# SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT SIGLAP ROAD

## 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 Siglap 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 tenderer must in addition to the Conditions of Tender observe and comply with these Technical Conditions of Tender. The Conditions of Tender and these Technical Conditions of Tender are to be read together with the Control Plans of the Land Parcel supplied in the Developer’s Packet.

PART II

2.0 PLANNING CONCEPT

2.1 The Land Parcel is located along Siglap Road within the Bedok Planning Area and is zoned for residential development.

2.2 The site is located within an established residential estate with many existing condominiums such as Mandarin Gardens, Fernwood Towers and Villa Marina. It is easily accessible to the city centre via East Coast Parkway. A wide range of shopping, dining and entertainment options are available at nearby Parkway Parade, 112 Katong and Marine Parade Town Centre. Reputable schools such as Tao Nan School, CHIJ Katong Convent, Victoria School and Victoria Junior College are also nearby.
PART III

3.0 PLANNING GUIDELINES

3.1 The planning parameters for the Land Parcel are:

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<tr>
<th>PLANNING PARAMETERS</th>
<th>PROVISION/REQUIREMENT</th>
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<tr>
<td>*Site Area</td>
<td>19,555.5 m²</td>
</tr>
<tr>
<td>Land use/Zoning</td>
<td>Residential</td>
</tr>
<tr>
<td>Type of Proposed Housing Development</td>
<td>The proposed residential development shall be for: a Condominium; or b Flats; or c Serviced apartments; or d Combination of condominium with serviced apartments; or e Combination of flat with serviced apartments; or f With the prior written approval of the Authority under Condition 7.3 of the Conditions of Tender, a combination of flats and strata landed houses.</td>
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<tr>
<td>Permissible Gross Floor Area (GFA)</td>
<td>68,445 m² (maximum) 61,601 m² (minimum)</td>
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<tr>
<td>Building Height (maximum)</td>
<td>The development is subject to a technical height control of 90 m AMSL.</td>
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<tr>
<td>Building Setback/Buffer</td>
<td>The development must comply with Development Control Guidelines issued from time to time by the Competent Authority under the Planning Act (Cap 232).</td>
</tr>
<tr>
<td>Building Coverage/ Communal Open Space</td>
<td></td>
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<tr>
<td>Building Layout</td>
<td></td>
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</table>

* 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 within the Land Parcel should not exceed 90 m AMSL at all times.
PART IV

4.0 DEVELOPMENT GUIDELINES

4.1 General Guidelines

Development Control

4.1.1 The successful tenderer shall comply with the Development Control Guidelines issued or may be issued from time to time by the Competent Authority under the Planning Act.

Vehicle Parking

4.1.2 The proposed development on the Land Parcel shall be designed to comply with the full physical parking requirements under the prevailing Parking Places (Provision of Parking Places and Parking Spaces) Rules or any statutory modification and re-enactment thereto.

4.1.3 The design of the parking place (including the loading/ unloading area shall allow for adequate vehicle queuing length within the development for vehicles entering it so as to prevent congestion along the main road.

Access into State Land

4.1.4 For the purpose of entering State Land to do any works for the purpose of or in relation to the proposed development as may be required under these present Technical Conditions of Tender or Conditions of Tender, the successful tenderer shall obtain a Temporary Occupation Licence (TOL) from the Singapore Land Authority (SLA) for use of the State Land. The TOL may be granted on such terms and conditions and subject to the payment of such charges and fees as the SLA may determine.

Deviations from Planning Requirements

4.1.5 The requirements set out in this Part relating to location, height, size, area or extent of uses, etc. are specified with a view to achieve the relevant planning objectives as outlines 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  Particular Guidelines

Vehicular Ingress/ Egress

4.2.1 Vehicular access shall be taken from Siglap Link and shall be at least 50 m away from the slip roads and at least 15 m away from the tip of the existing bus bay, as shown indicatively in the Control Plan.

4.2.2 Direct vehicular ingress / egress to the Land Parcel from Siglap Road is not allowed.

4.2.3 The successful tenderer shall ensure that the services access is taken from within the development and is required to comply with LTA’s requirements with regards to the services access.

4.2.4 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.

Temporary Construction Access

4.2.5 Construction access to the Land Parcel shall be taken from Siglap Link, subject to the requirements and approval of the LTA and other relevant Competent Authorities.

PART V

5.0 TENDER SUBMISSION / OTHER REQUIREMENTS

5.1 Plans of Proposed Development

5.1.1 Tenderers are not required to submit plans of the proposed development in their tenders for the Land Parcel.

5.1.2 The successful tenderer shall after the acceptance of his tender by the Authority submit plans of the proposed development to the Authority (when required by the Authority) and all relevant Competent Authorities for 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.