
**SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT KAMPONG JAVA ROAD**

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 Kampong Java Road (“the Land Parcel”) for a residential development. 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 must 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 are to be read together with the Control Plans of the Land Parcel supplied in the eDeveloper's Packet.

PART II

2.0 PLANNING CONCEPT

- 2.1 The Land Parcel, bounded by Bukit Timah Road, Makeway Avenue and Kampong Java Road is located within an established residential enclave within the Novena Planning Area.
- 2.2 Served by the Newton MRT Interchange Station located a short walking distance away, residents would be able to enjoy excellent connectivity to the CBD and other key commercial nodes such as Orchard Road and the Novena commercial centre, via the Downtown Line and North South Line. Amenities such as the Newton Food Centre and the Anglo Chinese School (Junior) located across Bukit Timah Road, are also easily accessible by foot.
- 2.3 Other educational institutions such as the Anglo Chinese School (Barker), Singapore Chinese Girls' School, St Joseph's Institution and Catholic Junior College, as well as medical facilities such as the Tan Tock Seng Hospital and the KK Women's and Children's Hospital, are located only a short bus or car ride away. Residents can also tap on the recreational opportunities at the nearby Singapore Botanic Garden and the MacRitchie Reservoir Park.

PART III

3.0 PLANNING GUIDELINES

3.1 The planning parameters for the Land Parcel are:

PLANNING PARAMETERS	PROVISION / REQUIREMENT
Site Area*	11,643.3 m ²
Land use/Zoning	Residential
Type of Proposed Housing Development	<p>The proposed residential development shall be for:</p> <ul style="list-style-type: none"> a Condominium; or b Flats c With prior approval, a combination of flats and strata landed houses <p>Serviced Apartments will not be allowed.</p>
Permissible Gross Floor Area (GFA)	<p>32,602 m² (maximum) 29,342 m² (minimum)</p> <p>All tenderers are advised to carry out their own simulation studies to ascertain the achievable Gross Plot Ratio for the proposed development, particularly if any additional Gross Floor Area (GFA) allowable under the prevailing Development Control Guidelines (e.g. for balconies in residential projects) is included in the development. Such simulation studies should take into account all relevant considerations including the technical height constraint and existing ground condition of the Land Parcel as well as the possible need to provide basements.</p>
Building Height (maximum)**	Subject to a building height control of 81m AMSL.
Floor to Floor Height	The development must comply with Development Control Guidelines issued from time to time by the Competent Authority under the Planning Act (Cap 232).
Building Setback/Buffer	
Building Coverage/ Communal Open Space/ Landscape Replacement Areas	
Building Layout	

* Subject to Cadastral Survey

** Tenderers are to ensure that all structures and fixtures above the roof-top such as TV antennas, water tanks, lift motor rooms, cranes, maintenance equipment and lightning conductors should not exceed the 81m AMSL building height control. Republic of Singapore Air Force's (RSAF) clearance shall be sought for the use of construction equipment and temporary structures above 123m AMSL (Email: Height_Control@defence.gov.sg)

PART IV

4.0 DEVELOPMENT GUIDELINES

4.1 General Guidelines

Development Control

- 4.1.1 The successful tenderer shall comply with Development Control Guidelines issued from time to time by the Competent Authority under the Planning Act (Cap 232).
- 4.1.2 Where applicable, the successful tenderer's Qualified Person shall submit a Development Statement of Intent (DSI) together with their development proposal submitted to the Competent Authority under the Planning Act (Cap. 232) at the formal submission stage as per prevailing guidelines and circulars issued by the Competent Authority.

Access into State Land

- 4.1.3 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 SLA may determine.

Existing Underground Structures

- 4.1.4 The successful tenderer shall be responsible to carry out, at his own cost and expense, 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.

Deviations from Planning Requirements

- 4.1.5 The 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 alternative proposal to any such requirements. Where the Authority is satisfied that the alternative proposal will also 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 or not to allow any alternative proposal to be adopted.

4.2 Particular Guidelines

Vehicular Access

- 4.2.1 Vehicular access to the Land Parcel shall be taken from Makeway Avenue; as shown indicatively on the Control Plan. Direct vehicular access from Kampong Java Road or Bukit Timah Road is not allowed.
- 4.2.2 The successful tenderer shall ensure that access to service areas (e.g. bin centre, electrical substation, loading / unloading areas) is taken from within the development. Service access taken directly from the public roads will not be allowed.
- 4.2.3 The exact location, number and detailed proposal for the access point(s) and the traffic layout arrangement are subject to the requirements and approval of the Land Transport Authority (LTA) and other relevant Competent Authorities.

Temporary Construction Access

- 4.2.4 Temporary access to the Land Parcel for construction shall be taken along Kampong Java Road, as indicated in the control plan. The exact location and detailed proposal of the temporary access points are subject to approval from LTA. As there are existing kerbside carpark lots along Kampong Java Road, the proposed construction access should not affect the usage and access of these carpark lots.

Location of Bin Centre

- 4.2.5 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 entrance of the bin centre, including any parking area for the refuse trucks shall face inwards within the development and locate away from surrounding properties, including the existing landed houses along Makeway Avenue.
- 4.2.6 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 service vehicles.
- 4.2.7 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.

Diversion of Existing Pedestrian Footpath

- 4.2.8 There is an existing pedestrian footpath within the subject site connecting Kampong Java Road and Bukit Timah Road, as shown in the Planimetric Survey Plan. The existing pedestrian footpath will become inaccessible when the site is hoarded up.
- 4.2.9 To ensure convenient pedestrian connection from Kampong Java Road to Bukit Timah Road, the successful tenderer shall at his own cost and expense provide a 2.0m wide temporary pedestrian walkway complete with lighting along the site's hoarding at Kampong Java Road (northern boundary), the future open space (western boundary) to the signalised junction and bus-stop along Bukit Timah Road (southern boundary). The successful tenderer shall put up notices on site to inform the public on the closure of the existing pedestrian footpath and location of the temporary pedestrian walkway.
- 4.2.10 The successful tenderer shall inform the Tanjong Pagar Town Council at least one month in advance before putting up of hoarding or commencement of construction works that would require the closure of the existing pedestrian footpath.
- 4.2.11 The successful tenderer shall liaise with LTA on the recovery of the lamp-posts along the existing pedestrian footpath.

Car Parking Provisions

- 4.2.12 The successful tenderer shall comply with LTA's requirements for car parking provision as set out in Section 7.2 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees provided in the eDeveloper's Packet.
- 4.2.13 In view that the site is within 400m radius from Newton MRT Interchange, which is a key MRT interchange between North-South Line (NSL) and Downtown Line (DTL), the successful tenderer shall provide the minimum number of parking lots for cars, motor cycles, coaches or lorries (where applicable) as may be allowed by the Parking Places (Provision of Parking Places and Parking Lots) Rules in force at the time the proposals and plans for the provision of parking lots on the development are first submitted to the Land Transport Authority. For the avoidance of doubt, where the aforesaid Rules provide that the Land Transport Authority may reduce the number of parking lots for cars, motor cycles, coaches or lorries (where applicable), the successful tenderer shall make such application to the Land Transport Authority for the maximum reduction of such parking lots.

Screening Requirements for Special Control Areas

- 4.2.14 The proposed development on the Land Parcel is subject to visual screening requirements. The views from any façade or rooftop of the proposed development are subject to the visual control requirements, as set out in the Development Control Handbook on “Screening Requirement for Developments Within Special Control Areas”. A copy of the guidelines is attached as Annex 1.

Road Widening and Road Frontage Improvements Works

- 4.2.15 For information of tenderers, the successful tenderer shall at his own cost and expense widen Makeway Ave and carry out road frontage improvement works as required by the Land Transport Authority (LTA) and stipulated in Clause 7.2 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, and as shown in the Control Plan.

PART V

5.0 TENDER SUBMISSION / OTHER REQUIREMENTS

5.1 Public Communications Plan

- 5.1.1 The successful tenderer is required to carry out a public communications plan as part of the efforts to keep the local community informed of the development plans for the Land Parcel.

- 5.1.2 The local community is defined as:

- a) all residents of HDB flats, private condominiums / flats and landed houses;
- b) Management Corporation Strata Title (MCST) Committee 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.

In addition, it shall include the Constituency Director of the Constituency and General Manager of Town Council

Stage 1: Prior to submission of application for Written Permission

- 5.1.3 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) For the diversion of the existing pedestrian footpath within the site and the provision of an alternative route from Kampong Java Road to Bukit Timah Road, please refer to condition 4.2.9.
- 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;
- g) 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
- h) The hotline numbers of the relevant departments in BCA, NEA, MOM and URA.

5.1.4 Prior to the distribution of the flyer, the successful tenderer shall ensure that information as outlined in Condition 5.1.3 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.

5.1.5 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 5.1.4 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 (Cap. 232) 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.

5.1.6 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 subsequent to the grant of Provisional Permission

5.1.7 After the grant of Provisional Permission by the Competent Authority under the Planning Act (Cap. 232), 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 5.1.4 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 the distribution to the local community.

5.1.8 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 5.1.7 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 (Cap. 232), 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.

5.1.9 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.

5.1.10 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 (Cap. 232).

6.2 Prefabricated Prefinished Volumetric Construction (PPVC)

- 6.2.1 The successful tenderer is required to adopt the minimum level of use of prefabricated prefinished volumetric construction as stipulated under the Building Control (Buildability and Productivity) Regulations for the development on the Land Parcel.
- 6.2.2 For the purpose of adopting the PPVC method of construction, 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 outside the Land Parcel will be granted on TOL basis for this purpose.

6.3 CONQUAS Assessment of Construction Quality

- 6.3.1 Plans of the development on the Land Parcel are to be submitted to BCA for assessment for the construction quality of the building works under the Construction Quality Assessment System (CONQUAS).
- 6.3.2 The successful tenderer is to comply with all requirements, procedures, directions and requests of BCA and pay all fees, charges and other amounts payable to BCA for and in relation to the assessment of the construction quality of the Development under CONQUAS. The successful tenderer is to render full co-operation to BCA, its officers, employees and agents in relation to such assessment under CONQUAS.

GENERAL GUIDELINES ON SCREENING FOR SPECIAL CONTROL AREAS

Visual Screening

Screening measures should be permanent fixtures that are difficult, if not impossible, to remove. There are no constraints on the type of screening measures that can be used and some measures that have been approved included the following:

- a. Blank wall
- b. External concrete/ metal fins
- c. Re-orientation of the building such that windows/ openings/ balconies do not have direct view towards the protected area.

Roof Screening

The parapet wall at the rooftop should be at least 3m high and access to the rooftop from a public area should be secured by a lockable door/hatch. The door/hatch can be electronically linked to an alarm system monitored by the building management, if available.

Note:

The following building regulations should be observed by the Qualified Person (QP) when complying with any security screening:

- a. *Cladding*
- b. *Natural Light and Ventilation*
- c. *Energy Conservation Requirements*
- d. *General Building requirements (full-height glass wall or panel is to be designed to withstand the lateral design loads in Table 4 of the Fourth Schedule)*
- e. *Prohibited Construction Material (Reflective Glass)*

Details of the above regulations are available from BCA's Building Control Regulations 2003.



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 Stage 1 flyer.
Parcel Reference Number: _____ Proposed Development: _____ _____ Lot/Parcel Reference: _____ TS/MK: _____		
Key milestones (Refer to Condition 5.1 of the Technical Conditions of Tender)		Proposed date of commencement*
1.	Distribution of flyers containing brief project information and contact details of parties specified (Condition 5.1.4)	(dd/mm/yy)
2.	Submission of Form B (Condition 5.1.5)	
3.	First submission of development proposal (Condition 5.1.5)	
4.	Erection of hoarding and site clearance (Condition 5.1.6)	
5.	Obtain grant of Provisional Permission (Condition 5.1.7)	
6.	Distribution of flyers containing detailed project information (Condition 5.1.7)	
7.	Submission of Form C (Condition 5.1.8)	
8.	Submission of Form D (Condition 5.1.9)	
9.	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	CHECKLIST OF ITEMS	MINIMUM PERIOD
1	Item 1 (Distribution of flyers containing brief project information and contact details of parties specified i.e. Stage 1 flyer) and Item 2 (Submission of Form B)	1 week
2	Item 3 (First submission of development proposal) and Item 6 (Distribution of flyers containing detailed information i.e. Stage 2 flyer)	6 weeks
3	Item 6 (Distribution of Stage 2 flyer) and Item 7 (Submission of Form C)	2 weeks
4	Item 6 (Distribution of 2nd flyer) and Item 8 (Submission of Form D)	3 weeks
5	Item 8 (Submission of Form D) and Item 9(a) (commencement of piling)	4 weeks

**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 (Cap. 232) 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

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 5.1.4 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 5.1.2 of the Technical Conditions of Tender.



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

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 5.1.7 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 5.1.2 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.**



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

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Development Control

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

DC Reference: _____

Submission Number: _____

Proposed Development: _____

Lot Number: _____

I, _____ (Name), _____ (Designation),
hereby declare on behalf of the developer that in accordance with Condition 5.1.9 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 1) 2) 3) 4)	Proposed Measures to Address the Feedback 1) 2) 3) 4)
Signature: _____ Date: _____	

* Local community is defined and includes the parties specified under Condition 5.1.2 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