

**Tender Evaluation Criteria for Concept Proposal for
Land Parcel at Holland Road**

Quality of Design Concept – Weightage at 40 Percent		
1	Overall Development Concept	The proposed development is to feature a contextually sensitive overall development concept that is compellingly attractive on its own and yet will complement the adjacent low rise and street-oriented character of Holland Village. The development should reinforce the vibrancy of Holland Village and incorporate new high quality public spaces for people to gather and interact.
2	Layout of Building Form and Massing	<ul style="list-style-type: none"> • The building blocks are to be laid out to form a series of intimate streets and public open spaces, such as focal points courtyards to provide a sense of discovery and delight. • The building form and massing are to complement the scale and grain of the existing shophouses and Lorongs within Holland Village. • The proposed development is to be of an appropriate form and scale to maintain a fine-grained, human scale experience along the pedestrian malls within the development. • The proposed development should incorporate interesting levels and streetscape with reference to the existing undulating terrain of the site.
3	Quality of Architecture	<ul style="list-style-type: none"> • The architecture of the proposed development should have regard to the existing form, massing and setting of Holland Village. A contemporary design language can be considered. • The proposed development is to feature interesting and active frontages that allow the indoor activities to be externalized towards the streets.
4	Quality Landscaping	The proposed development is to take into consideration the local equatorial climate and include landscaped public open spaces including pedestrian malls, courtyards, sky terraces, and roof gardens that will contribute to Singapore's positioning as a city in a garden.
Quality of Public Realm – Weightage at 30 Percent		
5	Good connectivity	<ul style="list-style-type: none"> • The proposed development is to provide a legible at-grade pedestrian network to facilitate pedestrian movement through the site and to the surrounding developments (HDB neighbourhoods), including the Holland Village CCL Station and the Buona Vista Hill Park.

		<ul style="list-style-type: none"> The pedestrian network shall form a seamless extension of the existing Lorongs and respond to the fine grain scale and street-based character of the existing Holland Village, linking the surrounding networks into a coherent whole.
6	Attractiveness of Public Spaces	<ul style="list-style-type: none"> The public realm shall be designed to provide a delightful and pedestrian-friendly environment. Attention to details shall be given to the design of street furniture, signage and landscaping and generous provision of public seating. The design of the public realm should create a good sense of arrival for people arriving from the surrounding developments (HDB neighbourhoods), including the Holland Village MRT Station and the Buona Vista Hill Park. The public realm should be designed to accommodate activities, ranging from organised community events to informal gatherings. Ample provision should be made for people to linger, mingle and interact in the public realm in safe, welcoming and accessible settings. To this end, public spaces of various types, sizes and configurations should be provided. All spaces should be easily accessible and safe to use by the elderly, children and the handicapped.
Track Record – Weightage at 30 Percent		
7	Track Record	<ul style="list-style-type: none"> The track record of the tenderer/developer and design teams will be assessed based on their relevant experience in developing and place managing similar mixed-use developments well over time both locally and/or overseas. Tenderers may cite relevant awards to substantiate their track record in designing, developing and managing such quality developments. The workmanship quality of tenderer's completed developments within the past 5 years based on the Quality Mark and CONQUAS scores of these projects would be taken into consideration. Tenderers with only overseas projects may substantiate the workmanship quality of these projects with relevant international construction award.