

INTERSECTION



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EDITOR'S MESSAGE

Ar. Intan Sazali

“

July & August has been an eventful month for PAMSC, and this issue of Intersection brings together some of the highlights. From the PAM Awards and Gala Dinner, where Sarawakian architects were proudly represented, to our members' involvement at DATUM and ARCHIDEX.

A special mention goes to our industry partners who contributed full-page advertorials. Their support during the PAMSC Design Festival 2024 was invaluable in sponsorships, and sharing expertise that made the festival a richer experience for all.

We're also in the middle of the UPC-IPG 2025, where PAMSC teams continue to show energy, teamwork, and sportsmanship.

Looking ahead, do save the date: the **PAMSC 50th Golden Anniversary Gala Dinner on 24 January 2026**, an occasion not to be missed!

As we move into the last quarter of the year, I hope you'll enjoy flipping through these pages and find inspiration in the work, activities, and collaborations that continue to shape our profession.

”

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PAMSC MEMBERS HONOURED AT PAM AWARDS 2025

PAM Sarawak Chapter members were among the celebrated winners at the PAM Awards 2025, held on 21 June 2025 at the Grand Hyatt Kuala Lumpur. The prestigious event gathered architects from across Malaysia to recognise excellence in design and practice.

Sarawak architects proudly brought home **two Silver Awards**:



Highrise Category

LUMOS Residence

by Ar. Lau Ming Ng, Ar. Thang Suh Chee, Ar. Kong Yean Wei of MNSC Architect



Commercial Highrise Category

UNIFOR Complex

by Ar. David Ong of David Ong Architect

The evening was a moment of pride not only for the award recipients, but also for PAM Sarawak Chapter, as members joined in celebrating the achievements and sharing camaraderie with PAM KL representatives.

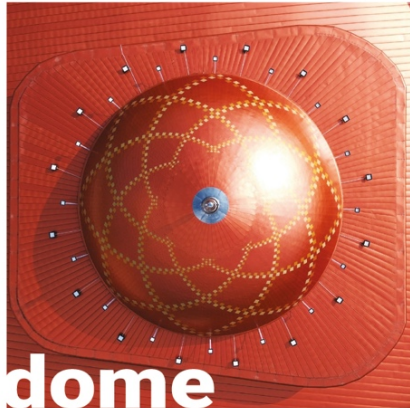
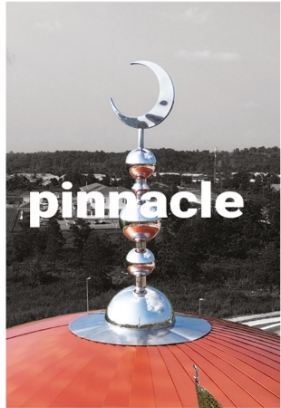
Congratulations to our winners for their outstanding contributions and for showcasing Sarawak's architectural excellence on a national stage.



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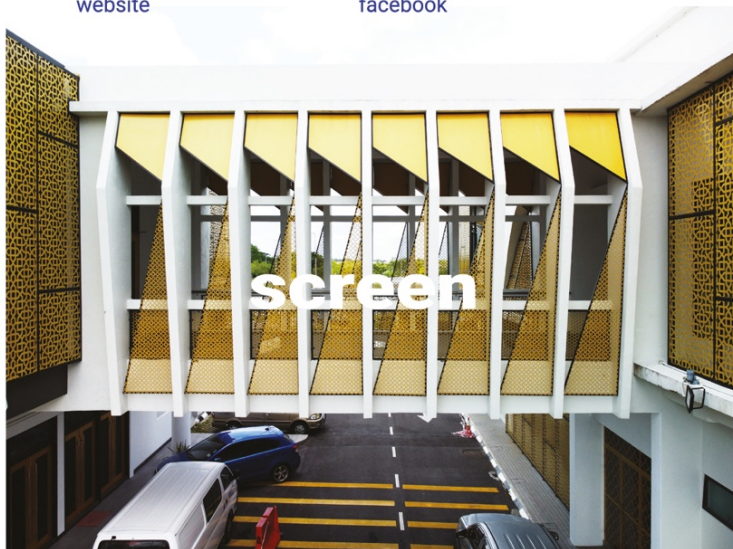


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DATUM KL & ARCHIDEX



This year, PAMSC members made the trip to Kuala Lumpur for KLAF 2025, which included the **DATUM : KL Conference** (25–26 July at KLCC) and the annual **ARCHIDEX** exhibition. DATUM featured a strong line-up of 12 speakers, with keynotes by Ma Yansong (MAD Architects) and Carlo Ratti, alongside talks from Chris Wong, Mohamadreza Ghodousi, Mikako Oshima, Richard Wood, Kichul Lee, Zakiah Zuege, Alan Cheung, Milinda Pathiraja, Yvette Koh, and Yoshi Uchiyama.

Apart from the sessions, the week was also about catching up with friends and colleagues. We've put together some photos shared by members during KLAF + ARCHIDEX 2025 as small keepsakes of the trip.



PAMSC Chairman Ar. Noraini sharing moments with fellow committee members from PAM KL and PAMSC.



JKR Sarawak group catching up and snapping selfies during the talk.



Sarawakian architects from Kuching and KL reconnecting and keeping the bonds strong.



Fellow PAMSC members at Aki Media, enjoying the chance to connect and exchange ideas beyond the sessions.



Arkiskape team winding down after a full day at Datum with their favourite: a well-deserved Durian Fest!



PU Architects team spirit on display with matching uniforms, framed by the Jalur Gemilang and KLCC in the background.



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THE OLD NURSES QUARTERS: PRESERVING A PIECE OF OUR PAST

by Ar. Noraini Narodden



The Old Nurses Quarters is one of Kuching's hidden heritage sites, now overgrown yet still standing with quiet dignity. Once a residence full of life, it housed generations of nurses who trained and served in Sarawak. Many of these women left behind their families and rural homes to answer a noble calling that shaped our healthcare system.

Built in the 1940s by the Public Works Department, the Quarters is also an important example of tropical vernacular design. Features like the raised floor, wide verandahs, timber windows, and deep eaves were designed for ventilation and flood protection. Its masonry structure remains largely intact, and despite its age, I believe it is still suitable for adaptive reuse. Instead of demolition, restoration offers a way forward—keeping the architecture while adding only what is necessary for safety, access, and modern use.



In March this year, the Sarawak Government allocated RM2 million for the restoration of the Nurses Quarters. This support is significant. It shows recognition of the building's value and provides hope that it can be carefully conserved for future generations.

Preservation, however, will not be easy. Our humid climate causes timber to decay quickly, termites are ever-present, and traditional materials and skills are not always available. Technical assessments also found that the building platform sits lower than its surroundings, creating risks of flooding and accessibility challenges.

Still, conservation is possible if done with care. Original elements such as timber joinery, roof form, and ventilation details should be retained, while upgrades are added discreetly.

Demolition may seem simpler, but it would erase the stories and sacrifices that give this place meaning. The Old Nurses Quarters is more than a building—it represents service, care, and community. Preserving it is about honouring those legacies and carrying them forward.





Posted on 20th March 2025, Source of News: The Borneo Post Online

State Deputy Secretary (Economic Planning and Development) Dato Sri Dr Muhammad Abdullah Zaidel during the PC announced that beyond its role as a heritage site, the quarters will also be repurposed as a transit centre under the Anjung Kasih initiative, providing accommodation for family members of patients receiving treatment at SGH.

Update: Proposals are currently being developed to preserve the building while introducing new elements to repurpose and enhance its function, intersection plans to feature them in upcoming publications.



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IEB	EQ4
INTERIORS	EQ2, MR3

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- ASTM E84-19b Tested
- EN13501-01 Tested

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- MS2571:2017
- ASTM C518-17 (Thermal)
- ISO10140-2:2010 Part 2 (Acoustic)



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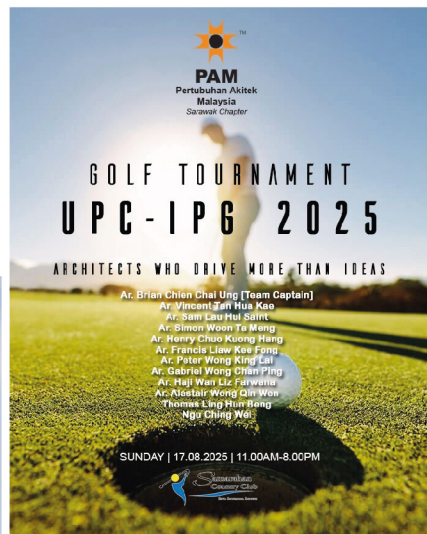
PAMSC COMPETES IN THE UPC-IPG 2025

The **UPC-IPG Games 2025** kicked off in July with a strong showing from PAMSC across several sporting events. Our journey began with the Dart competition, where the team secured a commendable third-place finish, setting the tone for the rest of the games.

In August, PAMSC returned to the greens for the Golf Tournament at Samarahan Country Club. While the team finished in seventh place overall, we celebrated a highlight moment as one of our players emerged champion in the gross event.



EVENTS AND CONTINUING PROFESSIONAL DEVELOPMENT

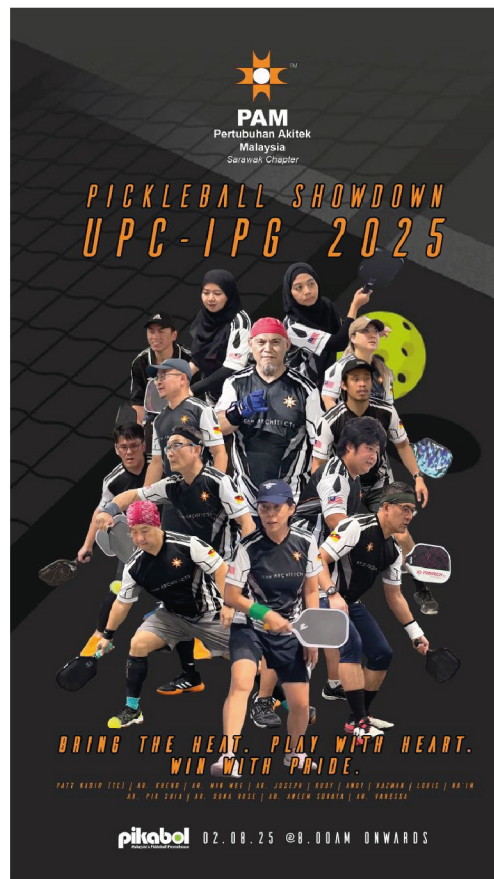


The following week, our pickleball players delivered an energetic performance and proudly took home the 3rd runner-up spot. On the futsal court, PAMSC impressed with a fighting spirit, finishing as 1st Runner-Up after an intense run of matches.

Beyond the scores and standings, the Games have been a platform for camaraderie, sportsmanship, and building stronger ties with fellow professional bodies. With bowling scheduled at the end of August and badminton in September, the competition is heating up.

As of now, PAMSC stands in 3rd place overall, a testament to the passion and teamwork shown by everyone involved.

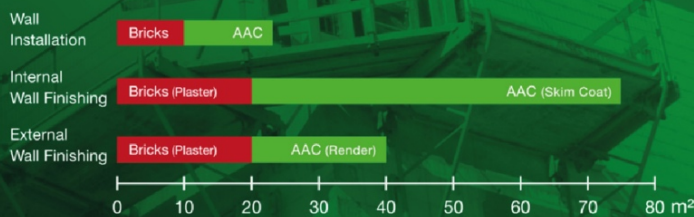
The Games will conclude with a Grand Dinner this November, where winners and friendships alike will be celebrated.



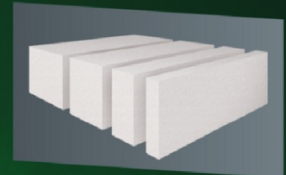
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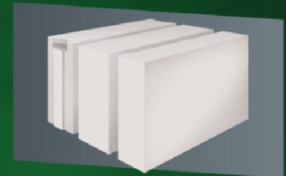
Increase Wall Installation Speed AAC Block vs Brick (m²/ worker/ day)



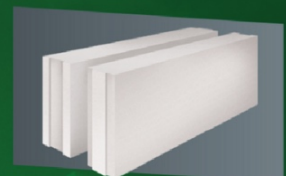
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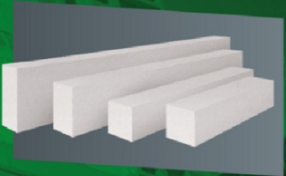
Starken Standard Block



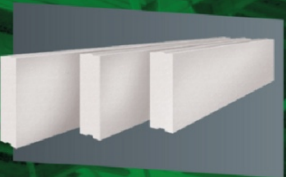
Starken Jumbo Block & Starken Jumbo Block EZ



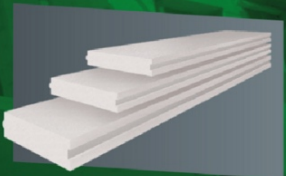
Starken Interlocking Block



Starken Lintel



Starken Wall Panel



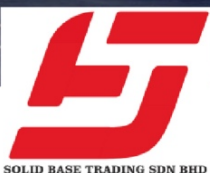
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LUMOS RESIDENCE

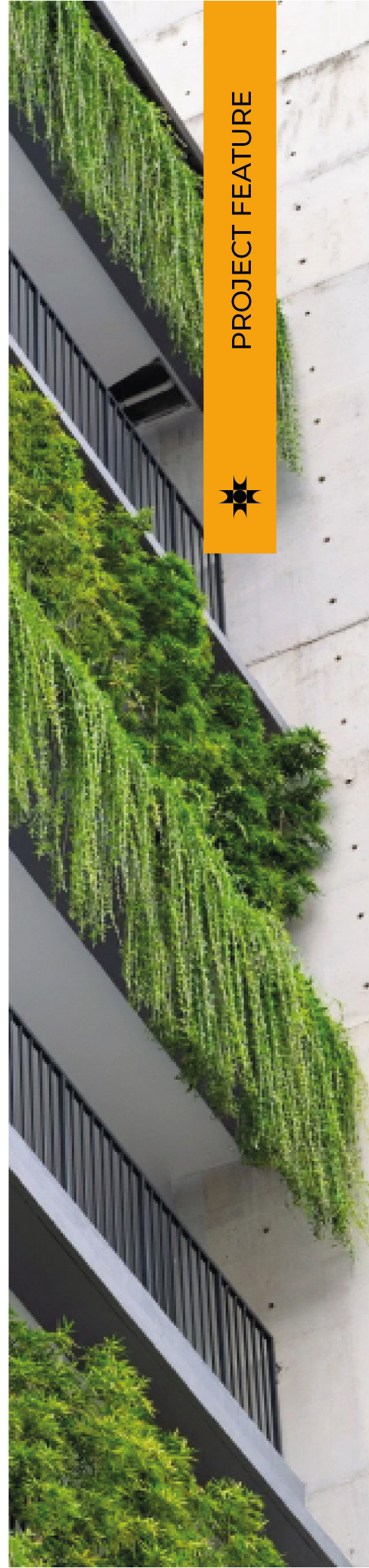
SILVER AWARD AT PAM AWARDS 2025
MNSC ARCHITECTS

Lumos Residence is an **award-winning** 9-storey serviced apartment located at Jalan Ong Tiang Swee, Kuching, Sarawak. Adjacent to the serviced apartment is the single-storey corporate office of the apartment's developer, Benta Mewah Sdn Bhd, which is interconnected with a communal sports hall accessible to the apartment's residents via a connecting bridge on the first floor or directly from the office itself.

Due to the slender contours of the site, the apartment is arranged in a single-tiered design facing the north-south orientation. Four different types of layouts were introduced, with areas ranging from 1,100 sq ft to 1,300 sq ft, to cater to diverse niches. All units are equipped with their balcony, veiled by pivot louvre screens and ventilation blocks to ensure privacy and shade.

Lumos embraces the ethos of contemporary design; off-form walls are utilised to induce the tactile expressions and innate rawness of materials elegantly. On the front façade, the external concrete staircase exhibits clean lines and depth. Planter boxes are strategically placed along the single-loaded corridor on the front elevation. Planted with bamboo and hanging plants, they help screen the corridor from harsh sun and rain while bringing a soft edge to the apartment's unwieldy body.

The office and communal sports hall also speak the same design language. The office is a concrete structure with a pavilion space at the centre. One enters the office through a steel box that protrudes



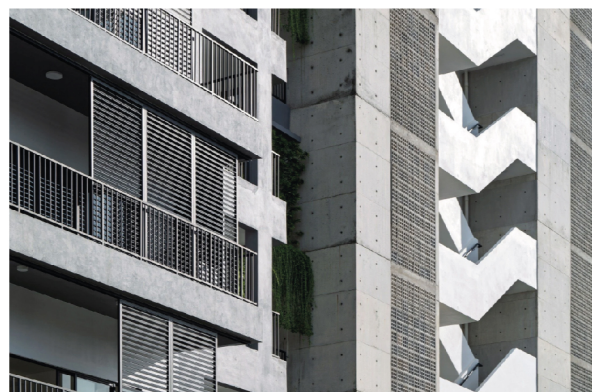
from the off-form wall front façade, leading to the pavilion, which is encapsulated by steel lattice screens with planters of lush greenery. Further inside are the office spaces, where the expanse of the outdoors is merged with the indoors through a series of openings framed by concrete fins.

Located right behind the office is the communal sports hall. A series of cast-in-situ reinforced concrete fins stand tall along the promenade, leaving a striking memory of this space with its dynamic sense of scale.

To achieve sustainability, the apartment's lobbies are enhanced with ventilation blocks to allow airflow, reducing energy demands through the omission of ceiling fans or air conditioners. A rainwater harvesting system is also integrated within the building for efficient irrigation and nurturing of landscapes. Furthermore, each apartment unit is equipped with smart devices to minimise energy consumption while incorporating modern efficiency into everyday life.

Lumos values its residents' sense of exclusivity. A guardhouse at the entrance ensures security; the communal sports hall is exclusively catered to residents and can be easily accessed through the elevated walkway on the first floor. Community events can also be held in the hall when needed.

With only 72 units in total, the low-density community greatly improves the quality of life for the inhabitants by providing more tranquillity in a controlled environment, ideal for multi-generational family living. Amidst the urban fabric of Kuching, Lumos's comprehensive and sustainable design stands as an architectural dialogue between human habitation and the well-being of the living — both environment and people.



PROJECT INFO

Architect	: MNSC Architects
Client	: Benta Mewah Sdn Bhd
Area	: 11, 581 m ²
Project Location	: Kuching Sarawak
Year	: 2024
C&S Engineer	: J.K. Bersatu Sdn Bhd
M&E Engineer	: PKM Project Konsultant Sdn Bhd
Quantity Surveyor	: FCH Quantity Surveyors Sdn Bhd
Interior Designer	: Youngblood (for show unit)
Contractor	: Global Eden Sdn Bhd
Text & Photography	: Lau Ming Ngi
Compilation	: Borneo Architecture Journal
Floor Floor Finishes	
Tile	: Feruni Ceramiche Sdn Bhd
Vinyl	: Global Niaga
Wall Wall Finishes	
Brick	: Ecobricks (EM) Sdn Bhd
Aluminium and Glazing	: Classic Emas (Sarawak) Sdn Bhd
Paint Systems	: Jotun Paints (M) Sdn Bhd
Waterproofing Coating Systems	: Sika Kimia Sdn Bhd
Door Hardware	: Hardwood door with Aqara digital lock for main door
Sanitary Fittings Systems	: Sorento
Kitchen Fittings Systems	: Quartz stone island top with aluminium cabinetry





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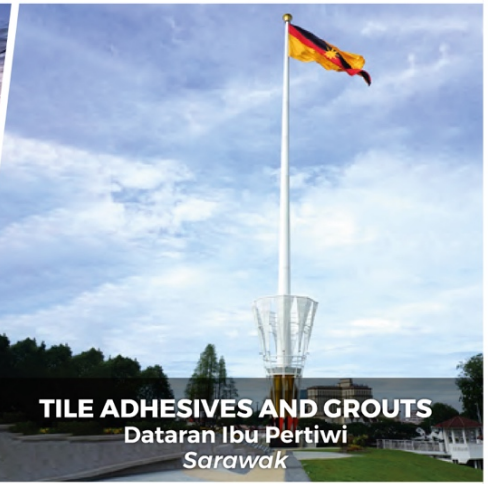
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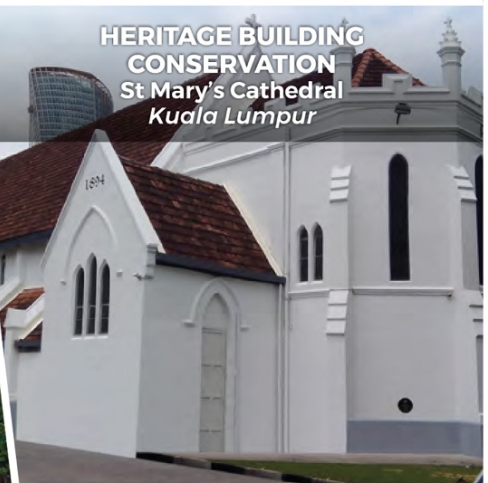
TILE ADHESIVES AND GROUTS
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Johor

BORAR PART 3

EXAM WORKSHOP

WEBINAR 2025

by Ar. Brendan Tong, with assistance from Ar. Aron Beh, Ar. Danny Chung, Mr. Koh Kah Tzun, Mr. Francis Poh, Mr. Louis Ting, Mr. Jonathan Chong, Mr. Syahir Shafrey, and Ar. Jonathan Lee

On 16th August 2025, **Borneo Architects (BORAr)** successfully held its first event for 2025 through the collaboration and joint venture between the Sabah and Sarawak Chapters of PAM. During the online session, Graduate members from both states were able to tune in and benefit from the sharing by exam candidates of the 2023 and 2024 papers. With PAM Sarawak's Graduate Co – Opt, Mr Louis Ting helming the moderator role for the session, Ar. Aron Beh of Sabah kicked off the afternoon by going through questions related to Architect Act and Rules. This was followed by Ar. Danny Chung of Sarawak, who elaborated on his strategies for questions pertaining to West Malaysian oriented Development Process. Mr. Koh Kah Tzun, who originated from Sabah and tuned in from Johor, then brought the participants up to speed on the latest trend of fire protection related questions. Mr. Francis Poh concluded the webinar by sharing his tips and tricks on his attempts at questions pertaining to interim certificate and relevant calculations.

As a by-product of the session, a few interesting questions were posted by

the participants. As promised, we provide herewith our articulated answers for them. Do note that some questions have been reworded for better clarity.

Question 1 : In the exam, is it more appropriate to use the term “Fire Rescue Plan” instead of using our usual industrial lingo: “Bomba Plan”?

It is undoubtedly more appropriate to use the correct or formal terminologies, but do not worry, it is not a critical problem to use common lingo occasionally. The examiner is from the industry and will be able to understand what you are referring to.

Question 2 : Can I split the fire appliance access requirement into two (2) different access points at separate areas of the building?

Yes, the fire appliance access can be split into more than one point at different areas of the building, as long as the design of the access complies with all other requirement, such as the turning radius and distance from the fire lobby.

Question 3 : In a follow up to Question 2, is there any laws or rules preventing me, as an example, from designing a 2m and separately 28m fire appliance access to comply to a 30m fire appliance access requirement?

Some of these laws are deliberately vague to facilitate a better integration of the fire prevention systems and unique architectural designs. Hence, you are discouraged from deliberately misinterpreting or weaponizing them as loopholes to bypass the requirement. Ultimately, upon your submission, the fire authority will look at your design from the perspective of logic.

In this case, unless the circumstances are unavoidable, or accountable for safe fire prevention design, a 1m fire appliance access may be deemed illogical by the fire authority. Bear in mind that the fire tenders in Malaysia is 6.8 metres to 14 metres long.

Question 4 : Can you explain what is an aggregate notional area?

On its own, “aggregate” means combining separate elements to form a whole, whereas “notional” means an existence upon an assumption or an estimate. The term aggregate notional area is associated with the calculation of unprotected areas on the side of a building. It is used to quantify the area of an enclosing rectangle over the notional boundary that encompasses all unprotected openings on one side of the building surface.

In the Uniform Building By Law, the aggregate notional area of an unprotected surface is used in conjunction with the distance of the building to the vertical datum, to determine the multiplication factor required to check if the area does not exceed 210 square metres for Purpose Group I, II, III, or IV, or 90 square metres for Purpose Group V, VI and VIII.



Question 5 : For questions on Interim Payment Certificates (IPC), if the question does not state whether the provisional package has been awarded, can we assume that the provisional sum (assuming it is under a Nominated Sub – Contractor’s scope) is still not spent, and therefore to exclude Profit and Attendance (P&A) associated with the Provisional Sum from the IPC in our calculations?

Yes, it is safe to assume that P&A has not been expended if you can reasonably claim that the question does not assert that the package has been awarded. You are also advised to state that assumption as part of your answer.

Question 6 : What is the difference between Provisional Quantity and Provisional Sum?

Provisional quantity refers to items in the Bills of Quantities (BQ) that are priced without a fixed quantity. Typically, such items are given an estimated quantity at the contract stage, and the payment is calculated based on the final measured quantity after the work is completed.

Provisional Sum refers to a lump sum allowance that is included in a contract for an undefined work. This amount is not priced by the Contractor, and is only expended upon an Architect’s Instruction (AI).

Question 7 : Are Prime Cost (PC) Sum works only awarded to Nominated Sub – Contractors (NSC), and Provisional Quantities (PQ) works only awarded to the Main Contractor (MC)?

PC Sum refers to an amount in the contract that is earmarked for NSC to carry out. However, it is possible for MC to carry out PC Sum works through an Architect's Instruction, with the work effectively treated as a variation, and the MC is not entitled to P&A for the works. PQ is a pricing strategy and not a definition of a specific work. Hence, a PC Sum may contain PQ estimates, thereby allowing NSC to carry out PQ oriented works if it is used in the calculation of PC Sum works.

Question 8 : Why is the interest for late payment included in the Interim Payment Certificate (IPC), and not resolved separately from IPC akin to the payment of Liquidated Damages (LD)?

LD is considered a right of the employer, and is not part of the construction contract arrangement. It is the prerogative of the employer whether to impose it, and does not require an Architect's Instruction (AI) to deduct from an IPC issued by an Architect once a Certificate of Non – Completion (CNC) is issued.

On the other hand, the interest of a late payment is a contractual entitlement of the Contractor, and it requires certification by the Architect. Hence, the Architect must include it as part of his IPC calculation.

Question 9 : Under the PAM 2006 Contract, the Retention Sum (RS) limit is based on the Original Contract Sum (OCS). Hence, if certain works are later awarded as Nominated Sub – Contractor (NSC) works, the Employer is supposed to pay more, as the NSC package will include the Main

Contractor's (MC) Profit & Attendance (P&A). Does this mean that the Employer is safeguarded from a higher Retention Sum Limit, even if the contract sum has increased?

Before we attempt this question, take note that you are to use the PAM 2018 contract and not the 2006 contract in the exam.

Clause 30.6 of the 2018 contract states that the RS is capped at 5% of the OCS, and yes, it remains fixed throughout the contract, regardless of adjustments made to the contract sum due to variations, NSC works or fluctuations.

It is not entirely reasonable to deem this arrangement as a “safeguard” for the Employer, as the fixed amount is meant to be fair to both the Contractor and the Employer. The standardisation of the calculation allows the Contractor to predict his cashflow more effectively, while the protection for the Employer is afforded through a combination of the RS, Performance Bond, Insurance and Defects Liability.

Question 10 : Why must an omission (ie for committed work) be deducted from the contract sum, even though the omitted work has not been executed onsite, and therefore not part of the work done?

Omission is effectively a variation, and is interpreted as an Architect's Instruction (AI) to reduce the original work scope and remove the liability of the Employer to pay for it. The omission is typically done on the Adjusted Contract Sum (ACS)

While it is related to the measurement of “work done on side”, ACS is different in connotation. Interim Certificates for ACS only measure what has been physically executed, whereas an omission changes the legal basis of the

contract price itself, even before execution. So a deduction or omission variation ensures that the Employer is not paying for an executed scope, and prevents the Contractor Administrator from certifying against an inflated contract sum. The Contractor, in return, is entitled to be paid for the remaining scope of works plus variations.

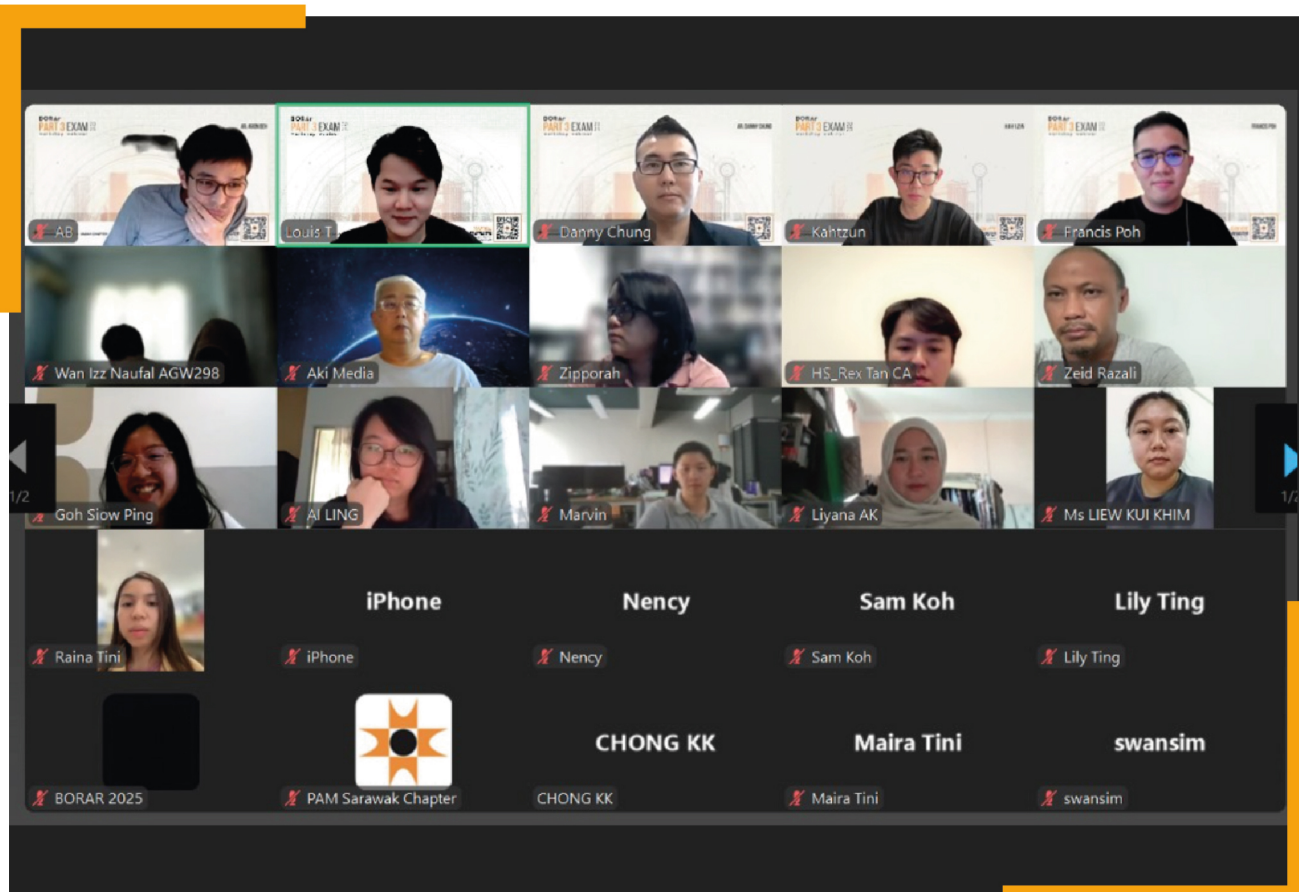
Question 11 : If it is not explicitly stated, are we allowed to assume the location of the scenario in the question, or is it safer to always assume that it is situated in Selangor or Kuala Lumpur (KL)?

Yes, you are allowed to make assumptions of different locations, as long as you have stated those assumptions as part of your answer.. That said, it is typically safer to assume Selangor or KL to be the location, as there are more online study materials related to the area. Examiners also tend to be more familiar with the

development process of these locations. In addition, make sure that you are logical in your assumption. For instance, if the question indicated that the site is a beach front, the location will obviously not be in KL.

On behalf of both the Sarawak and Sabah Chapters of PAM, we would like to thank the speakers, namely Ar. Aron Beh, Ar. Danny Chung, Mr. Koh Kah Tzun, Mr. Francis Poh, and our moderator Mr. Louis Ting, who had taken time off their weekend and volunteered to share their experiences with our aspiring candidates of upcoming exams.

BORAR would also like to take this opportunity to reach out to motivated Architects and aspiring candidates from both Sarawak and Sabah, who are welcome to join their co – learning network in preparation for the professional exam.



BORAr: A PAM Sarawak and PAM Sabah Initiative

PART 3 EXAM 2025

workshop webinar

Our BORAr Webinar Series is back!

This time, recent exam candidates from PAM Sarawak and PAM Sabah will share their attempts at selected questions from the 2024 and 2025 papers.

The BORAr Webinar Series is an initiative by PAM Sarawak and PAM Sabah to empower aspiring Graduate Architects who are preparing for the Lembaga Arkitek Malaysia – Part III Professional Examination, by providing an East Malaysian digital platform for them to come together and share insights and strategies. Together, we delve into the nuances of the architectural profession, decode exam questions, and craft answering techniques that are sharper, more precise, and more reflective of real – world scenarios. Our seminars aim to equip candidates with the practical know – how and the confidence to address complex situations, and guide them on strategies to resolve scenarios akin to the common practice. We hope to provide an invaluable opportunity for those on the cusp of their architectural careers, to learn from their peers who have recently navigated the same path to their professional registration.

SHARING SESSION



AR. ARON BEH

Architects Act
and Rules



AR. DANNY CHUNG

Development Process



KAH TZUN

Fire Protection Design



FRANCIS POH

Interim Certificate
and Calculations

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via ZOOM

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COLLABORATION

SARAWAK CHAPTER • SABAH CHAPTER

BUILDING SMART:

UNLOCKING INCOME & INNOVATION WITH SARAWAK'S FUTURE

by Ar. Jonathan Lee with assistance from Mr. Louis Ting



On the 12th July 2025, PAMSC organized a **BIM Series Talk** about Building Modelling Information (BIM) Implementation. This BIM talk on giving overview of Building Information Modeling (BIM) within the Malaysian context.

Discussions focused on the current state of BIM implementation, highlighting both its progress and the challenges faced by the industry. The talk drew on real-world project lessons, referencing the JKR BIM standards, to illustrate common hurdles such as creating effective content libraries and managing coordination issues.

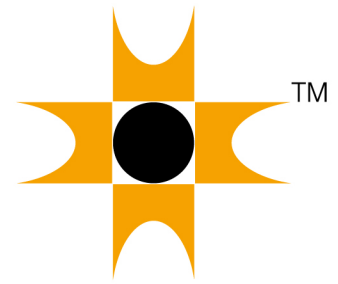
A significant portion of the talk was dedicated to practical challenges and their solutions, offering attendees technical insights gained from live projects. The event also offered forward-looking guidance for career development, outlining how graduates and young professionals can strategically position themselves for growth in BIM-based careers.

The session concluded with a look into the future, exploring the emerging role of AI and its anticipated impact on design and construction workflows.

On behalf of PAMSC, we would like to thank Mr. Jeric Chong from Teknovasi X Sdn Bhd. for volunteering his time to share his valuable experiences with all participants during this session.

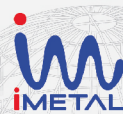


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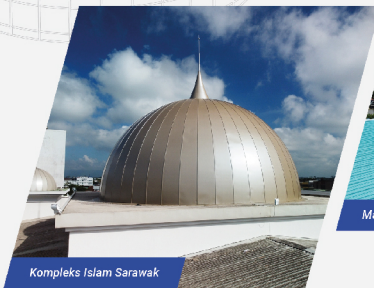
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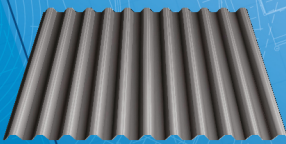
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