

PARTICULARS OF TENDERS SUBMITTED FOR COMMERCIAL AND RESIDENTIAL SITE AT JALAN ANAK BUKIT

ALLOWABLE DEVELOPMENT	:	Commercial and Residential
SITE AREA	:	32,185.0 m ²
MAXIMUM PERMISSIBLE GFA	:	96,555 m ²
DATE OF LAUNCH	:	30 June 2020
DATE TENDER CLOSED	:	29 June 2021
LEASE PERIOD	:	99 years

S/N	NAME OF TENDERER
1	Dragon Commercial Pte. Ltd. and Dragon Residential Pte. Ltd.
2	FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust)*
3	FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust)*
4	FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust)*
5	Perpetual (Asia) Limited (in its capacity as trustee of Mercatus Commercial Trust I) and Winchoice Investment Pte. Ltd.

* This tenderer has submitted 3 separate tenders each with different concept proposals, and with the requisite tender documents and tender deposit.

30 August 2021

Award of tender for the commercial and residential site at Jalan Anak Bukit

The Urban Redevelopment Authority (URA) today awarded the tender for the commercial and residential site at Jalan Anak Bukit to FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust).

Land parcel at Jalan Anak Bukit

Located at the junction of Upper Bukit Timah Road and Jalan Jurong Kechil, the 3.22ha land parcel is next to the Beauty World MRT Station. The land parcel is envisaged as a distinctive and attractive mixed-use development with an integrated transport hub that enhances the identity of Beauty World as an urban green village with excellent public transport connectivity. Besides the integrated transport hub, the proposed development will include complementary uses such as residential, retail, food and beverage, and other compatible uses. This will add to the diversity of amenities and contribute to the vibrancy of the Beauty World area (see details of the site in Annex A).

Concept and Price Revenue tender

A Concept and Price Revenue Tender approach was adopted by the Government to shortlist quality development concepts that are attractive and respond well to the surrounding context, with meaningful integration of amenities connected through a seamless network of pedestrian-friendly streets and well-designed public spaces (see Annex B on the summary of evaluation criteria).

At the first stage of the tender process, those Concept Proposals that had substantially satisfied the evaluation criteria were shortlisted by the Concept Evaluation Committee (CEC) to proceed to the second stage of tender evaluation. At the second stage, only the price envelopes submitted by the tenderers of the shortlisted Concept Proposals were opened for consideration. The site would then be awarded to the tenderer with the highest bid among the tenderers with shortlisted Concept Proposals.

Details of tender

The Concept and Price Revenue tender for the subject site at Jalan Anak Bukit was launched for sale on 30 June 2020 and its tender had closed on 29 June 2021. A total of five Concept Proposals from three tenderers¹ were received for the site.

Evaluation of Concept Proposals

All tenderers were given the opportunity to present their proposals to the CEC. After evaluation, the CEC concluded that the three Concept Proposals submitted by the following tenderers had substantially satisfied the evaluation criteria and should proceed to the second stage of tender evaluation:

- a) Perpetual (Asia) Limited (in its capacity as trustee of Mercatus Commercial Trust I) and Winchoice Investment Pte. Ltd. (Tender Ref. 25)
- b) FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust) (Tender Ref. 33)
- c) Dragon Commercial Pte. Ltd. and Dragon Residential Pte. Ltd. (Tender Ref. 17)

All the three shortlisted tenderers submitted strong overall development concepts and architectural designs that responded appropriately to the site context. The schemes drew inspiration from Bukit Timah Hill and the surrounding amenities to inform the proposed building forms, layouts, massing strategies and architectural expressions. They demonstrated strong and effective integration of public spaces and the various uses, thereby creating attractive and accessible public spaces and active street frontages with quality landscaping. The tenderers and lead architects for these schemes also have good track records in designing, developing and managing mixed-use developments that are integrated or co-located with a transport node.

Tendered land prices

The price envelopes of the three shortlisted tenderers were opened and the details of their price bids are shown in Annex C. In accordance with the Concept and Price Revenue tender system, the Jalan Anak Bukit site is awarded to FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust) which submitted the highest bid of \$1,028,333,333.00 among the three shortlisted tenderers.

Concept Proposal of the successful tenderer

The proposed mixed-use development will have an integrated transport hub with a bus interchange on the second storey, and civic and commercial spaces that span across the first three storeys along Upper Bukit Timah Road and Jalan Jurong Kechil.

¹ One of the tenderers submitted three Concept Proposals.

The scheme demonstrates a well-conceived design strategy in its generously spaced building blocks with a well-considered tropical design response. The design featured commercial spaces that are naturally ventilated and well-integrated with a series of delightful and varied public spaces. The frontages along Upper Bukit Timah Road and Jalan Jurong Kechil are lined with activity generating uses to create a lively street level pedestrian experience. A central atrium ('Village Centre') that is located in the heart of the development will be an attractive, naturally ventilated sheltered public space that can accommodate a variety of seasonal programming and community-based events. The 'Forest Gardens' on the third storey fronting Upper Bukit Timah Road and Jalan Jurong Kechil consists of communal gardens that are publicly accessible and will contribute to the strong presence of greenery visible from the street level.

Overall, the Concept Proposal by FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust) is compelling in its well-considered site planning, design response to tropical climate and integration of the various uses and public spaces.(see Annex D).

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This press release is also available at URA-Online at <http://www.ura.gov.sg/>

Details of Land Parcel at Jalan Anak Bukit

Location	Jalan Anak Bukit
Site Area	Plot 1: 32,185 m ² Plot 2 ⁽¹⁾ : 149.0 m ²
Land Use Zoning	Commercial & Residential
Maximum Gross Floor Area (GFA)	96,555 m ²
Maximum Building Height	<u>High-Rise Zone</u> Up to a maximum of 130m SHD ⁽²⁾ <u>Mid-Rise Zone</u> Up to a maximum of 75m SHD ⁽²⁾ <u>Low-Rise Zone</u> Up to a maximum of 20m high fronting Upper Bukit Timah Road and Jalan Jurong Kechil
Estimated Number of Housing Units	845 ⁽³⁾
Lease Period	99 years

⁽¹⁾ Area for Plot 2 refers to horizontal cross-sectional area of subterranean space.

⁽²⁾ Building height is based on Singapore Height Datum.

⁽³⁾ Actual Number of housing units proposed by developer may vary.

**Summary of Evaluation Criteria for Concept Proposal for
Sale Site at Jalan Anak Bukit**

Quality of Design Concept

The quality of the design concept is assessed based on the overall development concept, building massing, layout of uses and the development's response to Singapore's tropical climate. Specifically, the commercial, retail and public spaces that serve the needs of the community shall be well-integrated with existing and proposed transportation nodes to create a pedestrian-friendly development that contributes to vibrant street life. The building shall be a lushly landscaped development with well-integrated landscaped areas.

Quality of Public Realm

In terms of quality of the public realm, there shall be direct and legible at-grade, above-grade and below-grade pedestrian networks that facilitate convenient pedestrian movement through the proposed development and into the adjacent developments and surrounding nature attractions. Public spaces shall be well-designed to be delightful and user-friendly, and well-located to create a good sense of arrival and orientation.

Track Record

The tenderer/developer and design teams will be assessed based on their relevant experience, particularly in developing mixed-use developments that are integrated or co-located with a transport node of a similar scale. The workmanship quality of the tenderer's completed projects would also be taken into consideration.

Details of Shortlisted Tenderers

S/N	Name of Tenderer	Tendered Land Price (\$\$)	Tendered Land Price (\$psm of GFA)
1	FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust) (Tender Ref. 33)	\$1,028,333,333.00	\$10,650.23
2	Perpetual (Asia) Limited (in its capacity as trustee of Mercatus Commercial Trust I) and Winchoice Investment Pte. Ltd. (Tender Ref. 25)	\$1,011,000,000.00	\$10,470.72
3	Dragon Commercial Pte. Ltd. and Dragon Residential Pte. Ltd. (Tender Ref. 17)	\$808,999,999.99	\$8,378.64

Images of Concept Proposal by the Successful Tenderer

Successful Tenderer: FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust)

Lead Architect: WOHA Architects Pte Ltd



The active three-storey frontages along Upper Bukit Timah Road and Jalan Jurong Kechil create a vibrant and layered pedestrian experience that is visible from the street level



An attractive, naturally ventilated central atrium ('Village Centre') located in the heart of the development that can accommodate a variety of seasonal programming and community-based events

Note:

Please credit the above images to FE Landmark Pte. Ltd., FEC Residences Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Residences Trust) and FEC Retail Trustee Pte. Ltd. (in its capacity as Trustee-Manager of FEC Retail Trust) and WOHA Architects Pte Ltd