SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT
LAND PARCEL
AT CANBERRA DRIVE

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 (“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 the newly completed Canberra Drive within Sembawang Planning Area. It will be easily accessible via MRT when Canberra MRT station, which is located less than 150m away, opens in 2019.

2.2 Residents will have access to recreational facilities such as the existing Jalan Kemuning Park as well as the upcoming community park along Jalan Sendudok when it is completed around 2018.

2.3 The Land Parcel will also be in close proximity to retail and community amenities at the nearby Sembawang Shopping Centre and upcoming Sembawang Sports and Community Hub.
### 3.0 PLANNING GUIDELINES

#### 3.1 The planning parameters for the Land Parcel are:

<table>
<thead>
<tr>
<th>PLANNING PARAMETERS</th>
<th>PROVISION / REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>Site Area*</td>
<td>40,881.4 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:</td>
</tr>
<tr>
<td></td>
<td>a Condominium; or</td>
</tr>
<tr>
<td></td>
<td>b Flats; or</td>
</tr>
<tr>
<td></td>
<td>c With prior written approval, a combination of flats and strata landed houses.</td>
</tr>
<tr>
<td></td>
<td>Serviced Apartments will not be allowed.</td>
</tr>
<tr>
<td>Permissible Gross Floor Area (GFA)</td>
<td>57,234 m² (maximum)</td>
</tr>
<tr>
<td></td>
<td>51,511 m² (minimum)</td>
</tr>
<tr>
<td></td>
<td>Minimum 500 m² Childcare Centre (CCC) to be provided (refer to Conditions 4.2.1 to 4.2.10)</td>
</tr>
<tr>
<td>Building Height (maximum)</td>
<td>35m to 50m AMSL*** or maximum of 5-storey whichever is the lower.</td>
</tr>
<tr>
<td>Floor to Floor Height</td>
<td>15m building setback from the existing landed developments along its western and southern boundaries. The successful tenderer is encouraged to provide lush planting within the 15m building setback.</td>
</tr>
<tr>
<td>Building Coverage/</td>
<td></td>
</tr>
<tr>
<td>Communal Open Space</td>
<td></td>
</tr>
<tr>
<td>Building Layout</td>
<td></td>
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</tbody>
</table>

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* Subject to Cadastral Survey

** The 10% (max) bonus balcony GFA computation is based on proposed GFA for the residential development which excludes the mandated childcare centre GFA.

*** 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 50m 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 26 m AMSL. (Email: height_control@defence.gov.sg)
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.

Car and Bicycle 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 Spaces) Rules or any statutory modification and re-enactment thereto.

4.1.5 The design of the parking place (including the spaces for delivery or house moving activities) shall allow for adequate vehicle queuing length within the development for the vehicles entering to prevent congestion along the main road.

4.1.6 To facilitate cycling as a mode of transportation to major transport nodes and key amenities, the successful tenderer is required to construct and provide bicycle parking(s) to accommodate minimum number of bicycle parking lots within the Land Parcel at the rate of 1 lot for every 6 dwelling units or prevailing requirements set out by the relevant Competent Authority at the formal submission stage.

4.1.7 The bicycle lots can be either single-tier stands or double-tier stands. The bicycle parking lots shall be securely anchored and non-
removable. The successful tenderer can however propose alternative layouts and designs for LTA’s consideration and approval.

4.1.8 The successful tenderer shall ensure at least one of the passenger lift is able to accommodate minimum one horizontally standing bicycle, if the bicycle parking area is not located at ground level. The recommended dimensions for the lift can be found in Code of Practice for Street Works Proposals relating to Development Works.

4.1.9 The design and layout of the bicycle parking facilities will be subject to the requirements and the approval of the Authority and the relevant Competent Authorities at the formal submission stage and as set out in LTA’s Code of Practice for Street Works Proposals relating to Development Works.

4.1.10 The successful tenderer shall obtain clearance from the Competent Authority on all matters related to the bicycle parking facilities before commencing the construction of the bicycle parking lots.

4.1.11 The successful tenderer shall be responsible for the operation and maintenance of the bicycle parking lots at all times and shall bear all the costs related to proper functioning of the bicycle parking lots.

Deviations from Planning Requirements

4.1.12 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

Child Care Centre (CCC) Facility

4.2.1 The development is to include a Child Care Centre (CCC) for infant care and child care services. The CCC shall be a minimum of 500 m² in size to accommodate a total of 100 children (including infants). The GFA for the CCC will be computed as part of the maximum permissible GFA for the development. The CCC is required to be retained and operated for a minimum of 10 years from the date of the grant of the license for the CCC.
4.2.2 The CCC shall comply with the requirements and guidelines established by the Early Childhood Development Agency (ECDA) for infant and child care centres (refer to the guideline published by ECDA “Guide on Setting up a Child Care Centre” on ECDA’s website at http://www.childcarelink.gov.sg/ccls/uploads/CCC_Guide.pdf).

4.2.3 The successful tenderer shall inform ECDA when the Certificate of Statutory Completion (CSC) for the development is obtained and notify ECDA when the MCST is formed. The Successful Tenderer/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 Tenderer/MCST may approach ECDA for assistance in identifying an appropriate child care operator.

4.2.4 The CCC space shall not be strata subdivided and shall form part of the common property of the development.

4.2.5 After the initial 10 year period of operation, the MCST may convert the CCC space to other community-based uses, such as an elder care centre, subject to approval of ECDA, URA and the relevant agencies. In the event ECDA, URA and the relevant agencies deem that the CCC space is no longer suitable or required for other community uses, the space can be:

(a) Converted fully for communal social space use, such as a gym, function room, etc., as part of 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 retained for communal social space use.

4.2.6 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 development is to be designed to 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.

4.2.7 The development is to be designed to include a dedicated pick-up / drop-off area for the CCC space and all pick-up and drop-off activities for the CCC are to be contained within the development and shall not spill out onto the surrounding public road network. Appropriate security and amenity measures are to be provided as part of the overall design of proposed development to safeguard the residents’ privacy and living environment.

4.2.8 Car parking spaces equivalent to 10% of the maximum enrolment capacity of the CCC facility are to be provided in addition to the car
parking spaces for the development required under the prevailing Parking Places (Provision of Parking Places and Parking Spaces) Rules or any statutory modification and re-enactment thereto.

4.2.9 The car parking spaces serving the CCC space shall be located as close as possible to the CCC to minimise the walking distance between the two areas.

Inform Home Buyer of the CCC Facility

4.2.10 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 provision of a CCC within the development. The options and agreements for the sale of the residential units shall state that a minimum gross floor area of 500m² comprised in the common property of the development shall be for use only as a CCC.

Visual Control Requirements

4.2.11 The Land Parcel is affected by visual control requirement as shown in the Visual Control Plan. The views from windows, corridors, staircases, or any openings, or any surveillance cameras, devices or equipment (e.g., CCTVs) on the Land Parcel exceeding the height of 30m – 35m AMSL 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.

4.2.12 The successful tenderer shall liaise directly with Defence Science and Technology Agency (DSTA) and obtain the clearance from DSTA for the relevant visual screening measures at the detailed building design stage.
Vehicular Access

4.2.13 Vehicular access to the Land Parcel shall be taken from the newly constructed Canberra Drive. The access shall be located at least 50m from the signalised pedestrian crossing; as shown indicatively on the Control Plan.

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

4.2.15 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.

4.2.16 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

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

Location of Bin Centre

4.2.18 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.

4.2.19 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 and south-western boundary site boundary.

4.2.20 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.

4.2.21 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

4.2.22 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.

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

4.2.24 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

4.2.25 The successful tenderer is only allowed to construct porous fencing or use transparent materials at the western and northern boundary abutting the 15m setback and proposed pedestrian walkway.

PART V

5.0 OTHER REQUIRED WORKS

5.1 Construction of proposed 1.8 m wide footpath

5.1.1 The successful tenderer shall at his own cost and expense, design and construct the proposed 1.8m wide footpath (complete with lightings) abutting the southern boundary from the existing footpath near Jalan Hikayat up to Canberra Drive; as shown indicatively on the Control Plan.

5.1.2 The construction of the proposed footpath shall be completed and open for use before the issuance of Temporary Occupation Permit (TOP) for the residential development. The proposed footpath is to be excluded from the construction area so that it can be publicly accessible while the residential development is under construction.

5.1.3 The completed footpath is to be maintained at the expense of the successful tenderer and to the satisfaction of NParks during the maintenance period (MEP) and until such time when they are handed over to the State for ownership and maintenance.

5.1.4 The detailed design and construction of the proposed footpath is to comply with the requirements of the Authority, LTA, NParks and the other relevant Competent Authorities.
5.1.5 The successful tenderer is required to obtain a TOL from SLA for the area required for construction of the proposed footpath. The TOL area shall not be used for other purpose and is to be kept free of obstruction at all times. The successful tenderer shall allow public agencies, including contractors, agents, employees and owners/occupiers of adjacent developments, access and use of the said TOL area at all times if required, without any charge, payment, hindrance, obstruction or restriction whatsoever.

5.2 Relocation of public lamp posts at southern boundary

5.2.1 Part of the public footpath and lamp posts along the Open Space near Jalan Shaer (see lamp posts encroachment survey plan attached) have encroached onto the land parcel. The successful tenderer is required to work with NParks to relocate the affected lamp posts to the nearest available space outside the sale site and along the footpath.

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 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

6.1.3 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 A) setting out the public communication plan for the proposed development for the Authority’s information.

6.1.4 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, including the adoption of prefabricated prefinished volumetric construction methods, construction of the 1.8m wide footpath abutting the southern boundary, the relocation of public lamp posts within the southern boundary,
any road improvement works and reconstruction of existing drain to be carried out 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 Urban Redevelopment Authority (URA) and the Ministry of Manpower (MOM).

6.1.5 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) verifying that the requirements set out in Condition 6.1.4 have been complied with. Upon confirming that the declaration provided by the successful tenderer is in order, the Authority will give written consent to the successful tenderer to proceed with the submission of an application to the Competent Authority under the Planning Act (Cap. 232) for Written Permission (“development application”) for the proposed development on the Land Parcel. The successful tenderer shall not submit any development application for the proposed development on the Land Parcel without the prior written consent of the Authority as mentioned above.

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.

Stage 2: Prior to resubmission of application subsequent to the grant of Provisional Permission

6.1.7 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. 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, URA and MOM.

6.1.8 After the distribution of flyers, the successful tenderer shall submit to the Authority a duly completed Form C (as shown in Annex C) verifying that the requirements set out in Condition 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 to the successful tenderer to proceed with the resubmission of the application subsequent to the Provisional Permission granted by the Competent Authority under the Planning Act (Cap. 232), which shall be made no earlier than 3 weeks from the date the flyers are distributed. The successful tenderer shall not re-submit any application for the proposed development on the Land Parcel without the prior written consent of the Authority as mentioned above.

6.1.9 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 D), which is a final collation of the feedback received on the proposed development, if any. The developer is also to explain how the development proposal seeks to sensitively address the concerns raised by the local community, if any.

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).

Approval of flyers prior to distribution

6.1.11 The successful tenderer is required to submit a copy of the flyers mentioned in Conditions 6.1.4 and 6.1.7 to the Authority before the distribution of the said flyers to the local community for the Authority’s approval.

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 Clause 10.2.1 of the “Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees”.

6.2.2 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.

6.3 CONQUAS Assessment of Construction Quality

6.3.1 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).

6.3.2 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.

6.4 Potential Disamenities Caused by Wild and Stray Animals

6.4.1 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 AVA 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.

6.4.2 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 AVA. The successful tenderer is to surrender to AVA immediately at 75 Pasir Panjang Road Singapore 118507 animals that are in his possession.
## FORM A
### PUBLIC COMMUNICATIONS PLAN

<table>
<thead>
<tr>
<th>Details of Developer</th>
<th>To</th>
<th>INSTRUCTION:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name:</td>
<td></td>
<td>This form is to be duly</td>
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<tr>
<td>Address:</td>
<td></td>
<td>completed and submitted</td>
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<tr>
<td>Tel no:</td>
<td></td>
<td>to the Authority within 2</td>
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<td>Email:</td>
<td></td>
<td>months from the date of</td>
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<td></td>
<td></td>
<td>the award of tender.</td>
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<tr>
<th>Parcel Reference Number:</th>
<th>Proposed Development:</th>
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</table>

<table>
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<tr>
<th>Lot/Parcel Reference:</th>
<th>TS/MK:</th>
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</table>

### Key milestones
(Refer to Condition 6.1 of the Technical Conditions of Tender)

<table>
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<tr>
<th></th>
<th>Proposed date of commencement*</th>
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</thead>
<tbody>
<tr>
<td>1.</td>
<td>Distribution of flyers containing brief project information and contact details of parties specified (Condition 6.1.4)</td>
</tr>
<tr>
<td>2.</td>
<td>Submission of Form B (Condition 6.1.5)</td>
</tr>
<tr>
<td>3.</td>
<td>First submission of development proposal (Condition 6.1.5)</td>
</tr>
<tr>
<td>4.</td>
<td>Erection of hoarding and site clearance (Condition 6.1.6)</td>
</tr>
<tr>
<td>5.</td>
<td>Obtain grant of Provisional Permission (Condition 6.1.7)</td>
</tr>
<tr>
<td>6.</td>
<td>Distribution of flyers containing detailed project information (Condition 6.1.7)</td>
</tr>
<tr>
<td>7.</td>
<td>Submission of Form C (Condition 6.1.8)</td>
</tr>
<tr>
<td>8.</td>
<td>Submission of Form D (Condition 6.1.9)</td>
</tr>
<tr>
<td>9.</td>
<td>Construction schedule</td>
</tr>
<tr>
<td>a)</td>
<td>Piling</td>
</tr>
<tr>
<td>b)</td>
<td>Sub-structure</td>
</tr>
<tr>
<td>c)</td>
<td>Superstructure</td>
</tr>
<tr>
<td>d)</td>
<td>M&amp;E works</td>
</tr>
<tr>
<td>e)</td>
<td>Finishes</td>
</tr>
</tbody>
</table>

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.

<table>
<thead>
<tr>
<th>Details of Developer</th>
<th>To:</th>
</tr>
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<tbody>
<tr>
<td>Company Name:</td>
<td>Group Director</td>
</tr>
<tr>
<td>Address:</td>
<td>Land Sales &amp; Administration</td>
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<tr>
<td>Tel no:</td>
<td>Urban Redevelopment Authority</td>
</tr>
<tr>
<td>Email:</td>
<td>45 Maxwell Road</td>
</tr>
<tr>
<td></td>
<td>The URA Centre</td>
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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 6.1.4 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 6.1.2 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 of 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 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)

* 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.
**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.

<table>
<thead>
<tr>
<th>Details of Developer</th>
<th>To:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Company Name:</td>
<td>Group Director</td>
</tr>
<tr>
<td>Address:</td>
<td>Development Control</td>
</tr>
<tr>
<td>Tel no:</td>
<td>Urban Redevelopment Authority</td>
</tr>
<tr>
<td>Email:</td>
<td>45 Maxwell Road</td>
</tr>
<tr>
<td></td>
<td>The URA Centre</td>
</tr>
<tr>
<td></td>
<td>Singapore 069118</td>
</tr>
</tbody>
</table>

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**:

<table>
<thead>
<tr>
<th>Feedback Received from Local Community</th>
<th>Proposed Measures to Address the Feedback</th>
</tr>
</thead>
<tbody>
<tr>
<td>1)</td>
<td>1)</td>
</tr>
<tr>
<td>2)</td>
<td>2)</td>
</tr>
<tr>
<td>3)</td>
<td>3)</td>
</tr>
<tr>
<td>4)</td>
<td>4)</td>
</tr>
</tbody>
</table>

* 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.