



FREE CHECKLIST · BUILDING IN AND AROUND KUCHING

Before you call an engineer

What to sort out first, so your first meeting with any engineer is short, useful and cheaper. Tick what you have.

1. The land

- ☐ **Land title or lot number**, and the land use it allows (residential, commercial, industrial).
- ☐ **Survey plan** showing boundaries. A levels survey too, if the site is low-lying or sloping.
- ☐ **Access**: can a piling rig and a concrete lorry get onto the site?

2. What you want to build

- ☐ **A sketch or the architect's drawings**: floors, rough size, what each floor is for.
- ☐ **Anything heavy**: water tanks on the roof, a strongroom, racking, machinery, a future extra floor.
- ☐ **Your architect's name**, if you have one. Most submissions need both of us.

3. The ground

Much of Kuching, Samarahan and Serian sits on soft clay or peat. Foundations are where the money and the risk are. Look for these signs:

Soft-ground warnings

Water standing after rain · dark, spongy soil ·
cracked or tilting walls and fences nearby ·
neighbours' floors that have dropped

What a soil investigation tells you

How deep the firm layer is, how strong the soil is,
and whether piles are needed — before anyone
designs a foundation

Rule of thumb: on a soft site, ask for more than one borehole. Ground can change within a few metres.

4. Budget and time

- ☐ **A budget that includes the foundations.** On soft ground they can be a much bigger share of the cost than people expect.
- ☐ **Room for a soil investigation** before design starts.
- ☐ **Realistic dates:** a few weeks for design and submission drawings, then the authority's review on top.

5. Questions to ask any engineer

Ask	Why it matters
Is the fee fixed, and what does it cover?	Council comments, site visits and certification are where extra charges hide.
Who designs it, and who inspects it?	The engineer who did the calculations knows what to look for on site.
At which stages will you inspect?	Piling and reinforcement before each pour matter most. Once concrete is in, it is too late.
Do you need a soil investigation? How many boreholes?	"No" on a soft site is a warning sign.
Will I get inspection records?	Written records and photos protect you later, when you sell or extend.
Are you a Professional Engineer registered with BEM?	Only a registered PE can sign structural and civil submissions. Check the register.

6. What to send us (or anyone)

- ☐ Site location (a map pin is fine) and lot number
- ☐ Whatever drawings or sketches you have, and any soil report
- ☐ When you want to start building

Ready? Send it on WhatsApp to +60 14-747 7868 or book a 15-minute call on our website. We reply within one working day.

Sample document: these contact details reach Madtech, who built the sample site.