

Letter of Undertaking (LOU) to be provided by child care centre operator to URA for co-location of child care centres within *existing development / new erection proposal

Chief Executive Officer
Urban Redevelopment Authority
as Competent Authority
under the Planning Act (Cap 232)

UNDERTAKING FOR THE PROPOSED CO-LOCATION OF CHILD CARE CENTRE UNDER THE COMMUNITY/SPORTS FACILITIES SCHEME IN THE *EXISTING / PROPOSED _____ DEVELOPMENT AT _____

WHEREAS for the purpose of co-location of community uses within the *existing / proposed commercial development at Lot ____ MK/TS ____ known as (*address of development*) _____ (hereinafter referred to as “the Development”) for the more efficient use of land, the Competent Authority under the Planning Act has agreed to grant the written permission for the Development and, in particular, for the gross floor area of _____ square metres of the Development shown verged in _____ (colour) in the Plan _____ annexed hereto for child care centre use (hereinafter referred to as the " CCC Space ") ***on a temporary permission* under the Competent Authority’s Revised Guidelines for Community/Sports Facilities Scheme (URA/PB/2014/01-PPG) dated 3 February 2014.

In consideration of the Competent Authority agreeing to grant written permission for the Development and in particular, for the CCC Space for child care centre use within the Development ***on a temporary permission* under the said Guidelines for Community/Sports Facilities Scheme, we _____ (Name of child care centre operator) hereby undertake -

** The words in italics are only applicable for commercial child care centre use which are approved on temporary permission of up to 10 years.

- (a) * to lease the CCC Space for _____ (lease tenure, at least 10 years) on or before the issue of the Certificate of Statutory Completion for the Development;

-OR-

* to acquire ownership of the CCC Space on or before the issue of the Certificate of Statutory Completion for the Development;

- (b) * to operate a non-profit child care centre within the CCC Space in a manner that is endorsed by the Early Childhood Development Agency (“ECDA”);

-OR-

* to operate a commercial child care centre within the CCC Space in a manner that is endorsed by the Early Childhood Development Agency (“ECDA”) and complies with ECDA’s qualifying criteria under their Support Schemes;

- (c) to ensure that the CCC Space is used strictly for child care centre use and not for any other use. We also undertake that we shall not charge any other approved user of the CCC Space any rent, fee or similar or like consideration to use the CCC Space, except such payments based on pro-rated cost recovery basis;

- (d) to seek prior written approval from the Competent Authority for any change in the use of the CCC Space or any part thereof and where applicable, to obtain prior written permission under the Planning Act for any such change in use;

- (e) to cease to occupy and use the CCC space, in the event that we fail to maintain ECDA’s endorsement for the Competent Authority’s Revised

Guidelines for Community/Sports Facilities Scheme ***or if we as commercial child care centre fail to satisfy or comply with ECDA's qualifying criteria under their Support Schemes;*

- (f) to inform the Competent Authority and ECDA in the event that we cease operation of the child care centre within the CCC Space or cease to occupy the CCC Space;
- (g) * to work with the relevant championing government agency to identify a replacement user endorsed by the relevant championing government agency, in the event that we or any user(s) of the CCC Space has terminated its operation or cease to occupy the CCC Space **(NOTE: Applicable only for cases where child care centre operator directly takes ownership of the CCC Space)**; and
- (h) * In the event that the CCC Space is to be sold, to inform the new buyer that the usage of the CCC Space shall at all times be used in a manner that is in compliance with the terms and conditions of the Competent Authority's Revised Guidelines for Community/Sports Facilities Scheme **(NOTE: Applicable only for cases where child care centre operator directly takes ownership of the CCC Space).**

For and on behalf of the _____ (Name of child care centre operator).

Signature : _____
Name : _____
Designation : _____
Date : _____