

**SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT DAIRY FARM WALK**

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 Dairy Farm Walk (“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 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 is located along Dairy Farm Walk, Dairy Farm Heights and Dairy Farm Lane in the Bukit Panjang Planning Area. It is located opposite the German European School Singapore and adjacent to a future 66kV electrical substation and a Place of Worship to the east.
- 2.2 The Land Parcel is easily accessible via the Bukit Timah Expressway (BKE) and Upper Bukit Timah Road. It is also located within 1km from the Hillview MRT Station on the Downtown Line, and will be connected by cycling and pedestrian networks to provide active mobility options to and from the surrounding areas.
- 2.3 The Land Parcel shall be sensitively designed to respond the lush green landscape due to its close proximity to the Dairy Farm Nature Park and Bukit Timah Nature Reserve to the south, and Zhenghua Nature Park, Chestnut Interim Green and Central Catchment Nature Reserve to the East.

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 and shown in the Control Plans. The detailed 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	15,663.2 m ²
Land Use / Zoning	Residential
Type of Proposed Housing Development	<p>The proposed residential development shall be for :</p> <p>a Condominium; or b Flats; or c With prior written approval, a combination of flats and strata landed houses.</p> <p>Serviced Apartments will not be allowed.</p>
Permissible Gross Floor Area (GFA)	<p>32,893 m² (maximum) 29,604 m² (minimum)</p> <p>All tenderers are advised to carry out their own simulation studies to ascertain the achievable Gross Floor Area (GFA) for the proposed development, particularly if any additional bonus GFA allowable under the prevailing Development Control Guidelines can be included in the development. Such simulation studies should take into account all relevant considerations including the stipulated height control or the technical height constraint, whichever is lower and existing ground conditions of the Land Parcel as well as the possible need to provide basements.</p>
Building Height+	<p><u>Low-rise zone</u> – Maximum 69m; and</p> <p><u>Medium-rise zone</u> – Maximum 85m.</p> <p>The details are set out in Part IV, Condition 4.4</p>

+ Building height is based on Singapore Height Datum (SHD).

PART IV

4.0 PLANNING AND URBAN DESIGN REQUIREMENTS

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.

Deviations from Planning and Urban Design Requirements

4.1.4 The planning and urban design requirements relating to location, height, size, area or extent of uses, etc. as set out in this Part are specified with a view to achieving the prevailing planning objectives as outlined or indicated in the provisions in this Part. The successful tenderer may submit alternative proposals to any of such requirements for the Authority's consideration. 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 proposals 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.

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 substructure 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 substructure or other obstructions.

4.2 Land Use and Quantum

4.2.1 The Land Parcel is zoned Residential. The maximum permissible Gross Floor Area (GFA) for the development shall not exceed 32,893 m² and shall not be less than 29,604 m².

4.3 Building Form / Massing

4.3.1 The surrounding area of the site is characterized by fine-grained low-rise to medium-rise developments, as well as greenery due to its proximity to the nearby Bukit Timah Nature Reserve, Dairy Farm Nature Park, and Zhenghua Nature Park. The overall building form and massing of the development shall be designed to relate sensitively to the surrounding developments and context such as the topography and the greenery. It is important to maintain visual porosity through the site to the surrounding and ensure that the development does not create a wall-like effect when viewed from all elevations. Hence, there shall be a minimum 10m separation between each block. Please refer to URA's circular "*Sensitive Design and Development: An Industry Guide of Good Practices to Minimise Wall-Like Developments*" dated 4 Mar 2010.

4.4 Building Height

4.4.1 Building height control zones have been specified for the Land Parcel to guide the development to be sensitive and relate to the surrounding context. The proposed development is subject to the following building height controls, shown in the Control Plan:

- a. Low-rise zone – Maximum 69m SHD; and
- b. Medium-rise zone – Maximum 85m SHD.

4.4.2 The successful tenderer shall ensure that all developments, structures and fixtures on the said plot shall not exceed the maximum height of 140m SHD. 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, water tanks, cranes, maintenance equipment, lightning conductors, moving objects, vegetation etc.) and all construction equipment and temporary structures (including but not limited to cranes, piling rigs, etc.) shall all be subject to the same height limit(s). Republic of Singapore Air Force's (RSAF) clearance shall be sought for the use of construction equipment and temporary structures above 120m SHD (Email: height_control@defence.gov.sg). For civil aviation height and requirements, please consult the Civil Aviation Authority of Singapore

("CAAS"). The stipulated building height controls in Part IV condition 4.4.1 take precedence over other technical height controls.

4.5 Building Setback

- 4.5.1 The proposed development on the Land Parcel shall comply with the setback requirements in accordance with the prevailing Development Control Guidelines and adopt the common boundary setbacks in accordance with the proposed height of the development.
- 4.5.2 The green buffers within the building setback along Dairy Farm Heights, Dairy Farm Lane and the common boundaries with the proposed electrical substation and Place of Worship are to be well-planted to create a lush and verdant environment.
- 4.5.3 A mosaic of trees, shrubs and groundcover shall be used to create a lush landscape within the green buffer. The detailed landscaping will be subject to approval of the Authority and the relevant Competent Authorities at the formal submission stage.
- 4.5.4 Basement structures shall be allowed to build up only to the green buffer lines with sufficient soil depth of at least 2m or more below the ground level for meaningful tree planting and landscaping on the green buffers.

4.6 Building Facades

- 4.6.1 The building façades of the development facing Dairy Farm Walk Dairy Farm Heights and Dairy Farm Lane are to be treated as main elevations.
- 4.6.2 Along the main elevations, the building facades of the development shall be well articulated with solid (walls) / void (fenestration) areas that use a combination of different materials (e.g. concrete, brick, steel, glass, greenery, etc.). Full height glass facades are not allowed.
- 4.6.3 To create visual interest and to further break down the building mass, elements of tropical architecture such as sky terraces, balconies, sun-shading louvres, deep recesses, window ledges, roof terraces, communal planter boxes and vertical green walls are to be provided as part of the development and integrated with the overall building form and architectural treatment of the development.

4.7 Visual Control

- 4.7.1 The successful tenderer shall comply with the details of the visual controls as follows:
 - a. The views from windows, corridors, staircases, or any openings, or any surveillance cameras, devices or equipment (e.g. CCTVs) on the land parcel exceeding the heights of 79m SHD, 86m SHD and 93m

SHD¹ as shown on the Visual and Glazing Control Plan must be directed away from MINDEF's premises.

- b. If (a) becomes impracticable to implement, the successful tenderer can propose visual screening measures in the form of permanent fixtures which are impossible or difficult to remove. They can include but are not limited to the following:
 - i. Window openings are to be recessed or have fixed frosted glass panels;
 - ii. Corridors, staircases, fixtures and other openings are to be provided with louvres; and
 - iii. Access to rooftops is to be restricted. If the development includes a roof garden, measures to screen off the view are required to achieve the above.

The successful tenderer is advised to liaise with MINDEF early on the requirements for these visual controls and submit the proposal to DSTA for MINDEF's comments and clearance at the detailed design stage.

Inform Home Buyer of the visual control requirement

4.7.2 The successful tenderer shall also inform purchasers or sublessees on the visual control requirement for the development as specified in Conditions 64.4 and 64.5 in the Conditions of Tender.

4.8 Glazing Control

4.8.1 Part of the Land Parcel is located within the Glazing Control Zone B as indicatively shown in the Visual and Glazing Control Plan, and is subject to the Glazing Control requirements. The successful tenderer shall comply with the guidelines specified under "Glazing Control Zone B" category for any building / structures exceeding 12 m high above ground level erected partially or wholly within the indicated control zone. A copy of the prevailing detailed glazing control guidelines, which is subject to review and change, is attached in **Annex A**.

Inform Home Buyer of the glazing control requirement

4.8.2 The successful tenderer shall also inform purchasers or sublessees on the glazing control requirement for the development as specified in Conditions 64.4 and 64.5 in the Conditions of Tender.

¹ The stipulated building height controls in Part IV Condition 4.4 take precedence over other technical height controls.

4.9 Roofscape and Screening

- 4.9.1 The roof areas² of the development on the Land Parcel are to be well-articulated and to be designed as either distinctive crown to the buildings or as roof gardens to contribute to the greenery of the surrounding area.
- 4.9.2 All the roof areas within the development are to be considered as the 'fifth' elevation and designed to be fully integrated with the overall building form, massing and architectural treatment.
- 4.9.3 All service areas, M&E equipment, water tanks, air-con ledges etc., are to be integrated within the overall building envelope and visually well-screened from the top and on all sides.
- 4.9.4 The performance requirements for the screening of the services are as follows:
- a. To be screened from the top and on all sides;
 - b. The spacing between the trellis or louver 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
- 4.9.5 Perforated panels are not allowed.

4.10 Boundary Fence

- 4.10.1 The boundary fence of the development shall be designed to be visually porous so that the lush landscaping within the green buffer and tree-planting strip is visible from the street and adjoining sites. The design of the boundary fence is to be well-integrated with the landscape design. Solid walls are not allowed.

4.11 Landscape Decks

- 4.11.1 Landscape Decks, as defined in the prevailing Development Control Guidelines, are not allowed for the proposed development, so as to ensure that the scale of development remains sensitive to the nearby low-rise to medium-rise residential developments.

² All roof areas (if applicable) should comply to MINDEF's visual control stipulated in Part IV Condition 4.7.1.

4.12 Greenery Replacement and Landscaping

Landscape Replacement Areas (LRA)

- 4.12.1 The development is subject to prevailing guidelines on Landscape Replacement requirements for Non-Landed Private Development outside identified Strategic Areas.
- 4.12.2 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.

4.13 Vehicular and Servicing Access

Vehicular Access

- 4.13.1 Direct vehicular ingress / egress from Dairy Farm Lane and Dairy Farm Heights is not allowed.
- 4.13.2 Vehicular access, including pick-up / drop-off facilities for taxis and cars in the development on the subject site shall be taken off along Dairy Farm Walk as shown in the Control Plan. The access shall be 60m away from the junction of Dairy Farm Walk / Dairy Farm Heights. The exact location and number of accesses shall be subject to the requirements and approval of the Land Transport Authority (LTA) and other relevant Competent Authorities.
- 4.13.3 The successful tenderer shall ensure that the services access is taken from within the development and is required to comply with LTA's requirements.
- 4.13.4 All vehicular lay-bys, ingress / egress, pick-up / drop-off 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.
- 4.13.5 The exact location, number and detailed proposal for the access point(s) and traffic layout and arrangement are subject to the requirements and approval from the LTA and other relevant Competent Authorities.

Service Areas

- 4.13.6 The successful tenderer is required to provide sufficient service areas, including refuse bin centres, electrical substation, loading / unloading bays and holding bays etc., within the development to meet the needs of the development.
- 4.13.7 All services areas are encouraged to be located at the basement levels. If located at grade or above ground, the service areas shall be well screened and shall adopt a design that is cohesive with that of the rest of the development.

Location of Bin Centre

- 4.13.8 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. The entrance of the bin centre shall face inwards within the development.
- 4.13.9 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.

4.14 Car Parking Provision

- 4.14.1 The successful tenderer is required to fully comply with the physical parking requirements subject to the prevailing Parking Places (Provision of Parking Places and Parking Lots) Rules or any statutory modification and re-enactment thereto.
- 4.14.2 Car parking lots are to be located within the basement level(s) of the development. At grade or above grade car parking structures are not allowed.
- 4.14.3 The car parking facilities will be subject to the requirements and approvals by the Land Transport Authority (LTA) and the relevant Competent Authorities at the formal submission stage and as set out in Clause 7.2.10 of the Conditions and Requirements of relevant Competent Authorities / Public Utility Licensees.

Electric Vehicles (EV) Charging Infrastructure Provision

- 4.14.4 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.
- 4.14.5 Active provision refers to charging points that are fully wired and ready for use by EVs. Passive provision refers to catering of sufficient electrical power at the consumer switch room(s) and/or substation(s) to allow more chargers to be installed and activated easily when demand increases in future. As a start, the successful tenderer is to ensure at least 15% of the total car-park lots can minimally support 3-Phase AC Type 2 chargers with power output of 7kW per charging point (i.e. passive provision), of which at least 1% must be installed with EV charging points (i.e. active provision). The detailed requirements are set out in Clause 7.2 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

PART V

5.0 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 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

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

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

- 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 B) 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 C) 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 for Written 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 5.1.3 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.

- 5.1.8 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 D) 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 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.

5.1.9 The successful tenderer shall include a duly completed Form D (as shown in Annex E), 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).

5.2 Road Improvements Works

5.2.1 For information of tenderers, the successful tenderer shall at his own cost and expense construct a U-Turn facility along Dairy Farm Walk 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 Appendix 1.

5.3 Prefabricated Prefinished Volumetric Construction (PPVC)

5.3.1 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.

5.4 CONQUAS Assessment of Construction Quality

5.4.1 The successful tenderer shall be required to refer and submit the proposed development to the Building and Construction Authority (BCA) to be assessed for the construction quality of the building works under the Construction Quality Assessment System (CONQUAS).

5.4.2 The successful tenderer shall for the purpose of this Condition comply with all requirements, procedures, directions and request of BCA and shall pay all fees, charges and other amounts payable to BCA for and in relation to the assessment of the construction quality of the proposed development under CONQUAS. The successful tenderer shall also render his full co-operation to BCA, its officers, employees and agents in relation to such assessment under CONQUAS.

THE GLAZING CONTROL GUIDELINE

1. The Glazing Control Guideline in Table 1 specifies the glass type and thickness for different sizes of glazing, based on its zoning. The usage is illustrated with three design cases.

Zone	Glass Type	Aspect Ratio a/b	Glass Thickness				
			5 mm	6 mm	8 mm	10 mm	12 mm
A	Annealed	1.00	550	660	900	1130	1360
		1.25	460	560	750	940	1130
		1.50	400	480	640	810	980
		1.75	380	460	610	770	930
		2.00	360	430	580	730	880
	Tempered	1.00	1140	1340	1570	1720	1870
		1.25	990	1140	1320	1370	1650
		1.50	960	1060	1320	1370	1620
		1.75	930	1060	1160	1370	1420
		2.00	880	1010	1060	1210	1370
B	Annealed	1.00	740	890	1190	1500	1810
		1.25	670	810	1080	1370	1640
		1.50	600	740	1000	1260	1530
		1.75	500	610	820	1030	1250
		2.00	480	570	770	960	1170
	Tempered	1.00	1620	1670	1770	1870	2030
		1.25	1270	1340	1520	1650	1820
		1.50	1190	1320	1440	1520	1720
		1.75	1110	1190	1240	1470	1570
		2.00	1010	1060	1140	1390	1520

Table 1. Glazing Control Guideline, Showing **Maximum Width, b**, of Glass Panes Within Zones A & B (Figures in mm)

GEOMETRY OF WINDOW PANE

2. Figure 1 defines the geometry of window pane and the parameters used in the glazing control guideline.

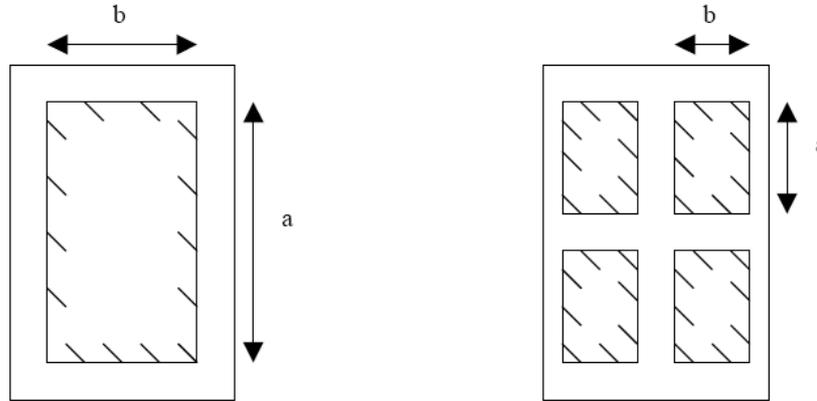


Figure 1: Geometry of Window Pane where $a \geq b$

a: Length in millimeters

b: Width in millimeters

Aspect ratio = a / b

Thickness of glazing t , in millimeters

THICKNESS OF STANDARD SIZED GLAZING FOR ZONE A AND B

3. For ease of use, pre-determined thickness of standard sized glazing and their corresponding Zone of deployment are listed in Table 2.

Glazing Dimensions (m)	Zone A Annealed	Zone A Tempered	Zone B Annealed	Zone B Tempered
1.2 x 1.05	12	6	8	5
1.2 x 0.9	12	5	8	5
1.2 x 0.75	10	5	8	5
1.2 x 0.6	10	5	8	5
0.9 x 0.6	8	5	5	5

Table 2. **Minimum Thickness** of Glazing for Standard Sized Glazing Located in Zones A & B (Figures in mm)

ILLUSTRATIONS OF GUIDELINES

Design Case 1

This design case demonstrates the step by step selection of glazing type and thickness, based on the location in Zone A and the aspect ratio.

Design Input - Building located in Zone A
- Size of window pane
a = 2032 mm
b = 1016 mm

To determine the thickness and type of window pane,

$$\begin{aligned}\text{Aspect ratio} &= a / b \\ &= 2032 / 1016 \\ &= 2.00\end{aligned}$$

From Table 1, for $a / b = 2.0$, 12 mm thick annealed glazing,
 $b_{\max} = 880 \text{ mm}, < 1016 \text{ mm}$

Since there is no more data available for annealed glazing, select tempered glazing over annealed glazing,

$$\begin{aligned}\text{for } a / b = 2.0, & \text{ 6 mm thick tempered glazing,} \\ b_{\max} &= 1010 \text{ mm}, < 1016 \text{ mm}\end{aligned}$$

Select next larger thickness of 8 mm,

$$b_{\max} = 1060 \text{ mm} > 1016 \text{ mm}$$

Therefore, 8 mm of tempered glass is required.

Design Case 2

This design case demonstrates the step by step selection of glazing type and thickness, based on the location in Zone B and the aspect ratio. In addition, the conservative method of selecting the next higher aspect ratio, when it is not a listed figure in Table 1, is illustrated.

Design input - Building located in Zone B

- Size of window pane

$$a = 1575 \text{ mm}$$

$$b = 1092 \text{ mm}$$

To determine the thickness and type of window pane

$$\begin{aligned}\text{Aspect ratio} &= a / b \\ &= 1575 / 1092 \\ &= 1.44\end{aligned}$$

Use the next higher value aspect ratio i.e. 1.50

From Table 1, for $a / b = 1.5$, 10 mm thick annealed glazing,
 $b_{\max} = 1260 \text{ mm}, > 1092 \text{ mm}$

Therefore, 10 mm of annealed glass is required

Alternatively,

From Table 1, for $a / b = 1.5$, 5 mm thick tempered glazing,
 $b_{\max} = 1190 \text{ mm}, > 1092 \text{ mm}$

Therefore, 5 mm of tempered glass is required

Design Case 3

This design case demonstrates the step by step selection of glazing type and thickness, based on the location in Zone A and the aspect ratio. In addition, the method of interpolating between the listed aspect ratios, when it is not a listed figure in Table 1, is illustrated.

Design input - Building located in Zone A

- Size of window pane

$$a = 550 \text{ mm}$$

$$b = 410 \text{ mm}$$

To determine the thickness and type of window pane

$$\text{Aspect ratio} = a / b$$

$$= 550 / 410$$

$$= 1.34$$

From Table 1, interpolating between aspect ratio of 1.25 and 1.50, 5 mm thick annealed glazing,

$$b_{\max} = 460 + ((1.34 - 1.25) / (1.5 - 1.25)) * (400 - 460)$$

$$= 438.4 \text{ mm}$$

$$b_{\max} = 438 \text{ mm}, > 410 \text{ mm}$$

Therefore, 5 mm of annealed glass is adequate

**FORM A
PUBLIC COMMUNICATIONS PLAN**

Details of Developer	To:	INSTRUCTION:
Company Name:	Group Director	This form is to be duly completed and submitted to the Authority prior to distribution of the Stage 1 flyer.
Address:	Land Sales & Administration Urban Redevelopment Authority	
Tel no:	45 Maxwell Road	
Email:	The URA Centre	
	Singapore 069118	
Parcel Reference Number: _____ Proposed Development: _____ _____ Lot/Parcel Reference: _____ TS/MK: _____		
Key milestones		Proposed date of commencement*
(Refer to Condition 5.1 of the Technical Conditions of Tender)		
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 Stage 2 flyer 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)

<p><u>INSTRUCTION:</u></p> <p>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.</p> <p>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.</p>	
<p>Details of Developer</p> <p>Company Name:</p> <p>Address:</p> <p>Tel no:</p> <p>Email:</p>	<p>To:</p> <p>Group Director</p> <p>Land Sales & Administration</p> <p>Urban Redevelopment Authority</p> <p>45 Maxwell Road</p> <p>The URA Centre</p> <p>Singapore 069118</p>
<p>Parcel Reference Number:</p> <p>_____</p> <p>Proposed Development:</p> <p>_____</p> <p>_____</p> <p>Lot/Parcel Reference: _____ TS/MK: _____</p>	
<p>I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 5.1.3 of the Technical Conditions of Tender, flyers containing brief information on the project and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date).</p> <p>We have enclosed supporting documents to show that the flyers have been distributed.</p>	
<p>Signature: _____</p>	<p>Date: _____</p>

** 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	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 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.*