

PERTANDINGAN PERINGKAT KEBANGSAAN REKABENTUK KOMPLEKS PASAR AWAM TELUK KUMBAR, PULAU PINANG

INTRODUCTION

Majlis Bandaraya Pulau Pinang (MBPP) invites submissions for a National competition among PAM Corporate Members and Professional member of Lembaga Akitek Malaysia (LAM) for a Modern Market (Wet/Dry) design concept.

Shortlisted entries will be selected for concept and design presentation to Majlis Bandaraya Pulau Pinang and a winning entry will be chosen by MBPP for submission and implementation.

THE SITE

The proposed site sits on lot 908, Mk. 9, Jalan Teluk Kumbar, Daerah Barat Daya, Pulau Pinang, with an area of 4.371 acres (190,390 sq. ft.) opposite Sekolah Kebangsaan Teluk Kumbar. The site can be generally assumed as flat. There is a "Kubu WWI I" which blocks the 66'0" access and it will be relocated.

All participants are deemed to visit the site and have good understanding of the site and its surrounding.

VISION & OBJECTIVES

Majlis Bandaraya Pulau Pinang aims to build a Market (Wet/Dry) to cater for Teluk Kumbar Area. The population catchment of Teluk Kumbar is estimated to be more than 30,000 people.

The design competition is an invitation to think creatively of ways to encourage innovations such as to incorporate Green Building Technologies and ideas to get rid of the conventional image of wet, smelly and non-hygienic market and foster a long term relevant relationship between the communities and the Market itself.

The aim of this design competition is to:

- Provide the area with a distinct and tangible identity, giving it a clear sense of place.
- Articulate the multiple functions requirement into the site.
- Provide points of engagement with local communities while encouraging the communities to enjoy the use of the place with ease and convenience.
- Provide innovative ideas and concept to get rid of the image of the conventional market which is **SMELLY, WET AND NON-HYGIENIC.**
- Design a Market with Green Building Certification (minimum requirement is GBI Certified).

THE DESIGN BRIEF OF THE PROPOSED MARKET

Bil	Komponen	Saiz untuk setiap unit	Bilangan Unit
1	Lot Gerai Pasar a) Pasar Basah Ayam b) Pasar Basah Daging (4 unit tidak halal gerai kena diasingkan) c) Pasar Basah Ikan d) Keluaran Pasar (bebola ikan/taufu)	10'x12'	6 unit 6+4 unit 10 unit <u>4 unit</u> <u>30 unit</u>
2	Pasar Kering a) Pasar Kering Sayur-Sayuran b) Pasar Kering Barangan Runcit c) Pasar Kering Buah-Buahan d) Barangan Am & Lain-lain keperluan	10'x12'	5 unit 5 unit 5 unit <u>5 unit</u> <u>20 unit</u>
3	Lot gerai pakaian dan keperluan isi rumah	10'x12'	6 unit
4	Lot Medan Selera	10'x15'	40 unit
5	Tempat Letak Kereta	To comply to MBPP's Guidelines	
6	Tempat Letak Motosikal	To comply to MBPP's Guidelines	
7	Tempat Letak Basikal	To comply to MBPP's Guidelines	

Note: Other provisions required: -

- 1) Management Office
- 2) Maintenance Store
- 3) Kemudahan Ibadat
- 4) Kemudahan Tandas (including OKU and Breastfeeding Room)
- 5) Ladies carpark lots
- 6) TNB Substation (if required)
- 7) Dewan (at least with 2 badminton courts) with provision of Male/Female/OKU toilets) and a store.
- 8) Minimum 2 Loading Bays required
- 9) Refuse Collection Centre

The above table provides a general design brief of the MARKET for participants. The proposed market can be a single, double, 3 storey building or higher provided the MBPP setback, Bomba & other authorities' requirements are complied.

Attached Reference Files included:-

- (i) PDF and ACAD files of Site
- (ii) Google Map of Site
- (iii) Health Department – Lampiran “A” Guidelines
- (iv) Site Details and Landuse Zoning

EVALUATION CRITERIA

Evaluation of the entries and the selection of winners will be made by a jury panel:

- Ar. Dr. Tan Loke Mun
- Ar. Von Kok Leong
- Ar. Serina Hijjas
- Ar. Yew Tung Seang
- MBPP Councillor Felix Ooi Keat Hin
- MBPP Councillor Ong Ah Teong

CRITERIA

Entries will be evaluated based on the following criteria and comply with MBPP and other authority guidelines:-

- Compatibility of design to create the spirit of a Market Place.
- Incorporation of innovative ideas and show in the submitted drawing the details in ridding the wetness, smell and untidiness of a “conventional market complex”.
- Relationship of the design to the existing spatial and environmental elements.
- Interpretation of the community's cultural and social context.
- Empathy towards Green Building Technologies, materials, issues and solution peculiar to the site.
- Study of Traffic generated and its flow in relation to existing environment especially the consideration of existing Primary School opposite the proposed site.
- Contribution of the design to the existing environment and local community to create a clean, dry non-smelly and hygienic Market Place.
- Conformance of MS1184 – UNIVERSAL DESIGN AND ACCESSIBILITY IN THE BUILT ENVIRONMENT – CODE OF PRACTICE (2nd revision 2014)
- Design to be responsive to Gender Equality. All facilities and services developed are equally accessible to all population group.

COMPETITION PROCESS

Competition of the design concepts will proceed according to the following steps:-

- Interested participants will register their intention to enter the competition by submitting the Declaration Form as a registration of interest in taking part in the competition.
- Participants will then submit their entries in the format stated under **Submission Requirements**.
- Upon receipt, entries will be assigned a number and evaluated anonymously.
- The jury panel will evaluate entries against the **Aims of the Project** and **Evaluation Criteria** and will shortlist a number of entries for presentation of their proposal (number of entries shortlisted depend on decision of judging panel).
Certificate of Commendation will be given to shortlisted entries.

PRIZE MONEY

The organizer will accept the decision made by the panel of jury and the following prize money will be awarded:

- i. First Prize – RM35,000.00 + certificate
- ii. Second Prize – RM25,000.00 + certificate
- iii. Third Prize – RM15,000.00 + certificate

From the submissions received, the organizer shall reserve the right to select any of the shortlisted entry to submit and implement the proposed project in due course after their presentation, even though the first prize winner has been chosen by the jury.

The organizer also reserves the absolute right not to proceed with the implementation of the proposed project.

The prize given to the selected winning entry for eventual implementation will be offset from the Professional fees of the selected winner if MBPP decides to move forward to implement the proposed Market.

The decision by the panel of jury is final.

SUBMISSION REQUIREMENTS (DIGITAL & HARDCOPY)

Except for the entry number given to all participants during registration, all submission materials must not contain any other identification of the submitting party.

The submission requirements are:

- **A completed Declaration Form**
- **Digital submission** – not more than 20 megabytes per submission (in PDF format meant for A2-size printing) for :
 - a) Not more than 6 (A2) sheets of drawings including accompanying explanations.
 - b) Not more than 4 (A4) sheets describing the proposal.
 - c) Feasibility Report on the projected Development Cost excluding the land cost.
- **Hardcopy submission (including a CD copy of the digital submission)**
 - a) Not more than 6 (A2) sheets of drawings including accompanying explanations.
 - b) Not more than 4 (A4) sheets describing the proposal.
 - c) Feasibility Report on the projected Development Cost excluding the land cost.

The digital submission (softcopy) shall be forwarded to pamnc.events@gmail.com

The hardcopy submission (including CD) to be forwarded to:

The Secretariat
Pertandingan Peringkat Kebangsaan Rekabentuk Kompleks Pasar Awam Teluk
Kumbar, Pulau Pinang

c/o Pertubuhan Akitek Malaysia Northern Chapter
3, Lorong Amoy,
10050, Penang
MALAYSIA

Shortlisted participants may be required to give a 30 minute presentation to the panel of jury before judging is finalized. All material used in the presentation will form the required submission material.

Participants will be responsible for all costs incurred in the preparation and delivery of their submission to Penang, Malaysia.

ENTRY PROCEDURE

Interested participants will register their intention to enter the competition by submitting the completed Declaration Form which is available on the official competition website, <http://www.architecturemalaysia.com>

Upon receipt of the Declaration Form and Registration Fees, an entry number will be assigned to the participant, which shall be used for the submission of proposal for anonymous evaluation.

No member of the panel of jury nor jury's partner, director, associate or employee, shall be eligible to take part in the competition.

REGISTRATION FEES

A registration fee of **RM350.00** (inclusive of 6% GST), in the form of Banker's Cheque to be banked-in or by Telegraphic Transfer to **PERTUBUHAN AKITEK MALAYSIA NORTHERN CHAPTER**

Account Number : **204-302-453-3**

UOB Malaysia

9 Jalan Kelawei, 10250 Pulau Pinang

Registration fees shall be paid before the registration of participant is confirmed.

Kindly email (pamnc.events@gmail.com) the bank-in slip with name of participant for our records.

The competition is open to all corporate members of Pertubuhan Akitek Malaysia (PAM) and Professional member of Lembaga Akitek Malaysia (LAM) and proof of eligibility in the form of valid registration with PAM and LAM, shall be submitted together with the registration of interest.

A participant may submit more than one entry provided that a separate registration complete with the registration fee is made and for each entry, an entry number will be assigned to the participant.

Registration Fees is not refundable.

DISQUALIFICATION OF ENTRY

Entries will be ineligible for the competition under the following circumstances:

- The submission is received by the Secretariat after 12 noon (GMT+8), 20th June 2016.
- The submission does not conform to the guidelines mentioned under **SUBMISSION REQUIREMENT.**

DISPOSITION OF ENTRIES

All submissions of the competition are the property of the Majlis Bandaraya Pulau Pinang and no materials will be returned to applicants on completion of the judging in either stage of the competition.

COPYRIGHT

Copyright for each submission will be subjected to the Malaysian Copyright Act, 1987 and amendments to the said Act.

However, Majlis Bandaraya Pulau Pinang and the Malaysian Institute of Architects (Northern Chapter) reserves the right to exhibit, photograph, archive, electronically store, duplicate or record all submissions without fee or restriction. All participants and shortlisted participants of the competition grants to Majlis Bandaraya Pulau Pinang and the Malaysian Institute of Architects (Northern Chapter) a free and irrevocable license to use, adapt, modify, reproduce in any material form, publish and communicate to the public the works contained in the submissions and for the purposes in respect of or in connection with the Site. There is no fee or cost for this license.

RESULT OF COMPETITION

The organizer will notify all participants on the date and venue of the result announcement.

All submission materials will be under the ownership of the organizer solely for the purpose of exhibition, publication and promotion related to the competition.

COMPETITION PLANNING SCHEDULE

Prelim Discussion	4 & 5 April 2016
Competition Brief Preparation	4 - 11 April 2016
Website Preparation	11 April - 13 April 2016
Launching of Competition	20 April 2016
Invitation & Registration Period	20 April - 4 May 2016
Registration closes	4 May 2016 12.00 am (GMT+8)
Competition Period	4 May - 19 June 2016
Deadline for the submission of entries	12 noon (GMT+8) 20 June 2016
Judging	22 June 2016 *
Announcement of shortlisted participants	27 June 2016 *
Presentation by shortlisted participants	5 July 2016 *
Announcement of winners	12 July 2016 *
Prize Presentation to winners	14 July 2016 *

*Dates are tentative and are subject to change.

PATRONAGE AND MANAGEMENT

Under the patronage of Majlis Bandaraya Pulau Pinang, the Malaysian Institute of Architects (Northern Chapter) are the Secretariat and co-managers of the competition.

All correspondence shall be directed to:

The Secretariat,
Pertandingan Peringkat Kebangsaan Rekabentuk Kompleks Pasar Awam Teluk Kumbar,
Pulau Pinang

c/o Pertubuhan Akitek Malaysia Northern Chapter
3, Lorong Amoy,
10050, Penang
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Tel/Fax: +6042272207
Email : pamnc.events@gmail.com

Website: <http://www.architecturemalaysia.com>