

**SALE OF LAND PARCEL
FOR RESIDENTIAL DEVELOPMENT
AT LORONG PUNTONG/SIN MING AVENUE**

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 Lorong Puntong / Sin Ming Avenue (“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

- 2.1 The Land Parcel within the Bishan Planning Area, bounded by Sin Ming Avenue to the east and Lorong Puntong to the west, is designated for residential development. It is located within an area of predominantly private residential developments.
- 2.2 The Land Parcel is situated near the Bright Hill Mass Rapid Transit (“MRT”) station on the Thomson-East Coast Line (TEL) and the future Cross Island Line (CRL). It is also connected to major roads such as Upper Thomson Road and Ang Mo Kio Avenue 1 and well served by bus services that ply Sin Ming Avenue and Upper Thomson Road, allowing future residents to enjoy good public transport and easy access to the city centre.
- 2.3 The Land Parcel is conveniently located and within easy reach of amenities such as Thomson Plaza, Ai Tong School, as well as park/nature area including Bishan-Ang Mo Kio Park and Windsor Nature Park.

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	4,283.1 m ²
Land use/ Zoning	Residential
Type of Proposed Housing Development	The proposed residential development shall be for: a. Condominium; or b. Flats; Strata landed houses, Serviced Apartments and Serviced Apartments II (SA2) will not be allowed.
Permissible Gross Floor Area (GFA)	Maximum GFA: 11,993 m ² Minimum GFA: 10,794 m ² The details are set out in Condition 4.2.
Building Height	Maximum Height: 120m SHD ² . The details are set out in Condition 4.4.
Building Setback	Comply with prevailing Development Control Guidelines

¹ Subject to final cadastral survey.

² 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 an alternative proposal to any such requirements for the Authority's consideration. 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 an 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 a Residential development. The maximum permissible Gross Floor Area (GFA) for the proposed development is 11,993 m² and the total GFA to be built is not to be less than 10,794 m².
- 4.2.2 Any additional GFA, over and above the maximum permissible GFA specified for the proposed development and accrued from incentive GFA schemes will be subject to the prevailing Development Control Guidelines and the approval of the Competent Authority under the Planning Act. This additional GFA may be subject to the payment of Land Betterment Charge, if applicable.
- 4.2.3 All tenderers are advised to carry out their own simulation studies to ascertain the achievable GFA for the proposed development, particularly if any additional bonus GFA allowable under the prevailing Development Control Guidelines can be included in the proposed development. Such simulation studies should account for 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.

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. If a multi-storey carpark (“MSCP”) is proposed, the Successful Tenderer is encouraged to ensure adequate privacy screening of the MSCP from surrounding condominiums and landed housing developments.

- 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. The Successful Tenderer may refer to the URA Development Control’s circular titled “Sensitive Design and Development: An Industry Guide of Good Practices to Minimise Wall-Like Developments” for more information on the good practices to avoid a wall-like development.

4.4 Building Height

- 4.4.1 The proposed development is subject to a building height control of 120m SHD.
- 4.4.2 Such developments, structures and fixtures include those on the roof tops, whether permanent, temporary, transient or stationary (including but not limited to the building superstructure, TV antennae, water tanks, lift motor rooms, cranes, maintenance equipment, lightning conductors, solar panels, moving objects, vegetation etc.) and all construction equipment and temporary structures (including but not limited to cranes, piling rigs, etc.) which shall all be subject to the same height limit(s).
- 4.4.3 Republic of Singapore Air Force’s (RSAF) clearance shall be sought for the use of construction equipment and temporary structures above 160m SHD (Email: Height_Control@defence.gov.sg). If the Successful Tenderer wishes to pre-consult RSAF on the maximum allowable height for the use of construction equipment and temporary structures, the Successful Tenderer may consult RSAF with a copy of the award letter and the conditions of tender.
- 4.4.4 The Successful Tenderer shall consult the Civil Aviation Authority of Singapore (CAAS) (caas_ansp_ols@caas.gov.sg) and the Defence Science & Technology Agency (“DSTA”) (landuse@dsta.gov.sg) via email prior to making the submission at Design Gateway in CORENET X, to obtain CAAS and DSTA’s clearance for the total building height, site layout and vehicular access point(s). The Successful Tenderer shall include URA Development Control Group (ura_dcg_registry@ura.gov.sg) in the email consultations to CAAS and DSTA.

4.4.5 Prior to the Construction Gateway submission, the Successful Tenderer shall similarly consult CAAS and DSTA with the detailed development plans for clearance if required.

4.4.6 The Successful Tenderer shall obtain CAAS' prior written approval before mobilising and/or installing any construction machineries on the Land Parcel. An application to CAAS is to be submitted by the Successful Tenderer using the Crane Application Form available at: <https://www.caas.gov.sg/e-services-and-forms/application-for-obstacle-clearance/>.

4.4.7 The Successful Tenderer shall submit a certified surveyor as-built plan to CAAS and DSTA prior to applying to the Building and Construction Authority (BCA) for the Temporary Occupation Permit or Certificate of Statutory Completion for the proposed development on the Land Parcel.

4.5 Building Setback

4.5.1 The setback requirements for the proposed development shall be in accordance with the prevailing Development Control Guidelines.

4.5.2 Minor ancillary structures, e.g. guardhouse, may be allowed within the building setback areas and green buffer, subject to the Objective-Based Guidelines for Ancillary Structures in the URA Development Control Handbook. Minor ancillary structures, if provided, are to be well designed and well-integrated with landscaping.

4.6 Building Platform Level

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

4.7 Roofscape and Screening

4.7.1 The roof areas of the proposed development on the Land Parcel are to be well-articulated and encouraged to be designed as either distinctive crown to the buildings or as roof gardens to contribute to the greenery in the area.

4.7.2 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 the building envelope and well-screened from views from above and on all sides of the proposed development, subject to the prevailing

screening guidelines for M&E services. Please refer to URA's circular titled "Screening of Mechanical and Electrical Services and Car Parks" (URA/PB/2022/01-CUDG) dated 01 Mar 2022.

4.8 Greenery Replacement and Landscaping

Landscape Replacement Areas (LRA)

- 4.8.1 The proposed development is subject to prevailing guidelines on Landscape Replacement requirements for Non-Landed Private Development outside identified Strategic Areas.
- 4.8.2 The landscape and selection of tree / shrub species shall allow the landscaping to be well-integrated with the overall layout and architectural design of the development.
- 4.8.3 All landscaped areas of the proposed development are to incorporate a tiered and varied planting palette of trees and shrubs to create a lush and verdant environment that complements and enhances the existing greenery of the surroundings. Please refer to URA's circular "Updates to the Landscaping for Urban Spaces and High-rises (LUSH) Programme: LUSH 3.0" (URA/PB/2017/06-DCG).

4.9 Railway Protection Requirements

- 4.9.1 The Land Parcel falls within the railway protection zone of the Thomson East Coast Line (TEL). The Successful Tenderer shall submit the proposal for any development works to LTA for approval according to the Rapid Transit Systems (Development and Building Works in Railway Corridor and Railway Protection Zone) Regulation as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

4.10 Vehicular and Servicing Access

Vehicular Access

- 4.10.1 Vehicular access shall be taken from the existing Lorong Puntong, to be improved to standard road typology by Successful Tenderer, as shown indicatively in the Control Plan. 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 Section 7.0 of the Conditions and

Requirements of Relevant Competent Authorities and Public Utility Licensees.

- 4.10.2 All vehicular access point, passenger drop-off / pick-up points, external ramps to service areas, car parks and all associated structures to the car parking facilities, are to be located within the site boundary and be well integrated with the overall architectural treatment and building form of the development and visually well-screened, subject to the approval of LTA, the Authority and the relevant Competent Authorities at the formal submission stage.
- 4.10.3 The Successful Tenderer shall design for sufficient capacity and internal queuing space for pick-up/drop-off, parking and house-moving activities to prevent any traffic spillover onto the main roads.

Service Areas

- 4.10.4 The Successful Tenderer shall provide sufficient service areas, including bin centre, loading / unloading areas, etc., are to be provided within the Land Parcel to meet the needs of the proposed development.
- 4.10.5 The Successful Tenderer shall ensure that access to all the service areas (e.g. bin centre, electrical substation, loading / unloading bays) shall be taken from within the proposed development. Service access taken directly from public roads will not be allowed.
- 4.10.6 All loading / unloading areas shall be designed to be sheltered and enclosed to minimise noise generated from the loading / unloading activities and to ensure that there is no conflict between refuse collection and loading / unloading activities. Loading bay barriers shall be located within the Land Parcel of at least 2 cars lengths to prevent traffic queuing from spilling onto the main roads.
- 4.10.7 Other service areas / structures, such as air-conditioning ledges, laundry drying facilities and ventilation shafts to the basement levels, shall 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.
- 4.10.8 The Successful Tenderer is strongly 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).

- 4.10.9 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

- 4.10.10 The bin centre shall be sensitively located within the Land Parcel such that it does not cause disamenities to users in the surrounding developments. The entrance of the bin centre shall face inwards within the development.
- 4.10.11 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. The service driveway for the bin centre is to be integrated within the Land Parcel and the length of the service driveway must be able to accommodate all types of service vehicles.
- 4.10.12 Lush planting and / or screening shall be provided to screen the bin centre and service areas from view of the residents in the adjacent developments, and users of the surrounding public roads and walkways

Construction Access

- 4.10.13 Construction access is to be taken from Lorong Puntong as shown indicatively on the Control Plan.
- 4.10.14 The exact location and detailed proposal for the construction access point(s), traffic layout and arrangement are subject to the requirements and approval of LTA and other relevant Competent Authorities at the detailed plan submission stage.
- 4.10.15 The Successful Tenderer shall refer to Clauses 7.2.21 to 7.2.25 of the conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees for details of the construction access location.

4.11 Parking Provision

- 4.11.1 The Successful Tenderer shall provide car parks for the proposed development in accordance with the requirements of the prevailing Parking Places (Provision of Parking Places and Lots) Rules and other relevant guidelines of the Authority. The Successful Tenderer is strongly encouraged to provide parking lots for motorcycles within the layout of the car park. All critical dimensions of the parking layout such as size of parking

lots, width of driveways/ramps, parking aisles, headroom clearance, etc. shall be clearly indicated on plan and sections.

- 4.11.2 The design of the parking place (including the loading/unloading area) shall allow for adequate vehicle queuing length within the development for vehicles entering to prevent causing congestion along the public road. This includes carpark gantry entry point to be located furthest away from the access point.
- 4.11.3 The Successful Tenderer is strongly encouraged to provide loading/unloading space for Mover trucks at areas where it is accessible, to provide easy access to the residential units.
- 4.11.4 The design and layout of the car park will be subject to the requirements and approval of the Authority and the relevant Competent Authorities and Public Utility Licenses under the LTA's requirements for The Land Parcel.

Car, Motorcycle and Bicycle Parking Provision

- 4.11.5 The proposed development shall be designed to comply fully with LTA's prevailing requirements for car, motorcycle and bicycle parking provisions as set out in Section 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.
- 4.11.6 The motorcycle parking lots and associated parking facilities shall be located within the proposed car parking areas of the proposed development.

4.12 Pedestrian Side Gate

- 4.12.1 The Successful Tenderer is strongly encouraged to locate a pedestrian side gate for convenient access to the existing bus stops and Bright Hill TEL MRT station along Sin Ming Avenue. Where such a side gate is proposed, it should be located close at the eastern boundary of the Land Parcel, as indicatively shown on the Control Plan, and designed in a manner to minimise the risk of collision between pedestrians moving between the proposed side gate and the existing covered linkway along Sin Ming Avenue.

4.12.2 Existing commuter facilities within the road reserve affected by the proposed development are to be reinstated or made good.

4.12.3 The Successful Tenderer shall comply with LTA's prevailing design criteria/checklists for commuter facilities which can be obtained from LTA's website.

4.13 Protection of Existing Slopes and Embankments

4.13.1 There are existing slopes / embankments along and within the boundaries of the Land Parcel, as shown indicatively in the planimetric survey plan. The Successful Tenderer shall comply with all requirements from the relevant Authorities, if any, if the development works affect any slopes / embankments.

4.13.2 Upon being granted possession of the Land Parcel, the Successful Tenderer shall take all necessary measures to ensure the stability of existing slopes / embankments.

4.13.3 The Successful Tenderer shall indemnify the State against all claims and / or damages which may arise either directly or indirectly from any instability rendered to the existing slopes / embankments by any cause whatsoever or by any works carried out by the Successful Tenderer or by his servants and / or agents.

4.13.4 The height of any retaining wall shall not exceed 1.5m. Where terraced retaining walls are proposed to mitigate the level differences, they are to be screened by lush landscaping. Retaining walls highly visible from the street should be avoided.

PART V

5.0 OTHER REQUIRED WORKS

Pedestrian Network

- 5.1.1 The proposed development shall be designed to connect to a seamless and barrier-free access pedestrian network that links to transport nodes such as Bright Hill TEL MRT station and bus stops along Sin Ming Avenue.

Road Improvement Works

- 5.1.2 The Successful Tenderer shall, at his own cost and expense carry out the following road improvement works within the road reserve and shown indicatively on the Control Plan:

- a. The Successful Tenderer shall widen the carriageway along Lorong Puntong towards the development boundary as follows:
 - i. Northern frontage: carriageway widening to 7.4m.
 - ii. Western frontage: carriageway widening to 10.0m.
- b. The Successful Tenderer shall realign the existing kerb line and implement a sidetable of 4.3m width incorporating a 1.8m wide footpath cum underground roadside drain and 2.5m wide planting verge within the road reserve along Lorong Puntong, abutting the northern and western boundaries of the Land Parcel as shown indicatively on the Control Plan.

- 5.1.3 The location, design and technical details of the proposed road improvement works shall comply with the technical requirements of LTA, PUB and NParks and be subject to the evaluation and approval of the Authority and the relevant Competent Authorities at the formal submission stage. Details are set out in Clause 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

- 5.1.6 The Successful Tenderer is strongly encouraged to complete the road improvement works within 36 months from the date of acceptance of tender by the Authority. The Successful Tenderer shall provide temporary pedestrian connectivity until the road improvement works are completed.

- 5.1.7 Upon the issuance of Certificate of Statutory Completion (CSC), the Successful Tenderer shall handover the portion of the footpath, drain and planting verge within the Road Reserve along Lorong Puntong to LTA, PUB

and NParks respectively to own and maintain. Until such time when they are taken over by LTA, PUB and NParks, the Successful Tenderer is to maintain the portion of the completed footpath, drain and planting 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.

Sheltered Barrier Free Access (BFA) Connection

- 5.1.8 As shown indicatively on the Control Plan, there is an existing staircase within the Land Parcel. To ensure porosity of the neighbourhood and to maintain accessibility to public transport nodes (such as Bright Hill TEL Station & bus stops along Sin Ming Avenue) from the existing residential areas, the Successful Tenderer shall, at his own cost and expense, design and construct a replacement sheltered barrier-free connection immediately north of the Land Parcel (see indicative location on the Control Plan) to replace the existing staircase. The sheltered barrier-free connection will be handed over to LTA to own and maintain when completed.
- 5.1.9 The location, design and technical details of the barrier-free connection shall comply with the technical requirements of LTA and be subject to the evaluation and approval of the Authority and the relevant Competent Authorities at the formal submission stage. Details are set out in Clause 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.
- 5.1.20 For the removal of the existing staircase within the Land Parcel, the Successful Tenderer shall seek LTA's approval before any closure, demolition and modification of the existing staircase.

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.
- 6.1.1 The local community is defined as the following:

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

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

6.1.2 Prior to the Successful Tenderer's application for Provisional Permission at Design Gateway in CORENET X (CX) and before 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. Schematic site layout showing the location of building blocks and facilities such as the tennis courts, bin centre, electrical substation, BBQ pits etc (with caveat that it is subject to authorities' approval);
- d. Infrastructure works to be carried out including the construction of the sheltered BFA connection, sewer connections and removal of existing facilities (if any);
- e. 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")];
- f. Details of proposed measures to mitigate the impact of development to the surrounding environment and users. This includes proposed mitigating measures to address impact during the construction phase (e.g. noise, dust);
- g. Contact details of the Successful Tenderer for the community to provide feedback on the proposal; and
- h. The hotline numbers of the relevant departments in BCA, NEA, MOM, NParks, PUB and URA.

6.1.3 Prior to the distribution of the flyer to the local community, the Successful Tenderer shall ensure that information as outlined in Condition 6.1.3 are included in the flyer and submit a copy of Form A (as shown in Annex A) and the flyer to the Authority for approval before the flyers are distributed to the local community.

- 6.1.4 At least 1 week 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 erection of hoarding and site clearance works.
- 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, MOM, NParks, PUB and URA shall be prominently displayed.
- 6.1.7 At least 3 weeks from the date of distribution of flyers, the Successful Tenderer shall submit to the Competent Authority a duly completed Form C (as shown in Annex C), which is a final collation of the feedback received from the local community on the proposed development, if any. The Successful Tenderer shall explain how the development proposal seeks to sensitively address the feedback raised by the local community, if any. Upon confirming that the declaration provided by the Successful Tenderer is in order, the Competent Authority will give written consent for the Successful Tenderer to proceed with the application for Provisional Permission at Design Gateway in CORENET X for the proposed development.

6.2 Site Works

- 6.2.1 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.
- 6.2.2 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 site boundary shall be maintained at all times.

6.3 Productivity Improvement

- 6.3.1 The Successful Tenderer is required to adopt the minimum level of use of prefabricated systems as stipulated under the Building Control (Buildability and Productivity) Regulations 2011 and conform to the corresponding requirements set out in the Code of Practice on Buildability for the proposed development on the Land Parcel as set out in Clause 10.3 of the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees.
- 6.3.2 If PPVC method of construction is adopted, the Successful Tenderer is required to set aside some space within the Land Parcel for storage and/or holding area for PPVC modules. No additional space/land outside the Land Parcel will be granted TOL basis for this purpose.



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	<u>INSTRUCTION:</u> This form is to be duly completed and submitted to the Authority prior to distribution of the 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* (dd/mm/yy)
1.	Submission of flyer to Authority for approval		(dd/mm/yy)
2.	Send flyer to local MP		
3.	Distribution of flyer containing project information and contact details of parties specified		
4.	Submission of Form B		
5.	Erection of hoarding and site clearance (after receiving written consent from the Authority)		
6.	Submission of Form C		
7.	Application for Provisional Permission at Design Gateway in CX for the proposed development (after receiving written consent from the Authority)		
8.	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	Item 1 (Submission of flyer to Authority for approval) and Item 2 (Send flyer to local MP)	1 week
2	Item 2 (Send flyer to local MP) and Item 3 (Distribution of flyer);	1 week
3	Item 3 (Distribution of flyer) and Item 4 (Submission of Form B)	1 weeks
4	Item 3 (Distribution of flyer) and Item 6 (Submission of Form C)	3 weeks



FORM B

DECLARATION BY THE DEVELOPER

(PRIOR TO ERECTION OF HOARDING AND SITE CLEARANCE)

INSTRUCTION:

This form is to be duly completed and submitted to the Authority prior to the erection of hoarding and site clearance.

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

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 information on the project (e.g. location plan, schematic site layout) 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.



FORM C

CONSOLIDATED FEEDBACK ON PROPOSED DEVELOPMENT

(PRIOR TO DESIGN GATEWAY SUBMISSION)

INSTRUCTION:

This form is to be duly completed and submitted to the Competent Authority prior to the application for Provisional Permission at Design Gateway (DG) in CORENET X (CX).

If the written consent of the Authority is not included in the application at DG, the application will be returned.

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

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, the table below has included all feedback that has been received from the
local community, up to the date of submission of this Form C to the Competent Authority.

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.