

Key Attractions

Quality public spaces, in the form of a public plaza next to the Paya Lebar MRT Interchange Station and a landscaped pedestrian mall along the Geylang Canal, will make the development an attractive destination that is abuzz with people and activities. The site is also located along a major park connector and cycling route along the Geylang River that is being transformed under PUB’s Active, Beautiful and Clean Waters programme.



Tender Brief

The Urban Redevelopment Authority (“The Authority”) is inviting tenders for the development of the Land Parcel described below for and on behalf of the Government of the Republic of Singapore.

PARTICULARS OF LAND PARCEL

Location	Paya Lebar Road / Sims Avenue
Site Area	Plot 1 :20,694.7 m <sup>2</sup> Plot 2 *:18,541.8 m <sup>2</sup> Plot 3 *:3,288.1 m <sup>2</sup> (Stratum of subterranean space) Plot 4 *:1,957.9 m <sup>2</sup> (Stratum of airspace)
Lease Period	99 years
Allowable Development	Commercial
Maximum Permissible Gross Floor Area (GFA)	164,794 m <sup>2</sup>
Maximum Building Height	64 m AMSL **
Project Completion Period ***	96 months

- + Site Area subject to cadastral survey.
- \*\* AMSL means Above Mean Sea Level.
- \*\*\* Computed from the date of acceptance of the tender by the Authority up to the date of issue of Temporary Occupation Permit for the whole of the proposed development.

SUBMISSION OF TENDER

- The tenderers shall deposit the duly completed Form of Tender:
    - under sealed cover in the envelope provided in the “Developer’s Packet”;
    - in the Tender Box at Room 10-1, 10th storey, Tower, The URA Centre, 45 Maxwell Road, Singapore 069118; and
    - on **31 March 2015** (“the tender submission date”) at or before 12 noon. Room 10-1 will be opened by 9 am on that day.
  - Any tender submitted after 12 noon on the tender submission date will not be considered.
- The Tender Deposit will be returned to all unsuccessful tenderers.
  - The Tender Deposit shall be forfeited if the tenderer withdraws his tender after the date and time for submission of tenders.
  - Tenders submitted without the Tender Deposit shall be disqualified.

TENDER DEPOSIT

- Every tenderer shall pay a tender deposit of 5% or more of the tendered sale price.
- The tender deposit mentioned in paragraph 1 above (hereinafter referred to as “the Tender Deposit”) may be paid by any one or more of the following methods:
  - Cashier’s Order
  - Bank Transfer
  - Bank Guarantee
  - Insurance Guarantee

(Please refer to the Conditions of Tender for detailed requirements). Payment in CASH or by CHEQUE or any other means WILL NOT BE ACCEPTED.

ACCEPTANCE OF TENDER

- Tenders shall remain valid for acceptance for four (4) weeks from the said date for submission of tenders. However, the Authority may by notice in writing to each tenderer extend the validity period of his tender by such further period not exceeding 2 weeks.
- Selection of the winning tender will be based on tendered sale price. However, the Authority reserves the right to reject the highest or any tender.

PAYMENT OF THE SALE PRICE

The successful tenderer shall pay the tendered sale price and the Goods and Services Tax (GST) by Cashier’s Order as follows:

- 25% (less the Tender Deposit) and the GST on 25% of the tendered sale price within twenty-eight (28) days of the Authority’s acceptance of his tender;
- 75% and the GST thereon within ninety (90) days of acceptance of his tender.

DEVELOPER’S PACKETS

“Developer’s Packet” containing the Conditions of Tender, Technical Conditions of Tender and other relevant documents and information for the tender and the Land Parcel is available at \$107 (inclusive of GST) from

**Customer Service Counter,  
1st Storey, The URA Centre,  
45 Maxwell Road, Singapore 069118**

“Developer’s Packet” can also be purchased via URA-online (delivery charges applicable) at <http://www.ura.gov.sg/LspWeb>

ENQUIRIES

Enquiries can be made as follows:

- Mr Lim Weng Long at (65) 6321 8004 or Ms Teo Chor Hoon at (65) 6321 8397
- Customer Service Hotline at (65) 6329 3326
- Online enquiries [http://www.ura.gov.sg/sales/site\\_enquiry.jsp](http://www.ura.gov.sg/sales/site_enquiry.jsp)
- Via the Enquiry Form provided in the “Developer’s Packet”.

CONDITIONS

This tender brief is meant to highlight only some of the principal points of the tender and does not form part of the tender documents. All tenderers shall comply with the terms and requirements as stipulated in the “Conditions of Tender” and “Technical Conditions of Tender” contained in the “Developer’s Packet”.

Paya Lebar Central

A Bustling Commercial Hub at the Fringe of the City

Land Parcel at Paya Lebar Central



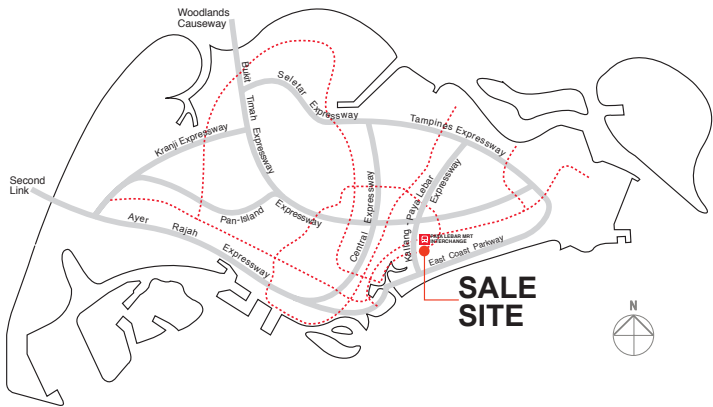
To make Singapore a great city to live, work and play  
Designed and produced by Urban Redevelopment Authority



# Paya Lebar Central

## A Bustling Commercial Hub at the Fringe of the City

Paya Lebar Central is fast becoming a sizeable commercial centre with attractive public spaces that cater to businesses that do not need to be located within the CBD. There is the existing Singapore Post Centre, and exciting new developments such as Paya Lebar Square, One KM and the Lifelong Learning Institute. When fully developed, this key growth area will have about 500,000 sqm of commercial space for office, retail, and residential uses.



# Commercial Site in Paya Lebar Central

## Excellent Location and Connections

The subject site located in the heart of Paya Lebar Central comprises 2 land plots (Plots 1 & 2) that are connected via underground and airspace linkages across Sims Avenue. The future development is a mere 10 minutes' drive from the CBD and will have direct connections at both the ground and basement levels to Paya Lebar MRT Interchange Station that serves the Circle and East-West Lines. It is also well connected to future adjacent developments in the area through a comprehensive network of 1st storey and 2nd storey links.

