

PAMSC-BDA ARCHITECTURE PROJECT COMPETITION 2025

ORGANISER:



PROMOTER:



BINTULU DEVELOPMENT AUTHORITY

PAMSC-BDA ARCHITECTURE PROJECT COMPETITION 2025

COMPETITION BRIEF, RULES AND CONDITIONS

Organiser : PERTUBUHAN AKITEK MALAYSIA SARAWAK CHAPTER (PAMSC)
Sponsor/Promotor : BINTULU DEVELOPMENT AUTHORITY

1.0 INTRODUCTION

This Competition is sponsored by **Bintulu Development Authority** (*Promoter*) and organized by **PAM Sarawak Chapter** (*Organiser*). It focuses on designing a **Bintulu Urban Park**, covering an area of 30 acres, along with a 2.5-kilometer **Waterfront** that extends the narrative of the existing Bintulu Urban Park within the Bintulu Land District. The author of the First winning entry will be commissioned as the Architect for the realisation of the project.

2.0 OBJECTIVE OF THE COMPETITION

The objective of the Competition is to procure innovative, environmental-friendly, and sustainable urban parks designs for the two prime sites in Bintulu City Centre. The aim is to create leisure parks where Bintulu residents and tourists can enjoy the serenity of the beach and waterfront while having access to local culinary offerings.

3.0 COMPETITION SITES

SITE A: Lot 4257 & 5028, Pantai Tanjung Batu, 97000 Bintulu, Sarawak
Google Maps: 3°12'34.2"N 113°02'46.4"E or <https://maps.app.goo.gl/dKjHsLKcXf2uT1Gm9>

AND

SITE B: Waterfront Bintulu, 97000 Bintulu, Sarawak
Google Maps: 3°11'02.4"N 113°01'54.8"E or <https://maps.app.goo.gl/6iXPanLh5VAnJBps9>

4.0 DESIGN BRIEF

4.1 Urban Park Concept

Urban Park Design incorporating:

- (a) Providing additional facilities listed in **Item 4.2 Space Requirement**;
- (b) The planning, design and traffic proposals must conform to Sarawak and Bintulu planning and building laws, regulations and guidelines;
- (c) Cohesive sustainable design with minimal site disruption. Preservation of existing vegetation and greeneries are strongly encouraged;
- (d) Design with optimum public/community engagement to enhance user experience of the Urban Parks;
- (e) Design with Bintulu Identity as design concept and expressed throughout the design narrative.

- (f) Design should thoroughly study existing traffic patterns (including all road users e.g. pedestrians, cyclists etc) and designate suitable parking for the Urban Park development.
- (g) The design should take into consideration the buildability and economic feasibility. Submission of cost estimation, revenue projections and financial risk mitigation to support the viability of the proposal is required.

4.2 Space Requirements

A list of buildings and facilities to be provided for each of Site A and Site B:

- (a) 20 nos. food-stalls (3mx3m) equipped with grey water treatment system;
- (b) 1 nos. public toilets c/w shower;
- (c) Lightscape and security consideration;
- (d) Upgrading of existing facilities to accommodate design proposal.

Participants may propose additional public facilities or additional commercial structures for the enhancement of user experience and financial sustainability of the Urban Park. Type of facilities, structures and the space requirements are subject to proposal by the participants.

4.3 Estimated Cost

The estimated construction cost for the project is RM22,000,000 including all construction cost, infrastructures, landscapes, and amenities on both Sites. Participants are required to consider this budget when developing their design proposals. Submission of Cost Estimation is mandatory.

5.0 CRITERIA FOR JUDGING

The Jury will evaluate the entries in their order of merit based on the followings criteria:

- | | | |
|-----|--|-------|
| (a) | Design Concept | - 10% |
| (b) | Design Excellence & Creativity | - 50% |
| | <ul style="list-style-type: none"> • Site Planning • Site Layout • Accessibility • Maintenance • Continuity | |
| (c) | Sustainable Solution | - 25% |
| | <ul style="list-style-type: none"> • Material Selection (<i>to highlight key sustainable material</i>) • Architectural Technology • Buildability | |
| (d) | Realistic Economic & Financial Viability (<i>Refer to Appendix I for detailed marking scheme of the sub-criterion</i>) | - 15% |
| | <ul style="list-style-type: none"> • Adherence to Budget & Contingency Planning • Material Efficiency & Innovative Cost Saving Measures • Financial Projections & Long-term Sustainability • Risk Management (Identification & Mitigation) | |

6.0 PANEL OF JURY

- (a) Seven (7) individuals are to be appointed to judge on the designs submitted and make the final Awards.
- (b) The members of the Panel of Jury shall consist of:
 - (i) Ar. Noraini Narodden, PAMSC Chairman (Jury Chair)
 - (ii) Eminent Sarawakian Architect
 - (iii) Eminent Sarawakian Architect
 - (iv) Sr. Ngo Chee Hong, RISM Sarawak branch Quantity Surveyor Section Head
 - (v) Representative from Promoter
 - (vi) Representative from Promoter
 - (vii) Representative from Promoter
- (c) The Organiser reserves the right to replace any member of the Jury who may be unavailable at any stage with the prior written consent of Promoter.
- (d) All decisions made by the panel of jury are final jury are final. No further inquiries shall be entertained.

7.0 PRIZES AND HONORARIA

- (a) The Promoter of the competition 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 successful participants 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 **RM 50,000.00**.
 - (ii) To the participant whose proposal is judged to be worthy of winning the SECOND PRIZE by the Jury, a prize of **RM 40,000.00**.
 - (iii) To the participant whose proposal is judged to be worthy of winning the THIRD PRIZE by the Jury, a prize of **RM 15,000.00**. and
 - (iv) To each of the Two (2) entrants whose proposal is judged to be worthy of HONORARY MENTION by the jury, a prize of **RM 5,000.00**.
- (b) The Jury shall make the final selection of the winners; and the Jury's decision on the same shall be final and binding on all parties concerned.
- (c) If in the opinion of the Panel of Jury none of the entries meet the expected standard, the Panel of Jury may reserve the right not to award any of the prizes and the decision would be solely at the discretion of the Panel of Jury.
- (d) BDA has the intention to appoint the First Winner as the Architect for the Project(s). The terms

of the appointment of Architect shall be negotiated directly with BDA. The appointment of the First Prize Winner as the Architect of the Project(s) shall be in compliance with LAM Condition of Engagement and Scale of Minimum Fees.

- (e) It is recommended that participants be registered consultant with the Unit Pendaftaran Kontraktor & Juruperunding (UPKJ), Sarawak to ensure eligibility for appointment as consultant of the Project(s).
- (f) For the First Winner to be appointed as Architect for the Project(s), the RM50,000.00 First Prize Money won by the First Winner will be included as part of the total professional consulting fees (professional fees) for the project(s).
- (g) If the First Winner is a team of eligible architects, only one of the architects in the team will be appointed as the Architect for the Project, with mutual agreement among the Winning Team.

8.0 ELIGIBILITY

- (a) The Competition is **limited** to all **Sarawakian Architects** with active registration with **Lembaga Arkitek Malaysia (LAM)** who are also **Corporate Members of PAM as of 31 December 2025**. Additionally, participants must be **Qualified Persons** registered with the State Planning Authority pursuant to the Land Code (Development and Sub-division of Land) (Qualified Persons) Rules, 1998, valid up to **31 December 2025**.
- (b) Proof of Registration/Renewal with LAM and PAM Membership, **as well as proof of registration with the State Planning Authority as a Qualified Person**, to be enclosed in Registration Form.
- (c) Teams incorporating other architect(s) and/or allied professionals are permitted to participate provided the architect(s) complied to **8.0(a)** and **8.0(b)** above and the allied professionals are registered with their respective boards in Malaysia.
- (d) No members of Jury and Convener nor their partners, relatives, employees, or employers shall be eligible to enter, compete or assist as a participant in the Competition.
- (e) There is no limit to the number of entries submitted by an Architect who complies with the above item. However, the rules of the competition herein (including the registration and submission procedure and payment of the requisite fee) shall likewise be applicable to each additional entry.

9.0 REGISTRATION FEE

- (a) A non-refundable registration fee of **RM378 (RM350 + RM28 service tax)** shall be paid upon registration. Payment to be transferred online to:

Account Name: Pertubuhan Akitek Malaysia Sarawak Chapter
Bank: Public Bank Berhad
Account No.: 3112897501
- (b) Only registered participants may submit queries and entries to the Competition Convener.
- (c) Each participant or team may submit more than one (1) entry subject to compliance with the rules of the Competition herein (including the registration and submission procedure and payment of the requisite fee) for every entry made.

- (d) All participants must submit their registration Form by **24 January 2025** for the acknowledgement by Competition Secretariat.

10.0 **FORMAT OF COMPETITION**

- (a) The Competition is an “Limited Competition” and shall be conducted in a Single Stage.

11.0 **ANONYMITY OF SUBMISSIONS**

- (a) All submissions **must not** bear any name of the participants or any identifying marks whatsoever so as to ensure anonymity.
- (b) Submissions received by the Competition Secretariat shall be assigned an entry number which must **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 confidential until the final results are announced.
- (e) Non-compliance with any of the Competition rules and conditions may result in the entry being disqualifying from the competition.

12.0 **COMPETITION TIMETABLE**

The Organiser reserves the right to vary the Competition Timetable.

- | | | |
|-----|---|-------------------------|
| (a) | Open for Registration | 16 DECEMBER 2024 |
| (b) | Closing of Registration | 24 JANUARY 2025 |
| (c) | Closing of submission for Queries | 24 JANUARY 2025 |
| (d) | Publishing answers to Queries | 06 FEBRUARY 2025 |
| (e) | Closing date of Submission | 28 MARCH 2025 |
| (f) | Announcement of Awards (Subject to change) | APRIL 2025 |

13.0 **SITE VISIT**

- (a) To gain a thorough understanding of the site and its context, participants are strongly encouraged to conduct a site visit. It is highly recommended for participants to experience the site first-hand for the development of comprehensive and contextually relevant design proposals.

14.0 **QUERIES**

- (a) Participants may submit queries only with the Query Form as per Appendix “C” via email to the following:

Email: pamsccompetition@gmail.com

Title: PAMSC-BDA Q&A

- (b) All queries must be submitted before **5:00pm, 24 JANUARY 2025**. Queries received after this date and time will not be accepted.
- (c) Official replies to the queries, if any, based on the queries submitted, will form part of the Conditions and Instructions and shall be formally informed by **06 FEBRUARY 2024**.

15.0 SUBMISSION REQUIREMENTS AND FORMAT

The following materials are required to be submitted by the prescribed deadline **via email only**:

(a) Registration Form and Declaration Form

- i. A pdf copy of the **Registration Form** acknowledged by the Competition Secretariat, and
- ii. A pdf copy of the **Declaration Form**; duly completed and signed by the Registered Participant.

(b) Design Report

- i. A pdf copy of the Design Report in A4 size, not more than 75 pages (including report cover/s and total file size must not exceed 100MB, to include:
- ii. A One-page design statement not more than 700 words explaining the design proposal.
- iii. Key design statements and ideas, design intent and narratives, diagrams, images, images of model and mock up's (if any), schedule/tabulation of facade, materials and finishes, info graphics, design studies and reports (technical, phasing, etc.) context analyses, technical information, texts and all other relevant supporting materials, etc., where relevant,
- iv. 3D perspectives, including external views (ground level and aerial), interior views, etc.,
- v. Site plan showing the design proposal in context, with roof plan, longitudinal and cross sections all in appropriate scale, detailed sections, technical details, facade elevations,
- vi. Economic and Financial Viability Planning including:-
 - (A) Cost Estimation of the Project in the format of Bill of Quantities and Summary Bills, with Contingency Planning and Maintenance plan for initial five years;
 - (B) Cost Efficiency reporting through material efficiency and innovative cost-saving measures;
 - (C) Revenue projections and Long-term Financial Sustainability Plan; and
 - (D) Financial Risk Management Plan
- vii. All other supporting information with regards to the design proposal where relevant.
- viii. Please indicate the Report file title following "**PAMSC-BDA Report_Code XXX**" with your participant code number (e.g.: PAMSC-BDA Report_Code 013)

(c) **Presentation Video**

- i. A maximum two (2) minute Presentation Video in mp4 format is required to explaining the design proposal.
- ii. Please indicate in the Presentation Video title following “**PAMSC-BDA Video_Code XXX**” with your participant code number (e.g.: PAMSC-BDA Video_Code 013)

(d) **Presentation Panels**

- i. Presentation Panels in **A1 size (max. 2 panels) in ‘Portrait’ format**, consisting of Site Plan, Floor Plans, Sections and at least one perspectives of the scheme.
- ii. Presentation Panels should be in **high resolution (min. 300 dpi) jpeg AND PDF** format respectively.
- iii. Please indicate the Presentation Panels file titles following “**PAMSC-BDA Panel_Code XXX_Sequence Number**” with your participant code number (e.g.: PAMSC-BDA Panel_Code 013_1)

16.0 SUBMISSION PROCEDURE

- (a) Each entry’s submission must be contained in a single email, and submit via email only, before the prescribed deadline to: **pamsccompetition@gmail.com**

Kindly upload all the files into a FTP download link (Google Drive) and attached the link in the email for download. All download links must be “open access” with no permissions/passwords required. A submission email containing a single download link is required to complete each submission process. Please do not send separate links, or cause them to be issued from your transfer service.

- (b) Please indicate in the email subject title the following “**PAMSC-BDA 2024 Submission: Code XXX**” with your participant code number (for eg.: PAMSC-BDA 2024 Submission: Code 016)
- (c) All submissions must be received by the Competition Secretariat not later than **5:00pm, 28 MARCH 2025**. The Organiser and the Promoter will not entertain or be responsible for any late submission due to technical issues.
- (d) Participants may contact the Competition Secretariat to ensure the submissions are in order.

17.0 PRESENTATION OF AWARDS

- (a) The Presentation of Awards for the Winners is tentatively scheduled to be held on **APRIL 2025**. The venue and time will be announced in due course.

18.0 DISQUALIFICATION

- (a) Failure by participants to comply with the Rules and Conditions of this Competition may lead to immediate disqualification from the Competition.

- (b) The Jury shall have the sole and final decision in the acceptance or disqualification of any entry that may have infringed any Rules of the Competition.

19.0 EXHIBITION AND PUBLICATION

- (a) The Organiser and Promoter 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.
- (b) The Organiser and Promoter reserve the right to reproduce any of the submitted materials in their publications and websites or in other publications and websites authorised by them, and in doing so, will undertake to give due credit and acknowledgement to the authors concerned.

20.0 COPYRIGHT

- (a) The ownership 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. However, the Organiser and Promoter retain the rights as expressly stipulated in these Competition Brief, Rules and Conditions.
- (b) The Promoter is given full rights to use the concepts from the winning entries of the Competition for the purpose of implementing the project. The winners shall abide by the Promoter's rights.

21.0 RECLAIMING

All entries will not be returned.

22.0 LIST OF APPENDICES

Appendix A	Registration Form
Appendix B	Declaration Form
Appendix C	Query Form
Appendix D	Location Plan
Appendix E	Site Plans in DWG format (For registered participants only)
Appendix F	Topography Survey Plans in DWG format (For registered participants only)
Appendix G	Cadastral Plan (For registered participants only)
Appendix H	List of Local Guidelines & Regulations (For registered participants only)
Appendix I	Marking Scheme for Economic and Financial Viability

PAMSC-BDA Architecture Project Competition 2025

APPENDIX A

REGISTRATION FORM

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

To: PAMSC-BDA Architecture Project Competition 2025

Pertubuhan Akitek Malaysia Sarawak Chapter

Email: pamsccompetition@gmail.com

I wish to register for the PAMSC-BDA Architecture Project Competition 2025.

I attached herewith:

(a) Proof of payment for RM378 (tax inclusive) non-refundable Registration Fee

(b) Registration/Renewal of PAM Membership 2025

NAME OF PARTICIPANT:	
PAM CORPORATE MEMBERSHIP NO:	
CORRESPONDENCE ADDRESS:	
TELEPHONE NO:	
FAX NO:	
EMAIL ADDRESS:	

For use by Competition Secretariat

Authorised Signatory:	Date:	Participant Assigned Code:	Official Stamp:
-----------------------	-------	----------------------------	-----------------

PAMSC-BDA Architecture Project Competition 2025

APPENDIX B

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:	
PARTICIPANT CODE NUMBER:	
NAME OF REGISTERED PARTICIPANT:	
PAM CORPORATE MEMBERSHIP NO:	
TEAM MEMBER'S NAME / COMPANY NAME AND/OR OTHER COLLABORATORS: -	

PAMSC-BDA Architecture Project Competition 2025

APPENDIX C

QUERIES FORM

To: PAMSC-BDA Architecture Project Competition 2025

Pertubuhan Akitek Malaysia Sarawak Chapter

Email: pamsccompetition@gmail.com

NAME OF REGISTERED PARTICIPANT:	
QUERY:	

PAMSC-BDA Architecture Project Competition 2025

APPENDIX D – Page 1 of 2

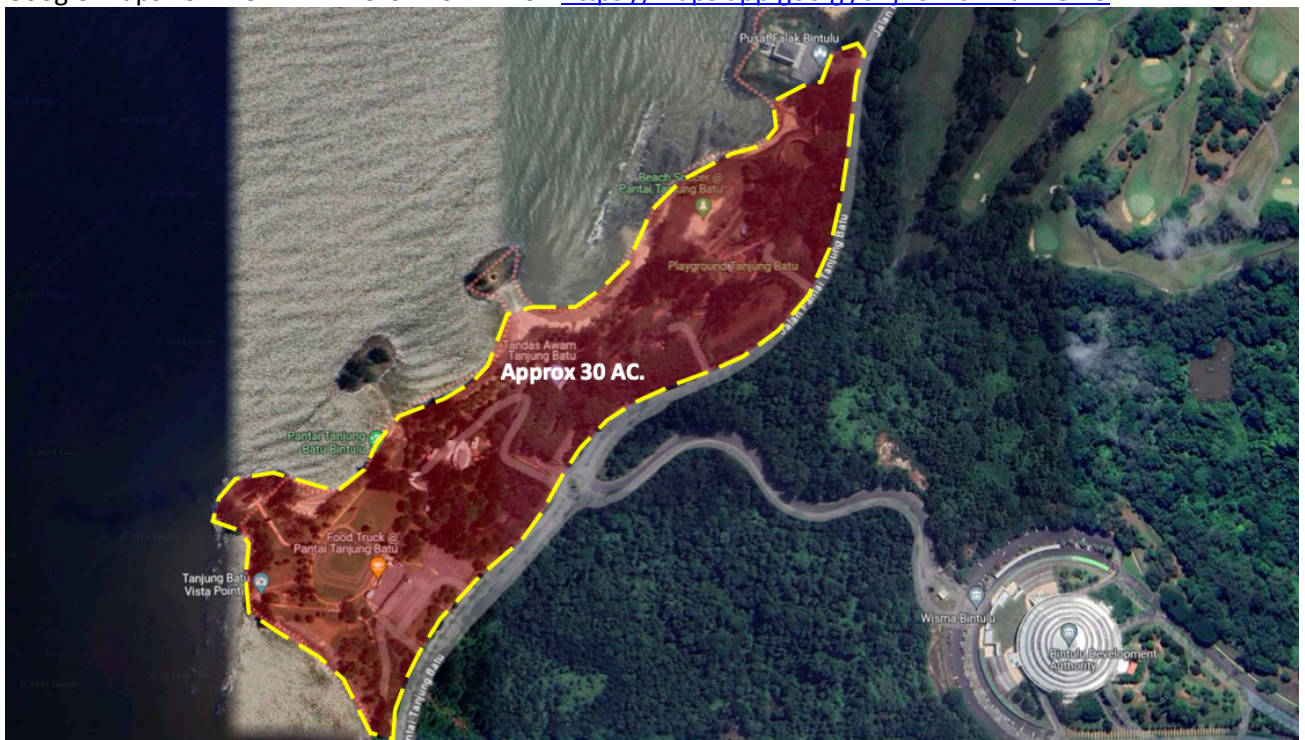
LOCATION PLAN

SITE A & B



SITE A: Lot 4257 & 5028, Pantai Tanjung Batu, 97000 Bintulu, Sarawak

Google Maps : 3°12'34.2"N 113°02'46.4"E or <https://maps.app.goo.gl/dKjHsLKcXf2uT1Gm9>



PAMSC-BDA Architecture Project Competition 2025

APPENDIX D – Page 1 of 2

SITE B: Bintulu Waterfront, 97000 Bintulu, Sarawak

Google Maps: 3°11'02.4"N 113°01'54.8"E or <https://maps.app.goo.gl/6iXPanLh5VAnJBps9>



Marking Scheme for Economic and Financial Viability (100%) - 15% of Overall %

Item	Description	TOTAL (%)	(%)
1	Adherence to Budget (30 points):	30	
1.1	Within Budget (20 points): The design stays within the allocated budget.		
1.1.1	Design cost is within the budget.	20	
1.1.2	Design cost exceeds the budget by up to 10%.	15	
1.1.3	Design cost exceeds the budget by 15-30%.	10	
1.1.4	Design cost exceeds the budget by more than 30%.	5	
1.2	Contingency Planning (10 points): Inclusion of a contingency fund and its adequacy.		
1.2.1	Comprehensive and adequate contingency plan.	10	
1.2.2	Partial or somewhat adequate contingency plan.	5	
1.2.3	Inadequate or no contingency plan.	0	
2	Cost Efficiency (30 points)	30	
2.1	Material Efficiency (20 points): Efficient use of materials to minimize waste and cost.		
2.1.1	Highly efficient use of materials.	20	
2.1.2	Moderately efficient use of materials.	15	
2.1.3	Inefficient use of materials.	5	
2.2	Innovative Cost-Saving Measures (10 points): Use of innovative methods to reduce costs.		
2.2.1	Highly innovative cost-saving measures.	10	
2.2.2	Some innovative cost-saving measures.	5	
2.2.3	Little to no innovative cost-saving measures.	0	
3	Financial Projections and Sustainability (20 points)	20	
3.1	Revenue Projections (10 points): Accuracy and realism of revenue projections.		
3.1.1	Highly accurate and realistic projections.	10	
3.1.2	Moderately accurate and realistic projections.	5	
3.1.3	Inaccurate or unrealistic projections.	0	
3.2	Long-term Financial Sustainability (10 points): Viability of the design in the long term.		
3.2.1	Highly sustainable in the long term.	10	
3.2.2	Moderately sustainable in the long term.	5	
3.2.3	Not sustainable in the long term.	0	
4	Risk Management (20 points)	20	
4.1	Identification of Financial Risks (10 points): Thorough identification of potential financial risks.		
4.1.1	Comprehensive identification of risks.	10	
4.1.2	Partial identification of risks.	5	
4.1.3	Inadequate identification of risks.	0	
4.2	Mitigation Strategies (10 points): Effective strategies to mitigate identified risks.		
4.2.1	Highly effective mitigation strategies.	10	
4.2.2	Moderately effective mitigation strategies.	5	
4.2.3	Ineffective or no mitigation strategies.	0	
TOTAL		100	

Example Evaluation Process

1. Risk Identification

Event: Potential cost overrun.

Cause: Underestimation of material costs.

Impact: Increased project costs, potential budget exceedance.

2. Risk Analysis

Likelihood: High (based on historical data and current market trends).

Impact: Significant (could exceed budget by 10-15%).

3. Risk Mitigation

Strategy: Include a 10% contingency fund, regularly update cost estimates, and secure fixed-price contracts where possible.

4. Residual Risk

Likelihood: Medium (after mitigation measures).

Impact: Moderate (contingency fund should cover minor overruns).