

**PAM- MBSJ ARCHITECTURAL DESIGN COMPETITION
for PASAR AWAM SK 10 SERI KEMBANGAN**

QUERIES & ANSWERS

To all Participants,

At the close of registration on Tuesday, 29 October 2024, we received a total of 120 registrations. We thank you for your support and interest in the competition.

We received 97 queries from 24 registered participants at the close of the Queries period on 29 October 2024, 5pm. The list of answers is enclosed in the attachment.

The Competition organisers would like to inform all participants that the closing date of submission is **extended to Monday, 23 December 2024**. All necessary drawings and documents are to be submitted before 5.00 pm.

Thank you.

Ar Amzar Ahmad
Competition Convener

En Mohd Razif Abdul Rahman
Competition Co-Convener

Organised by: Awards & Competitions Committee 2024-2025

8 November 2024

PAM- MBSJ ARCHITECTURAL DESIGN COMPETITION for PASAR AWAM SK 10 SERI KEMBANGAN

QUERIES received on 29 NOVEMBER 2024

1	We notice that Appendix E comes in 2 versions. Version 1 is a proposal on the covered area and the pasar footprint, while Version 2 is an actual survey conducted by a licensed surveyor. Which version should we use in further developing our design scheme?
	Please use the revised survey plan SE/001/SK/SEL/TP-01(NOV 2024) attached. The competition site is indicated in RED in the survey plan.
2	If we are using Version 2, kindly provide us with DWG file format for our proposal.
	The revised survey plan is provided in DWG file format.
3	Based on the competition brief, all these 4 zones of pasar awam and its facilities required to be located on the ground floor: To cater all the required 138 stalls and other facilities + circulation will require greater space than the given plot size. Is there any flexibility that we can explore in term of stall size, programs and floor distribution?
	The 196 stalls are to be retained, however, the stall size and floor distribution is up to the participants to propose.
4	Any motor parking minimum requirement? Should we based on overall floor area to calculate nos. of motor parking or is there a higher expectancy of usage of motors?
	No requirement for car parks, only for parking of motorcycles and OKU carpark (participant to propose the numbers)
5	Any requirement for maximum number of floors / levels / building height?
	Maximum two (2) floors
6	Any setback from boundary (52meter x 42meter)?
	No setback requirements
7	From Appendix E site plan RSC/ENG/0117/T1, the red boundary line does not include the NEW COVERED ROOF area. Does that mean JALAN SK10/3 will be opened up and thus no structures to be built on ground?
	The new covered roof is only required over Jalan SK10/5
8	Are you able to provide any contour / levelling / survey plan?
	Please refer to the new survey plan attached.

9	Are the required amount of stalls mandatory, if yes, is the location required on the brief mandatory as well.
	Please refer answer to Q3
10	Are there any minimum sizes for the M&E room (Water Supply Room)
	Participants to propose
11	Are there any minimum sizes for the central cold storage?
	Participants to propose
12	Open space for pasar pagi and pasar malam (5.14), can that be integrated with the new proposed stalls in our design.
	Participants to propose
13	What are the inverted levels of the drains in the surrounding area?
	No information available
14	Multipurpose hall, does it need to be the exact width x length x height of two badminton courts, or can the exact area size be sufficient?
	Participants to propose
15	What is building maximum height allowed
	Please refer answer to Q5
16	How many story allowed for this area
	Please refer answer to Q5
17	What is the setback requirement for the site
	Please refer answer to Q6
18	Can the building build up to boundary line? without consider setback requirement
	Please refer answer to Q6
19	Pasar pagi/malam must be located within site? or can be located under new roof area (outside site)?
	Participants to propose
20	Please confirm the location of the sewerage pipeline connections for the site.
	No information available

21	Please confirm the location of the water reticulation pipeline connections for the site.
	No information available
22	Please confirm the location of the drainage pipeline connections for the site.
	No information available
23	For the Environmental Impact Assessment (EIA), will participants need to commission it, and what scope is expected?
	Not required for the competition
24	Please provide guidelines for JKR Green Rating.
	Please refer to https://www.jkr.gov.my/sites/default/files/upload/Manual%20pH%20JKR%20Road%20Sector_Version%203.0.pdf
25	Please provide guidelines for Low Carbon Cities Framework and Assessment System (LCCF).
	Please refer to https://www.mbsj.gov.my/sites/default/files/A.2.10%20Senarai%20Semak%20Low%20Carbon%20Cities%20Framework%20and%20Assessment%20System%20%28LCCF%29.pdf
26	Are "Pasar Pagi" and "Pasar Malam" stalls allowed to be located under the new roof along Jalan SK 10/5?
	Participants to propose
27	Is roadside motorcycle parking outside the lot boundary permissible?
	Participants to propose
28	What is the purpose of the guard house, and is fencing necessary?
	No fencing required and guard house for security personnel
29	If space constraints exist, is a reduction in the number of stalls allowed?
	No, number to be maintained at 196 stalls
30	On Site Plan 2, what does the red hatching indicate?
	Survey plan superseded refer answer to Q1
31	Is a surau required within the market facilities?
	Not required

32	Can we get clarification on the site and road levels? The current Site Plan 2 is unclear.
	Please refer answer to Q1
33	Is there a local or special area development plan for the site, and does MBSJ have relevant survey data?
	Please refer answer to Q1, no local plan for this area.
34	Are the minimum design requirements in brief and Garis Panduan flexible, or must they be followed precisely?
	Participants to follow if / when practical
35	Does buffer zone requirement 2.2.3 in Garis Panduan apply to this project?
	Not required
36	Is there a height limit to the new building/new roof in terms of no of floors or dimension?
	Please refer answers to Q5
37	There's zero setback on Jalan SK 10/3 and Jalan SK 10/5
	Please answer to Q6
38	What is the dimension of the Central Cold Room/Storage (item 5.6)
	Participants to propose
39	The space for Pasar Pagi/ Pasar Malam (items 5.14) must be accommodated within the boundary of the market or can be take place on Jalan SK 10/5
	Participants to propose
40	Can the new roof be connected to the new market and existing neighboring or must it be a detached element.
	Participants to propose
41	The length of the Design state is 5000 words or 500 words?
	There was a typo error, the design statement should be not more than 500 words
42	Brief requested for a min 40 stalls open space, are these additional stalls on top of stalls required in item 5.1
	Yes
43	Refer 5.15 do we have to provide road access below the new roof?
	Yes

44	GF 138 stalls of 3mx 3m excluding walkway might not feasible as we only left with limited space for guard house, motor parking, cold room and stores. Kindly review. Can we reduce the stalls at ground floor and reduce stalls size to 2.5m x 3m per guideline minimum?
	Please refer answer to Q3
45	Item 1-4 requirements at GF possible to extend to mezzanine floor?
	Participants to propose
46	KPKT guideline state 20m buffer from surrounding and 12m internal road. Is that applicable to competition site?
	Not applicable
47	The brief only mentions no requirement for carpark, how about OKU, lorry parking as required in the Selangor guideline
	Minimum OKU parking and lorry loading and unloading area (participants to propose)
48	Do we have to follow perimeter planting, landscape, bus/taxi lay-by and setback requirements as per Selangor guidelines? If setback required, the 3m setback from shop lot shall be included as part of overall setback, please clarify if otherwise
	Not required
49	Northpoint in CAD file does not seem to tally with the google map orientation. Kindly resent the CAD file with the correct orientation
	Please refer answer to Q1
50	Are there any setback requirement besides the 3m setback facing Jalan SK10/3?
	Please refer to answer Q6
51	Regarding the South-East boundary adjacent to the 7 shop lots, where a 3m setback is required, will this setback be privately managed and owned by the market management or do the 7 shops require access to it
	The 3m setback is required behind the 7 shop lots
52	Is the new roof intended for the pasar pagi and pasar malam stalls? Can any structures be built under the covered roof?
	Participants to propose
53	Referring to Competition brief item 5.14, are the specified spaces for Pasar Pagi and Pasar malam additional to the 196 stalls? Does this open space required shelter from the elements?
	Yes

54	Why is an open space required for pasar pagi when the consumers are expected to visit the 196 stalls during operation hours?
	For flexibility of stall operation hours
55	Is the road under the covered roof accessible to vehicles? It appears to function as both a public road and fire access.
	Yes
56	Are there any minimum size requirements for the central cold room or storage facilities?
	Participants to propose
57	The provided CAD plan is a perfect rectangle, which doesn't match the survey plan. Could you provide the CAD version of the survey plan for better accuracy.
	Please refer answer to Q1
58	<ol style="list-style-type: none"> 1) Based on the plan will the building mark A be demolished as well? Are we allowed to build restaurant or stall under the covered roof? 2) Does the structure of the covered roof need to be attached to the existing building? Is there any setback as to how we can construct the columns of the new roof from existing building. 3) Is the shop lot marked C is part of the redevelopment plan?
	<ol style="list-style-type: none"> 1) Participants to propose. 2) Participants to propose. 3) No
59	Is it possible for us to arrange the food stalls on upper level, due to limited space on the GF?
	Please refer answer to Q3
60	Can a mezzanine floor be counted as ground floor and 1st floor as upper level?
	Participants to propose
61	Are the number of stalls fixed
	Please refer answer to Q3
62	Can the open space for pasar pagi be on the upper floor
	No

63	Discrepancies between Survey Drawing and Proposed Site Plan, which one to be used as the Site Plan?
	Please refer answer to Q1
64	It is very tight to locate the Sales Categories for Veg/ Fruit, Meat/ Fish, Non-Halal Meat & Food Stalls all at the Ground Floor. Can we move the Food Stalls to the Upper Floor?
	Please refer answer to Q3
65	Do we need to provide dining area for Food Stalls? If so how many pax required? Do we need to provide Surau Facilities?
	No dining area and surau facilities are required
66	Can we use The New Roof over Jalan SK 10/5 as the space for Pasar Pagi & Pasar Malam?
	Participants to propose
67	Can we use different design/dimension of the stalls? Different from brief and guideline
	Please refer answer to Q3
68	Is there any setback for the market
	No
69	Can we get the survey drawing in AutoCAD
	Please refer answer to Q1
70	Setback of the new roof structure
	No setback required
71	Can we relocate some area requested to be on the GF to UPL? Can we put stall or open space
	Please refer answer to Q3
72	The guard house location to be inside marker boundary or can be at the green setback or roof canopy?
	Participants to propose
73	Normal setback requirement 6.1m for the shop/ does MBSJ allow 3m for this site
	Please refer answer to Q51

74	Gazetted area 0.659ac is inclusive of the green hatch area. The lots are trapezium in Appendix E-site plan 2. Please advise and provide survey CAD drawing
	Please refer answer to Q1
75	Referring to Appendix E, can we reconfirm the Jalan Pasar road reserve is 7m and Jalan SK 10/3 is 4m
	Road reserve is confirmed as 7m
76	Is the circulation road compulsory as this would make the ground floor footprint significantly smaller.
	No
77	Is the first floor & above built-up allowed to extend into and above the circulation road.
	Participants to propose
78	Are we required to implement building setbacks and perimeter planting base Selangor's Garis Panduan.
	Please refer answer to Q6
79	What are the scope and/or specific criteria from the listed SDGs 2030 that we need to take into account. What about using GBI/ GreenRE standards?
	Participants to propose
80	Can the space requirement such as nos. of vendor stall/cold room/multipurpose hall to be modified, upgraded or non-compliance?
	Please refer answer to Q3
81	Is the "new covered roof" space shown in appendix E part of the proposed market building or shall it be used for flexible vendor space?
	Participants to propose
82	The open space (40stalls) for pasar pagi /malam can be outside of the wet market boundary?
	Participants to propose
83	Do the demolition cost included in the RM12.5million budget?
	Yes
84	Any limitation to propose upgrading work outside of the wet market boundary?
	Participants to propose.

85	What is the opening / operating hours of the new market?
	Operation hours of market 6.00 am to 12.00 pm
86	Can we place some of the wet areas (i.e. vegetables/fruits, Wet Zone, Non-halal, F&B) to upper floors if insufficient space on Ground Floor?
	Please refer answer to Q3
87	Can the open space for Pasar pagi and Pasar malam to be located outside of the site
	Participants to propose
88	What does the 'red' hatch on Appendix E site plan represent
	Please refer answer to Q1
89	Is there a setback requirement for the proposed 'new covered roof' as indicated on Appendix D & E
	Participants to propose
90	Is it possible to build any covered structures, public furniture or landscaping on 3m setback (indicated by green hatch) on Appendix D
	Participants to propose
91	Is the carpark land (with the big tree) possible to be utilized?
	Not part of the competition site
92	Will Jalan SK10/5 road be closed-off to vehicular access?
	Only closed during market operation hours
93	Any setback requirement? According to Selangor Planning Guideline (edition 4) setback is 40' (front) and 20' (side). Are we allowed to build all the way to the site boundary?
	Please refer answer to Q6
94	Any requirement for open space and perimeter planting (guideline states 5% including perimeter planting)
	Participants to propose
95	What type of commercial activity is currently on the rise in the area
	Most of surrounding activities are retail and F&B outlets

96	Can we enclose the existing building opening next to then new covered area with a buffer wall?
	Participants to propose
97	Please clarify the dimension of Jalan SK 10/3, according to Maps, it appears to be a two-way lane, but CAD measurement indicated a width of only 4 meter
	Please refer answer to Q1