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**SALE OF SITE  
FOR RESIDENTIAL DEVELOPMENT  
LAND PARCEL  
AT CUSCADEN ROAD**

**TECHNICAL CONDITIONS OF TENDER**

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	<b>CONTENTS</b>	<b>PAGE</b>
PART I	GENERAL	2
PART II	PLANNING CONCEPT	2
PART III	SUMMARY OF PLANNING AND URBAN DESIGN GUIDELINES	3
PART IV	PLANNING AND URBAN DESIGN GUIDELINES	4 - 8
PART V	TENDER SUBMISSION / OTHER REQUIREMENTS	9 - 11
	ANNEX A	12
	ANNEX B-1	13
	ANNEX B-2	14
	ANNEX B-3	15 - 16
	ANNEX B-4	17 - 18

## **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 Cuscaden Road (“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 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 located in an established residential neighbourhood and in close proximity to Orchard Road, which offers ample shopping, dining and entertainment options. The development on the Land Parcel will add to the variety of housing choices within the city centre.
- Convenient Public Transport and Road Access
- 2.2 The Land Parcel is well-connected to other parts of Singapore via a comprehensive and efficient transport network. It fronts Orchard Boulevard and has quick access to the nearby Grange Road, which are both major arterial roads.
  - 2.3 Located just minutes away is the upcoming Thomson-East Coast Line (TEL) Orchard Boulevard Mass Rapid Transit (MRT) Station, which is one stop away from the future Orchard MRT interchange station and a short ride to the Central Business District.

## PART III

### 3.0 SUMMARY OF PLANNING AND URBAN DESIGN GUIDELINES

3.1 The planning parameters for the Land Parcel are:

PLANNING PARAMETERS	PROVISION / REQUIREMENT
Site Area	5,722.5 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 Serviced Apartments; or d With the prior written approval, a combination of flats and strata landed houses.
Permissible Gross Floor Area (GFA)	16,023 m <sup>2</sup> (maximum) 14,421 m <sup>2</sup> (minimum)
Building Height (maximum) *	Maximum 100m as set out in Part IV (Condition 4.3), subject to evaluation of line of sight study to Singapore Botanic Gardens.
Building Setback / Road Buffer	Minimum 7.6m from Orchard Boulevard which is to be lushly landscaped.  The road buffer from Cuscaden Road and setbacks from the common boundaries shall comply with the prevailing Development Control Guidelines.

\* For information of tenderers, all construction equipment and temporary structures, such as cranes, piling rigs, etc., as well as permanent structures, such as water tanks, mechanical and electrical (M&E) equipment, lift motor rooms, TV antennae, etc., are subject to the maximum technical height control of 153 m AMSL, and are to comply with the requirements of the relevant Competent Authorities.

## **PART IV**

### **4.0 PLANNING AND URBAN DESIGN GUIDELINES**

#### **4.1 General Guidelines**

##### Development Control

- 4.1.1 The successful tenderer shall comply with the Development Control (DC) Guidelines issued or may be issued 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.

##### 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 the SLA may determine.

##### Deviations from Planning Requirements

- 4.1.4 The requirements set out in this Part relating to location, height, size, area or extent of uses, etc. are specified with a view to achieve 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 Land Use and Quantum**

- 4.2.1 The Land Parcel is zoned for residential use and is to be developed for a residential development. The maximum permissible Gross Floor Area (GFA) for the development is 16,023 m<sup>2</sup> and the total GFA to be built is not to be less than 14,421 m<sup>2</sup>.

- 4.2.2 All Tenderers are advised to carry out their own simulation studies to ascertain the achievable GFA for the proposed development, including any additional GFA allowable under the prevailing Development Control Guidelines (e.g. for balconies in residential projects). 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.

### **4.3 Building Height**

- 4.3.1 The proposed development shall be subject to a maximum allowable building height of 100m, measured to the top of the floor slab above the highest floor. Articulation of the top roof is allowed beyond the top of the highest floor, but not exceeding the technical height control of the area. For more information, please refer to URA Circular No. URA/PB/2006/13-CUDD on Relaxation of Residential Building Heights in the Downtown Core, Orchard and Rochor (Part) Planning Areas within Central Area.
- 4.3.2 The Land Parcel is located within close proximity to Singapore Botanic Gardens (SBG). The successful tenderer is required to conduct a line of sight study to indicate the visual impact of the proposed development on the SBG. The following materials / drawings are to be submitted together with their development proposal submitted to the Competent Authority under the Planning Act (Cap. 232) at the formal submission stage:
- a. Sectional analysis accurately depicting the height of the development in relation to the SBG. The section drawing shall include mature trees and existing buildings located within the immediate view from the bandstand area of the SBG to demonstrate that the proposed development is not visible from the bandstand area of the SBG; and
  - b. Photographs taken from the bandstand area of the SBG in the direction of the development.

### **4.4 Building Setback**

- 4.4.1 The development shall be setback at least 7.6m from Orchard Boulevard.
- 4.4.2 The road buffer from Cuscaden Road and setbacks from the common boundaries shall comply with the prevailing Development Control Guidelines.

### **4.5 Greenery Replacement and Landscaping**

#### **Landscape Replacement**

- 4.5.1 The development is subject to the prevailing guidelines on Landscape Replacement Policy for Strategic Areas.

- 4.5.2 The setback along Orchard Boulevard is to be lushly landscaped to contribute to the character of the road, which is lined with mature trees.
- 4.5.3 The landscape and selection of tree / shrub species is to reflect the tropical climate and allow for the landscaping to be well integrated with the overall layout and architectural design of the development.

#### Balconies, Sky Terraces and Roof Gardens

- 4.5.4 The successful tenderer is strongly encouraged to provide well landscaped balconies, sky terraces and roof gardens within the development. These areas are to be integrated as part of the overall form and architectural treatment of the building. The prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act on the GFA exemption of sky terraces, roof gardens and balconies will apply.

### **4.6 Perimeter Treatment**

- 4.6.1 In line with the vision of garden-like setting for the development, solid boundary wall/fence is not permitted. The boundary fence shall be visually porous and well integrated with the landscape design so that the lush landscaping within the development is visible from the street.

### **4.7 Vehicular and Servicing Access**

#### Vehicular Access

- 4.7.1 All vehicular access to the Land Parcel shall be taken from Cuscaden Road and no access is allowed from Orchard Boulevard. The successful tenderer is required to comply with the entrance access requirements as set out in Clause 7.2 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

#### Service Areas

- 4.7.2 The successful tenderer is encouraged to locate the service areas including refuse bin centre, electrical substation, loading/ unloading bays, holding bays and car parks at the basement levels of the development within the Land Parcel. If located at grade or above grade, they are to be fully integrated within the overall building form and architectural treatment of the development as well as visually well-screened from the top and all sides, and subject to the prevailing screening guidelines for M&E services and carparks.
- 4.7.3 Other service areas/ structures, such as air-conditioning ledges and ventilation shafts to the basement levels, are to be fully integrated within the overall envelope of the building and are to be visually well-screened, and subject to the prevailing screening guidelines for M&E services.

## **4.8 Car, Motorcycle and Bicycle Parking Provision**

### Parking

- 4.8.1 The successful tenderer shall provide car parks for the proposed development in accordance with the requirements of the prevailing Parking Places (Provision of Parking Places and Parking Spaces) Rules which include the Range-Based Car Parking Standard (RCPS) where car parking provision can be reduced up to 20% for developments within a 400 m radius of MRT/LRT stations.
- 4.8.2 In view that the site is within 400m radius from the future Orchard Boulevard Station, the successful tenderer is required to apply to LTA to take up a 20% reduction under the RCPS.
- 4.8.3 The proposed development on the Land Parcel shall be designed to comply with the car, motorcycle and bicycle parking requirements as set out in Clause 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.
- 4.8.4 The successful tenderer is required to locate the car parks such that they are not visible from Orchard Boulevard, i.e. any above ground car parks shall not be located at level above Orchard Boulevard. Landscaped decks which capitalise on the terrain to conceal the car park can be supported, subject to evaluation.

## **4.9 Roofscape and Screening**

- 4.9.1 The roof areas of the developments are considered as the “fifth” elevation and shall be designed to be fully integrated with the overall building form, massing and architectural treatment. The roof is encouraged to be designed as an attractive building crown or landscaped as a roof garden.
- 4.9.2 To ensure that the roof areas are well-designed and attractive when viewed from the surrounding developments, all service areas, M&E equipment, water tanks, etc., at the roof-top are to be integrated within the overall building envelope and visually well-screened from the top and all sides of the development, and subject to the prevailing screening guidelines for M&E services.

### Screening Requirements for Special Control Areas

- 4.9.3 The proposed development on the Land Parcel is subject to visual control requirements. The views from any facade or rooftop of the proposed development with external vistas of areas to the west and south-west of the Land Parcel, are subject to the visual control requirements, as set out in the Development Control Handbook on “General Guidelines on Screening for Special Control Areas”. A copy of the guidelines is attached as Annex A.

- 4.9.4 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 visual control requirements for the development.

#### **4.10 Protection of Existing Retaining Walls, Slopes / Embankments**

- 4.10.1 There are existing slopes/ embankments 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 Competent Authorities, if any, if the development works affect any slopes/ embankments.
- 4.10.2 Upon being granted possession of the Land Parcel, the successful tenderer shall take all necessary measures to ensure the stability of existing slopes / embankments.
- 4.10.3 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.



## **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 B-1) 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 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 Ministry of Manpower (MOM) and the Urban Redevelopment Authority (URA).
- 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-2) 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 for 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 and surrounding improvement works. 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, MOM and URA.

5.1.8 After 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 B-3) 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 for 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 resubmit 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 B-4), 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.

**5.3 Abandoned Underground Structures**

- 5.3.1 For information of tenderers, there may be existing underground structures such as piles, footings etc within the Land Parcel which may affect the design of the proposed development. The successful tenderer shall at his own cost and expense carry out site investigation to verify the locations of such piles and remove them if necessary.

**GENERAL GUIDELINES ON SCREENING FOR SPECIAL CONTROL AREAS**

<u>Visual Screening</u>
<p>Screening measures should be permanent fixtures that are difficult, if not impossible to remove. There are no constraints on the type of screening measures that can be used and some measures that have been approved included the following:</p> <ul style="list-style-type: none"><li>a. Blank wall</li><li>b. External concrete/ metal fins</li><li>c. Re-orientation of the building such that windows/ openings/ balconies do not have direct view towards the protected area.</li></ul>



## 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 5.1 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)	(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 &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 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)

**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.