
Answer	Refer to the competition website and Sarawak Building Ordinance (Refer Q22)
Q64	Is there a % component- residential & commercial
Answer	Participants to propose

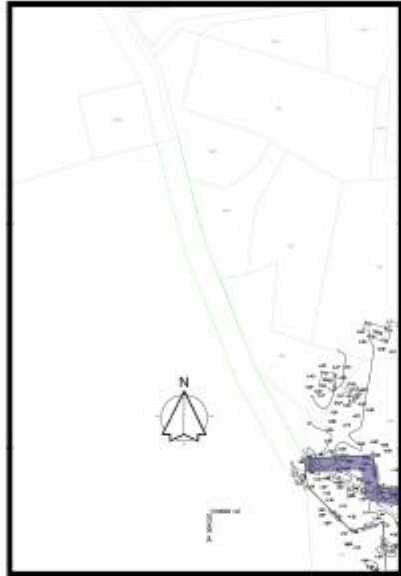
Q65	May we know what neighbour lot access we need to provide
Answer	Participants to propose
Q66	How much can we alter the existing river that runs through the site
Answer	Participants to propose
Q67	What is the water table for the site? Can share the water retention & detention plan
Answer	Refer to Q3
Q68	Any history of flooding events? What is the local stormwater management plan?
Answer	Refer to Q3
Q69	Is there any provision for a basement for sub-basement to the site? What is the maximum allowable depth?
Answer	Participants to propose
Q70	What is the parking requirement for the residential development/ requirement for TLK/TLM per density unit?
Answer	Refer to Q11
Q71	What is the green rating target for the project/ green ratio to be reserved for the development?
Answer	Participants to propose
Q72	What is the reserved size for the existing stream?
Answer	Refer to Q10. Refer to the Survey plan in Appendix D
Q73	What is the minimum residential unit size requirement
Answer	Participants to propose
Q74	What is the soil investigation report for the site?
Answer	Not Relevant for this competition
Q75	Any budget allocated for the development
Answer	Not Relevant for this competition
Q76	What are the facilities requirements for the development
Answer	Participants to propose
Q77	Do we need to create another service road from the main access
Answer	Participants to propose
Q78	How much of the land needs to be surrendered for Jalan Stutong Baru reserve
Answer	Refer to the Survey Plan in the competition brief
Q79	The maximum building height
Answer	Refer Q1
Q80	Target plot ration/density/GFA/NFA maximum allowable
Answer	Refer Q4



Q81	Breakdown percentage for each residential unit type size
Answer	Participants to propose
Q82	The project brief informs us to focus on the residential development. Is it possible if we were to include some commercial aspects in our design proposal?
Answer	Participants to propose
Q83	Please provide more information for the development around the competition site, especially lots 309,308,295,20604,388,3794,498,3795,3797,296,20685
Answer	Not Relevant to this competition
Q84	Any specific guidelines or restrictions for developing around the existing stream on the competition site
Answer	Refer to Q3
Q85	What is the preferred ratio for the commercial and residential component in the competition site
Answer	Participants to propose
Q86	Do we need to allow the provision of Spektra housing in the residential component of the site?
Answer	Participants to propose
Q87	Who is the owner of the Greenland adjacent to our site and what are the potential development
Answer	Not Relevant to this competition
Q88	How is the road around Jalan Saradise developed? We would like to request a zoning plan surrounding the site
Answer	Not Relevant to this competition. No zoning plan is available
Q89	Is this competition an idea competition?
Answer	Please READ the competition brief
Q90	Why is the site area 11.22 acres on CADD and not 13.5 Acres as stated in the brief
Answer	We confirm that the survey plan site area is 13.33 acres
Q91	Can there be more details on local authority guidelines MBKS
Answer	Please refer to the relevant Local Building by-laws
Q92	The proposed masterplan in the vision of gated community (strata)
Answer	Participants to propose
Q93	What is the proposed maximum GFA
Answer	Participants to propose
Q94	What is the Net sellable area that the client is looking for?
Answer	Participants to propose

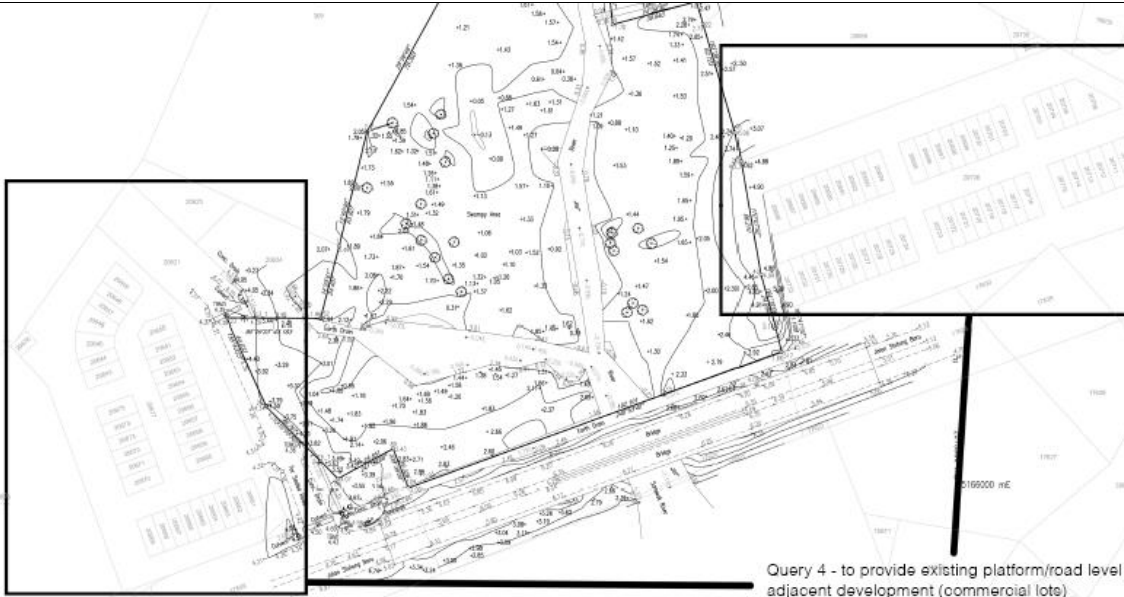
Q95	In the brief, it says "... high-rise development". Would it be possible to incorporate low-rise development or landed residential?
Answer	Participants to propose
Q96	Do we need to incorporate commercial elements into the development where visitors can come in? or this is strictly for residential/private only?
Answer	Participants to propose
Q97	Is there any specific number of units that the clients aiming for?
Answer	Participants to propose
Q98	Will it be a gated community?
Answer	Participants to propose
Q99	Will this development be a high-end/luxury product? Or more towards the mid-to affordable range?
Answer	Participants to propose
Q100	What is the permitted plot ratio?
Answer	Refer to Q4
Q101	Where can we obtain information on the relevant local plan - if possible a soft copy version?
Answer	No local plan is available
Q102	What is the land use category for the site?
Answer	Mixed-use development
Q103	Will the project require soundproofing measures for specific areas of the residence (eg: bedrooms & living rooms)
Answer	Participants to propose
Q104	Are there any requirements and restrictions of development for the existing stream reserve, eg: within a certain distance of the stream for vegetation removal and landscaping?
Answer	Refer Q3
Q105	What are the designated setbacks for building from the natural stream?
Answer	Refer Q3
Q106	Land use requirement
Answer	Mixed-use development
Q107	Topography of the current land, wind pattern, sun pattern, main access, closest power substation, electrical capacity, soil condition, wildlife concern or endangered, environmental impact concern
Answer	Not Relevant for this competition

Q108	How much vegetation can be removed and developed
Answer	Participants to propose
Q109	Any heritage condition on site
Answer	No
Q110	Basement requirement
Answer	Participants to propose
Q111	Low-cost housing provision- it is a negotiable eg land swap?
Answer	Participants to propose. It is possible to build the required low-cost housing on another piece of land but subject to the authority's approval.
Q112	Are we able to modify the existing stream or backfill some earth drain
Answer	Participants to propose
Q113	To provide flood level of site(low, high, and king tide)
Answer	Refer Q31
Q114	Existing vegetation types along the river (tress, plants, shrubs)
Answer	No Information available
Q115	To provide drain layout and drain invert level on lots 20600 and 20604 (missing link between KPJ and our proposed site)
Answer	Not relevant to this competition
Q116	To provide the existing width of the drain/river reserve (request from DID) if any
Answer	Refer Q10



Query 5 - to provide width of drain/river reserve (DID request) if any

Query 3 - to provide drain layout and invert level on lot 20600 & 20604



Query 4 - to provide existing platform/road level adjacent development (commercial lots)



Prepared by: PAM-HSL AIR Architectural Design Competition Organising Committee  
26 July 2024