

## Arts Pavilion Design Competition at the West Kowloon Cultural District

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Before submitting your enquiries:

1. You are suggested to read all our replies to the enquiries in the following section before submitting your enquiries.
2. Enquiries will only be received via emails. Any telephone or facsimile enquiries would not be entertained.
3. All enquiries should be sent to the email address:  
[pavilion.designcompetition.enquiry@wkcd.hk](mailto:pavilion.designcompetition.enquiry@wkcd.hk)
4. All enquiries submitted must be in English.
5. All answers to enquiries will be posted onto this website as soon as possible.
6. The closing date for enquiries related to Arts Pavilion Design Competition is **12:00 noon 21 October 2013** (Hong Kong Time).
7. Verbal or anonymous enquiries will not be entertained.

## **Enquiries by Participants and Responses by Administrator**

- 1. With reference to the section “Eligibility”, individual, or group participants who are not HKIA Registered Practices will be required to partner with a HKIA Registered Practice; the participating design team shall include a Hong Kong Authorized Person (AP) and a Registered Structural Engineer (RSE), both registered under the Buildings Ordinance, and a building services engineer.**

**Do I have to retain these individuals during the initial submission or would this be required upon the acceptance of the design as a winning proposal?**

(Response to 1)

Interest parties shall first register for the Competition by submitting the duly completed and signed Submission Forms contained in Attachment C. All participants comprising the Design Team shall complete the Submission Forms.

- 2. Please guide us the right direction for international team partners and team submitting.**

**Is there a suggested firm that we should connect to partner up with? We are legally registered and based in the U.S. Is there an abbreviated route or application we can submit? We are open to team up with anyone on the Hong Kong list of registered firms. Is there anyone you know of that prefers to go with an American design group?**

(Response to 2)

There is neither suggested firm to partner up with nor abbreviated route or application for submission. Participants may refer to the following links for i) HKIA Registered Practice and ii) Hong Kong Authorized Person and an Registered Structural Engineer registered under the Building Ordinance.

i) [http://218.188.25.84/corporate\\_member/contact.php](http://218.188.25.84/corporate_member/contact.php)

ii) [http://www.bd.gov.hk/english/inform/index\\_ap.html](http://www.bd.gov.hk/english/inform/index_ap.html)

- 3. Is there any known border for the competition? I did not clearly understand the amendment about eligibility. Does that mean every competitor needs to be registered practice or co-operate with at least one personnel who has this registration?**

(Response to 3)

Each Design Team is required to have a HKIA Registered Practice within their team. The design team shall also include a Hong Kong Authorised Person (AP) and a Registered Structural Engineer (RSE), both registered under the Building Ordinance, and a building services engineer.

- 4. Regarding the eligibility criteria for participating in the competition, I'm an architectural designer in Canada and want to know if I can register in the competition personally? Or I must have a joint as HKIA Registered Practices? And what is the difference between Lead Participant and Professional Services?**

(Response to 4)

Please refer to our Response No.3 .

Lead Participant can be any party (such as designer, artists) or other related professionals who will take up the leading role of the design team. Each design team should include the professional services of HKIA Registered Practice, Hong Kong Authorised Person (AP) and a Registered Structural Engineer (RSE) and a building services engineer.

- 5. (a) Could you please clarify what exactly is due on 10/28, the registration deadline? On page 12 of the brief, it states that the forms contained in Attachment C are due. Does this refer to pages 1-7 of Attachment C, or also pages 8-10? I asked because pages 8-10 call for the boards and the design concept to be presented. I would like to clarify that those materials are not due until 11/22.**

**(b) On page 6, what does “any basement may be disregarded” mean? Does this mean you may not build any proposed basement?**

**(c) Are there any other consultants you feel would make a team stronger?**

(Response to 5)

(a). Design Team is required to complete pages 1-7 of Attachment C for the Registration and return by email before noon 28 Oct 2013 (Hong Kong Time). The completed original set of Attachment C pages 1-10 are required to be submitted together with other deliverables before noon 22 Nov 2013 (Hong Kong Time).

(b) Please refer to item (5) on Page B-2 of Attachment B for the meaning of “any basement may be disregarded”. Please note that the lowest level of the Pavilion should be 450mm above the site level to avoid potential flooding (P.6 – Site Context of Design Competition Brief), if you consider proposing a basement for the Pavilion.

(c) Please refer to Response No.3 .

**6. (a) Shall the Participants wait until their submission of registration forms (contained in Attachment C of the Design Competition Brief, Rules and Conditions) are accepted by the Administrator before making the design?**

**(b) Is the registration number determined by the participants? Shall each company/firm comprising the Participants determine its registration number? Or shall all the Participants determine an only registration number?**

**(c) Apart from submission forms contained in Attachment C of the Design Competition Brief, Rules and Conditions, shall the Participants have to submit Attachment D (Licence and Undertaking) and Attachment E (Deed of Licence and Undertaking) before 28 October 2013?**

(Response to 6)

- (a) It is up to the Participant whether or not to make their design competition submission while awaiting for the acceptance of the registration form.
- (b) The confidential registration number will be assigned by the Administrator.
- (c) The Attachment D (Licence and Undertaking) is required to be submitted together with other deliverables before the closing date for competition submission, i.e. noon 22 Nov 2013 (Hong Kong Time). The Attachment E (Deed of Licence and Undertaking) will be required should the design be selected as one of the Top Three winning entries.

**7. What is the difference between Lead Participant and Professional Services? Can an international designer participate in the competition?**

(Response to 7)

Please refer to our Response No.4

International designers are welcome to participate if they meet all the requirements in the section of "Eligibility" of and other conditions in the Competition Documents.

**8. My firm do not have much connection in Hong Kong. Could we enter the competition without HKIA firm, AP and structural engineer in Hong Kong? I am licensed architect in the U.S., and I can engage a licensed structural engineer locally to join me. Please advise if there are alternate ways to enter the competition.**

(Response to 8)

Please refer to our Response No.3

- 9. We are HK registered architects and have recently formed our own company. The competition requires a HKIA-registered practice. We are willing to register, however we have checked with HKIA and they replied 3 months are required to complete the registration process, by then the competition registration is closed. May I ask if it is possible to give some tolerance – to have the practice registration process started before the competition registration deadline?**

(Response to 9)

Please refer to our Response No. 1.

The **completed** information of the design team must be provided for the Registration. Interested Parties are required to submit the registration by email before 12:00 noon 28 Oct 2013 (Hong Kong Time).

- 10. May I ask if a registered practice is also submitting for the competition as the leading designer, he can also be the registered practice of many other leading designers or just one?**

(Response to 10)

Each Lead Participant is permitted to submit only one entry. A HKIA registered practice can be the leading participant as well as the registered practice of other design teams.

- 11. I'm an architect registered in RIBA in London and realize that partnering with HKIA Registered Practice is required in the Brief. Is this compulsory? Is it possible to initially register and submit the project individually and seek local partnership after the result announcement?**

(Response to 11)

Please refer to our Response No.9

**12. We would like to obtain a submission form.**

(Response to 12)

Please visit the following website for the Design Competition Brief, Rules & Conditions and to obtain the submission form.  
[http://www.wkcda.hk/en/architectural\\_competition/artspavilion\\_design\\_competition/index.html](http://www.wkcda.hk/en/architectural_competition/artspavilion_design_competition/index.html)

**13. I am a licensed architect in NY, NY, USA. I would like to receive the entrance forms so I can register.**

(Response to 13)

Please refer to our Response No.12

**14. It gives me owner to register to the competition of “West Kowloon, Arts Pavilion Design Competition”. So I need to know the registration steps, available documents to download and requirements of the project specified step by step.**

(Response to 14)

Please refer to our Response No.12

**15. Can you please clarify the meaning of the following statement:**

**“Each Lead Participant is permitted to submit only one entry, but each provider of professional services is permitted to submit another entry as Lead Participant.”**

**Does this mean that providers of professional services such as AP/HKIA registered architects or RSE CANNOT be on 2 different teams as service providers unless they become the Lead Participant on the second team?**

**Similarly, can the lead consultant submit as service provider on a second submission?**

(Response to 15)

The HKIA Registered Practices, Hong Kong Authorised Person, Registered Structural Engineer, building services engineer, can be the professional services provider of more than one design team.

Please also refer to our Response No. 10

- 16. I am a post-graduate student and artist based in Rome, Italy. I hold a Bachelor degree in Architecture and I am currently completing a Master course. Can I participate to the competition?**

(Response to 16)

Please refer to our Response No. 9

- 17. Can an Authorized Person take part as subconsultant with different teams?**

(Response to 17)

Yes. Please refer to our Response No. 15.

- 18. Pursuant to your Brief, Rules and Conditions for the subject design competition, we would like to make an enquiry regarding the registration procedure set out on Page 12.**

**On perusing the contents of Attachment C, it seems that the requirement for submitting a copy of the “duly completed and signed Submission Forms contained in Attachment C” applies to the entire attachment with the exception of Pages 8, 9 and 10, i.e. the Submission Checklist and Label Templates etc. which are only required when the Competition Submission is made in November 2013.**

(Response to 18)

Yes. Please refer to our Response No. 5a



**19. (a) It is noted from the website that registration to the design competition requires completion of Forms in Attachment C. Please specify which pages are required for registration by 28 Oct, as some of the pages like page 8-11 are solely for submission materials.**

**(b) When a team lead by the Lead Participant wins, it is noted that it is the intention of WKCD to engage the winner to undertake the design proposal. Does this intention apply to the whole team including AP, RSE, BSE, QS? Or the Lead Applicant has a free will to re-compose the team after winning the competition?**

**(c) Is the HK\$0.5M PRIZE MONEY included into the HK\$3M consultancy fee if the team is successfully engaged?**

(Response to 19)

(a) Please refer to our Response No. 5a.

(b) It is the Authority's intention to engage the whole team of the winner for the implementation of the project

(c) HK\$0.5mil is the Prize Award which is not forming part of the Consultancy Fee.

**20. If my design team includes two Authorised Persons in HK (Architect and Engineer), do I still need to find a HKIA Registered Practice? In other words, do I need a "company" to be a part of my team even though we already have two APs?**

(Response to 20)

Please refer to our Response No.3.

**21. We are a local practice, and we will apply to HKIA to be registered practice, but HKIA said it will take 3-4 months to process the application. As the approval have to go through committee, then Board, then Council. We know that our company will for sure become a registered practice as we have fulfilled all their requirement, and we can be disqualified in case we fail to get the approval from HKIA eventually.**

**We note that the brief did not mention the cut-off date for the company to become a registered practice. So we think that our company can be regarded as a registered practice under the current brief (as we will submit the application for registered practice to HKIA before the registration closing date- 28 Oct 2013, but we cannot control the long processing time for HKIA). Also, the spirit of having a registered practice is to have a local practice to supervise the construction works, and we are not deviate from the spirit of the brief.**

**Please let us know whether our practice is regarded as a registered practice or not.**

(Response to 21)

Please refer to our Response No.9.

- 22. Regarding the Arts Pavilion Competition, is it eligible for a HKIA registered practice to submit 2 entries (one as the lead design participant while the other one only serves the professional service in a team)?**

(Response to 22)

Please refer to our Response No.10.

- 23. Under clause 1 and 2 of the Eligibility session, it is stated that individuals or group of individuals (i.e. not necessary a firm) can participate in the competition. However, in the submission forms, under the Lead Participant's Particulars, it seems that only "Firm / Company" can be registered. Please kindly clarify.**

(Response to 23)

The Lead Participant(s) can be individual or group participants. For individual Participant, name of the firm/company is not required. For the eligibility, please refer to our Response No. 3.

**24. I am a young graduate of architecture currently working in the UK. Myself and a friend were hoping to enter the West Kowloon Pavilion competition you have running. We were wondering if we were eligible to apply. We are both Part 3 RIBA graduates from the Mackintosh School of Architecture, Glasgow.**

(Response to 24)

Please refer to our Response No. 9

**25. Please clarify minimum and maximum partnership needed to form a qualified design team for the sake of international applicants :**

**(a) What is the difference between an HKIA registered practice and an HK authorized person (AP)? Your list gives Engineers and Architects, does that mean the AP could be within the HKIA registered practice, or could they be both the AP and the RSE? What purpose do they serve if not architecture or engineering?**

**(b) What are the stipulations for the building services engineer? Does this person also have to be from Hong Kong?**

**(c) In summation, are you proposing four additional team members in total?**

(Response to 25)

(a) Please refer to our Response No. 3. It does not contravene the competition requirement if one member in the design team is the AP and the RSE of a HKIA registered practice.

(b) Qualified Professional of Building Services Engineer is required which can be in Hong Kong or other countries.

(c) Please refer to our Response No. 3

- 26. I am wondering if this competition is open to internationally. If so, could you please tell me the requirements to participate this competition?**

(Response to 26)

Please refer to our Response No. 12

- 27. We are a team of architects registered in UK/US and would like to join this competition. As mentioned in the competition eligibility, partnering with a HKIA Registered Practice is a must. We would like to express our view that it is difficult for small non HK architects group/company to get team up with a local firm; local firms would usually prefer to have their own entry. Even if they do partnering, they would choose big / famous architectural firms. For this reason, it seems that this requirement would lower the chances for small international firms to join this competition.**

We totally understand and agree that it is sensible to include an Authorized Person and a Registered Structural Engineer as team members to make sure the project complying with Hong Kong Regulations and being structurally practical. It would be helpful if WKCDA would reconsider the necessity of the partnering requirement so that more international small practices could be qualified to join the competition.

(Response to 27)

Please refer to our Response No. 3

- 28. We refer to Arts Pavilion Design Competition for the West Kowloon Cultural District. We would like to seek clarifications for the following items regarding the competition rules and conditions:**

**Eligibility**

**(a) Item no. 3 and 4 of the Eligibility section refers. If the Authorized Person (AP), Registered Structural Engineer (RSE), Building Service Engineer and/or Quantity Surveyor act as the provider of professional service only and is not a member of the Lead Participants, are they permitted provide professional service for more than one team/entry?**

**(b) Item no. 2 and 4 of the Eligibility section refers. If the HKIA Registered Practices acts as the provider of professional service only and is not a**

**member of the Lead Participants, are they permitted to partner with more than one team of Lead Participants to provide professional service?**

**Site Requirements**

**(c) Are there any loading/unloading facilities required to be provided within the site boundary?**

(Response to 28)

(a) & (b) Please refer to our Response No. 3

(c) Loading/unloading area is required to be provided within the site boundary.

**29. I have the following questions concerning multiple submissions by the Professional Service Provider.**

**(a) Can a Registered Practice submit more than one design proposal?**

**(b) Specifically, can a Registered Practice submit two design proposals prepared by two different design teams?**

(Response to 29)

Please refer to our Response 15.

**30. We are a group of architecture graduates who are interested in the competition, however we do not have our own company or firm. Is it eligible for us to join as a group (we all work in different companies) as long as we have a team of HKIA registered firm, AP and RSE to provide the professional services?**

(Response to 30)

Please refer to our Response 23.

**31. Further to our review of the captioned [Design Competition Brief, Rules and Conditions] page 6 regarding accommodation for the following plant rooms:**

- 1) Fire Service & Sprinkler Tanks**
- 2) Transformer Rooms;**

**We have the following queries:**

**(a) Are the above mentioned facility rooms area would not be countable as part of the Pavilion GFA 470sqm?**

**(b) Regarding the sentence “...the following plant rooms and will be designed and constructed separately...” we have the following queries:**

- i) Does it mean that the above mentioned plant rooms will be constructed outside the boundary line?**
- ii) Does it mean that participants only need to propose appropriate area for the plant rooms? Do we need to design these rooms too?**

**(c) What would be the marking scheme for the competition, without which we have no clue of what’s the respective criteria weighting.**

**(Response to 31)**

- (a) The mentioned facility rooms are NOT part of 470 sqm**
- (b) i) The mentioned facility rooms will be constructed outside the boundary line**
- (b) ii) You are NOT required to design these two facility rooms.**
- (c) Please refer to the section of “Assessment Procedure & Criterion”**

**32. (a) The total Construction Floor Area (CFA) of 620 sq.m, is referring to the pavilion program (exhibition, storage, office, toilets), or does it encompass plantrooms as well?**

**(b) Plantrooms: do those have to be located inside the site boundary? What is the square footage for the plantrooms?**

**(c) What is the role of the “Proposed Authorised Person in HK”? Could this be part of the architecture practice registered in HK?**

**(d) Proposed Building Services Engineer: is this referring to MEP engineer?  
Could this be a non HK based engineer?**

(Response to 32)

(a) & (b) Please refer to our Response No.31.

(c) & (d) Please refer to our Response No.25.

**33. I am student-architect and I would like to participate in the Arts Pavilion Design Competition. I would like to know, can I apply for this competition, what is Display form and kind of material can be presented. Also, is counting estimate necessarily?**

(Response to 33)

Please refer to our Response No.9. Please refer to section of “Deliverables” for the submission material.

**34. Please let us know whether partnering up with both HKIA Registered Practice and AP/RSE is required already at competition stage or only if successful (i.e. for realization)**

(Response to 34)

Please refer to our Response No. 9.

**35. Our practice is interested in participating in the competition. However, the practice has not yet been registered with HKIA. Understanding that the procedure, being a registered company as well as we have HKIA full member as director, we are eligible for the applying corporate membership.**

**Should the application be submitted before the registration of the competition, will the competition committee consider our competition registration eligible?**

(Response to 35)

Please refer to our Response No. 9.

**36. If I look into eligibility, there is 1./ 2./ 3. /4. If I participate as 1. - Lead Participant, do I still need to include 2, 3, & 4? Or is it, 1 or 2 or 3 or 4?**

(Response to 36)

Please refer to our Response No. 3.

**37. Regarding the registration, we were required to fill attachment C – submission forms. Shall we fill pages 1 to 6 first to get the registration number? And for the checklist, shall we only submit together with the proposal / presentation boards? Please advice.**

(Response to 37)

Please refer to our Response No. 5a.

**38. As we do not have any formal relationships with any of the following:**

- Hong Kong Institute of Architects Registered Practice.
- Hong Kong. Authorised Person
- Hong Kong Registered Structural Engineer.

**Is it possible to put a submission in for the competition without the above included and if we are successful then find and partner with the required people/practices?**

(Response to 38)

Please refer to our Response No. 9.

**39. (a) Owing to the small scale of Pavilion, the following plantroom will be designed and constructed separately to serve the pavilion and other possible adjacent facilities. Does it mean that these services are totally off site and out of this competition? And that we do not have to include it in the drawings?**

**(b) Plant rooms sizes. It says the total construction floor area is appro. 620 sq.m while the total GFA is 470 sq.m. Does it imply that the maximum plant room sizes is 150 sq.m?**



(Response to 39)

(a) Please refer to our Response No. 31 (a) & (b).

(b) The Total construction floor area is a preliminary estimate, and it does not imply that the maximum plant room area is 150 sq.m. According to the paragraph "Accommodation", participants should propose the appropriate area for plant rooms.

**40. We are excited at the opportunity to register for this interesting Arts Pavilion Design Competition. Would our previous Experience and team CV be required for submission as well?**

(Response to 40)

Previous experience and team CV are not required. Please also refer to our Response No. 9 for the registration requirement.

**41. We are a design team of architects registered in France and would like to join the competition.**

**(a) What is an « Authorized Person » ? What purpose do they serve?**

**(b) Do the HKIA Registered Practice, AP, RSE and Building Services Engineer have to be separate identities?**

(Response to 41)

(a) Please refer to [http://www.bd.gov.hk/english/inform/index\\_ap.html](http://www.bd.gov.hk/english/inform/index_ap.html) for the Hong Kong Authorized Person and an Registered Structural Engineer registered under the Building Ordinance.

(b) Please refer to our Response No. 25a.

**42. We are an Italian studio interested in the competition, I have one question regarding eligibility. In the competition document it states that if you are not HKIA Registered Practices, you will be required to partner with a HKIA Reg Practice. Does this mean we are to find our own practice to partner with, through this link, and our own correspondence?**

**This information seems clear, but also increase the difficulty with the search for a firm one chooses to work with.**

(Response to 42)

Please refer to our Response No. 3

**43. We would seek clarification on the following points:**

**(a) Please provide additional detail regarding base building requirements for specialist AV, exhibition lighting & flexible exhibition systems etc.**

**Within the fixed budget, what is the assumption for provision/specification of the above (beyond basic lighting/HVAC/FS etc)? The cost of these 'specialist systems' can vary enormously and may have a significant effect on the base building budget if they are included within the projected HKD20m construction cost.**

**(b) We understand (based on answers to previous questions) that a "loading/unloading" area is required within the site boundary - although this is not specifically mentioned in the design brief.**

**Please clarify, is a fully secure, covered loading bay required within the building envelope? Alternatively, would an external hard standing (within site boundary) be considered adequate? In either case, please specify maximum size of goods vehicle to be accommodated.**

**(c) Within Appendix 'H' (cost plan). No provision is made for exterior landscape finishes/softscape within site boundary. The building footprint will occupy approximately 50% of site area, therefore there will be a significant on-site landscape component. Will the cost of the above be included within the HKD20m budget?**

(Response to 43)

(a) Please refer to the design requirements and Technical Design Requirement. Participants shall propose the design as appropriate to meet the target budget

(b) The loading / unloading is not required to be fully secured and covered. The size of goods vehicle will be 16 x 3.5m.

(c) The construction cost of the exterior landscape is outside the \$20mil budget.

**44. I'm an Indian, and my partner is Indian too. We are not a registered HKIA practice. I'm unclear about how do we apply for this competition. There is no enough clarity about the participatory conditions either; ie do we have to partner and design in collaboration with a Hong Kong based practice, or we just register with them, and design ourselves, and in case we win they help only to execute the project? Do we share the award if we win the competition? Who holds the authorship of the project? And, How do we go through the procedure, an overall brief on eligibility and applying for the competition.**

(Response to 44)

A Registered HKIA practice is required within the design team, it is the business decision within the team on the design responsibility, the sharing of the award and authorship of the project.

Please refer our Response No. 1 for applying the competition

**45. We have two questions below**

**(a) Will the existing “West Kowloon Cultural District” sign remain in place once the Arts Pavilion is completed?**

**(b) Is there a plan detailing the planned promenade in front of (harbour side south) of the site? Sheet A-1 (part of Attachment A) indicates a fully continuous East West promenade along the southern harbour edge. Can we presume this path will be built and is confirmed? Are there any other pedestrian pathways to be made aware of?**

(Response to 45)

(a) Yes but subject to further development

(b) The intention of the Authority is to provide a continuous promenade along the waterfront of WKCD. Participant can refer to on the possible accesses as indicated in the Attachment A for their design

**46. The following are some additional questions we have:**

**(a) Maximum building height indicates we are not to exceed 3 Stories on Page 6. Can you provide a clear definition of “3 stories”? Is it 9m (3M/floor) or 12m (4M/floor)?**

- (b) If we are providing a paved surface and/or raised loading dock on footings for loading into storage and neither are covered, are they accounted in the CFA?**
- (c) Is the plant room excluded from the CFA?**
- (d) Is there a minimum size for the plant room? Determining its size is difficult if we are unaware of what it is serving other than the pavilion. Please advise.**
- (e) Or if we can fit the plant room for the pavilion inside of the pavilion would this be preferable?**
- (f) Are there any parking requirements that need to be considered for staff working at this facility?**

**(Response to 46)**

- (a) Height of each storey is not specified in Approved Development Plan, and the maximum height restriction should be referred to other statutory control, e.g. Buildings Ordinance and Regulations. Please also note that the pavilion is preferably a one-storey structure in Design Requirements.**
- (b) Uncovered Loading and unloading is not counted in the CFA**
- (c) All plant rooms except the Fire Services and Sprinkler Tanks & Transformer rooms are accountable for the CFA**
- (d) According to the paragraph "Accommodation", participants should propose the appropriate area for plant rooms for serving the accommodation of the Arts Pavilion**
- (e) It should be proposed by the Participant as considered appropriate**
- (f) No.**

**47. It says on the brief,**

**'Owing to the small Pavilion, the following plantrooms will be designed and constructed separately to serve the Pavilion and other possible adjacent facilities**

- 1. Fire Services & Sprinkler Tanks**
- 2. Transformer Rooms'**

**Are the following plantrooms included in the Construction Floor Area (CFA) or are they excluded from it?**

**Would there also be any oral presentation given before and after the submission date?**

(Response to 47)

Please refer to our Response No. 31

There will not be any presentation given by the Authority.

- 48. I am an employee in one of the Jurors' firm. I have NOT been involved in anything related to the WKCD competition and the Juror is NOT aware of my interest in this competition. Would this constitute a conflict of interest?**

(Response to 48)

Immediate family members and partners of any of the WKCDA members are having a **clear** conflict of interest or a **close** personal or business relationship with the WKCDA Member and are prohibited from participating in the Competition. Any other persons who are **likely** to have a conflict of interest may be prohibited from participating in the Competition subject to the absolute discretion of the Authority after close scrutiny and deliberation of all the circumstances of the case. Such person, if he is doubtful that a conflict of interest may arise, should declare his interest in the Submission Form and set out in full detail the circumstances which he considers may give rise to a conflict of interest for the Authority to determine his eligibility..

**49. Question 1:**

**For the plantrooms mentioned in the "accommodation" section of the design brief, please clarify: -**

- (a) Since it can be a separate building, can it be located outside the boundary of the site?**
- (b) Shall we include this plant room in the construction area AND construction cost?**
- (c) Need to show the layout of the plant room in the drawings 1:200? Or just an indicative layout showing the extent of the plant room in 1:500 is enough?**

**Question 2:**

**For the 45 sq.m. exhibition space, since we are not sure about the type of exhibits to be exhibited and the operation of the museum, does it require to be an enclosed space, or just semi-enclosed/ semi-outdoor space is good enough to serve the purpose?**

(Response to 49)

**Question 1**

- (a) The Fire Services & Sprinkler Tanks and Transformer rooms can be outside the site boundary.
- (b) Only the plantrooms mentioned in (a) above will be excluded from construction area and cost of the Arts Pavilion.
- (c) Except the plantroom mentioned in (a), all other plantroom the participants consider required and appropriate shall be shown in the drawings 1:200

**Question 2**

The exhibition space should be fully enclosed, but capable of opening out to the outdoor landscaped area that could possibly extend the space of an exhibition according to the Design Requirements

- 50. (a) Can you please clarify what is due for 10/28 registration (scanned forms) and 11/22 submission (full printed boards, statement, construction program, cost est.**
- (b) Can we go outside of construction area into the park?**
  - (c) Why is the footprint the shape that it is?**
  - (d) What happens to the pavilion when M+ opens?**
  - (e) Will this be filed for building permits as a temporary structure?**
  - (f) Can you provide a plan of the future layout of the surrounding context (park, ways, streets, etc.)?**
  - (g) If the maximum height equals three floors which exact height is this in m?**
  - (h) What does “delivered by hand” mean? Can it be Fed Exed?**
  - (i) What does “areas of accommodations on the plan” mean?**
  - (j) Should fire safety plantrooms be IN the site area or can they go beyond it?**
  - (k) Can the structure occupying the site exceed foot print limit?**
  - (l) What are the climate needs for the museum environment?**

(Response to 50)

- (a) Please refer to our Response No. 5a.
- (b) No.
- (c) It is the site boundary, not the footprint
- (d) This Pavilion will still be used as the exhibition space
- (e) The Pavilion is a permanent structure
- (f) Future layout plan is not available
- (g) Refer to our Response No. 46a
- (h) It can be by Fed Express
- (i) Area of accommodation is required to be shown on the plans
- (j) Except the Fire Services & Sprinkler Tanks and Transformer Rooms, any other plantrooms the participants consider required and appropriate should be within the site boundary.
- (k) No.
- (l) Please refer to "Building Services" under "Technical Design Requirement" for your design.

**51. I am an HKIA full member and owns my own practice. My practice at present is not a corporate member of the HKIA but has applied for corporate membership in the HKIA. This process seems to need some time.**

**Do we need to be a registered practice at the time of registration, ie 28 Oct 2013, or is it acceptable for us to be a registered practice at the time of submission of the competition drawing panels by 22 November 2013?**

(Response to 51)

Please refer to our Response No. 9.

**52. I would like to check if I am eligible to join the competition, I am a UK registered and Chartered Architect with RIBA (Royal Institute of British Architects).**

**I saw there are two categories for the eligibility session, one as lead participant one as professional services, if I would like to join it by myself without partnering others, does it mean that I will fall into the Lead Participant category?**

**Does it matter for the competition results? Will the result also divide into 2 categories? And would it affect if the entry being built or not if the entry is winning?**

(Response to 52)

Please refer to our Response No. 3.

The result will not be divided into 2 categories.

- 53. (a) Is it allowed to change the proposed polygonal shaped site boundary location, configuration or orientation?**
- (b) Can we have the latest masterplan or general layout plan for the landscape and building design at the West Kowloon Cultural District upto Xiqu center, more specific current planning of the citypark especially detail design along the water edge and promenade, also M+ building proposed configuration on plan (CAD if possible) and roof levels of the tall block and the lower podium for compatible and adaptive study.**
- (c) In foster's original concept, the main circulation spline running through the district were organized to have pedestrian on ground and cars underground, is this still true under current development?**
- (d) The Arts Pavilion requires PPE licence application but PPE is in Column 2 on OZP schedule, do we assume there will be separate Planner/licence submission AP to submit Section 16 and PPE license? Any other public consultation need to be involved, for example Harbourfront Committee? Does the programme require to incorporate above activities before completion in 2015?**
- (e) Do we need to include or can we propose design of the Fire Service SprinklerTanks and Transformer?**
- (f) The Fire Service SprinklerTanks and Transformer support only the Arts Pavilion or any other buildings?**
- (g) Construction cost \$20 million include Fire Service SprinklerTanks and Transformer? Include peripheral outdoor landscaped area?**
- (h) Can we propose the outdoor landscaped area indicatively? Can it be in various contour levels? Any limitation of underground capacity and utilities we need to aware?**
- (i) Can we change the possible EVA routes as long as the Arts Pavilion has fulfilled EVA requirement?**



- (j) Can we re-route the possible EVA between the Arts Pavilion and M+ towards M+ such that the open landscaped area becomes larger?**
- (k) Is the Arts Pavilion meant to be dismantlable or will be relocated?**
- (l) Expected use of the central open avenue in between buildings east of the Arts Pavilion and where is it leading to at the end of M+ from the east.**
- (m) Where is the temporary tree nursery said on the northwest corner and whether it lasts till or after the completion of the Arts Pavilion?**
- (n) Any other permanent or temporary structures to be remained or will be built when the Arts Pavilion open, e.g. the large billboard sign of 'West Kowloon Cultural District'?**
- (o) What is the difference between Attachment D & E? Both says Deed of Licence Undertaking.**
- (p) Not sure how to fill the registration form, our team formed by Lead local HKIA architect in collaboration with a foreign architect firm, also other sub-consultants and individual members, but not a JV nor consortium, please advise.**

(Response to 53)

- (a) The site boundary cannot be changed but the Participant can propose the configuration and orientation of the Pavilion.
- (b) The plan is not available
- (c) Yes.
- (d) No application for permission under Section 16 of the Town Planning Ordinance is required. Application of PPE license is required and will be incorporated in the proposed programme.
- (e) Participants are not required to design these two facility rooms
- (f) They will support Arts Pavilion and other possible adjacent facilities
- (g) Both are outside the \$20 mil budget
- (h) The Participant should propose the outdoor landscape area
- (i) Possible EVA outside the site boundary cannot be changed.
- (j) Please refer to response 53(i) above
- (k) There is no plan for either dismantled or relocation
- (l) Information about expected use is not available now
- (m) It is not related to the Arts Pavilion
- (n) It is subject to further development

- (o) Attachment D is required when submitting registration while Attachment E is only required for the Participants of the Top Three Entries
- (p) Please put the details under the “Other form of Collaboration or Association”

**54. I am writing to enquire on the captioned. I am working as an architect at XXXXXXXX. of which one of the XXXX is a member of the jury panel. I wonder if my submission of entry to the captioned competition will cause any potential conflict of interest.**

(Response to 54)

Please refer to our Response No. 48.

**55. I should be grateful if you could let me know whether the firm of the AP, RSE or BSE could be government department, say Architectural Services Department or Housing Department.**

(Response to 55)

It does not contravene the competition requirement if the AP, RSE or BSE are come from government department

**56. (a) What, if any, landscaping will occur in the area of the pavilion during the M+ construction phase?**

**(b) What, if any, demolition of existing structures will occur in the area of the pavilion during the M+ construction phase?**

**(c) Is it permitted to make a landscape/footpath proposal that extends beyond the pavilion boundary as defined in the briefing document?**

**(d) Will arts loading and services be via the possible EVA as shown in the site plan?**

**(e) Does the EVA have restricted access, for example a control point or barriers?**

**(f) Can you provide high-resolution versions of the five site photographs?**

**(g) Is the public waterfront promenade access controlled afterhours?**

**(h) Is the public waterfront promenade the primary route for visitor access? If not please describe the primary route for visitor access.**

- (i) Will visitor access along the waterfront promenade be affected during M+ construction phase.**
- (j) Will access to the pavilion be ticketed/access controlled?**
- (k) Does the pavilion require coatcheck, bag storage and security facilities?**
- (l) Does the pavilion require catering facilities?**
- (m) Will the pavilion to operate an onsite cafe, restaurant or book/gift shop?**
- (n) Does the pavilion require dedicated car-parking for office staff?**

(Response to 56)

- (a) The information is not available and subject to the further development.
- (b) The information is not available and subject to the further development.
- (c) Not permitted
- (d) Yes
- (e) The operation of EVA is subject to further development.
- (f) No image with higher resolution is available.
- (g) Yes
- (h) The possible EVA and waterfront promenade will be the accesses to Arts Pavilion.
- (i) No.
- (j) The actual operation of Pavilion is still subject to development
- (k) Coat-check and bag storage are not required. Reasonable security should be designed.
- (l) No.
- (m) No.
- (n) No.

**57. I have the following enquiries concerning the Brief:**

- (a) Should all the proposed buildings, say separated plantrooms, be located within the site boundary?**
- (b) Is it allowed to put some of the plantrooms (e.g. Transformer Room) as a standalone building and locate outside the site boundary?**
- (c) It is noted that the a single-storey structure is preferred. Is it acceptable to have a second storey for MEP services/plantroom, or for an accessible terrace?**

**(d) Could you please provide the latest Landscape plan and Master plan of the site area indicating its site context and future planning.**

(Response to 57)

- (a) Refer to our Response to 49 (a) and 50 (j)
- (b) Refer to our Response to 49 (a) and 50 (j)
- (c) MEP services / Plantrooms on other levels can be considered

**58. In regards to the Arts Pavilion Competition, below are issues our team would like to get clarifications on.**

**(a) Regarding the 400sq m exhibition space, is the 4.5m min headroom applicable for the exhibition entire area. Also, is it a requirement that the exhibition space be fully enclosed.**

**(b) In terms of site design/landscaping, would there be additional information regarding the overall landscaping plan and concept of the premise.**

(Response to 58)

- (a) 4.5m min headroom is applicable for the entire exhibition area. The exhibition space should be fully enclosed, but capable of opening out to the outdoor landscaped area that could possibly extend the space of an exhibition according to the Design Requirements
- (b) The said information is not available

**59. The professional service team required for this competition seems to include a HKIA Registered Practice, an AP, a RSE, and a building services engineer.**

**The only member in the professional service team that is required to be a firm seems to be the requirement of the HKIA Registered Practice. All other members are individuals (while the Lead Participant can be individuals or firms).**

**Control of architectural service in Hong Kong seems governed by the Architects Registration Ordinance (CAP408) and the Buildings Ordinance (CAP123) for the registration of registered architect and APs respectively. Both qualifications as RA and AP are individually based. Being a HKIA Registered Practice seems not a requirement for conducting architectural**

**practice in Hong Kong. And apparently the only requirement to be a HKIA registered practice is that a director of the practice is a HKIA full member.**

**On the basis that the requirement of AP, RSE and BS engineer are all individually based and governed by the professional registration laws in Hong Kong (AP and RSE by CAP123, BS engineer by CAP409), can the requirement of professional services support by local professional architects be fulfilled EITHER by the presence of a Hong Kong Registered Architect registered under CAP408 in the team, OR to have a HKIA Registered Practice?**

**(Response to 59)**

**Please refer to our Response No. 3**

**60. We have the following queries regarding the WKCDA Arts Pavilion Competition:**

**(a) Roughly how many people can be expected to attend the pavilion and open landscape area at one time?**

**(b) Is there more information regarding the management and intended use of the connected open landscape area? What organizations or programs will use the space?**

**(c) Is there any more information that we can access regarding the approved design of the M+ museum? I.e. Ground Plan, Landscape Plan, Access Diagram, Sketchup model?**

**(Response to 60)**

**The information is not available at this Stage.**

**61. The competition brief states on page 6:**

**"The building height restriction is maximum 3 stories and any basement may be disregarded" What is the actual maximum height in meters allowed? Or can you please indicate which statutory document indicates the maximum height for a 3 story structure?**

**(Response to 61)**

**Refer to our Response No. 46a**