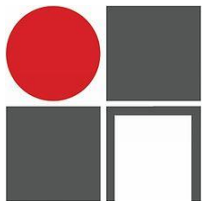


OPEN ARCHITECTURAL DESIGN COMPETITION:

**AFFORDABLE HOUSING FOR LOWER MIDDLE INCOME GROUP
at Dholpur , Savar.**



Client:
Build Bangladesh of the Impress Group



In association with:
Institute of Architects Bangladesh (IAB)

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Purpose Statement

The purpose of this “Competition Brief” is to be the main document related to the architectural design competition titled “Affordable Housing For Lower Middle Income Group”. This competition is open for Architects and team who are eligible to do project of this scale to participate in providing Urban and Architectural solution for a housing community in the Dholpur Area, Savar. The challenge of this project is exceptional, as it is a project that needs to be delivered within the constraint of a robust requirement but a limited budget.

This document is issued by the Build Bangladesh (The Client) and the Institute of Architects Bangladesh, IAB (The Competition Organizer). It is intended to be the main source of information for competitors participating in the competition.

The competition will be conducted according to IAB regulations and the best practice recommendation of the GOB.

Note: Lower Middle Income Group is defined by a household having monthly income of 30,000-50,000 BDT

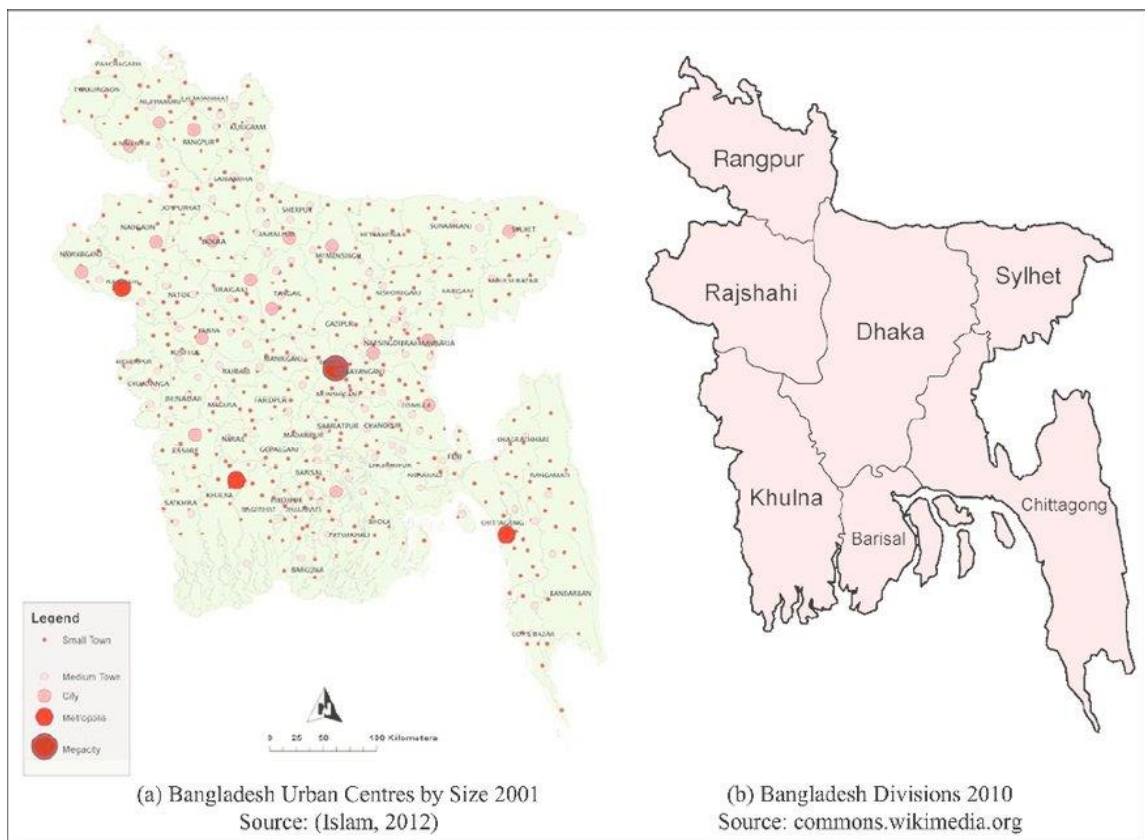


Fig 1: Bangladesh urban centres and divisions.

A. Introduction

The population of Bangladesh is around 160 million with a birth rate of 29 births/1000 population. Around 30 per cent of the population is living in urban areas and by 2030 the rate of urbanization will result around 40 per cent people to live in urban areas. With this rapid growth in urban population, meeting the housing demand in the urban areas is a critical challenge for Bangladesh.

The constitution of Bangladesh binds the Government to play an effective role in ensuring Housing Rights to all as basic rights as a citizen. Housing is one of the three basic primary needs of people, and is as important as food and clothing. Shelter provides people with security – a place of their own, an identity, a place to come back to, a place to call home and a place have a family life. But rapid urbanization (3.5% annual rate of change) and poor economy followed by inequitable distribution of appropriate resources have created serious housing shortage.

In recent times the size of middle income people is doubled in Bangladesh. Again, it is estimated that the emerging middle class will have risen from the current 17 million to 27 million in the coming decade. Housing shortages are not a huge concern for the high-income groups in South Asia including Bangladesh, while among middle- and lower-middle income groups it is very critical. In a rapidly growing city like Dhaka, provision of housing itself is a major issue.

Hence, provision of affordable housing to the lower-middle income households is more critical and adds another level of complexity. The origin of the issue remains in the fact that the delivery of housing and related infrastructure is not coping with the population growth. Government's effort in terms of resources, capabilities and initiatives is not adequate to resolve the ever-increasing housing demand. As a result, the gap between housing demand and supply becomes wider. Provision of appropriate, accessible and affordable housing is one of the key factors to ensure a sustainable, inclusive, liveable and equitable city.

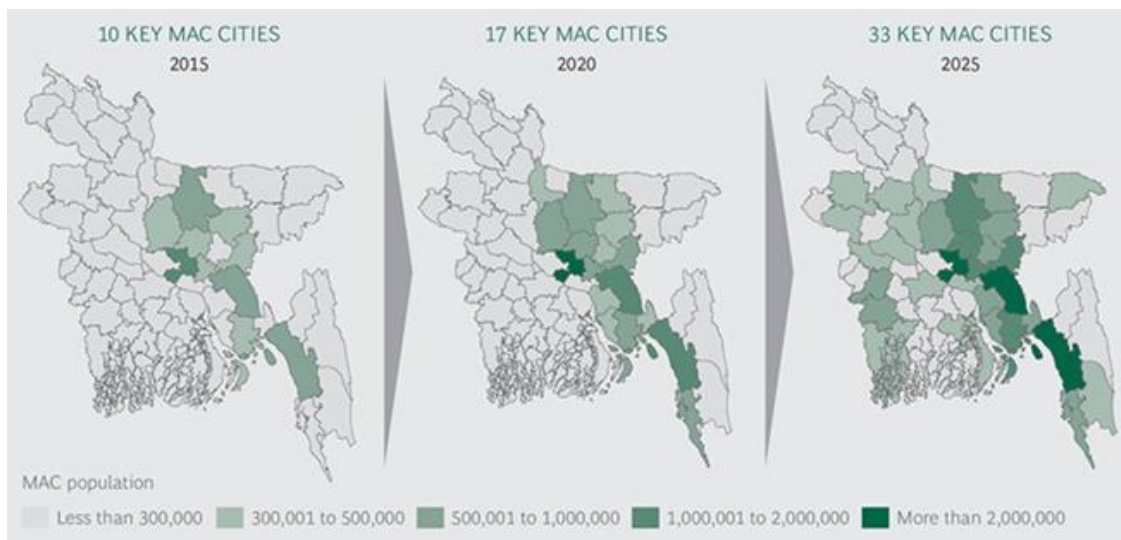


Fig 2: MAC (middle and affluent class, monthly household income starts from \$401) Population growth pattern
Source: Boston Consulting Group

Due to the absence of an efficient supply system, Dhaka is characterized by different types of housing problems. It can be pointed out that people from all socio-economic backgrounds in Dhaka are facing housing problem of one type or another. In urban Bangladesh, housing backlog is estimated to 1.0 to 1.5 million units, with only 500,000 units added annually. Moreover, permanent housing was only about 28% of urban housing stock. The lack of affordable housing adversely affects the middle-income people by restricting them to reach full potential of their quality of life.

Owning a house with secure tenure and within their affordability is still a dream for many of this target group. Their current income does not allow them to enter into the current commercial market due to unaffordable price, leaving them the only option to live in rental housing. These rental housing are mostly over-crowded, rudimentary temporary housing with lack of urban amenities and services, often paying higher rent in a deteriorating physical environment.

Majority of these rental premises lacks water supply, sewage system, electricity, gas supply and basic social amenities. For example, only 17.8% have access to municipal waste disposal facilities and the rest of the household dispose their waste in adjacent marshy lands. The whole environment effects on their physical and mental health. Hence, the necessity of providing affordable housing to lower-middle income people is critical for Bangladesh.

IAB & Build Bangladesh welcomes all eligible Architects participation within this process of Competition. The competition is calling for architectural proposal for an affordable housing solution which is innovative in approach, functional, energy efficient and sustainable. The proposals must be buildable within the allocated budget and must cater the target group set by Build Bangladesh.

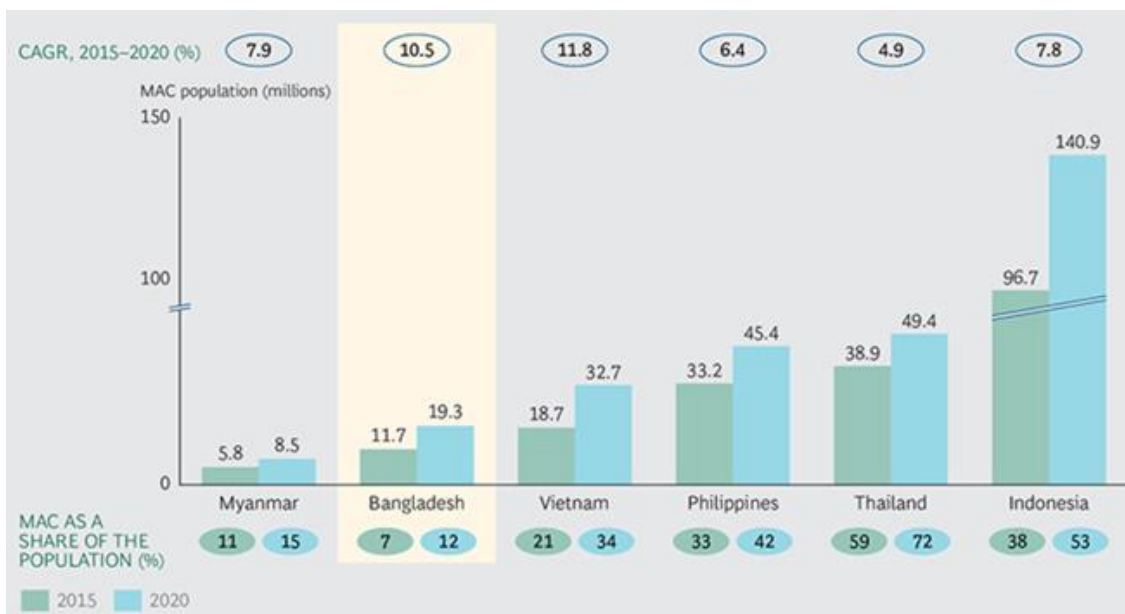


Fig 3: The current and project proportion of middle-class and affluent consumers in Bangladesh and other selected markets. Source: Boston Consulting Group

B. About Build Bangladesh

Build Bangladesh in consultations with partners such as the target market, relevant government departments, commercial developers, financial institutions and professionals revealed that there is scope for commercially deliver affordable units/apartments across Bangladesh. Very high demand for housing, vibrant real estate market with existence of many developers, adequate supply of locally produced building materials and existence of a National Housing Policy that sets a direction for the sector are the strength of the project.

This proposed affordable housing delivery model is designed to achieve sustainable outcomes by ensuring community capacity building, life insurance, social, community and health facilities. These are some of the components which will make this housing delivery package unique to any other housing provision in Bangladesh. This will be considered as housing delivery like no other by developing a sense of ownership and sense of belonging among the targeted communities resulting a stronger social cohesion.

The ultimate impact through this project is to make life a little more comfortable and stress free for the middle-income households of Bangladesh, who are often the most neglected and the most marginalized. However, the delivery mechanism will be more effective if an innovative financial model along with a social empowerment and culturally acceptable design is adopted while satisfying the relevant SDGs. The stakeholder consultations also revealed that the volume of the required units will easily attain the economies of scale.



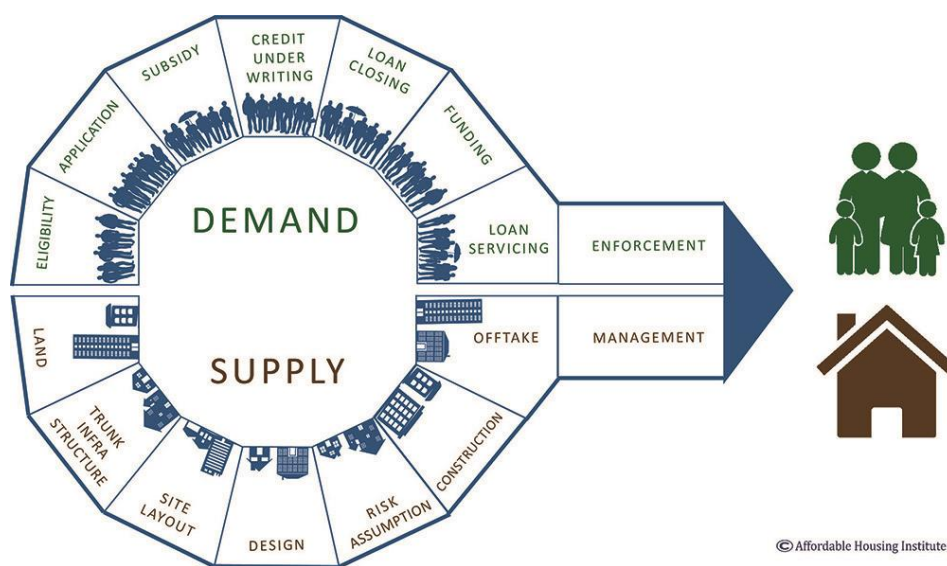
C. Project Brief

1. Preamble

Build Bangladesh in consultations with stakeholders such as the target market, relevant government departments, commercial developers, financial institutions and professionals revealed that there is scope for commercially deliver affordable units/apartments across Bangladesh. This proposed affordable housing delivery model is designed to achieve sustainable outcomes by ensuring community capacity building, life insurance, social, community and health facilities. Some factors like land utilization, floor areas, height, building construction material, construction cost and techniques will be efficiently utilized to reduce housing unit price so that the price remains within affordable range of the target income group. These are some of the components which will make this housing delivery package unique to any other housing provision in Bangladesh. This housing delivery package stands out from the rest by developing a sense of ownership and sense of belonging among the targeted communities resulting a stronger social cohesion. A business model will ensure long run sustainability and resilience will be established for the project.

However, the delivery mechanism will be more effective if an innovative financial model along with a social empowerment and culturally acceptable design is adopted while satisfying the relevant SDGs. The stakeholder consultations also revealed that the volume of the required units will easily attain the economies of scale.

The necessity of providing affordable housing to lower-middle income people is critical for Bangladesh. So, the supply chain may consider traditional model to provide site and services projects and/or apartments while keeping opportunity to consider PPP and/or contemporary concepts like social impact investment. In addition, Government may consider facilitating negotiation with the mortgage market, locations outside the core urban areas with provision for commuting while ensuring the social infrastructure accordingly.



2.1. Competition Assignment

The aim of this competition is to design modern, affordable homes for the target middle income group who are workers in and nearby industries. The design should have a sensitivity to the local culture and suburban setting. It should provide a sustainable solution that enhances the local architectural tradition, in which locally sourced renewable resources are used to provide natural temperature and humidity regulation. There are increased opportunity to integrate new technological innovations into the design. Construction cost per standard unit house should be capped at 1500 tk / sft, to maintain affordability and allow for future ownership.

The standard unit house, should include at minimum; two bedroom, a living room, a kitchen, and an independent toilet. Efficient space management and new construction designs may allow for variable and adaptable space usage. The houses should be designed for families, young couples with optional design elements for multiple or larger groups. As a total of minimum 170 units are to be designed within the housing community.

Design must include an overall physical masterplan as well as policies / strategies to incorporate the affordable housing delivery model to achieve sustainable outcomes by ensuring community capacity building, life insurance, social, community and health facilities. This community planning, should include supporting facilities that meet the basic needs of residents, such as children's daycare, shops, and public/ green space.



2.2. Scope of work

The Architects scope of work is to attain the following objectives through design .

The housing community has to be

- Innovative- to deal with the problem of small space living in a unique way.
- Functional- to make maximum utilization of the available resource and space
- Energy Efficient- to be less dependent on nonrenewable energy
- Buildable- to make the project feasible using existing technology , material and skill.
- Sustainable- in terms of cultural, financial and ecological manner.
- Affordable- to be borne by lower-middle income households.

The housing delivery package will be unique, because of the following Program and Policies

Program:

- Two bed-room self-contained units in Cluster/ Block/ Buildings
- Environmental and ecological sustainable design elements
- Culturally acceptable design features
- A health center and health facilities
- An early learning center
- Social and community facilities

Policies: (for)

- Social empowerment
- A commuting plan
- Innovative financial model
- Insurance model
- Community capacity building
- Co-operative model of ownership

Details of Policies attached as Annexure-1

What is **Affordable Housing**?



The government says housing is "affordable" if a family spends **no more than 30%** of their income to live there.



Source: U.S. Department of Housing and Urban Development (HUD), affordable housing is housing that costs no more than 30% of your median family income.

3. Context

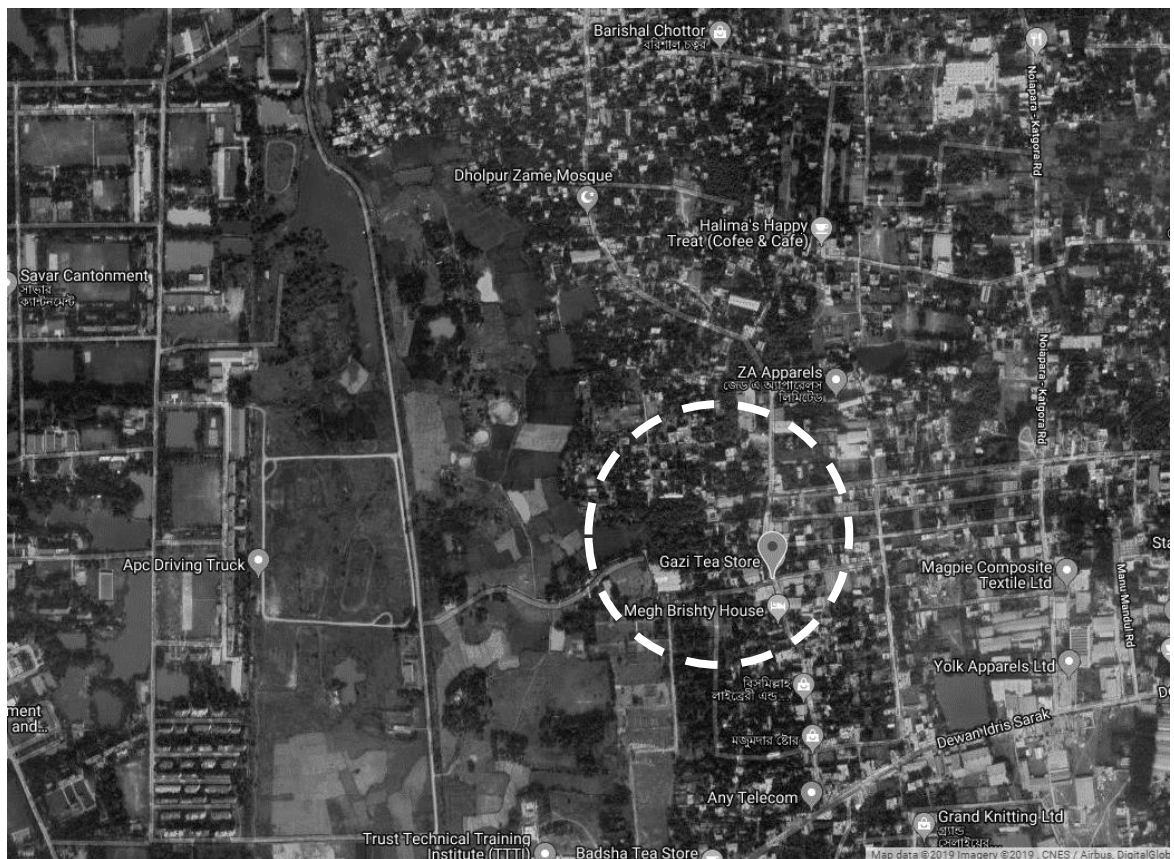
3.1 Physical Context : Site and its Surrounding

The site is located near Savar Cantonment. The accessibility and connectivity status is acceptable. The site is 12 km away from Savar municipality. The land is also safe for residential development (away from flood flow zone). Though the area is not properly developed but are surrounded with good amount of residential land usage. The site is also surrounded with important structures and services in adequate.

The site status is vacant. Surrounding land use is mostly residential. Within 250m of the catchment area there is no market, railway station, river port, airport, park, hill and forestry. Within 250m of the catchment area there is main road and water body. The adjacent road width is 18 feet. The width of the connecting road is 16 feet.

The Following maps are attached as Annexure

1. Site map with surrounding road and land use - Annexure 2
2. Area details with reduced level and topographical map - Annexure 3
3. Dimension map of the site - Annexure 4



3.2 Demographic Data about the target group

Target Market:

Lower Middle Income Household: Monthly household income is 30,000 – 50,000 BDT

Household Income:

29% people living here has a monthly household income more than 50,000 BDT.

38% people of this area fulfils our target market. Among them, most of the people (60%) live around the project area.

Employment Status:

Around 93% of the target customers are service holder (Government job, RMG sector, Pharmaceutical Industry, Automobile Industry and Factory) and 7% of them are doing business.

Workplace:

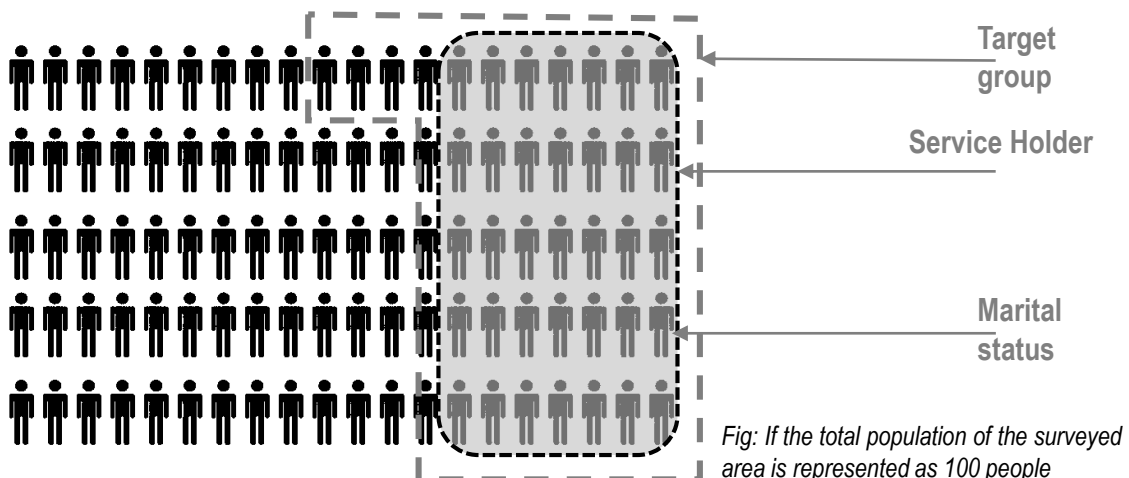
The target market works near the project area and their children study in surrounding schools or colleges. But a good amount of people (40% of the target market) live far from the project area (mostly in Dhaka) and work near the area. Most of them come to work in their office vehicles.

Marital Status:

96% of the inhabitants surveyed are married. Among them 77% have children.

Family Size:

60% families of target market have characteristics of nuclear family (husband, wife and 1 to 2 kids). The preliminary design of the housing project also supports 4 to 5 household sized market. 70% of the inhabitants' family consists of 2 to 4 people. No family have more than 7 people in the area.

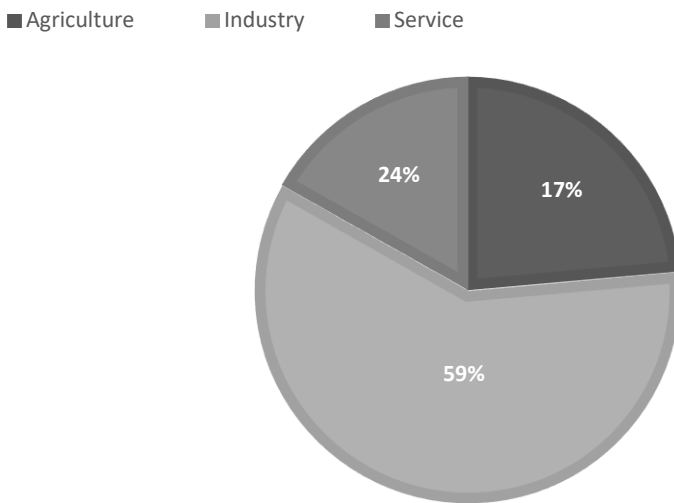


All the statements are justified through a pilot survey of 51 Households living and employees working surrounding the site

3.3 Socio- Economic Context of the catchment area

- Most of the inhabitants belong to low middle class family.
- Overall economy of the surrounding area consists of the following:
Agriculture (23.6%) Industry(59.6%) Service(16.8%)
- After paying their present house rent, living and travel expenses their average disposable income is: 8250 BDT (around 45% peoples' disposable income match reasonably with the average disposable income)
- 100% of all the families has minimum one bank account.
- House rent: 75% of the inhabitants pay rent.

Income Source



House Rent

Location	House Rent (Average, BDT)	Minimum Rent (BDT)	Maximum Rent (BDT)
Dhalpur	8,500	2,000	18,000
Target Customer	14,000	3,000	26,000

All the statements are justified through a pilot survey of 51 Households living and employees working surrounding the site

3.4 Information of the Site Surroundings :

Transportation to Work:

89% of them work within 5km distance of the project area. Other 11% use motorbike, leguna or public bus to go to office. Their average travel cost is: 63 tk. Most of them are prone to live near their job location. They are also mostly intending to live in such area which is cost affordable.

Transport facilities:

Public bus is not easily available from the project area. Inhabitants of the project area uses rickshaw or leguna to go to the bus stand.

Utility and surroundings of the area:

80% of the inhabitants surveyed said that, they have problems in terms of having electricity, gas, water and transportation surrounding the project area. Only 20% of them are satisfied with the facilities. According to 85% inhabitants surveyed, they haven't experienced any bad neighborhood and unhygienic environmental problems.

Demand:

Target customers are mindful about the number of bed rooms more than the flat size. Most of them (around 85%) want three-bedroom flat. They have interest in community center, child education center, rain water harvesting, park, playground, health service facilities, child care center within the community.

Survey drawings of the site in AutoCAD format and Images of the Site and its Surrounding will be provided in Google Drive. The Google Drive link will be made available to the registered participants over mail.

4. Design Requirement / Guideline

4.1 Competition area boundaries

Occupancy Type: A (residential)

Land Area: 39.65 Katha, which means 2663.23 Sqm. and 2649.13 Sqm. (after land surrendered for road widening to make road min 6m)

Height limitation: max 500 ft. as per Civil Aviation Authority.

Road width: Existing 4.8m & proposed 6.0m [Minimum] depends on land use clearance from RAJUK

Applicable FAR: $4.25 + .1 = 4.35$

Maximum ground coverage: 57.5%

Maximum built area: within the parameter of Imarat Nirman Bidhimala 2008.

4.2 Design Requirement

Design must meet the current BNBC (Bangladesh National Building Code) requirements;

i. Requirement for Master plan

A, Master plan must include –

- Solar design principles;
- Rainwater harvesting design principles;
- Water recycling, waste management (garbage disposal)
- Roof gardening design principles
- Environmental sustainability and hygiene environment considerations

B. An early learning center within the community;

C. A Health Care Center;

D. Provision of utility facilities (Electricity, Gas, Water etc.) in an innovative way within the community

E. Park or playground, one stop services, should be taken care of as per requirement of the number of people;

F. The design should create sense of ownership, sense of belongingness and sense of security among the targeted communities, resulting in a stronger social cohesion.

ii. Requirement for Unit/ Cluster/ Building

- Minimum unit required 170+;
- Maximum height of each building 10 storied;
- Each flat's Carpet area should not exceed 550 sq.ft. and 750 sq.ft. when common space, staircase, lift, circulation and services are included
- Two bed rooms in each unit.
- One toilet (min) kitchen and veranda;
- Living / dining that allows seating / space for minimum 4 people and space for setting appropriate furniture including seating, dining table & chairs, books /general storage;
- Space identified for study area;

It is to mention that, no space chart for the competition will be provided so that the designer can get the utmost flexibility.

5. Competition Rules and Regulations

5.1.Aim

The main aim of the competition is to select the Architectural Consultants who can develop the detailed architectural and Allied design related services of an overall physical masterplan as well as policies / strategies to incorporate the affordable housing delivery model to achieve sustainable outcomes by achieving the following impact goals.

- Social sustainability: through empowering the targeted community by capacity building, social and community facilities.
- Environmental sustainability : by adopting principles for solar energy, rain water harvesting, water recycling, waste management, and material selection etc.
- The financial sustainability : as it requires 30% of the salary of the target group which is affordable for the target group and it will give investors a good return.

The ultimate impact that we would like to create is, making the life a little more comfortable and stress free for the middle-income households of our country, who are often the most neglected and the most marginalized.

5.2 Organizer

The competition has been organized by Build Bangladesh in association with IAB (Institute of Architects Bangladesh)

5.3 Eligibility to Compete

- The Eligibility of the Architect (Team Leader) will be according to Guidelines of the “Imarat Nirman Bidhimala, 2008”.
- Every participant should be an architect and a representative of an architectural consultancy firm.
- Every participant should have up to date of IAB membership fees.

5.4 Competition Process

- This is an open architectural design competition, which will highlight outstanding in terms of idea, sustainable and most innovative solution.
- One registered participant can submit only one proposal.
- All Submissions shall be vetted for eligibility and strict adherence with all Competition Rules and criteria as defined herein or in any competition brief.
- For the definition of Architect & Architectural Consultant, definition 1.13 & 1.14 of the IAB Constitution shall apply.
- Participants will submit their 'list of association' (if any).
- Participants must submit a Declaration form.
- “Design Architect(s)” means a single Team Leader or a combination of a Team Leader with other Design Architect(s). This combination can't be changed for this competition and must clear their membership dues.
- IAB Membership dues of the other “Design Architect(s)” must be paid. Otherwise, their names shall not be announced, published, or printed in the Certificate.

- Only the name of the “Design Architect(s)” will be printed in the Certificate.
- “Other Team Members” name will only be published in the exhibition and publication. If required other team members list can be resubmitted (modified/revised) along with design submission.
- A Memorandum of Understanding (MOU) should be submitted along with the Declaration form for the case of joint venture, with company to company or with company to person for the eligibility or any other purpose.
- A list of Eligible Entrants will be published.
- Participants will submit a preliminary estimated cost of superstructure following the PWD Rate schedule 2014/Plinth Area Rate (PLAR).

5.5 Disqualification

An entry or entrant will be disqualified if:

- They do not comply with the Eligibility Requirements.
- They do not comply with the Entry Requirements.
- Incomplete and wrong Declaration form.
- IAB Membership dues of the Team Leader must be paid up-to-date. Otherwise, the team will be disqualified.
- The entry is received after the lodgment deadline.
- The entrant improperly attempts to influence the decision of the Jury.
- The entrant has communicated directly with any member of the Jury, employee involved in the competition, or any coordinator or advisors engaged by the IAB/THE CLIENT for the purposes of the competition.
- Any name, sign or symbol on drawings, model or any submittal that helps to trace the participant will disqualify the entry.
- Any resemblance to design which IAB or jurors find it partly a copy from another project.
- If the proposed design does not fulfill the general requirements of the project.
- Any person related to the competition process such as jurors, committee members, organizers from IAB or competition director or their personal firms or their subordinate firms or their developer company cannot participate in this

5.6 Legal and Regulatory Principle

Entry in this competition implies agreement by the Organizer (IAB and Build Bangladesh), the Jury and the candidates to abide by the terms of the competition regulations, specifications and program, and the replies given to Entrants' queries. Submission of an entry constitutes acceptance of the decisions of the Jury and the decision of Build Bangladesh and IAB, which shall be final. The Commissioning Organization undertakes to follow an impartial procedure for the selection of candidates. No appeal shall be admitted. By participating in the competition, candidates confirm their acceptance of these regulations, specifications and program, and affirm that they are acquainted with and will strictly abide by the Timetable for the successive stages.

5.7 Copy right and Right of Use

Entrants retain copyright to their entries but will give IAB and BERC a perpetual, royalty-free license to use their entries for the following: Informing and consulting the community through an exhibition. Documenting the competitive process for internal reporting, public notification; and Inclusion on IAB or Build Bangladesh website or in any publication will be prepared by the IAB on the competition process and outcomes.

5.8 Anonymity

- Anonymity must be observed until the jury has reached its opinion or decision.
- The anonymity of the entrants is to be ensured. All submitted competition materials must be stripped of all information about the submitting Architect, his/her firm and team members.
- Digital material should also be untraceable.
- Revealing the identity of any entrant in any form lead to the disqualification of the submission.

6. Award:

There shall be three prizes for the First, Second and Third Prize Winners and there shall be special prizes maximum three entries.

The prizes shall be:

First Prize	Tk. 7,00,000.00 (Taka Seven lakh only) & a Certificate
Second Prize	Tk. 5,00,000.00 (Taka Five lakh only) & a Certificate
Third Prize	Tk. 3,00,000.00 (Taka Three lakh only) & a Certificate
3 Nos Special Prizes	Tk. 50,000.00 (Taka Fifty Thousand only) & a Certificate

7. Terms and Condition:

- The Architectural Firm (consists of Architects & Associate Engineers) wining the First Prize shall be formally appointed by Build Bangladesh for the comprehensive consultancy services including Architectural, Structural, Electrical & Mechanical and Plumbing design services with top supervision by the Client based on pre declared fees as per the Standard Agreement & Scale of Professional Fees of IAB which is mentioned below. If the first prize winner cannot be appointed for any valid reason under the IAB 'Code of Ethics and Professional Conduct' or the IAB Competition Regulations to such appointment. In such case, the Second Prize winner shall be invited. If this winner cannot be appointed for valid reason, the Third Prize winner shall be invited.
- The appointed Architect shall have to make any reasonable modification to his/her design in accordance with the recommendations of Jury.
- The fees for Architectural, Structural, Electrical & Mechanical and Plumbing Design Consultancy services shall be 5.50% (Five-point five percent) of the total construction cost. This fee will be considered including AIT and excluding VAT.
- The fee for top supervision or fulltime supervision of the project shall be negotiated during the contract with winning architect.
- It is to be noted that the final construction cost of the project shall be determined after completing the bidding process for the construction. Before that provisional construction cost of the project will be as per recent market rate which will be subject to award of construction contract.
- If the Jury and IAB is not satisfied about the ability of the 1st prize winning architect to carry out the project, they shall, in consultation with the winner, advise the client that an established Architect/Consultant acceptable to the client be appointed in collaboration with the 1st prize winner in carrying out the work.
- Any dispute on the terms and conditions of appointment prior to signing of the Agreement shall be settled by a person nominated by IAB, if necessary, as arbitrator between the client and the winner. The decision of the Arbitrator shall be final and binding on The Client & the Winner.

- If, for any unavoidable reason, the The Client wants to cancel the competition after the entries are received, the entries shall have to be evaluated and the prize shall have to be awarded. After the evaluation, The Client shall return all the submitted designs to the respective architects.
- None of the submitted designs can be executed by The Client or any other architect appointed by The Client. The Client shall place an advertisement in the newspapers informing the cancellation of the competition and the newspapers shall be the ones in which the advertisement.
- Announcing the competition was published. In such case, The Client must pay the declared Prize money winner, 3 times of the amount of the First Prize.
- The design of the Complete Structure is subject to getting approval from RAJUK and all other clearance from other utilities/authorities. The Client will be responsible for getting the approval from RAJUK and all other clearance from respective utilities/authorities taking necessary help from the Consultants.
- The Consultant (which includes Architectural, Structural, Electromechanical, Sanitary & Plumbing and other necessary services) will prepare detailed drawing, design & estimate.
- The Client will engage all other specialist consultant(s) if needed, i.e. green consultant, façade consultant, lighting consultant, etc.
- The Client will engage separate Project Management Consultant for the building.

8. Jury

8.1 Jury Panel

The following 05 (Five) members is formed, of whom three are eminent architects and academicians nominated by IAB and the remaining two members are nominated by the Client

1. Dr. Shayer Gafur (Professor, Dept. Of Architecture , BUET)
1. Ar. Marina Tabassum (MTA)
2. Ar. Khandker Hasibul Kabir (Asst. Professor , BRAC University & Co.Creation. Architects)
4. Mr. Reaz Ahmed Khan (Founding member and Chairman , Build Bangladesh)
5. Ms. Nan Lee Collins (Head of UNSIF, Asia Pacific)

8.2 Jury Assignment

The Jury shall perform the following:

- Shall select the First, Second and Third best entries from among all the valid entries of the submission. The Jury will also select ten entries from the remaining valid competition entries for Special Mentions.
- Shall decide the awards within minimum possible days, in accordance with the competition rules and guidelines and submit a final report to the client with recommendations for modifications, if any, in the successful scheme.
- Shall ask the First Prize winner of the competition to satisfy the Jury and IAB that it has the resources and ability to carry out the Project in an efficient manner.

8.3 Evaluation Criteria

Judges will base their assessment of complying entries on the following criteria:

- Affordable-does the home require less amount of money to build that can be borne by lower-middle income households?
- Innovative - does the home deal with the problem of small space living in a unique and clever way?
- Functional – do the spaces work?
- Energy efficient – is the design based on proper air and ventilation system which will require less amount of nonrenewable energy?
- Buildable – is it likely that the small home could be built using conventional skills and materials?
- Sustainable- Is the project environmentally and ecologically sustainable?

8.4 Jury Process

Judges will decide the process of the jury. The organizers reserves the right to announce or not to announce the jury process. If it is to be made public, the document will be sent to all participant through email and the document will be considered as an addendum to the Design Brief.

During the jury process, Due to the unique nature of the project all the submittals (Illustration Sheets, Report, Cost Estimation Report and the 3D Model) all will be given equal priority.

9. Submission Requirement

A. Language

All submitted competition materials are to be provided in English.

B. Illustration

- The Concept, Sketches, Plans, Elevations, Sections, Detail drawing, 3d images etc. are to be submitted as illustration.
- Number of sheets: 4 (Four) [use page number and sequence of arrangement information]
- Size of sheets: A1 (594mm X 841mm)
- Format of Sheets: landscape
- Color Scheme: Black and White scheme.
- Submission must have a 50mmX50mm blank square box on the top of the right corner.
- North sign should be shown upwards but not cardinally
- Site layout with scale of minimum 1:200
- Schematic layout of all floor and other drawings with a scale of 1:200.
- 3D rendering / perspective should be in Black and White scheme.

C. Report

- A copy of a descriptive report needs to be submitted along with the illustration. This should contain abstract, narrative and FAR calculation.
- An abstract statement of not more than 150 words.
- A narrative of no more than 6000 words that describes the project, the design team's concept, the innovative strategies/aspects of the design, and relationship to the surroundings and development opportunities, environmental issues, context, sustainability consideration etc..
- Calculation of FAR should be included in this report.
- Area statement of the function provided in the masterplan should be included in this report.
- This report should be within maximum 16 nos A4 paper, portrait format, single sided.
- Colored Presentation is allowed.
- This Report will be submitted in a sealed A4 size envelope, only a label 'REPORT" and the entrants Registration No. will be printed on the envelope.
- Mark a 50mmX50mm blank square box on the top of the right corner of the envelope.

D. 3D Model

- ▣ 2 (Two) Separate 3D model should be submitted along with illustration.
- ▣ A Masterplan model and a Blowup Model
- ▣ Scale of the master plan model will be 1:200, showing the north sign upwards.
- ▣ Scale of the Blow up model will be 1:100, showing the north sign upwards.
- ▣ Size of both the base will be 2'x 2' (600mm x 600 mm). Height of the base must be within 2"inch (50mm)
- ▣ Models should be in single color scheme.
- ▣ Mark a 50mmX50mm blank square box on the top of the right corner of both the base.

E. Digital Material

- ▣ Entrants are to submit a DVD or an USB flash drive containing all following:
- ▣ The illustrations in high resolution PDF format, naming the file 'Illustration'.
- ▣ The report in PDF format, naming the file 'Report'.
- ▣ The DVD or the USB flash drive will be labeled with only the entrants Registration No.
- ▣ Mark a 50mmX50mm blank square box on the top of the right corner of the envelope of the USB flash drive .

F. Cost Calculation

- A preliminary construction cost of building shall be determined in accordance with the PWD Rate Schedule 2018/ Plinth Area Rate (PLAR). This cost calculation/indication will be submitted along with the Report in the same envelope of the Report.
- This cost calculation will be submitted in a sealed A4 size envelope, only a label 'COST CALCULATION" and the entrants Registration No. will be printed on the envelope.
- Mark a 50mmX50mm blank square box on the top of the right corner of the envelope.

G. Declaration Form

Entrants must submit a complete and duly signed declaration form.

10. Competition Schedule

10.1 Registration Process

- Interested participant will have to submit an amount of BDT 3000/- (Three Thousand Taka Only) against his/her IAB membership number. Payment must be made in IAB office. Upon receiving the amount IAB will issue an unique registration code against the Participants IAB membership number.
- Participant will have to duly fill the Registration Form, with the provided code number , and will have to mail to competition.buildbd.iab@gmail.com
- The Design Brief and Registration Form will be available to be downloaded from the IAB website.

10.2 Competition Time line

- Advertisement in the news papers **15-07-2019**
- Registration Opens **15-07-2019**
- Registration Closes **29-07-2019**
- Last date of receiving queries **08-08-2019**
- Answering Queries and Interactive session with organizers within **11-08-2019 to 17-08-2019**
- Submission of Declaration Form Along with Mou [if applicable] **24-08-2019**
- Publishing list of Eligible Entrants **24-08-2019**
- **Design Submission 12-10-2019** from 7:00 PM to 10:00 PM at IAB Center.
- Jury Preparation & Proceeding and Announcement of Result **15-10-2019 To 19-10-2019**
- Exhibition & Award Ceremony **19-10-2019 To 26-10-2019** at IAB Center
- Contract Signing as early as possible of Announcement of result

11. Communication

11.1 Queries

For queries email to the following ID, with “Q- unique registration code” as subject.
Queries will only be addressed in writing from and to the following email
competition.buildbd.iab@gmail.com


11.2 Contact

Ar. Muhtadin Iqbal (MIAB- 079), competition.buildbd.iab@gmail.com
IAB Centre, Plot-11, Block-E, Road-7, Sher-E-Bangla Nagar, Dhaka.

Approval of competition brief



Ar. Farhadur Reza
President, Build Bangladesh



Mowtushi Poit
Competition Director, Build Bangladesh



Ar. Bayejid M. Khondker
IAB Secretary, Profession, IAB



Ar. Muhtadin Iqbal
Competition Director, IAB

Annexure-1

Some policy level initiative:

Insurance Model:

Both life and health insurance will be given to the inhabitants of the community. It is a protection against financial loss that would result from the premature death of an insured. Health insurance can repay the insured for expenses incurred from illness or injury, or pay the care provider directly.

Community Capacity Building:

Capacity building will be facilitated by community input from the demand side while the supply side is offered by internal or external accredited training providers. It will help to build a self-sustainable community and give a secure feeling to the community in terms of any need and emergency.

Innovative Financial Model:

The project will be financed through impact investment by a reputed investment management firm that will focus on not only financial return but also social and environmental impact.

Business Model:

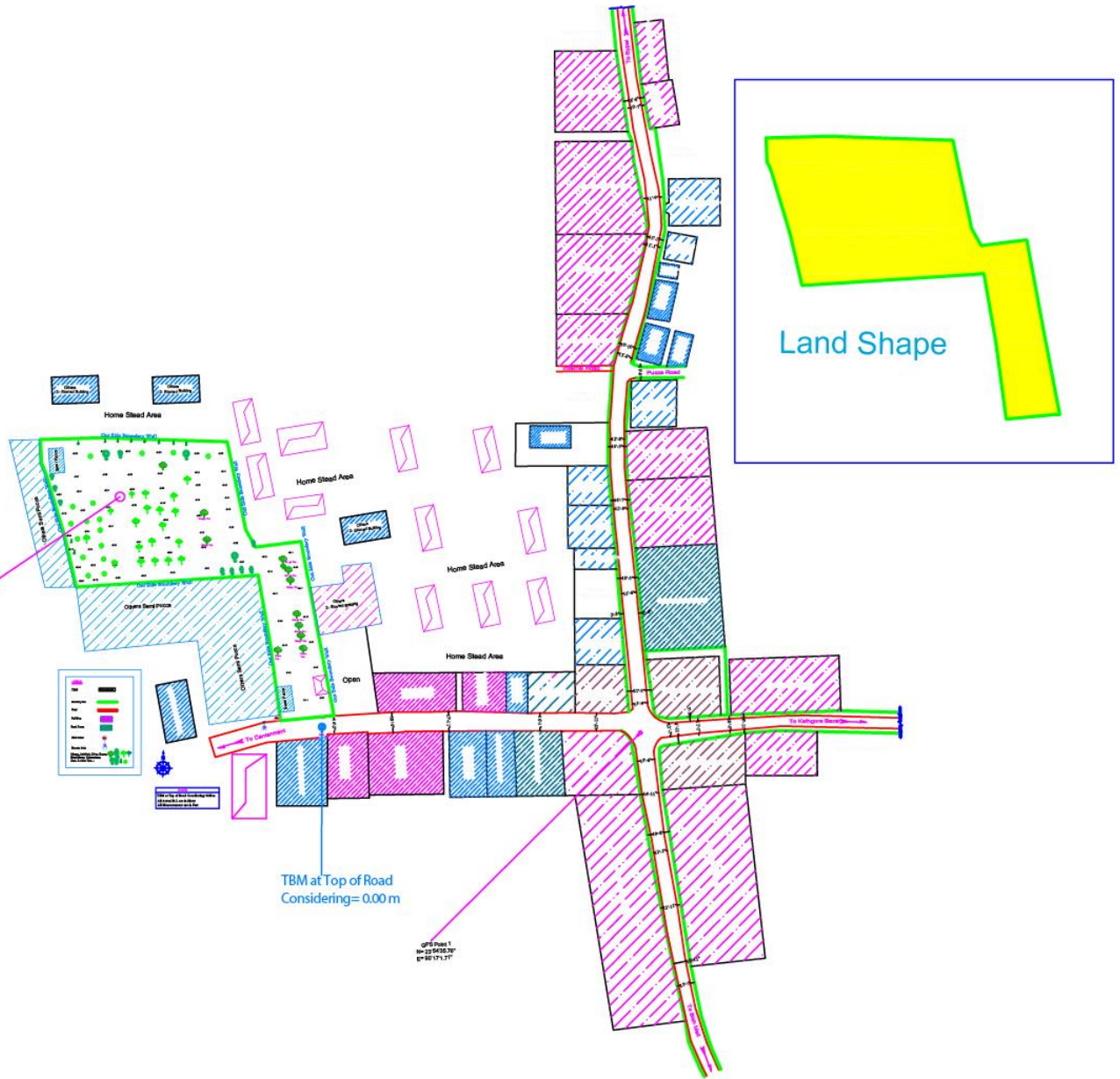
The business model implies that the housing units will be built with the equity financing and then sold to the customers through EMI facilities from various banks and financial institutions. The model requires the customer to pay a down payment up front. Then a debt financing facility will be made available to the customer.

Sustainable Model of Ownership:

Some facilities will foster a sense of ownership and empowerment, so that community partners gain greater control over their own future development.

DIGITAL SURVEY BY TOTAL STATION

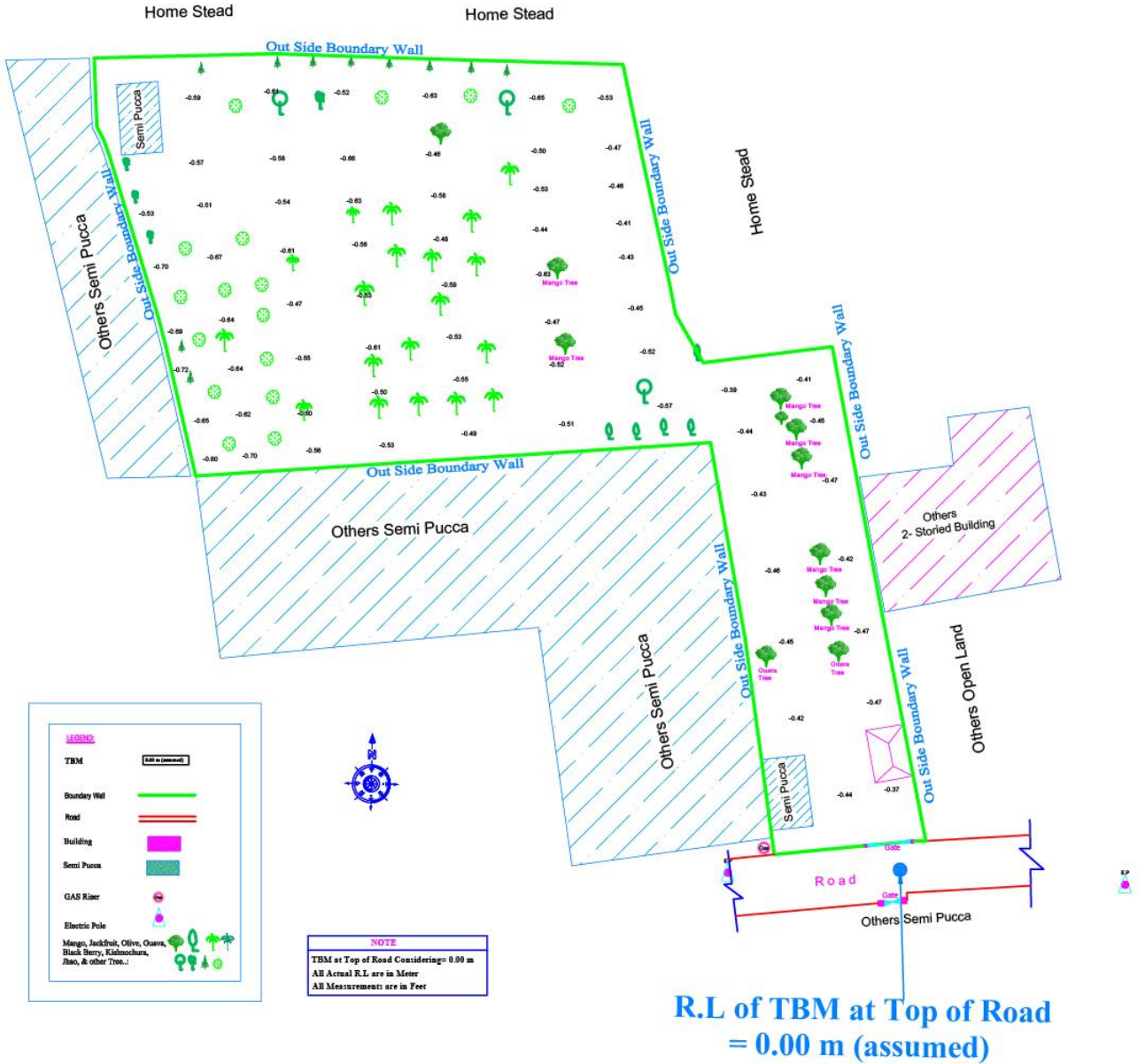
AREA DETAILS WITH REDUCED LEVEL (R.L) & TOPOGRAPHICAL MAP



CLIENT		DRAWING TITLE			SURVEYED BY		TOTAL AREA	
Build Bangladesh		REDUCED LEVEL (R.L) MAP			JNC and ASSOCIATES		= 2653.23 Sqm = 28548.754 Sqft = 65.54 Decimal = 39.65 Katha = 1.98 Bigha	
		LOCATION						
		Dholpur, Ashulia, Savar, Dhaka			194, 1st Colony, Lalkuthi, Mirpur, Dhaka-1216.			
SURVEYED BY	DRAWN BY	CHECKED BY	Date of Field Work	SCALE	Mobile: 01913056647			
MD. Nabi Hossain	MD. Nabi Hossain	Engr: Jibesh Nath Chakraborty	March 29, 2019	AS SHOWN	E-mail: jibesh.nath@yahoo.com			
		Mobile: 01913-056647	Date of Submission					
			March 31, 2019					

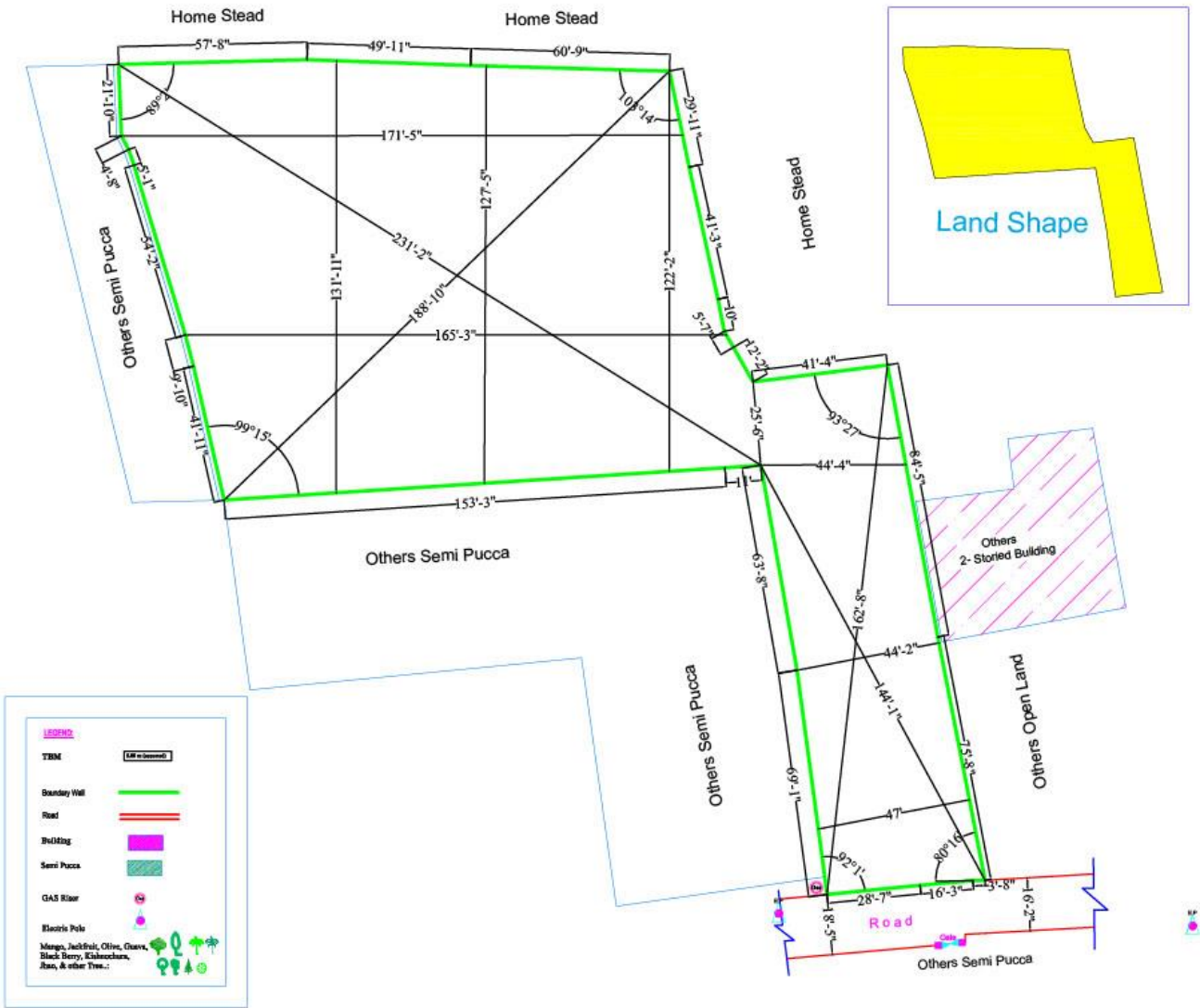
DIGITAL SURVEY BY TOTAL STATION

AREA DETAILS WITH REDUCED LEVEL (R.L.) & TOPOGRAPHICAL MAP



CLIENT		DRAWING TITLE			SURVEYED BY		TOTAL AREA	
Build Bangladesh		REDUCED LEVEL (R.L.) MAP			JNC and ASSOCIATES		= 2653.23 Sqm = 28548.754 Sqft = 65.54 Decimal = 39.65 Katha = 1.98 Bigha	
		LOCATION						
Ward No: 09, Dhalpur, Ashulia, Savar, Dhaka		194, 1st Colony, Lalkuthi, Mirpur, Dhaka-1216.		Mobile: 01913056647		E-mail: jibesh.nath@yahoo.com		
SURVEYED BY	DRAWN BY	CHECKED BY	Date of Field Work	SCALE				
Nobi Hossain	Nobi Hossain	Engr. Jibesh Nath Chakraborty	May 29, 2018	AS SHOWN				
		Mobile: 01913-056647	Date of Submission					

DIGITAL SURVEY BY TOTAL STATION DIMENSION MAP



NOTE
All Measurements are in Feet

CLIENT		DRAWING TITLE			SURVEYED BY		TOTAL AREA	
Build Bangladesh		DIMENSION MAP			JNC and ASSOCIATES		= 2653.23 Sqm	
		LOCATION					= 28548.754 Sqft	
		Dholpur, Ashulia, Savar, Dhaka			= 65.54 Decimal		= 39.65 Katha	
SURVEYED BY	DRAWN BY	CHECKED BY	Date of Field Work	SCALE	194, 1st Colony, Lalkuthi, Mirpur, Dhaka-1216.			
MD. Nabi Hossain	MD. Nabi Hossain	Engr. Jibesh Nath Chakraborty	March 28, 2019	AS SHOWN	Mobile: 01913056647			
		Mobile: 01913-056647	Date of Submission	E-mail: jibesh.nath@yahoo.com				
				March 31 2019				
				= 1.98 Bigha				

Annexure-5

