

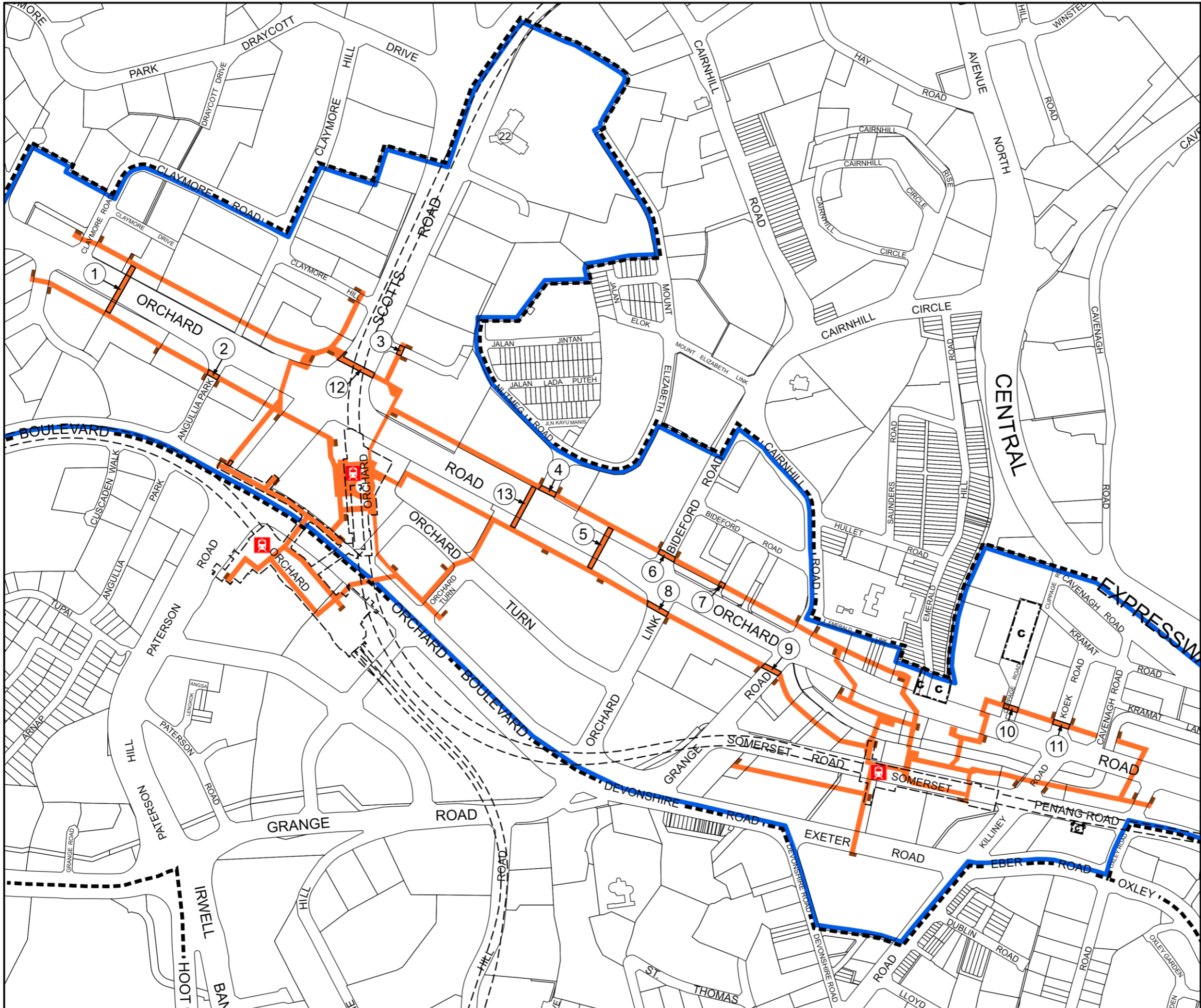
PARAMETERS		UNDERGROUND PEDESTRIAN LINKS
1	Definition	<p>An Underground Pedestrian Link (UPL) is a subterranean pedestrian connection that directly links the basement levels of developments to one another and / or to public transport nodes.</p> <p>To qualify for the Cash Grant Reimbursement Scheme, the UPL shall be one of the identified links as reflected in the planned Underground Pedestrian Network within the city centre (See <a href="#">Appendices 1-2</a> to <a href="#">1-4</a>). In addition, the UPL shall:</p> <ol style="list-style-type: none"> <li>1. Connect between the basement levels of developments;</li> <li>2. Be directly accessible from the common public areas of the adjoining developments; and</li> <li>3. Be open for public access during the operating hours of the Mass Rapid Transit (MRT) stations or at all times.</li> </ol>
2	Locations	<p>The following strategic UPLs may qualify for the Cash Grant Reimbursement Scheme:</p> <p><b>Orchard Road</b> (See <a href="#">Appendix 1-2</a>)</p> <p><u>New Underground Pedestrian Links</u></p> <ol style="list-style-type: none"> <li>1. Palais Renaissance / Forum The Shopping Mall</li> <li>2. Far East Shopping Centre / Liat Towers</li> <li>3. Scotts Square / Tangs Plaza</li> <li>4. Lucky Plaza / Tong Building / Paragon</li> <li>5. Paragon / Ngee Ann City</li> <li>6. Paragon / Grand Park Hotel</li> <li>7. Grand Park Orchard Hotel / 268 Orchard</li> <li>8. Ngee Ann City / Mandarin Gallery</li> <li>9. Mandarin Gallery / Orchard Building</li> <li>10. The Centrepoint / Orchard Point</li> <li>11. Orchard Point / Orchard Plaza</li> </ol> <p><u>Existing Underground Pedestrian Links to be Upgraded</u></p> <ol style="list-style-type: none"> <li>12. Tangs Plaza / Shaw House</li> <li>13. Lucky Plaza / Ngee Ann City</li> </ol> <p><b>Central Business District</b> (See <a href="#">Appendix 1-3</a>)</p> <p><u>New Underground Pedestrian Links</u></p> <ol style="list-style-type: none"> <li>14. 79 Robinson Road / 8 Shenton Way</li> <li>15. Capital Tower / 79 Robinson Road</li> </ol> <p><b>Civic District</b> (See <a href="#">Appendix 1-4</a>)</p> <p><u>New Underground Pedestrian Links</u></p>

		<p>16. Capitol Singapore/ Peninsula Plaza / Funan / The Adelphi 17. The Adelphi / City Hall</p> <p><b>Bras Basah.Bugis</b> (Rochor Ophir) (See <a href="#">Appendix 1-4</a>)</p> <p><u>New Underground Pedestrian Links</u></p> <p>18. The Gateway across Beach Road / Rochor Road</p> <p><b>Other Links</b></p> <p>Other proposed UPLs can be considered under the Cash Grant Reimbursement Scheme on a case-by case basis, if they are assessed by URA to contribute towards the overall connectivity of the larger area.</p>
3	Use	<p>The UPLs are to serve as a pedestrian walkway that is open to the public during the operating times of the MRT stations. Activity-generating uses (such as Retail, F&amp;B, Entertainment, Sports and Recreation and other similar uses) can be located adjacent to the pedestrian walkway along one or both sides.</p>
4	Size	<p>Each UPL must have a clear pedestrian walkway width of:</p> <ul style="list-style-type: none"> <li>• Minimum 6m for walkways with activity-generating uses on one side (single-loaded); or</li> <li>• Minimum 7m for walkways with activity-generating uses on both sides (double-loaded), unless otherwise stated.</li> </ul> <p>The clear width of the pedestrian walkway is measured from the inner face of the walls of both sides of the pedestrian walkway.</p> <p>In addition, the walkway must have a minimum clear ceiling height of 4m.</p> <p>Activity-generating uses (e.g. retail and F&amp;B outlets) can be allowed adjacent to the pedestrian walkway up to a total depth of 14m (See <a href="#">Appendix 1-5</a> for schematic sections of UPLs).</p>
5	Reimbursement Rates	<p><u>For the part of UPL located under State land</u></p> <p>All of the actual construction cost of the public pedestrian walkway portion of the UPL may be reimbursed, subject to a cap of S\$28,700 per square metre (psm).</p> <p><u>For the part of UPL located under private land</u></p>

		<p>50% of the actual construction cost of the public pedestrian walkway portion of the UPL may be reimbursed, subject to a cap of S\$14,400 psm. The extent of the part of the pedestrian walkway located within private land for reimbursement and exemption from GFA computation will be evaluated on a case-by-case basis.</p> <p>Spaces for proposed commercial uses along the underground pedestrian walkway would not qualify for any cash grant reimbursement.</p> <p><u>Calculation of actual construction cost of the public pedestrian walkway portion of a UPL</u></p> <p>Actual construction cost = \$A + (\$B + \$C) x Area of public pedestrian walkway / Area of underground pedestrian link, where:</p> <p>\$A = Fixed cost components specific to public walkway e.g. escalators, lifts and staircases.</p> <p>\$B = Variable cost components common to public pedestrian walkway and commercial space</p> <p>\$C = Consultancy fees and other related costs</p> <p>(See <a href="#">Appendix 1-6</a> for details)</p>
6	Gross Floor Area (GFA)	<p><u>GFA Treatment for Public Pedestrian Walkway</u></p> <p>Given that the public pedestrian walkway functions as a public thoroughfare, the GFA of the public pedestrian walkway (up to 7m in width) of the UPL within private land, as well as the associated main dedicated vertical circulation points (e.g. escalators, staircases and lift lobbies, etc.) that form part of the UPN within private land can be considered for GFA exemption, subject to compliance with the criteria set out in the Definition, Use and Size above. The extent of GFA exemption shall be evaluated based on the formal plans submitted to URA.</p> <p><u>GFA Treatment for Activity-Generating Uses within UPLs</u></p> <p>The GFA for activity-generating uses within UPLs under private land, between the existing basement and the boundary line, can be computed over and above the Master Plan allowable GFA for the existing development. This bonus GFA will be counted as part of the overall cap of 10% for additional GFA allowed beyond the</p>

		<p>Master Plan under bonus GFA schemes for each development site. This additional GFA is not transferable, and shall not form the future development potential of the site upon redevelopment. The additional GFA will be subject to Development Charge or Differential Premium, where applicable.</p> <p>Each vertical circulation point to the pedestrian walkway must be designed for barrier-free access and must include two lifts (one lift may be considered where there are site constraints or alternatives nearby), a set of two-way escalators, and staircase, and is to directly link to the covered walkway at the 1st storey of the development.</p> <p><u>Temporary uses in front of knock-out panels (leading to future links)</u></p> <p>Where a knock-out panel is provided for future connection to an adjoining development or UPL, temporary use of the space in front of the knock-out panel can be considered, on a case-by case basis, for shops, kiosks and seating areas until such time as the connection is required to be provided. If supported, the temporary use will be considered as additional GFA, over and above the maximum allowable GFA for the development and will be subject to the relevant charges, such as Differential Premium, Temporary Development Levy, etc.</p>
7	Submission Requirements	<p>Properly annotated plans and sections showing the proposed UPL in relation to the adjoining developments must be submitted. Where applicable, the developer must obtain endorsement from the relevant parties and/or agencies for the submitted plans. For example, consent from adjoining development/s owner/s, or Singapore Land Authority (SLA), should parts of the proposed UPL be located within State land.</p>
8	Disbursement of Cash Grant	<p>The Cash Grant, if approved, will be disbursed after the receipt by URA of a copy of the Temporary Occupation Permit (TOP) or Certificate of Statutory Completion (CSC) for the development / building.</p> <p>The submission must be accompanied by documentation of the actual construction cost, certified by a Professional Quantity Surveyor that the actual construction costs are true and correct in accordance with the approved plans.</p> <p>The actual construction cost attributed to the UPL shall be clearly differentiated from that of other parts of the development and certified by a Professional Quantity Surveyor.</p>

9	Deadline for Construction and Qualification for Cash Grant	<p>The Developer is required to commence works on site within one year from the date of the first Cash Grant in-principle approval and complete the UPL within a five-year period from the date of the first Cash Grant in-principle approval.</p> <p>The claim for disbursement of the Cash Grant shall be made to the URA not later than five years from the date of the first Cash Grant in-principle approval.</p>
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**CENTRAL AREA  
UNDERGROUND MASTER PLAN  
ORCHARD ROAD**

**UNDERGROUND  
PEDESTRIAN NETWORK**

**LEGEND**

- PLANNING AREA BOUNDARY
- AREA WITH URBAN DESIGN GUIDELINES AND PLANS
- CONSERVATION AREA / BUILDING
- NATIONAL MONUMENT

**PEDESTRIAN NETWORK**

- UNDERGROUND PEDESTRIAN LINKS THAT QUALIFY FOR CASH GRANT SCHEME
- UNDERGROUND PEDESTRIAN LINKS
- VERTICAL PEDESTRIAN CIRCULATION
- NATIONAL MONUMENT

SCALE : 1:5,000 @ A3





0.3 HA

DRWG NO : OR/2019/026  
 DATE : FEBRUARY 2021  
 GROUP : CUDG




**CENTRAL AREA  
UNDERGROUND MASTER PLAN  
CBD - TANJONG PAGAR**

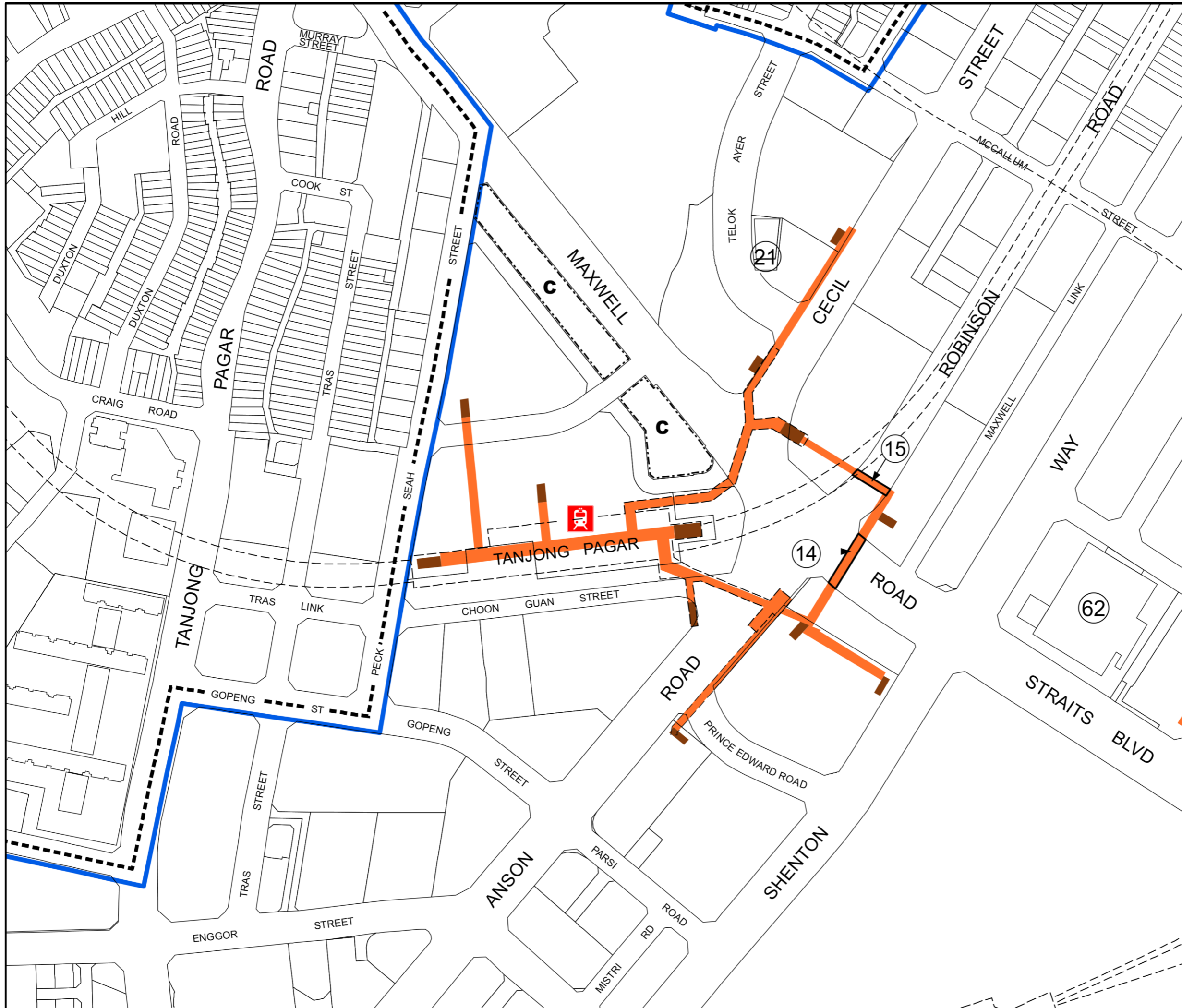
**UNDERGROUND  
PEDESTRIAN NETWORK**

**LEGEND**

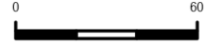

-  PLANNING AREA BOUNDARY
-  AREA WITH URBAN DESIGN GUIDELINES AND PLANS
-  CONSERVATION AREA / BUILDING
-  NATIONAL MONUMENT

**PEDESTRIAN NETWORK**

-  UNDERGROUND PEDESTRIAN LINKS
-  VERTICAL PEDESTRIAN CIRCULATION
-  UNDERGROUND PEDESTRIAN LINKS THAT QUALIFY FOR CASH GRANT SCHEME



SCALE : 1:2,500 @ A3

0.06 HA  

DRWG NO : DT/2019/053





DATE : FEB 2021

GROUP : CUDG




**CENTRAL AREA  
UNDERGROUND MASTER PLAN  
DOWNTOWN NORTH**

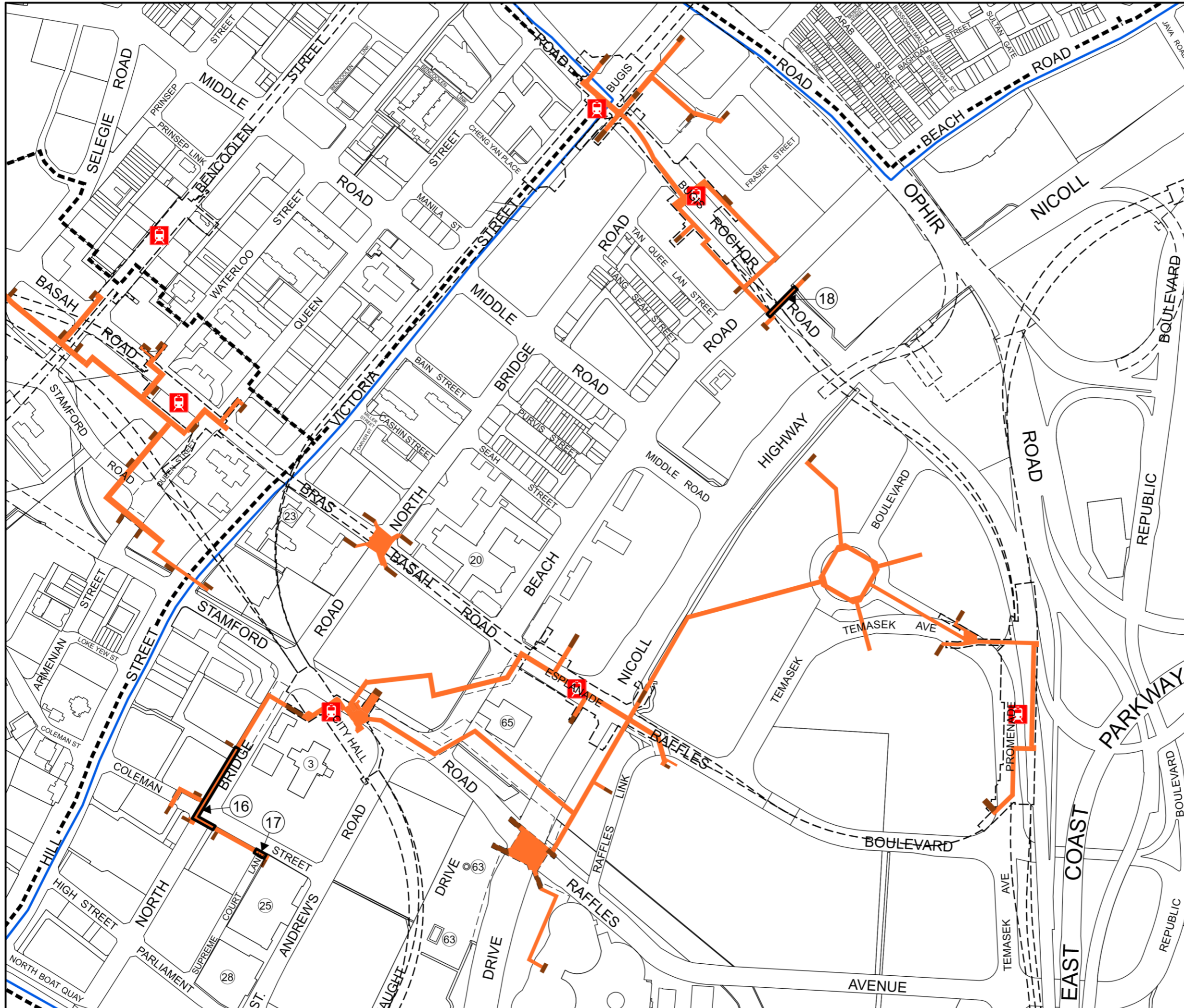
**UNDERGROUND  
PEDESTRIAN NETWORK**

**LEGEND**

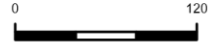
-  PLANNING AREA BOUNDARY
-  AREA WITH URBAN DESIGN GUIDELINES AND PLANS
-  CONSERVATION AREA / BUILDING
-  NATIONAL MONUMENT

**PEDESTRIAN NETWORK**

-  UNDERGROUND PEDESTRIAN LINKS
-  VERTICAL PEDESTRIAN CIRCULATION
-  UNDERGROUND PEDESTRIAN LINKS THAT QUALIFY FOR CASH GRANT SCHEME



SCALE : 1:5,000 @ A3

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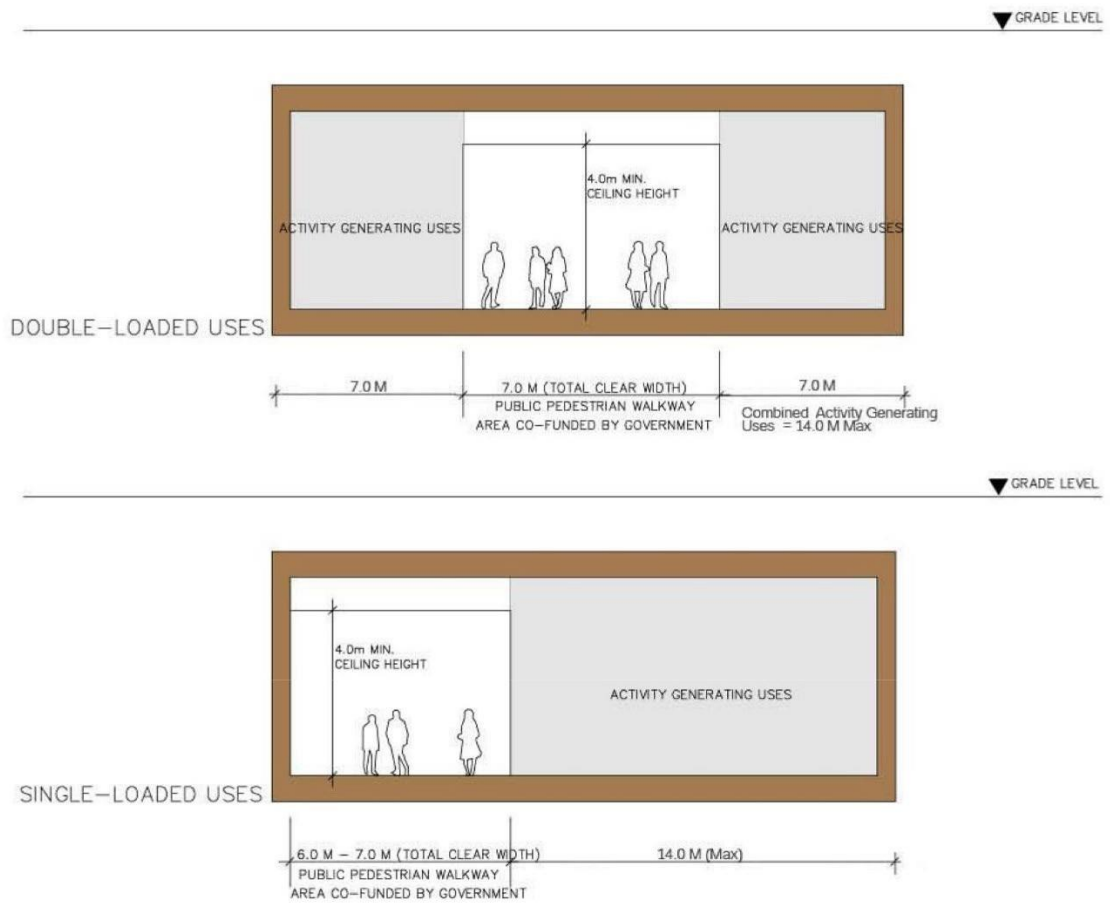
DRWG NO : DT/2019/052

DATE : FEBRUARY 2021

GROUP : CUDG



SCHEMATIC SECTIONS OF UNDERGROUND PEDESTRIAN LINKS



## COMPUTATION OF CASH GRANT – CALCULATION OF ACTUAL CONSTRUCTION COST FOR PUBLIC PEDESTRIAN WALKWAY

### A Underground Pedestrian Links without Commercial Space

For underground pedestrian links without commercial space, the actual construction cost of the links shall comprise all the cost of construction works, consultancy fees and related costs.

### B Underground Pedestrian Links with Commercial Space

For underground pedestrian links with commercial space, the actual construction cost of the public pedestrian walkway shall comprise the cost of construction works, consultancy fees and related costs, as follows:

#### I Fixed cost components specific to public pedestrian walkway only **(\$A)** – These costs remain the same regardless of the area of underground pedestrian link constructed.

- Installation of escalators & lift(s);
- Construction of staircases complete with entrance structures on ground level, if any;
- Demolition/removal of knock-out panels, if any.

#### II Variable cost components common to entire underground pedestrian link **(\$B)** – If these cost items are common to both public pedestrian walkway and commercial space, the costs will be apportioned for the public pedestrian walkway area:

- Site preparation and earthwork;
- Structural system excluding staircases and entrance structure. i.e. piling and foundation, floor and roof slabs, frames, walls and partitions;
- Floor, wall and ceiling finishes;
- Mechanical and electrical services excluding escalators, i.e. air-conditioning and mechanical ventilation, fire protection, electrical installation, etc;

#### III Consultancy Fees and Other Related Costs **(\$C)**

- Consultancy fees, i.e. fees for professional architects, civil & structural, mechanical & electrical engineers, quantity surveyors and accredited checkers;
- Costs of Planimetric survey, soil investigation, services diversion, reinstatement of roads & affected areas, protection of existing structures, realignment of canals (where applicable) and other costs related to the construction of the underground pedestrian link (subject to prior approval), if any.

The amount of Cash Grant shall be computed based on the actual construction cost of the public pedestrian walkway portion i.e.  $[\$A + (\$B + \$C) \times \text{Area of the public pedestrian walkway} / \text{Area of underground pedestrian link}]$

### C Definition of Floor Area

The floor area used in the computation of the grant shall be based on the area of all covered spaces measured to the inner face of the external walls or external perimeters.

For the Cash Grant, all necessary evidence documenting the actual construction cost (e.g. invoices, contract drawings and documents, incorporating Bills of Quantities (BQ)) for the construction of the underground pedestrian link works shall be submitted to URA for verification and approval. The breakdown of actual quantities and cost attributed to the construction of the underground pedestrian link must be verified by a Professional Quantity Surveyor to confirm that they are correct and in accordance with the approved plans. The approved Cash Grant will only be disbursed to the developer upon URA's final approval of the actual construction cost and after receipt by URA of a copy of the TOP or CSC.