Dated 14 March 2022

SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT DUNMAN ROAD

TECHNICAL CONDITIONS OF TENDER

CONTENTS **Page**

PART I	GENERAL	2
PART II	PLANNING CONCEPT	3
PART III	SUMMARY OF PLANNING AND URBAN DESIGN GUIDELINES	4
PART IV	PLANNING AND URBAN DESIGN GUIDELINES	5 – 8
PART V	OTHER REQUIRED WORKS	9
PART VI	OTHER REQUIREMENTS	10 – 13
	ANNEX A1	14 – 15
	ANNEX A2	16
	ANNEX A3	17 – 18
	ANNEX A4	19 – 20

SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT DUNMAN ROAD

TECHNICAL CONDITIONS OF TENDER

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 Dunman Road ("Land Parcel") for a residential development.

1.2 The lease and development 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.

1.3 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 are to be read together with the Control Plans and the Conditions and Requirements of Relevant Competent Authorities and Public Utilities Licensees supplied in the eDeveloper's Packet.

PART II

2.0 PLANNING CONCEPT

2.1 The Land Parcel is located along Dunman Road within the Marine Parade Planning Area.

2.2 Served by the Dakota MRT Station located a short walking distance away, future residents would be able to enjoy easy access to the city centre and other key commercial and recreational nodes such as Paya Lebar Central and Singapore Sports Hub via the Circle Line. Residents would also be able to enjoy walking, jogging or cycling along the Geylang Park Connector located right outside the development site.

2.3 Amenities such as the Old Airport Road Food Centre and educational institutions such as Broadrick Secondary School, Kong Hwa School, Chung Cheng High School, Tanjong Katong Girls School and Tanjong Katong Secondary School are also within easy reach by foot or bus.

PART III

3.0 SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS

3.1 A summary of the planning and urban design requirements is set out in Table 1. The detailed 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	25,234.3 m^2
Land Use	Residential
Type of Allowable Housing Development	The proposed residential development shall be for: a. Condominium; or b. Flats; or c. With prior written approval of the Competent Authority, a combination of flats and strata landed houses Serviced Apartments will not be allowed.
Permissible Gross Floor Area (GFA)	Maximum GFA: 88,321 m^2 Minimum GFA: 79,489 m^2
Building Height*+	Maximum 64.0m, as set out in Part IV, Condition 4.3. The final technical and storey height are subject to the approval of the relevant Competent Authorities.
Building Form	A minimum 50m wide spacing between building blocks is to be provided within the designated zone. The details are set out in Part IV, Condition 4.4 and as shown in the Control Plan.

* For information of tenderers, all construction equipment and temporary structures, such as cranes, piling rigs etc. are to comply with the requirements of the relevant Competent Authorities.
+ 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 the Development Control (DC) Guidelines issued or may be issued by the Competent Authority under the Planning Act 1998.

4.1.2 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 1998 at the formal submission stage as per prevailing guidelines and circulars issued by the Competent Authority.

4.1.3 The detailed design and architectural treatment of the proposed development e.g. form, massing etc. will be evaluated in detail by the Competent Authority at the Development Control stage. Relevant plans, sections, elevations, renderings, digital 3D model(s), etc. shall be submitted for evaluation and approval.

Access into State Land

4.1.4 For the purpose of entering State Land to do any works for the purpose of or in relation to the proposed development as may be required under these present Technical Conditions of Tender or Conditions of Tender, the successful tenderer shall obtain a Temporary Occupation 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.

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 achieve 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 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

4.1.6 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 such sub-structure or other obstructions.

4.2 Land Use and Quantum

4.2.1 The Land Parcel is zoned for Residential use. The maximum permissible Gross Floor Area (GFA) for the development is 88,321 m^2 and the total GFA to be built is not to be less than 79,489 m^2.

4.2.2 The Land Parcel is to be developed for Residential use as condominium or flats, or with written approval of the Competent Authority, a combination of flats and strata landed houses.

4.2.3 All tenderers are advised to carry out their own simulation studies to ascertain the achievable GFA for the proposed development, particularly if any additional bonus GFA allowable under the prevailing Development Control Guidelines can be included in the development. Such simulation studies should take into account all relevant considerations including the technical height constraint and existing ground conditions of the Land Parcel as well as the possible need to provide basements.

4.3 Building Height

4.3.1 The development is subject to a building height control of 64m SHD.

4.3.2 The successful tenderer shall ensure that all buildings (inclusive of all structures and fixtures above the rooftop such as TV antennas, water tanks, lift motor rooms, cranes, maintenance equipment and lightning conductors), all construction equipment and temporary structures, such as cranes, piling rigs, etc. within the Land Parcel should not exceed 64m SHD at all times, and are to comply with the requirements of the relevant Competent Authorities. Republic of Singapore Air Force's (RSAF) clearance shall be sought for the use of construction equipment and temporary structures above 48m SHD via email to: Height_Control@defence.gov.sg.

4.4 Building Form

4.4.1 A minimum 50m wide spacing between building blocks of the proposed

development is to be provided along the elevations fronting the low-rise landed housing developments south of the Land Parcel, within the indicative location as shown on the Control Plan. This spacing is applied for 1 building depth. This is to allow visual porosity such that the proposed development relates sensitively to the adjacent low-rise developments south of the Land Parcel and not create a wall-like effect. Landscape decks, if proposed, can be located within the width of the no build-zone.

4.5 Boundary Fence

4.5.1 To create a pleasant streetscape along Dunman Road, Geylang Park Connector and the new park connector to be constructed by the successful tenderer, the boundary fence of the development on the Land Parcel is to be visually porous so that the lush landscaping within the green buffer is visible from the street level. The design of the boundary fence is to be well integrated with the landscape design.

4.6 Vehicular and Servicing Access

Vehicular Access

4.6.1 Vehicular access to the Land Parcel shall be taken from Dunman Road, as shown indicatively on the Control Plan.

4.6.2 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. Vehicular access to service areas taken directly from the public roads will not be allowed.

4.6.3 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 at the formal submission stage and as given in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Service Area

4.6.4 Service areas/ structures are to be well-screened and integrated with the overall design of the building elevations. All ventilation shafts to the basement levels of the proposed development are to be fully integrated within the overall envelope of the individual buildings and visually well-screened.

Location of Bin Centre

4.6.5 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.

4.6.6 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.

4.6.7 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, walkways and park connectors.

4.7 Car, Motorcycle and Bicycle Parking Provision

4.7.1 The successful tenderer shall comply with LTA's requirements for car, motorcycle and bicycle parking provision as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, and will be subject to the evaluation and approval of the Authority and other relevant Competent Authorities.

Electric Vehicles (EV) charging infrastructure provision

4.7.2 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 Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

PART V

5.0 OTHER REQUIRED WORKS

5.1 Construction of Park Connector Abutting Southern Boundary of Land Parcel

5.1.1 The successful tenderer shall at his own cost and expenses, construct a 6m-wide park connector along the southern boundary of the Land Parcel; as shown indicatively in the Control Plan and as set out in Section 8.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

5.1.2 The successful tenderer is required to obtain a TOL from the SLA for the area required for construction of the proposed park connector. The TOL area shall not be used for other purpose and is to be kept free of obstruction, at all times. The successful tenderer shall allow public agencies, including contractors, agents and employees, access and use of the said TOL area at all times if required, without any charge, payment, hindrance, obstruction or restriction whatsoever.

5.1.3 The proposed park connector shall be completed before the issuance of Temporary Occupation Permit for the development.

5.2 Road Improvement Works

5.2.1 For information of tenderers, the successful tenderer shall at his own cost and expense, be responsible to widen Dunman Road and carry out road improvement works along Dunman Road, as shown in the Control Plan and as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, and shall be subject to the approval of the Authority, LTA, NParks, and the relevant Competent Authorities, at the formal submission stage.

5.2.2 As part of the road improvement works, the successful tenderer is to construct a 2.0m-wide cycling path and a 2.4m-wide footpath within the Road Reserves along Dunman Road, as shown in the Control Plan and as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

5.2.3 All road widening, frontage improvement and its associated works shall be completed before the issuance of Temporary Occupation Permit (TOP) for the development.

PART VI

6.0 OTHER REQUIREMENTS

6.1 Site Works

6.1.1 Clearance from SLA, 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 developments on the Land Parcel shall be reinstated to the requirements and satisfaction of SLA, LTA, NParks and the relevant Competent Authorities upon completion of the works.

6.1.2 The portions of the road sidetables and carriageways affected by the construction works shall be upgraded to the requirements of LTA and the relevant Competent Authorities based upon the relevant road category and maintained until such time when they are taken over by the LTA.

6.1.3 All construction works are to be hoarded up and visually screened at all times. Any inconvenience and disturbance to the residents in the surrounding developments shall be minimised and pedestrian access along all existing sidetables outside the site boundary shall be maintained at all times.

6.2 Protection of Existing Pedestrian Overhead Bridge (POB) Structures

6.2.1 There is an existing POB with staircase landing structures along the northern boundary of the Land Parcel, as shown indicatively in the Planimetric Survey Plan.

6.2.2 The successful tenderer, may at his own cost and expense, carry out his own site verification of the existing POB underground supporting structures (if any) to ascertain the effect on the proposed development.

6.2.3 The successful tenderer shall take all necessary measures to ensure the structural stability of this existing POB when carrying out any development works within the Land Parcel.

6.2.4 The successful tenderer shall indemnify the State against all claims/ or damages which may arise directly or indirectly from any instability rendered to the existing POB by any cause whatsoever or by works carried out by the successful tenderer or by his servants/ agents.

6.3 Public Communications Plan

6.3.1 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.

6.3.2 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

6.3.3 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 such as the road improvement works and the construction of the park connector 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, National Environment Agency (NEA), Ministry of Manpower (MOM) and URA.

6.3.4 Prior to the distribution of the flyer, the successful tenderer shall ensure that information as outlined in Condition 6.3.3 are included in the flyer and inform the Authority on the distribution date with a copy of Form A (as shown in Annex A1) and flyer.

6.3.5 After the distribution of the flyers, the successful tenderer shall submit to the Authority a duly completed Form B (as shown in Annex A2) verifying that the requirements set out in Condition 6.3.3 have been complied with. Upon confirming that the declaration provided by the successful tenderer is in order, the Authority will give written consent for the successful tenderer to proceed with the 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.

6.3.6 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

6.3.7 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 6.3.3 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.

6.3.8 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 A3) verifying that the requirements set out in Condition 6.3.7 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.

6.3.9 The successful tenderer shall include a duly completed Form D (as shown in Annex A4), 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.

6.3.10 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.

6.4 Prefabricated Prefinished Volumetric Construction (PPVC)

6.4.1 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.

URBAN REDEVELOPMENT AUTHORITY

Annex A1

FORM A

PUBLIC COMMUNICATIONS PLAN

Details of Developer	**To:**	**INSTRUCTION:**
Company Name: Address: Tel no: Email:	Group Director Land Sales & Administration Urban Redevelopment Authority 45 Maxwell Road The URA Centre Singapore 069118	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 6.3 of the Technical Conditions of Tender)		**Proposed date of commencement***
1.	Send Stage 1 flyer to local MP	(dd/mm/yy)
2.	Distribution of flyers 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 6 (Distribution of Stage 2 flyer) and Item 9 (Submission of Form C)	2 weeks
5	Item 8 (Distribution of Stage 2 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

URBAN REDEVELOPMENT AUTHORITY

Annex A2

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	**To:**
Company Name:	Group Director Land Sales & Administration
Address:	Urban Redevelopment Authority 45 Maxwell Road
Tel no:	The URA Centre
Email:	Singapore 069118

Parcel Reference Number:

_____

Proposed Development:

_____

_____

Lot/Parcel Reference: _____ TS/MK: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 6.3.3 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 6.3.2 of the Technical Conditions of Tender*

URBAN REDEVELOPMENT AUTHORITY

Annex A3

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	**To:**
Company Name:	Group Director Land Sales & Administration
Address:	Urban Redevelopment Authority 45 Maxwell Road
Tel no:	The URA Centre
Email:	Singapore 069118

Parcel Reference Number:

_____

Proposed Development:

_____

_____

Lot/Parcel Reference: _____ TS/MK: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 6.3.7 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 6.3.2 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.*

URBAN REDEVELOPMENT AUTHORITY

Annex A4

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	**To:**
Company Name: Address: Tel no: Email:	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 6.3.9 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 6.3.2 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.*