

First GLS Site @

Holland Village Extension

Briefing Session



Overview

1. Video Presentation
 - Context and Vision
 - Design & Programming of the Public Realm
2. Detailed Controls & Requirements
 - Urban Design Guidelines
 - Land, Airspace & Subterranean Lots
 - GFA Quantum Controls
 - Strata Subdivision Controls
 - Vehicular Access & Parking Requirements
 - Greenery Replacement
 - Required Infrastructure Works
3. Concept & Price Tender
 - Tender Evaluation Criteria
 - Tender Submission Procedure
4. Question-and-Answer Session

Video Presentation

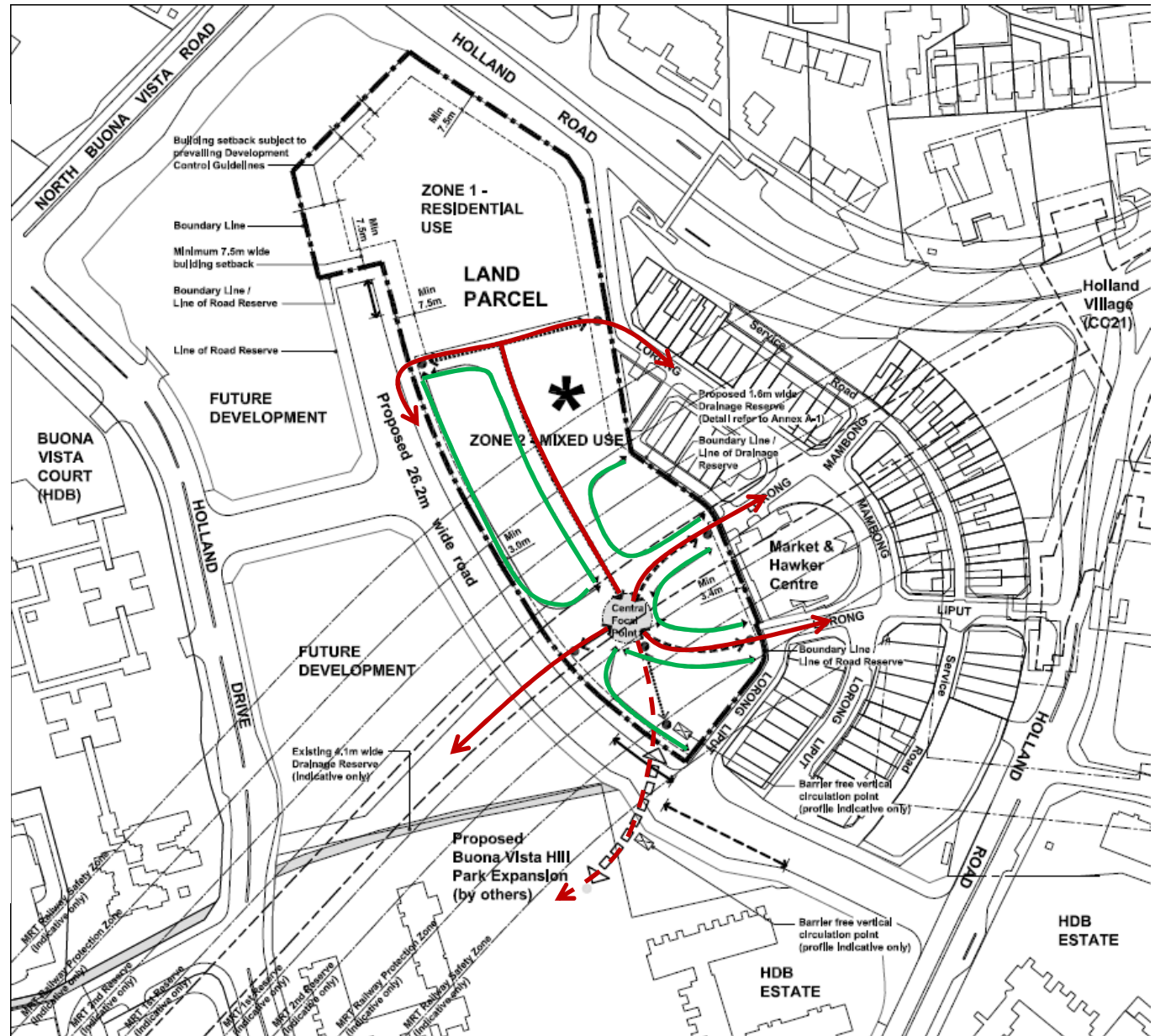


Detailed Controls & Requirements

Urban Design Guidelines

Pedestrian Network

- At-grade, landscaped, open-to-sky malls extend off existing lorongs to knit surrounding paths into a coherent whole
- Covered walkways fronting the proposed road and pedestrian malls
- Elevated pedestrian bridge to Hill Park
- Pedestrian network to remain open 24/7



Detailed Controls & Requirements

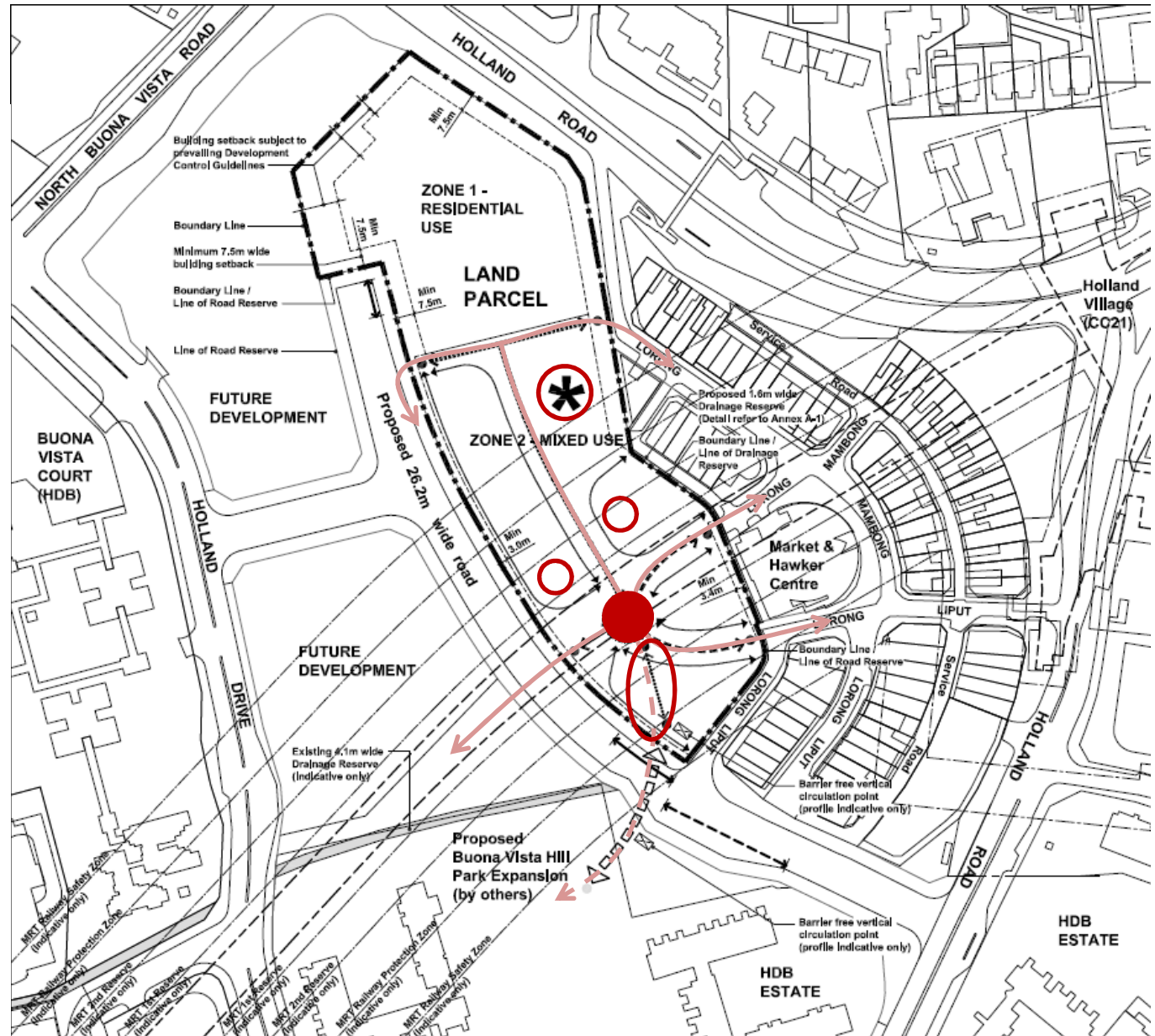
Urban Design Guidelines

Public Spaces

- Central Focal Point as a signature community node for formal & informal events
- Transition zone to be designed as a public space and to create a sense of arrival
- Pockets of landscaped public spaces of various sizes and configurations (eg. courtyards & terraces)
- Plentiful public seating

Perimeter Treatment

- Fences not allowed in this development



Urban Design Guidelines

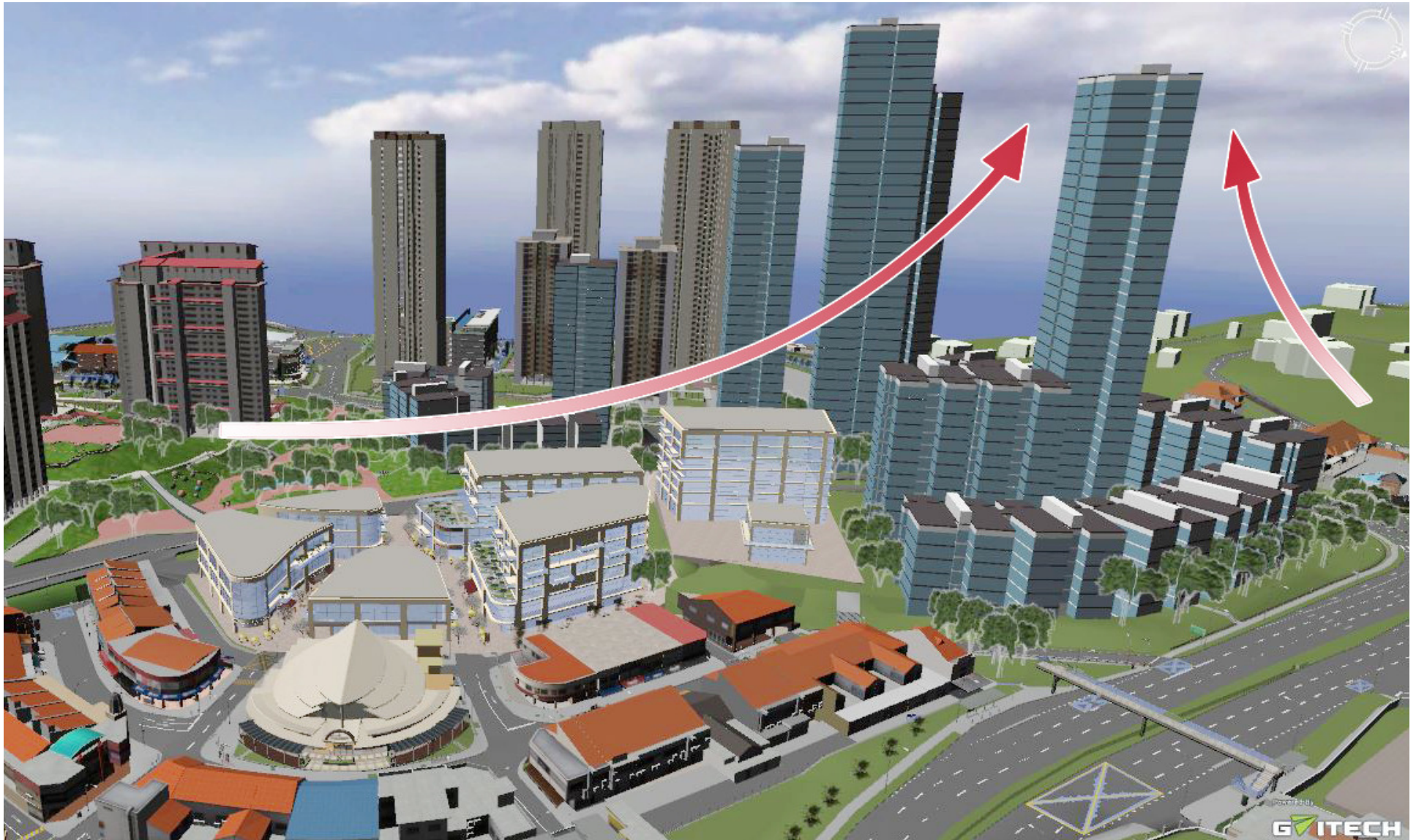
- Tiering effect from existing Holland Village
- Human scale along pedestrian streets
- Towers set back respectfully from Holland Village

- Varied levels responding to existing terrain to create interesting vistas and delightful open spaces



Detailed Controls & Requirements

Urban Design Guidelines



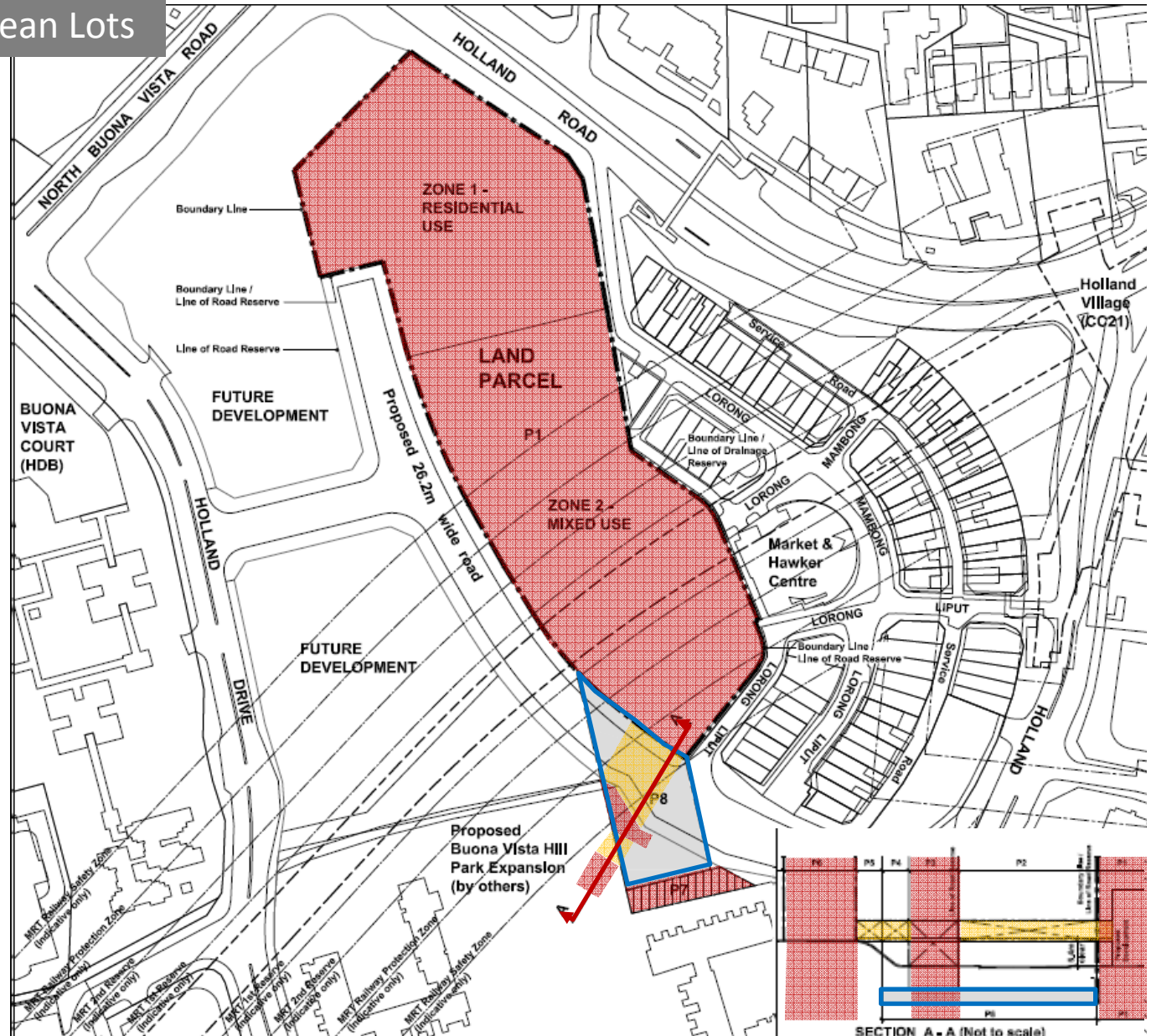
Detailed Controls & Requirements

Land, Airspace & Subterranean Lots

Main Land Parcel:
Plot P1 (Land)

Pedestrian Bridge:
Plot P2 (Airspace)
Plot P3 (Land)
Plots P4 & P5 (Airspace)
Plot P6 (Land)

Carpark Tunnel:
Plot P7 (Land)
Plot P8 (Underground)

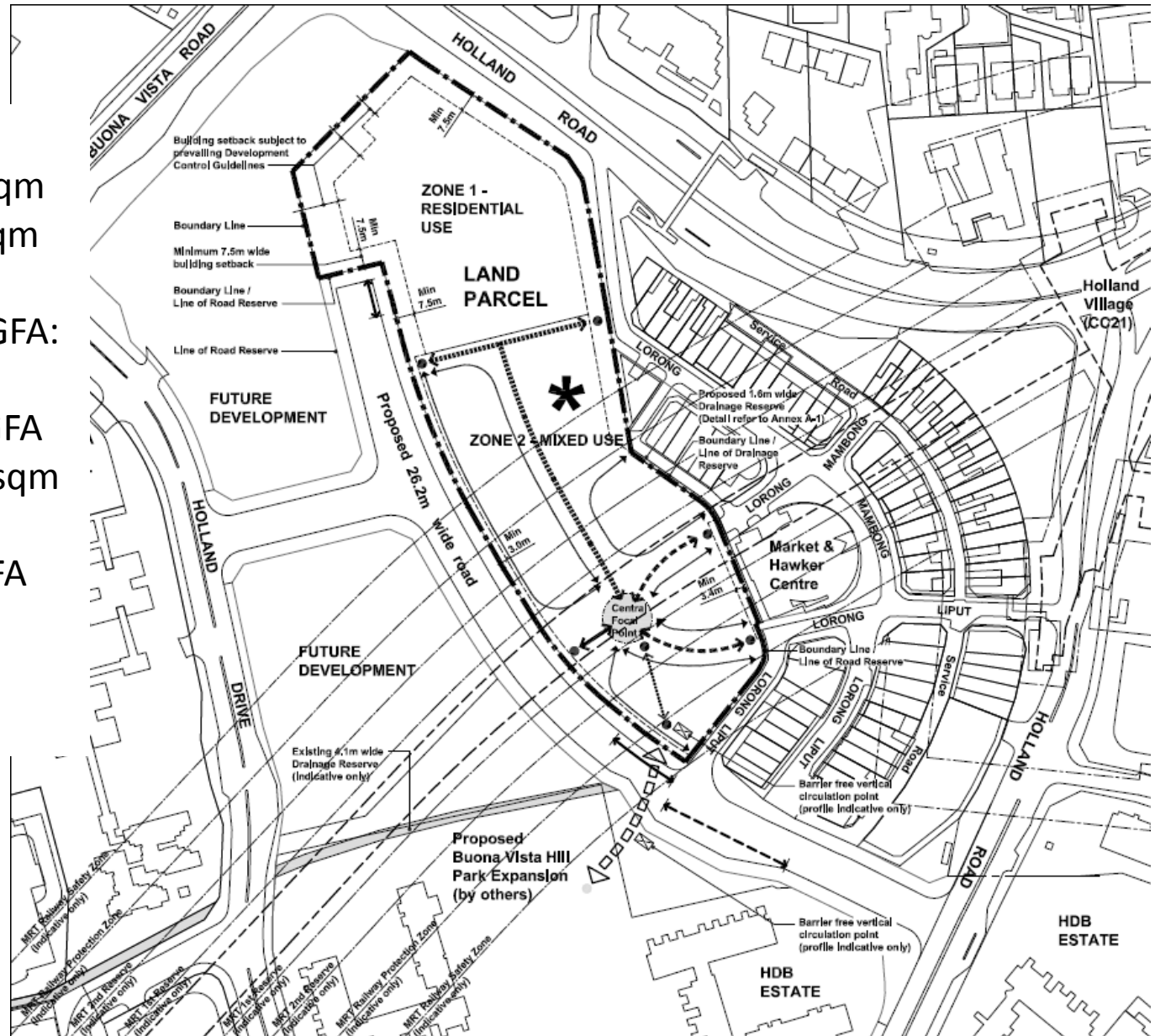


Detailed Controls & Requirements

GFA Quantum Controls

Controls by Use:

- Maximum GFA: 59,715sqm
- Minimum GFA: 53,744sqm
- Maximum Commercial GFA: 40% of proposed GFA
- Maximum Shop/Retail GFA (including ORA): 13,500sqm
- Minimum Residential GFA (including serviced apartments): 60% of proposed GFA

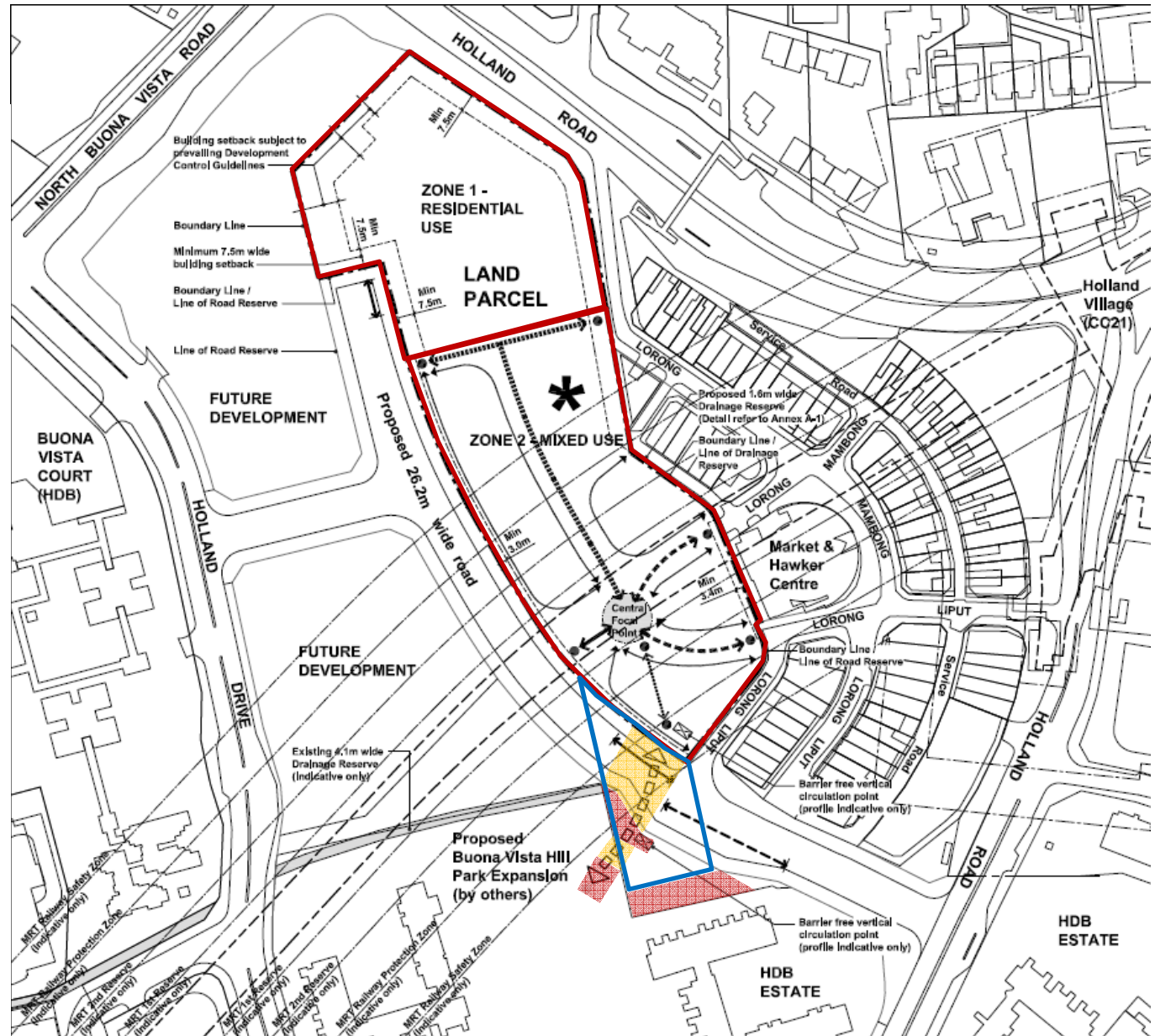


Detailed Controls & Requirements

GFA Quantum Controls

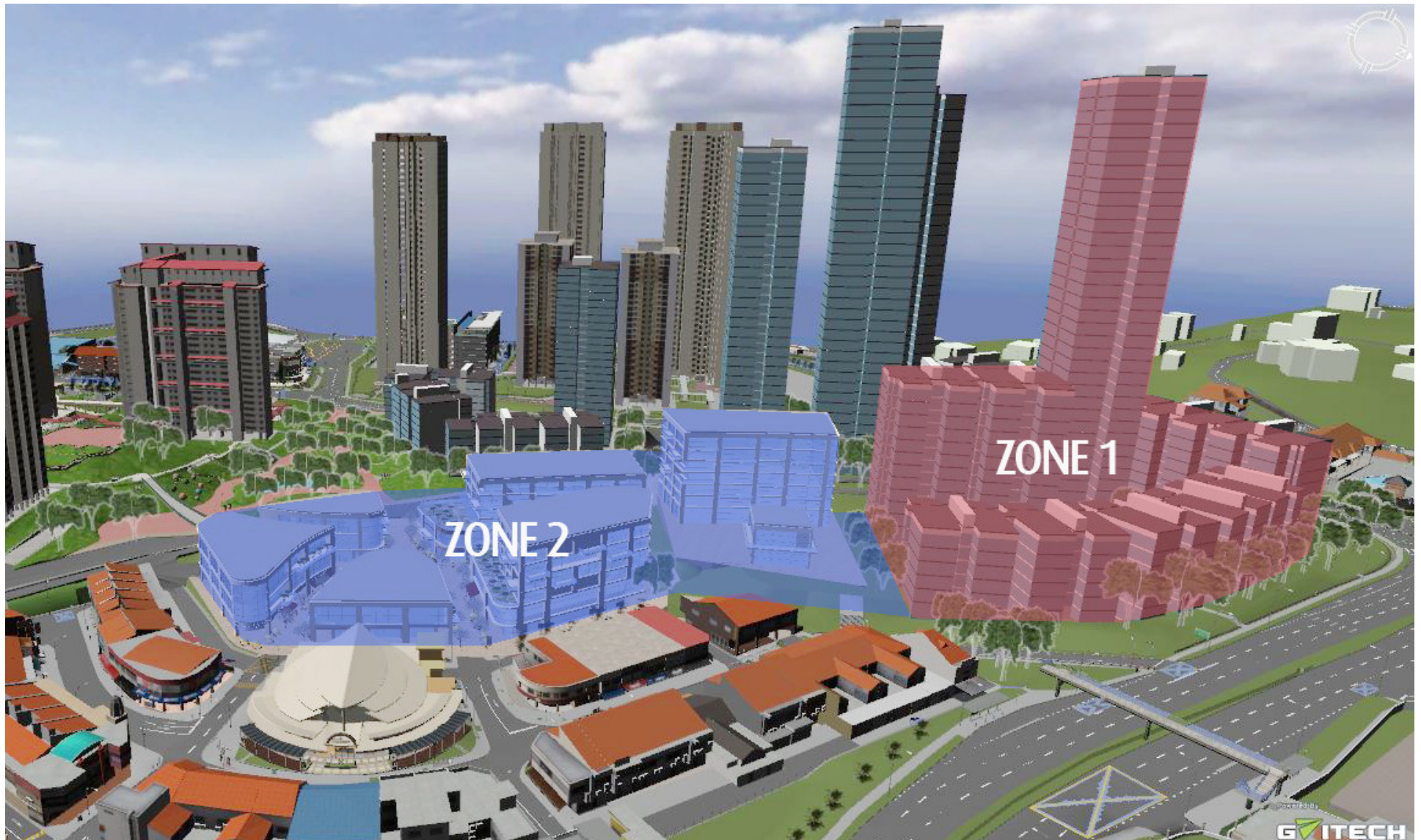
Controls by Location:

- Plot 1 Zone 1:
 - Residential Use (serviced apartments allowed)
 - Maximum DUs: 570
- Plot 1 Zone 2:
 - Commercial/ serviced apartments
 - Minimum GFA: 21,000sqm
- Plots 2 to 8:
 - No commercial & residential uses



Detailed Controls & Requirements

GFA Quantum Controls



Detailed Controls & Requirements

Strata Subdivision Controls

Plot 1 Zone 1:

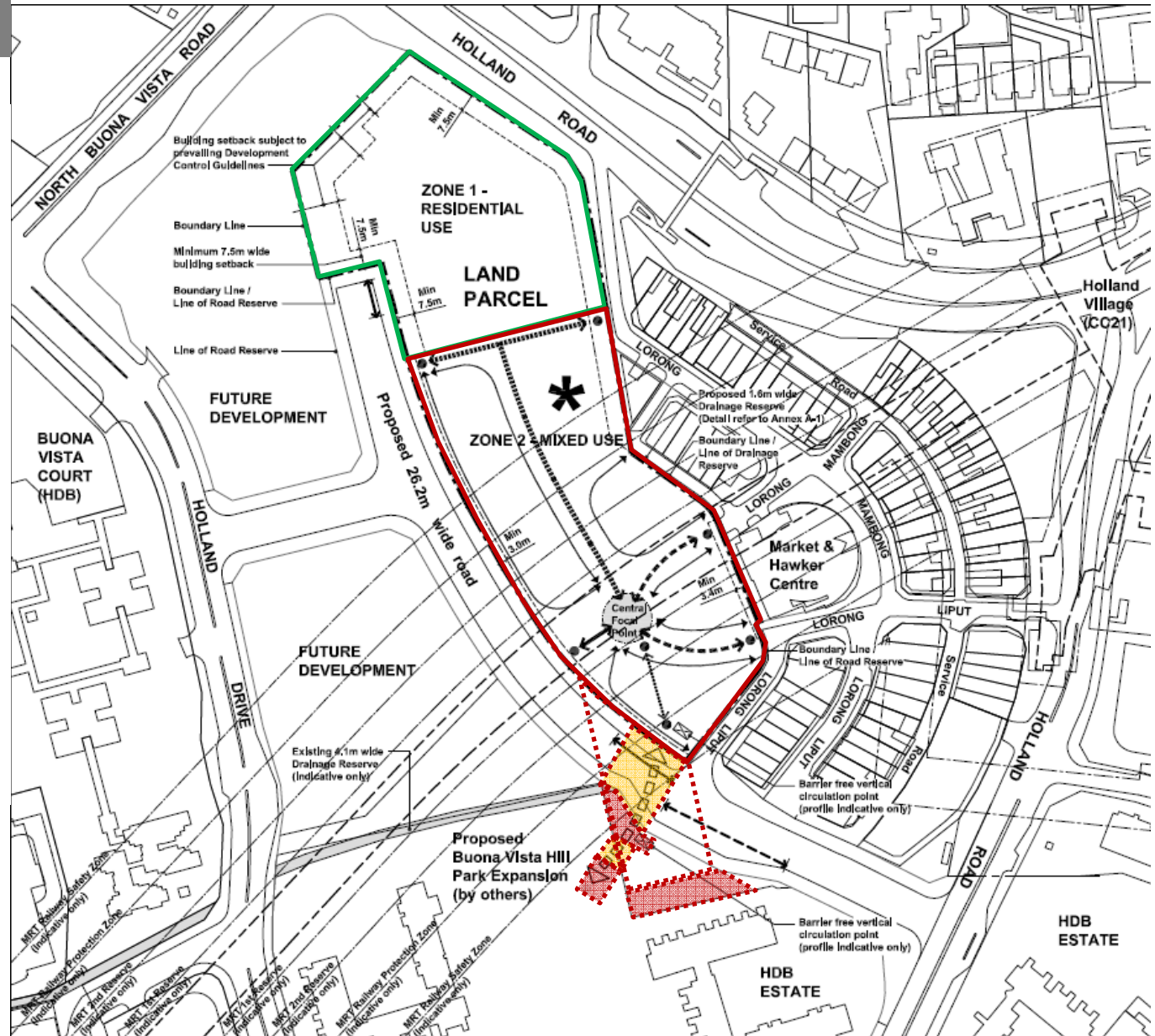
- Strata subdivision allowed

Plot 1 Zone 2:

- All areas (all GFA, public areas & carpark) to be held under a single stratum

Plots 2 to 8:

- Tied to the single stratum in Plot 1 Zone 2

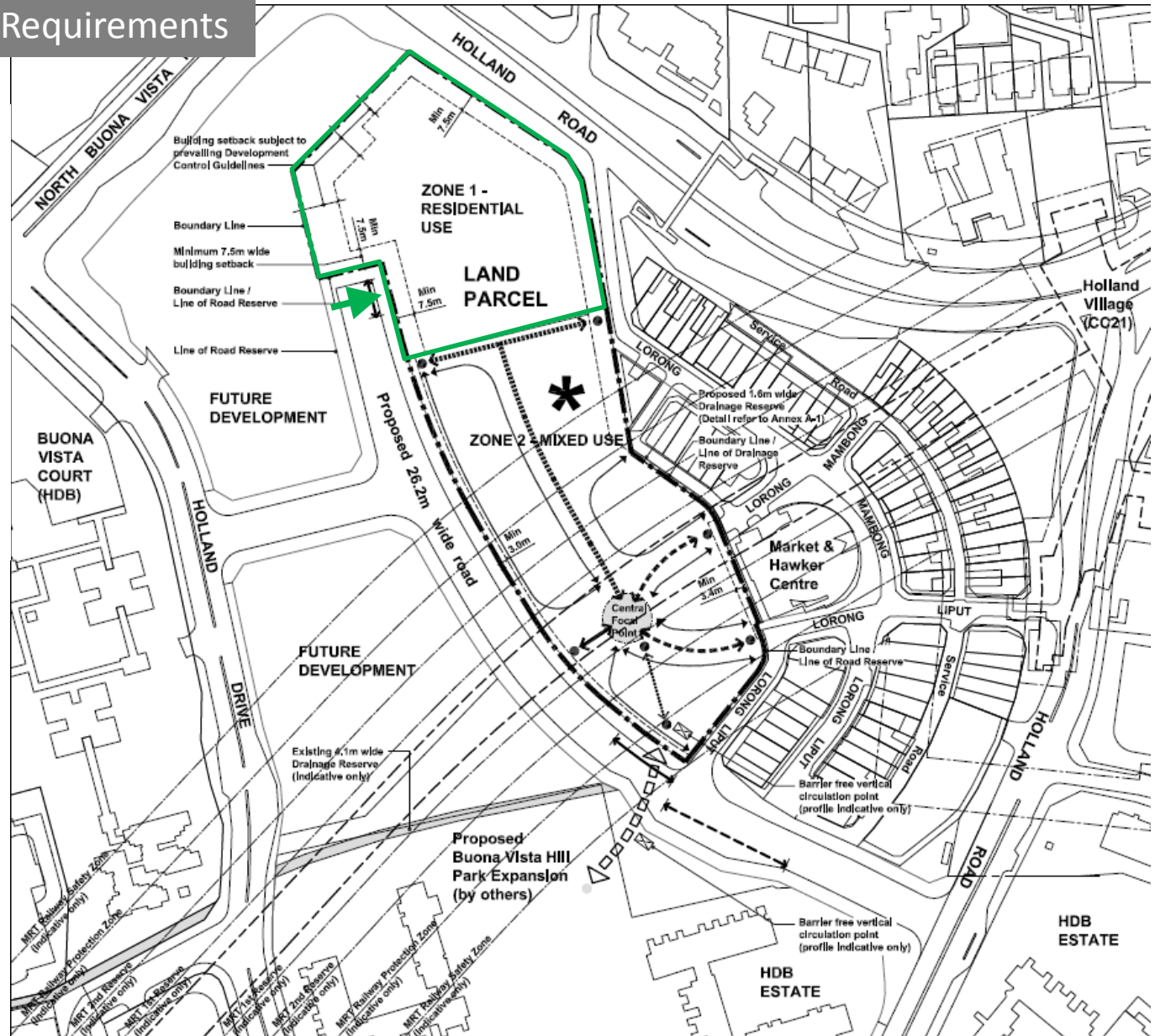


Detailed Controls & Requirements

Vehicular Access & Parking Requirements

Plot 1 Zone 1:

- Independent vehicular access
- An underground parking lot for residential units in Zone 1
- Bicycle parking: 1 lot per 6 DUs

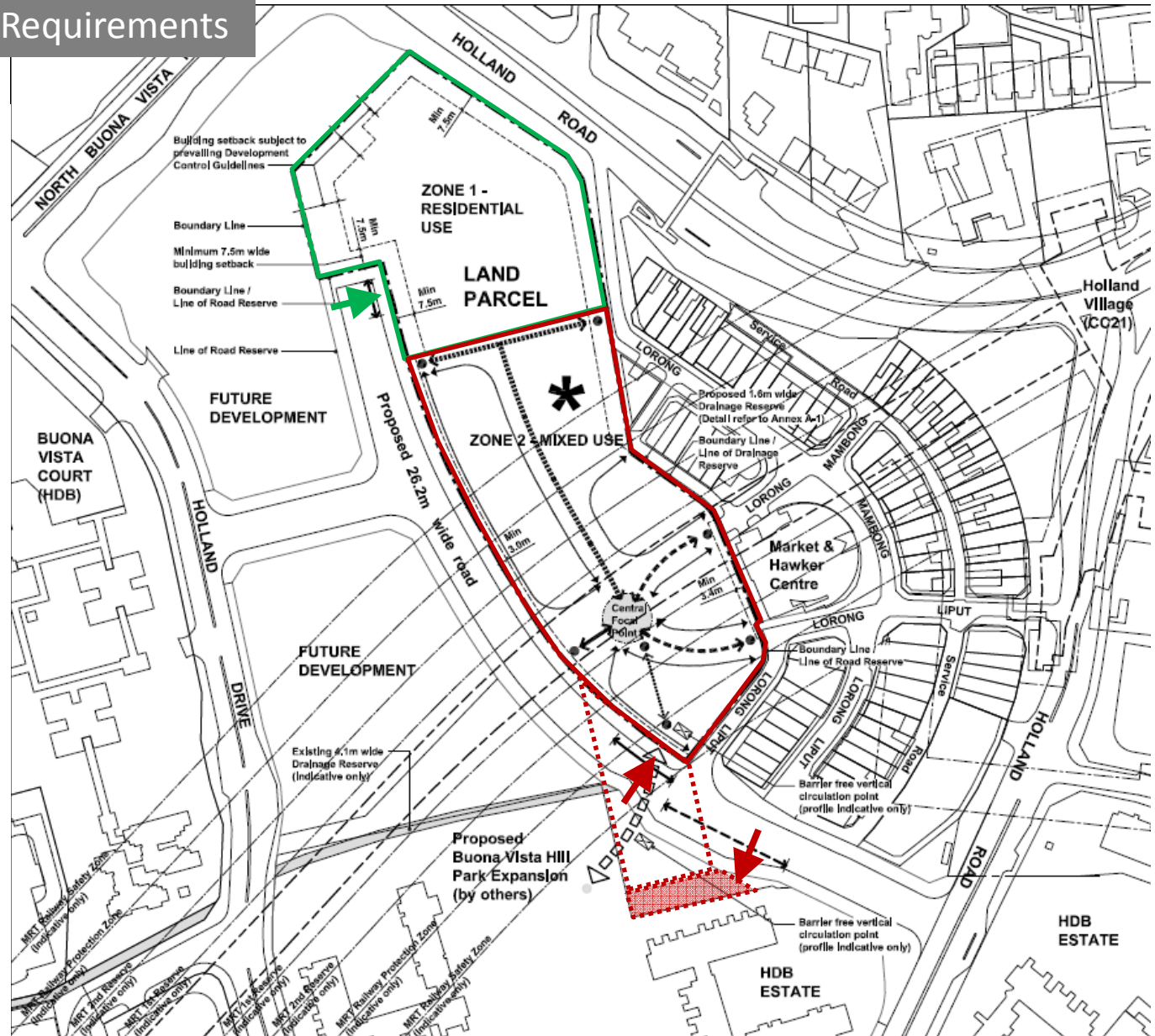


Detailed Controls & Requirements

Vehicular Access & Parking Requirements

Plot 1 Zone 2:

- 2 independent vehicular accesses
- A publicly accessible underground parking lot for Zone 2
- To incorporate 308 car lots and 56 motorcycle lots more than standard parking provision
- Bicycle parking:
 - 1 lot per 6 DUs
 - 1 lot per 300sqm for first 15,000sqm of commercial GFA
 - 1 lot per 1000sqm for subsequent commercial GFA



Detailed Controls & Requirements

Greenery Replacement

Landscape replacement areas of at least 35% of the site area

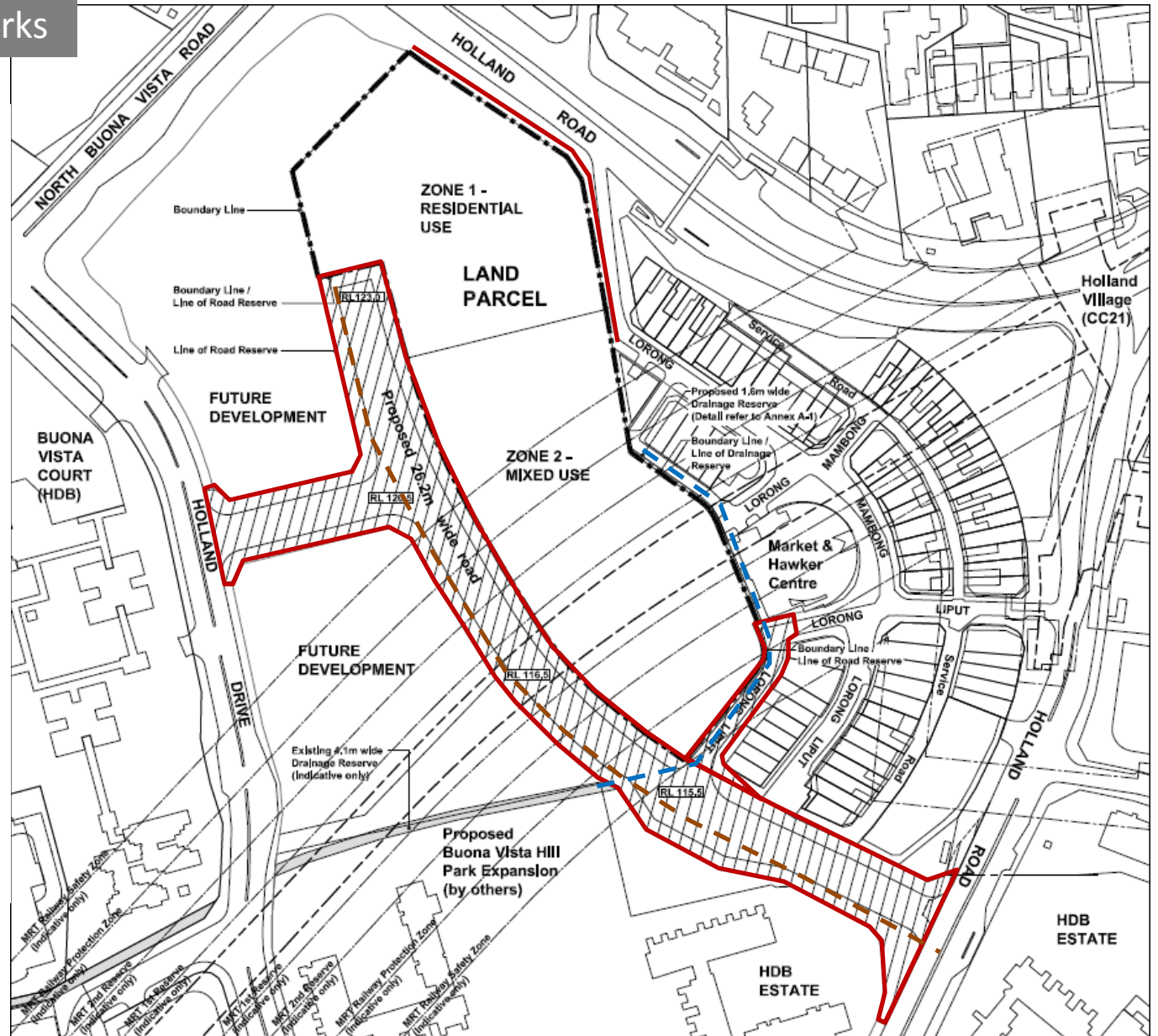
In addition, at-grade greenery should be provided for at least 30% of the surface area of Zone 1

A Landscape Master Plan and a landscape design report are required as part of the tender submission documents



Required Infrastructure Works

Reconstruction of abutting sidetables



Concept & Price Tender

1. Tenders will be evaluated based on concept proposal and tendered sale price
2. A Concept Evaluation Committee (CEC) will evaluate the design proposal first
 - Only concept proposals in line with planning and urban design intention and substantially satisfy the evaluation criteria will be short-listed for 2nd stage
3. At 2nd stage, the price envelopes of the short-listed tenders will be opened by Tender Evaluation Committee (TEC)
 - Tender with highest tendered sale price among all short-listed tenders will be considered for award
4. After tender award, the development will still be required to be reviewed by a Design Advisory Panel as part of the formal development control submission process

Concept & Price Tender

Tender Evaluation Criteria

Quality of Design Concept (50%)

Overall Design Concept

- Compellingly attractive on its own yet contextually sensitive
- Reinforce the vibrancy of Holland Village

Layout of Building Form and Massing

- Complements existing Holland Village
- Forms intimate streets and public spaces
- Maintains fine-grained, human-scaled environment along pedestrian streets
- References existing undulating terrain

Quality of Architecture

- Gives regard to existing massing and setting at Holland Village
- Allows indoor activities to be externalised

Quality Landscaping

- Incorporates landscaping at and above grade to contribute to Singapore as a City in a Garden

Quality of Public Realm (30%)

Good Connectivity

- Connects surrounding pedestrian networks into a coherent whole
- Seamlessly extend existing lorongs

Attractiveness of Public Spaces

- Provides a delightful and pedestrian-friendly environment with generous public seating
- Creates a good sense of arrival
- Accommodates a range of activities, allowing people to linger, mingle and interact in spaces that are safe to use by children, the elderly and the handicapped

Track Record (20%)

- Proven track record of developing mixed-use projects of similar quality

Concept & Price Tender

Tender Submission Procedure

1. Concept proposal should demonstrate how proposed developments address the evaluation criteria and the planning & urban design intentions
2. Concept proposal should include
 - drawings (max 12 A0 sheets mounted on foam core)
 - design report (12 sets in A3 or A4 format)
 - physical model of proposed development (1:400 scale)
 - digital 3D scale model of the proposed development
 - soft copies of drawings and design reports
3. After tender closing, tenderers will be required to present their proposals to the CEC using the submitted digital model, which will be loaded into URA's 3D model of the Holland Village area. This briefing will allow the CEC to seek clarifications.
4. Specific dates for tender closing and presentation to CEC will be announced later after the subject site is successfully triggered and launched for sale

Question-and-Answer Session

