
**SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT CHAMPIONS WAY**

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 Champions Way (“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, bounded by Woodlands Drive 17, Champions Way and Woodlands Avenue 1 and adjacent to Innova Primary School to the north, is designated for residential development within the Woodlands Planning Area. It is located within an established residential area that comprises mostly medium-density public housing.
- 2.2 The Land Parcel is well-served by train services along the Thomson-East Coast Line (TEL), with the nearest Woodlands South MRT station within walking distance of the Land Parcel. It is located near educational institutions such as Innova Primary School, Woodgrove Primary School, Christ Church Secondary School, Woodgrove Secondary School and the Singapore Sports School. The soon-to-be completed Woodlands Health Campus (WHC) is also within close reach of the Land Parcel, along with amenities at Vista Point and Woods Square.
- 2.3 The Land Parcel is also well-connected to major roads and expressways such as Seletar Expressway (SLE), Woodlands Avenue 1 and Woodlands Avenue 12.

PART III

3 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 and Urban Design Requirements for the Land Parcel

PARAMETERS	PROVISIONS/REQUIREMENTS
Site Area ^[1]	14,432.6 m ²
Land Use/Zoning	Residential
Type of Proposed Housing Development	The proposed residential development shall be for: a. Condominium; or b. Flats; Serviced Apartments will not be allowed.
Permissible Gross Floor Area (GFA)	Maximum GFA: 30,309 m ² Minimum GFA: 27,279 m ² Residential use with a minimum GFA of 500 m ² for Early Childhood Development Centre (ECDC) use.
Building Height	Maximum 61.0m SHD ^[2] as set out in Condition 4.4. The storey height is subject to the approval of the relevant Competent Authorities.
Building Setback	Comply with Development Control Guidelines

^[1] Subject to final cadastral survey

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

PART IV

4 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 In addition, regardless of when the development application is submitted to URA, the Successful Tenderer shall comply with the revised Gross Floor Area (GFA) and strata area definitions as set out in the circular "Harmonisation of floor area definitions by URA, SLA, BCA and SCDF" issued on 1 September 2022.
- 4.1.4 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

- 4.1.5 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 License (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

- 4.1.6 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 sub-structure or other obstructions.

- 4.1.7 There are existing subterranean structures beneath the Land Parcel that were constructed by LTA as part of the Thomson East Coast RTS line. The details are provided in Annex C of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Deviations from Planning Requirements

- 4.1.8 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 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 or not 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 30,309 m² and the total GFA to be built is not to be less than 27,279 m².
- 4.2.2 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 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^[1] (ECDC) within the Land Parcel for a minimum of 10

^[1] 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

years from the date of issuance of the ECDC license. A minimum of 500m² GFA shall be set aside for the ECDC, with each ECDC having a minimum size of 500 m². The ECDC is estimated to accommodate a total capacity of 100 children. The GFA of the ECDC is to be computed as part of the total maximum permissible GFA for the proposed development.

- 4.2.4 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 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.
- 4.2.5 The Successful Tenderer must inform ECDA when the Certificate of Statutory Completion for the proposed development with ECDC is obtained and notify ECDA when the MCST (if any) is formed. The Successful Tenderer/MCST 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/MCST may approach ECDA should they need assistance to identify an ECDC operator.
- 4.2.6 The Successful Tenderer is not allowed to strata subdivide the ECDC space and the ECDC space shall form part of the common property of the future residential development. After the initial 10-year period, the MCST/owner may convert the ECDC space within the development to other community uses, e.g. elder care centre, subject to the landuse planning quantum controls specified in Condition 4.2 and approval of ECDA, URA and relevant agencies. In the event 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 landuse planning quantum controls specified in Condition 4.2.
- 4.2.7 The ECDC space should preferably be located on the ground floor of the building. The ECDC space shall not be located at the basement nor above the 5th storey of the proposed development. The ECDC shall be located away from the main roads with sufficient space for the designated pick-up/drop-off points to be provided for the ECDC.
- 4.2.8 The ECDC space is to be located near the perimeter and access points (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 arriving by public transport. The Successful Tenderer shall provide a single vehicular access point for entry into the development, with adequate

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.

segregation of vehicular traffic from the residents and the ECDC, e.g. separate lanes within the development catering to residential and ECDC uses. The ECDC will also need to ensure sufficient queuing distance to prevent vehicular traffic tailing back to public roads.

- 4.2.9 The ECDC will need to be served by a pick-up/drop-off facility with minimal sheltered walking distance and barrier-free accessibility, especially if a shared pick-up/drop-off facility is proposed. This pick-up/drop-off facility will need to be easily accessible from the local road. All pick-up and drop-off activities of the ECDC shall not spill over to public roads nor be conducted along the public roads at all times. The appropriate security and amenity measures must be provided in the overall design of the proposed development to safeguard the resident's privacy and living environment.
- 4.2.10 The Successful Tenderer is required to provide designated car parking spaces for the ECDC facility. The number of parking lots shall be based on the prevailing Parking Places (Provision of Parking Places and Parking Spaces) Rules.
- 4.2.11 Car park spaces for the ECDC shall be located as close as possible to the ECDC. Minimal sheltered walking distance with barrier-free accessibility between the ECDC and its car park spaces shall be considered. The Successful Tenderer shall propose signs and measures to indicate that the dedicated car park spaces are serving only the ECDC.

Inform Home Buyer of the ECDC Facility

- 4.2.12 If the ECDC is proposed as part of the common property of the future residential development, the Successful Tenderer shall inform purchasers or sub-lessees of the residential units of the development on the provision of an ECDC with a minimum GFA of 500m² within the development as specified in Conditions 65.3 in the Conditions of Tender.

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 development is subject to a building height control of 61.0m SHD.
- 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 technical height control of 61m Singapore Height Datum (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 45m SHD.

4.5 Building Setback

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

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 Basement and Subterranean Developments

Basement and permanent subterranean structures, including service and car parking areas, are allowed within the Land Parcel and may extend up to the site boundary, subject to the prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act and the technical requirements of the relevant Competent Authorities. All excavation works are to comply with the requirements of the relevant Competent Authorities and the Public Utility Licensees.

4.8 Roofscape and Screening

- 4.8.1 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.

4.8.2 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 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.

4.9 Vehicular and Servicing Access

Vehicular Access

4.9.1 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 7.2.1 to 7.2.9 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Service Areas

4.9.2 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.

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

4.9.4 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.

4.9.5 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.

- 4.9.6 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).
- 4.9.7 All service areas will be subject to the requirements and approval of the Authority and the relevant Competent Authorities at the formal submission stage.

Bin Centre

- 4.9.8 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.
- 4.9.9 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

- 4.9.10 The Successful Tenderer shall refer to Clause 7.2.10 to 7.2.13 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees for details of the construction access location.

4.10 Car, Motorcycle and Bicycle Parking Provision

- 4.10.1 The Successful Tenderer shall comply with LTA's requirements for car, motorcycle and bicycle parking provisions as set out in Clause 7.2.14 to 7.2.21 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.
- 4.10.2 The Successful Tenderer is required to comply with the full physical parking requirement under the prevailing Parking Places (Provision of Parking Places and Parking Lots) Rules or any statutory modification and re-enactment thereto.
- 4.10.2 The motorcycle parking lots and associated parking facilities shall be located within the proposed car parking areas of the proposed development.

4.11 Electric Vehicles (EV) Charging Infrastructure Provision

- 4.11.1 To future-proof new development sites in Singapore, the Successful Tenderer is required to have active and passive provision of EV charging points for the proposed development as set out in Clause 7.2.22 to 7.2.24 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

PART V

5 OTHER DEVELOPMENT REQUIREMENTS

5.1 Site Works

5.1.1 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.

5.1.2 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.

5.2 Public Communications Plan

5.2.1 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.

5.2.2 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 local Member of Parliament (MP), Constituency Director of the Constituency and General Manager of Town Council.

Stage 1: Prior to submission of application for Written Permission

5.2.3 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) 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)];
- d) Details of proposed measures to mitigate the impact of development to the surrounding environment and users;
- e) 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
- f) The hotline numbers of the relevant departments in BCA, National Environment Agency (NEA), Ministry of Manpower (MOM) and URA.

5.2.4 Prior to the distribution of the flyer, the Successful Tenderer shall ensure that information as outlined in Condition 5.2.3 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.

5.2.5 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 5.2.4 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 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.

5.2.6 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

5.2.7 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 5.2.3 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 the distribution to the local community.

- 5.2.8 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 5.2.7 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 for Written Permission, 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.
- 5.2.9 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.
- 5.2.10 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.

5.3 Productivity Improvement

- 5.3.1 The Successful Tenderer shall adopt suitable productive technologies to achieve at least the minimum level of Productivity Improvement for the proposed development on the Land Parcel as set out in Clause 10.3 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.
- 5.3.2 If Prefabricated Prefinished Volumetric Construction (PPVC) method of construction is adopted, the Successful Tenderer shall 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.

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 5.2 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



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

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 5.2.3 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 5.2.2 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 5.2.7 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 5.2.2 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 5.2.9 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)

<div style="display: flex; justify-content: space-between;"> Signature: Date: </div>	

** Local community is defined and includes the parties specified under Condition 5.2.2 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.*