ANW architects Sdn. Bhd.(973288-K)
I architecture I planning I interior design I

# ARC 3612 PROJECT MANAGEMENT

PROJECT 1
DOCUMENTATION OF A MODULAR CONSTRUCTION PROJECT

## PROPOSED TALENT DAYCARE CENTRE WITH COMMERCIAL LOTS AT JALAN SOLARIS, 50480 FEDERAL TERRITORY OF KUALA LUMPUR, KUALA LUMPUR

FOR

## PROGRESSIVE SUCCESS SDN. BHD.

SUBMISSION DATE : 25TH MAY 2015

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# 1.0 INTRODUCTION

## 1.1 PROJECT INTRODUCTION

The project 1, 'Defining a Project; Planning for Project Success; Implementing Work Stages, Variations'introduces students to certain aspect of project management in real life by utilizing a simple construction project as
an introduction. In this project, we will be divided into several organisations dealing with a simple construction project engaging in weekly mock Client-Consultant Meetings (CCM). The purpose of this project is \

1. To learn the role and responsibility of each project participant of the project

2. To learn how to make an organization chart and form a strategy based on the organization chart to facilitate the project management.

3. To develop an awareness of the form and influence of leadership in the project process and the relationship to a project's success.

4. To know some of the crucial application of management techniques in the control and direction of project resources.

5. To understand the importance of team work.

6. To learn to work with other team member.

7. To develop the habit of taking minute for each minute as a record or a documentation of each meeting.

## 1.2 LEARNING OUTCOMES

1. Able to has a more effective project delivery.

2, Mastering the skills of solving problem with flexible methods and solutions that best fit the programs.

3. Able to anticipate the future risk or problem through this projects.

4. Have a clear planning for the project before starting the project.

5. Have the skill of monitoring and handling a project from start to the end.

6. Can form a clear communication between the team members and the clients.

7. Able to learn from the failure or mistake from the past and improve it in the next meeting.

# 1.0 INTRODUCTION
## 1.1 COMPANY PROFILE

### 1.1.1 COMPANY INTRODUCTION

ANW Archtects Sdn. Bhd. is a registered architectural practice established in 2006. Since then, ANW has been providing a wide range of architectural, interior design and project management consultancy services. ANW is the abbreviation for Amani Nakupenda Wewe, which is a **Swahili language**, meaning **peace loves you**.

Led by Ar. Lim Yee Zhing and Mr. David Koo Mei Da, ANW Architects had developed gradually. They are responsible for the creative output and project. Supported by a core team, they promote excellent value returns to clients through creative architecture and reliable project management.

Committed to provide excellent architectural services that satisfies clients, ANW Architects had received various awards that demonstrated the company's ability in associate with property development, as well as the ability to deliver **long-lasting**, **sustainable** and **innovative environments**, enriched by inhabitation and personalization.

### 1.1.2 COMPANY LOGO

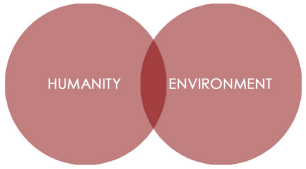
ANW architects Sdn. Bhd.(973288-K)
I architecture I planning I interior design I

The logo itself is a transformed product of the 'peace sign'. According to the company's philospohy, it aims to bring peace and change the world via architecture.

The alpahbets ANW are secretly hiding inside the logo.

Triangular shape inside the circle indicates typical roofing, symbolizing ANW as an architectural firm.

### 1.1.3 COMPANY STATEMENT




ANW Archtects Sdn. Bhd. emphasizes integrity of **humanity** and **built environment** in architecture.

*"We sought architectural solutions and brought professional design services to **communities** in **sustainable** approach."*

### 1.1.4 VISION

To be a humanity based architectural practce that is identified with **Creative**, **Innovative** and **Environmental-friendly**.

### 1.1.5 MISSION

To be an innovative architectural practice **raising awareness** in **humanitarian** architecture, **advocate pedagogy** architecture and **ensuring environmental and community sustainability**.

### 1.1.6 PHILOSOPHY

We believe design excellence based on **creative and innovation** is important.
We believe good architecture and urban design **enlightens the society**.
We pay attention to **users, contect, culture and material sustainability**.

### 1.1.7 COMPANY APPROACH

We work with our Clients and through a uniquely engaging and collaborative process to create a creative, efficient and practical design that inspires the Client, Stakeholders and the Public.

We have strong engagement with specialists throughout the industry, allowing us to develop innovative strategies that can deliver the best solutions.

The design of each project is reviewed regularly and takes place under the direction of the design review sessions, where the design output is reviewed in relation to the original brief and any changes agreed during the course of its development.

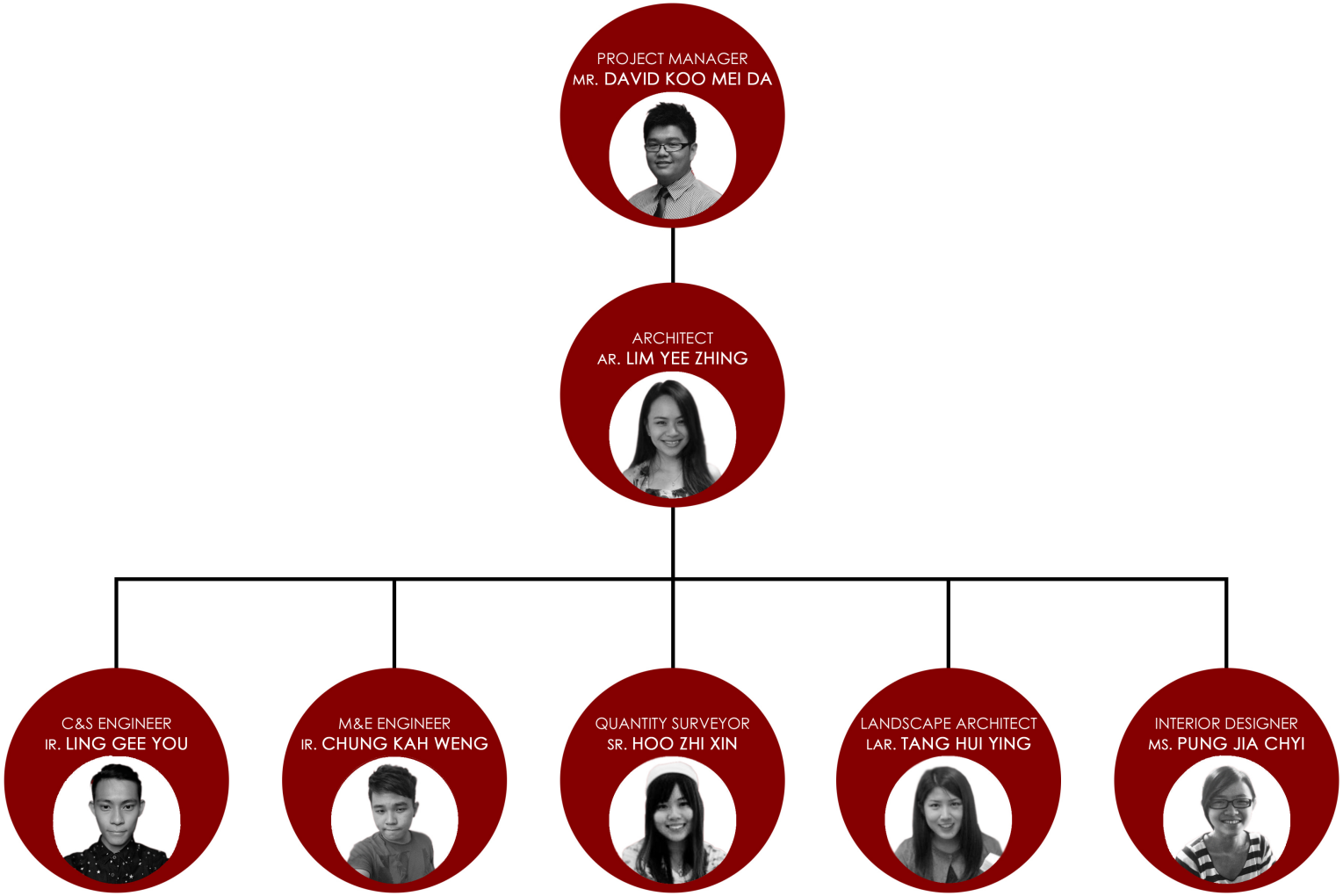
### 1.1.8 COMPANY SERVICES

We provide the following services :

a) Feasibility studies and reports
b) Site assessment, facility evaluations and selection
c) Planning studies and land use analysis
d) Master planning
e) Conceptual design
f) Architecture
g) Refurbishment and retrofitting
h) Interior design
i) Space planning
j) Landscape
k) Sustainable design
l) Project management

# 1.0 INTRODUCTION
## 1.1 COMPANY PROFILE

### 1.1.9 ORGANIZATION CHART



# 1.0 INTRODUCTION
## 1.2 CONSULTANTS' PROFILE

### 1.2.1 PROJECT MANAGER

CURRICULUM VITAE

**Mr. David Koo Mei Da**

Project Manager

davidkoo@anwglobal.net

*Education*

**Master in Business Administration (Second Upper Honours)**
Ashford University,
San Diego, CA
United States

**Bachelor of Arts in Project Management (First Class Honours)**
Ashford University,
San Diego, CA
United States

*Membership*

**Member**
*Project Management Institute (PMI) Malaysia Chapter,*
*Malaysia*

**Member**
*International Project Management Association (IPMA),*
*Switzerland*

*Languages*

*English*
*Mandarin*
*Malay*
*German*

CAREER SUMMARY

David Koo Mei Da, a bright, talented and ambitious project manager who has the required PMP qualifications along with comparable of more than 15 years working experience to the highest standards.

David has a long track record of ensuring projects are deligated to the highest quality, within budget by effectively organising, managing and utilising all resources. Besides, he is able to lead teams on commercial, industrial, educational and health projects where the highest standards are routinely demanded. Also, always wanting to be actively involved in all aspects of the project life-cycle, he can deligate high-value projects in matrixed organizations and across different geographies. He takes direction well and works hard to manage stakeholder expectation.

CAREER HISTORY

2010 - Present **Director**
ANW Architects Sdn Bhd, Malaysia
- In charging of planning projects and writting detailed and summarized project progress reports
- Tracking activities against the detailed project plans
- Organising and facilitating Projects Steering / Operating Committees meetings

2004 - 2010 **Project Manager**
KL Prima Consult Sdn Bhd, Malaysia
- Responsible for updating project plans to include agreed changes
- Preparing structural reports for use in communication to the teams
- Provide project support for all off site activities

1997 - 2004 **Assistant Project Manager**
DLR Group, United States of America
- Helped managing the project team including any subcontractors
- Helped resolved any problems and issues that arose
- Helped ensured staff and subcontractors timesheets were accurately completed

### 1.2.2 ARCHITECT

CURRICULUM VITAE

**Ar. Lim Yee Zhing**

Architect

limyeehing@anwglobal.net

*Education*

RIBA Part III

**RIBA Part II (Distinction)**
MArch
Sheffield University,
United Kingdom

RIBA Part I
**(First Class Honours)**
BA Hons Architecture
Edinburgh University,
United Kingdom

*Membership*

***Registered Architect***
*Lembaga Arkitek Malaysia*

***Corporate Member***
*Royal Institute of British Architects - UK*
*Registration No. 7602272*

***Registered Architect***
*ARB, Architects Registration Board - UK*
*Registration No. 060119J*

*Languages*

*English*
*Mandarin*
*French*
*Malay*

CAREER SUMMARY

Lim Yee Zhing is a Malaysia and U.K. registered Architect, a unit master of Diploma Studio 10 at the University of Sheffield and a Grasshopper 3D tutor for Simply Rhino ltd.

She graduated from the Shefiled University in 2008 after being nominated for honours for her project on Oscar Niemeyer's Communist Party Headquarters in Paris. She is a registered Maxwell Renderer Expert and is training to become an Authorized Rhinoceros Trainer. As well as her work in the education sector, Lim was the design lecturer of Sheffield University and Edinburgh University.He has taught parametric design tools as well as environmental and structural simulation at Sheffield University for two years and has led digital design workshops at the FILE Sao Paulo, Tel Aviv University, KTH Royal Institute of Technology in Stockholm as well as in diploma and intermediate school at the Architectural Association School of Architecture.

She has excellent experience in working on projects from their inception, through planning stages to completion and is highly effective in running complex building projects on site. Considerations are to establish the 'real needs' of a building leading to a strategic masterplan for the building and the design of intelligent buildings to support specific learning activities. She has a strong personal vision and commitment to strive for design excellence.

CAREER HISTORY

2014 - Present **Head of Architect**
ANW Architects Sdn Bhd, Malaysia
- Registered architect for signature projects in the Kuala Lumpur.
- Monitor in every project of every stages

2010 - 2013 **Project Architect**
Brewster Bye Architects, London
New build housing development. Feasibility study, concept design, design development, client presentations, planning applications

2006 - 2009 **Project Architect**
Bond Bryan Architects, Sheffield, United Kingdom
- Completed extensive masterplanning studies and a detailed design guide for a multi-venue regional cultural centre. Frequent high-level client presentations and consultant coordination.

2002 - 2005 **Part II Architect Assistant**
Allen Tod Architecture, Sheffield, United Kingdom
- Urban regeneration scheme with recognised priority within Derbymasterplan
- Close work with the project director and the developer. A series of feasibility studies and planning drawings.

1998 - 2001 **RIBA Part I Assistant**
Ash Sakula Architects, London, United Kingdom
- Worked closely with the architects to assist them with handling drawings, documentations and presentations for alternative projects

## 1.2.2 ARCHITECT

CURRICULUM VITAE
**LIM YEE ZHING**

PROFESSIONAL EXPERIENCE

TEACHING AND PUBLISHING

**Teaching Assistant at the Faculty of Architecture, University of Tel Aviv**
Urban design course focusing on Belgrade's emerging Chinatown.

**Visiting Tutor at FILE Sao Paolo**
Working with a final year student on a urban design project

**Co-editor of ArtArea Art and Architecture E-zine**
Initiated and run by students, ArtArea focused on contemporary and emerging designs.

COMPETITIONS

**Fusion Architectural Photography Competition**, London. First prize.
***Areopagitou, design competition***, Athens. Intervention associated with the Acropolis museum.
**White House Redux**, international ideas competition by Storefront, New York.
**Tate In Space**, concept competition, by Tate Gallery, London. Placed among three finalists.
**Youth Hostel in Stokholm**, concept competition. One of the winning entries.

EXHIBITIONS
**City Is My Home**, project specific exhibition at Kings Cross, London by Studio Synthetica
**Redesign Your Mind**, sustainable design exhibitions, O3one gallery, Belgrade. Participated with the projects Camp Gaidouronissi and City is My Home.
**Prizemljenje groma**, exhibition of architectural hand drawings, cHaos gallery, Belgrade.
**Venice Biennale of Architecture 2008**. Participated with project 4-Step Liberation.
**D&AD**, London. Façade LED panel design presented.

RESEARCH, COURSES AND WORKSHOPS
**Advanced CADCAM and Digital Rapid Prototyping course**, Batlett, UCL. Course focused on CADCAM software and equipment such as Rhino, Magics, laser-cutting, CNC milling and 3D printing.
**Socio-Urban Aspects of Athenian Highways**, research project under the patronage of Professor Ivan Kucina, FAU Belgrade and Professor Dimitris N. Karidis, NTU Athens
**Manhattan Shadow Project**, School of Missing Studies workshop at Van Alen Institute, New York.

PUBLICATIONS
**Laboratory London** Test-Tube Highway, article published in DaNS magazine.
**Laboratory London**: Test-Tube Highway, book on research theory, methodology and results.

CURRICULUM VITAE
**LIM YEE ZHING**

PROFESSIONAL EXPERIENCE

Selected Major Projects (1998 - Cont'd)

**Manor One, Sierramas - Sungai Buloh, Selangor | Malaysia**
Architect that responsible for the project of the compound areas and common facilities for a 41 strata bungalow enclave at Sierramas, Sungai Buloh.

**Cultural Quarter - UAE**
The project is to serve local and international audiences and will focus on the art and culture of the Middle East. The aspiration is for the Cultural Quarter to become the intellectual civic and cultural heart of the city.

**Barnsley City Hall - Barnsley| United Kingdom**
Barnsley Civic Hall is an ambitious regeneration project in the heart of Barnsley. The project provides a mix of managed workspace, performance space, gallery space, offices and retail that provides a sustainable future for the grade 2 listed building.

**Skyhook Theatre - London |United Kingdom**
New build scheme. In charge of feasibility study, Design development and Planning Application

**Stoke Bus Station, - Stoke-On-Train | United Kingdom**
The new Stoke-on-Trent bus station plays a vital role in the regeneration of the cultural and civic quarter of Hanley, establishing a link to an improved public realm and commercial district.

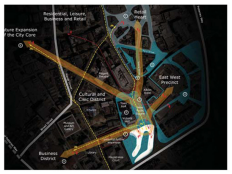
**Bold Lane | Derby, United Kingdom**
This mixed-use scheme was conceived as an architectural frame for a vibrant new destination at one end of Derby's city centre.

**ST. Botolpoh's Cultural Quarter - Colchester | United Kingdom**
St Botolph's is designed to be the new town centre hub that will complement the Firstsite Cultural Centre by Rafael Vinoly. Composed of newly built and refurbished buildings it should provide activities 24/7 through a successful mix of flats, markets, restaurants, bars, galleries, artist studios, a hotel and conference facilities all bound together by a dense and highly permeable network of public spaces.

Selected Major Projects

**Carlton School** –
Carlton | United Kingdom

**Cultural Bussineses and Arts Training Centre** –
UAE



# 1.0 INTRODUCTION
## 1.2 CONSULTANTS' PROFILE

### 1.2.3 CIVIL AND STRUCTURAL (C&S) ENGINEER

CURRICULUM VITAE

**IR. Ling Gee You**

Civil and Structural Engineer

davidkoo@anwglobal.net

*Education*

**Master in Civil Engineering (Second Upper Honours)**
Massachusetts Institute of Technology (MIT),
United States

**Bachelor of Science in Civil and Environmental Engineering (Second Upper Honours)**
Massachusetts Institute of Technology (MIT),
United States

*Membership*

***Associate Member***
*Board of Engineers Malaysia (BEM), Malaysia*

***Member***
*The Institution of Structural Engineer (ISE), United Kingdom*

***Member***
*American Society of Civil Engineers (ASCE), United States*

*Languages*

*English*
*Mandarin*
*Malay*
*German*

CAREER SUMMARY

Ling Gee You, chatered Civil and Structural Engineer, has over 15 years of professional experience in the field of integrated civil and structural projects throughout the United States of America and Asia. After graduating from MIT as a CnS Engineer, he has gradually proven his practices by involving in design and project management and effectively served as project manager, project engineer and lead technical advisor on over hundreds projects and master plans.

Gee You is especially effective in developing and maintaining clear project communcations that provide quick response to challenges as they surface and result in successful project completions. Prior starting ANW Architects Sdn Bhd with his team, he worked with some of the State's top Civil and Structural consultants.

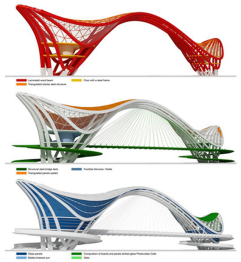
Besides, he has also a solid computer background which proves his efficient and analytical use of vaiety of computer programs for design applications and mapping, to include structural framing and water system analysis.

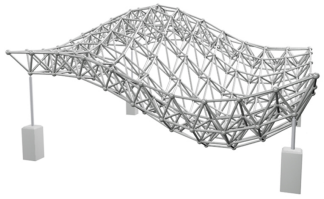
CAREER HISTORY

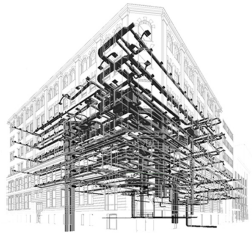
2010 - Present **Director**
ANW Architects Sdn Bhd, Malaysia
- In charging of structural framing and services around the site
- Overseeing construction of final project design on-site

2004 - 2010 **Associate**
KL Prima Consult Sdn Bhd, Malaysia
- Responsible for structural framing from design through construction documents

1997 - 2004 **Senior Civil and Structural Engineer**
Carollo Engineers, United States of America
- Helped build the civil and master planning group
- Worked closely with the engineering team to accomplish a wide range of water and waste water system throughout the states







### 1.2.4 MECHANICAL AND ELECTRICAL (M&E) ENGINEER

**IR. Chong Kah Weng**

Mechanical Engineer

kahweng@anwglobal.net

*Education*

**Bachelor of Sc. in Mechanical Engineering**
Cambridge University,
United Kingdom

**Master of Sc. in Mechanical Engineering**
Cambridge University,
United Kingdom

*Membership*

***Associate Member***
*IBoard of Engineers, Malaysia (BEM), Professional Engineer*

***Member***
*Institution of Engineers, Malaysia (IEM)*

***Member***
***Engineers Australia (EA), Professional Engineer,***

*Languages*

*English*
*Mandarin*
*Malay*

CAREER SUMMARY

Chong Kah Weng, mechanical engineer, has a proven track record of accomplishment as a lead design engineer on industrial projects. He has a track record of providing oversight and input into the conceptual design of mechanical engineering projects. With his present employer he is in charge of resolving engineering problems and managing the company's production equipment, processes and procedures. During his career he has worked on mechanical products that have been used within a wide range of sectors, and has experience of working for consulting firms, power-generating utilities and manufacturing companies. On a personal level he has superb communication skills which allow him to easily interact with other engineering disciplines and work within multi-discipline design teams.

CAREER HISTORY

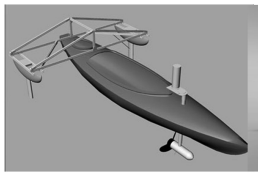
2010 - Present **Director**
ANW Architects Sdn Bhd, Malaysia
- In charging of mechanical products and designs
- Overseeing constrcution of final project design on-site

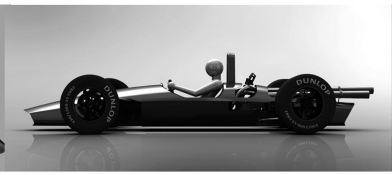
2010 **Associate**
AME Group
- Managing and coordinating project activities.

2006 - 2010 **Senior Mechanical Engineer**
AME Group
- Carrying out regular inspections to prioritise important tasks.
- Reviewing the work of junior engineers and technicians.

2003 - 2006 **Mechanical Engineer**
Metech Group, United Kingdom
- Involved in the design of complex multi-disciplinary products that involve mechanical, aerodynamic, electrical, and electronic components.

2000 - 2003 Junior Mechanical Engineer
C&G Partner, United Kingdom
- Reading and interpreting blueprints, technical drawings and computer-generated reports.





CURRICULUM VITAE

PROFESSIONAL EXPERIENCE

Selected Major Projects (2000 - Cont'd)

**Manor One, Sierramas - Sungai Buloh, Selangor | Malaysia**
Design Director responsible for landscape design of the compound areas and common facilities for a 41 strata bungalow enclave at Sierramas, Sungai Buloh.

**Putrajaya, Government Administrative City - Selangor | Malaysia**
Director responsible for overseeing several teams working on a number of parallel projects and commissions through the design and implementation stages of the project, In particular;

**Dianci Chaohai Constructed Wetland Park - Kunming | China**
Project Masterplanner and Design Director responsible for conceptualizing and designing this award winning constructed wetland park in Kunming, PRC.

**Lippo Karawachi - Jakarta | Indonesia**
Comprehensive masterplan audit for existing conditions and enhancement proposals for all landscape within the public realm. The study scope included roads, open space, service and river reserves together with the primary approaches and interchange environments associated with the regional toll roads.

**Cairnhill Court - District 9 | Singapore**
Landscape Masterplan and detail design for an exclusive condominium project near to Orchard Road in Singapore.

**Lush @ Holland Hill - District 10 | Singapore**
Landscape Masterplan and detailed design for a proposed new high class condominium at Holland Hill.

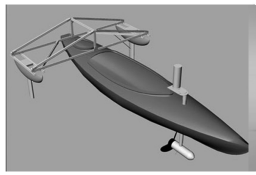
**The Orchard Road Experience - District 9 | Singapore**
An urban redevelopment proposal for Orchard road in Singapore for the Singapore Tourism Board.

Selected Major UK Projects

**York Science Park** –
Yorkshire, England | UK

**Eureka! Children's Museum** –
Halifax, West Yorkshire, England | UK

**Marine Terrace Promenade** –
Aberystwyth, Ceredigion, Wales | UK



## 1.2.5 QUANTITY SURVEYOR

CURRICULUM VITAE

**Sr. HOO ZHI XIN**
Quantity Surveyor

michzhixin@anwglobal.net

*Education*
*Bachelor of Quantity Surveying at the University of Central England (Second Upper Honours)*

*Qualification*
*Professional Associate of The Royal Institution of Chartered Surveyors*

*Member of Institution of Surveyors, Malaysia*

*Languages*
*English*
*Mandarin*
*Cantonese*
*Malay*

CAREER SUMMARY

I am a Quantity Surveyor with ANW architects, with a career spanning of 5 years. During my time at this practice I have been involved as a Quantity Surveyor and Contract Administrator.

I have extensive experience involving leisure,education, retail, industrial, office and residential ranging from classroom extensions to high profile retail and residential schemes.

In addition to providing a full service within the private sector, I am responsible for providing external consultancy services to a number of construction companies.

CAREER HISTORY

2010 - Present **Senior Quantity Surveyor**
**ANW Architects, Malaysia**
-Involved in various projects including retail, leisure, commercial, education and industrial.
-Experienced in all aspects of Surveying with strengths in feasibility, cost planning and control, core measurement and post contract administration.

2006-2010 **Junior Quantity Surveyor**
**UNITECH QS CONSULTANCY Sdn Bhd, Malaysia**
-provided assistance to three senior surveyors carrying out duties involving cost planning, measurement, preparing valuation, financial reporting, preparing and agreeing final accounts and general office duties

## 1.2.6 LANDSCAPE ARCHITECT

CURRICULUM VITAE

### LAr. Delaney Tang Hui Ying
Landscape Architect

delaneytang@anwglobal.net

*Education*

**Bachelor of Arts in Landscape Architecture (Second Upper Honours)**
Manchester Polytechnic, United Kingdom

**Post Graduate Diploma in Landscape Architecture (with Distinction)**
Manchester Polytechnic, United Kingdom

*Membership*

***Associate Member***
*Institute of Landscape Architects Malaysia (ILAM), Malaysia*

***Member***
*Singapore Institute of Landscape Architects (SILA), Singapore*

***Member (MLI),Chartered Landscape Architect***
*The Landscape Institute, United Kingdom*

*Languages*

*English*
*Mandarin*
*Malay*

CAREER SUMMARY

Delaney Tang, Landscape Architect, has over 15 years experience in landscape architecture projects of all scales operating in Asia and Middle East. She has proven practices in design and project management for strategic planning of large scale developments, urban design, masterplanning and park design together with the detailed design and implementation of numerous high class residential, leisure, civic and hotel developments.

Her career spans 10 years working with some of the UK's top landscape practices as a project manager and planning/design professional, coordinating closely with the firm's clients, architects, and engineers from conception through completed construction.

Her landscape design work is a balance between innovation, creativity and pragmatism that ensures the conceptualisation and creation of developments with exceptional character designed to the highest possible quality. Recent interests have tended towards minimizing environmental impact and sustainable design.

CAREER HISTORY

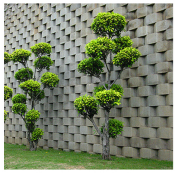
2010 - Present **Director**
ANW Architects Sdn Bhd, Malaysia
- Designing large-scale residential and commercial landscape enhancements
- Overseeing constrcution of final project design on-site

2010 **Associate**
Stephen Caffyn Landscape Design, Singapore
- Responsible for landscape architectural design from concept through construction documents

2006 - 2010 **Senior Landscape Architect**
Stephen Caffyn Landscape Design, Singapore
- Helped build the landscape architecture group
- Worked closely with the architectural team to accomplish a wide range of built commercial and institutional projects throughout Singapore

2003 - 2006 **Landscape Architect**
Grant Associates, United Kingdom
- Designed and planned for landscape architectural projects in the UK, including new towns, commercial mixed use projects, campuses, institutional facilities, campus master plan and resorts

2000 - 2003 **Landscape Architect**
Terra Firma Landscape Architects, United Kingdom
- Designed and rendered residential and commercial landscape
- Oversaw construction of final project design on-site



PROFESSIONAL EXPERIENCE

Selected Major Projects (2000 - Cont'd)

**Manor One, Sierramas - Sungai Buloh, Selangor | Malaysia**
Design Director responsible for landscape design of the compound areas and common facilities for a 41 strata bungalow enclave at Sierramas, Sungai Buloh.

**Putrajaya, Government Administrative City - Selangor | Malaysia**
Director responsible for overseeing several teams working on a number of parallel projects and commissions through the design and implementation stages of the project, In particular;

**Dianci Chaohai Constructed Wetland Park - Kunming | China**
Project Masterplanner and Design Director responsible for conceptualizing and designing this award winning constructed wetland park in Kunming, PRC.

**Lippo Karawachi - Jakarta | Indonesia**
Comprehensive masterplan audit for existing conditions and enhancement proposals for all landscape within the public realm. The study scope included roads, open space, service and river reserves together with the primary approaches and interchange environments associated with the regional toll roads.

**Cairnhill Court - District 9 | Singapore**
Landscape Masterplan and detail design for an exclusive condominium project near to Orchard Road in Singapore.

**Lush @ Holland Hill - District 10 | Singapore**
Landscape Masterplan and detailed design for a proposed new high class condominium at Holland Hill.

**The Orchard Road Experience - District 9 | Singapore**
An urban redevelopment proposal for Orchard road in Singapore for the Singapore Tourism Board.

Selected Major UK Projects

**York Science Park** –
Yorkshire, England | UK

**Eureka! Children's Museum** –
Halifax, West Yorkshire, England | UK

**Marine Terrace Promenade** –
Aberystwyth, Ceredigion, Wales | UK

### 1.2.7 INTERIOR DESIGNER

## Pung Jia Chyi

Interior Designer

pungjiachyi@anwglobal.net

*Education*

**Bachelor of Arts in Interior Design**
New Jersey Institute of Technology,
United State

**Post Graduate Diploma in Interior Design (with Distinction)**
Ryerson Polytechnic University, School of Interior Design, Toronto, Canada

*Membership*

***LEED Accredited Professional***
*US Green Building Council's LEED-NC*

***Qualified Interior Designer***
*NCIDQ Examination, Council for Interior designer qualification*

***ARIDO***
*Association of Registered Interior Designers of Ontario*

*Languages*

*English*
*Mandarin*
*Malay*

CAREER SUMMARY

Pung Jia Chyi is an awarded-winning interior and furniture designer with over 10 years of experience, adapt at all aspects of the process from developing plan to the all-important final touches. She is an artistic, motivated and dynamic professional aimed at achieving success in every single project and provide elite services to the clients using her talents and expertise in interior designing.

Other than that, she is also an experienced, professional LEED accredited Interior Designer and Design Manager with an extensive background in all aspects of interior design; from concept to move-in on projects with a high value. She is skilled in managing junior and intermediate staff to ensure projects are completed on time, on budget and to meet clients' needs and aspirations.

Her career spans 10 years working with some of the world's interior design practices that makes her to have a excellent commercial approach to solving problems and a proven ability to generate fresh solutions for the renovation of internal spaces, including structural alterations

She believes in balance between concept and functionallity and therefore she has shown as lot of interior design with human ergonomics consideration. He recent interests have tended towards utilizing recycle material and minimizing environmental impact.

CAREER HISTORY

2014 - Present — **Senior Interior Designer**
ANW Architects Sdn Bhd, Malaysia
- Senior Interior Designer for signature projects in the Kuala Lumpur.
- Also manage the interiors team and work closely with ANW Project Managers and Architects.

2010 - 2013 — **Senior Interior Designer / Project Manager**
Sako Architects, Beijing
- Setting up and managing the design office. I implemented the business graphics, web site and marketing strategies
- Was also responsible for managing projects through to invoicing

2005 - 2009 — **Senior Interior Designer / Project Manager**
IA Interior Architects, New York
- Headed up the Interior Design department supervising up to 3 junior/intermediate staff
- Provided design solutions and managed projects through to fruition with services including: design concepts, presentations, budgeting, specification writing, construction drawing production, scheduling, site administration and complete project management

2003 - 2005 — **Interior Designer**
Blueprint Interior Design, Toronto, Ontario
- Worked closely with the company owner in determining business strategies and completed various retail and residential projects

PROFESSIONAL EXPERIENCE

Selected Major Projects (2004 - Cont'd)

**Manor One, Sierramas - Sungai Buloh, Selangor | Malaysia**
Design Director responsible for interior design of the compound areas and common facilities for a 41 strata bungalow enclave at Sierramas, Sungai Buloh.

**Putrajaya, Government Administrative City - Selangor | Malaysia**
Direct, guide and inform consultants to ensure client and cultural issues are incorporated in all phases.

**Carnegie Mellon University - Doha | Qatar**
Management of the architectural and interior design documents from signature architects for all phases (concept to tender) associated with interior finishes, details, FF&E and signage to ensure that the documentation is applicable, complete and accurate.

**Empress Walk Orthodontist - Toronto | Canada**
Worked closely with the company owner in determining business strategies and completed various retail and residential projects.

**Bank of NT Butterfield - Hamilton | United State**
Provided design solutions and managed projects through to fruition. Managed executive offices projects including all coordinations with contractors & client.

**Max Re - Hamilton | United State**
Worked under the company principle on all aspects of corporate design projects.

**Towers Perrin 20,000 sq.ft - Toronto | Canada**
Principal designer and project manager for Towers Perrin new 20,000 sq.ft. call center in Mississauga, Ontario. Managed a team and was responsible for all aspects of the project from initial client meetings through to move coordination.

Selected Major Projects

**Qatar Foundation Headquarters** –
Doha | Qatar

**Cocoon** –
Shang Hai | China

# 2.0 PRELIMINARY STUDIES
## 2.1 CASE STUDIES

### 2.1.1 TONY'S FARM

#### 2.1.1.1 INTRODUCTION

Architect: Playze Architect
Location: Shang Hai
Area: 1060sqm

Tony's Farm is the biggest organic food farm in Shanghai, which produces OFDC certified vegetables and fruits. It is meant to be more than just a place for vegetable production.
The farm's vision and concept is to:
I. Integrate with consumers
II. Promote natural lifestyle
III. Promote sustainability

#### 2.1.1.2 DESIGN STRATEGY

Although the containers are in standard dimensions, there are few strategies to counter the systemic nature of containers and make the spaces more interesting:

I. **Different orietations towards landscape**: Coordination of spatial sequences and layout in specific way informed the spaces' function.

II. **Cubing of the containers follows spatial and climatic demands**:
-Cantilevering gesture marks the main entrance of the site.
-Lobby accentuated by a 3 stories high volume
-East facade has been sliced so that the new container offices could find shelter underneath the existing roof and form an new inner facade towards the production hall.

III. **Volumetric spaces** and **terrace function**: 3 stories high vertical space is opened to 3 sides to dissolve the box, to increase users' experiences

IV. **Floating** effect: Additional supporting structure is reduced to a minimum

V. Provides **transparency**: Vision of integrating the customers with manufacturing process

VI. **Continuous spatial sequence**: Interior & exterior connected physically and visually

#### 2.1.1.3 DESIGN CONSIDERATIONS AND SUSTAINABLE FEATURES

Numerous specific details had to be developed to maintain the stringent appearance of the containers:

I.Well climatic insulated structure

II. Individual joints countered modular system resukting in irregular distribution of containers

III. Steel beams are visible, stand in contrast to the rough and crude tectonic details of the freight container.

IV. Re-use of freight containers

V. Minimal weight of the container structure allowed to re-use the existing foundation plate.

VI. Use of local bamboo products for indoor and outdoor flooring and furniture

VII. Use of LED lighting to reduce electricity consumption

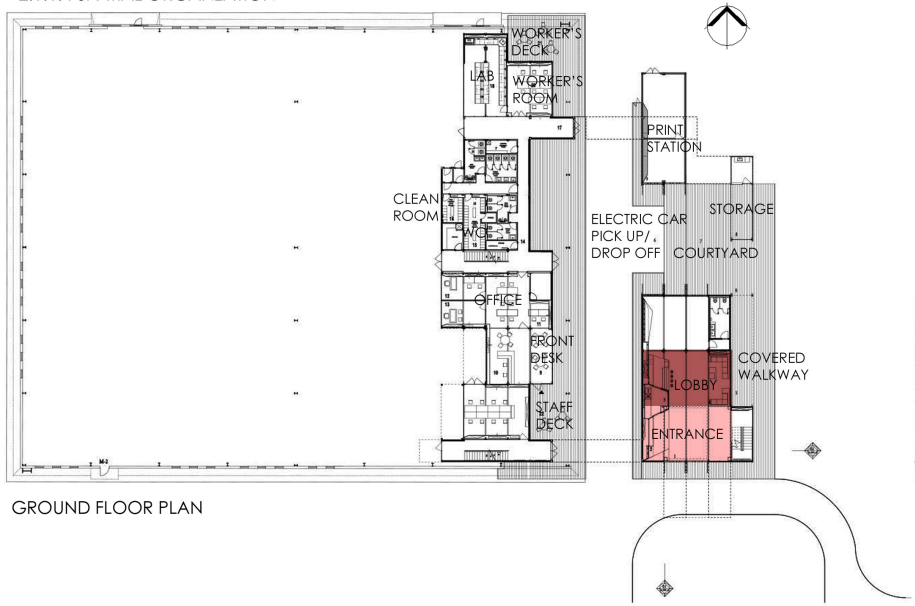
VIII. Perforated container facade to minimize solar heat gain

IX. Controlled ventilation minimize energy loss

# 2.0 PRELIMINARY STUDIES
## 2.1 CASE STUDIES

### 2.1.1 TONY'S FARM

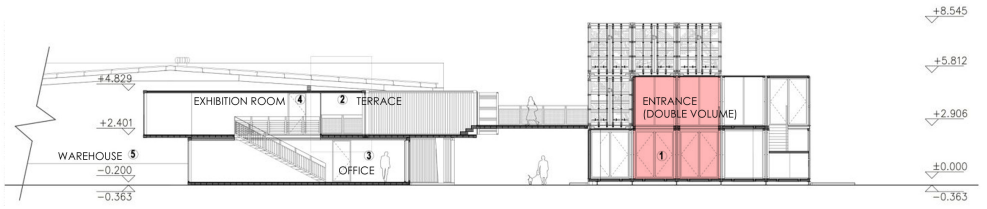
#### 2.1.1.4 SPATIAL ORGANZATION



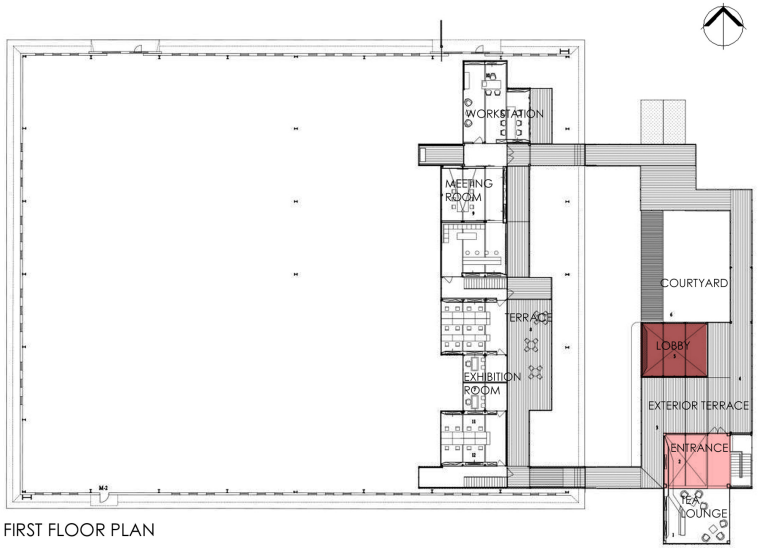

GROUND FLOOR PLAN

The immediate spatial relationship between the building and the environment is meant to create a virtual dialogue between the industrial aspects of food production and the surrounding farmland. The massing strategy supports this ambiguity by creating various types of visual relations

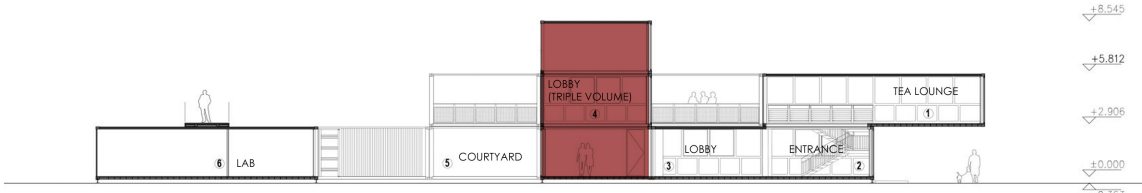
- Double volume
- Triple volume




SECTION 1




FIRST FLOOR PLAN




SECTION 2

## 2.1.2 SKANDERBORGGADE DAY CARE CENTER

### 2.1.2.1 INTRODUCTION

ARCHITECT: DORTE MANDRUP
LOCATION: COPENHAGEN, DENMARK

The Skanderborggade daycare center has surrounding context mix up of dense urban blocks from the turn of the 19th century,scattering of villas, and by a large gap in the structure caused in part by urban renewal.

It is a three unit daycare school composed of three rooms for three respective daycare groups, each with an accompanying changing room, a common room, cloakroom, kitchen, administration and secondary rooms.

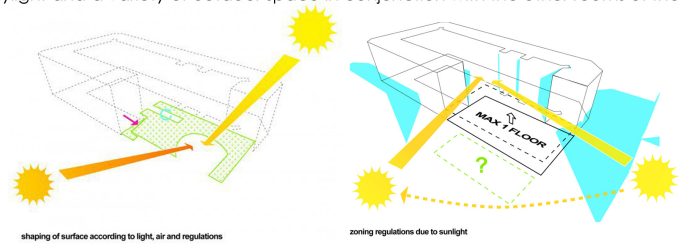
### 2.1.2.2 DESIGN STRATEGY

The building is surrounded by 5 storeys building blocks hence the courtyard spaces receive little daylight. The district zoning plan mandated institutional buildings of no more than one storey. To fulfill the requirement,the outdoor areas had to in large part be placed on the roof.

Therefore the building strives to:

**I. Maximize daylight:**

Building orientated to catch maximum direct sunlight. Two light wells cut into the roof plane ensure daylight and a variety of outdoor space in conjunction with the other rooms of the building.

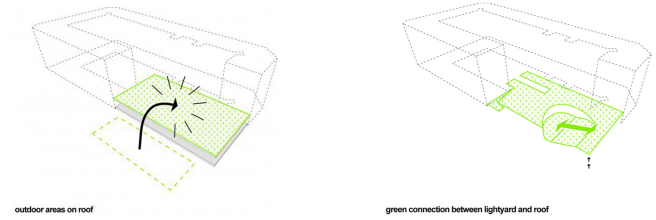



shaping of surface according to light, air and regulations

zoning regulations due to sunlight

**II. Maximize outdoor spaces:**

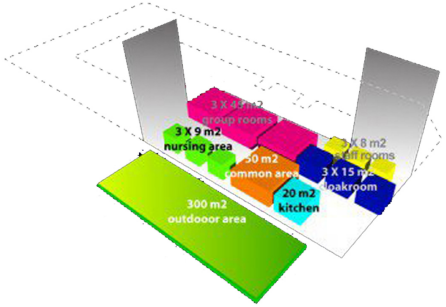
The building consists of two planes which extend to the boundaries of the site. One plane forms the ground terrain plane covering the contaminated ground, a second forms the roof.The ground terrain surface is folded upwards in such a way that it forms a hill or slope between the ground and roof.



outdoor areas on roof

green connection between lightyard and roof

### 2.1.2.3 FUNCTIONAL ORGANIZATION




**Common room:**
The common room forms the heart of the institution and is directly connected with the kitchen, the play areas, cloakroom and staff areas.

**I. Maximize common spaces:**
-Combining the cloakroom, wind trap and entrance areas
-Minimizing the hallways area

**II. Connect all of the main functions through the common room**
-Direct access to circular outdoor space and roof garden, engage children to activities
-Provide access to the staff facilities, the napping area and all three group rooms.

**Napping Area:**

-Controlled access. Protected from street noise and uninvited guests.
-Courtyard is planted with tall standard deciduous trees, diffusing the summer's sun through their leaves.

**Swing Forest:**

-Area underneath the slope as an unheated play zone.
-The space is screened by polycarbonate, taking advantage of passive solar heating during the winter months.
-Swings are suspended between the columns, and the institution's baby carriages and playground toys are stored behind a simple sliding wall of plywood.

**The Circular Courtyard/Slope:**

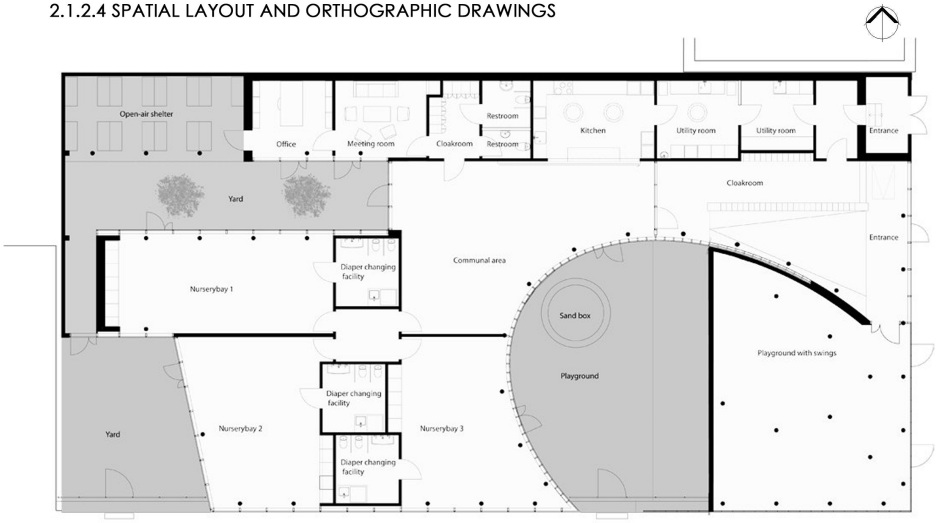
-Natural connection between the ground and roof by slope.
-Placed in conjunction with the common room and serve as gathering space for the outdoor areas.

**Roof Garden:**

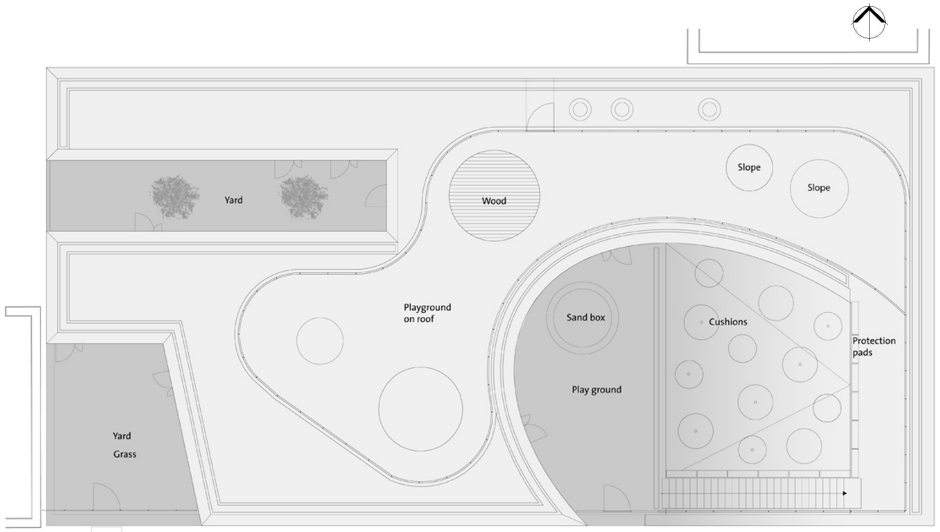
-Designed as a free configuration on the actual roof plane.
-Fenced by a white semi-transparent polyester fabric that allows for the maximum amount of openness and light intake.
-Arranged as surfaces and mounds for a variety of activities

### 2.1.2 SKANDERBORGGADE DAY CARE CENTER

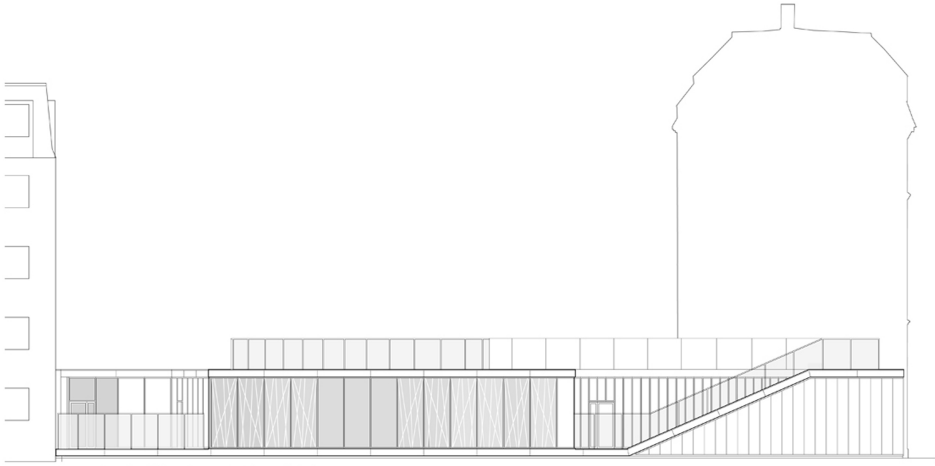
#### 2.1.2.4 SPATIAL LAYOUT AND ORTHOGRAPHIC DRAWINGS



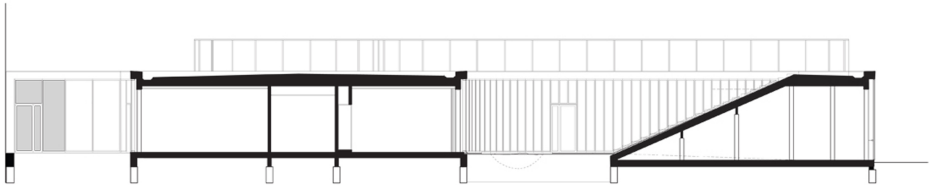

GROUND FLOOR PLAN



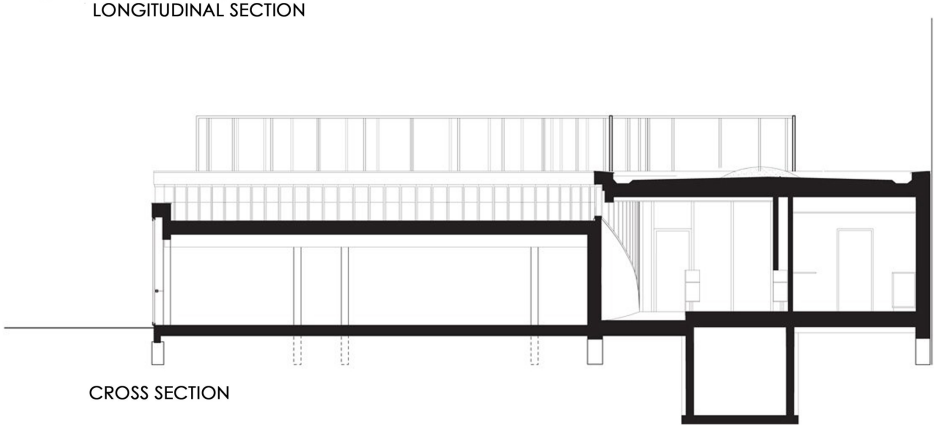

ROOF PLAN



WEST ELEVATION (ENTRANCE)



LONGITUDINAL SECTION

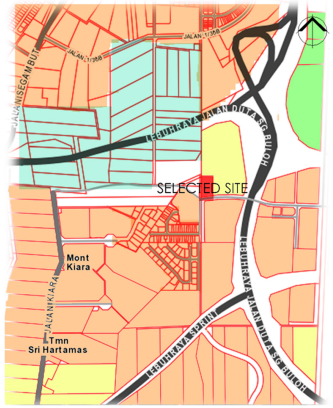


CROSS SECTION

## 2.2.1 SITE CONTEXT

LOCATION PLAN N.T.S

ZONING




Residential
Vacant
Commercial
Recreation

The selected site is located in strategic zone between residential and commercial area. Hence it able to accommodate residential needs as well as increase its market value by high exposure in commercial area.

CIRCULATION AND ACCESSIBILITY

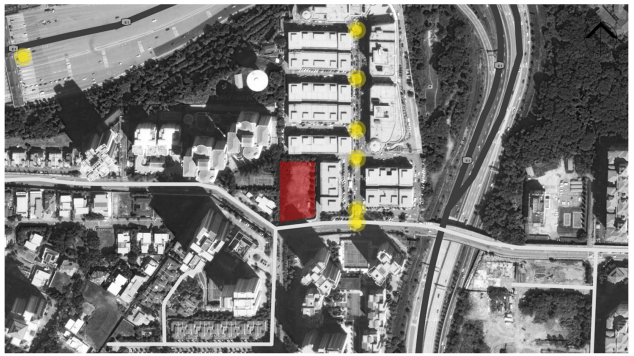
One way road
Proposed road
Two way road

Due to the undeveloped site, one way road is to be proposed around the site therefore th daycare center could have an entrance facing west without have to face the entrance towards back view of existing shoplots at north and east direction.

JALAN SOLARIS, 50480
KUALA LUMPUR FEDERAL TERRITORY

| | |
|---|---|
| Lot no. | PT25944 |
| Lot size | 1.01 Acre |
| Development status | Planning |

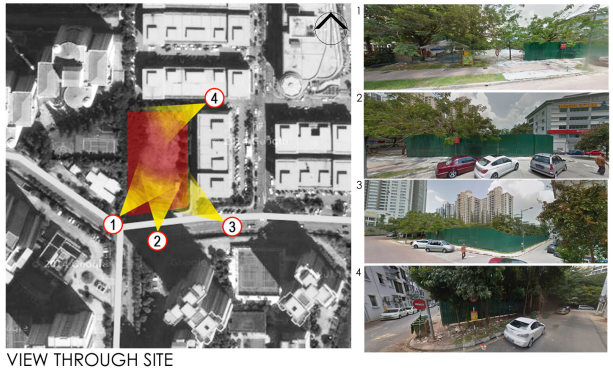
JUNCTION AND ACTIVITY NODES



Nodes

Avtivity and traffics nodes normally have more vehicle during lunch and dinner time. This brings in crowds to site yet the site boundary is not too close to all of these nodes.

VIEW TO SITE




VIEW THROUGH SITE

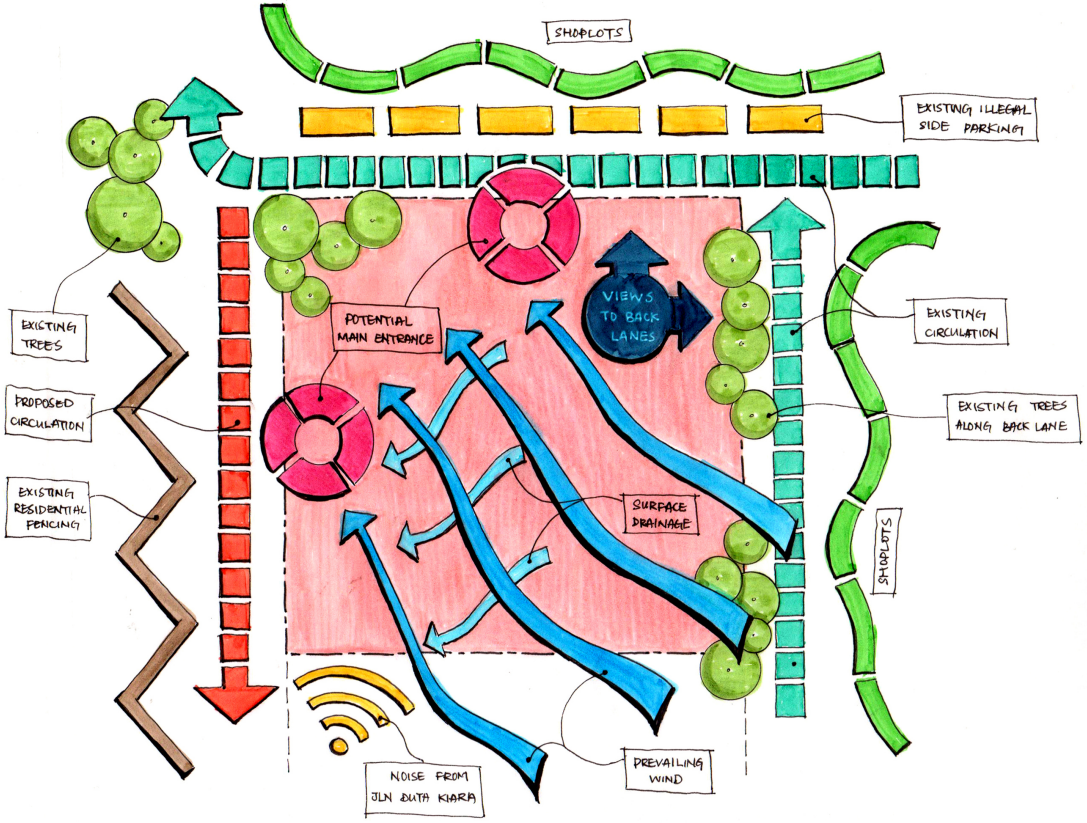
View 1 & 2:
Site is surrounded by greenscape which enhanced vista

View 3:
Highrise buildings overlooking the site

View 4:
Backlane surrounded by greeneries

The site located at commercial and finance district is a hectic area. Hence, high pedestrian and traffic flow increased site exposure and draw in users.

## 2.2.2 SWOT ANALYSIS




| | HELPFUL | HARMFUL |
|---|---|---|
| INTERNAL ORIGIN | STRENGTHS<br>-Vibrant town centre with a good mix of local and specialist commercial premises in small, medium and large units.<br>-Surrounded by various shoplots and banks<br>-Neighboring context such as residential area<br>-Full of greenery and plants | WEAKNESSES<br>-Facing rear view of existing shoplots<br>-One way existing backlane<br>-Car parking charges<br>-Lack of linkage to neighbouring buildings<br>-Poor infrastructure, inadequate road systems and connections |
| EXTERNAL ORIGIN | OPPORTUNITIES<br>-Nearby residents become targeted users<br>-Bi-programs commercial area<br>-New institutional area<br>-Provision of cafe<br>-Offer very substantial opportunities for innovative and good designs. | THREATS<br>-Safety issue<br>-Privacy of on-site private amenities for institutional developments should remain secured; however, design must address ways to ensure security without eliminating connections (visual and physical through the site)<br>-Lacking of carpark contribute to traffic congestion |

# 3.0 DESIGN DEVELOPMENT
## 3.1 ARCHITECTURE

### 3.1.1 DESIGN STATEMENT

TALENT DAYCARE CENTER is designed to be a home away from home for children where they can learn, laugh, grow and have fun.

Talent Daycare center offer a mix of large spaces for group learning and several smaller age-specific classrooms for age-appropriate learning so the child gains social skills as they develop academically. It is able to accomodate up to 20 kids (age 3-6) and 15 infants (age 0-2) with 5 to 7 teachers.

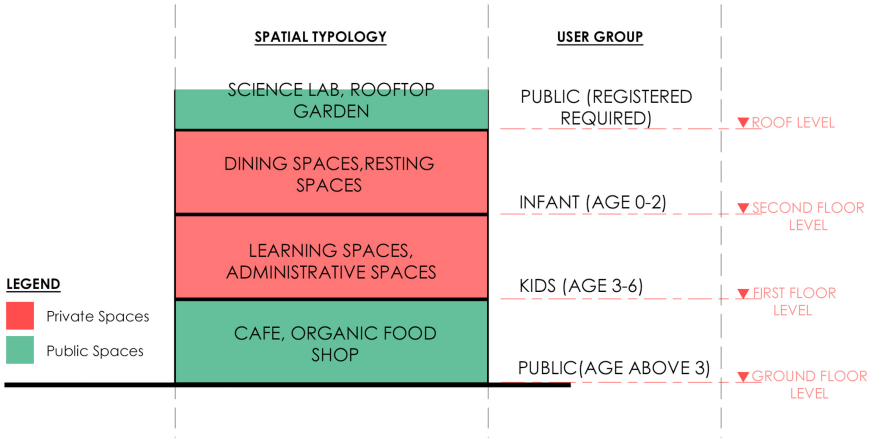
It is believed that nutrition and healthy eating habits are fundamental skills for young children. With the organic food shop and cafe at the ground floor, the center play an important role in providing organic healthy food and helping the children to learn about and enjoy a variety of nutritious foods each day.

The exterior walls of the Talent Daycare Center built by colorful shipping containers that are enough to breathe energy into the building, stimulating everyone who enters. Others evoke a more calm response, especially the resting spaces at second floor that encouraging children to sit back, relax, and relish the soothing environment.

Shipping containers are in many ways an ideal building material. They are designed to carry heavy loads and to be stacked in high columns. Pre-fabricated modules of containers can also be easily transported therefore reduce the cost of coventional

Stacking of shipping containers enable the ANW design team to play with solid and void of the structure which at the same time provide adequate amount of sunlight while reducing heat gain by utilising the container body. Support by steel structure, some parts of the building are able to provide an unobstructive space for activities of bigger groups.

### 3.1.2 SCHEMATIC DESIGN

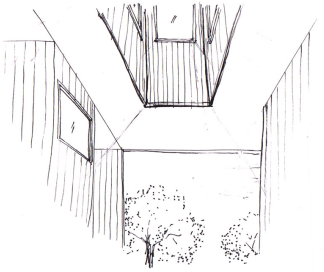



The design intention is to provide the cafe and organic food shop which round off the premises on the ground floor, targeted on office workers and parents who send their kids to the daycare center. With the ambience of colourful and happy spaces, a playground was designed for the kids at the ground floor. Plants are largely introduced within the built boundary to shade the yard spaces responding to the science lab at the roof level.

The first floor level is occupied by more happening spaces such as learning space, playing room and activity area. Administrative spaces also located at this floor to control the activities in the center.

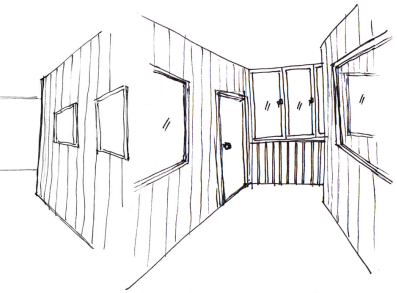
Toddler and nursery room are located at higher floor level for safety purposes. Second floor is more quiet and calming which encouraging resting and napping for the kids. The organic food cafe provides kids with healthy organic food daily from ground floor to second floor.

Rooftop spaces are comprises of an agricultural science lab and rooftop garden which is accessible for public using exterior staircase.



View from cafe to the central skylight

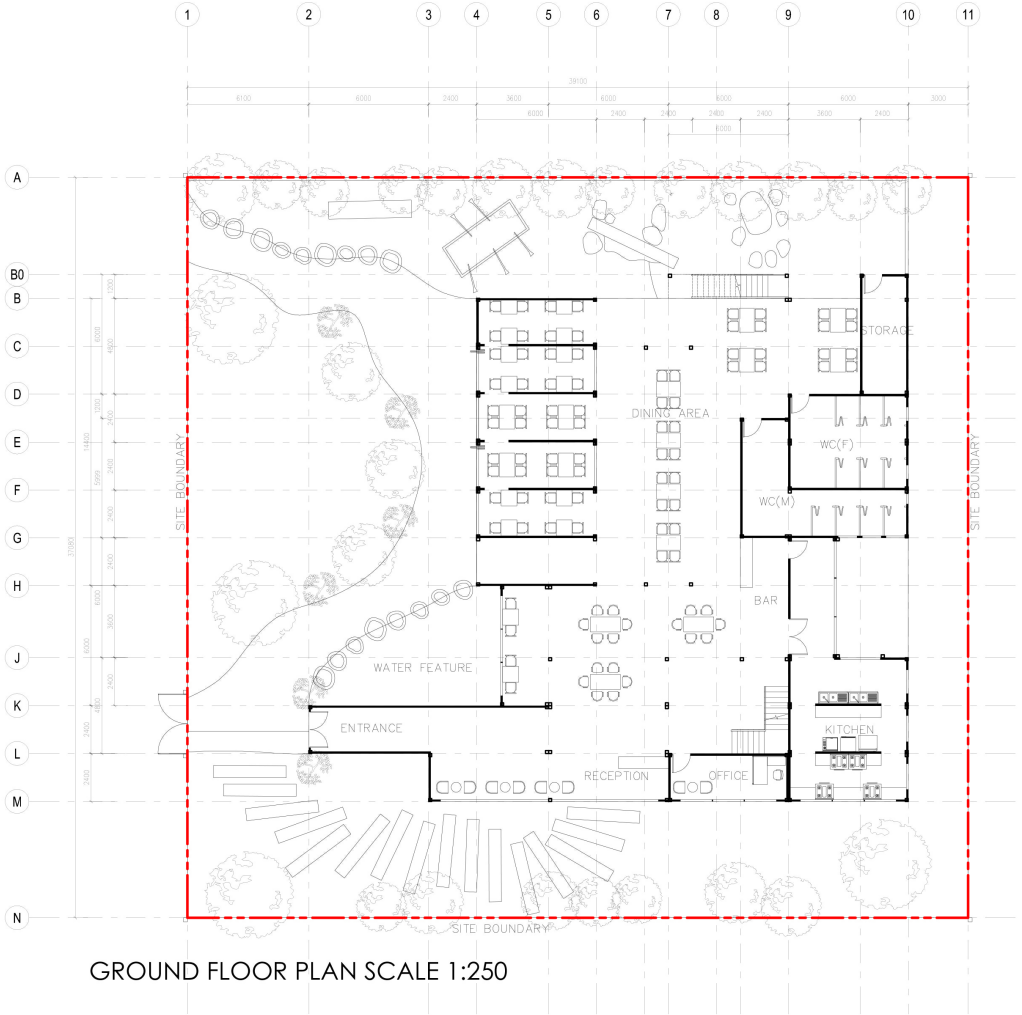
View from corridor of dining area



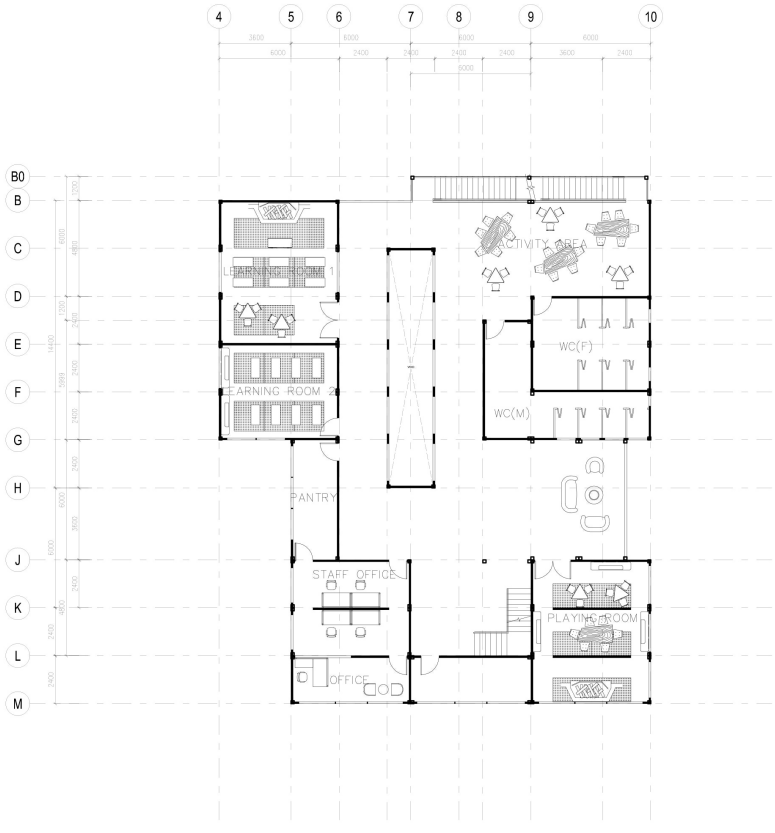
View from corridor of upper floor level with central void at the left

# 3.0 DESIGN DEVELOPMENT
## 3.1 ARCHITECTURE

### 3.1.3 ORTHOGRAPHIC DRAWINGS



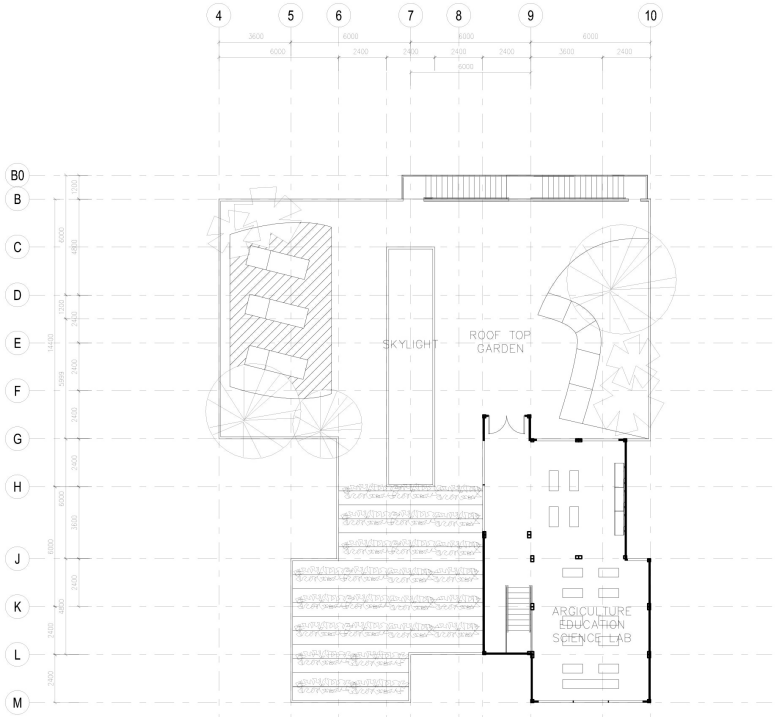

GROUND FLOOR PLAN SCALE 1:250




FIRST FLOOR PLAN SCALE 1:250

### 3.1.3 ORTHOGRAPHIC DRAWINGS

SECOND FLOOR PLAN SCALE 1:250

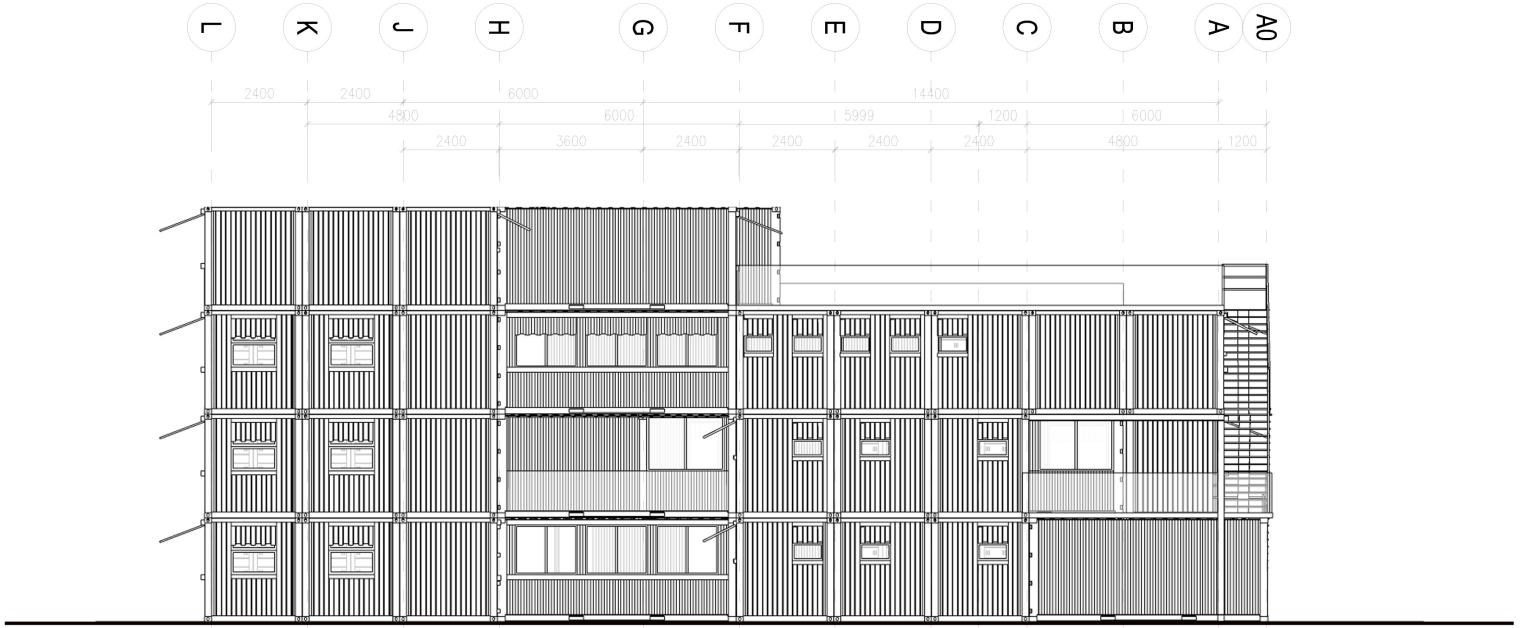



ROOF PLAN SCALE 1:250

# 3.0 DESIGN DEVELOPMENT
## 3.1 ARCHITECTURE

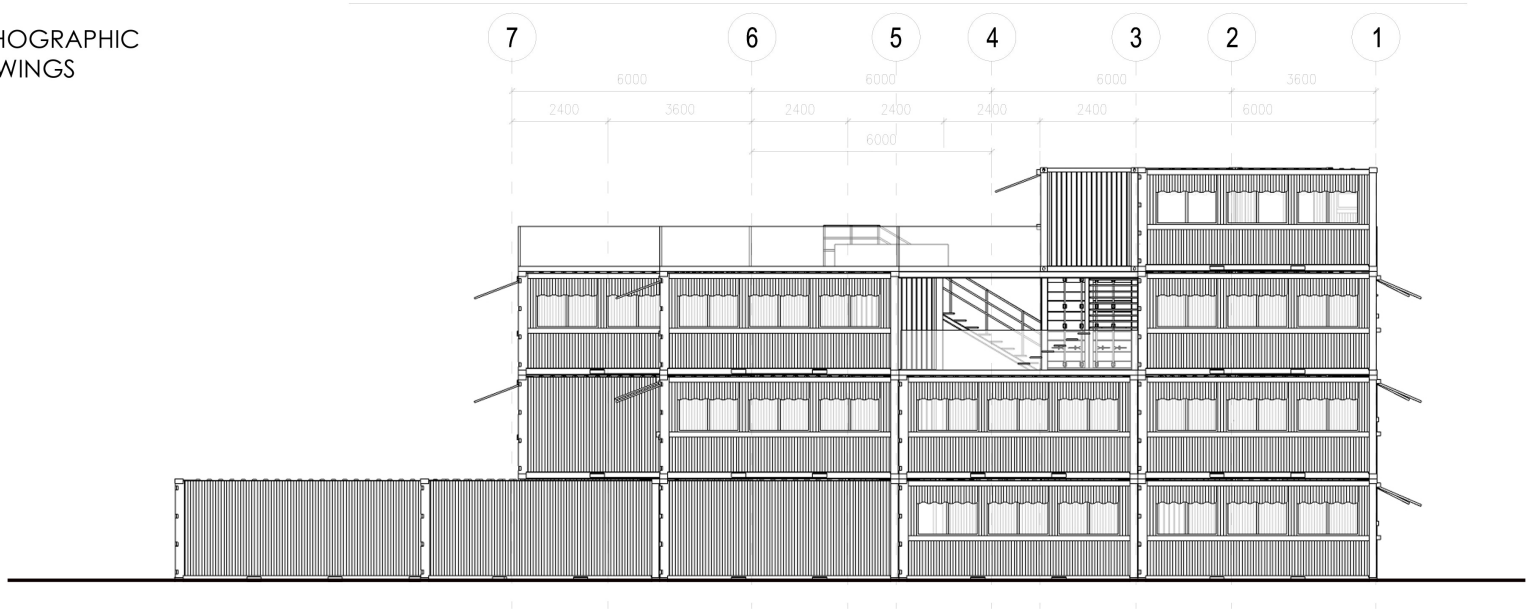
### 3.1.3 ORTHOGRAPHIC DRAWINGS

FRONT ELEVATION
SCALE 1.125

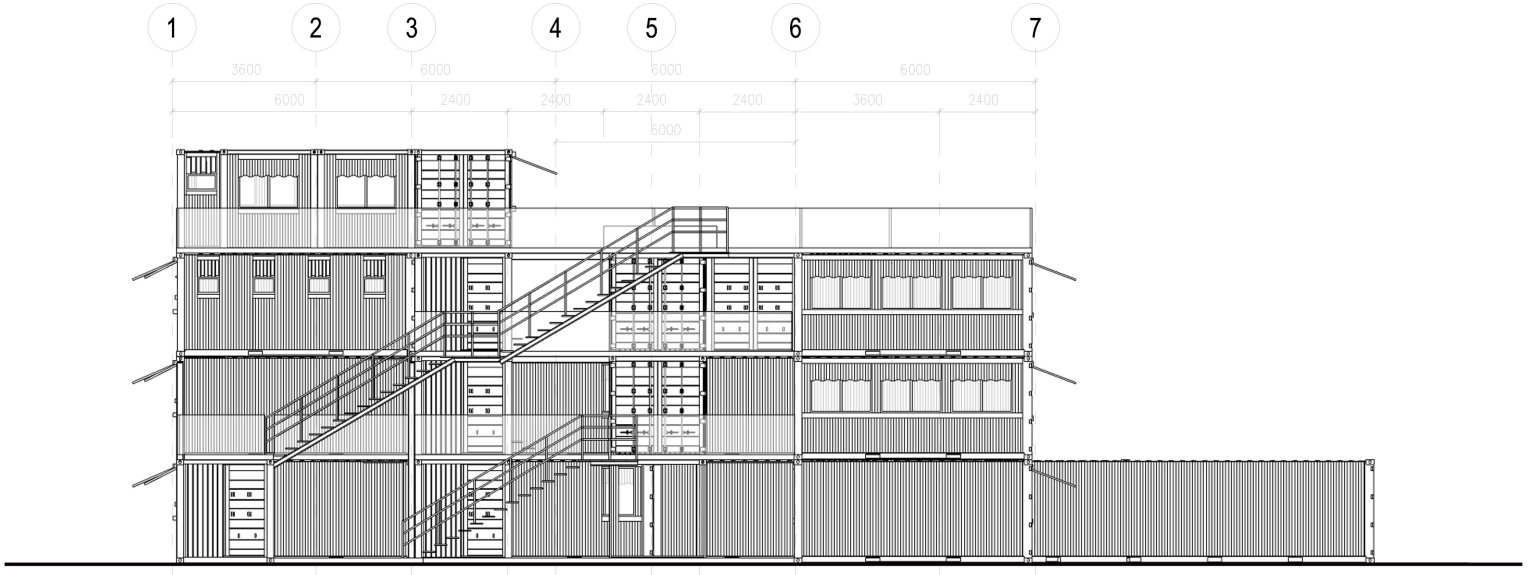



BACK ELEVATION
SCALE 1.125

## 3.1.3 ORTHOGRAPHIC DRAWINGS




RIGHT ELEVATION
SCALE 1.125

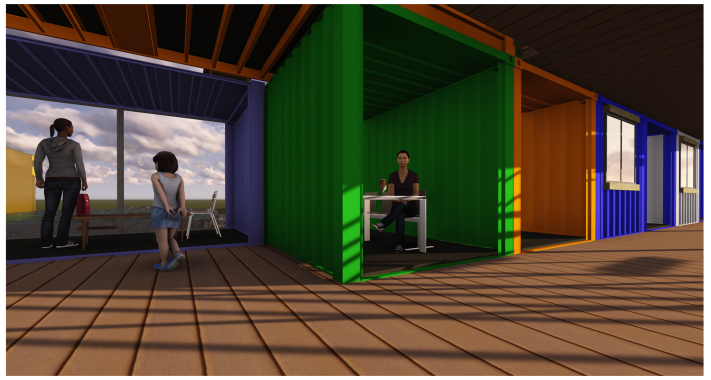



LEFT ELEVATION
SCALE 1.125

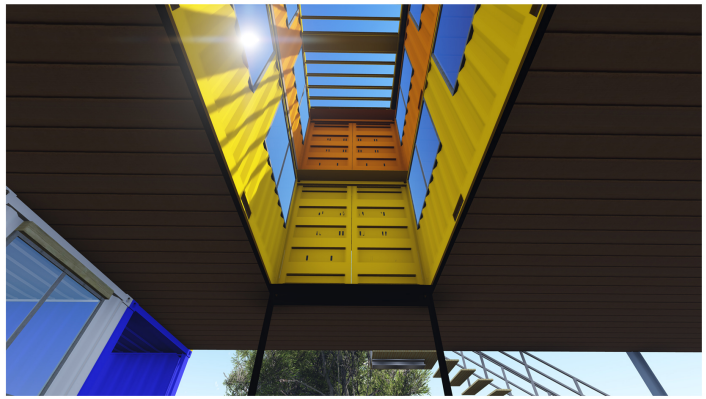
### 3.1.4 SPATIAL VISUALIZATION

VIEW FROM GROUND FLOOR GARDEN

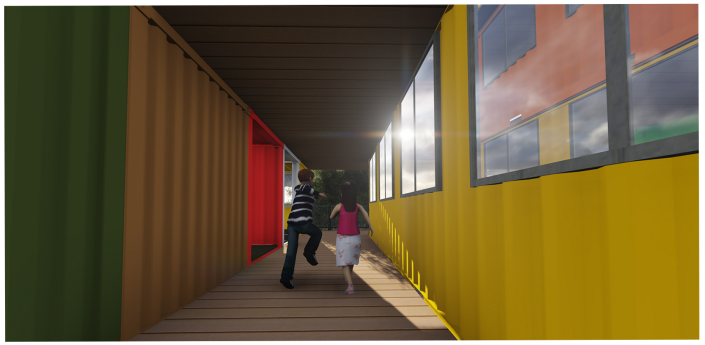
VIEW FROM ENTRANCE GATE



VIEW FROM STAIRCASE TO ORGANICE FOOD CAFE



VIEW FROM ORGANICE FOOD CAFE TO SKYLIGHT



VIEW THROUGH FIRST FLOOR CORRIDOR

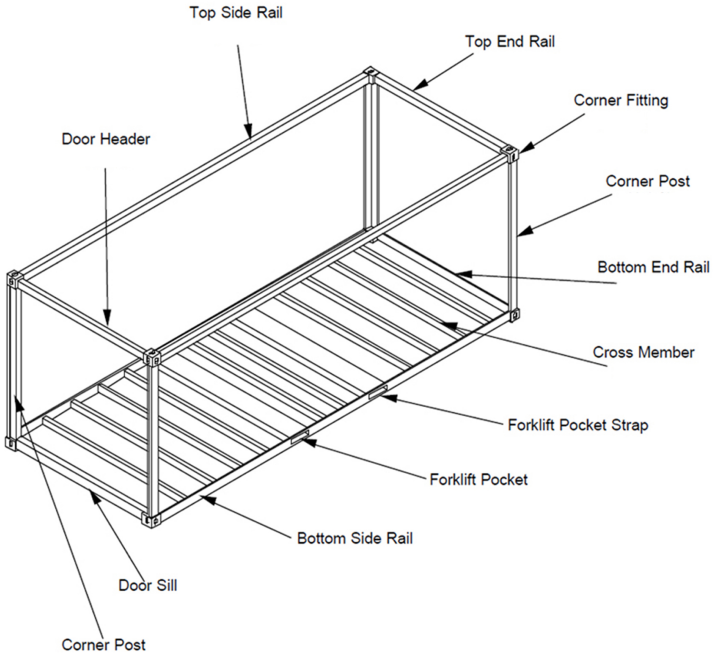
# 3.2 CIVIL & STRUCTURE
## 3.2.1 CONTAINER PROPERTIES

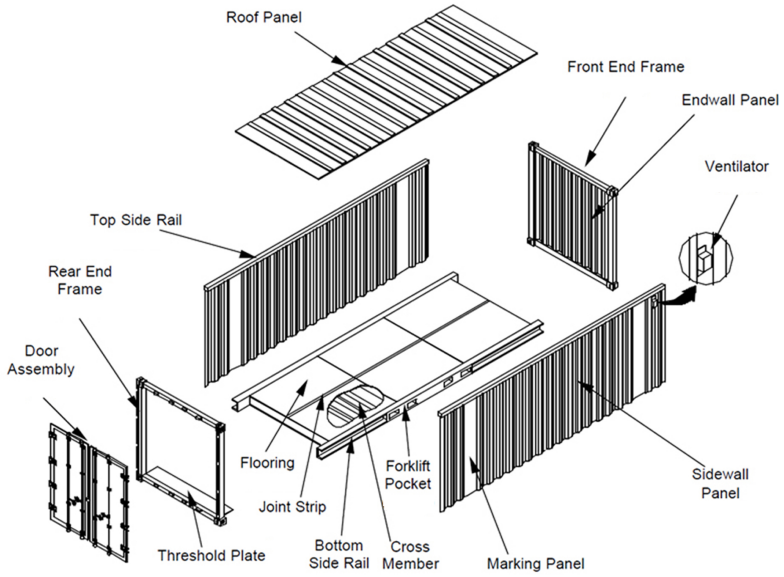
### STACKABILITY

DIN/ISO standards specify certain minimum requirements for the loading capacity and stackability of containers; while higher levels of performance may be provided for individual properties, lower levels may not.

The chosen container of this project are designed to be stacked eight or nine high.

### CONTAINER STRUCTURE

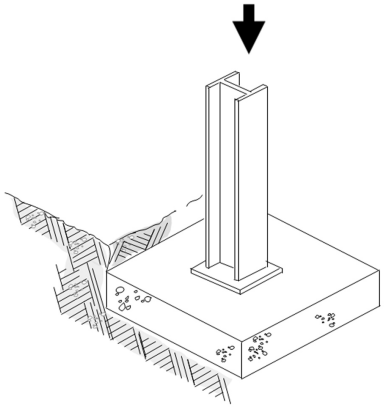


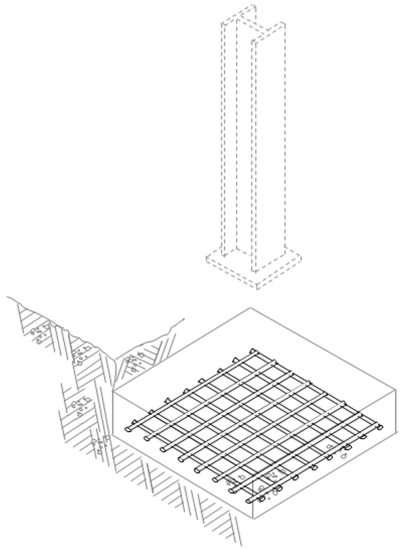
# 3.2 CIVIL & STRUCTURE
## 3.2.2 FOUNDATION

### PAD FOUNDATION

Pad foundation is a form of foundation using piles to transfer the loads of a structure down to firm soil stratum with sufficient load-taking capacity. The advantage of using pad foundation is because its **STRENGTH**, **WORKABILITY**, **ECONOMIC** and **EASY CONSTRUCT**.



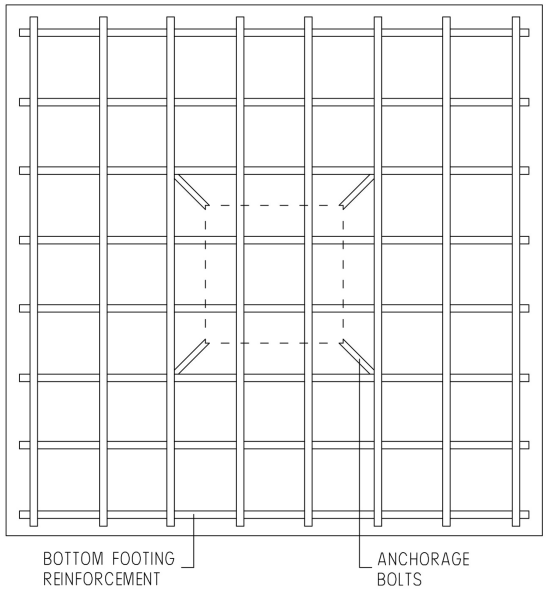
Pad foundation are often rectangular or square and are placed to receive **point loads** at a central position.



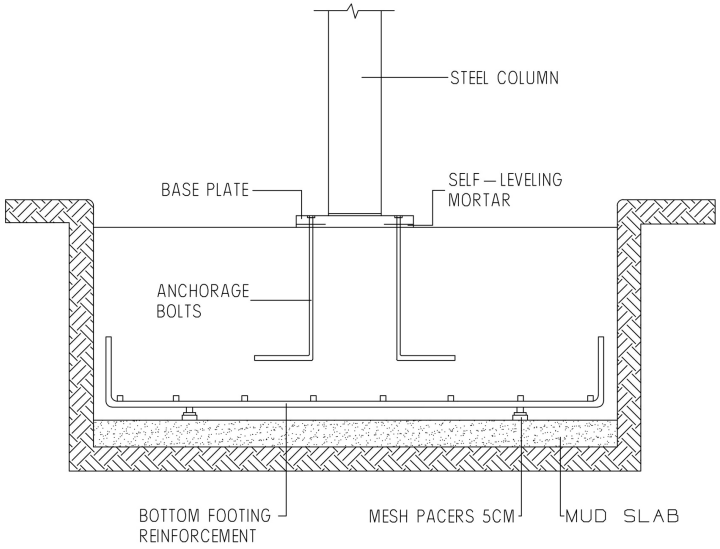
Point loads from columns transfer to pad foundation.

Loads from column distributed across the full area of the foundation.

Reinforcement runs in both directions.



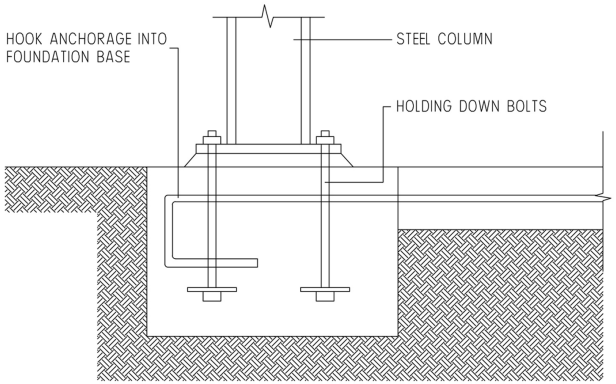

PLAN N.T.S




SECTION N.T.S

# 3.2 CIVIL & STRUCTURE
## 3.2.2 FOUNDATION

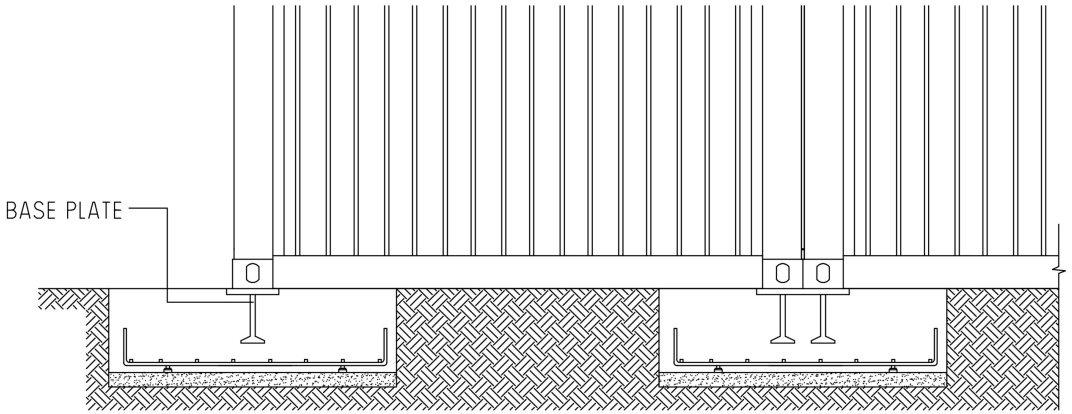
### COLUMN & FOUNDATION CONNECTION




Base of column fastened to the pad foundation by holding down bolts.

ANCHOR BOLTS 4Ø16 / COLUMN

### CONTAINER & FOUNDATION CONNECTION

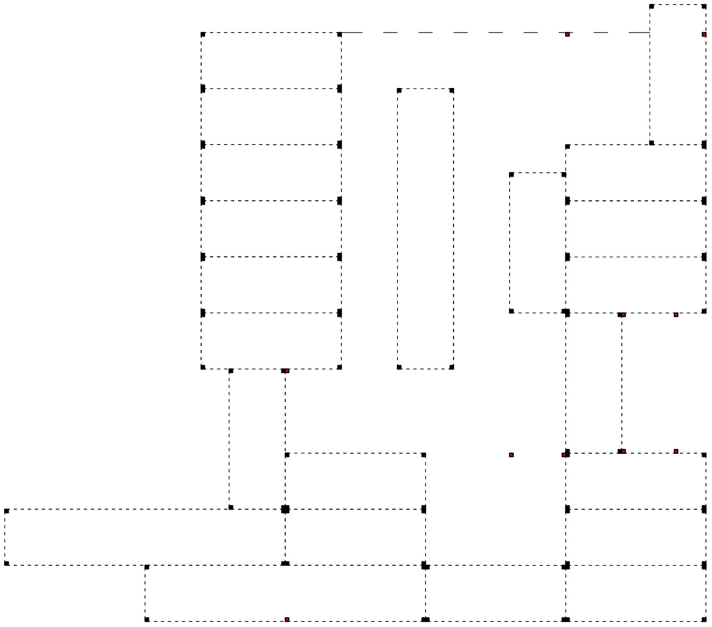



SECTION N.T.S

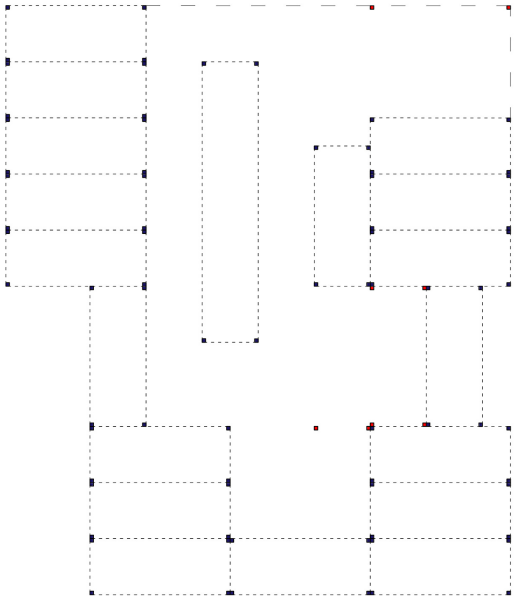
Base plat will be added on the bottom of the container so that the container can be anchored to the foundation.

BASE PLAT 200x200mm

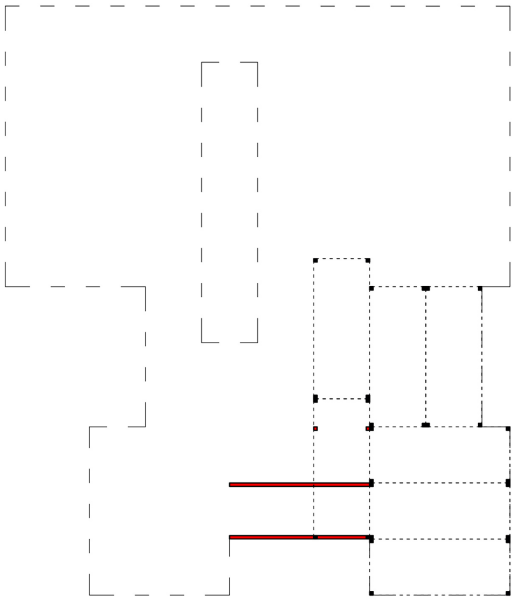
# 3.2 CIVIL & STRUCTURE
## 3.2.3 STRUCTURE PLANS



Ground Floor



First Floor



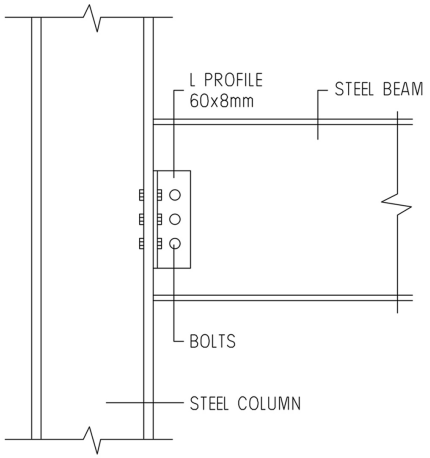
Roof Level

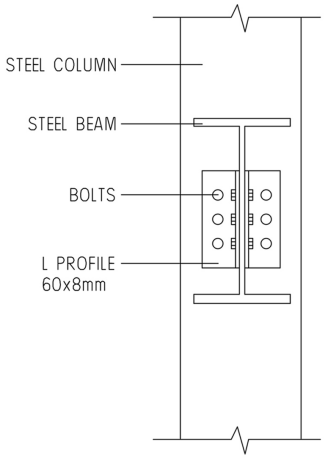
EXISTING STRUCTURAL FRAME WITHIN CONTAINER

NEW I-BEAM

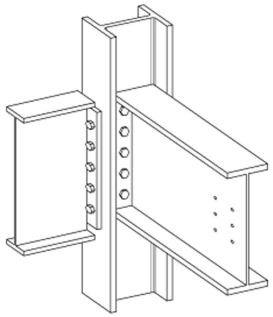
# 3.2 CIVIL & STRUCTURE
## 3.2.4 COLUMN & BEAM

### COLUMN & BEAM CONNECTION



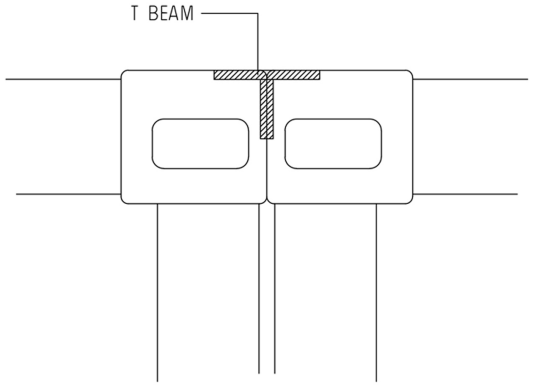



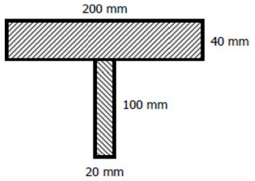

ELEVATIONS N.T.S

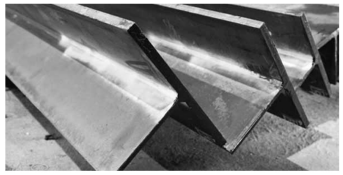


The connection betwee column and beam are using bolted connection.
This construction method is easy to dismantle & reuse.

### CONTAINERS CONNECTION



T beam is used to connect two containers together. It allows worker dismantle and construct the containers easily.

# 3.2 CIVIL & STRUCTURE
## 3.2.5 CONNECTION DETAIL AND STAIRCASE DETAIL

### CONNECTION DETAIL

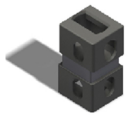
VERTICAL CONTAINER CONNECTION
**Double Ended Twist Lock**
Double twist locks are used to connect two containers vertically

HORIZONTAL CONTAINER CONNECTION
**Bridge Clamp**
Bridge clamps are used to clamp containers together horizontally

STRUCTURAL CONNECTION
**Weldable Twist Lock**
Weldable twist lock can be welded to any structure to allow shipping container connection

**Boltable Twist Lock**
Boltable twist lock can be bolted into any structure to allow shipping container connection

CONTAINER CONNECTION
**Corner Casting**
Corner casting are the generic items used to allow connection of shipping container to other



CONTAINER SPACING
**Container Spacer**
Container spacer allow to create a space safely between you vertical container

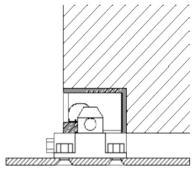
CONTAINER FOOTING CONSTRUCTION
**Boltable Twist Lock**
Boltable twist locks allow your container to be bolted to footing either using embedment's or retrofitted anchor bolts

**Twist Lock Footing Posts**
Twist lock footing posts is a cast in post which allow a shipping container to be connected to a concrete footing at a specified height above the ground

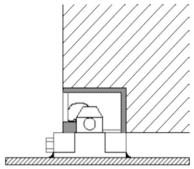
**Custom Connections**
Custom made connections can be welded with steel bracket and conencted with bolt and nut

### STAIRCASE DETAIL

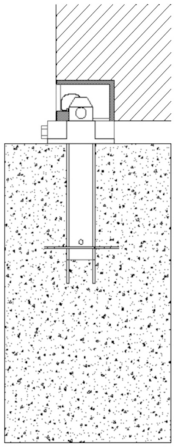
BOLTING

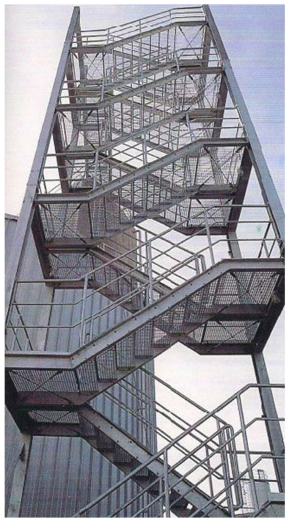


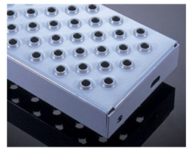
WELDING

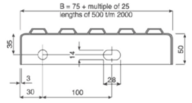


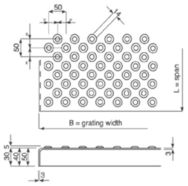
FOTING POST









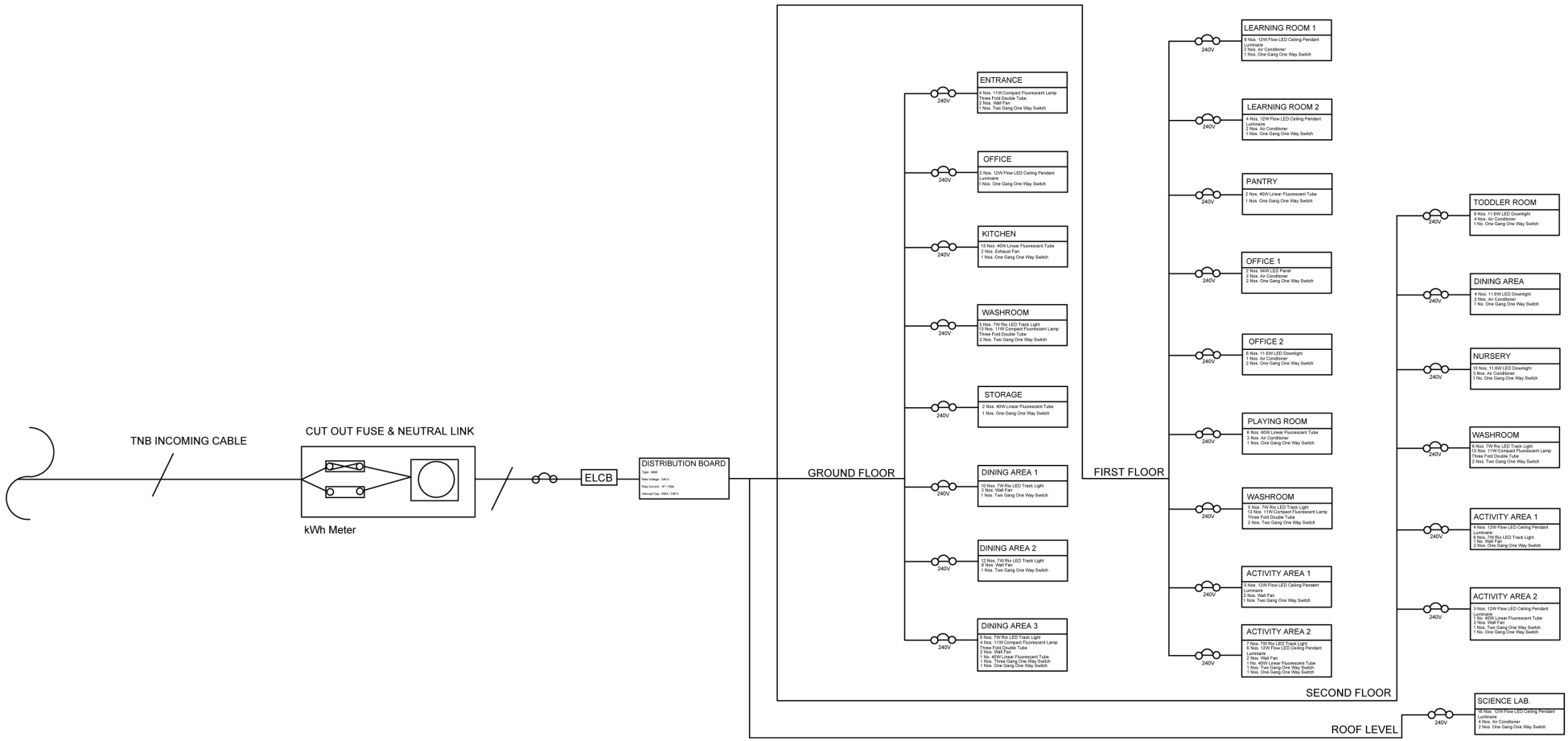




GALVANIZED PERFORATED STAIR TREADS
Galvanized perforated stair treads are chosen as it can provide corrosion resistant as well asslip resistant.

Besides, it is very durable in terms of its strength and has very high aesthetic value.

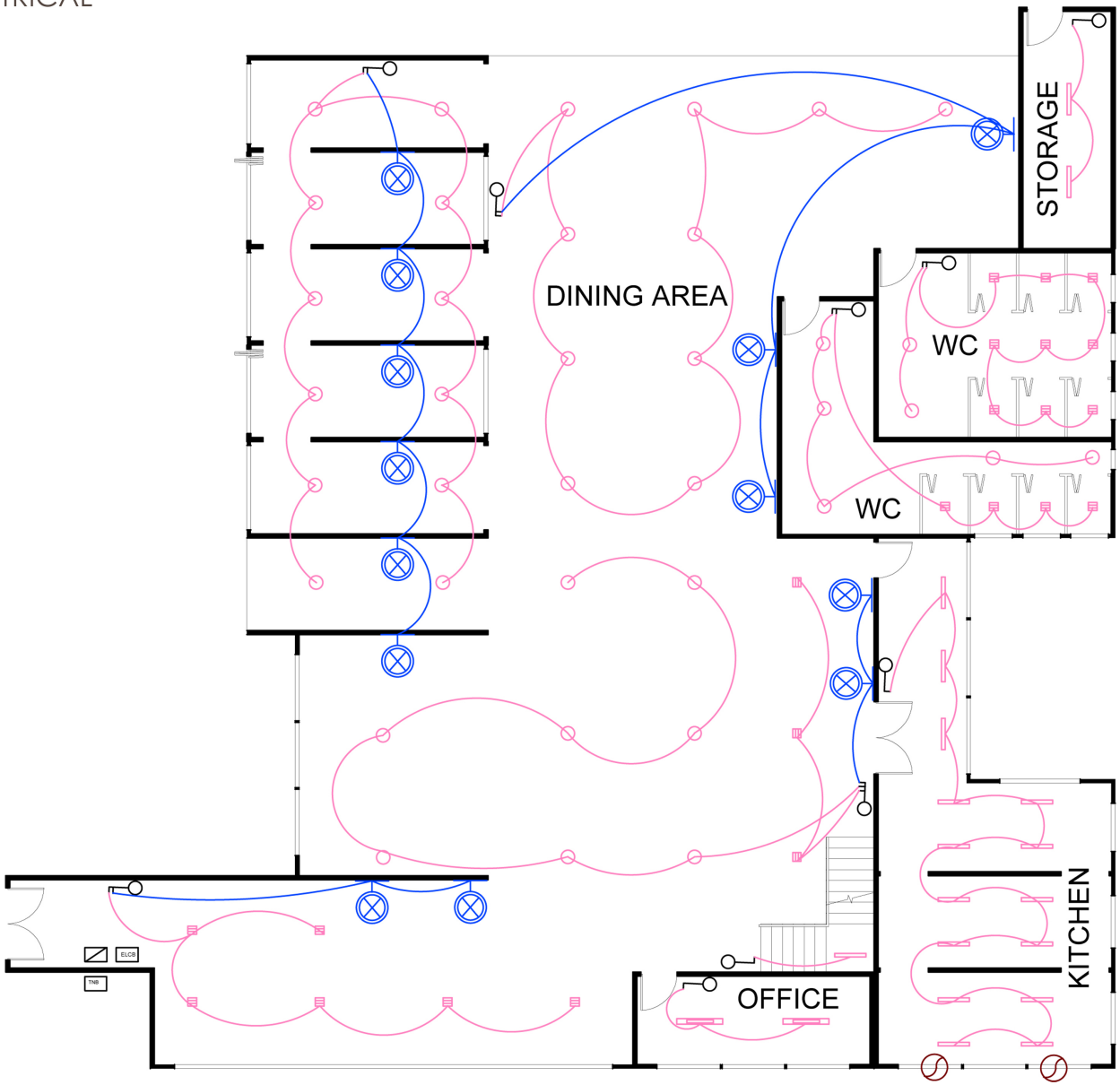
# 3.3 MECHANICAL & ELECTRICAL

## 3.3.1 ELECTRICAL



# 3.3 MECHANICAL & ELECTRICAL

## 3.3.1 ELECTRICAL



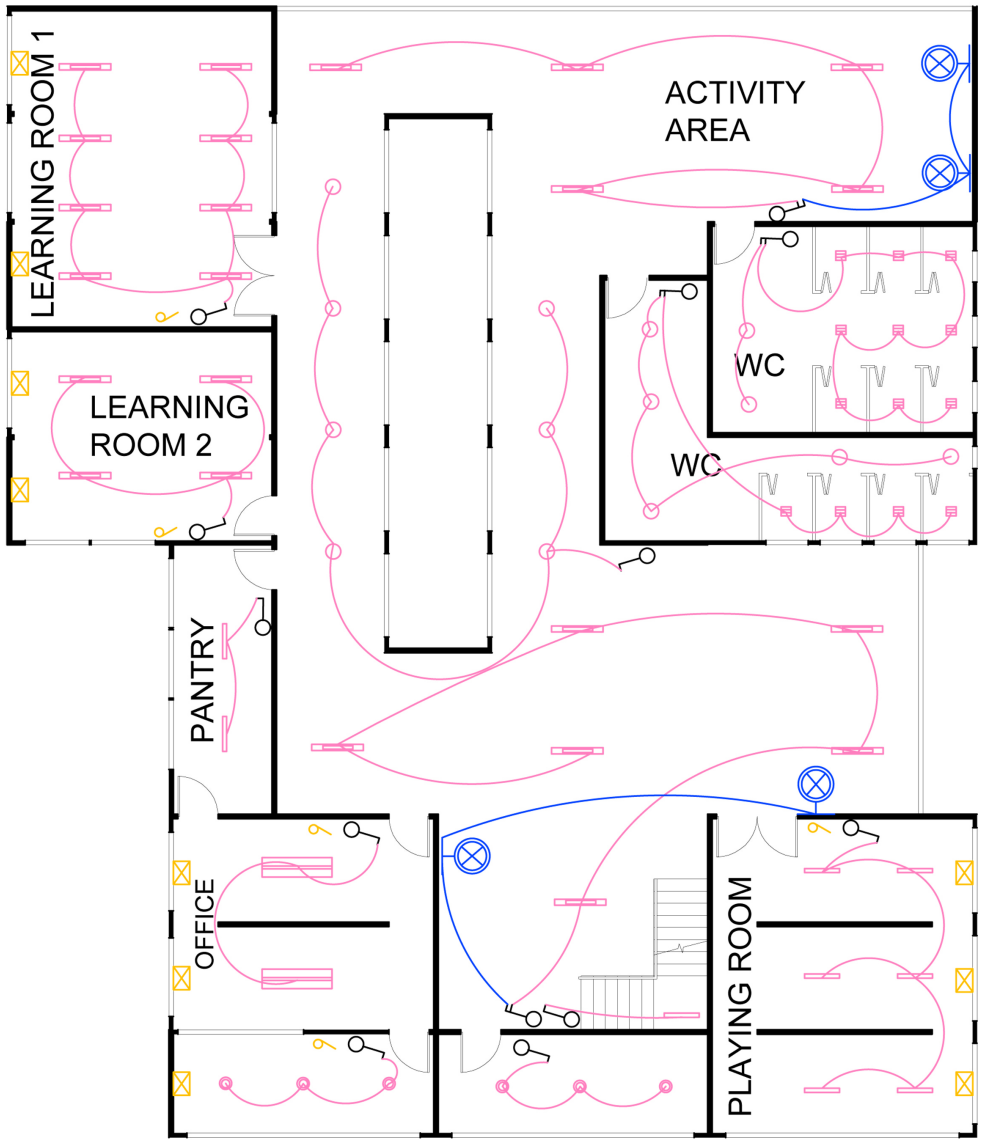

GROUND FLOOR PLAN

LEGEND

| SYMBOL | TYPES OF FITTING |
|---|---|
| | COMPACT FLUORESCENT LAMP THREE FOLD DOUBLE TUBE |
| | RIO LED TRACK LIGHT |
| | LINEAR FLUORESCENT TUBE |
| | FLOW LED CEILING PENDANT LUMINAIRE |
| | LED PANEL |
| | LED Downlight - SL109 (Philips-LED Disk) |
| | AIR CONDITIONER |
| | EXHAUST FAN |
| | WALL FAN |
| | ONE GANG ONE WAY SWITCH |
| | TWO GANG ONE WAY SWITCH |
| | THREE GANG ONE WAY SWITCH |
| | AIR CONDITIONER SWITCH |

# 3.3 MECHANICAL & ELECTRICAL

## 3.3.1 ELECTRICAL



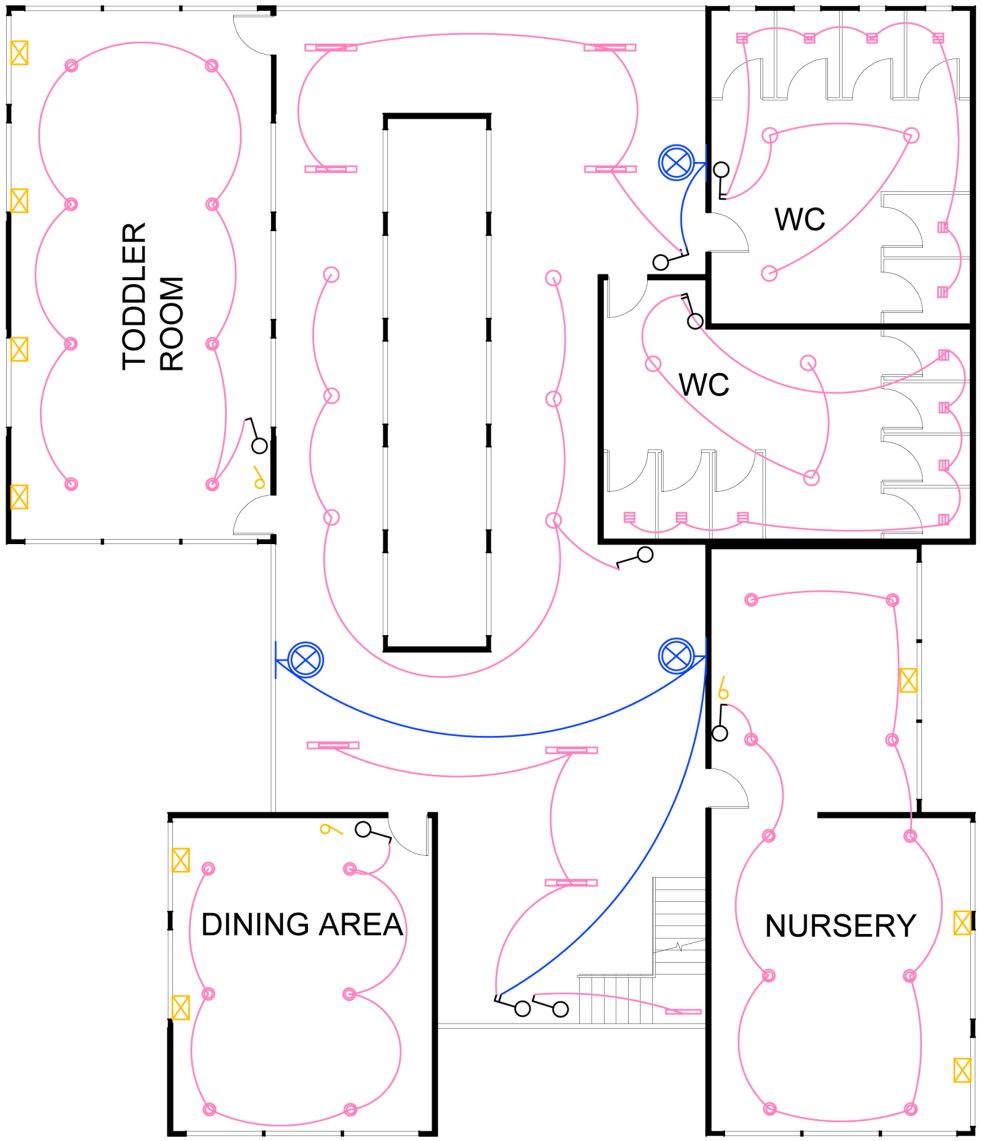

FIRST FLOOR PLAN

## LEGEND

| SYMBOL | TYPES OF FITTING |
|---|---|
| | COMPACT FLUORESCENT LAMP THREE FOLD DOUBLE TUBE |
| | RIO LED TRACK LIGHT |
| | LINEAR FLUORESCENT TUBE |
| | FLOW LED CEILING PENDANT LUMINAIRE |
| | LED PANEL |
| | LED Downlight - SL109 (Philips-LED Disk) |
| | AIR CONDITIONER |
| | EXHAUST FAN |
| | WALL FAN |
| | ONE GANG ONE WAY SWITCH |
| | TWO GANG ONE WAY SWITCH |
| | THREE GANG ONE WAY SWITCH |
| | AIR CONDITIONER SWITCH |

# 3.3 MECHANICAL & ELECTRICAL

## 3.3.1 ELECTRICAL



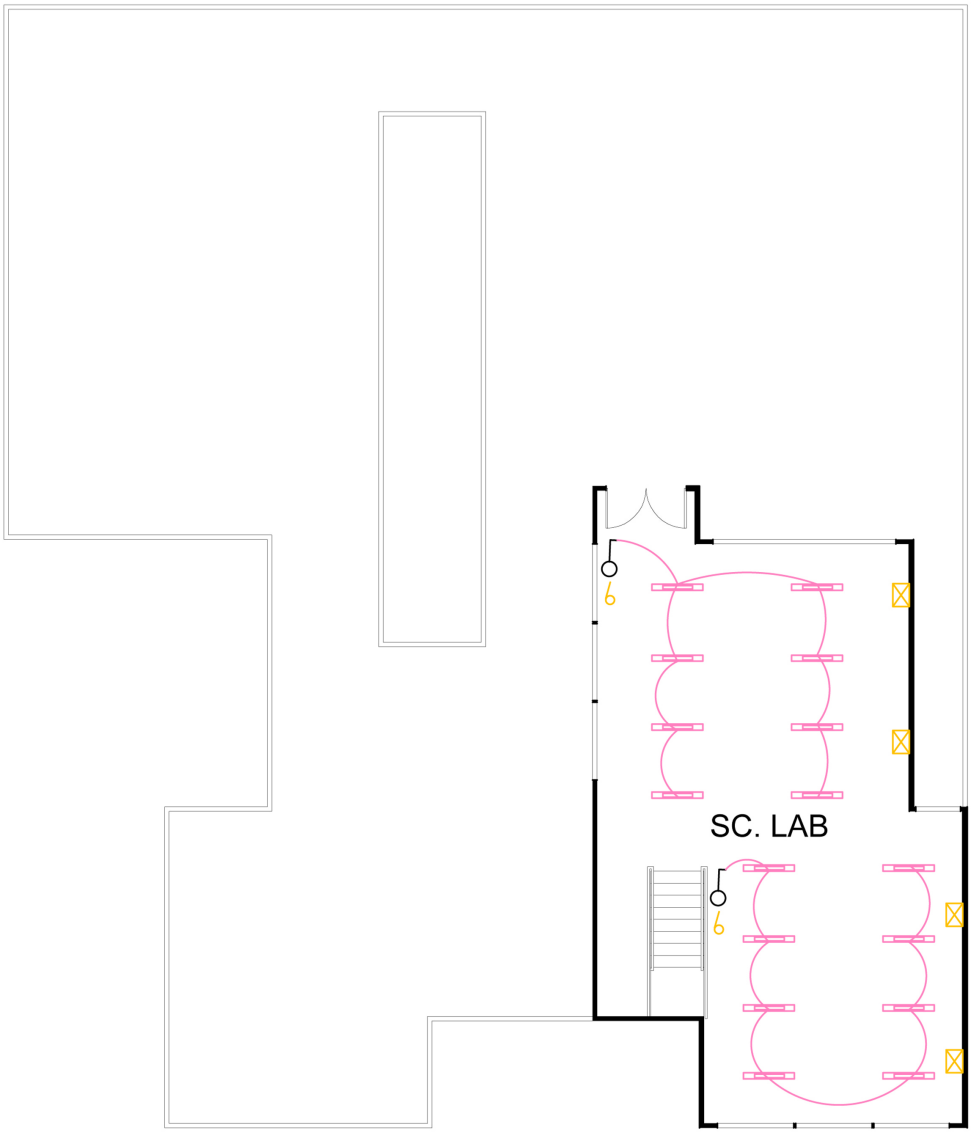

SECOND FLOOR PLAN

## LEGEND

| SYMBOL | TYPES OF FITTING |
|---|---|
| | COMPACT FLUORESCENT LAMP THREE FOLD DOUBLE TUBE |
| | RIO LED TRACK LIGHT |
| | LINEAR FLUORESCENT TUBE |
| | FLOW LED CEILING PENDANT LUMINAIRE |
| | LED PANEL |
| | LED Downlight - SL109 (Philips-LED Disk) |
| | AIR CONDITIONER |
| | EXHAUST FAN |
| | WALL FAN |
| | ONE GANG ONE WAY SWITCH |
| | TWO GANG ONE WAY SWITCH |
| | THREE GANG ONE WAY SWITCH |
| | AIR CONDITIONER SWITCH |

# 3.3 MECHANICAL & ELECTRICAL

## 3.3.1 ELECTRICAL




ROOF LEVEL

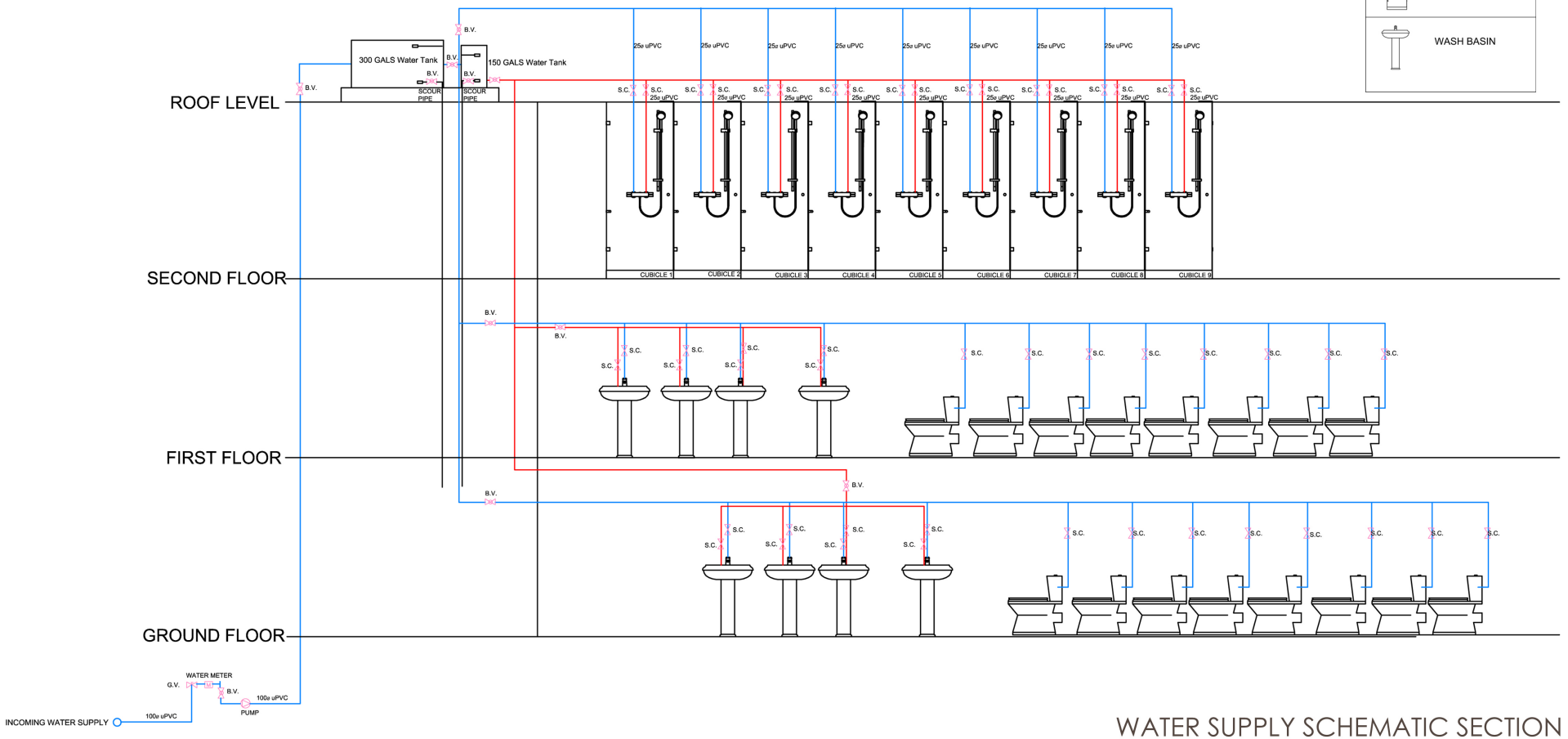
## LEGEND

| SYMBOL | TYPES OF FITTING |
|---|---|
| | COMPACT FLUORESCENT LAMP THREE FOLD DOUBLE TUBE |
| | RIO LED TRACK LIGHT |
| | LINEAR FLUORESCENT TUBE |
| | FLOW LED CEILING PENDANT LUMINAIRE |
| | LED PANEL |
| | LED Downlight - SL109 (Philips-LED Disk) |
| | AIR CONDITIONER |
| | EXHAUST FAN |
| | WALL FAN |
| | ONE GANG ONE WAY SWITCH |
| | TWO GANG ONE WAY SWITCH |
| | THREE GANG ONE WAY SWITCH |
| | AIR CONDITIONER SWITCH |

# 3.3 MECHANICAL & ELECTRICAL
## 3.3.2 WATER SUPPLY

### LEGEND

| SYMBOL | TYPES OF FITTING |
|---|---|
| | GATE VALVE |
| M | WATER METER |
| | BALL VALVE |
| | PUMP |
| | STOP COCK |
| | WATER CLOSET |
| | SHOWER ROOM CUBICLE |
| | WASH BASIN |

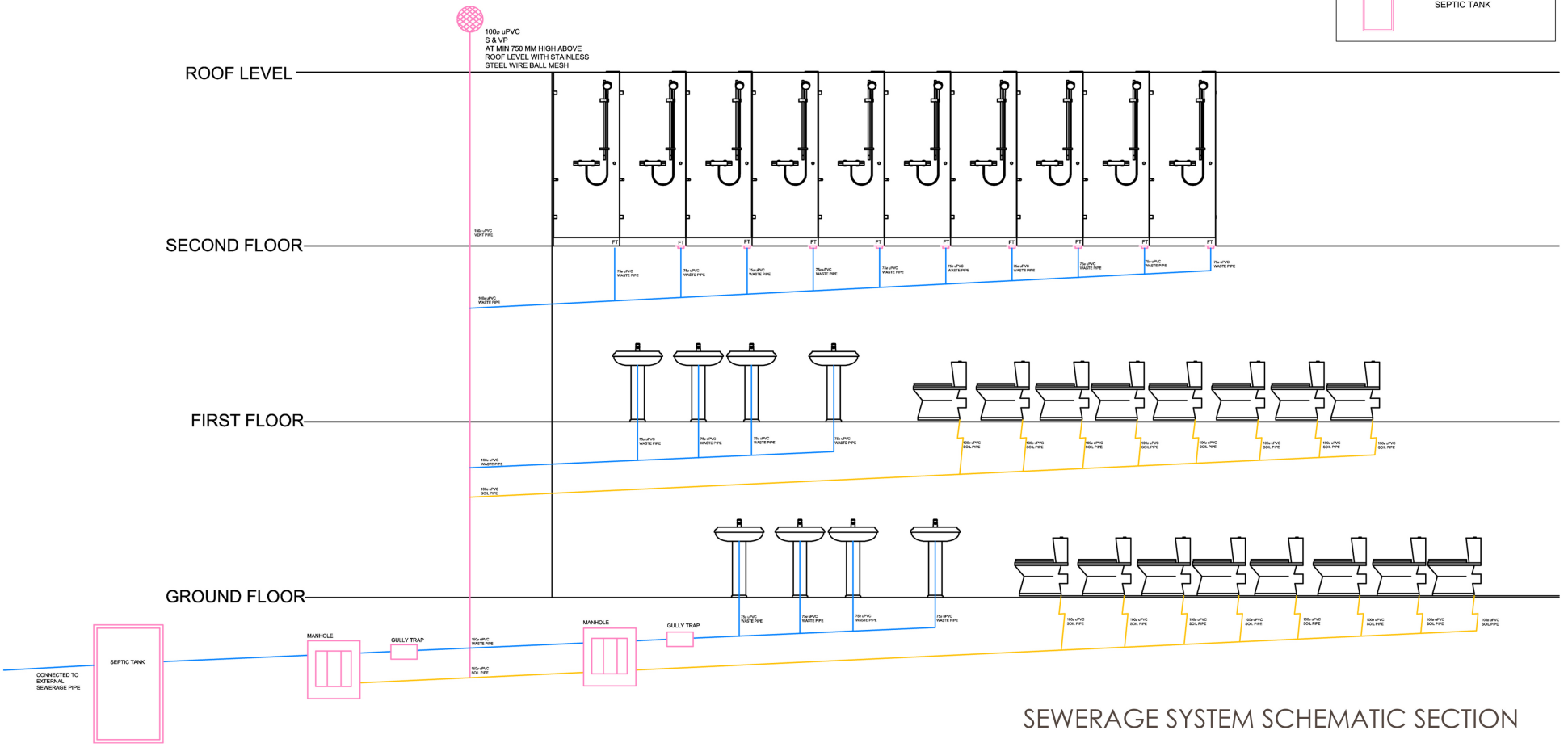



WATER SUPPLY SCHEMATIC SECTION

# 3.3 MECHANICAL & ELECTRICAL
## 3.3.3 SEWERAGE SYSTEM

### LEGEND

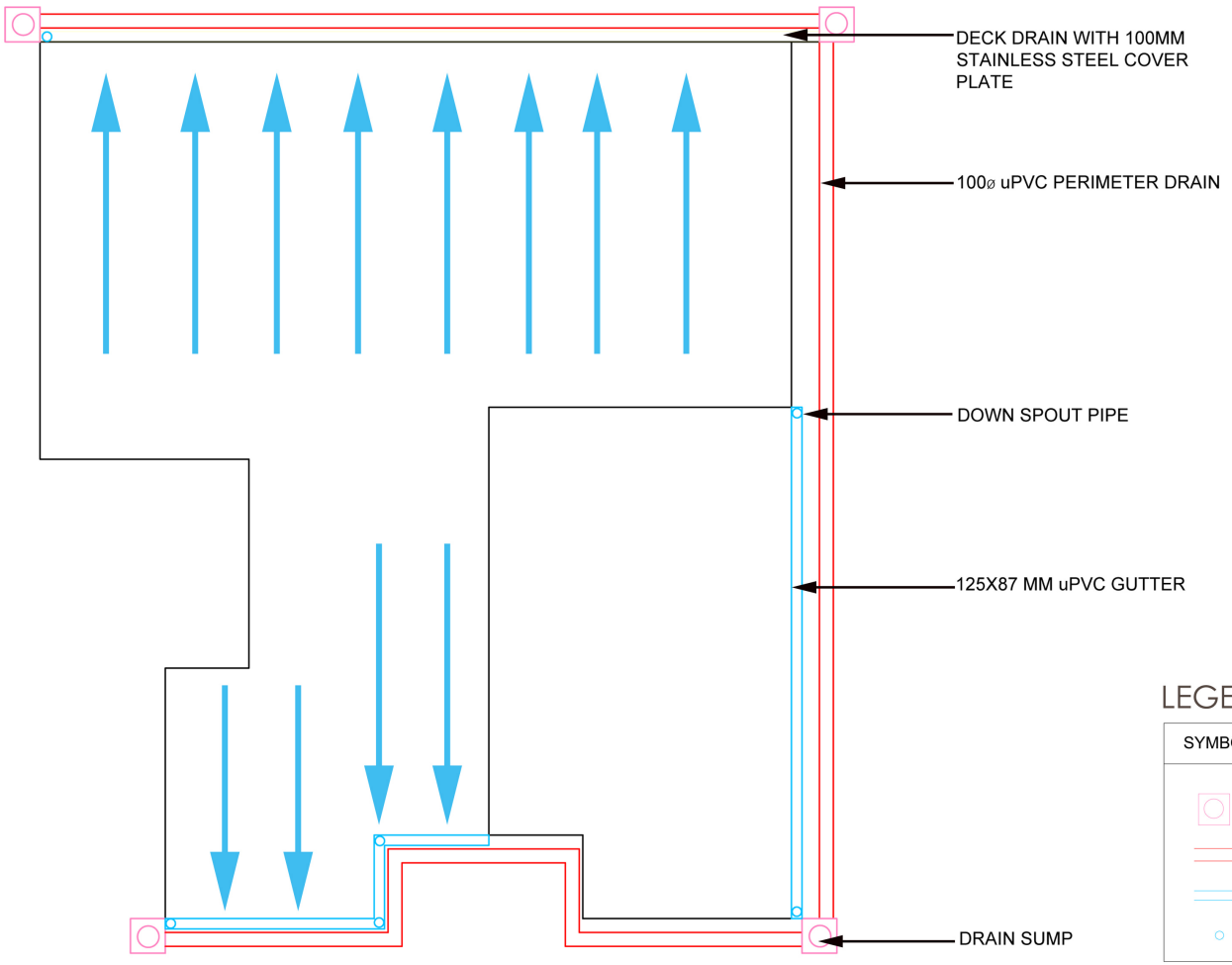
| SYMBOL | TYPES OF FITTING |
|---|---|
| | VENT GROWL |
| | 150ø uPVC VENT PIPE |
| | 100ø uPVC WASTE PIPE |
| | 100ø uPVC WASTE PIPE |
| | FLOOR TRAP |
| | GULLY TRAP |
| | MANHOLE |
| | SEPTIC TANK |




SEWERAGE SYSTEM SCHEMATIC SECTION

# 3.3 MECHANICAL & ELECTRICAL

## 3.3.4 DRAINAGE SYSTEM




LEGEND

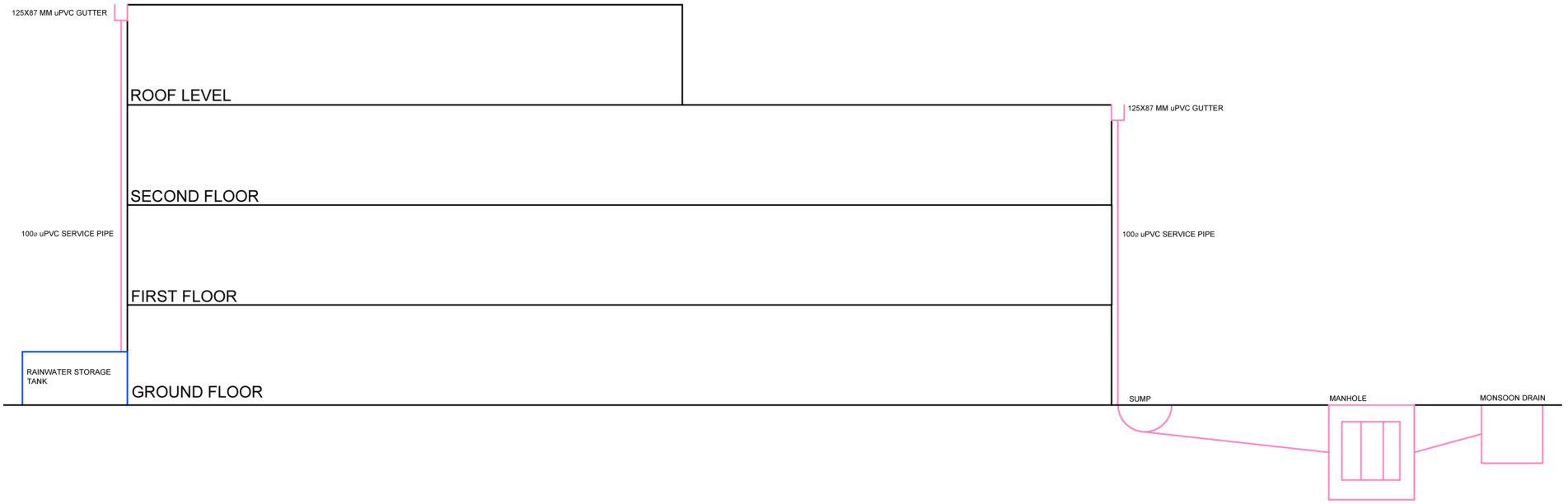
| SYMBOL | TYPES OF FITTING |
|---|---|
| | DRAIN SUMP |
| | 100ø uPVC PERIMETER DRAIN |
| | 125X87 MM uPVC GUTTER |
| | DOWN SPOUT PIPE |

DRAINAGE SYSTEM ROOF PLAN

# 3.3 MECHANICAL & ELECTRICAL
## 3.3.4 DRAINAGE SYSTEM

### LEGEND

| SYMBOL | TYPES OF FITTING |
|---|---|
| | 125X87 MM uPVC GUTTER |
| | 100ø uPVC SERVICE PIPE |
| | SUMP |
| | MANHOLE |
| | MONSOON DRAIN |
| | RAINWATER STORAGE TANK |

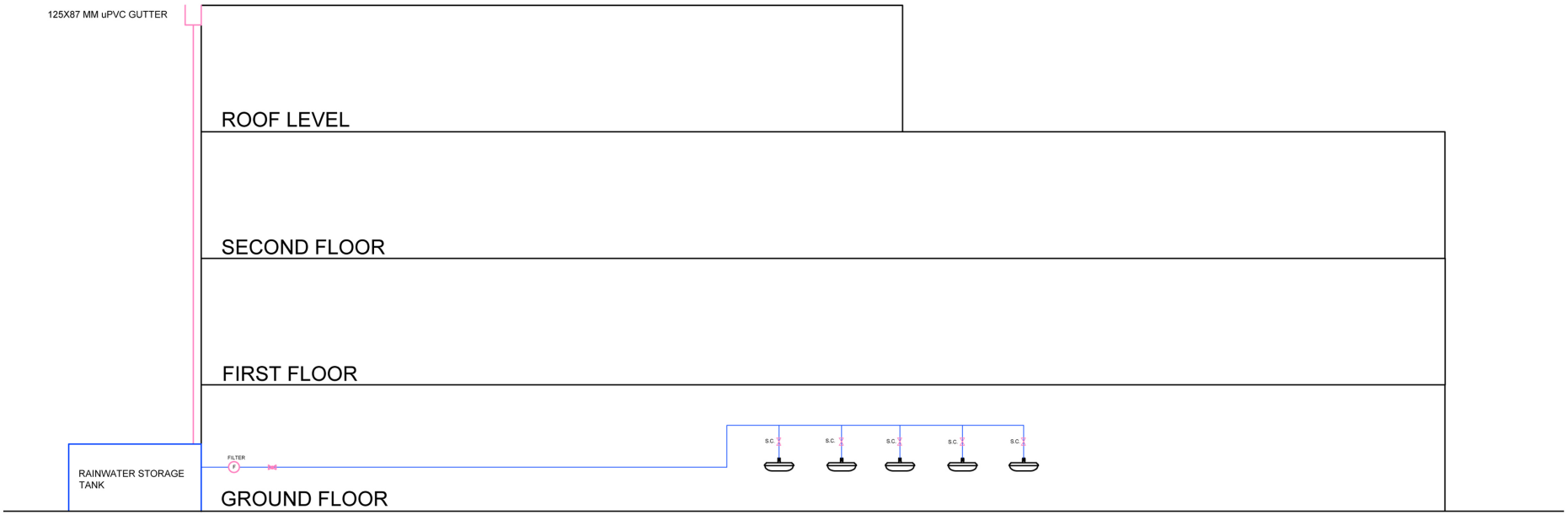



DRAINAGE SYSTEM SCHEMATIC SECTION

# 3.3 MECHANICAL & ELECTRICAL
## 3.3.5 RAINWATER HARVESTING SYSTEM

### LEGEND

| SYMBOL | TYPES OF FITTING |
|---|---|
| | 125X87 MM uPVC GUTTER |
| | 100ø uPVC SERVICE PIPE |
| F | FILTER |
| | STOP COCK |
| | WATER OUTLET (FOR IRRIGATION) |
| | RAINWATER STORAGE TANK |

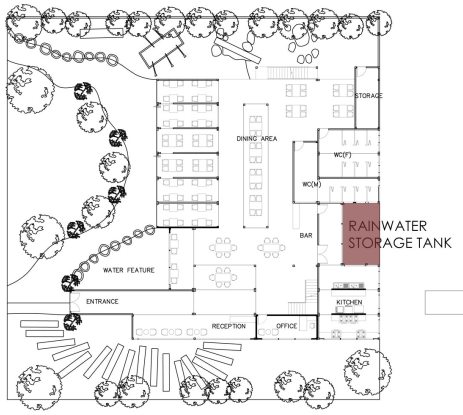



RAINWATER HARVESTING SYSTEM SCHEMATIC SECTION

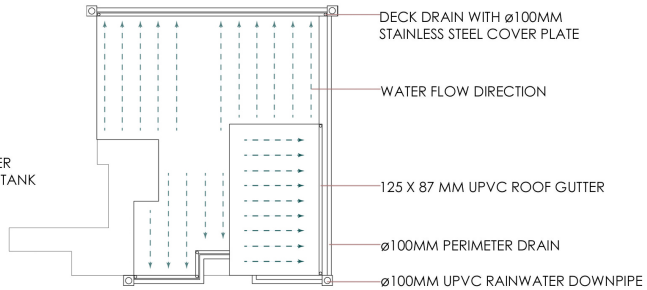
### 3.3.5.1 RAINWATER HARVESTING SYSTEM

Rainwater harvesting (RWH) is a process of collecting and storing rainwater that falls on a catchment surface for use, independent from, or supplemental to the mains water supply. This reduces demand on the mains supply, offers some resilience from local supply problems and reduces the amount of energy used for water treatment and transportation. Collection and diversion of surface run-off can also mitigate flood risk and control drainage as part of a sustainable drainage system.

Considering the commercial building of child care centre and organic food retail, rainwater harvesting system adopted functions in a way where water is collected from roof top into the storage tank, and then fed by gravity to the points of use for irrigation purpose at the ground floor. This option allows higher efficiency in energy saving as water does not have to be pumped a large distance.




*GROUND FLOOR PLAN*



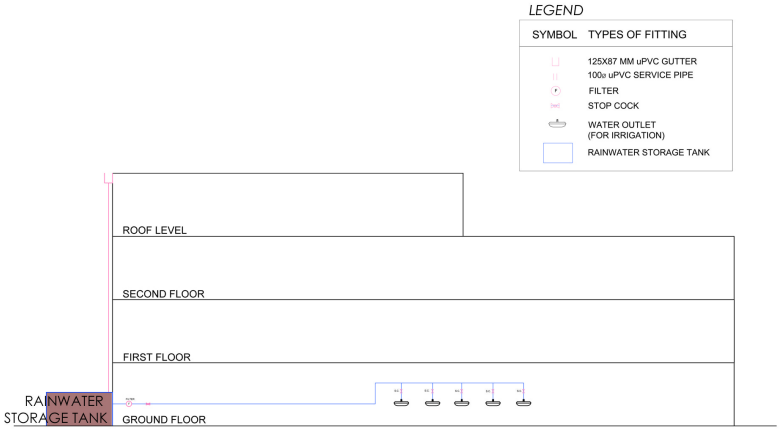

*ROOF PLAN*

## POTENTIAL RAINWATER FROM ROOF

***ROOF YIELD***

*Source from: Live weather in Kuala Lumpur (n.d.)*

= Roof area x Average annual rainfall
= 597.8m2 x 280mm
= **167,384litres/year**




*SCHEMATIC SECTION*

## RAINWATER ROUND TANK 2270 L TALL

This tall compact 2270L rainwater tank provides a handy supplement of water supply for a range of uses such as garden irrigation and in the laundry. It is ideal to save space. Installation of rain water harvesting system in Malaysia costs between RM1,500 and RM10,000.

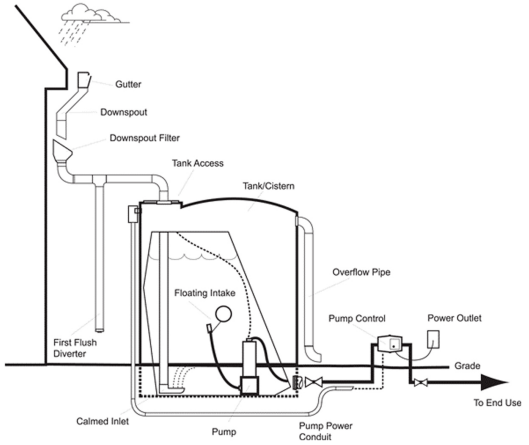
***DIMENSIONS***

| | |
|---|---|
| CAPACITY | 2270 L (500gal) |
| DIAMETER | 1.30 m |
| INLET HEIGHT | 1.92 m |
| OVERALL HEIGHT | 2.00 m |
| MATERIAL | Polyethylene product |

***WEIDA MARKETING SDN. BHD.***
Lot 3.05, Level 3, 1 First Avenue, Bandar Utama, 47810, Petaling Jaya, Selangor.

## ABOVE GROUND RAINWATER CISTERN DIAGRAM

*Source from: Allen, C. (2014)*

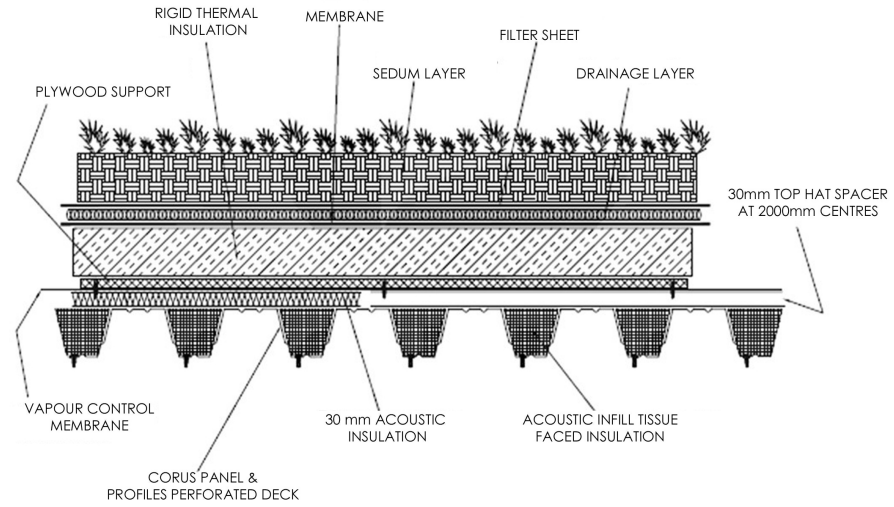


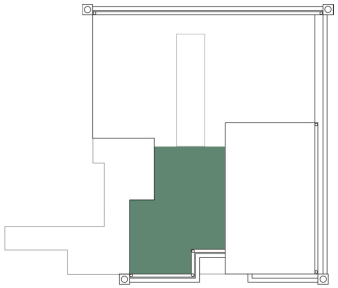
### 3.3.5.2 GREEN ROOF RAINWATER HARVESTING SYSTEM

Rainwater collected from green roof is an alternative water technology, which the water collected is mainly used outside buildings where discolouration is not such an issue as the water collected from green roof tends to acquire. Although the volume will be much reduced, and some substrates may be more RWH-friendly than others.

#### TYPICAL GREEN ROOF SYSTEM WITH PERFORATED STEEL DECK

*Source from: Corus Panel (2010)*

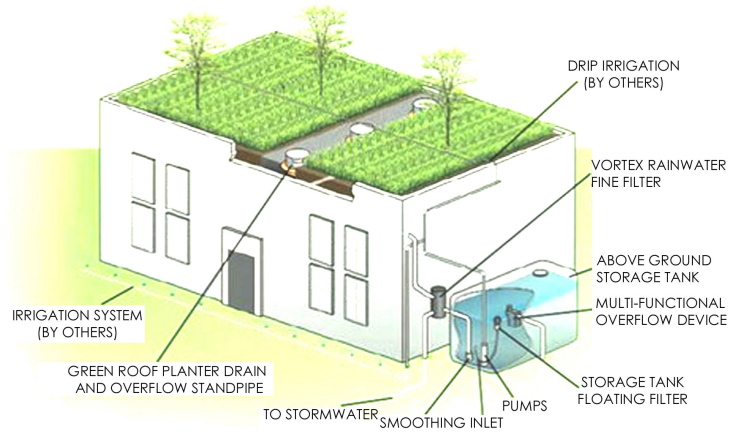


*ROOF PLAN*
*Showing green roof highlighted in green*

#### GREEN ROOF SHOWN WITH A RAINWATER HARVESTING AND DRIP IRRIGATION SYSTEM

*Source from: Freitas, S. (n.d.)*



# 3.0 DESIGN DEVELOPMENT
## 3.4 QUANTITY SURVEYING

### 3.4.1 LAND ACQUISITION

The selected site with lot no. PT25944, is located at one of the busiest commercial area in Kuala Lumpur, that is Solaris Dutamas, Mont Kiara.

It is a **freehold commercial land** and the client is agreed to purchase the whole land for long term investment and future development purpose. The total site area is **1.01 acre** (approx. **4087 sqm**) whereas the proposed Daycare and Organic Cafe will occupy **1000 sqm** of the site. The remaining land will be serve as car park before any development plans.

Below are the land acquisition cost breakdown with interest payment:

**Overall land cost: RM21 mil.**

Land cost per sqf: RM 350- RM480

1000sqm site area: approx. RM4,467,018.50

**Loan from bank (10 years duration)**

Average bank lending rate = 6%

Maximum lending amount = 65%

Total lending amount = RM21,000,000 x 65% = RM13,650,000

Total interest = RM13,650,000 x 6% = RM14,469,000

**Interest per month** = RM14,469,000/ 120 = **RM120,575**

**Total cost per month for land** =

(RM 7,350,000/ 120) + RM 120,575 = **RM 181,825.00**

Selected site (1000sqm) monthly cost including interest

= (1000/4087) x RM 181,825.00

= **RM 44,488.6225**

### 3.4.2 PRELIMINARY BUDGET ESTIMATION

Preliminary budget is estimated cost by break downs of project aspects including:

**basic services, additional services, site development, labors, consultation** and **services fees.**

## 3.4.3 BREAKDOWN OF CONSTRUCTION COST

BASIC SERVICE COST

| BIL | SUBSTRUCTURE | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
|---|---|---|---|---|---|
| 1 | Excavation and levelling of site | m2 | 544.32 | 5.00 | 2721.60 |
| 2 | Pad foundation | m3 | 248 | 17.00 | 4216.00 |
| 3 | Formwork | m3 | 248 | 15.00 | 3720.00 |
| 4 | 50mm Hardcore | m3 | 544.32 | 9.00 | 4898.88 |
| 5 | Waterproof membrane | m2 | 544.32 | 2.00 | 1088.64 |
| 6 | Base plate | m2 | 2.48 | 45.00 | 111.60 |
| | | | | SUBTOTAL | 24970.48 |

| | SUPERSTRUCTURE | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
|---|---|---|---|---|---|
| 1 | Container (Recycled) | | | | |
| 1a | 40' x 8' x 8'6" | No. | 9 | 3400.00 | 30600.00 |
| 1b | 20' x 8' x 8'6" | No. | 95 | 2300.00 | 218500.00 |
| 2 | Column | m | 96 | 140.00 | 13440.00 |
| 3 | Beams | m | 12 | 100.00 | 1200.00 |
| 4 | Stainless steel staircase | m2 | 50.63 | 200.00 | 10126.00 |
| 5 | Doors and windows | | | | |
| 5a | Glass doors | No. | 5 | 200.00 | 1000.00 |
| 5b | Plywood door | No. | 32 | 60.00 | 1920.00 |
| 5c | Aluminium frame window | No. | 76 | 45.00 | 3420.00 |
| | | | | SUBTOTAL | 280206.00 |

| | FLOOR,WALL,CEILING | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
|---|---|---|---|---|---|
| 1 | Cement render | m2 | 1864.8 | 15.00 | 27972.00 |
| 2 | Vinyl wood flooring | m3 | 1864.8 | 19.00 | 2982.24 |
| 3 | Homogeneous tiles | m2 | 156.96 | 16.00 | 2511.36 |
| 4 | Carpet | m2 | 776.16 | 13.00 | 10090.08 |
| 5 | Wall insulation | m2 | 864 | 45.00 | 38880.00 |
| 6 | Low VOC paint 5L | No. | 20 | 150.00 | 3000.00 |
| 7 | Fire retardant painting | m2 | 864 | 5.00 | 4320.00 |
| 8 | Gypsum ceiling board | m2 | 1477.4 | 9.50 | 14035.30 |
| | | | | SUBTOTAL | 103790.98 |

| | CONNECTORS | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
|---|---|---|---|---|---|
| 1 | Twist locks | No. | 52 | 95.00 | 4940.00 |
| 2 | Bridge clamp | No. | 62 | 85.00 | 5270.00 |
| | | | | SUBTOTAL | 10210.00 |
| | **TOTAL BASIC SERVICE COSTS** | | | | **419177.46** |

ADDITIONAL SERVICE COST

| BIL | MECHANICAL AND ELECTRICAL | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
|---|---|---|---|---|---|
| 1 | Fluorescent lamp | No. | 4 | 30.00 | 120.00 |
| 2 | Fluorescent tube | No. | 18 | 25.00 | 450.00 |
| 3 | LED pendant light | No. | 46 | 35.00 | 1610.00 |
| 4 | LED track light | No. | 89 | 45.00 | 4005.00 |
| 5 | LED downlight | No. | 59 | 25.00 | 1475.00 |
| 6 | Air conditioner | No. | 23 | 750.00 | 17250.00 |
| 7 | Wall fan | No. | 120 | 55.00 | 6600.00 |
| 8 | Exhaust fan | No. | 2 | 45.00 | 90.00 |
| 9 | Wiring | No. | 1 | 500.00 | 500.00 |
| 10 | Switches | No. | 21 | 16.00 | 336.00 |
| | | | | SUBTOTAL | 32436.00 |

| BIL | WATER SUPPLY | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
|---|---|---|---|---|---|
| 1 | Water tank | No. | 1 | 870.00 | 870.00 |
| 2 | Water pump | No. | 2 | 330.00 | 660.00 |
| | | | | SUBTOTAL | 1530.00 |

| BIL | SANITARY SUPPLY | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
|---|---|---|---|---|---|
| 1 | Grey water tank | No. | 1 | 495.00 | 495.00 |
| 2 | Sewage tank | No. | 1 | 588.00 | 588.00 |
| 3 | Kitchen fittings | No. | 1 | 2500.00 | 2500.00 |
| 4 | WC fittings | No. | 24 | 120 | 2880.00 |
| 5 | Piping and valves | No. | 1 | 360 | 360.00 |
| | | | | SUBTOTAL | 6823.00 |

| BIL | FURNITURE | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
|---|---|---|---|---|---|
| 1 | Dining table and chair set | No. | 33 | 860.00 | 28380.00 |
| 2 | Working desk | No. | 6 | 415.00 | 2490.00 |
| 3 | Baby table and chair set | No. | 26 | 350.00 | 9100.00 |
| 4 | Living room sofa set | No. | 4 | 1559.00 | 6236.00 |
| 5 | Baby crib | No. | 10 | 430 | 4300.00 |
| 5 | Baby dining table and chair set | No. | 13 | 550 | 7150.00 |
| 7 | Bed sofa | No. | 1 | 2120.00 | 2120.00 |
| 8 | Lab desk | No. | 15 | 300.00 | 4500.00 |
| 9 | Book shelf | No. | 3 | 190 | 570.00 |
| 10 | Signage | No. | 2 | 1000 | 2000.00 |
| | | | | SUBTOTAL | 66846.00 |

| BIL | RAINWATER HARVESTING SYSTEM | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
|---|---|---|---|---|---|
| 1 | Plumbing work and fittings | No. | 1 | 350 | 350.00 |
| 2 | Filter collector | No. | 1 | 600 | 600.00 |
| 3 | Storage tank | No. | 1 | 850 | 850.00 |
| | | | | SUBTOTAL | 1800.00 |
| | **TOTAL ADDITIONAL SERVICE COSTS** | | | | **109435.00** |

### 3.4.3 BREAKDOWN OF CONSTRUCTION COST

| | SITE DEVELOPMENT COST | | | | |
|---|---|---|---|---|---|
| BIL | Landscape | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
| 1 | Playground facility set | No. | 4 | 800.00 | 3200.00 |
| 2 | Water feature | No. | 1 | 3400.00 | 3400.00 |
| 3 | Stone pavement | m2 | 227.84 | 6.00 | 1367.04 |
| 4 | Rubber flooring | m2 | 113.92 | 9.00 | 1025.28 |
| 5 | Wood edging | m2 | 11.43 | 5.00 | 57.15 |
| 6 | Plantation | | | | |
| 6a | Creepers | m2 | 227.84 | 7.00 | 1594.88 |
| 6b | Bulletwood | No. | 7 | 1500.00 | 10500.00 |
| 6c | Hibiscus | No. | 22 | 385.00 | 8470.00 |
| 6d | Golden bamboo | No. | 5 | 500.00 | 2500.00 |
| 6e | Firecracker | No. | 6 | 260.00 | 1560.00 |
| 6f | Butterfly palm | No. | 4 | 280.00 | 1120 |
| 6g | Golden dewdrop | No. | 4 | 320.00 | 1280.00 |
| | | | | SUBTOTAL | 36074.35 |
| BIL | Others | UNIT | QUANTITY | UNIT PRICE (RM) | TOTAL PRICE (RM) |
| 1 | Site enclosure fencing | No, | 1 | 18,000.00 | 18,000.00 |
| 2 | Labour cost | - | - | 36000.00 | 36000.00 |
| 3 | Electric & water bills | - | - | 15000.00 | 15000.00 |
| | | | | SUBTOTAL | 69000.00 |
| | **TOTAL SITE DEVELOPMENT & LABOR COSTS** | | | | **105074.35** |

Hence, the TOTAL CONSTRUCTION COST IS RM633,686.81

### 3.4.4 CONSULTATION FEES AND OVERALL PROJECT COST

| CONSULTANT CHARGES | ESTIMATED COST [RM] |
|---|---|
| ARCHITECT & PROJECT MANAGER [(Project cost+500k)*7%+RM37500] | 116,858.07 |
| M&E ENGINEER (8.25% of scope) | 9028.39 |
| C&S ENGINEER (2.25% of scope) | 11,527.38 |
| QUANTITY SURVEYOR (2.75% of project cost) | 17,426.39 |
| INTERIOR DESIGNERS (6% of scope) | 4010.76 |
| LANDSCAPE ARCHITECT (12.5% of scope) | 4509.29 |
| **TOTAL CONSULTANT CHARGES** | 163,360.28 |

OVERALL PROJECT COST EXCLUDE LAND COST: RM797,047.09

OVERALL PROJECT COST INCLUDE LAND COST: RM21,797,047.09

### 3.4.5 ESTIMATED MONTHLY PROFIT

| PROGRAMME | INCOMING PROFIT (RM) |
|---|---|
| ORGANIC PRODUCTS | 50,000 |
| ORGANIC CAFE | 100,000 |
| DAYCARE CENTER (NURSERY) ASSUMING 20 TOODLERS | 10,000 |
| DAYCARE CENTER (HALF DAY) ASSUMING 25 STUDENTS | 10,000 |
| DAYCARE CENTER (FULL DAY) ASSUMING 25 STUDENTS | 20,000 |
| DAYCARE CENTER (TUITION CLASSES) ASSUMING 30 STUDENTS | 15,000 |
| DAYCARE CENTER (TALENT CLASSES) ASSUMING 45 STUDENTS | 18,000 |
| DAYCARE CENTER (ADDITIONAL PROGRAMES) | 10,000 |
| **TOTAL** | 233,000 |

| PROGRAMME | EXPENSES (RM) |
|---|---|
| ORGANIC SHOP: PRODUCT PURCHASING | 20,000 |
| ELECRIC & WATER BILLS | 8,000 |
| WORKERS SALARY | 25,000 |
| MAINTENANCE FEES/ OTHERS | 3,000 |
| LAND COST | 44,488 |
| **TOTAL** | 100,488 |

ESTIMATED NET PROFIT
=INCOMING PROFIT - NET EXPENSES
=RM 132,512

Hence, there will be **RM132,512** as net profit monthly by running the organic cafe and day care center.

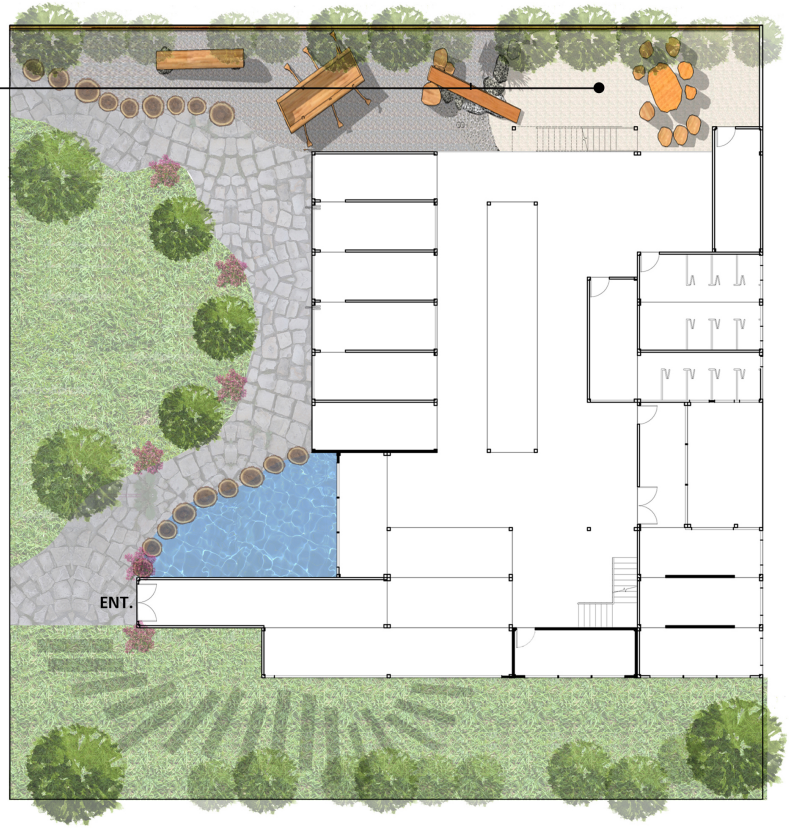
# 3.5 LANDSCAPE

## 3.5.1 LANDSCAPE CONCEPT DESIGN

"A sustainable landscape is more than the conscious arrangement of outdoor space for human enjoyment and satisfaction. It is a landscape that minimizes the uses of water, fertilizers, pesticides, labor and building material", VanDerZanden, M., & McNeilan, J. (2001) stated in the Basic Design Concepts for Sustainable Landscapes.

For the collaboration of child care centre and organic food retail, creating a sustainable landscape means working towards a thoughtful balance between resources used and results gained. Thus, design considerations are focused towards composing of areas for different purposes and generally financially manageable. Children's play area, selection on native plants as well as creating buffer zone between street and building are some of the design approaches and concerns for this sustainable landscape.

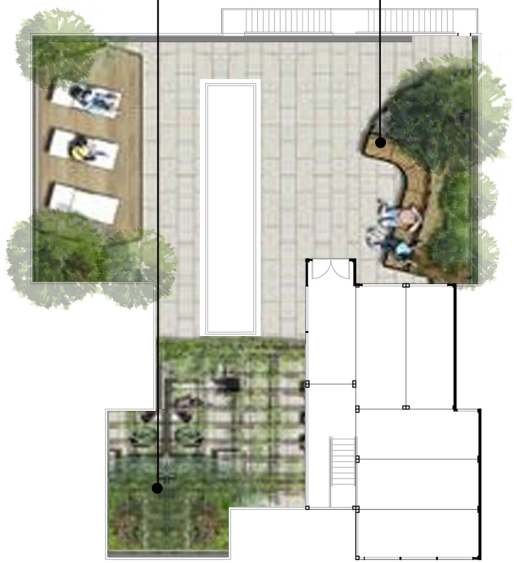
*NATURAL PLAYGROUND FACILITIES*




GROUND FLOOR LANDSCAPE

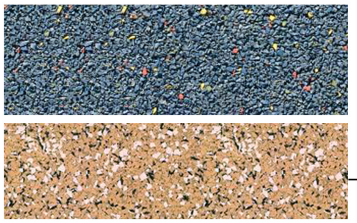
*SHADED LOUNGE*

*ROOF TOP SEATING*



ROOF TOP LANDSCAPE

# 3.5 LANDSCAPE
## 3.5.2 MATERIALS PLAN

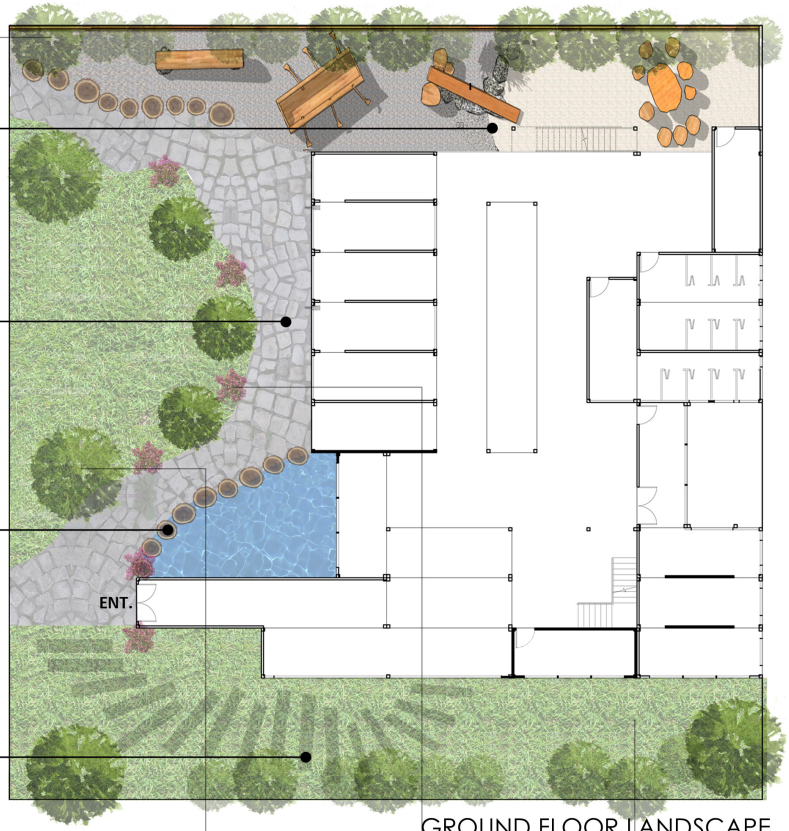


RECYCLED RUBBER FLOORING

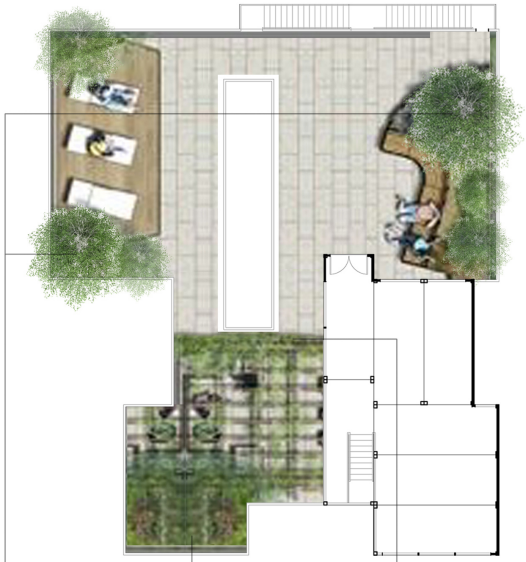
RECLAIMED STONE PAVING

RECYCLED LOG WOOD EDGING

NATURAL STONE PAVER



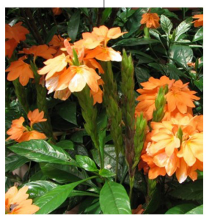

GROUND FLOOR LANDSCAPE



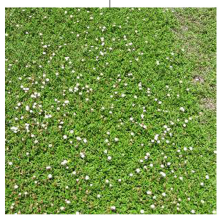
ROOF TOP LANDSCAPE

HIBISCUS

BULLET WOOD



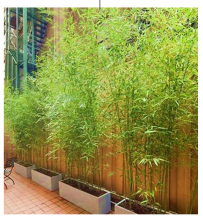
FIRECRACKER



CREEPING BOOBIALLA

BUTTERFLY PALM

GOLDEN DEWDROP



GOLDEN BAMBOO

# 3.5 LANDSCAPE
## 3.5.3 PLANTATION SPECIES PROPOSAL

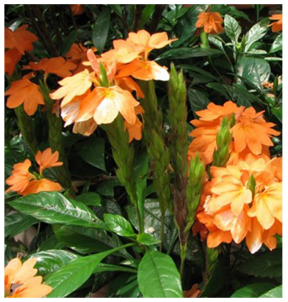
### 3.5.3.1 LOCAL PLANT MATERIAL

A **native plant** is usually defined as one that **grow naturally** in a specific area. Native plants has an advantage over non-native plants because they can provide **beautiful, hardy, drought resistant, low maintenance** landscape while at the same time giving benefits to the environment.

BENEFITS
- Native plants do not require fertilizers.
- Native plants require fewer pesticides than lawns.
- Native plants require less water than lawns.
- The use of native plants can save money.

*Mimusops elengi*

**Bullet Wood (evergreen tree)**
- 16m high
- Trunk 30cm in diameter
- Glossy, dark green, oval shaped leaves
- Well-drained soils
- Provide shading



*Crossandra infundibuliformis*

**Firecracker (evergreen subshrub)**
- 1m high
- Shaped with 3 to 5 asymmetrical petals
- Consistently moist soil
- Best possible plant performance

*Duranta verbenaceae*

**Golden Dewdrop (flowering shrub)**
- Well-drained soils
- Full sunlight needed
- Yellow-leafed plant lights up landscape

*Hibiscus tiliaceus*

**Hibiscis (flowering tree)**
- 4-10m high
- Trunk 15cm in diameter
- Slightly acidic and akaline soils
- Provide shading

*Myoporum parvofolium*

**Creeping Boobialla (ground cover)**
- 1-6cm long glabrous leaves
- Sandy and loam soils
- Full sunlight needed
- Mats of foliage that could form foreground plantation

*Phyllostachys aurea*

**Golden Bamboo (ornament plant)**
- 0.76m deep
- Slightly acidic soils
- Provide screen barrier

*Dypsis lutescens*

**Butterfly Palm (flowering plant)**
- 6-12m high
- Leaves are arched, 2-3m long
- Pinnate with 20-30 pairs of leaflets
- Moist, well-drained soil

### 7.3.2 PROPOSED COLLABORATION COMPANY

***SJH Nursery & Landscaping Sdn Bhd***
***(601376)***

ADDRESS No. 12A, Jalan Muar-Batu Pahat, Parit Penyengat, Parit Jawa,
TELEPHONE NO Muar, Johor.
FAX 06 9874702 / 06 9874668
EMAIL 06 9875271
Sjh.sales@gmail.com

# 3.6 INTERIOR DESIGN

## 3.6.1 COLOUR SCHEME AND SELECTION OF FLOOR FINISHES

### 3.6.1.1 Wall Paint

Colour of wall painting is selected according to the function of each spaces. For instance, Beige Royal is chosen for organic cafe at ground floor to reflect with the concept of 'Back to Nature'. Whereas, learning room and activity room that cather most of the children will be using bright colour tone such as Yellow Marguerite, Golden Koi and Rainforest Glow. Pearl Grey is chosen for nursery room. Table below shows the selection of colour scheme for respective spaces, spaces that have not listed down are using shipping container raw finish.

| SPACE | WALL FINISHES SELECTION | COLOUR CODE |
|---|---|---|
| Organic Cafe | White and Neutral | A192-Beige Royal |
| Learning Room | Deep Royal Blue and White | A373-True Blue |
| Activity Room, Playing Room | Yellow, Orange and Green | A181-Yellow Marguerite |
| | | A134-Golden Koi |
| | | A-230-Rainforest Glow |
| Nursery Room | Beige and White | B39-Pearl Grey |
| Office | Monochromatic and Bright Colour | GR12-Flooded Gum |
| | | A206-Soft Sun |

Colour Code is based on *Dulux Wall Colour*

REFERENCE OF PROPOSED COLOUR SCHEME

Cafe Dining Area

Playing room and activity room

Learning room

### 3.6.1.2 Floor Finishes

Concrete raw finishes flooring is used at majority of spaces. Vinyl Wood flooring is used at some part of organic cafe and view deck at first floor to give people a feeling of engaging with the nature. For learning room and activity room, children playing rug is used for safety consideration. Table below shows the selection of floor finishes for respective spaces, spaces that have not listed down are using shipping container raw finish.

GROUND FLOOR

| SPACE | FLOOR FINISH SELECTION |
|---|---|
| Entrance, Reception, Dining Area, Bar | Vinyl Wood Flooring |
| Storage, Office | Cement Render |
| WC, Kitchen | Tiles |

FIRST FLOOR

| SPACE | FLOOR FINISH SELECTION |
|---|---|
| Learning Room 1&2, Playing Room | Children Playing Rug |
| Activity Room, Balcony | Vinyl Wood Flooring |
| Pantry, Office | Cement Render |
| WC | Tiles |

SECOND FLOOR

| SPACE | FLOOR FINISH SELECTION |
|---|---|
| Toddler Room, Nursery Room | Carpet |
| Dining Room, Balcony | Vinyl Wood Flooring |
| Bath Room | Cement Render |

ROOF LEVEL

| SPACE | FLOOR FINISH SELECTION |
|---|---|
| Agriculture Education Science Lab | Vinyl Wood Flooring |

REFERENCE OF PROPOSED FLOOR FINISH

Vinyl Wood Flooring

Carpet

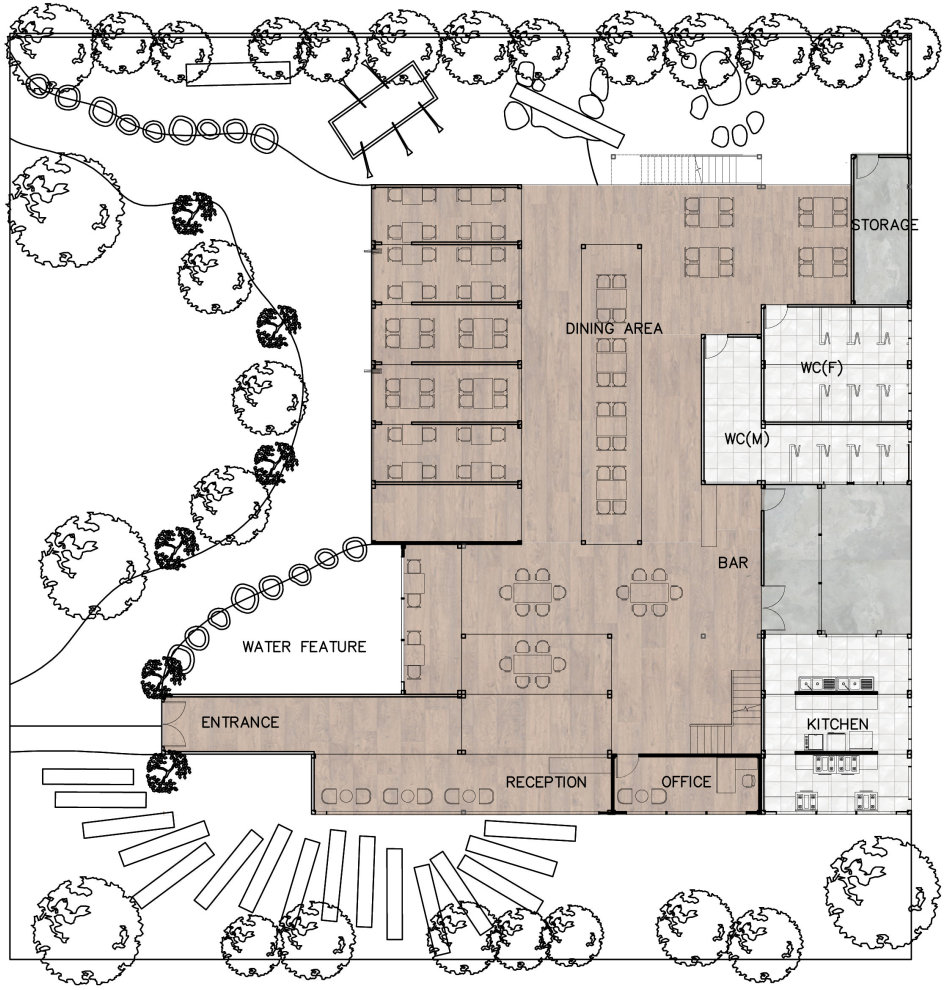
Children Plying Rug

Tiles

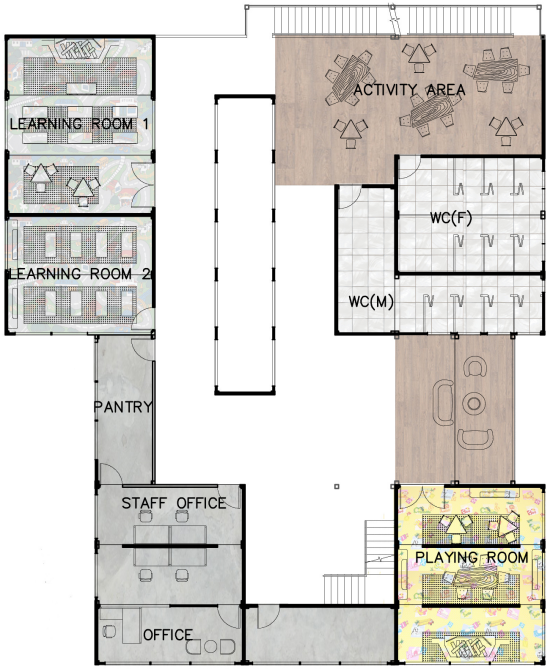
# 3.6 INTERIOR DESIGN

## 3.6.2 FURNITURE LAYOUT AND SELECTION

### 3.6.2.1 FURNITURE LAYOUT



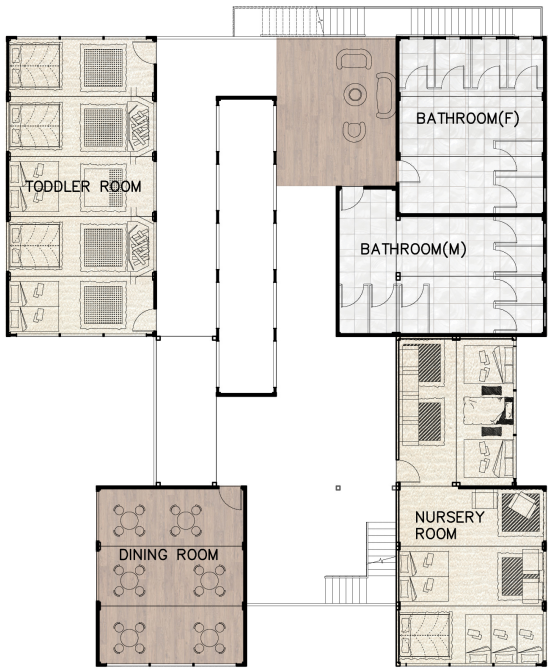

GROUND FLOOR FURNITURE LAYOUT PLAN 1 : 200



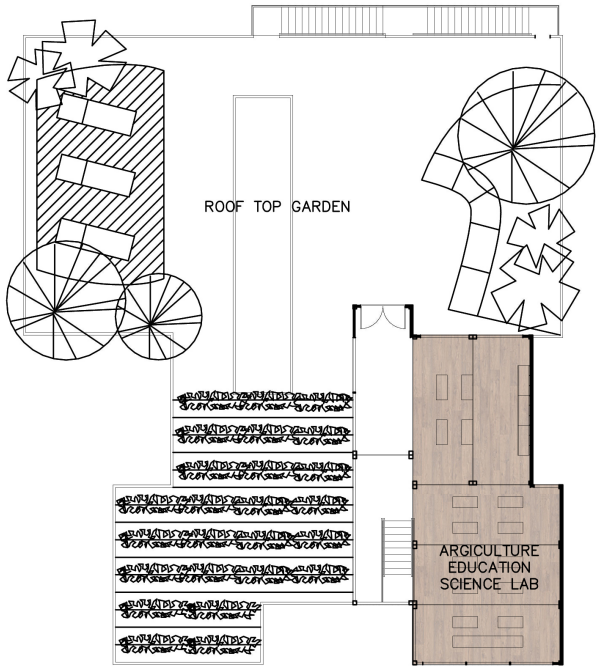

FIRST FLOOR FURNITURE LAYOUT PLAN 1 : 200

# 3.6 INTERIOR DESIGN
## 3.6.2 FURNITURE LAYOUT AND SELECTION

### 3.6.2.1 FURNITURE LAYOUT




SECOND FLOOR FURNITURE LAYOUT PLAN 1 : 200




ROOF LEVEL FURNITURE LAYOUT PLAN 1 : 200

# 3.6 INTERIOR DESIGN

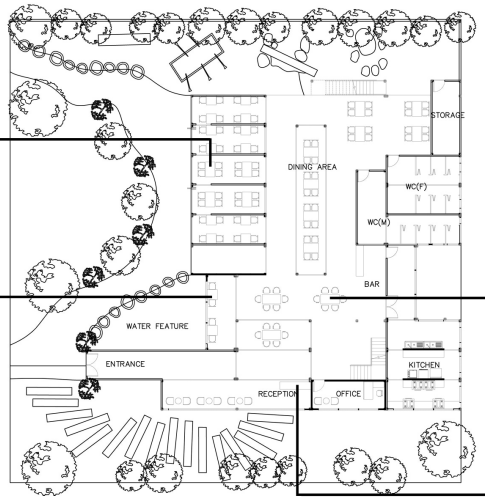
## 3.6.2 FURNITURE LAYOUT AND SELECTION

### 3.6.2.2 FURNITURE SELECTION

In order to bring the concept of 'Back To Nature' into the interior design, furniture are selected to be in earth tone and timber made. This concept has been used throughout the whole building.

Solid Wood Dining Set

NY Side Chair Setting




GROUND FLOOR

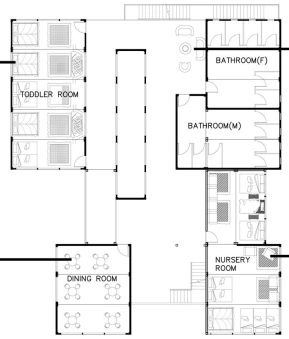
Roxanne Round Black Gloss Dining Set

Railway Unique Dining Set

FORO Reception Desk

Modern Baby Crib

Wooden Baby Chair

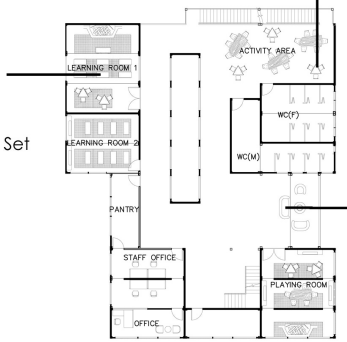



SECOND FLOOR

Bed Sofa Monte Carlo

Choco Chair

Baby Table and Chair Set



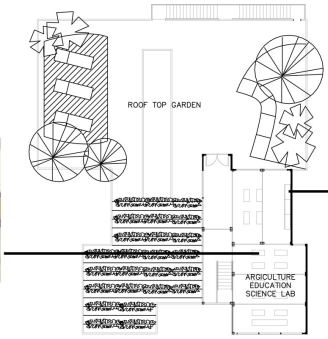

FIRST FLOOR

Baby Snap Table and Stool Set

Microfiber living room set in orange sofa

Authentico Book Shelf

Lab Desk




ROOF LEVEL

### 3.6.2.3 PROPOSED COLLABORATION COMPANY

KARE

1 Utama Shopping Centre, G117-G119,
Ground Floor, 1 Utama Shopping Centre
T +603 7732 5879 F +603 7732 5872
Email: info@kare.my

# 3.6 INTERIOR DESIGN
## 3.6.3 INTERIOR RENDERINGS

Cafe Dining Area

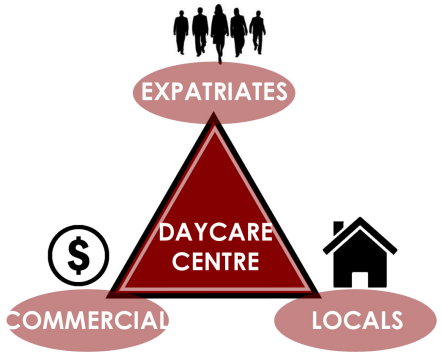
Learning Room

Nursery Room

Balcony

# 4.0 PROJECT MANAGEMENT
## 4.1 PROGRAM VIABILITY AND COST VIABILITY

### 4.1.1 PROGRAM VIABILITY




**I. ADJACENT RESIDENTIAL AREA:**

Mont Kiara, being an affluent township norhtwest of the city centre of Kuala Lumpur, Malaysia, consists mainly of **residential condominiums** and **office complexes.** It is located in the hear of Klang Valley, adjacent to Sri hartamas. Mont Kiara commercial projects include 1 Mont Kiara, Plaza Mont Kiara, Seni Mont Kiara, Solaris Mont Kiara and Solaris Dutamas.

**II. USER DEMANDS:**

Based on researched done by SohoKL team, the demographics at Mont Kiara shows around **60% are expatriates** with an **average monthly income of RM 15,000** and its 10,000 odd families.

With all the data collected and researches around, it is highly recommended that to propose a daycare centre to target the families staying around the area, as well as the expatriates which may not have enough time to taking care of their children during working days.

**III. COMMERCIAL EXPOSURE:**

Besides, with respect to the building typology as stated in the KL City Planning 2020 by the Dewan Bandaraya Kuala Lumpur (DBKL), the land with title PT. 25944 shall be used for commercial purposes. After discussion with the client in Client Consultant Meeting 01 dated on 8th April 2015, it is agreed to have commercial used shop lots at the ground floor.

### 4.1.2 PROGRAMME STRATEGY

CHILDHOOD EDUCATION

HEALTH / ORGANIC PRODUCTS

The strategy of programme based on the site context and user group, which is focused on metropolitan trends:

**I. Childhood education:**

Studies shown that early education is increasingly important in Malaysia especially urban area. Most families demand dedicating childcare that provide quality daycare services and enrichment programmes.

**II.Combining organic products with eateries:**

Though there are numerous eateries outlets at commercial area, healthy eating habit and organic products are recent trend for city folks as well. The organic cafe below the daycare center which also sells organic products can be a new attractions for food lovers, at the same time is convenient for locals to purchase organic food products when having meals.

**III. Propagate sustainability**

The programe adopted nature themed aimed to propagate sustainability and is believed to raise awareness in the area.

### 4.1.3 PROGRAMME STRUCTURE AND CONSIDERATIONS

There are traditional daycare centers which provide baby sitting services, to stands out from normal daycare center, our daycare center is more versatile and curicullum emphasized:

I. **Cognitive development:** Focus on social and emotional developments. Various learningspaces and activity areas locate at both indoor and outdoor areas encouraged children's development.

II. **Enrichment programmes:** Talent classes and tuition classes are held to meet parents and children's demand. Example of talent classes include art class, lab experiment sessions etc.

III. **Teaching vs learning:** Appropriate learning materials are provided in both indoor and outdoor learning environments. Classrooms are ensure to be condusive, teacher to student ratio are controlled around 1:15.

Other than basic programme structure, there are various considerations need to take note prior setting up, such as:

**I. Daycare hours:** Consist of half day and full day sessions
**II. Food supply:** Meals prepared by organic kitchen
**III. Amount of children**
**IV. Charges:** Varies according different sessions and different classes
**V. Staff considerations**

4.1.2.1 COMPARISON OF CONVENTIONAL DAYCARE AND PROPOSED DAYCARE

The average startup cost of daycare range around 125K and above. The proposed daycare has lower running cost according to the following aspects:

| | CONVENTIONAL DAYCARE | PROPOSED DAYCARE |
|---|---|---|
| **CHILDCARE COST** (EDUCATION SUPPLIES & EQUIPMENT) | SAME | SAME |
| **ADMINISTRATIVE EXPENSES** (ACCOUNTING, LICENSING ETC) | SAME | SAME |
| **FURNITURE & FIXTURE** | HIGHER (TO PURCHASE PLAYGROUND EQUIPMENTS ETC.) | LOWER (RECYCLING MATERIALS AS MAJOR COMPONENTS, NATURE THEME LEARNING SPACES) |
| **MEAL PREPARATION** | HIGHER (CATERING SERVICES) | LOWER (LOCAL KITCHEN) |

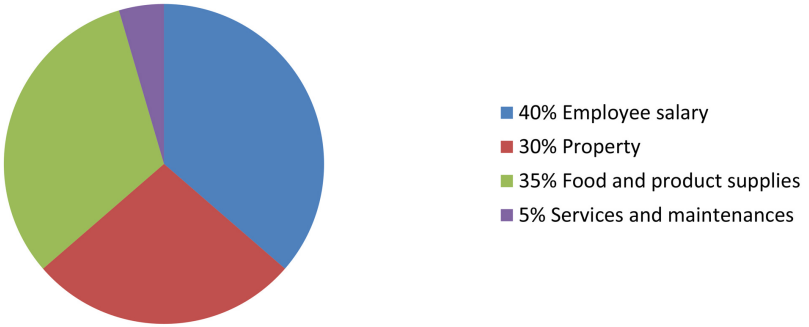
INITIAL COST:

-Recyclable component as materials
-Nature and landscape as theme, local vegetation
-Lower marketing cost due to strategic location

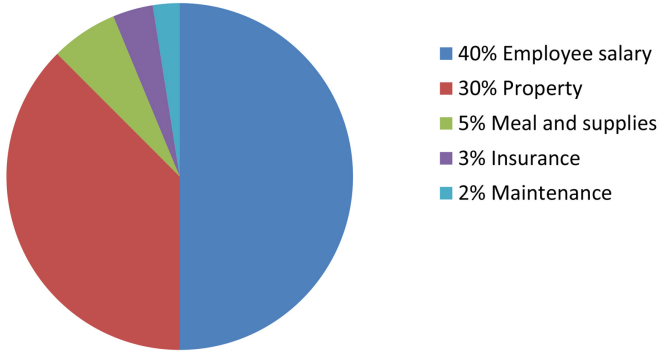
RUNNING COST:

-Promote natural ventilation, reduce usage of electricity
-Rainwater harvesting, reduce wastage of water

**ORGANIC CAFÉ DISTRIBUTION PROPOSAL**




**DAYCARE SALES DISTRIBUTION PROPOSAL**




As shown in the sales distribution proposal, most of the portion are distributed tor **loaning cost** of land and also the **employee salary.**

## 4.2.1 PROJECT TRIPLE CONSTRAINT

COST
Cost itself encompasses various things, such as: resources, labor rates for contractors, risk estimates, bills of materials, etc. Within the finite budget, the project team uses containers as the main constructional material and recycled wood material as furniture. This has significantly reduce the cost for a daycare center with comfortable learning spaces.

TIME
The amount of time required to produce the deliverable will be directly related to the amount of requirements that are part of the end result (scope) along with the amount of resources allocated to the project (cost). The scope of project was completed within 8 weeks by the effective project team.

SCOPE
Scope is the functional elements that, when completed, make up the end deliverable for the project. The scope itself was identified up front by the client, Progressive Success Sdn. Bhd. (PS) as to give the project the best chance of success.

## 10.2.2 SUCCESS FACTORS

With the effective project team and high calibre project manager, the project was progressing well according to the project planning. Risk and backup plans was investigated and verified according to the current external environment. With the support from client and relevant organizations, the scope of project was completed successfully.

## 4.2.3 KEY SUCCESS INDICATORS

### 1. Internal Project Efficiency (Pre-completion)
-Proper and conducive project plan
-Proper time managemenT
-Assigning tasks to the team members
  - good team spirit
  - tasks allocated accordingly
-Developing a plan to achieve common tasks
-Reviewing and doing a rework when needed
-Managing project risks efficiently
  - proper risk analysis and strategies
-Allocating time for process improvement
  - proper time management
  - work done before due date
-Learn from the learning curve
-Proper estimation of project in terms of not only quantitatively but also qualitatively
-Meeting schedule
-Completing within budget

### 2. Impact of the Customer (Short term)
-Meeting functional performance
-Favorable impact on customer, customer's gain
-Fulfilling customer's needs
-Customer expresses satisfaction

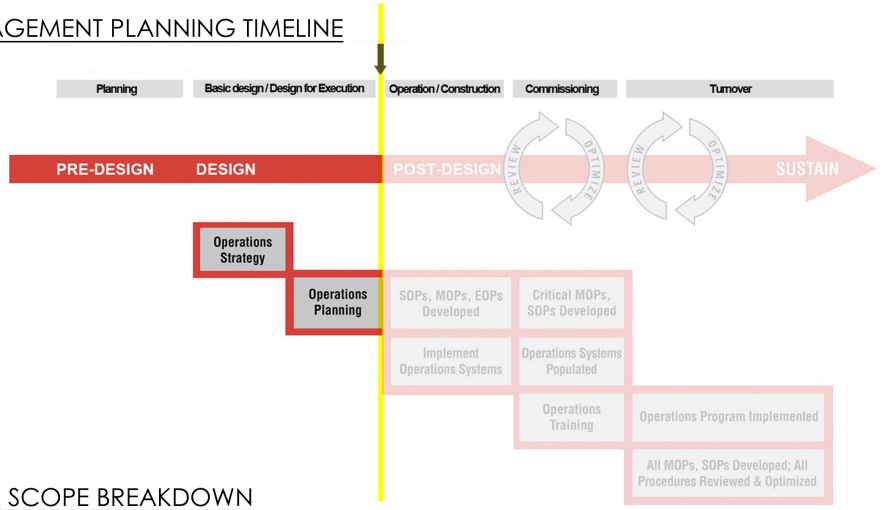
### 3. Business and Direct Success (Medium term)
-Revenue & profits enhanced

### 4. Preparing for the Future (Long term)
-Will create new opportunities for the future
-Will position customer competitively
-Will create new market
Will add/has added capabilities & competencies

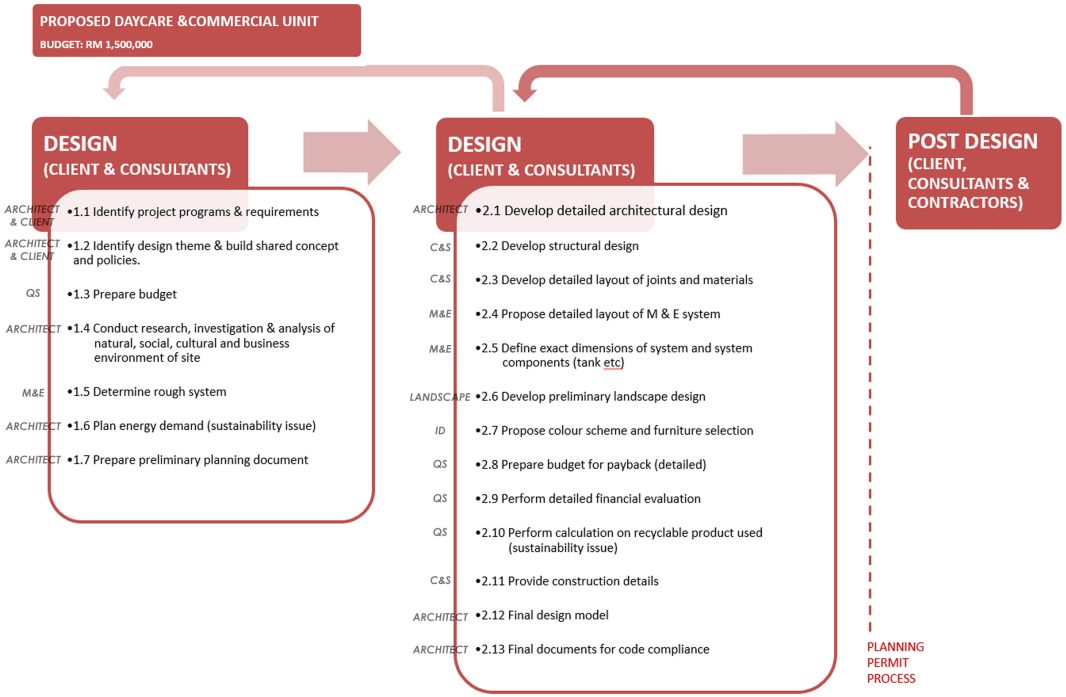
The project is successful with proper planning and the help from the management. Exceeding customer requirements do bring about success to the project. Aligning the key performance indicator to that of the business objective will not only help project managers to keep track but also measure and improve performance. By understanding the business drivers and ensuring that the project meets the objectives of the business also contribute to success of the project.

# 4.0 PROJECT MANAGEMENT
## 4.3 WORK BREAKDOWN STRUCTURE

### MANAGEMENT PLANNING TIMELINE



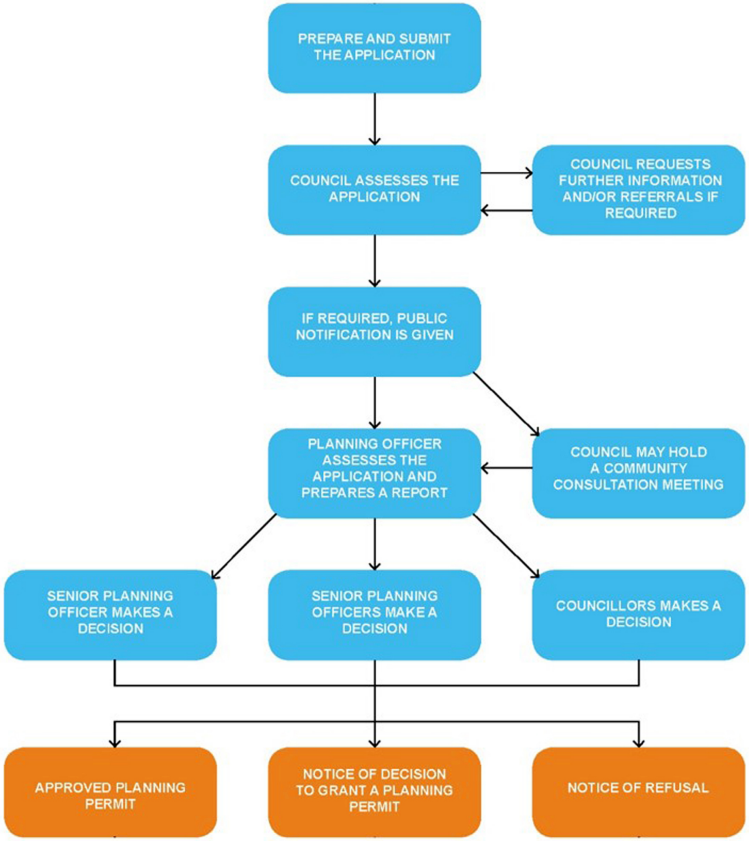

### WORK SCOPE BREAKDOWN




Project managers use the Work Breakdown Structure (WBS) to make complex projects more manageable. The WBS is designed to help break down a project into manageable chunks that can be effectively estimated and supervised.

Some widely used reasons for creating a WBS include:
- Assists with accurate project organization
- Helps with assigning responsibilities
- Shows the control points and project milestones
- Allows for more accurate estimation of cost, risk and time
- Helps explain the project scope to stakeholders

### PLANNING PERMIT PROCESS OUTLINE



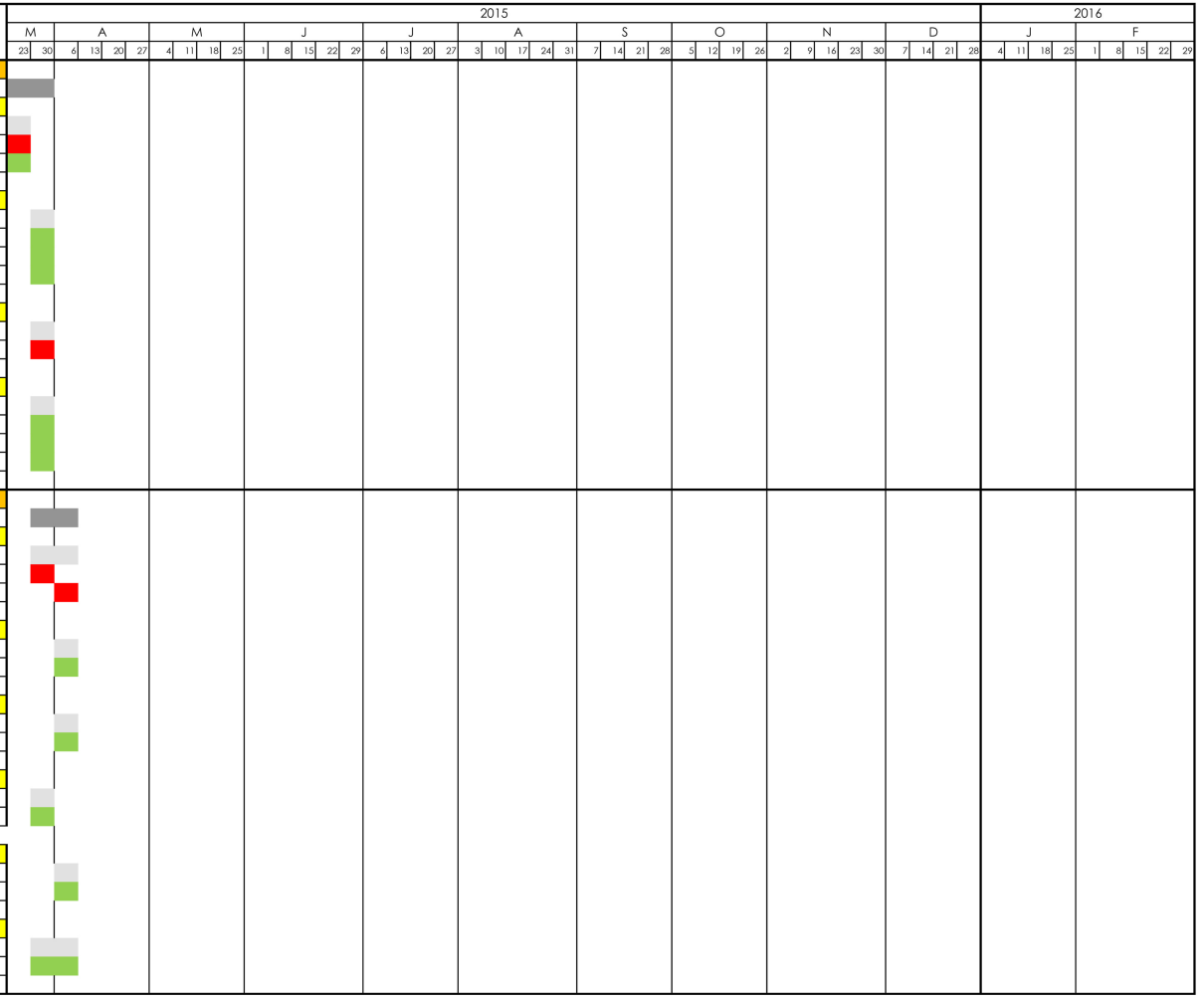
# 4.0 PROJECT MANAGEMENT
## 4.4 GANTT CHART

### 4.4.1 OVERALL PROJECT

**GANTT Chart**

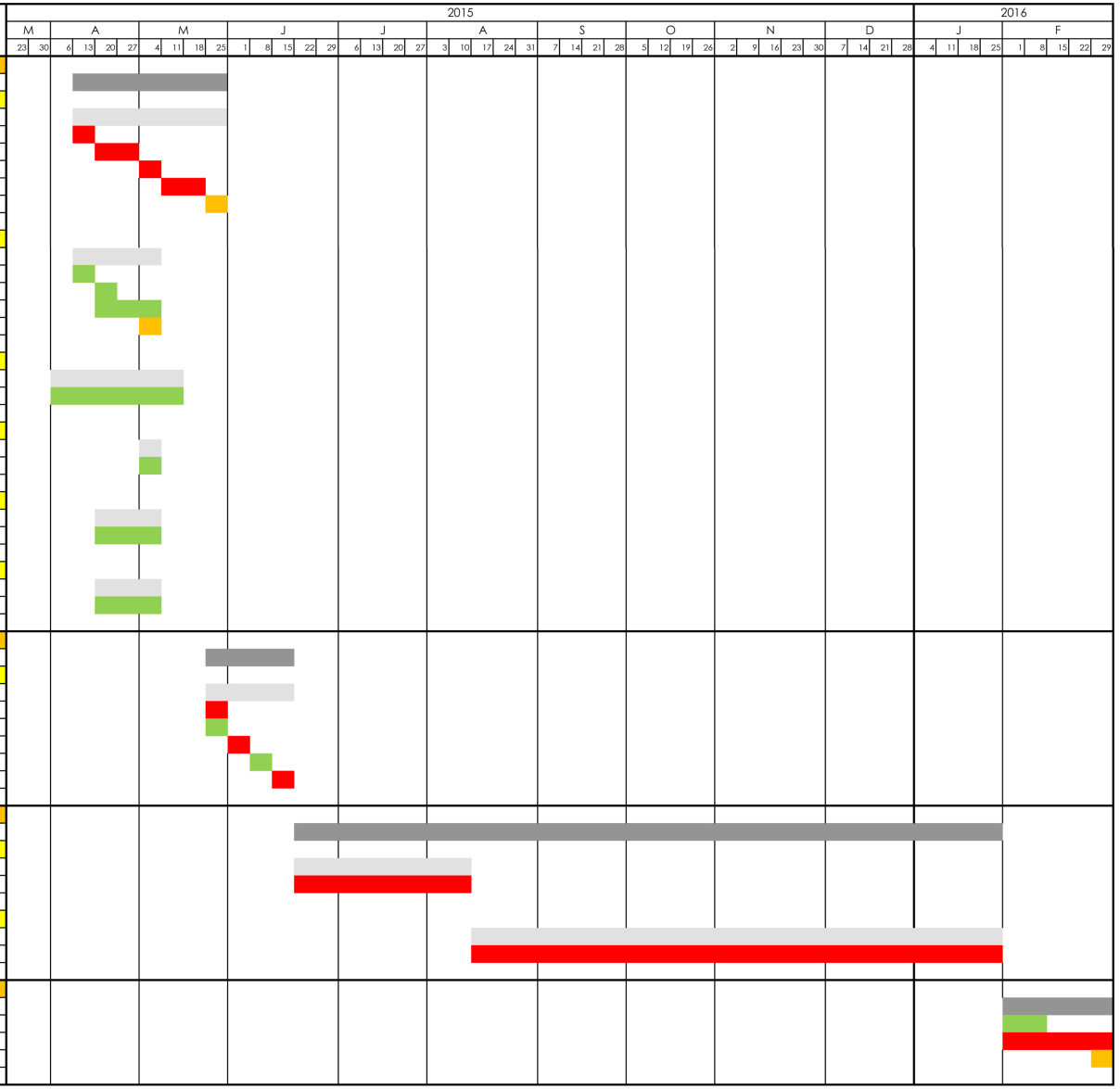
Proposed 4-Storey Commercial with Daycare Centre at Jalan Solaris Solaris Mont Kiara, 50480 Kuala Lumpur for Progressive Success Sdn. Bhd.
Project Lead : Mr. David Koo Mei Da and Ar. Lim Yee Zhing
Start Date : 23th March 2015

| Task ID | Description | Early Start | Early Finish | Original Duration |
|---|---|---|---|---|
| **01. PRE - DESIGN STAGE** | | | | |
| | | 23-Mar-15 | 5-Apr-15 | 14 |
| Client | | | | |
| | | 23-Mar-15 | 29-Mar-15 | 7 |
| 1.01.01 | Letter of Intent to Consultants | 23-Mar-15 | 29-Mar-15 | 7 |
| 1.01.02 | Budgetary Constraints | 25-Mar-15 | 29-Mar-15 | 5 |
| Project Manager | | | | |
| | | 30-Mar-15 | 31-Mar-15 | 2 |
| 1.02.01 | Goal and Scope | - | 31-Mar-15 | 1 |
| 1.02.02 | Schedule Constraints | 30-Mar-15 | 31-Mar-15 | 2 |
| 1.02.03 | Commencement of Documentation | - | 31-Mar-15 | 1 |
| Architect | | | | |
| | | 30-Mar-15 | 31-Mar-15 | 2 |
| 1.03.01 | Design Requirement | 30-Mar-15 | 31-Mar-15 | 2 |
| Civil and Structural Engineer | | | | |
| | | 30-Mar-15 | 5-Apr-15 | 7 |
| 1.04.01 | Site Survey | 30-Mar-15 | 5-Apr-15 | 7 |
| 1.04.02 | Soil Survey | 30-Mar-15 | 5-Apr-15 | 7 |
| 1.04.03 | Feasibility Studies | 30-Mar-15 | 1-Apr-15 | 3 |
| **02. SCHEMATIC DESIGN** | | | | |
| | | 1-Apr-15 | 12-Apr-15 | 12 |
| Architect | | | | |
| | | 1-Apr-15 | 12-Apr-15 | 12 |
| 2.03.01 | Programming | 1-Apr-15 | 3-Apr-15 | 3 |
| 2.03.02 | Schematic Design | 4-Apr-15 | 12-Apr-15 | 9 |
| Civil and Structural Engineer | | | | |
| | | 10-Apr-15 | 12-Apr-15 | 3 |
| 2.04.01 | Schematic Design | 10-Apr-15 | 12-Apr-15 | 3 |
| Mechanical and Electrical Engineer | | | | |
| | | 10-Apr-15 | 12-Apr-15 | 3 |
| 2.05.01 | Schematic Design | 10-Apr-15 | 12-Apr-15 | 3 |
| Quantity Surveyor | | | | |
| | | 4-Apr-15 | 5-Apr-15 | 2 |
| 2.06.01 | Preliminary Costing | 2-Apr-15 | 8-Apr-15 | 7 |
| Landscape Architect | | | | |
| | | 10-Apr-15 | 12-Apr-15 | 3 |
| 2.07.01 | Schematic Design | 10-Apr-15 | 12-Apr-15 | 3 |
| Interior Designer | | | | |
| | | 3-Apr-15 | 9-Apr-15 | 7 |
| 2.08.01 | Schematic Design | 3-Apr-15 | 9-Apr-15 | 7 |



# 4.0 PROJECT MANAGEMENT
## 4.4 GANTT CHART

| Task ID | Description | Early Start | Early Finish | Original Duration |
|---|---|---|---|---|
| **03. DESIGN DEVELOPMENT** | | | | |
| | | 13-Apr-15 | 25-May-15 | 44 |
| Architect | | | | |
| | | 13-Apr-15 | 25-May-15 | 44 |
| 3.03.01 | Outline Design | 13-Apr-15 | 19-Apr-15 | 14 |
| 3.03.02 | Detail Design | 20-Apr-15 | 3-May-15 | 14 |
| 3.03.03 | Finalization of Proposal | 4-May-15 | 10-May-15 | 7 |
| 3.03.04 | One Stop Centre Submission | 11-May-15 | 24-May-15 | 15 |
| 3.03.05 | Building Plan Approval | - | 25-May-15 | 1 |
| | | | | |
| Civil and Structural Engineer | | | | |
| | | 13-Apr-15 | 5-May-15 | 37 |
| 3.04.01 | Construction Planning | 13-Apr-15 | 16-Apr-15 | 4 |
| 3.04.02 | Infrastructure Detail Design | 20-Apr-15 | 24-Apr-15 | 5 |
| 3.04.03 | Earthwrok Submission | 20-Apr-15 | 5-May-15 | 15 |
| 3.04.04 | Earthwork Approval | - | 5-May-15 | 1 |
| | | | | |
| Mechanical and Electrical Engineer | | | | |
| | | 6-Apr-15 | 14-May-15 | 39 |
| 3.05.01 | Infrastructure Detail Design | 6-Apr-15 | 14-May-15 | 39 |
| | | | | |
| Quantity Surveyor | | | | |
| | | 5-May-15 | 10-May-15 | 6 |
| 3.06.01 | Specific Cost Breakdown | 5-May-15 | 10-May-15 | 6 |
| | | | | |
| Landscape Architect | | | | |
| | | 23-Apr-15 | 8-May-15 | 16 |
| 3.07.01 | Landscape Detail Design | 23-Apr-15 | 8-May-15 | 16 |
| | | | | |
| Interior Designer | | | | |
| | | 23-Apr-15 | 8-May-15 | 16 |
| 3.08.01 | Interior Detail Design | 23-Apr-15 | 8-May-15 | 16 |
| | | | | |
| **04. CONTRACT DOCUMENTATION** | | | | |
| | | 26-May-15 | 15-Jun-15 | 21 |
| Client | | | | |
| | | | | |
| 4.01.01 | Tender Notice | 26-May-15 | 31-May-15 | 6 |
| 4.01.02 | Bidding Request | 27-May-15 | 31-May-15 | 5 |
| 4.01.03 | Bidding | 1-Jun-15 | 7-Jun-15 | 7 |
| 4.01.04 | Review Bids | 10-Jun-15 | 14-Jun-15 | 5 |
| 4.01.05 | Award Contract | - | 15-Jun-15 | 1 |
| | | | | |
| **05. CONSTRUCTION** | | | | |
| | | 22-Jun-15 | 31-Jan-16 | 224 |
| Earthwork | | | | |
| | | 22-Jun-15 | 16-Aug-15 | 56 |
| 5.09.01 | Site Clearance | 22-Jun-15 | 16-Aug-15 | 56 |
| | | | | |
| Main Building Work | | | | |
| | | 17-Aug-15 | 31-Jan-16 | 168 |
| 5.10.01 | Main Building Works and Nominated Sub-Contractors | 17-Aug-15 | 31-Jan-16 | 168 |
| | | | | |
| **06. POST - CONSTRUCTION** | | | | |
| | | 1-Feb-16 | 29-Feb-16 | 29 |
| 6.11.01 | Completion and Application for CO | 1-Feb-16 | 14-Feb-16 | 14 |
| 6.11.02 | Final Accounts of Contracts | 1-Feb-16 | 28-Feb-16 | 28 |
| 6.11.03 | Contract Conclusion | - | 29-Feb-16 | 1 |



# 4.0 PROJECT MANAGEMENT
## 4.4 GANTT CHART

### 4.4.2 CLIENT - CONSULTANT MEETING

**GANTT Chart**

Proposed 4-Storey Commercial with Daycare Centre at Jalan Solaris Solaris Mont Kiara, 50480 Kuala Lumpur for Progressive Success Sdn. Bhd.
Project Lead : Mr. David Koo Mei Da and Ar. Lim Yee Zhing
Start Date : 23th March 2015

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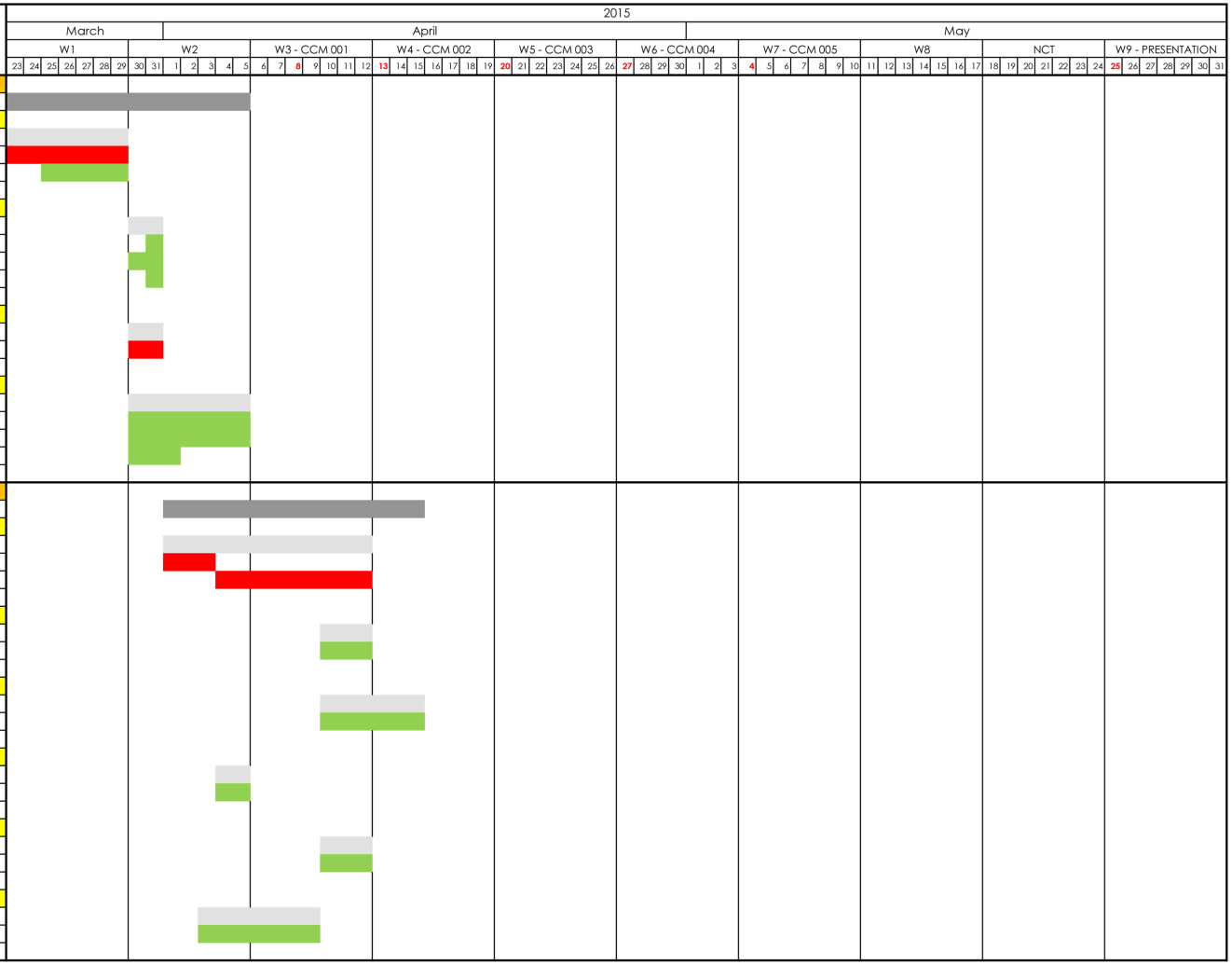
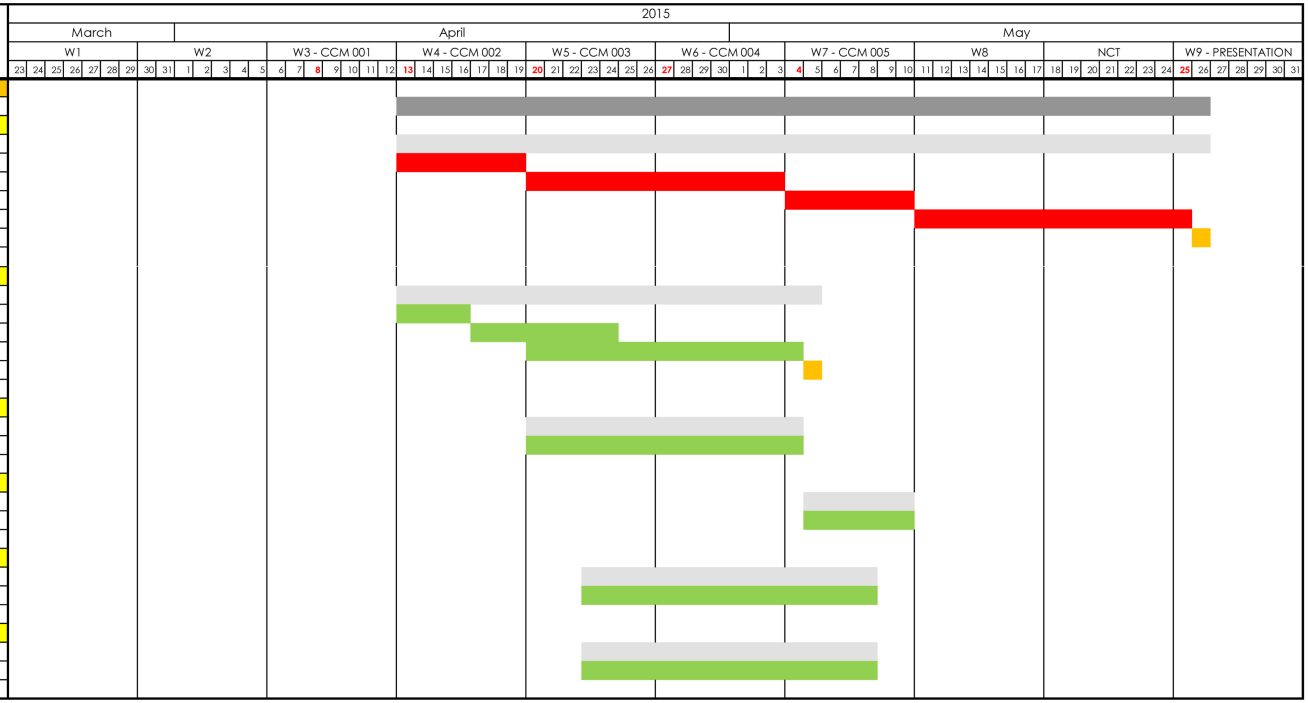
| Architect | | | | |
| | | 30-Mar-15 | 31-Mar-15 | 2 |
| 1.03.01 | Design Requirement | 30-Mar-15 | 31-Mar-15 | 2 |
| Civil and Structural Engineer | | | | |
| | | 30-Mar-15 | 5-Apr-15 | 7 |
| 1.04.01 | Site Survey | 30-Mar-15 | 5-Apr-15 | 7 |
| 1.04.02 | Soil Survey | 30-Mar-15 | 5-Apr-15 | 7 |
| 1.04.03 | Feasibility Studies | 30-Mar-15 | 1-Apr-15 | 3 |
| **02. SCHEMATIC DESIGN** | | | | |
| | | 1-Apr-15 | 12-Apr-15 | 12 |
| Architect | | | | |
| | | 1-Apr-15 | 12-Apr-15 | 12 |
| 2.03.01 | Programming | 1-Apr-15 | 3-Apr-15 | 3 |
| 2.03.02 | Schematic Design | 4-Apr-15 | 12-Apr-15 | 9 |
| Civil and Structural Engineer | | | | |
| | | 10-Apr-15 | 12-Apr-15 | 3 |
| 2.04.01 | Schematic Design | 10-Apr-15 | 12-Apr-15 | 3 |
| Mechanical and Electrical Engineer | | | | |
| | | 10-Apr-15 | 12-Apr-15 | 3 |
| 2.05.01 | Schematic Design | 10-Apr-15 | 12-Apr-15 | 3 |
| Quantity Surveyor | | | | |
| | | 4-Apr-15 | 5-Apr-15 | 2 |
| 2.06.01 | Preliminary Costing | 2-Apr-15 | 8-Apr-15 | 7 |
| Landscape Architect | | | | |
| | | 10-Apr-15 | 12-Apr-15 | 3 |
| 2.07.01 | Schematic Design | 10-Apr-15 | 12-Apr-15 | 3 |
| Interior Designer | | | | |
| | | 3-Apr-15 | 9-Apr-15 | 7 |
| 2.08.01 | Schematic Design | 3-Apr-15 | 9-Apr-15 | 7 |



# 4.0 PROJECT MANAGEMENT
## 4.4 GANTT CHART

| Task ID | Description | Early Start | Early Finish | Original Duration |
|---|---|---|---|---|
| **03. DESIGN DEVELOPMENT** | | | | |
| | | 13-Apr-15 | 25-May-15 | 44 |
| Architect | | | | |
| | | 13-Apr-15 | 25-May-15 | 44 |
| 3.03.01 | Outline Design | 13-Apr-15 | 19-Apr-15 | 14 |
| 3.03.02 | Detail Design | 20-Apr-15 | 3-May-15 | 14 |
| 3.03.03 | Finalization of Proposal | 4-May-15 | 10-May-15 | 7 |
| 3.03.04 | One Stop Centre Submission | 11-May-15 | 24-May-15 | 15 |
| 3.03.05 | Building Plan Approval | - | 25-May-15 | 1 |
| | | | | |
| Civil and Structural Engineer | | | | |
| | | 13-Apr-15 | 5-May-15 | 37 |
| 3.04.01 | Construction Planning | 13-Apr-15 | 16-Apr-15 | 4 |
| 3.04.02 | Infrastructure Detail Design | 20-Apr-15 | 24-Apr-15 | 5 |
| 3.04.03 | Earthwrok Submission | 20-Apr-15 | 5-May-15 | 15 |
| 3.04.04 | Earthwork Approval | - | 5-May-15 | 1 |
| | | | | |
| Mechanical and Electrical Engineer | | | | |
| | | 6-Apr-15 | 14-May-15 | 39 |
| 3.05.01 | Infrastructure Detail Design | | | |
| | | | | |
| Quantity Surveyor | | | | |
| | | 5-May-15 | 10-May-15 | 6 |
| 3.06.01 | Specific Cost Breakdown | 5-May-15 | 10-May-15 | 6 |
| | | | | |
| Landscape Architect | | | | |
| | | 23-Apr-15 | 8-May-15 | 16 |
| 3.07.01 | Landscape Detail Design | 23-Apr-15 | 8-May-15 | 16 |
| | | | | |
| Interior Designer | | | | |
| | | 23-Apr-15 | 8-May-15 | 16 |
| 3.08.01 | Interior Detail Design | 23-Apr-15 | 8-May-15 | 16 |



# 4.0 PROJECT MANAGEMENT
## 4.5 RISK ANALYSIS

### 4.5.1 PROGRAM

| Risk | Likelihood (1-5) | Severity (1-5) | Impact | Stratergy | Contingency |
|---|---|---|---|---|---|
| **Industrial** | | | | | |
| The client doesn't approve the project | 2 | 4 | Project might be terminated by client | Fulfill all the requirements given by | Modify proposal and resubmit |
| Project doesn't get approval from DBKL | 2 | 4 | Project might be hold until further amendments are | Fulfill all the requirements given by DBKL | Modify proposal and resubmit |
| **Commercial** | | | | | |
| Program doesn't self sustain economically | 2 | 2 | Shut down of premises | Project manager to ensure the program's sustainability | Increase popularity of the site through different approaches |
| Competitive market | 1 | 1 | Competition among markets occur | Target different type of market on site | Marketing team to propose different approaches |
| **Social** | | | | | |
| Low popularity | 2 | 2 | Premises do not sustain in longer period of time | Attractive design | Marketing team to propose different approaches |
| No carparks around the area | 4 | 2 | Premises become secondary option for the customers | Plan route for drop off | Promote new parking area |
| Traffic congestion | 4 | 2 | Premises become secondary option for the customers | Plan route for drop off | Promote new parking area |
| Security on site | 3 | 4 | Safety of the users becomes an issue | Aware of site condition | Hire security guards and install CCTV |

### 4.5.2 MANAGEMENT

| Risk | Likelihood (1-5) | Severity (1-5) | Impact | Stratergy | Contingency |
|---|---|---|---|---|---|
| **Consultants Errors** | | | | | |
| Project Manager turnover | 2 | 3 | Team lost of direction | Find out the reasons of turnover and form resolutions or agreement to the problems | Assign new project manager |
| Problems with subcontractors | 3 | 3 | Delays of project | Find out the reasons of turnover and form resolutions or agreement to the problems | Assign new subcontractors |
| Conflict and disputes | 4 | 1 | Bad team performances | Discussions | Replace concerned people |
| Miscommunication between architect and consultants | 2 | 1 | Delay of project | Discussion and internal meeting | Clearer drawings and preparation of minutes |
| Implementation inefficiency | 5 | 3 | Delay of project | Reschedule on contract | Replace concerned people |
| Unclear construction specifications | 3 | 3 | Delay of project | Make sure drawings are detailed with supervision of architect and engineer on site | Discussion and internal meeting |
| Wrong cost estimation | 3 | 4 | Exceeding project cost | Make sure drawings are detailed with supervision of architect and engineer on site | Discussion and internal meeting |
| Confusion at scope fo work | 2 | 4 | Miscommunication | Identify and verify scope of work | Discussion and internal meeting |
| **Others** | | | | | |
| Delay with permits or approvals | 2 | 2 | Delay of project | Enquiries from local authorities | Reschedule on contract |
| Client change design | 2 | 4 | Delay of project and extra cost | Ensure client's satisfaction before finalising drawings | Legal actions |
| Bankruptcy of client | 4 | 1 | Suspension of project | Background check on the client's financial stability | Look for legal assistance |

## 4.5.3 CONSTRUCTION

| Risk | Likelihood (1-5) | Severity (1-5) | Impact | Stratergy | Contingency |
|---|---|---|---|---|---|
| **Site Excavation** | | | | | |
| Damage on existing wiring | 1 | 2 | Extra cost of cables amendments and possible of electrocuted accisdents | Attaining physical data on the site from the authority with supervision of the site surveyor | Compensation |
| Damage on existing water pipes | 1 | 2 | Extra cost of piping amendments | Attaining pkysical data on the site from the authority with supervision of the site surveyor | Compensation |
| **Labour** | | | | | |
| Worker's injury on site | 2 | 4 | Lawsuits, fines and compensation | Site manager on site to ensure safety nets, scaffoldings and proper safety procedure during construction | Have ambulance and first aid services on standby at site |
| Worker's death on site | 1 | 5 | Lawsuits, fines and compensation | Site manager on site to ensure safety nets, scaffoldings and proper safety procedure during construction | Compensation from insurance, hire new workers |
| Shortage of workers | 3 | 3 | Delay of works and contract fines | Hire more workers | Maximise working hours |
| Lack of supervision | 3 | 4 | Delay of project | Penalty on supervisors and workers | Replace concerned people |
| Poor workmanship | 2 | 4 | Building failure which might cause death | Stricter supervision on construction and workers, hiring more skilled workers | Replace concerned people |
| Shortage of workers | 1 | 4 | Delay of project, lawsuit | Find out the reasons of demonstration and form resolutions or agreement to the problems | Look for legal assistance |

| Risk | Likelihood (1-5) | Severity (1-5) | Impact | Stratergy | Contingency |
|---|---|---|---|---|---|
| **Construction** | | | | | |
| Wrong installation | 1 | 2 | Extra labour, material cost and time delay | Site manager is to ensure all constructions on site is following the specification drawings | Compensation |
| Time overturn | 1 | 3 | Fines and extra labour cost | Refer to Gantt chart for progress | Replace concerned people |
| **Materiality and Tools** | | | | | |
| Breakdown of plants and machines | 1 | 2 | Higher cost of repair | Ensure good contractor and supplier | Bring in new machines |
| Lack of site mobility | 2 | 1 | Delay of project | Good planning of machinery usage in sequences | Maximise working hours |
| Insufficient tools and machines | 1 | 1 | Delay of project and extra cost | Extra labour to be employed | Maximise working hours |
| Display of operation time | 1 | 2 | Delay of project | Ensure good contractor | Compensation |
| **Building Materials** | | | | | |
| Insufficient of quantity | 1 | 1 | Exceeding project cost | Estimation performed by in house quantity surveyor | Extra material cost should be counted in the preliminary cost |
| Extra materials | 1 | 1 | Wastage | Estimation performed by in house quantity surveyor | Leftover materials can be carried on the other projects or resell back |
| Delayed delivery | 1 | 1 | Delay of project | Ensure good supplier | Compensation and replace new supplier |
| Defects on material | 2 | 1 | Extra material cost | Ensure good supplier | Replace new supplier |
| Stolen of material | 1 | 1 | Extra material cost | Hoarding up the site to secure the parameter of the site | Lodge police report |

# 4.0 PROJECT MANAGEMENT
## 4.5 RISK ANALYSIS

| Risk | Likelihood (1-5) | Severity (1-5) | Impact | Stratergy | Contingency |
|---|---|---|---|---|---|
| **Natural Disasters** | | | | | |
| Heavy downpour | 4 | 1 | Defect in materials and structural members | Proper storage and protection of materials should be taken of | Replace construction materials |
| High humidity on site | 2 | 1 | Defect in materials | Proper storage and protection of materials should be taken of | Replace construction materials |
| **Others** | | | | | |
| noise or view complaints by neighbouring tenants | 2 | 1 | - | - | - |

## 4.6.1 PROGRAM

STAFF
Staffs are encouraged to attend various work-related courses and at the same time following the paces of the competitive world.

MANAGEMENT
The management shall encourage the staffs by providing them a better working environment. Besides, various activities and marketing strategies shall also be implemented by the management in the program to attract more people.

## 4.6.2 ARCHITECTURE

CONTAINERS
It is important to check a modified container buildings with doors, windows and other openings in order to prevent **leakage** after a period of time.

Besides, the container might get **rusted** under a long period of exposure under the weather in Malaysia. Hence, it is highly recommended to take special care to look for depressions or other areas that may collect dirt, debris and water and clean them out. Also, remove any rust and treat the area with **anti corrosive paint**.

Moreover, it is encouraged to **re-furbish the exterior facade** of the container every few years in order to maintain its aesthetic values.

## 4.6.3 CIVIL AND STRUCTURAL COMPONENTS

CIVIL AND STRUCTURAL
Building owner to refer to the **Building Manual** and take precaution steps and maintenance in order to achieve sustainable asset management and to ensure the comprehensive and stratergic use of facilities and asset management for the organization.

## 4.6.4 MECHANICAL AND ELECTRICAL COMPONENTS

CIVIL AND STRUCTURAL
Building owner to refer to the **Building Manual** and take precaution steps and maintenance in order to achieve sustainable asset management and to ensure the comprehensive and stratergic use of facilities and asset management for the organization.

Besides, it is encouraged to have **technician** checking the mechanical and electrical systems of the buildings over a certain period of time.

## 4.6.5 LANDSCAPE ARCHITECTURE

LANDSCAPE DESIGN
Management to maintain and ensure the growth of the vegetations at the site by hiring gardener or experts.

## 4.6.7 INTERIOR DESIGN

INTERIOR
it is encouraged to **re-furbish the interior wall** of the container every few years in order to maintain its aesthetic values.

## 4.6.8 OTHERS

Building owner to refer to the **Building Manual** and take precaution steps and maintenance in order to achieve sustainable asset management and to ensure the comprehensive and stratergic use of facilities and asset management for the organization.

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ANW architects Sdn. Bhd.(973288-K)
| architecture | planning | interior design |

**A15.01 TALENT DAYCARE JALAN SOLARIS**
**MEETING AGENDA**

| | | |
|---|---|---|
| Type of Meeting | : | **CLIENT CONSULTANT MEETING NO. 01** |
| Date | : | 6th April 2015 |
| Time | : | 12.00 pm |
| Place | : | Taylor's University Studio E5.08 |
| Initiator/Typist | : | LYZ |
| No of Pages | : | (1+1) pages |

| Name | Firm | Copies to |
|---|---|---|
| Ar. Chin Tuck Heng | Progressive Success(PS) | All present |
| Ar. BadrulHisham | | |
| Ar. NazarudinMasat | | |
| Ar. Lim Yee Zhing | ANW Architects SdnBhd(ANW) | |
| Ir. David Koo Mei Da | | |
| Ir. Chong Kah Weng | | |
| Sr. Hoo Zhi Xin | | |
| LAr. Delaney Tang Hui Ying | | |
| Ms. Janet Pung Jia Chyi | | |
| Mr. Zachary Ling Gee You | | |



**A15.01 TALENT DAYCARE JALAN SOLARIS**
**AGENDA OF MEETING**
**CLIENT CONSULTANT MEETING NO. 01**

| Item | | | Presenter |
|---|---|---|---|
| **1.1.0** | **CLIENT INTRODUCTION** | | ***TUSB*** |
| **1.2.0** | **COMPANY INTRODUCTION** | | ***KMD*** |
| | 1.2.1 | Company Name & Profile | |
| | 1.2.2 | Vision & Mission | |
| | 1.2.3 | Philosophy | |
| | 1.2.4 | Organisational Chart | |
| | 1.2.5 | Consultants Self-introduction | ***KMD/LYZ/CKW/THY/ HZX/PJC/LGY*** |
| **1.3.0** | **SITE INTRODUCTION** | | ***LYZ*** |
| | 1.3.1 | Location | |
| | 1.3.2 | Vehicular & Pedestrian Circulation | |
| | 1.3.3 | Neighbourhood Context | |
| | 1.3.4 | Views | |
| **1.4.0** | **PROPOSED PROGRAM** | | ***LYZ*** |
| | 1.4.1 | Activities | |
| | 1.4.2 | Spatial Arrangement | |
| **1.5.0** | **BUDGET** | | ***LYZ*** |
| | 1.5.1 | Price Comparison of Containers | |
| **1.6.0** | **OTHERS** | | ***KMD*** |
| | 1.6.1 | Date of Next Meeting | |

## CCM 01

ANW architects Sdn. Bhd.(973288-K)
I architecture I planning I interior design I

**PROPOSED TALENT DAYCARE CENTRE WITH COMMERCIAL LOTS AT JALAN SOLARIS, 50480 KUALA LUMPUR FOR PROGRESSIVE SUCCESS SDN. BHD.**
**A15.01 TALENT DAYCARE JALAN SOLARIS**
**MEETING MINUTES**

Type of Meeting : **CLIENT CONSULTANT MEETING NO. 01**
Date : 8th April 2015
Time : Commencing at 8:00 a.m.
Closing at 9:25 a.m.
Venue : Taylor's University Studio E5. 08
Initiator/Typist : PJC
No of Pages : (1+2) pages

| NAME | Ref. | ORGANISATION/ COMPANY | CONTACT NUMBER | EMAIL ADDRESS |
|---|---|---|---|---|
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| | | | | |
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| Ir. Zachary Ling Gee You | LGY | | 016-8462691 | zacharylinggeeyou@anwglobal.net |
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| LAr. Delaney Tang Hui Ying | THY | | 016-7568570 | delaneytang@anwglobal.net |
| Ms. Janet Pung Jia Chyi | PJC | | 016-9877962 | pungjiachyi@anwglobal.net |





| Item | | Presenter |
|---|---|---|
| **1.1.0** | **INTRODUCTION** | |
| 1.1.1 | The meeting started with company introduction. | ALL |
| **1.2.0** | **ARCHITECTURE** | |
| 1.2.1 | Proposal of project as day care centre with commercial lots has been approved by client. | LYZ |
| 1.2.2 | LYZ has proposed to locate commercial used shop lots at the ground floor, Day-care centre at the first floor and second floor. | LYZ |
| 1.2.3 | LYZ to propose spatial arrangement on next meeting. | LYZ |
| 1.2.4 | Provision of lift is yet to be checked whether it is necessary. | ANW |
| **1.3.0** | **C&S** | |
| 1.3.1 | LGY to propose the cost and budget of structural work. | LGY |
| **1.4.0** | **M&E** | |
| 1.4.1 | CKW to propose the cost and budget of mechanical and electrical work. | CKW |
| **1.5.0** | **QUANTITY SURVEY** | |
| 1.5.1 | Budget of project is yet to be figured out. | HZX |
| 1.5.2 | Rental fee is yet to be confirmed and negotiated with land owner. | HZX |
| **1.6.0** | **LANDSCPAPE** | |
| 1.6.1 | THY to propose landscaping according to architect's planning. | THY |
| **1.7.0** | **INTERIOR DESIGN** | |
| 1.7.1 | PJC to propose relevant colour scheme and furniture design, according to the architect's design scheme. Safety issues of children are the prior consideration for this project. | PJC |
| **1.8.0** | **CLIENT** | |
| 1.8.1 | PS has proposed to have an organic food shop at the ground floor. | PS |
| **1.9.0** | **OTHERS** | |
| 1.9.1 | Mr. Chin will not be available in the subsequent weeks. Hence, he will be replaced by Mr. Badrul Hisham as the representative of PS Sdn. Bhd. | INFO |
| 1.9.2 | The next Client Consultant Meeting will be held on 13/04/15 (Monday) at 10:00 a.m., Taylor's University Studio E5.13. | INFO |

There was being no other matters arising, the meeting was adjourned at 9:25a.m.





Item Presenter

MINUTES PREPARED BY
ANW ARCHITECTS SDN. BHD

PUNG JIA CHYI
INTERIOR DESIGNER

REVIEWED BY
ANW ARCHITECTS SDN. BHD

DAVID KOO MEI DA
PROJECT MANAGER

Copies emailed to: All present

# APPENDIX
## MEETING MINUTES

## CCM 02

ANW architects Sdn. Bhd.(973288-K)
I architecture I planning I interior design I

**PROPOSED TALENT DAYCARE CENTRE WITH COMMERCIAL LOTS AT JALAN SOLARIS, 50480 KUALA LUMPUR FEDERAL TERRITORY FOR PROGRESSIVE SUCCESS SDN. BHD.**
**A15.01 TALENT DAYCARE JALAN SOLARIS**
**MEETING MINUTES**

Type of Meeting : **CLIENT CONSULTANT MEETING NO. 02**
Date : 13th April 2015
Time : Commencing at 10:00 a.m.
Closing at 11:25 a.m.
Venue : Taylor's University Studio E5. 08
Initiator/Typist : HZX
No of Pages : (1+2) pages

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| Ir. Chong Kah Weng | CKW | | 016-8796962 | kahweng@anwglobal.net |
| Sr. Hoo Zhi Xin | HZX | | 014-7263549 | michzhixin@anwglobal.net |
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| Ms. Janet Pung Jia Chyi | PJC | | 016-9877962 | pungjiachyi@anwglobal.net |





| Item | | | Presenter |
|---|---|---|---|
| **2.1.0** | **INTRODUCTION** | | |
| | 2.1.1 | The minutes of meeting No.01 was taken as read and accepted by all. | ***INFO*** |
| **2.2.0** | **PROJECT DETAILS** | | |
| | 2.2.1 | KMD presented Gantt chart, project divided to 4 phases: Initiation, Documentation, Estimation and Design. | ***KMD*** |
| | 2.2.2 | Soil survey and site survey yet to be updated. | ***KMD*** |
| **2.3.0** | **ARCHITECTURE** | | |
| | 2.3.1 | LYZ proposed Organic food shop at ground level, Day-care centre at upper levels. | ***LYZ*** |
| | 2.3.2 | LYZ proposed site area as 32 x 31m. PS agreed. | ***LYZ*** |
| | 2.3.3 | Provision of alternative circulation route yet to be checked if is viable. | ***ANW*** |
| | 2.3.4 | PS suggested to provide drop off point or parking lots. | ***PS*** |
| | 2.3.5 | ANW to propose new modular spatial layout ensuring mobility and sustainability of containers. | ***PS*** |
| | 2.3.6 | Provision of lift yet to be discussed regarding budget and safety issue. | ***ANW*** |
| **2.4.0** | **C&S** | | |
| | 2.4.1 | LGY proposed raft foundation and I-beam as structural frame, shipping containers as primary material and concrete as secondary material. | ***LGY*** |
| | 2.4.2 | PS proposed salvaged products as materials. | ***PS*** |
| | 2.4.3 | LGY to explore dismantlable – plug in construction method for shipping containers. | ***LGY*** |
| | 2.4.4 | LGY to explore reusable and sustainable materials for secondary material. | ***LGY*** |
| **2.5.0** | **M&E** | | |
| | 2.5.1 | CKW to propose type of air-conditioner and mechanical ventilation system. | ***CKW*** |
| | 2.5.2 | LYZ to confirm spaces to be air-conditioned. | ***LYZ*** |
| | 2.5.3 | CKW to propose fire protection installations. | ***CKW*** |
| **2.6.0** | **QUANTITY SURVEY** | | |
| | 2.6.1 | HZX presented preliminary budget. | ***HZX*** |
| | 2.6.2 | KMD to negotiate and land cost for site. | ***KMD*** |
| | 2.6.3 | Budget to be revised base on design amendments. | ***HZX*** |
| **2.7.0** | **LANDSCPAPE** | | |
| | 2.7.1 | THY proposed landscape design for ground floor and rooftop garden. | ***THY*** |
| | 2.7.2 | THY proposed playground facilities. | ***THY*** |
| | 2.7.3 | Safety concerns to be discussed for rooftop garden's security. | ***ANW*** |
| | 2.7.4 | THY to propose tree shrubs species. | ***THY*** |





| Item | | | Presenter |
|---|---|---|---|
| **2.8.0** | **INTERIOR DESIGN** | | |
| | 2.8.1 | PJC proposed imagination themed playground. | ***PJC*** |
| | 2.8.2 | PJC proposed colour tones for each area. | ***PJC*** |
| | 2.8.3 | PJC proposed different sizes of furniture according human scale in learning room, transformable furniture for activity room and playing room, safety concerns has been noted. | ***PJC*** |
| | 2.8.4 | PJC to confirm colour tones for each area according study. | ***PJC*** |
| | 2.8.5 | PS suggested 'back to nature' theme interior decorations or furniture. | ***PS*** |
| | 2.8.6 | PJC to propose lighting color. CKW to complement with lighting fixtures. | ***PJC*** |
| **2.9.0** | **OTHERS** | | |
| | 2.9.1 | The next Client Consultant Meeting will be held on 20/04/15 (Monday) at 10:00 a.m., Taylor's University Studio E5.07. | ***INFO*** |

There was being no other matters arising, the meeting was adjourned at 11:25a.m.

MINUTES PREPARED BY
ANW ARCHITECTS SDN. BHD

Sr. HOO ZHI XIN
QUANTITY SURVEYOR

REVIEWED BY
ANW ARCHITECTS SDN. BHD

DAVID KOO MEI DA
PROJECT MANAGER

Copies emailed to: All present

## CCM 03

ANW architects Sdn. Bhd.(973288-K)
| architecture | planning | interior design |

**PROPOSED TALENT DAYCARE CENTRE WITH COMMERCIAL LOTS AT JALAN SOLARIS, 50480 KUALA LUMPUR FEDERAL TERRITORY FOR PROGRESSIVE SUCCESS SDN. BHD.**
**A15.01 TALENT DAYCARE JALAN SOLARIS**
**MEETING MINUTES**

| | |
|---|---|
| Type of Meeting | : **CLIENT CONSULTANT MEETING NO. 03** |
| Date | : 20th April 2015 |
| Time | : Commencing at 10:00 a.m.<br>Closing at 11:15 a.m. |
| Venue | : Taylor's University Studio E5. 13 |
| Initiator/Typist | : THY |
| No of Pages | : (1+2) pages |

| NAME | Ref. | ORGANISATION/ COMPANY | CONTACT NUMBER | EMAIL ADDRESS |
|---|---|---|---|---|
| Mr. BadrulHisham | PS | Progressive Success Sdn. Bhd. (PS) | 019-2297880 | Badrulhisham.architect@gmail.com |
| | | | | |
| Mr. David Koo Mei Da | KMD | ANW Architects Sdn. Bhd. (ANW) | 016-5781359 | davidkoo@anwglobal.net |
| Ar. Lim Yee Zhing | LYZ | | 016-7568570 | limyeezhing@anwglobal.net |
| Ir. Zachary Ling Gee You | LGY | | 016-8462691 | zacharylinggeeyou@anwglobal.net |
| Ir. Chong Kah Weng | CKW | | 016-8796962 | kahweng@anwglobal.net |
| Sr. Hoo Zhi Xin | HZX | | 014-7263549 | michzhixin@anwglobal.net |
| LAr. Delaney Tang Hui Ying | THY | | 016-7568570 | delaneytang@anwglobal.net |
| Ms. Janet Pung Jia Chyi | PJC | | 016-9877962 | pungjiachyi@anwglobal.net |





| Item | | | Presenter |
|---|---|---|---|
| **3.1.0** | **INTRODUCTION** | | |
| 3.1.1 | The confirmation for minutes of client consultant meeting 02 was proposed by LAr. Delaney Tang Hui Ying and seconded by Mr. David Koo Mei Da.<br>The minutes is accepted by all. | | ***INFO*** |
| **3.2.0** | **PROJECT DETAILS** | | ***KMD*** |
| 3.2.1 | KMD presented case studies focusing on transformation of shipping container into architecture. | | ***INFO*** |
| 3.2.2 | KMD highlighted land cost at Mont Kiara as RM 350 – 480 per sq ft and overall land cost for the land is around RM21 million. | | ***INFO*** |
| 3.2.3 | PS agreed to purchase the whole piece of land, PT 25944. Remaining of the 1000m² land would be used for further development. | | |
| **3.3.0** | **ARCHITECTURE** | | |
| 3.3.1 | LYZ proposed drop-off and pick-up design to ease accessibility, where space for carpark could be omitted. | | ***LYZ*** |
| 3.3.2 | LYZ suggested to omit lift. PS agreed. | | ***LYZ*** |
| 3.3.3 | LYZ proposed steel framing structure and light construction materials to ensure mobility and sustainability. | | ***LYZ*** |
| 3.3.4 | LYZ proposed skylight design. | | ***LYZ*** |
| 3.3.5 | LYZ to take note the provision of staircase for fire escape route as well as selection of fittings and finishes, and revise according before extending to all consultants. | | ***ANW*** |
| **3.4.0** | **C&S** | | |
| 3.4.1 | LGY highlighted weak and expansive soil in existing soil condition. | | ***INFO*** |
| 3.4.2 | LGY presented structural plans, with raft foundation settled. | | ***LGY*** |
| 3.4.3 | LGY discussed flexibility and possibility of structural joints in container. | | ***LGY*** |
| 3.4.4 | LGY to take note structural layout grid does not surpass design consideration and circulation flow. | | ***LGY*** |
| **3.5.0** | **M&E** | | |
| 3.5.1 | CKW proposed sanitary fittings for both adults and children. | | ***CKW*** |
| 3.5.2 | CKW proposed natural and mechanical ventilation for every floors. | | ***CKW*** |
| 3.5.3 | CKW proposed fire protection installation. | | ***CKW*** |
| 3.5.4 | CKW to furnish electrical layout plan and active fire protection planning. | | ***CKW*** |
| **3.6.0** | **QUANTITY SURVEY** | | |
| 3.6.1 | HZX revised preliminary budget, reducing to approximately 50% from the last suggested budget. | | ***HZX*** |
| 3.6.2 | Budget to be revised base on design amendments. | | ***HZX*** |





| Item | | | Presenter |
|---|---|---|---|
| **3.7.0** | **LANDSCAPE** | | |
| 3.7.1 | THY revised landscape design for ground floor and rooftop garden, accordance to setback issue. | | ***THY*** |
| 3.7.2 | THY proposed indigenous plant material, taking care into environmental, maintenance and cost consideration. | | ***THY*** |
| 3.7.3 | THY proposed to collaborate with SJH Nursery & Landscaping Sdn Bhd. | | ***THY*** |
| **3.8.0** | **INTERIOR DESIGN** | | |
| 3.8.1 | PJC proposed timber flooring as the main floor finishing material. | | ***PJC*** |
| 3.8.2 | PJC proposed colour scheme as deep royal blue, bright colours and neutral tones for learning room, activity and playing room, as well as nursery room respectively. | | ***PJC*** |
| 3.8.3 | PJC presented furniture layout plan. | | ***PJC*** |
| 3.8.4 | PJC proposed selection of lighting fixtures. CKW to complement with the quantities needed. | | ***PJC & CKW*** |
| 3.8.5 | PJC proposed to collaborate with KARE Sdn Bhd and Sirijaya Industries Sdn Bhd. | | ***PJC*** |
| **3.9.0** | **OTHERS** | | |
| 3.9.1 | If necessary, all consultants would discuss on the needs to conduct a technical meeting before the coming CCM. | | ***INFO*** |
| 3.9.2 | The next Client Consultant Meeting will be held on 27/04/15 (Monday) at 10:00 a.m., Taylor's University Studio E5.07. | | ***INFO*** |
| 3.9.3 | The minutes is recorded by LAr. Delaney Tang Hui Ying and chaired by Sr. Hoo Zhi Xin. | | ***INFO*** |

There were no other matters arising, the meeting was adjourned at 11:15a.m.

MINUTES PREPARED BY
ANW ARCHITECTS SDN. BHD

LAR. DELANEY TANG HUI YING
LANDSCAPE ARCHITECT

REVIEWED BY
ANW ARCHITECTS SDN. BHD

MR. DAVID KOO MEI DA
PROJECT MANAGER

Copies emailed to: All present

## CCM 04

ANW architects Sdn. Bhd. (973288-K)
l architecture l planning l interior design l

**PROPOSED TALENT DAYCARE CENTRE WITH COMMERCIAL LOTS AT JALAN SOLARIS, 50480 KUALA LUMPUR FEDERAL TERRITORY FOR PROGRESSIVE SUCCESS SDN. BHD.**
**A15.01 TALENT DAYCARE JALAN SOLARIS**

Type of Meeting : **CLIENT CONSULTANT MEETING NO. 04**

Date : 27th April 2015
Time : Commencing at 10:30 a.m.
Closing at 11:30 a.m.
Venue : Taylor's University Studio E5. 13
Initiator/Typist : CKW
No of Pages : (1+2) page

| NAME | Ref. | ORGANISATION/ COMPANY | CONTACT NUMBER | EMAIL ADDRESS |
|---|---|---|---|---|
| Mr. Badrul Hisham | PS | Progressive Success Sdn. Bhd. (PS) | 019-2297880 | Badrulhisham.architect@gmail.com |
| Mr. David Koo Mei Da | KMD | ANW Architects Sdn. Bhd. (ANW) | 016-5781359 | davidkoo@anwglobal.net |
| Ar. Lim Yee Zhing | LYZ | | 016-7568570 | limyeezhing@anwglobal.net |
| Ir. Zachary Ling Gee You | LGY | | 016-8462691 | zacharylinggeeyou@anwglobal.net |
| Ir. Chong Kah Weng | CKW | | 016-8796962 | kahweng@anwglobal.net |
| Sr. Hoo Zhi Xin | HZX | | 014-7263549 | michzhixin@anwglobal.net |
| LAr. Delaney Tang Hui Ying | THY | | 016-7568570 | delaneytang@anwglobal.net |
| Ms. Janet Pung Jia Chyi | PJC | | 016-9877962 | pungjiachyi@anwglobal.net |





| Item | | Presenter |
|---|---|---|
| **4.1.0** | **INTRODUCTION** | |
| 4.1.1 | The client consultant minutes 04 is chaired by LAr. Delaney Tang Hui Ying, minuted by Ir. Chong Kah Weng. The minutes is confirmed with correction by Mr. David Koo Mei Da and Ms. Pung Jia Chyi. The minutes is accepted by all. | ***INFO*** |
| **4.2.0** | **PROJECT DETAILS** | |
| 4.2.1 | KMD presented the Gantt Chart. | ***KMD*** |
| 4.2.2 | The Gantt Chart to be improved and updated with base timeline, actual timeline and catch up program. | ***KMD*** |
| **4.3.0** | **ARCHITECTURE** | |
| 4.3.1 | LYZ presented the revised floor plan and the location of the fire escape staircase. | ***LYZ*** |
| 4.3.2 | PS approved the revised floor plan and agreed with the location of the fire escape staircase. | ***LYZ*** |
| **4.4.0** | **C&S** | |
| 4.4.1 | LGY presented the revised structural floor plan. | ***LGY*** |
| 4.4.2 | LGY presented the stackability of the container and the I-beam size. | ***LGY*** |
| **4.5.0** | **M&E** | |
| 4.5.1 | CKW presented the schematic section of the water supply layout. | ***CKW*** |
| 4.5.2 | CKW proposed fittings layout in plans. | ***CKW*** |
| **4.6.0** | **LANDSCAPE ARCHITECTURE** | |
| 4.6.1 | THY proposed the green roof with rainwater harvesting system and drip Irrigation system. | ***THY*** |
| 4.6.2 | THY proposed 500-gallon water tank and the location of water tank to be at the ground floor. | ***THY*** |





| Item | | Presenter |
|---|---|---|
| **4.7.0** | **QUANTITY SURVEY** | |
| 4.7.1 | HZX presented the preliminary budget and estimated monthly profit. | ***HZX*** |
| 4.7.2 | PS requested remaining land should be inclusive in estimate profit. | ***HZX*** |
| **4.8.0** | **INTERIOR DESIGN** | |
| 4.8.1 | PJC proposed the furniture layout. | ***PJC*** |
| **4.9.0** | **MAINTENANCE PROPOSAL & RISK ANALSYSIS** | |
| 4.9.1 | KMD proposed the maintenance proposal. | ***KMD*** |
| 4.9.2 | KMD presented the risk analysis. | ***KMD*** |
| **4.10.0** | **OTHERS** | |
| 4.10.1 | The next Client Consultant Meeting will be held on 06/05/15 (Wednesday) at 8:00 a.m., Taylor's University Studio E5.07. | ***INFO*** |

There were no other matters arising, the meeting was adjourned at 11:30 a.m.

MINUTES PREPARED BY
ANW ARCHITECTS SDN. BHD

Ir. CHONG KAH WENG
M & E ENGINEER

REVIEWED BY
ANW ARCHITECTS SDN. BHD

LAr. DELANEY TANG HUI YING
LANDSCAPE ARCHITECT

## CCM 05

ANW architects Sdn. Bhd.(973288-K)
I architecture I planning I interior design I

**PROPOSED TALENT DAYCARE CENTRE WITH COMMERCIAL LOTS AT JALAN SOLARIS, 50480 KUALA LUMPUR FEDERAL TERRITORY FOR PROGRESSIVE SUCCESS SDN. BHD.**
**A15.01 TALENT DAYCARE JALAN SOLARIS**
**MEETING MINUTES**

| | |
|---|---|
| Type of Meeting | : **CLIENT CONSULTANT MEETING NO. 05** |
| Date | : 6th May 2015 |
| Time | : Commencing at 8.20 a.m. |
| | Closing at 9.20 a.m. |
| Venue | : Taylor's University Studio E5. 13 |
| Initiator/Typist | : LYZ |
| No of Pages | : (1+2) pages |

| NAME | Ref. | ORGANISATION/ COMPANY | CONTACT NUMBER | EMAIL ADDRESS |
|---|---|---|---|---|
| Mr. BadrulHisham | PS | Progressive Success Sdn. Bhd. (PS) | 019-2297880 | Badrulhisham.architect@gmail.com |
| | | | | |
| Mr. David Koo Mei Da | KMD | ANW Architects Sdn. Bhd. (ANW) | 016-5781359 | davidkoo@anwglobal.net |
| Ar. Lim Yee Zhing | LYZ | | 016-7568570 | limyeezhing@anwglobal.net |
| Ir. Chong KahWeng | CKW | | 016-8796962 | kahweng@anwglobal.net |
| Sr. Hoo Zhi Xin | HZX | | 014-7263549 | michzhixin@anwglobal.net |
| LAr. Delaney Tang Hui Ying | THY | | 016-7568570 | delaneytang@anwglobal.net |
| Ms. Janet PungJiaChyi | PJC | | 016-9877962 | pungjiachyi@anwglobal.net |

Absent

| | | | | |
|---|---|---|---|---|
| Ir. Zachary Ling Gee You | LGY | ANW Architects Sdn. Bhd. (ANW) | 016-8462691 | zacharylinggeeyou@anwglobal.net |





| Item | | Presenter |
|---|---|---|
| **5.1.0** | **INTRODUCTION** | |
| 5.1.1 | The client consultant meeting 05 was chaired by Ir. Chong Kah Weng and minuted by Ar. Lim Yee Zhing. | ***INFO*** |
| 5.1.2 | Correction to the previous minute (CCM04), the minute was prepared by Mechanical & Electrical Engineer, Ir. Chong Kah Weng. With correction, the minutes is accepted by all and confirmed by Mr. David Koo Mei Da and Sr. Hoo Zhi Xin. | ***INFO*** |
| **5.2.0** | **PROJECT DETAILS** | |
| 5.2.1 | KMD presented Gantt Chart with revised critical path and slack time. PS suggested having only one critical path throughout the project. | ***KMD*** |
| 5.2.2 | PS requested the comparison bar between Gantt Chart and the current stage to be done to know the progress of project. | ***KMD*** |
| 5.2.3 | KMD presented revised risk analysis and success criteria. PS suggested having the risk presented together with solution as one table. PS informed that success criteria have to be based on measurable factor. | ***KMD*** |
| 5.2.4 | PS requested to refine work breakdown structure. | ***KMD*** |
| **5.3.0** | **ARCHITECTURE** | |
| 5.3.1 | LYZ presented 3D massing model. PS requested to reduce windows and opening sizes to reduce heat gain and maintenance cost as the 3D rendering presented has huge openings and a number of walls is removed which may not be cost effective. | ***LYZ*** |
| | | ***LYZ*** |
| 5.3.2 | LYZ proposed shading devices to be used together with reduced size windows. PS agreed. | ***LYZ*** |
| 5.3.3 | LYZ to refine visualisation of 3D model and to reconcile with floor plan. | |
| **5.4.0** | **C&S** | |
| 5.4.1 | PS requested the details of connection between containers to column and ground to be presented. | ***LGY*** |
| 5.4.2 | PS requested the overall structural system to be presented. | |
| **5.5.0** | **M&E** | |
| 5.5.1 | CKW proposed electrical wiring. PS requested the electrical to be presented together with mechanical diagram including previous progress. | ***CKW*** |
| 5.5.2 | PS requested CKW to refine piping plan and rainwater harvesting system. | ***CKW*** |
| **5.6.0** | **QUANTITY SURVEY** | |
| 5.6.1 | HZX presented cost viability of project. PS suggested comparing viability and costing comparison between container building and conventional building under same site. | ***HZX*** |
| 5.6.2 | HZX to confirm cost for rainwater harvesting system. | ***HZX*** |
| **5.7.0** | **INTERIOR DESIGN** | |
| 5.7.1 | PJC presented 3D renderings to visualize furniture selection and colour scheme proposal. PS suggested to review the suitability of the colour scheme of container in learning room, activity and playing room, as well as nursery room respectively. | ***PJC*** |





| Item | | Presenter |
|---|---|---|
| 5.8.0 | OTHERS | |
| 5.8.1 | The date of next Client Consultant Meeting is yet to be confirmed. | *INFO* |

There were no other matters arising, the meeting was adjourned at 9.20a.m.

MINUTES PREPARED BY
ANW ARCHITECTS SDN. BHD

AR. LIM YEE ZHING
ARCHITECT

REVIEWED BY
ANW ARCHITECTS SDN. BHD

IR. CHUNG KAH WENG
MECHANICAL AND ELECTRICAL ENGINEER

Copies emailed to: All present

# APPENDIX
## CCM ATTENDANCE LIST

ANW architects Sdn. Bhd.(973288-K)
I architecture I planning I interior design I

**A15.01 TALENT KINDERGARTEN JALAN SOLARIS**
**ATTENDANCE LIST**

Type of Meeting : **CLIENT CONSULTANT MEETING NO. 04**
Date : 27th April 2015
Time : 10.00 a.m.
Place : Taylor's University Studio E5.07

| NAME | ORGANISATION / COMPANY | CONTACT NUMBER | EMAIL ADDRESS | INITIAL |
|---|---|---|---|---|
| Mr. Badrul Hisham | Progressive Success Sdn. Bhd(PS) | 019-2297880 | Badrulhisham.architect@gmail.com | |
| | | | | |
| Mr. David Koo Mei Da | ANW Architects SdnBhd | 016-5781359 | davidkoo@anwglobal.net | |
| Ar. Lim Yee Zhing | | 016-7568570 | limyeezhing@anwglobal.net | |
| Ir. Zachary Ling Gee You | | 016-8462691 | zacharylinggeeyou@anwglobal.net | |
| Ir. Chong Kah Weng | | 016-8796962 | kahweng@anwglobal.net | |
| Sr. Hoo Zhi Xin | | 014-7263549 | michzhixin@anwglobal.net | |
| LAr. Delaney Tang Hui Ying | | 016-7568570 | delaneytang@anwglobal.net | |
| Ms. Janet Pung Jia Chyi | | 016-9877962 | pungjiachyi@anwglobal.net | |

A15.01/CCM-04

ANW architects Sdn. Bhd.(973288-K)
I architecture I planning I interior design I

**A15.01 TALENT KINDERGARTEN JALAN SOLARIS**
**ATTENDANCE LIST**

Type of Meeting : **CLIENT CONSULTANT MEETING NO. 05**
Date : 27th April 2015
Time : 10.00 a.m.
Place : Taylor's University Studio E5.07

| NAME | ORGANISATION / COMPANY | CONTACT NUMBER | EMAIL ADDRESS | INITIAL |
|---|---|---|---|---|
| Mr. Badrul Hisham | Progressive Success Sdn. Bhd(PS) | 019-2297880 | Badrulhisham.architect@gmail.com | |
| | | | | |
| Mr. David Koo Mei Da | ANW Architects SdnBhd | 016-5781359 | davidkoo@anwglobal.net | |
| Ar. Lim Yee Zhing | | 016-7568570 | limyeezhing@anwglobal.net | |
| Ir. Zachary Ling Gee You | | 016-8462691 | zacharylinggeeyou@anwglobal.net | |
| Ir. Chong Kah Weng | | 016-8796962 | kahweng@anwglobal.net | |
| Sr. Hoo Zhi Xin | | 014-7263549 | michzhixin@anwglobal.net | |
| LAr. Delaney Tang Hui Ying | | 016-7568570 | delaneytang@anwglobal.net | |
| Ms. Janet Pung Jia Chyi | | 016-9877962 | pungjiachyi@anwglobal.net | |

A15.01/CCM-05

# 3.1 ARCHITECTURE
## 3.1.3 ORTHOGRAPHIC DRAWINGS

SECTION A-A
SCALE 1.125

SECTION B-B
SCALE 1.125

### 4.1.4 COST VIABILITY

Based on studies, the average startup cost of a daycare range around 120-250k or above. Below are the comparison table of conventional daycare and our proposed daycare.

| | CONVENTIONAL DAYCARE | PROPOSED DAYCARE |
|---|---|---|
| **CHILDCARE COST** (EDUCATION SUPPLIES & EQUIPMENT) | SAME | SAME |
| **ADMINISTRATIVE EXPENSES** (ACCOUNTING, LICENSING ETC) | SAME | SAME |
| **FURNITURE & FIXTURE** | HIGHER (TO PURCHASE PLAYGROUND EQUIPMENTS ETC.) | LOWER (RECYCLING MATERIALS AS MAJOR COMPONENTS, NATURE THEME LEARNING SPACES) |
| **MEAL SUPPLY COST** | HIGHER (FOR FOOD CATERING SERVICES) | LOWER (FOOD SUPPLY FROM GROUND FLOOR KITCHEN) |

Compare to conventional daycare, the proposed daycare center has

I. Lower initial cost:

Due to the majority of building materials are **recycle components**, that save up a lot in **construction costs. Containers** as building materials has **save up labour cost** as well since it is readily install and require little manpower.

Besides that, the proposed daycare center using **nature and landscape as theme**, utilize local vegetation as landscape elements had also save up landscaping cost and **furniture cost.**

II. Lower running cost:

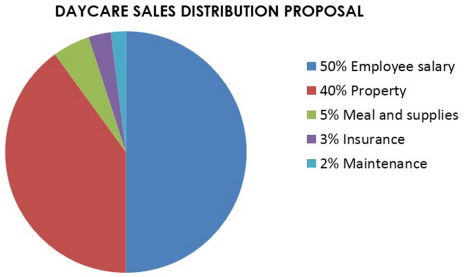
Most of the building spaces are **naturally ventilated,** and to promote nature ventilation had **reduce the usage of electricity.**

The building has adopted **rainwater harvesting system from green roof** hence **reduce the wastage of water.**

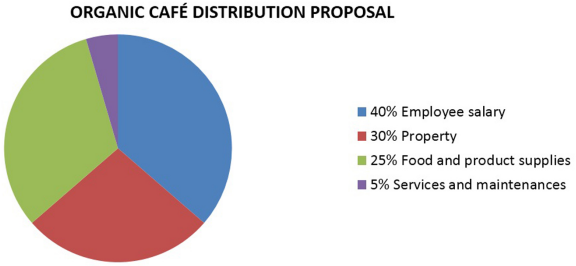
Programme wise it contributed cost saving by **reducing food preparation cost** as the meal supplies are from **local organic cafe.**

### 4.1.5 SALES DISTRIBUTION PROPOSAL

Pie charts are made to show sales distribution proposal for different aspects.




As shown in pie chart, the majority sales distribution are to employee salary and property rental fees. Minimal fees are needed for services and maintenance




As shown in pie chart, the majority sales distribution are also to employee salary and property rental fees. However, food and product supplies require a significant amount of sales distribution too.