Dated 31 October 2022

SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT LENTOR CENTRAL

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 Lentor Central ("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

Site Context

2.1 The Land Parcel is part of the new Lentor Hills Estate, which is set within a predominantly private housing area in Ang Mo Kio Planning Area. Lentor Hills Estate is bordered by Lentor Estate to the north, Teachers' Housing Estate to the south, Sindo Industrial Estate to the west and a mix of private and public housing to the east.

2.2 The Land Parcel is designated for private housing development. It will be connected to Lentor MRT station on the Thomson-East Coast Line by covered linkways. The Land Parcel is in proximity to the future Lentor Modern development. It is also well connected to major arterial roads and expressways such as the upcoming North-South Corridor (NSC), and within easy reach to recreational facilities such as Thomson Nature Park, Yio Chu Kang Stadium & Sports Complex, and educational institutions such as Presbyterian High School, Anderson Primary School, and CHIJ St Nicholas Girls'.

Vision

2.3 Lentor Hills Estate is envisioned as a pedestrian-friendly neighbourhood set amidst lush greenery with good connectivity to public transport. It is intended to provide a mix of high-rise, medium-rise and landed housing options, as well as new amenities, such as retail options and a supermarket. Existing greenery on the site has been retained and will be developed into a hillock park to serve the neighbourhood.

2.4 The proposed development on the Land Parcel is envisioned to be well-integrated with the greenery of the future Hillock Park and the green fingers extending from the park. It shall be lushly landscaped to enhance the overall sense of greenery in the area and include an attractive living environment that promotes an active lifestyle.

2.5 The Successful Tenderer is expected to build upon the unique context of the Land Parcel and employ innovative building typologies of appropriate form and scale in the proposed development that responds sensitively to existing developments (e.g. landed homes), the future Hillock Park, the future Linear Park, Lentor MRT Station, and the future Lentor Modern development.

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 planning and urban design requirements are set out in Part IV.

Table 1 – Summary of Planning & Urban Design Requirements for the Land Parcel

PARAMETERS	PROVISIONS / REQUIREMENTS
Site Area[1]	14,703.2 m^2
Land use/Zoning	Residential
Type of Proposed Housing Development	The proposed residential development shall be for: a. Condominium; or b. Flats; or c. With prior written approval, a combination of flats and strata landed houses. Serviced Apartments will not be allowed.
Permissible Gross Floor Area (GFA)	Maximum GFA: 41,169 m^2 Minimum GFA: 37,053 m^2 Residential use with a minimum GFA of 500m^2 for Early Childhood Development Centre (ECDC) use.
Building Height[2]	a. <u>Low-Rise Zone</u> Up to a maximum of 5 storeys b. <u>High-rise zone:</u> Up to the maximum technical height control of 120m SHD The details are set out in Part IV (Condition 4.4.1) and as shown in the Control Plan.
Building Setback	The proposed development is subject to the building setback requirements as set out in Part IV (Condition 4.5) and as shown on the Control Plan.

[1] Subject to final cadastral survey
[2] Building Height is based on Singapore Height Datum (SHD)

PART IV

4.0 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 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 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 such sub-structure or other obstructions.

Deviations from Planning Requirements

4.1.7 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 41,169 m^2 and the total GFA to be built is not to be less than 37,053 m^2.

4.2.2 All tenderers are advised to carry out their own simulation studies to ascertain the achievable GFA for the proposed development, including bonus GFA under the prevailing Development Control Guidelines, if the proposed development is eligible for it. 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 proposed development. The ECDC shall occupy a minimum GFA of 500 m^2 and shall be computed as part of the permissible GFA for the proposed development. The ECDC is expected to accommodate up to 100 children.

4.2.4 The ECDC is required to be retained and operated for a minimum of 10 years from the date of the grant of licence for the ECDC. The ECDC shall not be strata subdivided and shall form part of the common property of the future residential development.

4.2.5 The ECDC shall comply with the requirements and guidelines established by the Early Childcare Development Agency (ECDA) for childcare centres (refer to the guideline published by ECDA "Guide on Setting Up an Early Childhood Development Centre" which is found on ECDA's website:

[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 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 childcare 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.

http://www.ecda.gov.sg).

4.2.6 The Successful Tenderer must inform ECDA when the Certificate of Statutory Completion (CSC) for the proposed development is obtained. The Successful Tenderer shall appoint an operator to run the ECDC. The operator shall comply with the requirements stipulated under the Early Childhood Development Centre Act 2017 and be licensed accordingly. The Successful Tenderer may approach ECDA for assistance in identifying an appropriate childcare operator.

4.2.7 After the initial 10-year period of operation, the Successful Tenderer may convert the ECDC space to other community-based uses, such as elder care centre, subject to approval of ECDA, URA, and relevant agencies. Only upon the confirmation of ECDA, URA and the relevant agencies that the ECDC space is no longer suitable or required for other community uses, the space can be:

a. Converted fully for communal social space use, e.g. gym, function rooms for the residential development; or

b. Converted for ancillary commercial use, subject to prevailing Development Control Guidelines (i.e. 0.3% of maximum allowable GFA). Any excess GFA will have to be converted for communal social space use.

4.2.8 The ECDC space is to be located near the perimeter and access point (e.g. main entrance) of the development to facilitate public access.

4.2.9 The Successful Tenderer shall provide a single access point for entry into the development, with adequate segregation of vehicular traffic between the residents and the ECDC, e.g. separate lanes within the development catering to residential and ECDC uses.

4.2.10 A dedicated pick-up/drop-off area for the ECDC shall be provided within the proposed development. All pick-up and drop-off activities of the ECDC should be contained within the proposed development and shall not be conducted along public roads at all times. The appropriate security and amenity measures shall be provided as part of the overall design of the proposed development to safeguard the residents' privacy and living environment.

4.2.11 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.

4.2.12 Car parking spaces for the ECDC shall be located as close as possible to the ECDC to minimise walking distance between the two areas.

Inform home buyers of the ECDC facility

4.2.13 The Successful Tenderer shall also inform purchasers or sub-lessees of the residential units of the development on the provision of a ECDC with a minimum GFA of 500 m^2 within the development as specified in Condition 65.3.1(a) of 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 to 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 towards the future Hillock Park. 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 Mar 2010.

Building Facades

4.3.3 The facades of the proposed development fronting Lentor Central, the future Linear Park and the future Hillock Park shall be treated as main building elevations.

4.3.4 Facade design should adopt tropical design strategies to respond appropriately to Singapore's tropical climate and be well articulated with a good proportion of solid (walls) and voids (fenestration), and 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. Full glass façades are not allowed.

4.3.5 All services areas, including the refuse bin centre, mechanical and electrical plant, air-conditioning ledges, service balconies, ventilation shafts, etc., are to be located away from the future Linear Park, future Hillock Park and green fingers and be visually well-screened.

Site Porosity and Wind Corridor

4.3.6 Preliminary wind flow analyses based on Computational Fluid Dynamics (CFD) simulations indicate that providing building porosity and aligning wind corridors to predominant wind directions will enhance wind flow and ventilation through Lentor Hills estate and the Hillock Park.

Figure 1. Cumulative average wind speed contour map for North-East and South wind analyses, showing enhanced wind flow through the development and future Hillock Park with safeguarding of wind corridors and porosity requirements

4.3.7 A minimum 30m wide no-build zone, that is aligned with the predominant wind direction, as shown in the Control Plan, is to be provided to function as a wind corridor. Landscape decks, if proposed, can be located within the no build-zone.

4.3.8 If the Successful Tenderer wishes to submit any alternative proposal that deviates from the requirements, the Successful Tenderer shall conduct a CFD wind flow analysis based on the technical guidelines listed in Annex E, to illustrate how the average wind speeds through the developments of Lentor Hills Estate are impacted due to the proposed deviation(s) as compared to the existing baseline scenario (as shown in Annex E1).

4.3.9 Where the Authority is satisfied that the alternative proposal will serve to achieve the same planning objective in relation to enhancing ventilation and wind flow through the estate, 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 to allow any alternative proposal to be adopted.

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. In particular, the building heights within the development are to step up incrementally towards a high point fronting the Hillock Park, accentuating the existing profile of the hill.

4.4.2 These building height controls (as shown in the Control Plan) are set out below:

a. Low-Rise Zone – The proposed development may be built up to a maximum of 5 storeys fronting the future Linear Park.; and

b. High-Rise Zone – The proposed development may be built up to the maximum technical height control of 120m 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 120m 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.

4.5 Building Setback

4.5.1 The proposed development shall comply with a minimum building setback of 7.5m, including a green buffer of 3.0m, along Lentor Central, as shown on the Control Plan. To extend the sense of greenery from the future Linear Park and future Hillock Park to the street level and create attractive walkable streets within the Lentor Hills Estate, the boundary fence of the proposed development along Lentor Central is to be constructed or erected along the green buffer line such that the green buffer is externalized and the planting within the green buffer screens off the boundary fence as viewed from Lentor Central.

4.5.2 The proposed development shall comply with a minimum building setback of 10.0m, including a planting strip of 2.0m, along the future Linear Park, future Hillock Park and the green fingers, as shown on the Control Plan.

4.5.3 The building setback areas are encouraged to be landscaped to contribute to the greenery in the area, particularly those fronting the future Linear Park, future Hillock Park, future green fingers and Lentor Central. No building structures, including basement protrusions, ancillary structures and PES (including covers) shall be within the building setback areas. Only small-scale structures forming part of the landscaping, such as pavilions, seating, water features and playgrounds, can be permitted within the building setback areas, outside of the green buffer / planting strip. Service areas and structures are to be located outside the building setback area.

4.5.4 Submerged basement structures with protrusions are subject to prevailing Development Control guidelines.

4.5.5 Fully sunken basement structures can be built up to the Road Reserve Line

along all perimeters of the site, provided the portion underneath the green buffer / planting strip is submerged at least 2m or more below the ground level, to allow for meaningful tree planting and landscaping. In addition, all basement structures are to keep clear of the tree protection zones as shown indicatively on the Control Plan.

4.5.6 All green buffer areas of the proposed development are to be well-planted with trees and shrubs to create a lush and verdant environment. The Successful Tenderer is encouraged to provide hardy and easily maintainable plants within the externalized green buffer along Lentor Central. The detailed landscaping proposal will be subject to the approval of the Authority and the relevant Competent Authorities at the formal submission stage.

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 Pedestrian Side Gate

4.7.1 The Successful Tenderer can provide pedestrian side gate(s) for the development to connect to the future Hillock Park and its green fingers and shall coordinate the location of its side entrance(s) with NParks. To avoid excessive pedestrian circulation near sensitive vegetation areas, the range of locations where the side gate(s) cannot be supported is shown indicatively on the Control Plan.

4.7.2 If a side gate is provided, the Successful Tenderer is to comply with the requirements listed within Section 8.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees and liaise with NParks to determine the location of this side gate.

4.8 Greenery Replacement and Landscaping

<u>Landscape Replacement Areas (LRA)</u>

4.8.1 The Successful Tenderer shall provide greenery replacement equivalent in area to 45% of the site area of the Land Parcel. These landscaped areas must be used for softscape (i.e. comprise green and living elements such as plants, shrubs and trees), and can be in the form of sky terraces, roof gardens, as well as at-grade landscaping, subject to the approval from the Authority and the relevant Competent Authorities.

4.8.2 Landscaped areas within the development shall be meaningful, contiguous and accessible. For the externalised green buffer landscaping along Lentor Central, the landscaping shall be sufficiently dense to discourage pedestrians from trespassing into the green buffer.

Landscaping

4.8.3 The Successful Tenderer is strongly encouraged to provide lush landscaping on elements of the proposed developments such as building setback areas, roof terraces and roof gardens, as well as vertical greenery where it is visually prominent. These elements are to be integrated as part of the overall form and architectural treatment of the building.

4.8.4 Each residential block taller than 8 storeys shall provide at least one double-volume Predominant Sky Terrace, located at the 8th storey or higher levels as shown on the Control Plan. This is to enhance visual porosity through the residential blocks and improve views towards the Hillock Park, as well as allow the greenery of the sky terrace to be visible from the street level.

4.8.5 Predominant Sky Terraces have sky terrace areas within the 45-degree line occupying equal to or more than 60% of the floor plate, and have at least 60% of the perimeter open and unenclosed. Shear walls are not encouraged along the perimeter of the Sky Terraces, including along gable end walls. The edges of the Sky Terraces should be lushly planted such that the greenery is visible from the surrounding areas.

4.8.6 The prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act on the GFA exemption of sky terraces and roof gardens, additional height of sky terraces, as well as the provision of additional GFA for balconies will apply.

Landscape Deck

4.8.7 Landscape decks that double up as car parks may be provided, subject to 50% of each façade of the basement wall area covered by earth-berms / earthfills, with gradient of the earth berms / earthfills less than or equal to 1:2.5 and lushly landscaped, as shown on the Control Plan.

4.8.8 Substitution of the earth-berms / earthfills with vertical greening is not allowed. This is to ensure that the frontages of the development are seamlessly integrated to the levels of the surrounding Hillock Park and green fingers, so as to form a visual extension of the surrounding greenery.

4.8.9 The remaining 50% of each façade of the basement wall area shall be treated with vertical greenery to ensure that the openings are sufficiently screened and/or untreated hard wall surfaces are minimised.

4.8.10 The Landscape Decks are subject to the other requirements for Landscape Decks under the prevailing Development Control Guidelines, such as the minimum greening of 30% of the deck surface.

4.9 Boundary Treatment

4.9.1 In line with the vision of Lentor Hills Estate as a green neighbourhood with lushly planted streetscapes, the boundary fence of the Development along

Lentor Central is to be constructed or erected along the green buffer line such that the green buffer is externalised and the planting within the green buffer screens off the boundary fence as viewed from Lentor Central. The externalised green buffer should be lushly planted and designed to prevent pedestrians from trespassing into it. The detailed landscaping proposal will be subject to the approval of the Authority and the relevant Competent Authorities at the formal submission stage.

Figure 2. Example of desired landscaping outcome within the externalised green buffer along Lentor Central.

4.9.2 The green fingers leading to the future Linear Park and future Hillock Park are envisioned to be lush, green gateways. As such, the levels of the proposed development within the 10m building setback shall match the levels of the green fingers and parks seamlessly as far as possible, with no external-facing retaining walls allowed within the 10m building setback along the sides of the development fronting the future Linear Park, Hillock Park and green fingers.

4.9.3 Along Lentor Central, no external-facing walls are allowed within the prevailing road buffer. Level differences shall be mitigated by landscape berms wherever possible.

4.9.4 The boundary fence around all sides of the development shall be designed to be visually porous so that the lush landscaping within the green buffer and the development is visible from the surrounding roads, future Linear Park and the green fingers leading to the future Hillock Park. The design of the boundary fence is to be well- integrated with the landscape design. Solid walls are not allowed.

Figure 3. Examples of porous boundary fence fencing around the development

Inform home buyers of the externalised green buffer

4.9.5 The Successful Tenderer shall also inform purchasers or sub-lessees of the residential units of the development on the requirement for the green buffer fronting Lentor Central to be externalised as stated in Condition 4.9.1 above and as specified in Condition 65.3.1(b) of the Conditions of Tender.

4.10 Roofscape and Screening

4.10.1 Given the prominent location of the Land Parcel, the roof areas of the proposed development are to be considered as the "fifth" elevation and designed to be fully integrated with the overall building form, massing and architectural treatment of the proposed development.

4.10.2 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.

4.10.3 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; In addition, each screening element shall have a minimum depth of 150mm to ensure they are effective in terms of visually screening the services behind them; and

c. The elements are to be orientated to cut off views from the street level and

surrounding buildings.

4.10.4 In line with the vision for Lentor Hills Estate to be a lush green neighbourhood, any at-grade and / or above-grade carpark structures shall be screened with vertical greenery, subject to the requirements of the Authority and the relevant Competent Authorities.

4.11 Vehicular and Servicing Access

Vehicular Access

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

4.11.2 All vehicular access points, passenger drop-off / pick-up 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 and be well integrated with the overall architectural treatment and building form of the development and visually well-screened, subject to the approval of LTA, the Authority and the relevant Competent Authorities at the formal submission stage.

Service Areas

4.11.3 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.

4.11.4 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.

4.11.5 Service areas / structures, such as air-conditioning ledges, etc., if provided, are to be located internally within the proposed development, and shall not front Lentor Central, the future Linear Park, future Hillock Park and green fingers directly. They are to be well-screened and integrated with the overall design of the building elevations.

4.11.6 All service areas shall comply with the minimum 10m building setback along the development fronting the future Linear Park, future Hillock Park and green fingers. Along Lentor Central, the service areas / structures shall comply with a minimum building setback of 7.5m from the site boundary.

4.11.7 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.

4.11.8 Any basement mechanical ventilation exhaust structures shall not discharge directly towards the green fingers leading to the Hillock Park.

4.11.9 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 vehicular traffic queue from spilling onto the main roads.

4.11.10 The Successful Tenderer is encouraged to provide spaces for food delivery riders using motorcycles or active mobility devices (e.g. bicycles, power-assisted bicycles).

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

Location of Bin Centre

4.11.12 The bin centre shall not front the future Linear Park, future Hillock Park and green fingers and shall be sensitively located within the Land Parcel such that it does not become a nuisance to residents in the surrounding developments and park users. The entrance of the bin centre shall face inwards within the proposed development. The bin centre shall comply with the minimum 10m building setback along the development fronting the future Linear Park, future Hillock Park and green fingers leading to the future Hillock Park. Along Lentor Central, the bin centre shall comply with a minimum building setback of 7.5m from the site boundary.

4.11.13 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.

4.11.14 Lush planting and / or screening shall be provided to screen the bin centre and service areas from view of the residents in the adjacent residential developments, and users of the surrounding public roads, walkways, the future Linear Park, future Hillock Park and green fingers.

Construction Access

4.11.15 Refer to Clause 7.2.9 to 7.2.12 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees for details of the Construction Access location(s).

4.12 Parking Provision

Car, Motorcycle and Bicycle Parking Provision

4.12.1 The Successful Tenderer shall comply with LTA's requirements for car,

motorcycle and bicycle parking provisions 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 evaluation and approval of the Authority and other relevant Competent Authorities.

4.12.2 The Successful Tenderer shall provide parking lots for the said development in accordance with the full physical parking requirements under the prevailing Parking Places (Provision of Parking Places and Parking Lots) Rules.

4.12.3 The Successful Tenderer is required to locate all car parking spaces within the basement level(s) and/or within a landscape deck for the development, with appropriate screening.

4.12.4 The motorcycle parking lots and associated parking facilities shall be located within the proposed car parking areas of the proposed development.

Electric Vehicles (EV) Charging Infrastructure Provision

4.12.5 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 License.

PART V

5.0 OTHER REQUIRED WORKS

5.1 Pedestrian and Cycling Network

5.1.1 The Successful Tenderer shall provide a seamless and convenient pedestrian and cycling network within Lentor Hills Estate.

5.1.2 Elements of this pedestrian network, including covered linkways, shall be designed to be barrier-free and maintained at a constant level as much as possible. Any changes in levels are to be kept to a minimum and are to be mitigated using barrier-free ramps, subject to the requirements of the Authority and the relevant Competent Authorities.

5.1.3 The Successful Tenderer shall refer to the Control Plans and Clauses 7.2.13 to 7.2.18 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees for the detailed requirements of the covered linkways and cycling path.

Covered Linkway

5.1.4 The Successful Tenderer shall, at his own cost and expense, provide the following covered linkways to seamlessly connect the Land Parcel to Lentor Hills Estate as shown indicatively on the Control Plan and as set out in Section 7 of the Conditions and Requirements of Relevant Competent Authorities and

Public Utility Licensees:

a. 3.6m wide (minimum 3.0m clear width) covered linkway along Lentor Central. This covered linkway ties back to the section of the covered linkway along Lentor Central to be constructed by the Successful Tenderer of the adjacent Lentor Central parcel, as part of the wider pedestrian network serving Lentor MRT Station.
b. 5.0m wide high covered linkway across the planned vehicular ingress/egress along Lentor Central; and
c. 2.4m wide footpath along the proposed throughfare zoned Open Space towards the future Linear Park.

Cycling Path and Shared Path

5.1.5 The Successful Tenderer shall, at his own cost and expense, provide a 3.6m wide (3.0m clear) shared path along Lentor Central, as well as a 2.0m wide cycling path along the strip of land zoned Open Space towards the future Linear Park as shown indicatively on the Control Plan and as set out in Clauses 7.2.13 to 7.2.18 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees. The scope and details of the cycling path treatment shall follow the existing cycling path network in the vicinity of the development.

Ownership and Maintenance

5.1.6 The Successful Tenderer shall, at his own cost and expense, maintain the completed covered linkways and cycling/shared paths within the Road Reserve to the satisfaction of LTA and the relevant Competent Authorities. LTA will only take over the portion of the covered linkway that is within the Road Reserve for maintenance upon the issue of Certificate of Statutory Completion (CSC).

PART VI

6.0 OTHER REQUIREMENTS

6.1 Public Communications Plan

6.1.1 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 proposed development plans for the Land Parcel.

6.1.2 The local community is defined as the following that fall within a 100m (approximate) radius of the Land Parcel:

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.

In addition, it shall include the local Member(s) of Parliament (MP), Constituency Director(s) of the relevant Constituencies and General Manager of Town Council.

Stage 1: Prior to submission of application for Written Permission

6.1.3 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, etc);

b. Location map showing hoarding, construction access etc.;

c. Infrastructure works to be carried out such as construction of covered linkways and cycling paths;

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 the proposed 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.

6.1.4 Prior to the distribution of the flyer, the Successful Tenderer shall ensure that information as outlined in Condition 6.1.3 are included in the flyer and inform the Authority on the distribution date with a copy of Form A (as shown in Annex A) and flyer.

6.1.5 After the distribution of the flyers, the Successful Tenderer shall submit to the Authority a duly completed Form B (as shown in Annex B) verifying that the requirements set out in Condition 6.1.3 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.

6.1.6 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

6.1.7 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 6.1.3 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.

6.1.8 At least 2 weeks after the date of distribution of flyers, the Successful Tenderer shall submit to the Authority a duly completed Form C (as shown in Annex C) verifying that the requirements set out in Condition 6.1.7 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.

6.1.9 The Successful Tenderer shall include a duly completed Form D (as shown in Annex D), which is a final collation of the feedback received on the proposed development, if any, as part of the resubmission application. The developer shall explain how the development proposal seeks to sensitively address the concerns raised by the local community, if any.

6.1.10 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 1998.

6.2 Site Works

6.2.1 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.

6.2.2 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.

6.3 Productivity

6.3.1 The successful tenderer is required to adopt the minimum level of use of prefabricated systems as stipulated under the Building Control (Buildability and Productivity) Regulations 2011 and conform to the corresponding requirements set out in the Code of Practice on Buildability for the proposed development on the Land Parcel as set out in Clause 10.3 of the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees.

6.3.2 If PPVC method of construction is adopted, 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 / land outside the Land Parcel will be granted on TOL basis for this purpose.

URBAN REDEVELOPMENT AUTHORITY

Annex A

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 6.1 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

Annex B

URBAN REDEVELOPMENT AUTHORITY

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 6.1.3 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).

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 6.1.2 of the Technical Conditions of Tender.*

Annex C

URBAN REDEVELOPMENT AUTHORITY

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 6.1.7 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 6.1.2 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.*

Annex D

URBAN REDEVELOPMENT AUTHORITY

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 6.1.9 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 6.1.2 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.*

Computational Fluid Dynamics (CFD) Wind Flow Analysis Advisory Notes

Guidelines for Wind Analysis Study

a) The Successful Tenderer may submit, for the Authority's consideration, an alternative proposal on the requirements pertaining to porosity and wind flow, that is substantiated with Computational Fluid Dynamics (CFD) wind flow analysis.

b) The submission will be part of the formal development application process.

c) The CFD wind flow analysis shall be accurately done for the specific design proposal. If major design revisions to the proposal or parts of it are made after submission, a resubmission of the CFD wind flow analysis is required.

d) Deviations from the guidelines or waiver requests will be evaluated in relation to the overall design concept/scheme and against the objectives of the guidelines, in order to determine if there are merits to allow the deviations/waivers. Applicants are advised to factor in additional time for the evaluation of deviations/waivers.

Parameters

a) The following parameters shall be included in the CFD wind flow analysis:

   i. The model extents shall include:

      a. the terrain and neighbouring buildings within 500m distance from the edge of Lentor Hills Estate[a]. Vegetation and trees are not required to be modelled for the purpose of the study.

      b. 3D massing of all 10 development parcels within Lentor Hills Estate, based on the building footprints[b] shown in Annex E1.

   ii. The inbound vertical wind profile shall be represented by Logarithmic Law with reference height at 15m and reference wind speed of 2.9m/s for North-East wind and 2.8 m/s for South wind as per BCA's prevailing CFD guidelines[c].

   iii. Other modelling assumptions and parameters that are not listed here (e.g. computational domain, turbulence models, etc.) shall be based on BCA's prevailing CFD guidelines.

Submission Requirements

a) The materials submitted shall include (but are not limited to):

   i. Write up on CFD methodology and simulation settings (e.g. Boundary Conditions, Wall Functions, etc) used for the study.

   ii. The wind speed contour maps for the two wind conditions at two cut planes; at 12m and 20m from the proposed general platform level of the subject Land Parcel to simulate wind and ventilation conditions at the public and shared spaces and mid-block levels respectively.

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[a] 3D data/models of the Terrain and neighbouring sites may be provided to the Successful Tenderer on request, for the purpose of the CFD wind flow analysis study.

[b] Building footprints and height information may be provided to the Successful Tenderer on request, for the purpose of the CFD wind flow analysis study.

[c] More information please refer to Green Mark CFD Simulation Guidelines at https://www1.bca.gov.sg/docs/default-source/docs-corp-buildsg/sustainability/20210909_cfd-guideline_r1.pdf

iii. Computation of cumulative average wind speeds at the two cut planes (i.e. 12m and 20m) through all 10 development parcels of Lentor Hills Estate as indicated in Annex E1 – with breakdown for each parcel, based on the two prevailing monsoon wind conditions.

iv. Results and written analysis, to substantiate that the alternative proposal will serve to achieve the same planning objective to enhancing ventilation and wind flow through the estate.

Computational Fluid Dynamics (CFD) Wind Flow Analysis Advisory Notes

Development parcels and building footprints to be included in any wind simulation analysis