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**SALE OF SITE  
FOR RESIDENTIAL DEVELOPMENT  
LAND PARCEL  
AT YISHUN AVENUE 9**

**TECHNICAL CONDITIONS OF TENDER**

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## **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 Yishun Avenue 9 (“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 Developer’s Packet.

## **PART II**

### **2.0 PLANNING CONCEPT**

- 2.1** The Land Parcel is located along Yishun Ave 8 within Yishun Town. This Land Parcel is conveniently linked to other parts of Singapore via the nearby Central Expressway (CTE), Tampines Expressway (TPE) and Seletar Expressway (SLE).
- 2.2** Residents will have a wide range of shopping, dining and entertainment options to choose from (e.g. Northpoint Shopping Centre and the upcoming North Point City).
- 2.3** The Land Parcel will also be in close proximity to recreational amenities like the Yishun Park and Lower Seletar Reservoir Park. Residents can easily assess these amenities through a network of footpaths, cycling paths and park connectors within Yishun.

## PART III

### 3.0 PLANNING GUIDELINES

#### 3.1 The planning parameters for the Land Parcel are:

PLANNING PARAMETERS	PROVISION / REQUIREMENT
Site Area	21,514.0 m <sup>2</sup>
Land use/Zoning	Residential
Type of Proposed Housing Development	The proposed residential development shall be for: a Condominium; or b Flats; or c With prior written approval, a combination of flats and strata landed houses.  Serviced Apartments will not be allowed.
Permissible Gross Floor Area (GFA)	60,240 m <sup>2</sup> (maximum) 54,216 m <sup>2</sup> (minimum)  Minimum 500 m <sup>2</sup> Childcare Centre (CCC) to be provided (refer to Conditions 4.2.1 – 4.2.11).  All tenderers are advised to carry out their own simulation studies to ascertain the achievable Gross Plot Ratio for the proposed development, particularly if any additional Gross Floor Area (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 condition of the Land Parcel as well as the possible need to provide basements.
Building Height (maximum)	**The development is subject to a technical height control of 56m AMSL. The final technical and storey height are subject to the approval of the relevant Competent Authorities.
Floor to Floor Height	The development must 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	

\* The 10% (max) bonus balcony GFA computation is based on proposed GFA for the residential development which excludes the mandated childcare centre GFA.

\*\* 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, such as cranes, piling rig, etc within the Land Parcel should not exceed 56m AMSL at all times. The successful tenderer shall seek the Republic of Singapore Airforce(RSAF) clearance for the use of construction equipment and temporary structures above 67 m AMSL. (Email: height\_control@defence.gov.sg)

## **PART IV**

### **4.0 DEVELOPMENT GUIDELINES**

#### **4.1 General Guidelines**

##### Development Control

- 4.1.1 The successful tenderer shall comply with Development Control Guidelines issued from time to time by the Competent Authority under the Planning Act (Cap 232).
- 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.

##### Access into State Land

- 4.1.3 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 SLA may determine.

##### Car and Motorcycle Parking

- 4.1.4 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.
- 4.1.5 The design of the parking place (including the provision of loading space for delivery and house-moving activities) shall allow for adequate vehicle queuing length within the development for the vehicles entering to prevent causing congestion along the main road.
- 4.1.6 The successful tenderer is strongly encouraged to provide motorcycle parking lots within the car park. Successful tenderer is also encouraged to provide motorcycle bays at areas where it is accessible such as loading/unloading bays to provide easy access to short term motorcycle parking for despatch or delivery activities.

## Deviations from Planning Requirements

- 4.1.7 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 proposal 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**

### Child Care Centre (CCC) Facility

- 4.2.1 The development is to include a Child Care Centre (CCC) for infant care and/or child care services. The CCC shall be a minimum of 500 m<sup>2</sup> in size to accommodate a total of 100 children (including infants). The GFA for the CCC will be computed as part of the maximum permissible GFA for the development.
- 4.2.2 The CCC shall comply with the requirements and guidelines established by the Early Childhood Development Agency (ECDA) for infant and child care centres (refer to the guideline published by ECDA "Guide on Setting up a Child Care Centre" on ECDA's website at [http://www.childcarelink.gov.sg/ccls/uploads/CCC\\_Guide.pdf](http://www.childcarelink.gov.sg/ccls/uploads/CCC_Guide.pdf) to understand the requirements and guidelines for CCCs).
- 4.2.3 The successful tenderer shall inform ECDA when the Certificate of Statutory Completion (CSC) for the development is obtained and notify ECDA when the MCST is formed. The successful tenderer/ MCST shall appoint an operator to run the CCC. The operator shall comply with requirements stipulated under the Child Care Centre Act (Cap 37A) and be licensed accordingly. The successful tenderer/ MCST may approach ECDA for assistance in identifying an appropriate child care operator.
- 4.2.4 The CCC space shall not be strata subdivided and shall form part of the common property of the development.
- 4.2.5 As the demographics of the area may change over time, the CCC space is to be used for a minimum of 10 years from the date of issuance of CCC licence for infant and child care centre use.
- 4.2.6 After the initial 10 year period of operation, the MCST may convert the CCC space to other community-based uses, such as an elder

care centre, subject to approval of ECDA, URA and the relevant agencies. In the event ECDA, URA and the relevant agencies deem that the CCC space is no longer suitable or required for other community uses, the space can be:

- a. Converted fully for communal social space use, such as a gym, function room, etc., as part of the residential development; or
  - b. Converted for ancillary commercial use, subject to prevailing Development Control Guidelines (i.e. 0.3% of maximum allowable GFA). Any excess GFA will have to be retained for communal social space use.
- 4.2.7 The development is to be designed to provide a single access point for entry into the development, with adequate segregation of vehicular traffic from the residents and the CCC e.g. separate lanes within the development catering to residential and CCC uses.
- 4.2.8 The development is to be designed to include a dedicated pick-up / drop-off area for the CCC space and all pick-up and drop-off activities for the CCC are to be contained within the development and shall not spill out onto the surrounding public road network. Appropriate security and amenity measures are to be provided as part of the overall design of proposed development to safeguard the residents' privacy and living environment.
- 4.2.9 Car parking spaces equivalent to 10% of the maximum enrolment capacity of the CCC facility are to be provided in addition to the car parking spaces for the development required under the prevailing Parking Places (Provision of Parking Places and Parking Spaces) Rules or any statutory modification and re-enactment thereto.
- 4.2.10 The car parking spaces serving the CCC space shall be located as close as possible to the CCC to minimise the walking distance between the two areas.

#### Inform Home Buyer of the CCC Facility

- 4.2.11 The successful tenderer shall also include in all sale brochures, marketing materials, options and agreements for the sale or sublease of the residential units such information as to highlight to the purchasers or sub-lessees the provision of a CCC within the development. The options and agreements for the sale of the residential units shall state that a minimum GFA of 500 m<sup>2</sup> comprised in the common property of the development shall be for use only as a CCC.

#### Vehicular Access

- 4.2.12 Vehicular access to the Land Parcel shall be taken from Yishun Close, currently being constructed by the developer of the

adjoining Land Parcel (Symphony Suite); as shown indicatively in the Control Plan. The proposed road works are estimated to be completed by May 2018.

- 4.2.13 The successful tenderer shall ensure that access to service areas (e.g. bin centre, electrical substation, loading / unloading areas) shall be taken from within the development. Service access taken directly from the public roads will not be allowed.
- 4.2.14 The exact location, number and detailed proposal for the access point(s) and the traffic layout arrangement are subject to the requirements and approval of the Land Transport Authority (LTA) and other relevant Competent Authorities.

#### Location of Bin Centre

- 4.2.15 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.
- 4.2.16 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.
- 4.2.17 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.

## **PART V**

### **5.0 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 the adoption of prefabricated prefinished volumetric construction methods and any road improvement works 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), which shall be made no earlier than 3 weeks from the date the flyers are distributed. The successful tenderer shall not re-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 a 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 Prefabricated Prefinished Volumetric Construction (PPVC)**

5.2.1 For information of tenderers, the successful tenderer is required to adopt the minimum level of use of Prefabricated Prefinished Volumetric Construction (PPVC) as stipulated under the Building Control (Buildability and Productivity) Regulations for the development on the Land Parcel for Residential use as set out in Clause 10.2.1 of the "Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees".

5.2.2 For the purpose of adopting the PPVC method of construction, the successful tenderer is required to set aside some space within the Land Parcel for storage and/ or holding area for PPVC modules. No additional space outside the Land Parcel will be granted on TOL basis for this purpose.

## **5.3 CONQUAS Assessment of construction Quality**

5.3.1 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).

5.3.2 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**

<b>Details of Developer</b>	<b>To:</b>	<b>INSTRUCTION:</b>
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: _____		
<b>Key milestones</b> <b>(Refer to Condition 5.1 of the Technical Conditions of Tender)</b>		<b>Proposed date of commencement*</b>
1.	Distribution of flyers containing brief project information and contact details of parties specified (Condition 5.1.4)	
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 &amp; 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 of 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 &amp; 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)

<b><u>INSTRUCTION:</u></b>	
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.	
<b>Details of Developer</b>	<b>To:</b>
Company Name:	Group Director
Address:	Development Control
Tel no:	Urban Redevelopment Authority
Email:	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**:	
<p><b>Feedback Received from Local Community</b></p> <p>1)</p> <p>2)</p> <p>3)</p> <p>4)</p>	<p><b>Proposed Measures to Address the Feedback</b></p> <p>1)</p> <p>2)</p> <p>3)</p> <p>4)</p>
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.