

**SALE OF SITE  
FOR RESIDENTIAL DEVELOPMENT  
LAND PARCEL  
AT JALAN JURONG KECHIL**

**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 Jalan Jurong Kechil ("the Land Parcel") for a residential development. The lease and development of the Land Parcel is subject to these Technical Conditions of Tender and the Conditions of Tender contained in the Developer's Packet. In these Technical Conditions of Tender, where the context so admits, the expression "the Authority" includes the Government.
- 1.2 The successful tenderer shall in addition to the said Conditions of Tender observe, and comply with, these Technical Conditions of Tender. These Technical Conditions of Tender shall be read in conjunction with the Control Plans provided in the eDeveloper's Packet.

## **PART II**

### **2.0 PLANNING CONCEPT**

- 2.1 The Land Parcel at Jalan Jurong Kechil within the Bukit Timah Planning Area is zoned for residential development and located near established landed housing estates such as Mandarin Park to the east and private condominiums to the west and south.
- 2.2 The future development is in close proximity to major nature attractions such as the Bukit Batok Nature Park and Bukit Timah Nature Reserve, as well as key recreational corridors such as the Rail Corridor and the upcoming Coast-to-Coast trail. It is also well-served by the many shops and eating outlets at the nearby Beauty World area.
- 2.3 The Land Parcel is well served by Jalan Jurong Kechil and the Pan Island Expressway and is also conveniently accessible by public transport with bus routes connecting to various parts of Bukit Timah and the City as well as Beauty World MRT Station which is less than 1 km away.

## PART III

### 3.0 PLANNING GUIDELINES

3.1 The planning parameters for the Land Parcel are:

PLANNING PARAMETERS	PROVISION / REQUIREMENT
*Site Area	14,234.9 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 shall not be allowed)
Permissible Gross Floor Area (GFA)	19,929 m <sup>2</sup> (maximum) 17,937 m <sup>2</sup> (minimum)  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 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.
Building Height (maximum)	Subject to a maximum height of 5 storeys and technical height control of 153 m AMSL **
Floor to Floor Height	The development shall comply with prevailing Development Control Guidelines issued or may be issued by the Competent Authority under the Planning Act (Cap 232).
Building Setback/Buffer	
Building Coverage/ Communal Open Space	
Building Layout	

\* Site area is subject to cadastral survey.

\*\* 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 153m AMSL at all times.

## **PART IV**

### **4.0 DEVELOPMENT GUIDELINES**

#### **4.1 General Guidelines**

##### Development Control

- 4.1.1 The Planning Requirements as set out in Part IV are to be read in conjunction with the Control Plans and the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees provided in the Developer's Packet.
- 4.1.2 The successful tenderer shall comply with the prevailing Development Control Guidelines issued or may be issued by the Competent Authority under the Planning Act (Cap 232).
- 4.1.3 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

- 4.1.4 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.

##### Deviations from Planning Requirements

- 4.1.5 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**

### Vehicular Access

- 4.2.1 Vehicular access (ingress and egress) to the Land Parcel shall be taken only from De Souza Avenue. The access shall be located at about 100m away from the junction with Jalan Jurong Kechil (major) and 50m away from the future T-junction.
- 4.2.2 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.
- 4.2.3 Drop barriers and guard post shall be located within the development so as to provide sufficient vehicle queue length to cater for possible traffic queues and prevent it from spilling on to the surrounding roads.
- 4.2.4 The exact location, number and detailed proposal for the access point(s) and the traffic layout and arrangement are subject to the requirements and approval of the Land Transport Authority (LTA) and other relevant Competent Authorities.

### Pedestrian Side Gate

- 4.2.5 Pedestrian side gate along Jalan Jurong Kechil (minor) is not allowed.

### Temporary Construction Access

- 4.2.6 Access to the Land Parcel for construction shall be taken from De Souza Avenue subject to the approval of LTA.

### Location of Bin Centre

- 4.2.7 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.
- 4.2.8 The service driveway for the bin centre is to be located 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 condominiums, and users of the surrounding public roads and walkways.

#### Demolition of Existing Buildings within the Land Parcel

- 4.2.10 There are existing buildings located within the Land Parcel. The Land Parcel will be sold with the buildings in its current conditions. The successful tenderer is required at his own cost and expense to demolish these buildings and remove any abandoned services and / or divert any existing services as part of the development works for the Land Parcel.
- 4.2.11 The successful tenderer shall ensure that the buildings and services, if any, within the vicinity of the works are not damaged or in any way affected by the demolition works at all times.

#### Protection of Existing Slopes / Embankments

- 4.2.12 There are existing slopes / embankments along, within the boundaries of and in close proximity to the Land Parcel, as shown indicatively in the planimetric survey plan. The successful tenderer shall comply with all requirements from the relevant Authorities, if any, if the development works affect any slopes / embankments.
- 4.2.13 Upon being granted possession of the Land Parcel, the successful tenderer shall take all necessary measures to ensure the stability of existing slopes / embankments.
- 4.2.14 In carrying out the road widening works for De Souza Avenue and improvement works for Jalan Jurong Kechil (major), the successful tenderer shall not affect the existing retaining wall on State Land abutting the side table of Jalan Jurong Kechil (major). SLA shall be notified should the road widening and improvement works affect the adjoining State land.
- 4.2.15 The successful tenderer shall indemnify the State against all claims and / or damages which may arise either directly or indirectly from any instability rendered to the existing slopes / embankments by any cause whatsoever or by any works carried out by the successful tenderer or by his servants and / or agents.
- 4.2.16 The successful tenderer shall at his own cost and expense, ensure a 1-year Defects Liability Period (DLP) for the State land adjoining the new berm and existing retaining wall upon completion of the road widening works for De Souza Avenue.

## **PART V**

### **5.0 TENDER SUBMISSION / OTHER REQUIREMENTS**

#### **5.1 Site Works**

- 5.1.1 The successful tenderer is required to obtain clearance from the Authority, SLA, LTA, NParks and the relevant Competent Authorities prior to commencement of any construction works within or affecting State land. All State land is to be reinstated to the requirements and satisfaction of SLA, LTA, NParks and the relevant Competent Authorities upon completion of the works.
- 5.1.2 All construction works are to be hoarded up and visually screened at all times.
- 5.1.3 Measures are to be adopted to minimise any disamenity to the surrounding developments arising from the construction works for the development in accordance to the prevailing guidelines issues by NEA.
- 5.1.4 The development works and hoarding of the site are to be designed and programmed to allow for a minimum of 1.5 m wide pedestrian route along Jalan Jurong Kechil (major) road.

#### **5.2 Public Communications Plan**

- 5.2.1 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.
- 5.2.2 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

- 5.2.3 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.
- 5.2.4 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 road

improvement works, reconstruction of existing drain and pedestrian linkway that are to be carried out by the successful tenderer, potential incursion of wild and stray animals within the Land Parcel to adjacent residential estates when development works commence on the site, 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 Ministry of Manpower (MOM) and the Urban Redevelopment Authority (URA).

- 5.2.5 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 5.2.4 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.
- 5.2.6 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

- 5.2.7 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. Location plan showing the site and the extent of required works outside the sale site boundary, including the road improvement works, reconstruction of existing drain, pedestrian linkway, etc;
  - d. Schematic site layout showing the location of building blocks and facilities such as the bin centre, electrical substation, BBQ pits, etc.;
  - e. Details of proposed measures to mitigate the impact of development to the surrounding environment and users including potential incursion of wild and stray animals within the Land Parcel



to adjacent residential estates when development works commence on the site;

- f. 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;
- g. 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
- h. The hotline numbers of the relevant departments in BCA, NEA, MOM and URA.

5.2.8 After the 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 5.2.7 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.

5.2.9 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.

5.2.10 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

5.2.11 The successful tenderer is required to submit a copy of the flyers mentioned in Conditions 5.2.4 and 5.2.7 to the Authority before the distribution of the said flyers to the local community for the Authority's approval.

### **5.3 Storage/Holding Area For Prefabricated Prefinished Volumetric Construction (PPVC) Modules**

- 5.3.1 For the purpose of adopting the Prefabricated Prefinished Volumetric Construction (PPVC) method of construction as required under the Building Control (Buildability and Productivity) Regulations, 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/land outside the Land Parcel will be granted on TOL basis for this purpose.

### **5.4 CONQUAS Assessment of Construction Quality**

- 5.4.1 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).
- 5.4.2 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> Company Name:  Address:  Tel no: Email:		<b>To:</b> Group Director Land Sales & Administration Urban Redevelopment Authority 45 Maxwell Road The URA Centre Singapore 069118	<b>INSTRUCTION:</b> This form is to be duly completed and submitted to the Authority within 2 months from the date of the award of tender.
Parcel Reference Number: _____ Proposed Development: _____ _____ Lot/Parcel Reference: _____ TS/MK: _____			
<b>Key milestones</b> <b>(Refer to Condition 5.2 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 5.2.4)	(dd/mm/yy)	
2.	Submission of Form B (Condition 5.2.5)		
3.	First submission of development proposal (Condition 5.2.5)		
4.	Erection of hoarding and site clearance (Condition 5.2.6)		
5.	Obtain grant of Provisional Permission (Condition 5.2.7)		
6.	Distribution of flyers containing detailed project information (Condition 5.2.7)		
7.	Submission of Form C (Condition 5.2.8)		
8.	Submission of Form D (Condition 5.2.9)		
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 5.2.4 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 5.2.2 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 &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 5.2.7 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 5.2.2 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 5.2.9 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**

1)

2)

3)

4)

**Proposed Measures to Address the Feedback**

1)

2)

3)

4)

Signature:

Date:

\* Local community is defined and includes the parties specified under Condition 5.2.2 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.