

**SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT WITH
COMMERCIAL AT 1ST STOREY
LAND PARCEL
AT DAIRY FARM ROAD**

TECHNICAL CONDITIONS OF TENDER

CONTENTS	PAGE
PART I GENERAL	2
PART II PLANNING CONCEPT	2
PART III SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS	3 - 4
PART IV PLANNING AND URBAN DESIGN REQUIREMENTS	5 - 14
PART V TENDER SUBMISSION / OTHER REQUIREMENTS	15 - 17
ANNEX A TO ANNEX E	18 - 28

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 Dairy Farm Road (“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 tenderers 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 at the junction of Petir Road and Dairy Farm Road. It is in the Bukit Panjang Planning Area and is next to the German European School Singapore and opposite a future 66kV electrical substation to the west.
- 2.2 The Land Parcel is easily accessible via the Bukit Timah Expressway (BKE) and Upper Bukit Timah Road. It is also located within 1 km from the Hillview MRT Station on the Downtown Line 2, and will be connected by cycling and pedestrian networks to provide active mobility options to and from the surrounding areas.
- 2.3 The Land Parcel shall be designed sensitively due to its close proximity to the Dairy Farm Nature Park and Bukit Timah Nature Reserve to the south, and Zhenghua Nature Park, Chestnut Interim Green and Central Catchment Nature Reserve to the East.

PART III

3.0 SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS

- 3.1 The successful tenderers is required to comply with the following planning and urban design requirements in the development of the Land Parcel. In accordance with the planning intentions envisaged for the site, these requirements serve to guide the realization of a high-quality and well-designed development that relates to the surrounding context. A summary of the planning and urban design requirements is set out in Table 1 and as shown in the Control Plans. The detailed requirements are set out in Part IV.

Table 1 - Summary of Planning and Urban Design Requirements for the Land Parcel

PARAMETERS	PROVISIONS / REQUIREMENTS
Site Area*	19,647.5 m ²
Land Use/ Zoning	Residential with Commercial at 1 st Storey
Type of Proposed Housing Development	The proposed development shall be for : a. Flats with commercial space; or b. With prior written approval, a combination of flats with and strata landed houses With commercial uses at the 1 st storey (Service apartments will not be allowed)
Permissible Gross Floor Area (GFA)	<u>Overall GFA:</u> 41,260 m ² (maximum) 37,134 m ² (minimum) <u>Commercial and Complementary Uses:</u> Maximum GFA: 4,000 m ² comprising : a. Minimum GFA for Supermarket: 1,000 m² b. Minimum GFA for Food Court : 500 m² and c. Maximum GFA for Shops and/or Restaurants : 2,500 m² [including Outdoor Refreshment Area (ORA)] <u>Childcare Centre (CCC):</u> Minimum GFA : 500 m ² (not included within the Commercial GFA)

PARAMETERS	PROVISIONS / REQUIREMENTS
Building Height (maximum)**	<p>The development is subject to the specific building height control, as set out in Part IV (Condition 4.3) and as shown in the Control Plan:</p> <p>a. <u>Medium-rise zone</u> Proposed development in this zone subject to building height control of 85m AMSL;</p> <p>b. <u>Low-rise zone</u> Proposed development in this zone fronting Petir Road and Dairy Farm Road subject to 6 storeys building height control</p>

* 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 140m 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 120 m AMSL. (Email: height_control@defence.gov.sg). For civil aviation height and requirements, please consult the CAAS.

PART IV

4.0 PLANNING AND URBAN DESIGN REQUIREMENTS

4.1 General Guidelines

Development Control

- 4.1.1 The successful tenderers 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 tenderers'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 tenderers 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

- 4.1.4 The planning and urban design requirements relating to location, height, size, area or extent of uses, etc. as set out in this Part are specified with a view to achieving the prevailing planning objectives as outlined or indicated in the provisions in this Part. The successful tenderers may submit alternative proposals to any of such requirements for the Authority's consideration. Where the Authority is satisfied that the alternative proposal will also serve to achieve the planning objective relevant to the requirement, the successful tenderers 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 surrounding area of the site is characterized by fine-grained low-rise to medium-rise developments, as well as greenery, including the nearby Bukit Timah Nature Reserve. The proposed development shall take into consideration the relationship of the site with the surrounding residential developments and context such as the topography and greenery.

- 4.2.2 The Land Parcel is zoned for Residential with Commercial at the 1st Storey. The permissible Gross Floor Area (GFA) for the development shall not exceed 41,260 m² and shall not be less than 37,134 m²
- 4.2.3 All tenderers are advised to carry out their own simulation studies to ascertain the achievable Gross Floor Area (GFA) for the proposed development, including any additional GFA allowable under the prevailing Development Control Guidelines (e.g. balconies in residential projects). Such simulation studies should take into account all relevant considerations, including the stipulated height control or technical height constraint, whichever is lower, and existing ground conditions of the Land Parcel, and the possible need to provide basements.

Commercial & Complementary Uses

- 4.2.4 **A maximum GFA of 4,000 m² shall be commercial uses comprising :**
- a. Supermarket : 1,000 m² (minimum)
 - b. Food Court : 500 m² (minimum)
 - c. Shops and/or restaurants: 2,500 m² (maximum) (including ORA).
- 4.2.5 **All the commercial space within the proposed development is to be held under a single strata lot.**
- 4.2.6 **Commercial uses, such as bars, pubs, karaoke lounges, night clubs, health centres (e.g. massage parlours), that may result in disamenity to residents of the proposed development and surrounding developments are not allowed. All proposed commercial uses within the development will be subject to evaluation and approval of the Authority and LTA, based on the development proposal submitted at the Development Application stage.**

Childcare Centre (CCC) Facility

- 4.2.7 The successful tenderers is required to provide a child care centre of minimum 500 m² and shall be computed as part of the permissible GFA for the proposed development. The child care centre (CCC) for infant care and child care services within the proposed development shall be for a minimum of 10 years from the date of issuance of CCC licence. The CCC is estimated to accommodate a total capacity of 100 children (including infants).
- 4.2.8 The CCC shall comply with the requirements and guidelines established by the Early Childhood Development Agency (ECDA) for infant and childcare centres. Tenderers may refer to the guideline published by ECDA “Guide on Setting Up a Child Care Centre” which is found on ECDA’s website: (http://www.childcarelink.gov.sg/ccls/uploads/CCC_Guide.pdf) to understand the requirements and guidelines for CCCs.

- 4.2.9 The successful tenderers shall inform ECDA when the Certificate of Statutory Completion for the proposed development is obtained and notify ECDA when the MCST is formed. The successful tenderers / 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 tenderers / MCST may approach ECDA should they need assistance to identify a child care operator.
- 4.2.10 The successful tenderers is not allowed to strata subdivide the CCC space. The CCC space shall form part of the common property of the development.
- 4.2.11 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 child care centre use.
- 4.2.12 After the initial 10 year period, the MCST may convert the CCC space to other community uses, e.g. elder care centre, subject to approval of ECDA, URA and relevant agencies. Only upon the confirmation of ECDA, URA and relevant agencies that the space is no longer suitable or required for other community uses, the space can be:
- a. converted fully for commercial social space use, e.g. gym, function rooms etc. for 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 converted back for communal social space use.
- 4.2.13 The CCC space is to be located near the perimeter and access point (e.g. main entrance) of the development to facilitate public access. The successful tenderers shall 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.
- 4.2.14 A dedicated pick-up / drop-off area for the CCC shall be provided within the proposed development. All pick-up and drop-off activities of the CCC should be contained within the proposed development and such activities shall not be conducted along the public roads at all time. The appropriate security and amenity measures must be provided in the overall design of the proposed development to safeguard the residents' privacy and living environment.
- 4.2.15 Car park spaces equivalent to 1 car park lot per 10% of the maximum enrolment capacity of the CCC facility shall be provided in addition to the car-park spaces required under condition 4.15. The Range-Based Car Parking Standard (RCPS) will not be applicable. The car park spaces for the CCC shall be located as close as possible to the CCC. Minimal walking distance between the two facilities shall be considered as part of the overall design of the proposed development.

Inform Home Buyer of the CCC Facility

- 4.2.16 The successful tenderer shall also inform purchasers or sublessees on the provision of a CCC with a minimum gross floor area of 500 m² as part of the common property of the development as specified in Conditions 66.4 and 66.5 of the Conditions of Tender.

4.3 Building Height and Glazing Control

- 4.3.1 The surrounding area of the site is characterized by fine-grain, low-rise to medium-rise developments, as well as lush greenery including the nearby Bukit Timah Nature Reserve. Building height control zones have been specified for the Land Parcel to guide the development to be sensitive and relate to the surrounding context.
- 4.3.2 The proposed development on the Land Parcel is subject to the following building height controls, shown in the Control Plan:
- a. Medium-rise zone
Proposed development in this zone subject to building height control of 85m AMSL. The medium-rise zone is set back at least 25m from the Line of Road Reserve along Petir Road, to safeguard views along Petir Road towards the Bukit Timah Nature Reserve.
 - b. Low-rise zone
Proposed development fronting Petir Road and Dairy Farm Road are subject to a maximum height control of 6 storeys

Glazing Control

- 4.3.3 Based on information from the DSTA, the Land Parcel is affected by the Glazing Control requirement. The successful tenderer shall comply with the guidelines specified under “Glazing Control Zone B” category for any building exceeding 12 m high above ground level erected partially or wholly within the site. A copy of the prevailing detailed glazing control guidelines, which is subject to review and change, is attached in **Annex A**.

4.4 Building Form / Massing

- 4.4.1 The building form and massing of the development shall respond appropriately to the scale and character of the area such as the topography of the site and the surrounding, the fine-grain, low-rise to medium-rise residential developments and the surrounding natural features such as the nearby Bukit Timah Nature Reserve. It is important to maintain visual porosity through the site to the surrounding and ensure that the development does not create a wall-like effect when viewed from all elevations. Hence, there shall be a minimum 10m separation between each block. Please refer to URA’s circular “*Sensitive Design and Development: An Industry Guide of Good Practices to Minimise Wall-Like Developments*” dated 4 Mar 2010.

- 4.4.2 The facades of the development fronting Dairy Farm Road and Petir Road are to be treated as the main elevations. The successful tenderers shall design the low-rise residential block to relate to the streetscape along Dairy Farm Road, Petir Road and the Bukit Timah Nature Reserve.

4.5 Building Setback

- 4.5.1 The proposed development on the Land Parcel is subject to the following setbacks, as shown in the Control Plans:

- a. A setback of 7.5m from the Road Reserve along Petir Road and Dairy Farm Road (as specified under the prevailing Development Control Guidelines). A minimum 5.0m wide lushly landscaped green buffer shall be included within the building setback to create a green edge along these roads;
- b. The required setback along Dairy Farm Lane and Dairy Farm Walk shall be in accordance with the prevailing LTA and URA Development Control Guidelines. A minimum 3.0m wide green buffer shall be included within the building setback.
- c. The required setback along the common boundaries shall be in accordance with the prevailing URA Development Control Guidelines. A minimum 2.0m wide green buffer shall be included within the building setback.

- 4.5.2 The green buffer / planting strip areas of the proposed development are to be well-planted with trees and shrubs to create a lush and verdant environment. The detailed landscaping will be subject to approval of the Authority and the relevant Competent Authorities at the formal submission stage.

- 4.5.3 A mosaic of trees, shrubs and groundcover shall be used to create a lush landscape within the green buffer and peripheral planting strips. For the stretch fronting Petir Road, the selection of the plant species shall take in consideration the visibility of the commercial uses from the road. The successful tenderers is to obtain approval from the relevant Authorities for the landscape scheme.

- 4.5.4 Submerged basement structures shall be allowed to build up only to the green buffer lines, so as to allow for sufficient soil depth of at least 2m or more below the ground level for meaningful tree planting and landscaping on the green buffers.

4.6 Building Edge

- 4.6.1 A minimum 2-storey high building edge shall be provided along the building setback lines fronting Dairy Farm Road along Petir Road, as shown on the Control Plans. Up to 40% of the building edge can be set back from the setback lines for articulation of the building form.

4.7 Uses at First Storey

- 4.7.1 Activity-generating commercial uses, such as shops, supermarkets, food courts, and other complementary uses are to be located at the first storey of the development fronting Dairy Farm Road and the future 6m wide PCN along Petir Road. The area fronting the shops shall be designed to be fenceless and opened to public at all times.
- 4.7.2 Service areas / lanes (including loading / unloading bays, etc.) and M&E equipment / rooms, etc., located at the first storey of the development are not allowed to front or open out into the covered walkways and building setbacks along Dairy Farm Road and Petir Road.

4.8 Covered Walkway and Linkway

- 4.8.1 Covered walkways and linkway are to be provided at the 1st storey level, as shown in the Control Plans, and shall be designed to be well integrated with the overall layout and design of the development.
- 4.8.2 The covered walkways are to comply with the following planning parameters and performance specifications:
 - a. A minimum 3.6m wide (3.0m clear width) covered walkway, with a maximum external soffit height of 3.6m along the edge of the podium development fronting Petir Road;
 - b. Higher soffit heights can be considered, subject to the provision of drop down panels or the width of the walkway being increased to match the higher height to ensure adequate weather protection for pedestrians during inclement weather;
 - c. To abut, open out onto and match the platform level of the open walkways within the building setback area, Road Reserves and future 6m PCN along Petir Road;
 - d. To be at a constant level throughout the entire length with any level changes accommodated by ramps; and
 - e. Any ramps or staircases, including those for vehicular access points, are to be located outside the pedestrian walkway areas.
- 4.8.3 The successful tenderers shall provide a covered linkway to connect between the covered walkway of the Development to the existing bus stop as shown in the control plan. The covered linkway is to comply with the following parameters and design specifications:

- a. A minimum 3.6m wide (3.0m clear width), with a maximum external soffit height of 3.6m;
- b. It shall be barrier-free; and
- d. The covered linkway within the Road Reserve shall be handed over to LTA for maintenance and ownership.

4.9 Building Facades

- 4.9.1 The building façades of the development fronting Petir Road and Dairy Farm Road are to be treated as main elevations.
- 4.9.2 Along the main elevations, the building facades of the development are to be well articulated with solid (walls) / void (fenestration) areas that draw upon a combination of different materials (e.g. concrete, brick, steel, glass, greenery, etc.). Full height glass facades are not allowed.
- 4.9.3 To create visual interest and to further break down the building mass, elements of tropical architecture such as sky terraces, balconies, sun-shading louvres, deep recesses, window ledges, roof terraces, communal planter boxes and vertical green walls are to be provided as part of the development and integrated with the overall building form and architectural treatment of the development.

4.10 Roofscape and Screening

- 4.10.1 The roof areas of the development on the Land Parcel are to be well-articulated and encouraged to be designed as either distinctive crown to the buildings or as roof gardens to contribute to the greenery of the surrounding area.
- 4.10.2 All the roof areas within the development are to be considered as the 'fifth' elevation and designed to be fully integrated with the overall building form, massing and architectural treatment.
- 4.10.3 All service areas, M&E equipment, water tanks, air-con ledges etc., are to be integrated within the overall building envelope and visually well-screened from the top and on all sides.
- 4.10.4 The performance requirements for the screening of the services are as follows:
 - a. To be screened from the top and on all sides;
 - b. The spacing between the trellis or louver elements is to be equal to or less than their depth;

- c. The elements are to be orientated to cut off views from the street level and surrounding buildings; and
- d. The openings in perforated panels are to be evenly distributed with a porosity (i.e. percentage of void-to-solid) equal to or less than 25%. The width/diameter of the openings shall not exceed 30mm.

4.11 Boundary Fence

- 4.11.1 The area fronting the shops shall be designed to be fenceless and opened to public at all times. If boundary fence is provided at other parts of the development, the boundary fence of the development shall be designed to be visually porous so that the lush landscaping within the green buffer and tree-planting strip is visible from the street and adjoining sites. The design of the boundary fence is to be well-integrated with the landscape design. Solid walls are not allowed.

4.12 Landscape Decks

- 4.12.1 Landscape Decks, as defined in the prevailing Development Control Guidelines, are not allowed for the proposed development, so as to ensure that the scale of development remains sensitive to the nearby low-rise to medium-rise residential developments.

4.13 Greenery Replacement and Landscaping

Landscape Replacement Areas (LRA)

- 4.13.1 The development is subject to prevailing guidelines on Landscape Replacement requirements for Non-Landed Private Development outside identified Strategic Areas.
- 4.13.2 The landscape and selection of tree/ shrub species shall allow the landscaping to be well-integrated with the overall layout and architectural design of the development.

4.14 Servicing and Vehicular Access

Service Areas

- 4.14.1 The successful tenderers is required to provide sufficient service areas, including refuse bin centres, electrical substation, loading / unloading bays and holding bays etc, within the development to meet the needs of the development.

- 4.14.2 Service areas, such as refuse bin centres, the electric substation and meter compartment that are located at grade or above grade, shall be well screened and shall adopt a design that is cohesive with that of the rest of the development.

Vehicular Access

- 4.14.3 Direct vehicular ingress / egress from Petir Road, Dairy Farm Road and Dairy Farm Walk are not allowed.
- 4.14.4 Vehicular access, including pick-up / drop-off facilities for taxis and cars in the development on the subject site, shall not be taken off along Dairy Farm Road, but shall instead be taken off along Dairy Farm Lane. The exact location and number of accesses shall be subject to the requirements and approval of the Land Transport Authority (LTA) and other relevant Competent Authorities.
- 4.14.5 The successful tenderers shall ensure that the services access is taken from within the development and is required to comply with the LTA requirements.
- 4.14.6 All vehicular lay-bys, ingress / egress, pick-up / drop-off points, external ramps to service areas, car parks and all associated structures to the car parking facilities are to be located within the site boundary.
- 4.14.7 The exact location, number and detailed proposal for the access point(s) and traffic layout and arrangement are subject to the requirements and approval from the LTA and other relevant Competent Authorities.

4.15 Car Parking

- 4.15.1 The successful tenderers is required to fully comply with the physical parking requirements subject to the prevailing Parking Places (Provision of Parking Places and Parking spaces) Rules or any statutory modification and re-enactment thereto.
- 4.15.2 The successful tenderers is strongly encouraged to provide parking lots for motorcycles within the layout of the car park.
- 4.15.3 Car parking spaces are to be located within the basement level(s) of the development. At grade or above grade car parking structures are not allowed.
- 4.15.4 The car parking facilities will be subject to the requirements and approvals by the LTA and the relevant Competent Authorities at the formal submission stage and as set out in Clause 7.0 of the Conditions and Requirements of relevant Competent Authorities / Public Utility Licensees.

4.16 Bike Parking Provision

- 4.16.1 The successful tenderers is required to construct and provide a minimum number of bicycle parking spaces within the Land Parcel at the rate as set out below or prevailing requirements set out by the relevant Competent Authority at formal submission stage.
- a. 1 space for every 6 dwelling units; and
 - b. 1 space per 300sqm of the first 15,000sqm of commercial GFA, and 1 space per 1,000sqm of commercial GFA subsequently.
- 4.16.2 The successful tenderers is required to comply in full with the LTA bicycle parking standards. A guide for Bicycle Parking and related facilities can be found in the Code of Practice for Street Works Proposals relating to Development Works and Code of Practice for Vehicle Parking Provision in Development Proposals.
- 4.16.3 The bicycle parking lots shall be securely anchored and non-removable. The successful tenderers can however propose alternative layouts and designs for LTA's consideration and approval.
- 4.16.4 As a good practice, developers should set aside a portion of the bicycle parking spaces on the ground floor where it is freely accessible and visible to visitors and the general public for short term bicycle parking. The percentage of the short term bicycle parking requirement can be found in Code of Practice for Street Works Proposals relating to Development Works and Code of Practice for Vehicle Parking Provision in Development Proposals.
- 4.16.5 The successful tenderers is encouraged to provide end-of-trip facilities such as showers, lockers and changing rooms in close proximity to the bicycle parking facilities where appropriate.
- 4.16.6 The successful tenderers should consider existing vehicular and pedestrian movement when locating bicycle parking spaces. Bicycle parking spaces shall be segregated from pedestrian walkways, driveways and car park access to ensure safety of motorists, pedestrians and cyclists. It is advantageous to provide separate flow paths for cyclists and motorised vehicles to avoid conflicts between cyclists and other road users.
- 4.16.7 The successful tenderers is strongly encouraged to provide higher capacity lifts to cater to higher cycling demand. The recommended dimensions for such lifts can be found in Code of Practice for Street Works Proposals relating to Development Works.
- 4.16.8 The successful tenderers shall obtain clearance from the Competent Authority on all matters related to the bicycle parking facilities before commencing the construction of the bicycle parking spaces.

PART V

5.0 TENDER SUBMISSION / OTHER REQUIREMENTS

5.1. Public Communications Plan

- 5.1.1 The successful tenderers 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 tenderers 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**) 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 tenderers shall distribute flyers to the local community containing brief information on the development project, including the adoption of prefabricated prefinished volumetric construction method, construction of footpath and road improvement works to be carried out and the contact details of the successful tenderers 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 tenderers shall submit to the Authority after the distribution of flyers to the local community a duly completed Form B (as shown in **Annex C**) verifying that the requirements set out in Condition 5.1.4 have been complied with. Upon confirming that the declaration provided by the successful tenderers is in order, the Authority will give written consent to the successful tenderers 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 tenderers 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 tenderers may proceed with the erection of hoarding, on which the contact details of the successful tenderers 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 tenderers 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 tenderers 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 the distribution of flyers, the successful tenderers shall submit to the Authority a duly completed Form C (as shown in **Annex D**) 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 tenderers is in order, the Authority will give written consent to the successful tenderers 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 tenderers 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 tenderers shall submit to the Competent Authority a duly completed Form D (as shown in **Annex E**), 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 tenderers shall not commence structural works until the Authority has given written consent for the successful tenderers 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 tenderers 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 tenderers 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 and 10.3 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 tenderers 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 tenderers 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 tenderers 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 tenderers shall also render his full co-operation to BCA, its officers, employees and agents in relation to such assessment under CONQUAS.

THE GLAZING CONTROL GUIDELINE

1. The Glazing Control Guideline in Table 1 specifies the glass type and thickness for different sizes of glazing, based on its zoning. The usage is illustrated with three design cases.

Zone	Glass Type	<div style="text-align: center;"> <div style="transform: rotate(-45deg); display: inline-block;">Glass Thickness</div> <div style="display: inline-block;">Aspect Ratio a/b</div> </div>	b (maximum width, mm)				
			5 mm	6 mm	8 mm	10 mm	12 mm
A	Annealed	1.00	550	660	900	1130	1360
		1.25	460	560	750	940	1130
		1.50	400	480	640	810	980
		1.75	380	460	610	770	930
		2.00	360	430	580	730	880
	Tempered	1.00	1140	1340	1570	1720	1870
		1.25	990	1140	1320	1370	1650
		1.50	960	1060	1320	1370	1620
		1.75	930	1060	1160	1370	1420
		2.00	880	1010	1060	1210	1370
B	Annealed	1.00	740	890	1190	1500	1810
		1.25	670	810	1080	1370	1640
		1.50	600	740	1000	1260	1530
		1.75	500	610	820	1030	1250
		2.00	480	570	770	960	1170
	Tempered	1.00	1620	1670	1770	1870	2030
		1.25	1270	1340	1520	1650	1820
		1.50	1190	1320	1440	1520	1720
		1.75	1110	1190	1240	1470	1570
		2.00	1010	1060	1140	1390	1520

Table 1. Glazing Control Guideline, Showing **Maximum Width, b**, of Glass Panes Within Zones A & B (Figures in mm)

GEOMETRY OF WINDOW PANE

2. Figure 1 defines the geometry of window pane and the parameters used in the glazing control guideline.

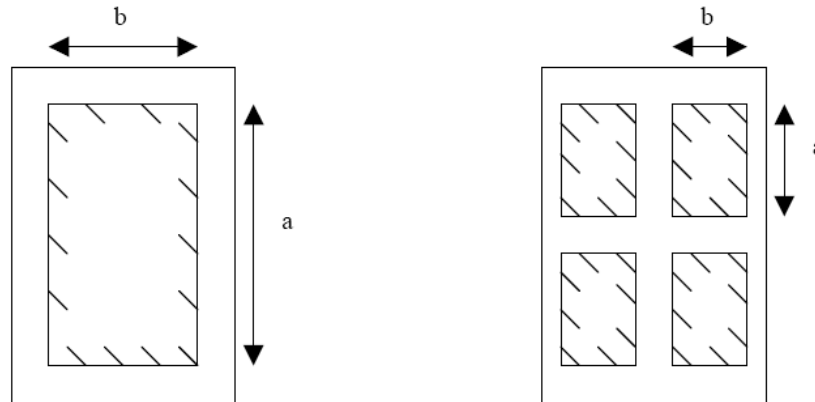


Figure 1: Geometry of Window Pane where $a \geq b$

a: Length in millimeters

b: Width in millimeters

Aspect ratio = a / b

Thickness of glazing t , in millimeters

THICKNESS OF STANDARD SIZED GLAZING FOR ZONE A AND B

3. For ease of use, pre-determined thickness of standard sized glazing and their corresponding Zone of deployment are listed in Table 2.

Glazing Dimensions (m)	Zone A Annealed	Zone A Tempered	Zone B Annealed	Zone B Tempered
1.2 x 1.05	12	6	8	5
1.2 x 0.9	12	5	8	5
1.2 x 0.75	10	5	8	5
1.2 x 0.6	10	5	8	5
0.9 x 0.6	8	5	5	5

Table 2. **Minimum Thickness** of Glazing for Standard Sized Glazing Located in Zones A & B (Figures in mm)

ILLUSTRATIONS OF GUIDELINES

Design Case 1

This design case demonstrates the step by step selection of glazing type and thickness, based on the location in Zone A and the aspect ratio.

Design Input - Building located in Zone A
- Size of window pane
a = 2032 mm
b = 1016 mm

To determine the thickness and type of window pane,

$$\begin{aligned}\text{Aspect ratio} &= a / b \\ &= 2032 / 1016 \\ &= 2.00\end{aligned}$$

From Table 1, for a / b = 2.0, 12 mm thick annealed glazing,
 $b_{\max} = 880 \text{ mm}, < 1016 \text{ mm}$

Since there is no more data available for annealed glazing, select tempered glazing over annealed glazing,

$$\begin{aligned}\text{for } a / b = 2.0, & \text{ 6 mm thick tempered glazing,} \\ b_{\max} &= 1010 \text{ mm}, < 1016 \text{ mm}\end{aligned}$$

Select next larger thickness of 8 mm,

$$b_{\max} = 1060 \text{ mm} > 1016 \text{ mm}$$

Therefore, 8 mm of tempered glass is required.

Design Case 2

This design case demonstrates the step by step selection of glazing type and thickness, based on the location in Zone B and the aspect ratio. In addition, the conservative method of selecting the next higher aspect ratio, when it is not a listed figure in Table 1, is illustrated.

Design input - Building located in Zone B

- Size of window pane

$$a = 1575 \text{ mm}$$

$$b = 1092 \text{ mm}$$

To determine the thickness and type of window pane

$$\text{Aspect ratio} = a / b$$

$$= 1575 / 1092$$

$$= 1.44$$

Use the next higher value aspect ratio i.e. 1.50

From Table 1, for $a / b = 1.5$, 10 mm thick annealed glazing,

$$b_{\max} = 1260 \text{ mm}, > 1092 \text{ mm}$$

Therefore, 10 mm of annealed glass is required

Alternatively,

From Table 1, for $a / b = 1.5$, 5 mm thick tempered glazing,

$$b_{\max} = 1190 \text{ mm}, > 1092 \text{ mm}$$

Therefore, 5 mm of tempered glass is required

Design Case 3

This design case demonstrates the step by step selection of glazing type and thickness, based on the location in Zone A and the aspect ratio. In addition, the method of interpolating between the listed aspect ratios, when it is not a listed figure in Table 1, is illustrated.

Design input - Building located in Zone A

- Size of window pane

$$a = 550 \text{ mm}$$

$$b = 410 \text{ mm}$$

To determine the thickness and type of window pane

$$\text{Aspect ratio} = a / b$$

$$= 550 / 410$$

$$= 1.34$$

From Table 1, interpolating between aspect ratio of 1.25 and 1.50, 5 mm thick annealed glazing,

$$\begin{aligned} b_{\max} &= 460 + ((1.34 - 1.25) / (1.5 - 1.25)) * (400 - 460) \\ &= 438.4 \text{ mm} \end{aligned}$$

$$b_{\max} = 438 \text{ mm}, > 410 \text{ mm}$$

Therefore, 5 mm of annealed glass is adequate



FORM A
PUBLIC COMMUNICATIONS PLAN

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

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



FORM B

DECLARATION BY THE DEVELOPER (PRIOR TO APPLICATION FOR WRITTEN PERMISSION)

INSTRUCTION:

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

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

Details of Developer

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Land Sales & Administration

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

Parcel Reference Number:

Proposed Development:

Lot/Parcel Reference: _____ TS/MK: _____

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

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

Signature:

Date:

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

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

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

Details of Developer

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Land Sales & Administration

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

Parcel Reference Number:

Proposed Development:

Lot/Parcel Reference: _____ TS/MK: _____

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

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

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

1)

2)

3)

4)

Signature:

Date:

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

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



FORM D

CONSOLIDATED FEEDBACK ON PROPOSED DEVELOPMENT

(FOR RESUBMISSION OF APPLICATION SUBSEQUENT TO THE PROVISIONAL PERMISSION)

INSTRUCTION:

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

Details of Developer

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Development Control

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

DC Reference:

Submission Number:

Proposed Development:

Lot Number: _____

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

Feedback received from the local community and how the development proposal has sensitively addressed the feedback raised**:	
Feedback Received from Local Community 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 5.1.2 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.*