

Tender Evaluation Criteria for Concept Proposal for the Site

Quality of Design Concept – Weightage at 40 Percent	
Overall Development Concept	<ul style="list-style-type: none"> • The proposed development is a distinctive and attractive mixed-use integrated transport hub that anchors and creates an identity for Beauty World neighbourhood, contributing to the overall vision of a green urban village and a gateway to surrounding nature and heritage attractions. • Set against the backdrop of Bukit Timah Hill, the proposed development provides an attractive living environment that promotes a lifestyle of active living with nature. • The proposed development provides a range of commercial, retail and public spaces that are well-integrated with existing and proposed transportation nodes, creating a pedestrian-friendly development that contributes to vibrant street-life.
Building Form and Massing	<ul style="list-style-type: none"> • The building massing of the proposed development is an innovative typology of appropriate form and scale that responds well to Bukit Timah Hill and the neighbouring developments. • It features active frontages with indoor activities that are externalised towards the streets, resulting in a human-scale and street-based pedestrian experience. • The proposed development leverages and responds to the natural topography of the site.
Response to Tropical Climate	<ul style="list-style-type: none"> • The proposed development responds appropriately to Singapore’s tropical climate by adopting tropical design strategies including facades that are well-articulated with solid (walls) / void (fenestration) areas (e.g. recesses, ledges, sun-shading devices, etc.).
Quality Landscaping	<ul style="list-style-type: none"> • The proposed development achieves the vision of a lushly landscaped development with greenery that is visible from the street level. • The landscaped areas are well-integrated with the proposed development in the form of sky terraces, roof gardens and vertical greenery.

• Quality of Public Realm – Weightage at 30 Percent	
Good Connectivity	<ul style="list-style-type: none"> • The proposed development provides a direct and legible at-grade and above-grade pedestrian network that facilitates convenient pedestrian movement through the proposed development and into the adjacent developments, MRT station, bus stop, and surrounding nature attractions. • The pedestrian network is well-integrated with covered walkways and vertical circulation points to create a barrier-free, pedestrian-friendly and comfortable walking experience.
Attractiveness of Public Spaces	<ul style="list-style-type: none"> • The spaces within the public realm (e.g. entrance plaza) are delightful and user-friendly. There is attention given to design details for the landscaping and a generous provision of public seating and other amenities. • The size, location and design of the entrance plaza creates a good sense of arrival and orientation for people arriving from the Beauty World MRT Station, surrounding developments, and nearby recreational networks and nature attractions. It is easily accessible and safe to use by all users at all times.
• Track Record – Weightage at 30 Percent	
Track Record	<ul style="list-style-type: none"> • The tenderer / developer and the design teams have relevant experience, particularly in developing mixed-use developments with transport node component of a similar scale. • The tenderer’s completed developments within the past 5 years, based on the CONQUAS scores or Quality Mark certification of these projects, displayed good workmanship quality*.

* Tenderers may submit other international equivalent standards to facilitate our assessment of the quality of their projects.