

FLASH

28

Term 2022-2023 10th Feb 2023
PPK469/01/2017(034673)

News+FLASH is the digital offspring of INTERSECTION. It is published digitally each fortnight for the foreseeable future, until we run out of ideas, articles or money.

ALSO
IN THIS ISSUE :

PAM SARAWAK BIM
SERIES NO.1 / 2023
ISO 19650 – The International
Guideline for Building
Information Modelling
Contributed by *IDr. Denis*
Chong and Mr. Wilson Ong,
Edited by *Ar. Brendan Tong*



PROJECTS FEATURE :
ONE STOP COLLECTION CENTRE (OSCC), KOTA SAMARAHAN, SARAWAK
by RKD Architects Sdn Bhd
- PG 2



2 **ID PROJECTS FEATURE :**
MICROLIVING CATALOGUE, SELANGOR
by Ar. Daniel Tiong Wei Wen
- PG 6



3 **SMALL PROJECTS FEATURE :**
LITTLE BLUE PROJECT
by INTODesign Lab
- PG 8

THE EDITORIAL TEAM :

SY :

HJ :

PS :

Min :



ONE STOP COLLECTION CENTRE (OSCC), KOTA SAMARAHAN, SARAWAK

by RKD Architects Sdn Bhd

ARCHITECT'S STATEMENT

The OSCC building is located in Kota Samarahan, approximately 37 minutes (25.8 km) from Kuching City Centre at an area designated as an industrial zone near the new Batang Samarahan Bridge.

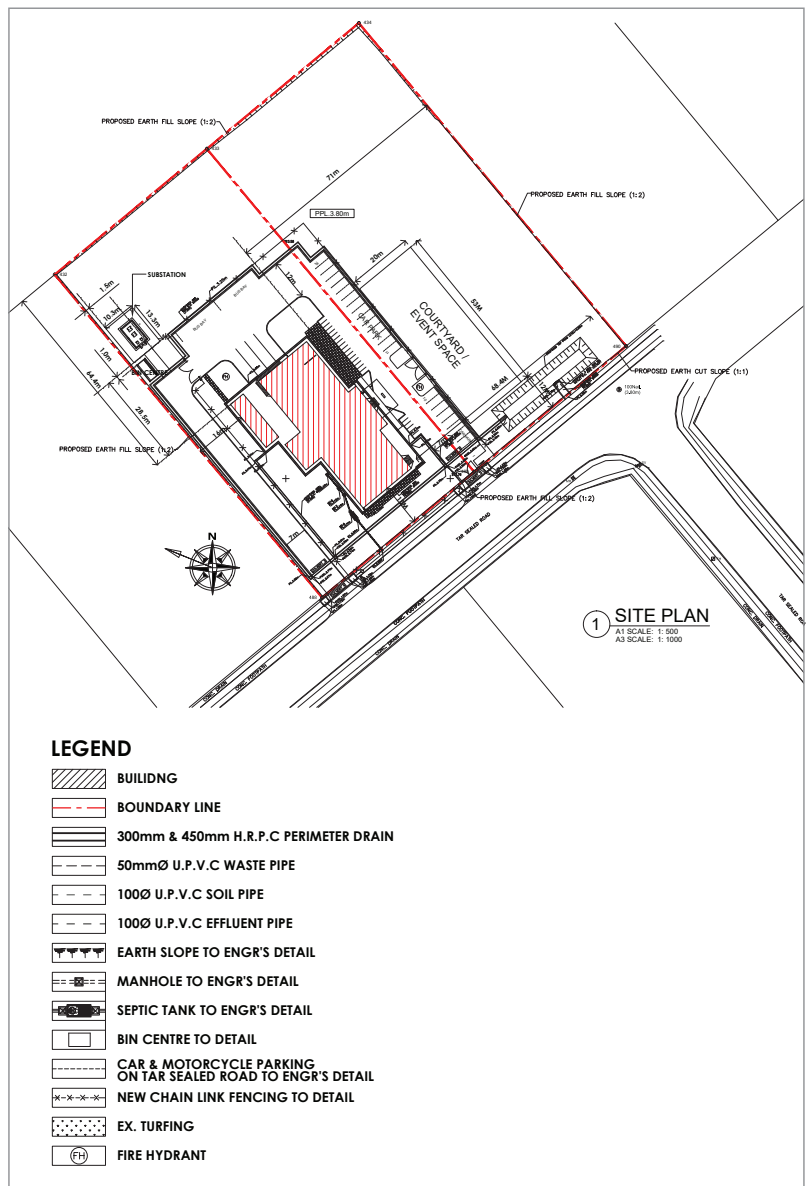
The site is a total area of 3.78 acres and the development area takes up 2 acres of the whole site to allow for possible future developments through phases.

The 1300m² facility is planned by locating areas with high frequency and logical relationships allowing the spaces to correspond better to one another. The building is divided into 3 zones, Public, Semi-Private and Private zones to better segregate the departments based on function.

HIGHLIGHTS AND FEATURES

Lobby – The lobby has a retail gallery for the visitors to purchase or browse products that on offer. The main lobby and the production area are separated by glass windows for visitors to preview the process of packaging etc.

Packaging Area – This area is featured with a high ceiling space to accommodate for future expansion as well as to impart a feeling of loftiness, openness and volume. High ceilings are used to emphasise the significance of a room and this room is where all the products are being processed efficiently.





Testing Lab - A laboratory facility for product testing in compliance with the relevant standards and certifications.

Training Rooms – Two training rooms with 20 pax capacity are separated by an operable door that allows flexibility of space. All sorts of training will be held in these rooms to help business owners to fully grasp the nuances of business ventures.

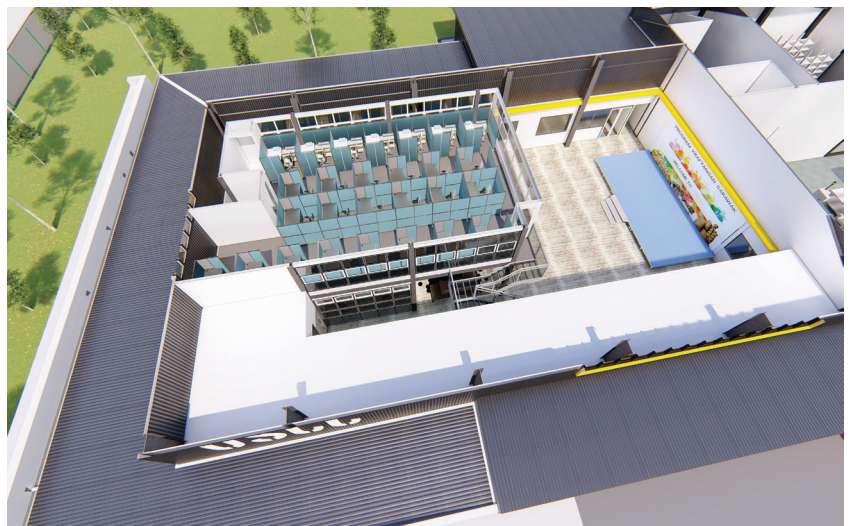
Dynamic Space/Performance Area – The dynamic space is a flexible area to accommodate events, launching of products, performance etc.

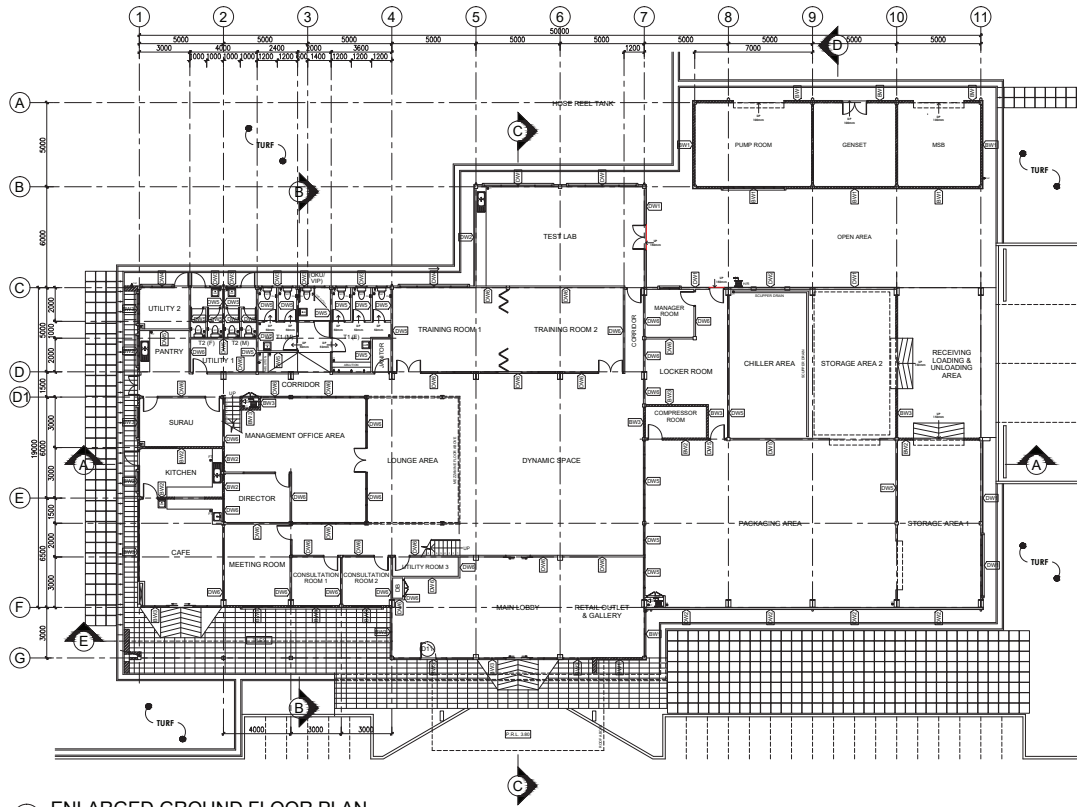
Co-working Space – This space is placed beneath the mezzanine floor and it works as a co- working space for the like-minded to get acquainted, socialize, refine interpersonal skills or possibly brainstorm on ideas. It is a space for independent activities, collaborative and flexible work style that is based on the sharing of common values between its participants.

Office Incubator Space – This room is located on a mezzanine level which sits on steel stilts and this particular feature enhances the simple yet functional aesthetic values we integrated in this project. It is an approach for easy increase in floor space and to create substantial amount of extra space without conducting any serious construction work on the building itself in a very cost-effective manner. The high ceiling also works in favour of this proposal.

PROJECT OBJECTIVE

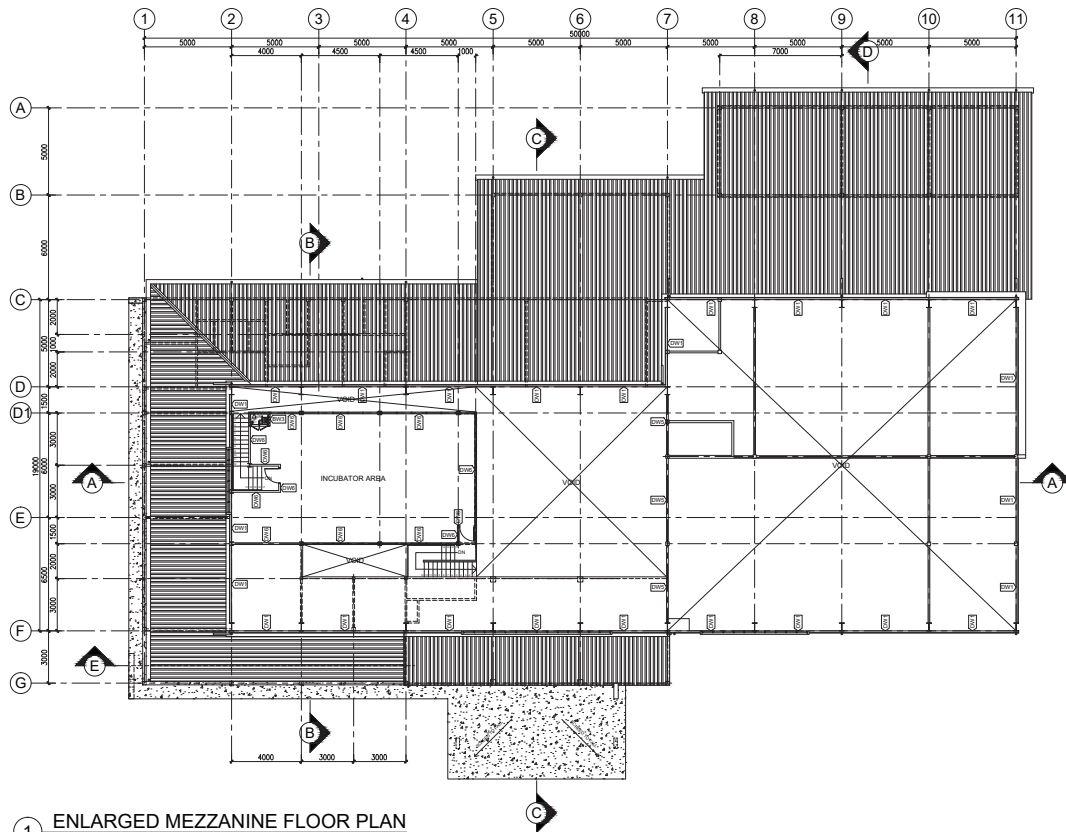
The OSCC serves as a platform for the local cottage industry start-ups especially for women entrepreneurs across the State to assist them to promote and market their products and at the same time train them on business best practices, networking and sustainability, in line with the Sarawak Digital Economy policies and initiatives. The objective is to increase the number of successful local entrepreneurs by providing them the correct platform for success. The centre will also emphasize on educating entrepreneurs on product development to achieve the required quality of products for the international market. It is also to help them network and expose their products to the open market with services such as coaching, marketing, advertising, financial proficiency, packaging, innovation and to augment them with tips and suggestions.





1 ENLARGED GROUND FLOOR PLAN

A1 SCALE: 1:100
A3 SCALE: 1:200



1 ENLARGED MEZZANINE FLOOR PLAN

A1 SCALE: 1:100

Client	: Kementerian Pembangunan Wanita, Kanak-kanak dan Kesejahteraan Komuniti (KPWK)
Implementation agency	: JKR Sarawak / Sarawak Multimedia Authority (Schematic & Design Development Stage)
Civil & Structural Engineer	: ASL Engineers Sdn Bhd
Mechanical & Electrical Engineer	: Azmar Engineers Sdn Bhd
Quantity Surveyor	: Pakatan International Md. Isahak dan Rakan-Rakan Sdn Bhd (Sarawak)
Contractor	: Polybuilding Construction Co.

DESIGN APPROACH

The clean-line appearance of the building gives a strong and definitive contrast between the different elements of the space and it revolves around minimalism to obtain a sleek and functional design. The idea was adopted to abide by the ideals of 'form follows function' through simplicity, conspicuous views of structural elements and by eschewing unnecessary design details. A lot of thought was applied on choosing the right materials for the building that are not only long lasting, maintenance friendly and practical but are aesthetically pleasing.

The seamless roof and façade structure of double volume space adds an extravagant vibe to an otherwise mundane building typology and the height allows the flexibility for additional floors in the future. To accentuate the building, the design integrated primary colours for an interesting unembellished look. The minimal use of red and yellow is the bold side to the generally subdued look of simplicity.

As the project was constructed at the height of the COVID-19 Pandemic, the client had requested that contactless & social distancing features be included such as automated sliding doors, biometric access system and facilities for video conferencing and other features to facilitate the new-normal work environment.

END



Portal frame steel structure taking shape.



The main structure of the building consist of pre-fabricated mild steel for long span and fast construction.



Mezzanine floor where the incubator offices are located.



Interior view of the portal frame steel structure.



External wall for most area is made of corrugated metal cladding externally and insulated cement board internally.



View of main entrance and drop-off.



Steel staircase to the mezzanine floor office made of folded chequered plate threads and steel plate and expanded metal railings.



MICROLIVING CATALOGUE, SELANGOR

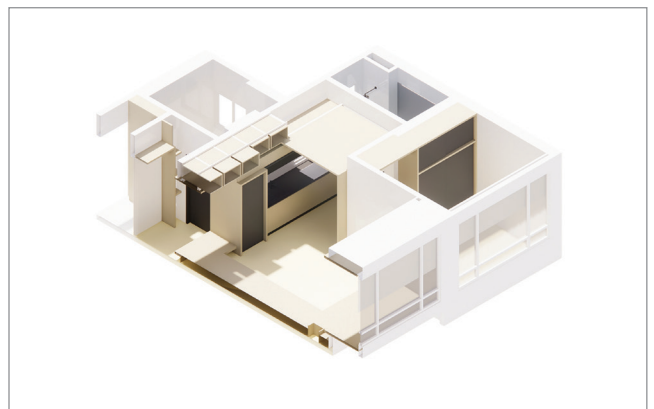
by Ar. Daniel Tiong Wei Wen

ARCHITECT'S STATEMENT

The current context of small apartment unit in Kuala Lumpur is limited between 550sqft-600sqft and this typology has existed for decades, targeted for single bachelor or newly wed couples which limits the adaptability of the space for the increase in household members; and once a family grows in number, they will have to find a bigger space to accommodate their living needs.

Microliving Catalog is an experimental project located in Kuala Lumpur to rethink the spatial configuration in conventional small apartments by using affordable local materials and methods to allow for a more spacious and humane micro living.

All major furnitures such as dining table set, sofas and tv consoles are replaced with single continuous raised platform with the intention to bring all interactions closer to floor level. Reflecting on the Malaysian's childhood memory of living-playing-reading-sleeping on the floor of a verandah, an area which activities is cooling and promotes intimacy and interaction among family members. With the introduction of the continuous platform, each corner of the space become usable and flexible for any form of daily activities and there is no fixed demarcation of the function as the whole space is fluid in term of access and use.





The centre courtyard-like space is an ambiguous open atmosphere of indoor-outdoor experience with the materiality of plywood serving as the binding element to integrate seating-table-walkway-steps into a singular language. This allows for expanded flexibility for more usage and adaptability, either for a growing family or hosting for a large group of people which is not possible in conventional small apartments. From the continuous platform, one is able to walk up onto the window deck or become a small two tier theater seating.

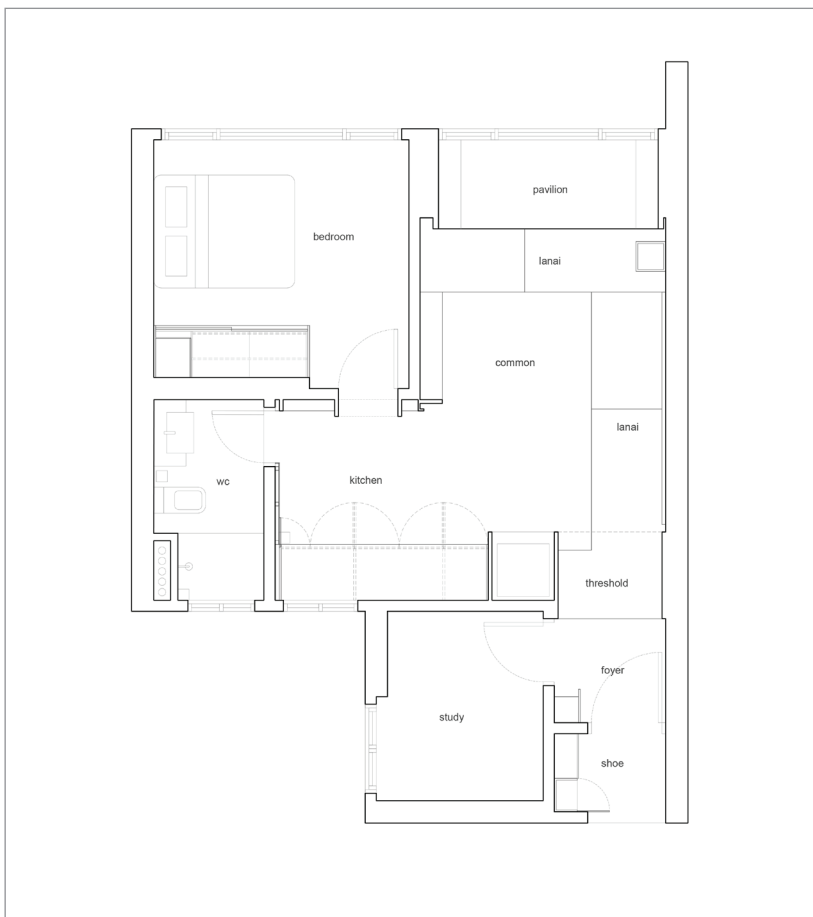
Walking up the platform is the conventional bay window with Air conditioning services underneath, which turns into a floating pavilion framing the full-height view into the cityscape. All plywood edges extended by 25mm to eliminate odd joinery detail while expressing the true thickness of plywood and the plywood also helps to insulate the noise and vibration from the air conditioning units.

Each interior elevation is extended through the play of depth such as extension of timber framing, linear decking-backrest, and mirror wall reflection. These elevations frames different functions-meaning such as entrance frame: traditional Chinese archway mark the entrance, bay window frame: floating pavilion, raised platform: pathway-seating in garden, mirror wall at kitchen: spatial continuity.

END



Project name	: Microliving Catalog
Architectural Designer	: Ar. Daniel Tiong Wei Wen
Location	: Selangor, Malaysia
Area	: 581 sqft
Year of completion	: 2022





LITTLE BLUE PROJECT

by *INTODESIGN Lab*

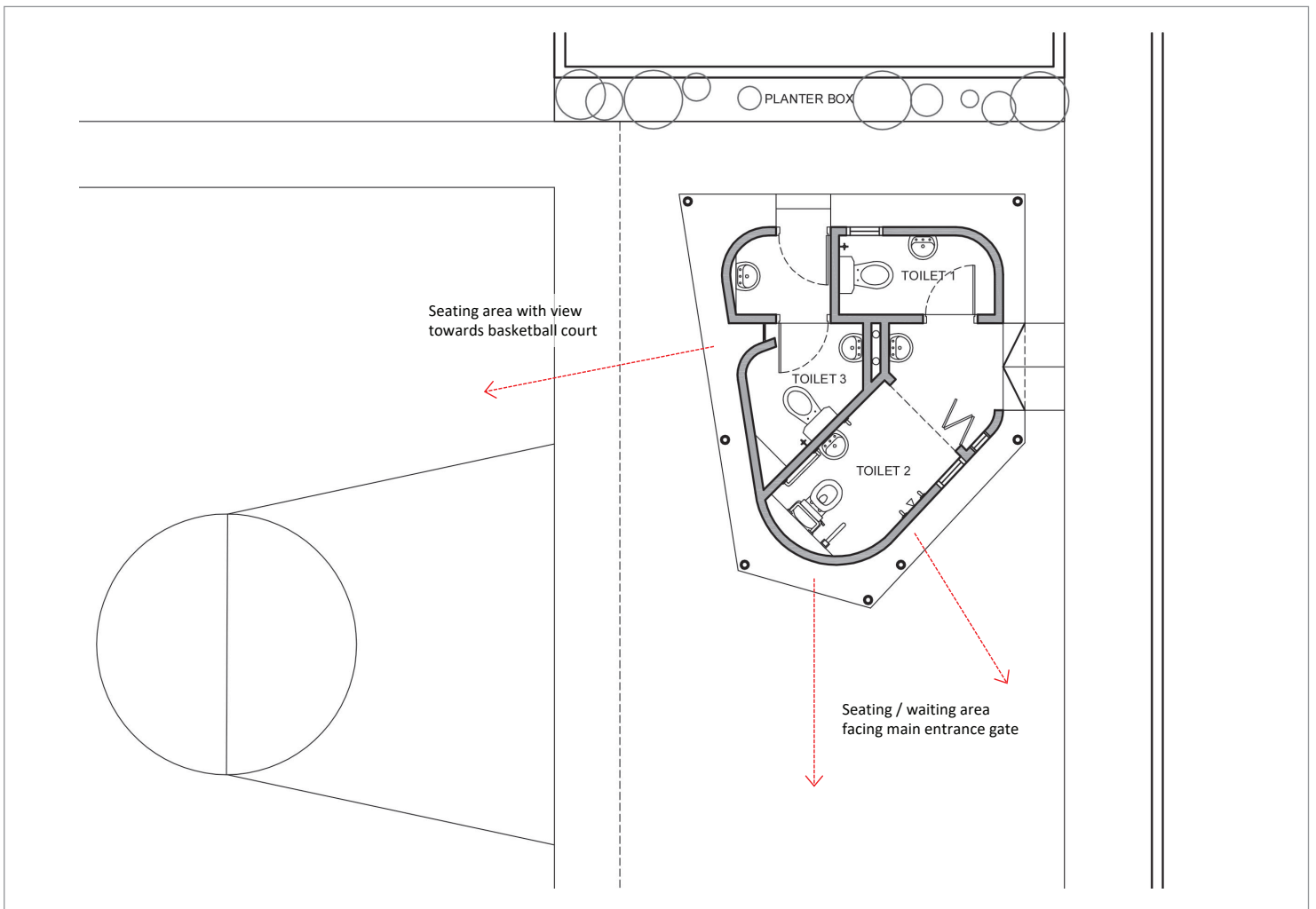
ARCHITECT'S STATEMENT

As we all know, cleanliness is important within the school compound, aside from common areas like the classrooms, canteen, corridor and etc, the toilets with high usage are equally important. In our numerous visit to the urban schools, as we observed, there are common problems with the toilets, which are due to a lack of cleanliness, maintenance problems, and vandalism committed by students.

Averagely, students spend around one third of their time at school and they need to use the toilet rather frequently. A hygienic toilets provide healthy environment by minimizing transmissible diseases, encouraging good attitude and cultivating sense of responsibility to the students. On the contrary, dirty toilets will cause sickness, disgust and a bad impression or memory for young children. This is because school is the first public space they step into away from home. A clean and well designed toilet can cultivate good habits and social responsibilities since young age.

I came across an interesting news in China Daily News where students at a primary school in Fuzhou, East China's Fujian province, were reportedly required to take the responsibility to clean the school toilets to help them nurture healthy habits. Some parents opposed the idea, but others believed that the kids who were instructed to clean the school toilets would thank the school later for instilling the spirit of rules and teamwork in them.





In this little toilet project at CHPS No.1, I took a chance to redefine the toilet cubicles at a local primary school with natural ventilation, brighten the interior spaces with natural lighting, and utilize rainwater collection for cleaning, gardening, and outdoor activities. Contrasting to most toilet in urban schools, the toilet corners are fillet to create a softer form. There is certain playful manner in the space planning, thus resulted in a non ordinary appearance. I choose to use the pastel blue color as a tribute to the school's color theme. Since its completion, it has drawn attention to the teachers and parents, students are happy to gather there as a pick up point after school.



I hope this Little Blue Project will inspire other schools to promote healthy toilets and encourage students to develop healthy habits. For me, even a small voluntary project is worth attempting to make it as impactful as possible.

Text by Tay Tze Yong

Contributed by IDr. Denis Chong and Mr. Wilson Ong, Edited by Ar. Brendan Tong

On the 28th of January 2023, PAMSC was honored to host IDr Denis Chong of the BSI – UTS – BIM training programme, and Mr. Wilson Ong of the British Standard International (BSI) Malaysian office, in providing an online CPD talk on the International Guideline for Building Information Modelling, also known as ISO 19650. A total of 70 participants attended the session, in which IDr. Denis and Mr. Wilson shared in the areas of the formation of the UK BIM Framework, its consequential adaptation to become ISO 19650, and salient details of the standard. The session exceeded the prescribed event timeframe by a whole hour as the speakers were given a total of twenty eight (28) queries to answer to, which they did to their best ability notwithstanding the excess timeframe. As a follow up to that, they have provided herewith a compilation of answers to the queries, condensed and recompiled to eleven (11) questions, for your further clarifications and understanding:

Is it expensive for an existing ACP to start BIM practices? How much should we prepare for capital expenditure?

It doesn't have to be. The common misconception of BIM is that it requires heavy hardware and software investments. However, if you are able to manage your client's expectations, it is possible to implement BIM practices at a level of detail (LOD), accuracy (LOA) and information (LOI) that is within your current capacity. At the preliminary implementation of BIM practices, it is advisable to start with the existing facilities (eg. CAD software, Office Management software), and to come to grasp with the creation of a better 'Information Management' process. BIM practices can then be implemented in stages, with the objective of the BIM project becoming more an outcome rather than a purpose for the exercise. Capital expenditure on BIM can then be viewed as a way to reduce wastage caused by unnecessary processes and time while increasing the efficiency in the project outcome.

Where can I get resources and information on the BIM implementation in Malaysia?

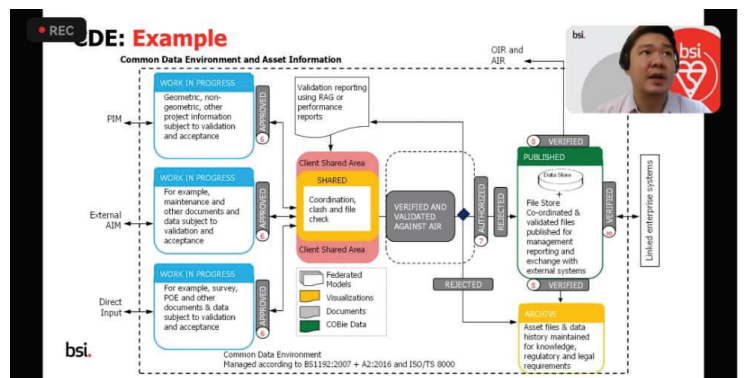
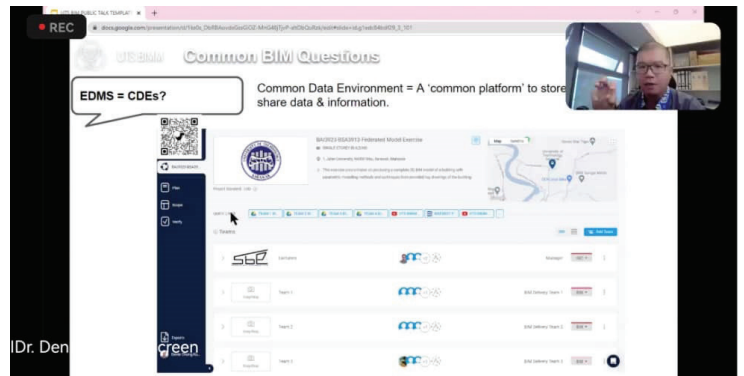
The shortest answer is the internet. Open BIM, which is an international BIM ecology that encourages the sharing of knowledge and information, has by its nature provided a lot of information on the open internet. Open BIM is also a practice that is fast permeating the Malaysian BIM network. Reliable resources can also be obtained from the articles of Research Publications from local universities and training institutes which promote BIM practices.

Will ISO 19650 be aligned with Malaysian BIM standards?

It's hard to be certain, but we believe it is extremely likely. While the Malaysian industry has not adopted a common BIM standard, some current local standards like MyBIM Guides 4 do make heavy references of ISO 19650. Ultimately, being an internationally oriented standard, ISO is unlikely to deviate too far from most vernacularly adapted standards worldwide.

How do I convince my client or manager to adopt BIM practices?

Ideally you don't have to. BIM will be a common practice in the future, whether one prefers it or not. The incentive to practice it now is to try to be ahead of the curve. That said, you are encouraged to find ways for the client or your manager to experience the benefits of BIM, perhaps through smaller of



initial scale of BIM implementation, like setting up an Electronic Data Management Systems (EDMS) or cloud based information platforms, to replace paper based information relay as well as loose information management methods. This will become an introductory experience to a "Better Information Management" system, and may convince them to be more confident in larger scale adoption of BIM practices.

Is ISO 19650 currently widely adopted in Sarawak / Malaysia?

At present, the adoption of ISO 19650 is still relatively low in both Sarawak and West Malaysia. However, we are recently seeing an uptake in the adoption, and will be interested to share their outcome with you once the projects are completed.

Will there be an enforcement of BIM industry wide in the future?

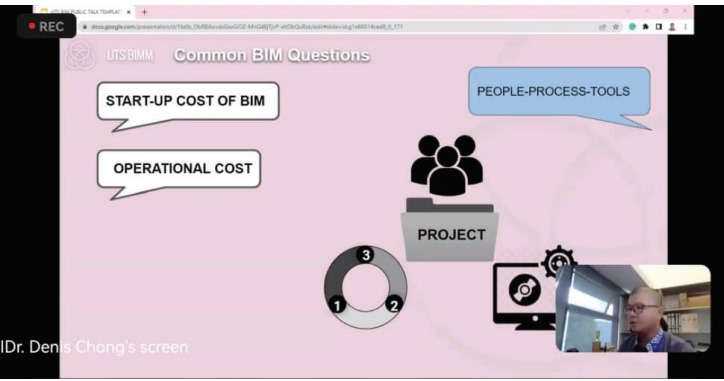
It is a distinct possibility. It is already mandatory in countries like the UK, Singapore and Australia. JKR Malaysia is enforcing BIM submission requirements for government projects over RM 50 million, and it is only a matter of time before they lower that threshold.

Can we justify a higher fee if we implement BIM?

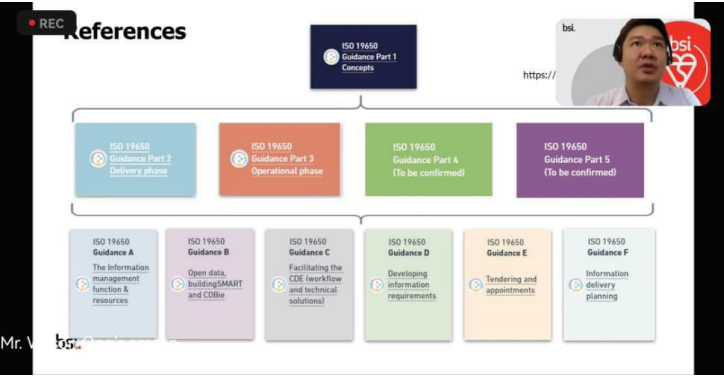
It is not healthy to use BIM as a justification for higher fees. Our fees are calculated based on the quality and quantity of work done. Perhaps a better reflection will be to determine whether the implementation of BIM improves our service quality, or increases our workload. That said, certain overseas practices have an agreement with their client to incentivize BIM related project cost savings through additional fees, and consequently promote a healthier understanding and adoption of BIM.

What are the courses available for BIM and ISO certification?

Both IDr Denis and Mr. Wilson's organizations offer BIM related certified training. For technical training, BSI - UTS - BIM covers courses for Modelling, Supervision, Management training. For the international recognition of your organization or company as an ISO compliant entity, BSI Malaysia can provide a workshop for it.



Mr. Denis Chong's screen



Mr. Wilson Ong's screen

Which software is suitable for BIM practices?

There are a lot of BIM based software, and more so on the Open BIM network. Many popular software companies have also provided plugins to ensure that their software is BIM compatible. We believe there is no perfect or ultimate software, but what is encouraging to see is the rapid adoption of the common IFC file system among software companies to encourage their interoperability.

If one of the team member is not BIM ready, can we still implement BIM in that project?

Ideally you begin a BIM project by managing and deciding upon an agreeable information ecosystem. If the level of LOD, LOA and LOI provided by the team member is sufficient for your management, then the project can still practice BIM.

Do we need license / registration / certification to be a BIM manager or BIM professional?

At present, there are no regulated or mandated requirements in the construction industry. However, project owners and architectural firms do recognise the value of certification, and may use it as a benchmark for BIM related employment.

END

PAMSC would like to thank IDr. Denis Chong and Mr. Wilson Ong for taking time off their hectic schedule to spend the weekend with our fellow PAM compatriots in order to ensure they are significantly better informed in BIM and its guidelines.

OUR PARTNERS



Contributing to Architecture in Sarawak

We specialize in a variety of residential and commercial glazing systems

- INFINI
- EUROGROOVE
- SOLIDE
- BI-FOLD & Laminated Glass

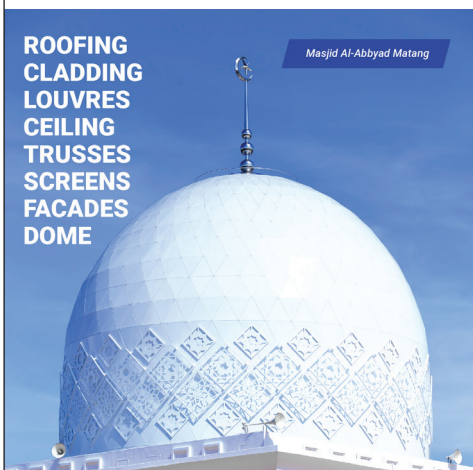
Seng Lee Glass Sdn. Bhd.
成利玻璃有限公司

Lot 2005, Jalan Semaba, Batu 5, 93250 Kuching, Sarawak. (387670-T)

☎ 082-576969 ☎ 082-579955

✉ info@sengleeglass.com

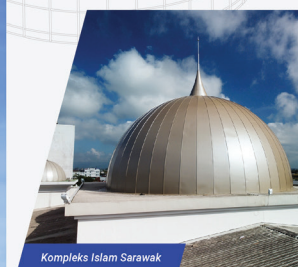
🌐 www.sengleeglass.com



ROOFING
CLADDING
LOUVRES
CEILING
TRUSSES
SCREENS
FACADES
DOME

Masjid Al-Abbyad Matang

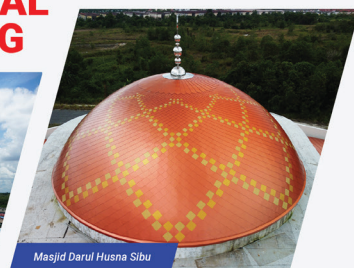
IMETAL DOME STRUCTURAL & FINISHING



Kompleks Islam Sarawak



Masjid Al-Hidayah Bako



Masjid Darul Husna Sibul

Kuching Tel : +6010-982 0235 / +6082-496336

Bintulu Tel : +6012-852 8712

enquiry@imetal.com.my

www.imetal.com.my



L&C GLOBALNIAGA SDN BHD



www.globalniaga.net

+6082 333 929

+6082 336 929

kenlaw@globalniaga.net

Lot 1618, Sublot 10, Lorong 6A, Jalan Setia Raja, Muara Tabuan Light Industrial, Phase 2, 93350 Kuching, Sarawak, Malaysia.

- Interlocking Vinyl Flooring
- Sport Flooring
- Bamboo Outdoor Decking
- Vinyl Sheet
- Gym Flooring
- Artificial Grass
- SPC Flooring
- Carpet Tile
- PVC Ceiling & Wall Paneling
- PVC Decorative Panel

LEADING PORCELAIN & CERAMIC TILE BRAND IN MALAYSIA

KIMGRES
BEAUTIFUL TILES FOR LIFE

Contact us for more information:
KIMGRES MARKETING SDN. BHD.
[Registration No.: 198401001796 (114311-T)]
4 1/2 Mile, Kung Phin Road, Off Penrissen Road,
93250 Kuching, Sarawak.
Tel: +6082-451 567/ 451 017

SIMPLICITE
Light Grey (600x600mm)

Follow us!
[f @Kimgres](#)
 [@kimgrestiles](#)
 [@KimgresTiles](#)

THE SMART PROFESSIONAL' CHOICE FOR TILE ADHESIVES!

SIKA KIMIA SDN BHD
Level 3, No. 42, Block C1, Saradise Kuching, 93350 Kuching, Malaysia.
Tel / Fax : 082-288 766
www.sika.com.my



UNILOK
STEEL ROOF & CLADDING



ONE-STOP CENTRE FOR STEEL ROOFING SOLUTIONS

UGI offers warranty against perforation due to corrosion for your roofing & walling application

UP TO **25 YEARS***

*warranty T&C apply



UGI.com.my

082-439 257

f UGIProducts



ALL-WEATHER WALL CLADDING

"The IKEA Blue coated steel is from our premium high durable **envioSHIELD** series which provides a plethora of benefits when applied to architectural surfaces.



FOR FLAWLESS WALLS AND FRESH AIR INDOORS

NEW



CLEAN AIR TECHNOLOGY



ODOUR-LESS COMFORT



LUXURIOUSLY SMOOTH



COVERS HAIRLINE CRACKS

For further enquiries, contact us today!

☎ 082-339958

📠 082-411863

✉ info@jotun.com.my

🌐 www.jotun.com.my

Armstrong Flooring

Maximum flexibility and value for

Healthcare, Education, Residential & offices etc.



(Sarawak Exclusive Distributor)

☎ +6082 333 929

☎ +6082 336 929

✉ kenlaw@globalniaga.net

🌐 www.globalniaga.net

📍 Lot 1618, Sublot 10, Lorong 6A, Jalan Setia Raja, Muara Tabuan Light Industrial, Phase 2, 93350 Kuching, Sarawak, Malaysia.



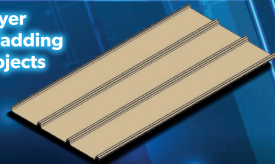
Practicality and Convenience at Your Finger Tips: The All-New Lysaght BIM Object Collection



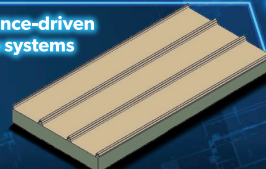
Download Today!



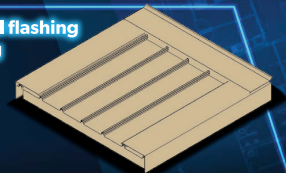
Single-layer metal cladding BIM objects



Performance-driven built-up systems



With essential flashing and capping detailing



NS BlueScope Lysaght (Sarawak) Sdn Bhd

☎ +6082-333-621

🌐 www.lysaghtasean.com