

**SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT BARTLEY ROAD / JALAN BUNGA RAMPAI

TECHNICAL CONDITIONS OF TENDER**

| | CONTENTS | PAGE |
|----------|--|-------------|
| PART I | GENERAL | 2 |
| PART II | PLANNING CONCEPT | 2 |
| PART III | PLANNING GUIDELINES | 3 |
| PART IV | DEVELOPMENT GUIDELINES | 4 - 7 |
| PART V | TENDER SUBMISSION / OTHER REQUIREMENTS | 7 - 10 |
| | ANNEX A | 11 |
| | ANNEX B | 12 |
| | ANNEX C | 13 - 14 |
| | ANNEX D | 15 - 16 |

PART I

1.0 GENERAL

- 1.1** The Urban Redevelopment Authority (“the Authority”), acting as agent for and on behalf of the Government of the Republic of Singapore (“the Government”), is inviting offers for lease by tender for the Land Parcel at Bartley Road / Jalan Bunga Rampai (“the Land Parcel”). The lease of the Land Parcel is subject to these Technical Conditions of Tender and the Conditions of Tender for the Land Parcel. In these Technical Conditions of Tender, where the context so admits, the expression “the Authority” includes the Government.
- 1.2** The successful tenderer must in addition to the Conditions of Tender observe and comply with these Technical Conditions of Tender. The Conditions of Tender and these Technical Conditions of Tender are to be read together with the Control Plans of the Land Parcel supplied in the eDeveloper’s Packet.

PART II

2.0 PLANNING CONCEPT

- 2.1** The Land Parcel is bounded by Jalan Bunga Rampai and Bartley Road within the Toa Payoh Planning Area. It is zoned for residential use.
- 2.2** The Land Parcel is well served by major arterial roads and expressways such as Bartley Road, Central Expressway and Pan-Island Expressway. Future residents will enjoy easy access to all parts of the island via the Circle Line from the nearby Bartley Mass Rapid Transit (MRT) station.
- 2.3** The Land Parcel is also located near schools such as Bartley Secondary School and Maris Stella High School, as well as commercial and community amenities along Upper Paya Lebar Road and the nearby Potong Pasir and Serangoon New Towns.

PART III

3.0 PLANNING GUIDELINES

3.1 The planning parameters for the Land Parcel are:

| PLANNING PARAMETERS | PROVISION / REQUIREMENT |
|---|--|
| Site Area | 4,666.6 m ² |
| Land use / Zoning | Residential |
| Type of Proposed Housing Development | Condominium; or Flats; or With prior written approval, a combination of flats and strata landed houses. (Serviced apartments will not be allowed) |
| Permissible Gross Floor Area (GFA) | 9,800 m ² (maximum) 8,820 m ² (minimum) All tenderers are advised to carry out their own simulation studies to ascertain the achievable Gross Floor Area (GFA) for the proposed development, particularly if any additional GFA allowable under the prevailing Development Control Guidelines (e.g. for balconies in residential projects) is included in the development. Such simulation studies should take into account all relevant considerations including the technical height constraint and existing ground conditions of the Land Parcel as well as the possible need to provide basements. |
| Maximum Dwelling Units (DUs) | Based on consultation with the Land Transport Authority (LTA), the number of Dwelling Units (DUs) for the proposed development shall not exceed 116, subject to the maximum permissible GFA and the Competent Authority's detailed evaluation. This DUs cap is to ensure that the traffic volume generated from the future residential development can be supported by the existing road capacity in the area. |
| *Building Height (maximum) | Subject to a technical height control of 64 m AMSL. |
| Floor to Floor Height | To comply with Development Control Guidelines issued from time to time by the Competent Authority under the Planning Act (Cap 232). |
| Building Setback / Buffer | |
| Building Coverage / Communal Open Space | |
| Building Layout | |

* Tenderers are to ensure that all buildings (inclusive of all structures and fixtures above the roof-top such as TV antennas, water tanks, lift motor rooms, cranes, maintenance equipment and lightning conductors), construction equipment and temporary structures within the Land Parcel should not exceed 64m AMSL limit at all times.

PART IV

4.0 DEVELOPMENT GUIDELINES

4.1 General Guidelines

Development Control

- 4.1.1 The successful tenderer shall comply with the prevailing Development Control Guidelines issued from time to time by the Competent Authority under the Planning Act.
- 4.1.2 Where applicable, the successful tenderer's Qualified Person shall submit a Development Statement of Intent (DSI) together with their development proposal submitted to the Competent Authority under the Planning Act (Cap. 232) at the formal submission stage as per prevailing guidelines and circulars issued by the competent Authority.

Car and Bicycle Parking Provision

- 4.1.3 The proposed development on the Land Parcel shall be designed to comply with the full physical parking requirements under the prevailing Parking Places (Provision of Parking Places and Parking Spaces) Rules or any statutory modification and re-enactment thereto.
- 4.1.4 The design of the parking place (including the loading/unloading area) shall allow for adequate vehicle queuing length within the development for vehicles entering to prevent causing congestion along the main road.
- 4.1.5 To facilitate cycling as a mode of transportation to major transport nodes and key amenities, the Successful Tenderer is required to construct and provide bicycle parking(s) to accommodate a minimum number of bicycle parking lots within the Land Parcel at the rate of 1 lot for every 6 dwelling units or prevailing requirements set out by the relevant Competent Authority at the formal submission stage.
- 4.1.6 The Successful Tenderer is encouraged to provide sheltered bicycle parking(s). Bicycle parking area(s) proposed based on dimensions illustrated in Annex B of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees can be considered for GFA exemption. Any provision above the minimum requirement will be subject to evaluation. The bicycle parking area(s), once approved, will not be allowed to be converted for other uses without the approval of the Authority and the relevant Competent Authorities.
- 4.1.7 The design and layout of the bicycle parking facilities will be subject to the requirements and the approval of the Authority and the relevant Competent Authorities at the formal submission stage and

as set out in Clause 7.2.10 to 7.2.21 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees

Access Into State Land

- 4.1.8 For the purpose of entering State Land to do any works for the purpose of or in relation to the proposed development as may be required under these present Technical Conditions of Tender or Conditions of Tender, the successful tenderer shall obtain a Temporary Occupation Licence (TOL) from the Singapore Land Authority (SLA) for use of the State Land. The TOL may be granted on such terms and conditions and subject to the payment of such charges and fees as the SLA may determine.

Deviations from Planning Requirements

- 4.1.9 The requirements set out in this Part relating to location, height, size, area or extent of uses, etc. are specified with a view to achieving the relevant planning objectives as outlined or indicated in the provisions in this Part. The successful tenderer may submit for the Authority's consideration alternative proposal to any such requirements. Where the Authority is satisfied that the alternative proposal will also serve to achieve the planning objective relevant to the requirement, the successful tenderer may be allowed to adopt such alternative proposals instead in which event the relevant provisions in this Part shall be deemed to be complied with. The Authority however reserves the absolute discretion to decide whether or not to allow any alternative proposal to be adopted.

4.2 Particular Guidelines

Vehicular Access

- 4.2.1 Vehicular ingress/egress to the Land Parcel shall be taken from Jalan Bunga Rampai and shall be staggered from the existing accesses on the opposite side of the road, as shown indicatively in the Control Plan.
- 4.2.2 Direct permanent vehicular access from Bartley Road is not allowed.
- 4.2.3 The successful tenderer shall ensure that all services access, e.g. to the bin centre and substation, shall be taken from within the Land Parcel.
- 4.2.4 The exact location, number and detailed proposal for the access point(s) and the traffic layout arrangement are subject to the requirements and approval from the Land Transport Authority (LTA) and other relevant Competent Authorities.

Temporary Construction Access

- 4.2.5 Temporary construction access to the Land Parcel can be taken from either Bartley Road or Jalan Bunga Rampai subject to the requirements and approval of LTA and other relevant Authorities.

Location of Bin Centre

- 4.2.6 The bin centre shall be sensitively located within the Land Parcel such that it does not become a nuisance to residents in the surrounding developments. The entrance of the bin centre shall face inwards within the development.
- 4.2.7 The successful tenderer shall ensure that the bin centre and its entrance area, including any parking space for refuse trucks, are located away from the adjacent landed housing estate along the Eastern site boundary.
- 4.2.8 The service driveway for the bin centre is to be integrated within the Land Parcel and the length of the service driveway must be able to accommodate all service vehicles.
- 4.2.9 Lush planting and / or screening shall be provided to screen the bin centre and service areas from view of the residents in the adjacent landed houses, and users of the surrounding public roads and walkways.

Protection of Existing Embankments and Retaining Walls

- 4.2.10 There are existing embankments and retaining walls located along and within the boundaries of the Land Parcel, as shown indicatively in the planimetric survey plan. The successful tenderer shall comply with all requirements from the relevant Authorities on any of the development works that affect these embankments and retaining walls.
- 4.2.11 The location and details of the existing embankments and retaining walls are as shown in Annex 1¹. The successful tenderer may at his own cost and expense, carry out his own site verification of the embankments and retaining walls and other obstructions and ascertain their effect on the proposed development (refer to Clauses 7.2.5 to 7.2.8 of the Conditions and Requirements of relevant

¹ Annex 1 of the Technical Conditions of Tender is a survey plan of the relevant authority and will not be available for viewing via the URA website. Please contact Mr Eugene Yuen at Tel No. 6321 8069 to register for the viewing of plan.

Competent Authorities and Public Utility Licensees for works within road structures safety zone).

- 4.2.12 The successful tenderer shall ensure that the structural integrity of the existing embankments and retaining walls are not affected by any proposed construction and development works.
- 4.2.13 The successful tenderer shall indemnify the State against all claims and / or damages that may arise either directly or indirectly from any instability rendered to the existing embankments and retaining walls by any cause whatsoever or by any works carried out by the successful tenderer and his servants and / or agents.

PART V

5.0 TENDER SUBMISSION / OTHER REQUIREMENTS

5.1 Public Communications Plan

- 5.1.1 The successful tenderer is required to carry out a public communications plan as part of the efforts to keep the local community informed of the development plans for the Land Parcel.
- 5.1.2 The local community is defined as the residents and administration of developments within a 100 m radius of the Land Parcel. This includes all residents of HDB flats, private condominiums / flats and landed houses, Management Corporation Strata Title (MCST) committee of private condominiums, Chairperson of Residents' and Neighbourhood Committees, Constituency Director of the Constituency Office and General Managers of Town Councils, the administration of schools and other institutions.

Stage 1: Prior to submission of application for Written Permission

- 5.1.3 The successful tenderer is required to submit to the Authority within 2 months from the date of the award of tender a duly completed Form A (as shown in Annex A) setting out the public communication plan for the proposed development for the Authority's information.
- 5.1.4 Prior to the erection of any hoarding or commencement of any clearance and / or tree-felling on the Land Parcel, the successful tenderer shall distribute flyers to the local community containing brief information on the development project, including any road improvement works and reconstruction of existing drain to be carried out and the contact details of the successful tenderer and the hotline numbers of the relevant departments in the Building and Construction Authority (BCA), National Environment Agency (NEA), the Urban Redevelopment Authority (URA) and the Ministry of Manpower (MOM).

- 5.1.5 The successful tenderer shall submit to the Authority after the distribution of flyers to the local community a duly completed Form B (as shown in Annex B) verifying that the requirements set out in Condition 5.1.4 have been complied with. Upon confirming that the declaration provided by the successful tenderer is in order, the Authority will give written consent to the successful tenderer to proceed with the submission of an application to the Competent Authority under the Planning Act (Cap. 232) for Written Permission (“development application”) for the proposed development on the Land Parcel. The successful tenderer shall not submit any development application for the proposed development on the Land Parcel without the prior written consent of the Authority as mentioned above.
- 5.1.6 Upon receiving the Authority’s written consent, the successful tenderer may proceed with the erection of hoarding, on which the contact details of the successful tenderer and the hotline numbers of the relevant departments in BCA, NEA and MOM shall be prominently displayed.

Stage 2: Prior to resubmission of application subsequent to the grant of Provisional Permission

- 5.1.7 After the grant of Provisional Permission by the Competent Authority under the Planning Act (Cap. 232) for the proposed development, the successful tenderer shall distribute additional flyers to the local community containing detailed information on the development project. The information to be provided shall include but is not limited to the following:
- a. Project information (e.g. type of development, number of units, storey height, vehicle access points);
 - b. Key milestones in the construction programme [e.g. commencement and duration of piling works, expected date of issuance of Temporary Occupation Permit (TOP)];
 - c. Schematic site layout showing the location of building blocks and facilities such as the bin centre, electrical substation, BBQ pits, etc.
 - d. Details of proposed measures to mitigate the impact of development to the surrounding environment and users;
 - e. Contact details of the successful tenderer for the community to highlight issues such as noise and dust arising from the construction activities, and to provide feedback on the proposal;
 - f. Indicative timeframe for the community to respond to the proposal, which shall be at least 2 weeks from the date the flyers are distributed; and
 - g. The hotline numbers of the relevant departments in BCA, NEA, URA and MOM.

- 5.1.8 At least 2 weeks from the date of distribution of flyers, the successful tenderer shall submit to the Authority a duly completed Form C (as shown in Annex C) verifying that the requirements set out in Condition 5.1.7 have been complied with and detailing the preliminary feedback received from the local community for the Authority's information, if any. Upon confirming that the declaration provided by the successful tenderer is in order, the Authority will give written consent to the successful tenderer to proceed with the resubmission of the application subsequent to the Provisional Permission granted by the Competent Authority under the Planning Act (Cap. 232). The successful tenderer shall not submit any application for the proposed development on the Land Parcel without the prior written consent of the Authority as mentioned above.
- 5.1.9 As part of the resubmission of the application subsequent to the Provisional Permission granted by the Competent Authority under the Planning Act (Cap. 232), the successful tenderer shall submit to the Competent Authority duly completed Form D (as shown in Annex D), which is a final collation of the feedback received on the proposed development, if any. The developer is also to explain how the development proposal seeks to sensitively address the concerns raised by the local community, if any.
- 5.1.10 The successful tenderer shall not commence structural works until the Authority has given written consent for the successful tenderer to proceed to apply to BCA for the permit to commence structural works, or has granted Written Permission under the Planning Act (Cap. 232).

Approval of flyers prior to distribution

- 5.1.11 The successful tenderer is required to submit a copy of the flyers mentioned in Conditions 5.1.4 and 5.1.7 to the Authority before the distribution of the said flyers to the local community for the Authority's approval.

5.2 CONQUAS Assessment of Construction Quality

- 5.2.1 The successful tenderer shall be required to refer and submit the proposed development to the Building and Construction Authority (BCA) to be assessed for the construction quality of the building works under the Construction Quality Assessment System (CONQUAS).
- 5.2.2 The successful tenderer shall for the purpose of this Condition comply with all requirements, procedures, directions and request of BCA and shall pay all fees, charges and other amounts payable to BCA for and in relation to the assessment of the construction quality of the proposed development under CONQUAS. The successful

tenderer shall also render his full co-operation to BCA, its officers, employees and agents in relation to such assessment under CONQUAS.

FORM A**PUBLIC COMMUNICATIONS PLAN**

| | | | |
|--|--|---|--|
| Details of Developer | | To: | INSTRUCTION: |
| Company Name: | | Group Director | This form is to be duly completed and submitted to the Authority within 2 months from the date of the award of tender. |
| Address: | | Land Sales & Administration Urban Redevelopment Authority 45 Maxwell Road | |
| Tel no: | | The URA Centre | |
| Email: | | Singapore 069118 | |
| | | | |
| Parcel Reference Number: _____ | | | |
| Proposed Development: _____ | | | |
| _____ | | | |
| Lot/Parcel Reference: _____ TS/MK: _____ | | | |
| Key milestones (Refer to Condition 5.1 of the Technical Conditions of Tender) | | | Proposed date of commencement* |
| 1. | Distribution of flyers containing brief project information and contact details of parties specified (Condition 5.1.4) | | (dd/mm/yy) |
| 2. | Submission of Form B (Condition 5.1.5) | | |
| 3. | First submission of development proposal (Condition 5.1.5) | | |
| 4. | Erection of hoarding and site clearance (Condition 5.1.6) | | |
| 5. | Obtain grant of Provisional Permission (Condition 5.1.7) | | |
| 6. | Distribution of flyers containing detailed project information (Condition 5.1.7) | | |
| 7. | Submission of Form C (Condition 5.1.8) | | |
| 8. | Submission of Form D (Condition 5.1.9) | | |
| 9. | Construction schedule a) Piling b) Sub-structure c) Superstructure d) M&E works e) Finishes | | |
| Name, Designation & Signature of Developer's representative | | | |

* The Authority shall be kept informed of any changes to the public communications plan.

FORM B**DECLARATION BY THE DEVELOPER (PRIOR TO APPLICATION FOR WRITTEN PERMISSION)****INSTRUCTION:**

This form is to be duly completed and submitted to the Authority prior to submission of an application to the Competent Authority under the Planning Act (Cap. 232) for Written Permission.

If the written consent of the Authority is not submitted together with the development application to the Competent Authority, the development application will be returned.

Details of Developer

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Land Sales & Administration

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

Parcel Reference Number: _____

Proposed Development: _____

Lot/Parcel Reference: _____ TS/MK: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 5.1.4 of the Technical Conditions of Tender, flyers containing brief information on the project and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date).

We have enclosed supporting documents to show that the flyers have been distributed.

Signature:

Date:

* Local community is defined and includes the parties specified in Condition 5.1.2 of the Technical Conditions of Tender.

FORM C**DECLARATION BY THE DEVELOPER****(FOR RESUBMISSION OF APPLICATION SUBSEQUENT TO THE PROVISIONAL PERMISSION)****INSTRUCTION:**

This form is to be duly completed and submitted to the Authority prior to resubmission of development application and no later than 2 months after the grant of Provisional Permission. Upon confirming that the form is in order, the Authority will give written consent for you to proceed with the resubmission of the development application, which shall be made no earlier than 3 weeks from the date the flyers were distributed. If the written consent of the Authority is not submitted together with the resubmission of the development application, the development application will be returned.

Details of Developer

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Land Sales & Administration

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

Parcel Reference Number: _____

Proposed Development: _____

Lot/Parcel Reference: _____ TS/MK: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 5.1.7 of the Technical Conditions of Tender, flyers containing detailed information on the development project and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date).

We have enclosed supporting documents to show that the flyers have been distributed.

Details of preliminary feedback received from the local community (if any):**

1)

2)

3)

4)

Signature:

Date:

** Local community is defined and includes the parties specified under Condition 5.1.2 of the Technical Conditions of Tender.*

*** This should include all feedback received up to the point of the submission of this form. If this space is insufficient, additional information should be provided on a separate page and submitted as part of Form C.*

FORM D

CONSOLIDATED FEEDBACK ON PROPOSED DEVELOPMENT

(FOR RESUBMISSION OF APPLICATION SUBSEQUENT TO THE PROVISIONAL PERMISSION)

INSTRUCTION:

This form is to be duly completed and submitted to the Competent Authority as part of the resubmission of the development application subsequent to the grant of the Provisional Permission.

Details of Developer

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Development Control

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

DC Reference: _____

Submission Number: _____

Proposed Development: _____

Lot Number: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 5.1.9 of the Technical Conditions of Tender, the table below has included all feedback that has been received from the local community, up to the date of this resubmission of the development application.

Feedback received from the local community and how the development proposal has sensitively addressed the feedback raised**:

| Feedback Received from Local Community | Proposed Measures to Address the Feedback |
|---|--|
| 1) | 1) |
| 2) | 2) |
| 3) | 3) |
| 4) | 4) |
| | |
| Signature: | Date: |

* Local community is defined and includes the parties specified under Condition 5.1.2 of the Technical Conditions of Tender.

** This must include all feedback received up to the point of this resubmission of the development application. If this space is insufficient, additional information should be provided on a separate page and submitted as part of Form D.