



**OWMP INTERNATIONAL**  
ARCHITECTS + PLANNERS

Architecture Interior Design  
Urban Design Project Management

*Beyond The Ordinary And  
Create The Extraordinary*

# WHO WE ARE

## ◉ COMMITMENT

At OWMP, we're about more than just buildings. Experience and the proficiency to deliver well-designed places to a variety of clients, merely meeting functional needs is not enough to fulfill our mission.

We pride ourselves in connecting long-lasting, meaningful relationships that help companies manage their real estate portfolios and ensuring we provide our clients with the best quality service in our field.

Our experienced dedicated professionals blend technical expertise aligned with a demonstrated ability to execute and sustain specially tailored projects to meet each client's needs. We provide consultancy services distinguished by our depth of experience, our commitment to quality and our understanding of client's needs.

## ◉ MISSION

OWMP's mission is to deliver exceptional design ideas and solutions for our clients through the creative recipe of human needs, environmental obligation, value creation, science and art.

The practice has extensive experience in planning and designing a diverse range of projects in architecture, interior design and urban design, enabling the firm to offer comprehensive consultancy services in scales both large and small, in the fields of Urban Design, Architecture and Interior Design. Urban Design services include Master Planning and Detailed Urban Design Studies as well as the formulation of Urban Design.



## CONSULTANTS

- Business Planners
- Environmental Specialist Experts
- Feasibility Study Consultants
- Property Consultants

## SPECIALISTS

- Sustainability & Green Specialists
- Acoustic Specialist
- Kitchen Planner
- Marine and Port Specialist
- Traffic Planners
- Graphic Designers
- Lighting Specialists
- Facade Specialists

## DESIGN CONSULTANTS

- Mechanical & Electrical Engineers
- Civil & Structural Engineers
- Quantity Surveyors



## INTERNATIONALISM AND PARTNERS

In view of the expanding realism of international projects, the firm has found it is mutually beneficial to associate with other highly qualified Consultants such as Business Planners, Feasibility Study Consultants, Environmental Management Experts, Property Managements and/or Consultants and other Specialist Experts such as Lighting and Acoustical Designers, Traffic Engineers, Graphic Designers, etc. in the form of joint ventures in totally integrated combination of professional services. The firm has collaborated and formed strategic partnership with numerous international firms such as Atelier Enam International, HOK, ATSA Architects, Socialight and various others.

We have partnered with Blue Snow Consulting & Engineering Sdn Bhd, a rapidly growing institution of mechanical, electrical, green building, and carbon reduction expertise. Their vision which we share is to consistently apply unique and innovative strategies to tackle issues in the drive towards a more energy efficient world and increasingly environment-conscious society.





**OWMP International** is a wholly owned Bumiputra Brunei-based architectural and planning practice, servicing both Brunei and the ASEAN region, specializing in architecture, interior design and urban design. It is one of the fastest-growing firms in Brunei due to its recognition in professionalism and design quality excellence, producing a diverse range of landmark projects which have been and currently are in the process of implementation; utilizing strong concepts and innovative design solutions.







## CAPABILITY STATEMENT

### Introduction

OWMP International was established in 2007 as a registered architectural practice at the Ministry of Development, Brunei. The firm is led by a qualified local Bumiputra; Nizam Wahab, a chartered architect and currently registered as corporate member with The Royal Institute of British Architects, Green Building Council, Brunei and Pertubuhan Ukur, Jurutera dan Arkitek, Brunei. He has successfully completed the Certification Course for Green Mark Manager and a Managing Director of Blue Snow, the first Green Building and Sustainability Consultancy firm in Brunei.

### Background

All the key personnel have had extensive experience in planning and designing a diverse range of projects in architecture, interior design and urban design, enabling the firm to offer comprehensive consultancy services in scales both large and small, in the fields of Urban Design, Architecture and Interior Design.

Urban Design Guidelines for large scale developments. In terms of Architecture, OWMP specializes in commercial, residential and institutional projects ranging from large scale office/commercial complexes and hotels to individual private bungalows.

Our Interior Design expertise ranges from small office interiors to large scale interiors.

## PROFILE

Our process is based on a holistic approach. We offer our clients a wide array of services that complement our traditional design disciplines. These range from the front-end strategic services and sound advice that help clients assess a property's value, define and shape business goals, to the more technical aspects of the built environment.

Our works are centered on the needs of our clients and we welcome their active participation in our efforts to translate their ideas into exceptional and contemporary architectural statements.

Beyond the ordinary and create the extraordinary...





## ARCHITECTURE

With experience in most project types, OWMP's architecture studios combine outstanding design skills with superior project management capabilities. Our architecture responds to the needs and aspirations of our clients and communities.

We give form and meaning to rooms, buildings, landscapes and cities – always balancing internal functions with external demands of site, climate and culture.

## INTERIOR DESIGN

From the initial client meeting through occupancy, OWMP's specialists in programming, space planning and interior design work with you to identify your design goals, schedule requirements and budgetary parameters, and develop a design that is sensitive to the individual considerations and requirements of the project.

## URBAN DESIGN

OWMP emphasizes a team approach of working with public and private clients, consultants, and community groups to produce consensus plans that are a successful mixture of creativity and feasibility.

## SUSTAINABILITY

We work closely with our clients to ensure that their work environments are healthy, safe and efficient and make the best use of energy, daylight and materials. Whether seeking LEED, GBI, Green Mark certification or to generate costs savings on energy expenditure, our professionals find the right balance between respect for the environment, the users, and the bottom line.



### INNOVATION

The technologies for delivering architectural services are constantly changing along with the technologies that are applied to buildings. At OWMP we are geared towards being at the forefront in adapting these innovative technologies that benefit our clients with increased efficiencies in design production as well as building performance.

### TOTAL DESIGN

We deal not only with the difficult technical issues, but also with other management and communications between the various team members of the project such as engineering consultants, contractors and suppliers. Our expertise makes us even more suited to demanding projects - whether they are restricted sites or where the client wants to maximize the potential.

### COST CONTROL

During design and production we keep close watch on what goes into the construction documents to keep costs within the client's budget. We extend this watch into the bidding and construction phase to avoid unnecessary cost overruns.

## WHY CHOOSE US ?

### INTEGRITY

We hold ourselves to the highest standards of professional conduct and ethics at all times.

### COMMITMENT

We are committed in providing design solutions that are responsive to our client's goals. As our client you will be made aware of all the decisions that affect cost, value or performance. Our decision making is in response to the projects requirements.

### PROVEN TRACK RECORD

We have successfully delivered architectural services for numerous projects whose performance over time has demonstrated the value we bring to the table.

### CLIENT FOCUSED

Our services are focused on our clients' needs, we never forget who we are working for.

### TEAM PLAYERS

Every development venture is the result of collaboration between the owner, contractor and architect, along with scores of other entities. Our goal is to bring various team players to perform in a coordinated manner to result in the successful completion.



## WORK ETHICS

We communicate well, give peace of mind and are easy to work with

Our modern, energy-saving designs are tailored to each client's current and future needs, lifestyle, aspirations, budget and site

We design inspirational sustainable buildings that respond sensitively to the individual needs of every client and every site

The state-of-the-art 3D software we use not only helps clients visualize the end design, it also speeds up construction and reduces the risk of expensive errors and changes on site

A Senior Architect is involved at every stage of every project to ensure that the design doesn't get 'diluted' during construction

The teleconferencing and simple internet tools we use to hold 'virtual' meetings give clients maximum flexibility

We are a RIBA Chartered Practice, which means we have in place an appropriate Professional Indemnity Insurance, an effective quality management system, and comprehensive health and safety as well as environmental policies

## QUALITY ASSURANCE

OWMP International is an RIBA Chartered Practice and as such adheres strictly to the accreditation criteria of this scheme. This requires us to provide and maintain the following:

Appropriate professional indemnity insurance  
Appropriate quality management systems  
A company health and safety policy  
An employment policy addressing the principles of the RIBA policy statement  
A continuing professional development programme for all staff  
An environmental management policy

Our quality assurance procedures are based on a comprehensive system of in-house policies and procedures together with a complete suite of bespoke standard documentation templates, all of which are described in detail in our office manual. Our aim is to ensure that everyone who comes into contact with the practice, whether clients, staff, consultants, suppliers, job applicants and others, are confident in our ability to service their needs in well organized, focused and constructive manner.



## OWMP INTERNATIONAL QUALITY ASSURANCE POLICY STATEMENT

OWMP International is an architectural practice registered under the Chartered Practice scheme of the Royal Institute of British Architects (RIBA) and has chosen to adopt a formal system for managing the quality of work. The model employed for this is the international Standard BS EN ISO 9001:2008 – Quality Management Systems and we have used guidance prepared by the RIBA (The RIBA Quality Management Toolkit) and supplementary guidance from other authoritative sources.

It is our conviction that in being an RIBA Chartered Practice and adopting our QA system as the means of fulfilling this commitment to quality, it will help us deliver our objective of providing a reliable and competent architectural service to our clients and the users of the buildings/spaces we design or other services we provide as architects. We also believe that the systems will assist us in collaborations and other working relationships with other professionals and/or contractors and suppliers.

There is 100% commitment within the practice to the operation and upkeep of our systems, which are regularly reviewed and updated against our own methods and innovations and against changes in external influences be they quality standards, legislation, industry standards, custom or practice.

All new staff are instructed in the requirements and use of the systems as a part of their introduction to the wider objectives of the practice and regular update training is provided as the system progresses and improves.

On-going management system reviews and evaluations, including formal internal audits and documented reviews by senior management ensures:

- that the system is complied with and that it continues to be suitable and effective
- the identification and implementation of management system improvement opportunities

All necessary action is taken following evaluation, and appropriate objectives and targets are set so as to maintain the standards that are associated with OWMP International.

A handwritten signature in blue ink, appearing to read 'Nizam Wahab', with a stylized flourish at the end.



# OUR PROJECT MANAGEMENT APPROACH

**Pre-Design Management** establishes organization procedures, goals of the building program and definition of scope. It also will produce the project base line budget and the project master schedule. During the effort, working capital requirements are identified for the planning, design and construction phases of the project. A management plan is developed and technical input is provided to produce sensitivity analyses and graphics for modeling the construction budget, schedule and rate of return, if applicable.

- ② **Objectives:** To realize the maximum opportunities to ensure quality and cost and time savings during the very early phases of the project life cycle.

- ② **Design Management** Errors, omissions and lack of coordination of design documents prior to construction do occur. Failure to detect them prior to the award of the construction contract may result in the need for issuing costly change orders that could delay the project completion date as well as cause construction disputes. The team offers a systematic approach to this problem that will reduce change orders, time extensions and claims so that a successful construction stage of the project will be realized.

- ② **Objective:** To enhance design quality by in-depth independent reviews of the design documents produced for the client.

- ② **Value Engineering** is a continuous review and refinement process of design and specification, which augments the design efforts from initial concept up to the issuance of the last construction variation. It is normal that the integration of a Value Engineering program will result in a project savings of 5% to 15%, and a functional design constructable within budget.

- ② **Objective:** Utilizing a systematic approach, which identifies and provides the required functions of a project at the lowest possible cost, keeping the design intent unchanged, which will result in the following:

- Savings on construction costs
- Lower life cycle costs
- Improved operational performance
- Reduced maintenance costs
- Identification of risks and mitigation strategies





# QUALITY MANAGEMENT SYSTEM

## PROCESSES

Generally the process adopts the RIBA Plan of Work/Project Plan as below and/or other plans specific to the project. It is common for commissions to include only some of the stages "partial service" noted below RIBA Plan of Work/Project Plan

The activities in italics may be moved to suit project requirements, ie:

- D Application for detailed planning approval;  
 F1 Application for statutory approvals; and  
 F2 Further information for construction  
 G+H Invitation and appraisal of tenders

<b>A Appraisal</b>	Identification of client's needs and objectives, business case and possible constraints on development. Preparation of feasibility studies and assessment of options to enable the client to decide whether to proceed
<b>B Developed Brief</b>	Development of initial statement of requirements into the Developed Brief by or on behalf of the client confirming key requirements and constraints. Identification of procurement method, procedures, organisational structure and range of consultants and others to be engaged for the project
<b>C Concept</b>	Implementation of Developed Brief and preparation of additional data.  Preparation of concept design including outline proposals for structural and building services systems, outline specifications and preliminary cost plan.  <i>Review of procurement route</i>
<b>D Design Development</b>	Development of concept design to include structural and building services systems, updated outline specifications and cost plan.  Completion of Final Brief.  <i>Application for detailed planning permission</i>
<b>E Technical Design</b>	Preparation of technical design(s) and specifications, sufficient to co-ordinate components and elements of the project and information for statutory standards.
<b>F Production Information</b>	F1 Preparation of detailed information for construction.  Application for statutory approvals.  F2 Preparation of further information for construction required under the building contract. <i>Review of information provided by specialists</i>
<b>G Tender Documentation</b>	Preparation and/or collation of tender documentation in sufficient detail to enable a tender or tenders to be obtained for the project.
<b>H Tender Action</b>	Identification and evaluation of potential contractors and/or specialists for the project.  Obtaining and appraising tenders; submission of recommendations to the client.
<b>J Mobilisation</b>	Letting the building contract, appointing the contractor.  Issuing of information to the contractor.  Arranging site hand over to the contractor.
<b>K Construction to Practical Completion</b>	Administration of the building contract to Practical Completion  Provision to the contractor of further Information as and when reasonably required.  <i>Review of information provided by contractors and specialists</i>
<b>L Post Practical Completion</b>	L1 Administration of the building contract after Practical Completion and making final inspections.  L2 Assisting building user during initial occupation period  L3 <i>Review of project performance in use</i>





# PEOPLE



**NIZAM WAHAB**  
Principal



**ERIBERTO LUCIANO**  
Associate



**CONRADO DEL  
MORO MEDENILLA**  
Senior Architectural  
Technologist



**ABEGAIL LUCES  
LASQUETY**  
Senior Architectural  
Technologist



**GERONIMO  
BOLOS MEDINA**  
Technical  
Draughtsman



**AHMAD RAIMIE  
HAJI RAMLEE**  
Junior Interior Designer  
and Visual graphics Artist



**SUFRI BAKAR**  
Personal Assistant



**KELDA WONG**  
Secretary



**MOHAMMAD ZHAFRI  
JEFRI**  
Design Apprentice



**FARHANA KIFLI**  
Design Apprentice





INDERA SAMUDERA GRAND HALL



NATIONAL ISOLATION CENTRE



SULTAN HAJI HASSAN ALI BOLKIAH INSTITUTE OF DEFENCE AND STRATEGIC STUDIES



68 HIGH END RESIDENTIAL BUILDINGS



MINISTRY OF DEFENCE GYMNASIUM & MULTI PURPOSE HALL



PRIME MINISTER'S OFFICE



EXTENSION BUILDING SULTAN HASSANAL BOLKIAH INSTITUTE OF EDUCATION



MENTIRI FIRE STATION & HOUSING



KIARONG PERMAI HOUSING



AMBD'S MAIN BUILDING



PENGKALAN BATU HEALTH CLINIC



SEKOLAH UJAMA ARAB KUALA BELAIT

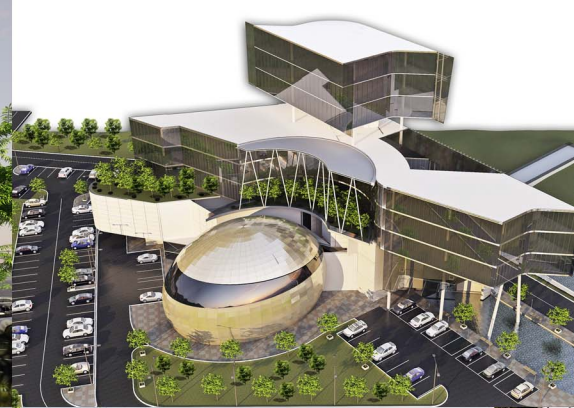


KAMPONG MERAGANG MOSQUE





Proposed Department Of Economic Planning & Development



Proposed Department of Economic Planning & Development



Proposed Modern Commercial Complex Gadong



Proposed Renovation of Pantai Restaurant At Empire Hotel & Country Club









THE EMPIRE HOTEL & COUNTRY CLUB





