



1	I am currently not attached to any firm. Can I submit an entry as an individual (BOA reg & SIA member) or do I have to register a company in order to participate?	<p>An individual BOA Registered Architect can participate where in the event of winning the design competition, the client may require that she/he tie up with a BOA licensed consultancy practice with a track record in delivering similar scale projects in order for she/he to be formally appointed.</p> <p>When making a submission on the Singapore Architect platform, such an individual should indicate "NA" under the "Name of Firm/Institution" field, and provide their personal contact details under the "Address of Firm/Institution", "Email of Firm/Institution" and "Tel No. of Firm/Institution" fields.</p>
2	Will we be allowed to enter the premise on other days to take photos?	Entrants should not enter the site on days apart from the site briefing.
3	<p>We would like to clarify on 1 point that was highlighted during the briefing:</p> <p>a. As mentioned during the briefing, the Mission would like to retain (or have) 4 coach lots to facilitate the needs of the kindergarten.</p> <p>b. Upon comparison with what was mentioned in the competition brief, 2 coach parking lots should be sensitively designed with the overall proposal, which we had assumed that it was to facilitate perhaps visitors coming by coaches to the new VCC.</p> <p>May we clarify on this requirement? Since the actual use (for kindergarten or for VCC) for the coach lots may affect the locational placement of the coach lots. And also whether should it be 2 or 4 new coach lots (since we did not see any existing coach lots on site or shown on the topo plan).</p>	<p>Provision for VCC: 2 x mini-coach parking  Provision for Kindergarten: 2 x mini-coach parking  Total Provision: 4 x mini-coach parking</p> <p>Entrants may propose a design strategy and integrated planning option that combines and accommodates Vehicle Parking Facilities for cars, mini-coaches and other transport to meet authority requirements.</p>
4	Is there any room or scope to improve the grounds, parking and circulation for overall centre and not just the project site. If so, will that be a separate budget?	The current budget is allocated solely for the new Cultural Centre. However, additional works to the wider grounds may be considered if incorporated into the proposal, and will be subject to the final pre-construction cost estimate.
5	Are we to suggest internal roads into the new VCC?	Yes. Entrants may propose internal driveways as required to support their design and operational needs.
6	Does the current parking within the project site need to be retained / replaced. Any additional parking requirements?	Entrants should consider the parking provisions for the overall development in accordance with the Land Transport Authority's Vehicle Parking Certificate of Parking Entitlement (COP) requirements. The retention or replacement of existing parking lots within the project site should be evaluated as part of these considerations.
7	Are there specific conservation guidelines that will affect the site?	No. URA has advised that they will provide detailed feedback upon formal submission.

8	<p>Where is the existing garage (that is to be demolished)?</p> 	<p>Please refer to the attached screenshot of the Topographical Survey Plan.</p> 
9	<p>Must the single storey guesthouse be separate from the VCC? For example, can it be integrated together?</p>	<p>To address potential operational and regulatory concerns, the proposed VCC and proposed single storey guesthouse with stay-in facilities shall be a separate building for the purpose of the design competition submission.</p>
10	<p>Is a tennis court part of the brief?</p>	<p>There are no strict requirements for a tennis court. However, participants may wish to propose sports facilities to activate rooftops/green areas.</p>
11	<p>Is the schedule of accommodation the maximum/ minimum limit of GFA?</p>	<p>No. It is intended as a general guide. Entrants should propose appropriate spatial sizes based on the brief, the allowable GFA, and the construction budget.</p>

12	<p><b>Competition Brief (“3.3 Schedule of Accomodation”)</b></p> <p>a. Auditorium - This is to be a “Partitionable space” - does this mean that the auditorium stage is also to be partitionable?</p> <p>b. Auditorium Back of House - Would the “Shared facilities ... to support performance venue” include side stage, rear stage, under stage and/or fly tower areas for sets?</p> <p>c. Servery - Is this a cafeteria with a kitchen?</p> <p>d. Notes: “... two coach parking lots, should be sensitively designed with the overall proposal and site.” - Please confirm that the number of coach parking lots required is two (and not four, which is a number that may have been mentioned during the briefing on 14/11/2025).</p> <p><b>d. PUB Drainage Interpretation Plan</b></p> <p>We note that there is a Drainage Reserve between the site and Bartley Road. Would the Drainage Reserve have to be vested to the state and therefore should a new boundary wall and gate be planned along the Drainage Reserve Line?</p>	<p>a. Entrants may suggest the most effective means to partition the auditorium. Ideally, the auditorium may be utilised for multiple smaller events concurrently.</p> <p>b. Entrants may propose facilities which they deem appropriate.</p> <p>c. Servery refers to a dining area with required supporting facilities e.g. kitche, tray return, washing area, etc.</p> <p>d. Refer to Item 3 of the RFI List.</p> <p>e. Drainage Queries:</p> <p>- The Drainage Reserve is in a separate lot from the Ramakrishna Mission Singapore property i.e. DR is MK24-09606W</p> <p>- The proposed Cultural Centre should be sited within MK24-09249M.</p> <p>- The appointed architect should clarify if there are to be any required works in the drainage reserve when making the formal submissions to PUB.</p>																
13	<p>a. procedures for obtaining the Submission ID;</p> <p>b. when is submission fees (\$\$75 for SIA Members) to be made;</p> <p>c. starting from when the competition panels (2 A1) can be submitted to the submission portal when the deadline is 23:59 hrs on 9th January 2026.</p>	<p>a. To obtain a submission ID, you only need to create a draft submission on the submissions platform (<a href="https://singaporearchitect.sg/account/submissions">https://singaporearchitect.sg/account/submissions</a>) and save it.</p> <p>b. Payment of submission fees is only required when you finalize and submit your entry on the submissions platform. When ready, go to the draft with the correct submission ID, click on the green button "Finalize Submission Entry" to pay the fee via card, PayNow or GooglePay on the platform.</p> <p>c. The submission platform has been open since 10 November 2025, so you may upload your entry any time from now until 9 January 2026, 23:59 hrs</p>																
14	<p><b>Competition Brief (“3.3 Schedule of Accomodation”)</b></p> <p>- "Notes: Carpark provisions ..." - At the briefing on 14/11/2025, it was mentioned that the parking at the VCC should meet the requirements of the overall development. If so, kindly let us know:</p> <p>a. The areas of the Temple, Kindergarten, Hostel and Offices for computation of the parking requirements.</p> <p>b. The numbers of the existing parking lots on site apart from the ones located on the VCC site that are to be retained.</p>	<p>a. Existing GFA:</p> <table><tr><td>EXTG 2-STY KINDERGARTEN</td><td>: 1267.221 sqm</td></tr><tr><td>EXTG HALL / STORE</td><td>: 253.06 sqm</td></tr><tr><td>EXTG DORMITORY</td><td>: 1498.54 sqm</td></tr><tr><td>EXTG TEMPLE</td><td>: 1579.65 sqm</td></tr><tr><td>EXTG CULTURAL CENTRE</td><td>: 683.03 sqm</td></tr><tr><td>EXTG GARAGE</td><td>: 91.00 sqm</td></tr><tr><td>EXTG 2-STY INSTITUTION</td><td>: 1303.611 sqm</td></tr><tr><td>TOTAL</td><td>: 6676.112 sqm</td></tr></table> <p>b. Please Refer to Topographical Plan</p>	EXTG 2-STY KINDERGARTEN	: 1267.221 sqm	EXTG HALL / STORE	: 253.06 sqm	EXTG DORMITORY	: 1498.54 sqm	EXTG TEMPLE	: 1579.65 sqm	EXTG CULTURAL CENTRE	: 683.03 sqm	EXTG GARAGE	: 91.00 sqm	EXTG 2-STY INSTITUTION	: 1303.611 sqm	TOTAL	: 6676.112 sqm
EXTG 2-STY KINDERGARTEN	: 1267.221 sqm																	
EXTG HALL / STORE	: 253.06 sqm																	
EXTG DORMITORY	: 1498.54 sqm																	
EXTG TEMPLE	: 1579.65 sqm																	
EXTG CULTURAL CENTRE	: 683.03 sqm																	
EXTG GARAGE	: 91.00 sqm																	
EXTG 2-STY INSTITUTION	: 1303.611 sqm																	
TOTAL	: 6676.112 sqm																	

15	<p>a. The total area computed in the schedule of accommodation is 1900sqm excluding circulation , toilets, etc and not 1700sqm as shown . Please confirm.</p> <p>b. In addition to the deliverables of 2@ A1 drawings , there is one item in the submission platform called "Component Files" . What are the design materials or additional information permitted in the said component files? Any max size for the zip file? Compulsory or optional ?</p> <p>c. The activity rooms are specified with acoustic treatment, could you please advise the intended types of activities?</p>	<p>a. Yes. The overall indicative floor area is 1,900sqm. The figure in the brief is a typographical error.</p> <p>b. Component files are not a submission requirement. The submission form has been rectified and the field should no longer appear. Please reach out to competitions@sia.org.sg if the field is still visible.</p> <p>c. Music and cultural classes.</p>
16	Would the client prefer a larger provision of Bin Centre to consolidate the overall development's refuse collection?	<p>Entrants may suggest and propose technical provisions and highlight authority compliances as part of their design competition submission. These may include planning considerations and strategies not limited to:</p> <ul style="list-style-type: none"> <li>- structural loading and framework</li> <li>- mechanical and HVAC systems</li> <li>- electrical loading, substation and switchrooms</li> <li>- refuse collection and possible central bin centre</li> <li>- fire safety and protection</li> <li>- vehicle access and parking</li> <li>- greenmark and sustainability measures</li> <li>- accessibility and universal design features</li> <li>- design for safety and maintainability</li> <li>- other considerations</li> </ul>
17	What is required MRT tunnel setback?	Refer to Railway Protection Plan
18	We understand that there are occasional setting up of temp shelters at the current open field. What is the use for them? And do we need to cater for these in the proposed VCC?	There is no requirement for open areas to accomodate temporary shelters/structures.
19	Are there any available plans/ drawings on the 3 conserved buildings	The existing building drawings will not be shared with the entrants as the buildings are not part of this design competition brief.
20	Is the temple open for general public?	Yes. However, as mentioned at the site briefings, entrants are discouraged from visiting the site for surveying/studying purposes outside of the site briefings. This is to ensure that the development is not receiving too many visitors which may cause disruptions to their operations.
21	Was there any consultation done with URA prior?	URA has advised that any advice will be shared only during the formal planning application by the appointed architect.
22	Will there be design development after award of competition eg with specialist consultants like M&E	Yes.
23	Any identified operational issues from the kindergarten when there are classes?	No, there are not.

24	What is the current function of admin block, is it more for own staff usage?	Yes, it is purely for staff usage and not open to the public.
25	What is the extent of Fire Engine Accessway?	Entrants are to design Fire Engine Accessways in accordance with the SCDF Fire Code. The appointed architect should study and address the existing FEA provisions as required under the QP's responsibilities in relation to the proposed new building and overall development site.
26	Is the accommodation facility to be included as part of the 2000sqm GFA?	No, the accomodation facility is separate from the VCC GFA.
27	Regarding centenary gate, does it follow the same height restrictions as the cultural centre?	It is not necessary for the gate to follow the building height. Entrants are encouraged to propose a height/massing that fits sensitively within the site.

28	<p><b>Query: Building height</b></p> <p>Regarding the statement “<b>The proposed new cultural centre should not be higher than the driveway serving the conserved buildings (SHD 115.48m)</b>”, we would like to seek clarification on the following points:</p> <p><b>a. Definition of Height for the Proposed New Cultural Centre</b>          Could you specify what is meant by the “height” of the cultural centre in this context?          - Does it refer to the absolute highest point of the building (e.g., top of roof, parapet, dome, lantern, or any rooftop structures)?          - The top of the highest occupied storey?          - Or the finished floor level (FFL) of a particular storey?</p> <p><b>b. Reference Level of the Driveway (SHD 115.48m)</b>          In the phrase “...the driveway serving the conserved buildings (SHD 115.48m)”, does this mean:          - The new development must not exceed the physical height of the driveway itself?          - Or that the building height must not exceed the stated Survey Height Datum (SHD) of 115.48m, regardless of the driveway’s physical profile?</p> <p><b>c. Roof Forms Exceeding the Stated Height</b>          - If the cultural centre includes a dome, pitched roof, or other sloping/curved roof forms, are these architectural features allowed to exceed the stated driveway height (SHD 115.48m)? Or must all elements of the building—including roof peaks and domes—remain below the specified height limit?</p> <p><b>Query: Centenary Gate</b></p> <p><b>d. Purpose of the Centenary Gate</b>          Could you clarify whether the “Centenary Gate” referenced in the brief is intended specifically as an entrance feature for the proposed new Vivekananda Cultural Centre, or whether it is meant to serve as a gateway for the entire Ramakrishna Mission compound?</p> <p><b>e. Intended Users of the Gate</b>          Is the Centenary Gate designed to accommodate vehicular access (cars and service vehicles), pedestrian access only, or both?</p>	<p><u>Answers to item 28 a,b,c:</u></p> <p>The intent of the height guideline is to ensure that the new Cultural Centre maintains a respectful relationship with the conserved buildings behind it. The stated datums are therefore meant to serve as general reference points rather than strict height controls.</p> <p>Entrants are free to interpret “height” in a manner appropriate to their proposal, whether in terms of overall building massing, roofline, or key architectural elements. The SHD 115.48 m noted for the driveway is similarly intended as a contextual datum, not an absolute cap.</p> <p>Architectural features such as domes, pitched or sloping roofs may exceed these reference heights if well-justified and sensitively integrated, provided the overall composition remains compatible with the heritage setting. Designers are encouraged to exercise discretion and propose solutions that balance programme needs with thoughtful contextual response.</p> <p><u>Answer to item 28 d,e:</u></p> <p>The “Centenary Gate” is envisioned primarily as a commemorative threshold marking the Mission’s centenary and reinforcing the sense of arrival to the overall Ramakrishna Mission compound. Its exact relationship to the new Cultural Centre is intentionally left open for interpretation. Likewise, the mode of access is not predetermined — entrants may propose a gate designed for pedestrians, vehicles, or a combination of both, depending on how their overall site strategy best supports circulation, safety, symbolism, and the Mission’s long-term needs.</p>
----	--	--

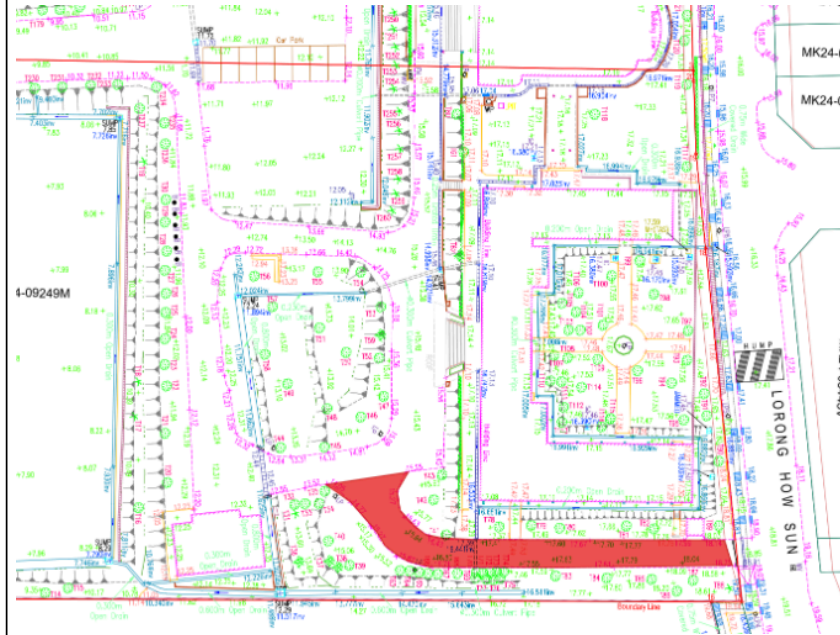
29	1. May we kindly request for the floor plans of the existing buildings on site particularly the 3 conserved buildings?	Refer to Item 19.
30	<p>a. The function of the auditorium hall plays into the spatial choices of seats that are to be organized in relation to the main stage. Hence, what are the specific functions of the auditorium hall majority of the time, how versatile the space is expected to be (Vedic scripture readings, Bhajan chanting classes, Educational talks, Dance Performance?)</p> <p>b. The centenary gate, do they want us to ornament the gate with Ajanta Ellora motifs? Do these ornaments have to convey a part of the Jataka Tales, what about the tales is it supposed to say specifically? Or would this be done by an Artist to interpret, and the Architect is to just propose a shell/ canvas?</p>	<p>a. At this nascent stage of concept proposal, the client is unable to state specific functions. Entrants are encouraged to propose a space which can accommodate as many types of performances and functions as possible - in alignment with the overall brief's aspirations to create a "go-to" performance venue for Indian cultural performances.</p> <p>b. Entrants are to design, detail and specify finishes/motifs to a degree to which they have assessed satisfactory/appropriate. There are no specific narratives or motifs which the client wishes to impose at this juncture.</p>
31	<p>a. What is the allowable ground coverage for the competition site?</p> <p>b. Is there a possibility of allocating the required coach parking towards the kindergarten, close to the entry of the site?</p> <p>c. What is the maximum depth of excavation and earth works that can be done within the 2nd reserve in the RLP with respect to construction of basements, sunken courtyards, or semi-submerged spaces?</p> <p>d. For the auditorium stipulated in the area programme, is the expectation for a theatre-style with fixed seating or is flexibility (e.g., retractable or multi-use seating) acceptable?</p> <p>e. What is the total number of parking lots required for the cultural centre? Do provide the same number of lots currently existing within the competition site, or will additional lots be required?</p>	<p>a. There are no strict ground coverage/site coverage controls for the new VCC or the overall development.</p> <p>b. Yes, the proposed coach parking location may be sited wherever the entrant assesses is best with regards to operational, visual and other considerations.</p> <p>c. The depth of excavation and earth works will require PE input. Entrants are encouraged to take into the budget into consideration when proposing such works.</p> <p>d. flexible seating is preferred.</p> <p>e. Entrants are to assess the carparking requirements of the entire site, together with their proposed VCC design. The existing number of lots can be counted from the Topographical Plan.</p>

32	<p>a. Clarification on Existing Single-Storey Building Kindly clarify whether the new replacement facility here (single storey garage) is intended to be part of the design proposal despite being located outside the notional boundary, and provide the corresponding schedule of accommodation if it is to be included.</p> <p>b. Intent of Partitionable Auditorium Space For the auditorium, please clarify the intended use and configuration of the partitionable space (150 seats × 2). Specifically, does this refer to two independent 150-seat auditoriums with their own stages that can be combined, or is the 150-seat area meant to function as an extendable portion of a single auditorium?</p> <p>c. Coach Parking Requirement Under the 'Notes' section of 3.3 Schedule of Accommodation (Page 13 of the brief), it states that "carpark provisions, including two coach parking lots..." are required. Please confirm whether the two coach parking lots are a mandatory project requirement independent of LTA's vehicular parking requirements.</p> <p>d. Carpark Within Notional Boundary Please confirm whether the existing carpark located at the front and within the notional boundary is not serving the other buildings on the overall site and can therefore be removed. In other words, the proposal will account only for the parking provisions required for the new Cultural Centre.</p> <p>e. Site Boundary Please confirm whether the front site boundary should follow the line indicated in the topographical survey plan (i.e., the blue line shown below), rather than the line shown in the notional boundary.</p>	<p>a. The following basic requirements are included in the brief:</p> <ul style="list-style-type: none"> <li>- Four guest rooms (each with twin beds) with shared/ensuite bathrooms</li> <li>- Store rooms</li> <li>- Shared Living, Dining and Kitchenette</li> </ul> <p>Entrants are encouraged to limit the provisions to these key spaces.</p> <p>b. Entrants are free to interpret and propose how the space could best be organised to support concurrent events — whether as two separable zones within a single auditorium, or as a pair of smaller halls that can be combined.</p> <p>c. Yes, confirmed.</p> <p>d. All existing and proposed new CP lots must serve the overall development.</p> <p>e. Yes, please follow the boundary indicated in the topographical survey plan, not the figure from the design brief.</p>
----	--	---



33

a. Please advise the existing use of this internal driveway:



b. Please advise location of existing Bin Point / Bin Centre or methods of waste collection.

c. Please advise the GFA distribution of existing buildings.

d. Please advise the current energy consumption of existing buildings.

a. It is a driveway linking to the rear gate providing access to Lorong How Sun. This driveway is not used by the client currently.

b. The existing bin point is located adjacent to the existing garage building. Staff centrally dispose the refuse at this point and it is collected from there.

c. Refer to Item 19.

d. 9745 kWh, based on the most recent monthly consumption.

34	<p>a. I am not familiar with the submission system via Singapore Architect. "To obtain a Submission ID and to make a submission, click here." When I click, it takes to be the actual submission. Am I correct to assume that we will get the Submission ID after the submission and payment? And this may be done between now and the closing deadline? ie, we do not actually have to make prior registration to participate in the competition?</p> <p>b. Clarification on the Meditation Hall requirement: Is this one single space or does it have to be partitioned to accommodate different size groups?</p> <p>c. May I have ore details regarding the server? What is required here? Is this an independent facility? Or is it intended to be a support facility to the Multi-purpose hall, ie (kitchen/servery for group dining)</p>	<p>a. To obtain a submission ID, no payment is required. You only need to create a draft submission on the submissions platform (<a href="https://singaporearchitect.sg/account/submissions">https://singaporearchitect.sg/account/submissions</a>) and save it. It is found in the Submission Entry ID field when you access your draft.</p> <p>Payment of submission fees is only required when you finalize and submit your entry on the submissions platform. When ready, go to the draft with the correct submission ID, click on the green button "Finalize Submission Entry" to pay the fee via card, PayNow or GooglePay on the platform.</p> <p>The submission platform has been open since 10 November 2025, so you may upload your entry any time from now until 9 January 2026, 23:59 hrs</p> <p>b. A single space is sufficient.</p> <p>c. The servery is intended for serving of food. The food preparation area/kitchen is elsewhere on the site and there should be no cooking within the VCC.</p>
35	<p>a. Are there any specific requirements for the new Centenary Gate design?</p> <p>b. For the Statue of Swami Vivekananda, am I right to say it must be housed within the new VCC building?</p> <p>c. For the Accommodation Facility, are there any minimum built up that we need to adhere to?</p>	<p>a. Please refer to earlier answer regarding the centenary gate</p> <p>b. Entrants are to propose a suitable location which is situated appropriately within the context of their design proposal.</p> <p>c. There is no minimum build-up for the Accommodation Facility. Entrants should provide sufficiently sized spaces to meet the brief requirements and, ideally, limit the building mass as much as possible.</p>
36	<p>a. Are there any protected trees or features that must be retained?</p> <p>b. Is there a specific special setback requirement?</p> <p>c. Are there any cultural, symbolic, or heritage references we are expected to incorporate?</p> <p>d. Are there specific materials or finishes that are preferred or restricted?</p> <p>e. What specific activities and typical group sizes for each activity type are expected to take place in the adaptable spaces (activity area) of the Cultural Centre?</p>	<p>1. Please refer to the tree information in the topographical survey plan.</p> <p>2. Setback requirements are to comply with all prevailing authorities requirements. There are no specific requirements within the site. Entrants are to note that the new VCC should sit comfortably within the national boundary of the existing field and not encroach onto existing roads.</p> <p>3. There are no specific cultural motifs or references which should be applied. Entrants are encouraged to propose suitable motifs/language which are sensitive to the</p> <p>4. There are no specific preferences or restrictions to the use of materials and finishes. Well considered and relevant choice of materials and finishes to best fit and align with the design proposal of VCC is encouraged.</p> <p>5. The specific group sizes are yet to be determined, as this a flagship institution for the Ramakrishna Mission. Entrants may refer to the schedule of accommodation which was formulated as an approximate guide for the space requirements. Entrants are also encouraged to envisage potential usages and propose any suitable adjustments to these space requirements in their proposals.</p>