Dated 3 December 2024

SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT CHUAN GROVE

TECHNICAL CONDITIONS OF TENDER

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PART I

1.0 GENERAL

1.1 The Urban Redevelopment Authority ("the Authority"), acting as agent for and on behalf of the Government of the Republic of Singapore ("the Government"), is inviting offers for lease by tender for the Land Parcel at Chuan Grove ("the Land Parcel"). The lease of the Land Parcel is subject to these Technical Conditions of Tender and the Conditions of Tender for the Land Parcel. In these Technical Conditions of Tender, where the context so admits, the expression "the Authority" includes the Government.

1.2 The Successful Tenderer shall in addition to the Conditions of Tender observe, and comply with, these Technical Conditions of Tender. The Conditions of Tender and these Technical Conditions of Tender shall be read in conjunction with the Control Plans provided in the eDeveloper's Packet.

PART II

2.0 PLANNING CONCEPT

Site Context

2.1 The Land Parcel is part of a new Chuan Grove residential precinct, in a predominantly private housing area near Lorong Chuan MRT in Serangoon Planning Area. The Chuan Grove residential precinct is bounded by Lorong Chuan road and The Chuan condominium to the south, Australian International School to the west, and Mei Hwan Estate and New Tech Park light industrial business development to the east.

2.2 The Land Parcel is designated for a private housing development. It is within walking distance from Lorong Chuan MRT station on the Circle Line and well-served by bus services along Lorong Chuan road and Ang Mo Kio Ave 1. It is also well connected to major roads and expressways such as the Central Expressway (CTE) and Braddell Road. This connectivity makes it within easy reach of amenities such as NEX @ Serangoon Central, Serangoon Garden Circus and Junction 8 @ Bishan, as well as nearby educational institutions such as St. Gabriel's Primary School and Australian International School.

Vision

2.3 The Chuan Grove residential precinct is envisioned as a pedestrian-/cyclist-friendly neighbourhood with lush greenery and excellent public transport connectivity.

2.4 The Land Parcel shall be lushly landscaped to enhance the overall sense of greenery in the area and contribute to an attractive living environment that promotes an active lifestyle. A pedestrian corridor comprising a covered linkway and greenery, as shown in the Control Plans, shall be provided along and abutting the southern boundary of the Land Parcel to provide connectivity for the community to public transport nodes and improve porosity through the estate.

PART III

3.0 SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS

3.1 A summary of the planning and urban design requirements is set out in Table 1. The detailed planning and urban design requirements are set out in Part IV.

Table 1 – Summary of Planning & Urban Design Requirements for the Land Parcel

PARAMETERS	PROVISIONS / REQUIREMENTS
Site Area [(1)]	15,831.5 m^2
Land use/ Zoning	Residential
Type of Proposed Housing Development	The proposed residential development shall be for Condominiums or Flats only. Serviced Apartments, Serviced Apartments II (SA2) and Strata Landed Housing will not be allowed.
Permissible Gross Floor Area (GFA)	<u>Overall GFA</u> Maximum GFA: 47,495 m^2 Minimum GFA: 42,746 m^2 An Early Childhood Development Centre with a minimum GFA of 500 m^2 shall be provided within the development. The details are set out in Part IV (Condition 4.2).
Building Height (maximum)	<u>High-rise Zone 1</u> Up to a maximum allowable height control of 90 m SHD [(2)] <u>High-rise Zone 2</u> Up to a maximum allowable height control of 100 m SHD [(2)] The details are set out in Part IV (Condition 4.4) and as shown in the Control Plans.
Building Setback	Based on prevailing Development Control guidelines including a minimum 50 m nuisance buffer between the proposed development blocks and the 5 m building setback line of New Tech Park along Chuan Grove as shown in the Control Plans. The details are set out in Part IV (Condition 4.5) and as shown in the Control Plans.

[(1)] Subject to final cadastral survey

[(2)] Building Height is based on Singapore Height Datum (SHD)

PART IV

4.0 PLANNING AND URBAN DESIGN REQUIREMENTS

4.1 General Guidelines

4.1.1 The Planning and Urban Design Requirements as set out in Part IV are to be read in conjunction with the Control Plans and the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees provided in the eDeveloper's Packet.

Development Control

4.1.2 The Successful Tenderer shall comply with the Development Control (DC) Guidelines issued or may be issued by the Competent Authority under the Planning Act 1998, unless otherwise stated in the Technical Conditions of Tender.

4.1.3 Where applicable, the Successful Tenderer's Qualified Person shall submit a Development Statement of Intent (DSI), together with their development proposal, to the Competent Authority under the Planning Act 1998 at the formal submission stage in compliance with prevailing guidelines and circulars issued by the Competent Authority.

Access into State Land

4.1.4 For the purpose of entering State Land to do any works for the purpose of or in relation to the proposed development as may be required under these present Technical Conditions of Tender or Conditions of Tender, the Successful Tenderer shall obtain a Temporary Occupation Licence (TOL) from the Singapore Land Authority (SLA) for use of the State Land. The TOL may be granted on such terms and conditions and subject to the payment of such charges and fees as the SLA may determine.

Existing Underground Structures

4.1.5 The Successful Tenderer shall be responsible, at his own cost and expense, to carry out his own site investigation to verify whether there is any sub-structure or other obstructions e.g. footings, piles, tree roots, etc. in the ground of the Land Parcel, and ascertain their effect on the proposed development, including the removal of such sub-structure or obstructions, if necessary. The Successful Tenderer shall be deemed to have notice of any sub-structure or other obstructions in the ground of the Land Parcel and shall not raise any objection or requisition whatsoever in respect of any such sub-structure or other obstructions.

Deviations from Planning Requirements

4.1.6 The Planning and Urban Design requirements set out in this Part relating to location, height, size, area or extent of uses, etc. are specified with a

view to achieving the relevant planning objectives as outlined or indicated in the provisions in this Part. The Successful Tenderer may submit for the Authority's consideration an alternative proposal to any such requirements. Where the Authority is satisfied that the alternative proposal will serve to achieve the planning objective relevant to the requirement, the Successful Tenderer may be allowed to adopt such alternative proposal instead; in which event, the relevant provisions in this Part shall be deemed to be complied with. The Authority however reserves the absolute discretion to decide whether to allow any alternative proposal to be adopted.

4.2 Land Use and Quantum

4.2.1 The Land Parcel is to be developed for Residential development. The maximum permissible Gross Floor Area (GFA) for the proposed development is 47,495 m^2 and the total GFA to be built is not to be less than 42,746 m^2. A minimum 500 m^2 GFA of the development shall be for an Early Childhood Development Centre (ECDC).

4.2.2 All tenderers are advised to carry out their own simulation studies to ascertain the achievable GFA for the proposed development, including any additional bonus GFA allowable under the prevailing Development Control Guidelines. Such simulation studies should take into account all relevant considerations including the building height controls and existing ground conditions of the Land Parcel, as well as the possible need to provide basements.

Early Childhood Development Centre (ECDC) Facility

4.2.3 The Successful Tenderer is required to provide an Early Childhood Development Centre [(3)] (ECDC) within the Land Parcel for a minimum of 10 years from the date of issuance of the ECDC licence. A minimum of 500 m^2 GFA shall be set aside for the ECDC. The GFA of the ECDC shall be computed as part of the maximum permissible GFA for the proposed development.

4.2.4 The ECDC is required to be retained and operated for a minimum of 10 years from the date of the grant of license for the ECDC. The ECDC shall not be strata subdivided and shall form part of the common property of the proposed development.

4.2.5 The ECDC shall comply with the requirements and guidelines established by the Early Childhood Development Agency (ECDA) for ECDCs. Tenderers may refer to the guideline published by ECDA "Guide and

[(3)] An ECDC is defined as any premises where any early childhood development service is provided or is to be provided. An ECDC service refers to the provision of care or education, or care and education, habitually of 5 or more children who are below 7 years of age, for a fee, reward or profit by a person who is not a relative or guardian of all the children. All ECDCs are required to obtain a licence under the ECDC Act and Regulations before commencing operations. There are 3 classes of licences: (i) Class A licence (formerly known as infant care services); (ii) Class B licence (formerly known as child care services); and (iii) Class C licence (formerly known as kindergarten services). Operators must indicate the class of licence(s) they are applying for according to the types of services they wish to provide or are required to provide. Please refer to ECDC Act 2017 for more details.

Application to Set Up an Early Childhood Development Centre" which is found on ECDA's website: (http://www.ecda.gov.sg) to understand the requirements and guidelines for ECDCs.

4.2.6 The Successful Tenderer shall inform ECDA when the Certificate of Statutory Completion for the proposed development with ECDC is obtained. The Successful Tenderer/ owner of the ECDC is to appoint an operator to run the ECDC. The operator shall comply with requirements stipulated under the Early Childhood Development Centres Act 2017 and be licensed accordingly. The Successful Tenderer/ owner of the ECDC may approach ECDA should they need assistance to identify an ECDC operator.

4.2.7 After the initial 10-year period, the owner of the ECDC may convert the ECDC space within the development to other community uses, e.g. elder care centre, subject to the land use planning quantum controls specified in Condition 4.2 and approvals of ECDA, URA and relevant agencies. In the event that ECDA, URA and relevant agencies deem that the space is no longer suitable or required for other community-based uses, the space can be converted for other compatible uses, subject to the approval of the Competent Authority and the land use planning quantum controls specified in Condition 4.2.

4.2.8 The ECDC space shall be located on the first storey of the proposed development, near the perimeter and access point (e.g. main entrance) of the development to facilitate public access. The Successful Tenderer shall provide for seamless and convenient pedestrian access from the nearest public transport node (e.g. bus stop) for parents/caregivers arriving by public transport. The Successful Tenderer shall provide a single vehicular access point for entry into the development, with adequate segregation of vehicular traffic from the residents and the ECDC, i.e. separate lanes within the development catering to residential and ECDC uses.

4.2.9 A dedicated pick-up/drop-off (PUDO) area for the ECDC shall be provided within the proposed development and located as close as possible to the ECDC to minimise walking distance between the two areas. All pick-up and drop-off activities of the ECDC (including school buses) shall be contained within the proposed development and shall not spill out to the adjacent public road. There shall be no waiting or illegal parking along the public road. The pick-up/drop-off layout and internal driveway shall be designed with sufficient space for the parking and manoeuvring of school buses.

4.2.10 The proposal shall comply fully with the prevailing Parking Places (Provision of Parking Places and Parking Lots) Rules and other relevant guidelines of the Land Transport Authority (LTA). Car park spaces for the ECDC shall be located as close as possible to the ECDC to minimise walking distance between them.

4.3 Building Form and Massing

4.3.1 The building form and massing of the proposed development shall be designed to respond and relate sensitively to the natural topography of the site and the surrounding context.

4.3.2 The overall form is to be well-articulated to maintain visual porosity across the land parcel. Hence, the development shall not create a wall-like effect when viewed from all elevations. Please refer to URA's circular "Sensitive Design and Development: An Industry Guide of Good Practices to Minimise Wall-Like Developments" dated 4 March 2010.

4.4 Building Height

4.4.1 The proposed development is subject to specific building height controls which are established to guide the proposed development to relate sensitively to the surrounding developments and site context.

4.4.2 The proposed development is subject to a building height control of 90 m and 100 m SHD for the respective areas, as shown in the Control Plans.

4.4.3 All construction equipment and temporary structures, such as cranes, piling rigs, etc., as well as permanent structures, such as water tanks, mechanical and electrical (M&E) equipment, lift motor rooms, TV antennae, etc., are subject to the maximum allowable height control of 90 m and 100 m SHD, and are to comply with the requirements of the relevant Competent Authorities. The successful tenderer shall obtain written approval from Civil Aviation Authority Singapore (CAAS) prior to mobilising and/or installing any construction equipment. In addition, the successful tenderer shall seek clearance from Republic of Singapore Airforce (RSAF) for the use of construction equipment and temporary structures above 67 m SHD.

4.5 Building Setback

4.5.1 The Successful Tenderer shall provide a minimum 50 m buffer between the proposed residential blocks and the 5 m building setback line from the boundary of the Business 1 (Industrial) site across Chuan Grove road (New Tech Park), as shown in the Control Plans. The Successful Tenderer will have to demonstrate that the 50 m buffer requirement is duly complied with when the layout plan of the proposed residential development is submitted to NEA (Development Control and Licensing Division) for formal clearance.

4.5.2 The proposed development shall comply with the setback requirements in accordance with the prevailing Development Control Guidelines.

4.5.3 Submerged basement structures can be built up to the lines of Road Reserve along all perimeters of the site, provided the portion underneath

the green buffer /planting strip is submerged at least 2m or more below the ground level, to allow for meaningful tree planting and landscaping.

4.6 Building Platform Level

4.6.1 The minimum platform level for the proposed development shall comply with the requirements of the relevant Competent Authority.

4.7 Roofscape and Screening

4.7.1 To ensure that the roof areas are well-designed and attractive when viewed from the surrounding developments, all service areas, mechanical and electrical (M&E) equipment, water tanks, etc., are to be located within and fully integrated into the building envelope and be visually well-screened from the top and all sides of the proposed development, subject to the prevailing screening guidelines for M&E services.

4.7.2 The performance requirements for the screening of the service areas are as follows:

a. To be screened from the top and on all sides;

b. The spacing between the trellis or louvre elements is to be equal to or less than their depth;

c. The elements are to be orientated to cut off views of them from the street level and surrounding buildings; and

d. The openings in perforated panels are to be evenly distributed with a porosity (i.e. percentage of void-to-solid) equal to or less than 25%. The width/diameter of the openings shall not exceed 30 mm.

4.8 Vehicular and Servicing Access

<u>Vehicular Access</u>

4.8.1 Vehicular access shall be taken from Chuan Grove, as shown indicatively in the Control Plans. The detailed proposal for the access point and traffic layout plans will be subject to the requirements and approval of the Authority, LTA and the relevant Competent Authorities at the formal submission stage and as set out in Clause 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Service Areas

4.8.2 Sufficient service areas, including bin centre, loading / unloading areas, etc., are to be provided within the proposed development to meet the needs of the development.

4.8.3 The Successful Tenderer shall ensure that access to service areas (e.g. bin centre, electrical substation, loading / unloading areas) are taken from within the proposed development. Service access taken directly from the public roads will not be allowed.

4.8.4 All ventilation shafts to the basement levels are to be fully integrated within the overall envelope of the proposed development and visually well-screened, subject to the prevailing screening guidelines for M&E services.

4.8.5 All loading / unloading areas are to be designed as sheltered and enclosed to minimize noise generated from the loading / unloading activities and to ensure that there is no conflict between collection of refuse with loading / unloading activities. Loading bay barriers are to be located within the proposed development to prevent traffic queuing from spilling onto the main roads.

4.8.6 The Successful Tenderer is encouraged to provide spaces (e.g. temporary parking lots) for food delivery riders using motorcycles or active mobility devices (e.g. bicycles, power-assisted bicycles).

4.8.7 All service areas will be subject to the requirements and approval of the Authority and the relevant Competent Authorities at the formal submission stage.

Location of Bin Centre

4.8.8 The bin centre shall be sensitively located within the Land Parcel such that it does not become a nuisance to residents in the surrounding developments.

4.8.9 The service driveway for the bin centre is to be fully located within the Land Parcel and its dimensions (e.g. length and width) are to be designed to accommodate all types of service vehicles.

Construction Access

4.8.10 Refer to Clause 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees for details of the Vehicular Access location(s).

4.9 Car, Motorcycle and Bicycle Parking Provision

4.9.1 The Successful Tenderer shall comply with LTA's requirements for car, motorcycle and bicycle parking provisions as set out in Clause 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees and shall be subject to the evaluation and approval of the Authority and other relevant Competent Authorities.

4.9.2 In line with Singapore's move towards a car-lite society, the Successful Tenderer shall apply to LTA to provide car parking provision at the lower bound of LTA's Range-based Parking Provision Standards (RPPS).

4.9.3 The motorcycle parking lots and associated parking facilities shall be located within the proposed car parking areas of the proposed development.

PART V

5.0 OTHER REQUIRED WORKS

5.1 Pedestrian Network

5.1.1 The proposed development is envisioned to provide a seamless and convenient pedestrian network to transport nodes such as Lorong Chuan MRT station and bus stops along Lorong Chuan road.

Pedestrian Corridor

5.1.2 The Successful Tenderer shall, at its own cost and expense, construct a 6.0m wide pedestrian corridor outside the southern boundary of the Land Parcel, from the zebra crossing at Chuan Lane to the existing bus stop along Lorong Chuan road, as shown indicatively on the Control Plans. The pedestrian corridor shall comprise:

a. A 2.4m wide covered linkway (minimum 1.8m clear width); and
b. A 3.6m wide green verge, with a minimum of 2m of the green verge next to the covered linkway to be kept turfed with grass and free of trees; and the remaining to be kept as a continuous verge for lush planting.

5.1.3 A section of the pedestrian corridor near the zebra crossing at Chuan Lane crosses over underground watermains owned by the Public Utilities Board (PUB). The Successful Tenderer shall ensure the footings of the covered linkway are designed and constructed according to the clearance distances according to PUB's clearance requirements and obtain relevant Authorities' approval for the construction of the covered linkway and footpath.

5.1.4 The Successful Tenderer shall consult and work with NParks to review the detailed design for the proposed corridor, including the planting palette within the green verge and the location of covered linkway footings. The Successful Tenderer is required to consult the Commissioner of Parks and Recreation (via the National Parks Board) on a detailed planting plan, and apply for the necessary approvals under the Parks and Trees Act.

5.1.5 The Successful Tenderer is strongly encouraged to complete the pedestrian corridor within 36 months from the date of acceptance of tender by the Authority.

Covered Linkways

5.1.6 The Successful Tenderer shall, at his own cost and expense, construct a minimum 5.0m wide and 5.7m high covered linkway along Chuan Grove and a 2.4m wide (minimum 1.8m clear width) covered linkway connecting the existing bus-stop along Lorong Chuan to the vehicular access of the Land Parcel, as shown indicatively in the Control Plans.

5.1.7 All the covered linkways shall be designed to be barrier-free and maintained at a constant level as much as possible. Any changes in levels are to be kept to a minimum and are to be mitigated using barrier-free ramps, subject to the requirements of LTA and the relevant Competent Authorities.

Ownership and Maintenance

5.1.8 Upon the issuance of Certificate of Statutory Completion (CSC), the Successful Tenderer shall handover the portion of the covered linkways and green verge within the Road Reserve to LTA and NParks to own and maintain. Until such time when they are taken over by LTA and NParks, the Successful Tenderer is to maintain the portion of the completed covered linkways and green verge within the Road Reserve to the satisfaction of the relevant Competent Authorities. They are to be kept open and unobstructed for public use at all times.

5.1.9 The Successful Tenderer shall also refer to the detailed requirements of the covered linkways as set out in Clauses 7.2.19 to 7.2.24 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

5.2 Pedestrian Side Gate

5.2.1 The Successful Tender is encouraged to provide a pedestrian side gate to connect to the existing bus stop along Lorong Chuan road. Where such a side gate is proposed, it should be located close to the southeastern boundary of the Land Parcel, as indicatively shown on the Control Plans, and designed in a manner to minimise the risk of collision between pedestrians moving between the proposed side gate and the pedestrian corridor.

PART VI

6.0 OTHER REQUIREMENTS

6.1 Public Communications Plan

6.1.1 The Successful Tenderer is required to carry out a public communications plan as part of efforts to keep the local community informed of the development plans for the Land Parcel.

6.1.2 The local community is defined as:

c. All residents of HDB flats, private condominiums / flats and landed houses;
d. Management Corporation Strata Title (MCST) Committee of private residential developments and Neighbourhood Committees; and
e. Administration of schools and other institutions

that fall within a 100m (approximate) radius of the Land Parcel.

In addition, it shall include the local Member of Parliament (MP) and Constituency Director of the Constituency.

Stage 1: Prior to submission of application for Written Permission

6.1.3 Prior to the erection of any hoarding or commencement of any clearance and / or tree-felling on the Land Parcel, the Successful Tenderer shall distribute flyers to the local community containing the following information and ensure this information are accurately presented:

a. Project information (e.g. type of development, number of units, storey height, vehicular access);
b. Location map showing hoarding, construction access etc;
c. Infrastructure works to be carried out and removal of existing facilities
d. Key milestones in the construction programme [e.g. site clearance, hoarding works, commencement and duration of piling works, expected date of issuance of Temporary Occupation Permit (TOP)];
e. Details of proposed measures to mitigate the impact of development to the surrounding environment and users;
f. Contact details of the Successful Tenderer for the community to highlight issues such as noise and dust arising from the construction activities, and to provide feedback on the proposal; and
g. The hotline numbers of the relevant departments in BCA, NEA, MOM and URA.

6.1.4 Prior to the distribution of the flyer, the Successful Tenderer shall ensure that information as outlined in Condition 6.1.3 are included in the flyer and inform the Authority on the distribution date with a copy of Form A (as shown in Annex A) and flyer.

6.1.5 After the distribution of the flyers, the Successful Tenderer shall submit to the Authority a duly completed Form B (as shown in Annex B) verifying that the requirements set out in Condition 6.1.3 have been complied with. Upon confirming that the declaration provided by the Successful Tenderer is in order, the Authority will give written consent for the Successful Tenderer to proceed with the submission of an application to the Competent Authority under the Planning Act 1998 for Written Permission ("development application") for the proposed development on the Land Parcel. The Successful Tenderer shall not submit any development application for the proposed development on the Land Parcel without the prior written consent of the Authority as mentioned above.

6.1.6 Upon receiving the Authority's written consent, the Successful Tenderer may proceed with the erection of hoarding, on which the contact details of the Successful Tenderer and the hotline numbers of the relevant departments in BCA, NEA and MOM shall be prominently displayed.

Stage 2: Prior to resubmission of application for Written Permission

6.1.7 After the grant of Provisional Permission by the Competent Authority under the Planning Act 1998, the Successful Tenderer shall distribute additional flyers to the local community containing detailed information on the proposed development. The information to be provided shall include those stated in Condition 6.1.3 as well as (but not limited to) the following:

a. Schematic site layout showing the location of building blocks and facilities such as the bin centre, electrical substation, BBQ pits etc; and
b. Indicative timeframe for the community to respond to the proposal, which shall be at least 2 weeks from the date the flyers are distributed.

The Successful Tenderer is required to submit a copy of the flyer for the Authority's approval before distributing it to the local community.

6.1.8 At least 2 weeks after the date of distribution of flyers, the Successful Tenderer shall submit to the Authority a duly completed Form C (as shown in Annex C) verifying that the requirements set out in Condition 6.1.7 have been complied with and detailing the preliminary feedback received from the local community for the Authority's information, if any. Upon confirming that the declaration provided by the Successful Tenderer is in order, the Authority will give written consent for the Successful Tenderer to proceed with the resubmission of the application subsequent to the Provisional Permission granted by the Competent Authority under the Planning Act 1998, which shall be made no earlier than 3 weeks from the date the flyers are distributed. The Successful Tenderer shall not resubmit any application without the prior written consent of the Authority as mentioned above.

6.1.9 The Successful Tenderer shall include a duly completed Form D (as shown in Annex D), which is a final collation of the feedback received on the

proposed development, if any, as part of the resubmission application. The developer shall explain how the development proposal seeks to sensitively address the concerns raised by the local community, if any.

6.1.10 The Successful Tenderer shall not commence structural works until the Authority has given written consent for the Successful Tenderer to proceed to apply to BCA for the permit to commence structural works or has granted Written Permission under the Planning Act 1998.

6.2 Construction Access

6.2.1 The Authority and their contractor(s) will be completing the construction of Chuan Grove along the eastern boundary of the Land Parcel and are estimated to hand over of the road to LTA for maintenance by 1 October 2025. The Successful Tenderer is to only take construction access via Chuan Grove after LTA has taken over the road.

6.2.2 The Authority may by notice in writing to the Successful Tenderer no later than five (5) days before 1 October 2025 to notify the Successful Tenderer that the handover date of Chuan Grove to LTA shall be deferred to a date not exceeding three (3) months immediately after the said date. The Successful Tenderer shall be deemed to have agreed and accepted in such event that construction access via Chuan Grove shall be made available to him on such date as specified in the Authority's notice in writing.

6.3 Site Works

6.3.1 Clearance from SLA, URA, LTA, NParks and the relevant Competent Authorities shall be obtained prior to commencement of any construction works affecting State Land. All State Land affected by the construction works associated with the proposed development on the Land Parcel shall be reinstated to the requirements and satisfaction of SLA, LTA, NParks and the relevant Competent Authorities upon completion of the works.

6.3.2 During the construction period, all construction works are to be hoarded up and visually screened at all times. Any inconvenience and disturbance to the adjacent developments shall be minimised and pedestrian access along all existing sidetables outside the Land Parcel shall be maintained at all times.

6.4 Prefabricated Prefinished Volumetric Construction (PPVC)

6.4.1 For the purpose of adopting the PPVC method of construction, the Successful Tenderer is required to set aside sufficient space within the Land Parcel for storage and/ or holding area for PPVC modules. No

additional space outside the Land Parcel will be granted on TOL basis for this purpose.

6.5 Pre-laid Lead-In Utility Connections

6.5.1 To minimise works beyond the Land Parcel, the Successful Tenderer shall be required to tap services from existing lead-in utility pipes that have been pre-laid for connection. The Successful Tenderer is required to plan and design the utilities intake points (services connection) for the proposed development, taking into account the position of the existing lead-in utility pipes. The detailed requirements are set out in the Clause 3.4, 4.2 and 5.2 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Annex A

URBAN REDEVELOPMENT AUTHORITY

FORM A

PUBLIC COMMUNICATIONS PLAN

Details of Developer Company Name: Address: Tel no: Email:	**To:** Group Director Land Sales & Administration Urban Redevelopment Authority 45 Maxwell Road The URA Centre Singapore 069118	**INSTRUCTION:** This form is to be duly completed and submitted to the Authority prior to distribution of the Stage 1 flyer.

Parcel Reference Number:_____

Proposed Development:

_____

Lot/Parcel Reference: _____ TS/MK: _____

	Key milestones **(Refer to Condition 6.1 of the Technical Conditions of Tender)**	**Proposed date of commencement***
1.	Send Stage 1 flyer to local (MP)	(dd/mm/yy)
2.	Distribution of Stage 1 flyer containing brief project information and contact details of parties specified	
3.	Submission of Form B	
4.	First submission of development proposal	
5.	Erection of hoarding and site clearance	
6.	Obtain grant of Provisional Permission	
7.	Send Stage 2 flyer to local (MP)	
8.	Distribution of flyers containing detailed project information	
9.	Submission of Form C	
10.	Submission of Form D	
11.	Construction schedule a) Piling b) Sub-structure c) Superstructure d) M&E works e) Finishes	
Name, Designation & Signature of Developer's representative		

* *The Authority shall be kept informed of any changes to the public communications plan.*

The Successful Tenderer shall ensure the minimum periods stated below are adhered to:

NO	KEY MILESTONES	MINIMUM PERIOD
1	a) Item 1 (Send Stage 1 flyer to local MP) and Item 2 (Distribution of Stage 1 flyer); and b) Item 7 (Send Stage 2 flyer to local MP) and Item 8 (Distribution of Stage 2 flyer)	1 week
2	Item 2 (Distribution of Stage 1 flyer) and Item 3 (Submission of Form B)	1 week
3	Item 4 (First submission of development proposal) and Item 8 (Distribution of Stage 2 flyer)	6 weeks
4	Item 8 (Distribution of Stage 2 flyer) and Item 9 (Submission of Form C)	2 weeks
5	Item 8 (Distribution of 2nd flyer) and Item 10 (Submission of Form D)	3 weeks
6	Item 10 (Submission of Form D) and item 11(a) (Commencement of piling)	4 weeks

Annex B

URBAN REDEVELOPMENT AUTHORITY

FORM B

DECLARATION BY THE DEVELOPER (PRIOR TO APPLICATION FOR WRITTEN PERMISSION)

INSTRUCTION:

This form is to be duly completed and submitted to the Authority prior to submission of an application to the Competent Authority under the Planning Act 1998 for Written Permission.
If the written consent of the Authority is not submitted together with the development application to the Competent Authority, the development application will be returned.

Details of Developer	**To:**
Company Name:	Group Director Land Sales & Administration
Address:	Urban Redevelopment Authority 45 Maxwell Road
Tel no:	The URA Centre Singapore 069118
Email:	

Parcel Reference Number: _____

Proposed Development: _____

_____

Lot/Parcel Reference: _____ TS/MK: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 6.1.3 of the Technical Conditions of Tender, flyers containing brief information on the project and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date).

We have enclosed supporting documents to show that the flyers have been distributed.

Signature: Date:

* *Local community is defined and includes the parties specified in Condition 6.1.2 of the Technical Conditions of Tender.*

Annex C

URBAN REDEVELOPMENT AUTHORITY

FORM C

DECLARATION BY THE DEVELOPER

(FOR RESUBMISSION OF APPLICATION SUBSEQUENT TO THE PROVISIONAL PERMISSION)

INSTRUCTION:

This form is to be duly completed and submitted to the Authority prior to resubmission of development application and no later than 2 months after the grant of Provisional Permission. Upon confirming that the form is in order, the Authority will give written consent for you to proceed with the resubmission of the development application, which shall be made no earlier than 3 weeks from the date the flyers were distributed. If the written consent of the Authority is not submitted together with the resubmission of the development application, the development application will be returned.

Details of Developer	**To:**
Company Name:	Group Director Land Sales & Administration
Address:	Urban Redevelopment Authority 45 Maxwell Road
Tel no:	The URA Centre
Email:	Singapore 069118

Parcel Reference Number:_____

Proposed Development:_____

_____

Lot/Parcel Reference: _____ TS/MK: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 6.1.7 of the Technical Conditions of Tender, flyers containing detailed information on the development project and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date).

We have enclosed supporting documents to show that the flyers have been distributed.

Details of preliminary feedback received from the local community (if any):** 1) 2) 3) 4)
Signature: Date:

* *Local community is defined and includes the parties specified under Condition 6.1.2 of the Technical Conditions of Tender.*

** *This should include all feedback received up to the point of the submission of this form. If this space is insufficient, additional information should be provided on a separate page and submitted as part of Form C.*

Annex D

URBAN REDEVELOPMENT AUTHORITY

FORM D

CONSOLIDATED FEEDBACK ON PROPOSED DEVELOPMENT

(FOR RESUBMISSION OF APPLICATION SUBSEQUENT TO THE PROVISIONAL PERMISSION)

INSTRUCTION:

This form is to be duly completed and submitted to the Competent Authority as part of the resubmission of the development application subsequent to the grant of the Provisional Permission.

Details of Developer	**To:**
Company Name:	Group Director Development Control
Address:	Urban Redevelopment Authority 45 Maxwell Road
Tel no:	The URA Centre Singapore 069118
Email:	

DC Reference:_____

Submission Number:_____

Proposed Development:_____

Lot Number: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 6.1.9 of the Technical Conditions of Tender, the table below has included all feedback that has been received from the local community, up to the date of this resubmission of the development application.

Feedback received from the local community and how the development proposal has sensitively addressed the feedback raised**:	
Feedback Received from Local Community	**Proposed Measures to Address the Feedback**
1)	1)
2)	2)
3)	3)
4)	4)
Signature:	Date:

* *Local community is defined and includes the parties specified under Condition 6.1.2 of the Technical Conditions of Tender.*

** *This must include all feedback received up to the point of this resubmission of the development application. If this space is insufficient, additional information should be provided on a separate page and submitted as part of Form D.*