

**Summary of Evaluation Criteria for Concept Proposal for
Sale Site at Sengkang Central**

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 community uses, retail and public spaces shall be well-integrated with transport facilities so as to encourage community gatherings and programming of social events. The building facades shall be well articulated to respond appropriately to Singapore's tropical climate.

Quality of Public Realm

In terms of quality of the public realm, there shall be direct and porous pedestrian movement through the proposed development and into the surrounding developments. Public linkages proposed are to be well-sized and well-located to cater to expected crowds while providing a comfortable street-based walking experience.

Track Record

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