Dated 28 November 2019

SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT CANBERRA DRIVE (PARCEL A)

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 Canberra Drive (Parcel A) ("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 located along Canberra Drive is within Sembawang Planning Area and is designated for private housing development.

2.2 Served by the newly completed Canberra MRT within a 150m walking distance, future residents will enjoy easy access to the other parts of the island via the North South Line. Residents will also enjoy excellent connectivity to the key commercial nodes such as Woodlands Regional Centre and Yishun North Point. The land parcel is also well connected to major arterial roads and expressways such as Seletar Expressway.

2.3 The Land Parcel is located close to recreational facilities such as the existing Jalan Kemuning Park and the recently completed Jalan Sendudok Park.

PART III

3.0 PLANNING GUIDELINES

3.1 The planning parameters for the Land Parcel are:

PLANNING PARAMETERS	PROVISION / REQUIREMENT
Site Area	13,315.3 m^2
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)	18,642 m^2 (maximum) 16,778 m^2 (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 (GFA) allowable under the prevailing Development Control Guidelines 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) (1) (2)	35m to 40m or maximum 5-storey whichever is the lower
Floor to Floor Height	15m building setback from the existing landed developments along its western boundary. The successful tenderer is required to provide lush planting within the 15m building setback and ensure that no condominium facilities are placed within the 15m setback. 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	

(1) Building Height is based on Singapore Height Datum.

(2) 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 35m to 40m SHD at all times. Republic of Singapore Airforce (RSAF) clearance shall be sought for the use of construction equipment and temporary structures above 26m SHD.

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.

Vehicle Parking

4.1.4 The proposed development on the Land Parcel shall be designed to comply with the prevailing Parking Places (Provision of Parking Places and Parking Lots) Rules.

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

Visual Screening Requirements

4.2.1 The proposed development on the Land Parcel is subject to the visual screening requirement shown in the Visual Control Plan. The views from any windows, corridors, staircases, or any openings, or any surveillance cameras, devices or equipment (e.g. Closed-circuit Television) for the proposed development exceeding the height of 30m – 35m SHD at different parts of the Land Parcel, as shown in the Visual Control Plan, must be directed away from Sembawang Air Base. Alternatively, the successful tenderer can propose visual screening measures which include but are not limited to the following:

(i) Window openings are to be recessed or have fixed, frosted glass panels;

(ii) Corridors, staircases, fixtures, or other openings are to be provided with louvers; and

(iii) Access to rooftops is to be restricted. If the development includes a roof garden, measures to screen off the view are required to achieve the above.

4.2.2 The successful tender shall liaise with the Defence Science Technology Agency (DSTA), and obtain early clearance from MINDEF through DSTA on the relevant visual screening measures.

Inform Home Buyer of the visual screening requirements

4.2.3 The successful tenderer shall also inform purchasers or sub-lessees on the visual screening requirement for the proposed development as specified in Conditions 64.4.1 and 64.5 in Conditions of Tender.

Vehicular Access

4.2.4 Vehicular access to the Land Parcel shall be taken from Canberra Drive. The approximate position of the access is as shown on the Control Plan. The actual position is subject to LTA's approval based on the layout of the proposed development.

4.2.5 The successful tenderer shall at his own cost and expense construct the vehicular culverts for the access and hand it over to the relevant Competent Authority for management and maintenance.

4.2.6 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.

4.2.7 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.

Construction access

4.2.8 Access to the Land Parcel for construction shall be taken from Canberra Drive, subject to the approval from the LTA.

Location of Bin Centre

4.2.9 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.

4.2.10 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 western boundary of the Land Parcel.

4.2.11 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.

4.2.12 Lush planting and / or screening shall be provided to screen the bin centre and service areas from view of the residents in the adjacent developments, and users of the surrounding public roads and walkways.

Protection of Existing Slopes and Embankments

4.2.13 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 Authorities, if any, if the development works affect any slopes / embankments.

4.2.14 Upon being granted possession of the Land Parcel, the successful tenderer shall take all necessary measures to ensure the stability of existing slopes / embankments.

4.2.15 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.

Perimeter Treatment

4.2.16 The Land Parcel abuts the existing landed housing estate (i.e. Sembawang Springs Estate) along the western boundary and the future 6.4m wide cycling cum footpath with covered linkway along the northern boundary. Hard structure walls and fences along the

western and northern boundaries are discouraged. The design and treatment of the perimeter wall shall be visually porous.

PART V

5.0 OTHER REQUIRED WORKS

5.1 Pedestrian and cycling connection

5.1.1 The successful tenderer shall at his own cost and expense, construct a 6.4m wide cycling cum footpath with covered linkway (comprising 2.4m-wide covered linkway and 2m-wide cycling path connection with an additional 2m planting verge) along the northern boundary of the development and submit to LTA for approval. The successful tenderer shall terminate the covered linkway and cycling path with a pedestrian shelter (to be constructed by successful tenderer) at the existing bicycle crossing along Canberra Drive subject to LTA's approval.

5.1.2 The pedestrian and cycling connection shall comply with LTA's requirements. The successful tenderer shall at his own cost and expense, maintain the pedestrian and cycling connection until such a time when it is handed over to LTA for ownership and maintenance.

5.1.3 Due to the existing terrain, retaining wall(s) will be required for the construction of the pedestrian and cycling connection. The successful tenderer shall at his own cost and expense, construct the retaining wall(s) within the road reserve along the northern boundary of the development and submit to LTA for approval.

5.1.4 The retaining wall(s) shall comply with LTA's requirements and be handed over to LTA for maintenance upon completion to the satisfaction of LTA. The successful tenderer shall at his own cost and expense, maintain the retaining wall(s) until such a time when it is handed over to LTA for ownership and maintenance.

PART VI

6.0 TENDER SUBMISSION / OTHER REQUIREMENTS

6.1 Public Communications Plan

6.1.1 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.

6.1.2 The local community is defined as:

a) all residents of HDB flats, private condominiums / flats and landed houses;
b) Management Corporation Strata Title (MCST) Committee of private residential developments and Neighbourhood Committees; and
c) administration of schools and other institutions

that fall within a 100m (approximate) radius of the Land Parcel.

In addition, it shall include the Constituency Director of the Constituency and General Manager of Town Council

Stage 1: Prior to submission of application for Written Permission

6.1.3 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 the following information and ensure this information are accurately presented:

a) Project information (e.g. type of development, number of units, storey height, vehicular access);
b) Location map showing hoarding, construction access etc;
c) Infrastructure works to be carried out and removal of existing facilities;
d) Adoption of the prefabricated prefinished volumetric construction method for this development;
e) Key milestones in the construction programme [e.g. site clearance, hoarding works, commencement and duration of piling works, expected date of issuance of Temporary Occupation Permit (TOP)];
f) Details of proposed measures to mitigate the impact of development to the surrounding environment and users;
g) 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; and
h) The hotline numbers of the relevant departments in BCA, NEA, MOM and URA.

6.1.4 Prior to the distribution of the flyer, the successful tenderer shall ensure that information as outlined in Condition 6.1.3 are included in the flyer and inform the Authority on the distribution date with a copy of Form A (as shown in Annex A) and flyer.

6.1.5 After the distribution of the flyers, the successful tenderer shall submit to the Authority a duly completed Form B (as shown in Annex B) verifying that the requirements set out in Condition 6.1.3 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.

6.1.6 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.

<u>Stage 2: Prior to resubmission of application subsequent to the grant of Provisional Permission</u>

6.1.7 After the grant of Provisional Permission by the Competent Authority under the Planning Act (Cap. 232), the successful tenderer shall distribute additional flyers to the local community containing detailed information on the proposed development. The information to be provided shall include those stated in Condition 6.1.3 as well as (but not limited to) the following:

a) Schematic site layout showing the location of building blocks and facilities such as the bin centre, electrical substation, BBQ pits etc; and

b) Indicative timeframe for the community to respond to the proposal, which shall be at least 2 weeks from the date the flyers are distributed

The successful tenderer is required to submit a copy of the flyer for the Authority's approval before the distribution to the local community.

6.1.8 At least 2 weeks after 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 6.1.7 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 without the prior written consent of the Authority as mentioned above.

6.1.9 The successful tenderer shall include 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, as part of the resubmission application. The developer shall explain how the development proposal

seeks to sensitively address the concerns raised by the local community, if any.

6.1.10 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).

6.2 Prefabricated Prefinished Volumetric Construction (PPVC)

6.2.1 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 Condition 10.3.1 and 10.3.2 of the "Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees".

6.3 Storage Area for Prefabricated Prefinished Volumetric Construction (PPVC) Modules

6.3.1 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.

6.4 CONQUAS Assessment of Construction Quality

6.4.1 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).

6.4.2 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

6.5 Potential Disamenities Caused by Wild and Stray Animals

6.5.1 Development works on site could lead to potential incursion of wild and stray animals to adjacent residential estates. The successful tenderer is required to consult NParks on ways to identify the types and number of stray/wild animals inhabiting the land and on appropriate measures that he could implement on site to address any potential problems.

6.5.2 The successful tenderer is required to implement the appropriate measures within the site at least 3 months before site clearance/ tree felling works is carried out and should continue for a period of 3 months from the start of site clearance, subject to review by NParks. The successful tenderer is also required to surrender to NParks immediately at 57 Sungei Tengah Road, Singapore 699013, animals that are in his possession arising from the development works.

Annex A

URBAN REDEVELOPMENT AUTHORITY

FORM A

PUBLIC COMMUNICATIONS PLAN

Details of Developer	**To:**	**INSTRUCTION:**
Company Name: Address: Tel no: Email:	Group Director Land Sales & Administration Urban Redevelopment Authority 45 Maxwell Road The URA Centre Singapore 069118	This form is to be duly completed and submitted to the Authority prior to distribution of the Stage 1 flyer.

Parcel Reference Number: _____

Proposed Development: _____

_____

Lot/Parcel Reference: _____ TS/MK: _____

Key milestones **(Refer to Condition 6.1 of the Technical Conditions of Tender)**		**Proposed date of commencement***
1.	Send Stage 1 flyer to local Advisor	(dd/mm/yy)
2.	Distribution of flyers containing brief project information and contact details of parties specified (Condition 6.1.3)	
3.	Submission of Form B (Condition 6.1.5)	
4.	First submission of development proposal (Condition 6.1.5)	
5.	Erection of hoarding and site clearance (Condition 6.1.6)	
6.	Obtain grant of Provisional Permission (Condition 6.1.7)	
7.	Send Stage 2 flyer to local Advisor	
8.	Distribution of flyers containing detailed project information (Condition 6.1.7)	
9.	Submission of Form C (Condition 6.1.8)	
10.	Submission of Form D (Condition 6.1.9)	
11.	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.*

The successful tenderer shall ensure the minimum periods stated below are adhered to:

NO	KEY MILESTONES	MINIMUM PERIOD
1	a) Item 1 (Send Stage 1 flyer to local MP) and Item 2 (Distribution of Stage 1 flyer); and b) Item 7 (Send Stage 2 flyer to local MP) and Item 8 (Distribution of Stage 2 flyer)	1 week
2	Item 2 (Distribution of Stage 1 flyer) and Item 3 (Submission of Form B)	1 week
3	Item 4 (First submission of development proposal) and Item 8 (Distribution of Stage 2 flyer)	6 weeks
4	Item 8 (Distribution of Stage 2 flyer) and Item 9 (Submission of Form C)	2 weeks
5	Item 8 (Distribution of 2nd flyer) and Item 10 (Submission of Form D)	3 weeks

Annex B

URBAN REDEVELOPMENT AUTHORITY

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	**To:**
Company Name:	Group Director
	Land Sales & Administration
Address:	Urban Redevelopment Authority
	45 Maxwell Road
Tel no:	The URA Centre
Email:	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 6.1.3 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 6.1.2 of the Technical Conditions of Tender.*

Annex C

URBAN REDEVELOPMENT AUTHORITY

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	**To:**
Company Name:	Group Director
	Land Sales & Administration
Address:	Urban Redevelopment Authority
	45 Maxwell Road
Tel no:	The URA Centre
Email:	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 6.1.7 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 6.1.2 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.*

Annex D

URBAN REDEVELOPMENT AUTHORITY

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	**To:**
Company Name: Address: Tel no: Email:	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 6.1.9 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 6.1.2 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.*