

**SALE OF LAND PARCEL
FOR RESIDENTIAL DEVELOPMENT WITH COMMERCIAL AT 1ST STOREY
AT MEDIA CIRCLE (PARCEL B)
TECHNICAL CONDITIONS OF TENDER**

	CONTENTS	PAGE
PART I	GENERAL	2
PART II	PLANNING CONCEPT	3 – 4
PART III	SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS	5 – 6
PART IV	PLANNING AND URBAN DESIGN REQUIREMENTS	7 – 12
PART V	OTHER REQUIRED WORKS	13
PART VI	OTHER REQUIREMENTS	14
	ANNEX A	15 – 28
	ANNEX A-1	29

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 Media Circle (Parcel B) (“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 shall 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 shall be read in conjunction with the Control Plans provided in the eDeveloper’s Packet.

PART II

2.0 PLANNING CONCEPT

2.1 Site Context

2.1.1 one-north is a precinct in the Queenstown Planning Area master planned by the JTC Corporation (JTC) and has grown to become an icon of Singapore's knowledge economy, where talents gravitate towards, and ideas thrive. The estate focuses on knowledge-intensive activities in critical growth sectors such as the biomedical, info-communications and media industries, supported by capabilities in science and engineering. As a prominent research hub and a business centre of choice for over 400 leading companies and 800 start-ups with 50,000 knowledge workers employed, one-north has attracted upwards of \$8 billion worth of investments.

2.1.2 The Land Parcel, bounded by Portsdown Avenue is located within one-north's Mediapolis precinct, which is a hub for predominantly info-communications and media companies, and is supported by a robust information technology infrastructure. It is within walking distance to other key precincts in one-north, such as Wessex, Ayer Rajah and Fusionopolis.

2.1.3 The Land Parcel is well connected to major arterial roads and expressways, such as Commonwealth Avenue and Ayer Rajah Expressway, and within easy reach to recreational facilities such as one-north Park and the Rail Corridor.

2.2 Vision

Work-Live-Play-Learn

2.2.1 one-north is envisaged as a mixed-use work-live-play-learn district, which is car-lite. It features industry-centric developments with residential developments, educational institutions and lifestyle offerings to provide a vibrant environment for innovative minds to congregate, collaborate, and create. It is adjacent to several important research and academic institutions, including the National University of Singapore (NUS), Singapore Science Parks and the National University Hospital (NUH).

2.2.2 "Live" is a key component of the one-north work-live-play-learn vision where different housing typologies offer a variety of good quality housing choices, whilst injecting vibrancy into the estate. The launch of the Land Parcel aims to bring homes closer to workplaces and education institutions within one-north.

A Well-Designed Development

2.2.3 The design of the proposed development should be well-integrated with the surrounding developments. There should also be visual porosity such that the development does not create a wall-like effect when viewed from surrounding developments and public areas. In addition, a public plaza should be included to

activate and create a vibrant community space. Lush greenery via landscaping and sky gardens/terraces should be incorporated to provide shade, enhance the overall sense of greenery in the area, as well as contribute to the attractiveness of the living environment.

- 2.2.4 To promote the use of public transport and reduce reliance on car usage, a cycling path and covered walkways/linkways are planned to improve first and last-mile connectivity between the Land Parcel and the one-north MRT station, and also to connect residents to other precincts within one-north and beyond.

PART III

3.0 SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS

- 3.1 A summary of the planning and urban design requirements is set out in Table 1. The detailed planning and urban design requirements are set out in Part IV.

Table 1 – Summary of Planning & Urban Design Requirements for the Land Parcel

PARAMETERS	PROVISIONS / REQUIREMENTS
Site Area	10,027.2 m ²
Land use/ Zoning	Residential with Commercial at 1 st Storey
Type of Proposed Housing Development	<p>The proposed residential development shall be for:</p> <ul style="list-style-type: none">a. Flats; orb. A combination of Flats and Serviced Apartments. <p>Condominiums and strata landed houses will not be allowed.</p>
Permissible Gross Floor Area (GFA)	<p>Maximum GFA: 43,117 m²</p> <p>Minimum GFA: 38,806 m²</p> <p>Residential use with a maximum GFA of 400m² for commercial use at the 1st storey (including outdoor refreshment areas (ORAs)).</p> <p>The details are set out in Part IV (Condition 4.2).</p>
Strata Subdivision	<p>Any proposed areas not related to Residential use, including but not limited to the public spaces within the proposed development such as the covered walkways and any proposed commercial GFA, shall form part of the common property for the whole of the development.</p> <p>The details are set out in Part IV (Condition 4.3).</p>
Building Height ⁽¹⁾ (maximum)	<p>The building blocks shall not exceed the range of stipulated roof vertices (including parapet wall) as follows:</p> <ul style="list-style-type: none">a. Residential Block fronting Portsdown Avenue: Max. 140m SHD,b. Residential Block fronting Proposed New Road: Max. 129m SHD, andc. Podium Block: Maximum 20m SHD <p>The details are set out in the Building Height Plan.</p>

Building Setback	Comply with Development Control Guidelines
Vehicular Parking Provision	To comply with LTA's requirements for car, motorcycle and bicycle parking provisions as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

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

PART IV

4.0 PLANNING AND URBAN DESIGN REQUIREMENTS

4.1 General Guidelines

- 4.1.1 The Planning and Urban Design Requirements as set out in Part IV are to be read in conjunction with the Control Plans and the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees provided in the eDeveloper's Packet.

Development Control

- 4.1.2 The Successful Tenderer shall comply with the Development Control (DC) Guidelines issued or may be issued by the Competent Authority under the Planning Act 1998, unless otherwise stated in the Technical Conditions of Tender.
- 4.1.3 Where applicable, the Successful Tenderer's Qualified Person shall submit a Development Statement of Intent (DSI), together with their development proposal, to the Competent Authority under the Planning Act 1998 at the formal submission stage in compliance with prevailing guidelines and circulars issued by the Competent Authority.
- 4.1.4 The detailed design and architectural treatment of the proposed development e.g. form, massing, pedestrian connectivity, landscaping, etc. will be evaluated in detail by the Competent Authority at the Development Control stage. Relevant plans, sections, elevations, renderings, digital 3D model(s), etc. shall be submitted for evaluation and approval.

Access into State Land

- 4.1.5 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.

Existing Underground Structures

- 4.1.6 The Successful Tenderer shall be responsible, at his own cost and expense, to carry out his own site investigation to verify whether there is any sub-structure or other obstructions e.g. footings, piles, tree roots, etc. in the ground of the Land Parcel, and ascertain their impact on the proposed development, including the removal of such sub-structure or obstructions, if necessary. The Successful Tenderer shall be deemed to have notice of any sub-structure or other obstructions in the ground of the Land Parcel and shall not raise any objection or

requisition whatsoever in respect of any such sub-structure or other obstructions.

Deviations from Planning Requirements

- 4.1.7 The Planning and Urban Design 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 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 to allow any alternative proposal to be adopted.

4.2 Land Use and Quantum

- 4.2.1 The Land Parcel is to be developed for a residential development with commercial uses at the 1st storey. The maximum permissible Gross Floor Area (GFA) for the proposed development is 43,117 m² and the total GFA to be built is not less than 38,806 m².
- 4.2.2 A maximum of 400 m² of the total GFA of the development may be developed for commercial uses at the 1st storey, limited to:
- a. Shop and / or Restaurant (including Outdoor Refreshment Area (ORA) if provided);
 - b. Commercial Gymnasium and Fitness Centre; and
 - c. Any other complementary commercial uses as approved by URA and JTC.
- 4.2.3 Office, commercial school as well as commercial uses that may result in disamenity to residents of the development and surrounding developments, such as bar/pub, karaoke lounges, night clubs, health centre (e.g. massage parlours), amusement centre and any live entertainment uses are not allowed within the development. Any additional GFA, over and above the maximum permissible GFA specified for the development and accrued from incentive GFA schemes will be subject to the prevailing Development Control Guidelines and the approval of the Competent Authority under the Planning Act. This additional GFA may be subject to the payment of Land Betterment Charge, if applicable.
- 4.2.4 All proposed commercial uses and community facilities within the development including activity generating uses (AGUs) will be subject to evaluation and approval of the Authority, JTC and Land Transport Authority (LTA), based on the development proposal submitted to JTC for review prior to the Development Application stage and to LTA at the Development Application stage.

- 4.2.5 All tenderers are advised to carry out their own simulation studies to ascertain the achievable GFA for the proposed development, including bonus GFA under the prevailing Development Control Guidelines, if the proposed development is eligible for it. Such simulation studies should consider all relevant considerations including the building height controls and existing ground conditions of the Land Parcel as well as the possible need to provide basements.

4.3 Strata Sub-Division

- 4.3.1 The flats shall be strata subdivided and a Management Committee representing the interests of the residential strata owners shall be formed.
- 4.3.2 Any proposed areas not related to Residential use, including the Commercial spaces, shall form part of the common property for the whole of the development.
- 4.3.3 The share value applicable to each strata lot is subject to the approval of the Commissioner of Buildings under the Building Maintenance and Strata Management Act.
- 4.3.4 The overall design of the building should take into consideration the maintenance accesses required by the respective owners, arising from the strata sub-division.

4.4 JTC's Urban Design Requirements

- 4.4.1 The design of the proposed development shall be in line with the concepts and design intentions of the overall vision of one-north and complement surrounding developments in the Mediapolis precinct. The Urban Design Requirements as set out below are to be read in conjunction with Annex A, and also reflected in Control Plans 1 and 2, Building Setback Plan, Building Height Plan, Section A-A, Section B-B and Section C-C Plans.
- 4.4.2 The detailed proposals for the development shall be subject to evaluation and approvals by JTC and relevant Authorities at the formal submission stage.

4.5 Vehicular and Servicing Access

Vehicular Ingress/ Egress

- 4.5.1 All vehicular and service access to the development shall be taken along the northern side of the Land Parcel, from the new cul-de-sac road which extends from Media Circle, as shown indicatively in Control Plan 1, and shall not disrupt the continuity of the pedestrian walkway. The Successful Tenderer is required to comply with the access requirements as set out in Clauses 7.2.1 to 7.2.5 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.
- 4.5.2 The exact location, number and detailed proposal for the access point and traffic layout arrangement are subject to the requirements and approval of the LTA and other Relevant Competent Authorities.

Service Areas

- 4.5.3 Sufficient service areas, including the refuse bin centre, loading/unloading bays, holding bays, guard house, etc., are to be included and integrated within the development to meet the needs of the proposed uses.
- 4.5.4 All service areas shall be fully integrated and visually concealed within the development, such as at semi-basement/basement levels, to prevent visual disamenity and nuisance to users of the surrounding developments.
- 4.5.5 The Successful Tenderer shall ensure that access to these service areas is taken from the designated vehicular access point within the development. The entrance to these service areas shall face inwards and within the development. 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.
- 4.5.6 Other service areas and standalone structures, such as the PUB bulk meter and ventilation shafts to the basement levels, shall be fully integrated within the buildings and/or shall be visually well-screened with landscape and/or architecture treatment.
- 4.5.7 Air-conditioning ledges for the individual dwelling units, if provided, are to be fully integrated within the overall envelope of the buildings and are to be visually well-screened.
- 4.5.8 Lush planting and/or screening shall be provided to screen the bin centre and service areas from view of the users of the surrounding public roads and pedestrian walkways.

4.6 Car, Motorcycle and Bicycle Parking Provision

Car Lite District

- 4.6.1 To support one-north's vision as a car-lite district, the development shall be designed to promote good walkability and cycling, and the use of sustainable modes of transportation to reduce the overall reliance on private cars. This complements the provision of a comprehensive 24/7 publicly accessible pedestrian network across one-north.

Car and Motorcycle Parking

- 4.6.2 In line with this intention, developments within the precinct are to be planned with reduced car parking provision based on Zone 4 Parking Provision. Zone 4 car parking provision for one-north refers to adopting 1 Lot per 2.5 DUs for the residential component and 1 Lot per 160sqm for the commercial component in this case. The car parking provision for the allowable Commercial quantum, and a minimum of 5 car parking lots from the parking provision of the allowable Residential quantum shall be open for public use to meet the potential car parking demand of the amenity nodes in the vicinity of the development. These car park

lots shall be designed and located exclusively for public use.

4.6.3 The Successful Tenderer shall comply with LTA's requirements for car, motorcycle and bicycle parking provisions as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, and shall be subject to the evaluation and approval of the Authority and other relevant Competent Authorities.

4.6.4 The car and motorcycle parking spaces shall be fully integrated within the overall building massing and shall be visually screened with architecture and landscape treatments as part of the overall building design concept. The car and motorcycle parking spaces shall not be directly fronting onto, or visible from the public roads, covered walkways/ linkways, Public Plazas and Landscape Zones.

Bicycle Parking

4.6.5 The Successful Tenderer is required to comply with LTA's bicycle parking requirement under the Parking Places (Provision of Parking Places and Parking Lots) Rules 2018, and LTA's requirements for bicycle parking provisions as set out in the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees. 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.

4.6.6 The bicycle parking lots shall be integrated with the overall building form and accessible from the publicly accessible space and cycling path. The bicycle parking lots are to be located, clearly indicated and clustered at prominent, convenient, and accessible location(s) within the development.

4.7 Building Height

4.7.1 All construction equipment and temporary structures, such as cranes, piling rigs, etc. as well as permanent structures, such as water tanks, mechanical and electrical (M&E) equipment, lift motor rooms, TV antennae, etc., are subject to a maximum allowable technical height control of 160m SHD, and are to comply with the requirements of the relevant Competent Authorities. Republic of Singapore Air Force's (RSAF) clearance shall be sought for the use of construction equipment and temporary structures above 120m SHD, via email to: height_control@defence.gov.sg.

4.7.2 The development is subject to detailed height controls as set out in the Building Height Plan.

4.7.3 The Successful Tenderer shall consult the Civil Aviation Authority of Singapore (CAAS) (caas_ansp_ols@caas.gov.sg) and the Defence Science & Technology Agency (DSTA) (landuse@dsta.gov.sg) via email prior to making the submission at Design Gateway in CORENET X, to obtain CAAS and DSTA's clearance for the total building height and site layout. In addition, DSTA's clearance is also required for the vehicular access point(s). The Successful Tenderer shall include

URA Development Control Group (ura_dcg_registry@ura.gov.sg) in the email consultations to CAAS and DSTA.

- 4.7.4 Prior to the Construction Gateway submission, the Successful Tenderer shall similarly consult CAAS and DSTA with the detailed development plans for clearance if required.
- 4.7.5 The Successful Tenderer shall obtain CAAS' and RSAF's prior written approval before mobilising and/or installing any construction machineries on the Land. An application to CAAS is to be submitted by the Successful Tenderer using the Crane Application Form available at URL: <http://www.caas.gov.sg/e-services-forms/e-services/application-for-obstacle-clearance>.
- 4.7.6 The Successful Tenderer shall submit a certified surveyor as-built plan to CAAS and DSTA prior to applying to the Building Control Authority (BCA) for the Temporary Occupation Permit or Certificate of Statutory Completion for the development on the Land.

PART V

5.0 OTHER REQUIRED WORKS

- 5.1 The Successful Tenderer is required, at his own cost and expense, to carry out the infrastructure works in accordance with the requirements of all relevant Competent Authorities and Public Utility Licensees. The Successful Tenderer shall ascertain the exact and detailed conditions and requirements of all relevant Competent Authorities and Public Utility Licensees in respect of the Development, and may refer to the details of such requirements set out in Clauses 3.2 and 7.2 of the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees and shown indicatively on Control Plan 2 and LTA's Information Plan for information.

Drainage Works

- 5.2 The Successful Tenderer shall, at his own cost and expense, provide earth slope, cut-off drain and adjust the sumps of the existing cut-off drain (if any) along its northern, western and eastern boundaries to mitigate the difference in platform levels, avoid erection of retaining wall and ensure a sufficient drainage system. These shall be handed over to SLA for maintenance upon completion.

PART VI

6.0 OTHER REQUIREMENTS

6.1 Site Works

- 6.1.1 Clearance from SLA, URA, LTA, NParks and the relevant Competent Authorities shall be obtained prior to the commencement of any construction works affecting the State Land. All State Land affected by the construction works associated with the proposed development on the Land Parcel shall be reinstated to the requirements and satisfaction of SLA, LTA, NParks and the relevant Competent Authorities upon completion of the works.
- 6.1.2 During the construction period, all construction works are to be hoarded up and visually screened at all times. Any inconvenience and disturbance to the adjacent developments shall be minimised and pedestrian access along all existing sidetables outside the site boundary shall be maintained at all times.

6.2 Productivity

- 6.2.1 The Successful Tenderer shall adopt suitable productive technologies to achieve at least the minimum level of Productivity Improvement for the proposed development on the Land Parcel as set out in Clause 10.3 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.
- 6.2.2 If the PPVC method of construction is adopted, 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 / land outside the Land Parcel will be granted on TOL basis for this purpose.

JTC's URBAN DESIGN GUIDELINES AND REQUIREMENTS

The proposed development within the Land Parcel shall comply with the urban design guidelines by JTC Corporation (JTC).

1.1 Uses at First Storey

- 1.1.1 Activity-generating uses (AGUs) such as Shops, Restaurants, Sports and Recreations (e.g. gymnasium and fitness centres, etc.) and other similar uses are required to be provided within the proposed development, such as on the first storey fronting the covered walkways along the Proposed New Road to contribute to the vibrancy at the street level:

2.1 Building Form & Massing

- 2.1.1 The building form and massing of the proposed development shall be designed to respond and relate sensitively to the urban characteristic of Mediapolis Precinct and Wessex Estate.
- 2.1.2 The overall form is to be well-articulated to maintain visual porosity through the site and towards one-north Park and Wessex Estate. Hence, the development shall not create a wall-like effect when viewed from all elevations. Consideration should also be given to the building typology and the placement of residential block(s) to ensure that it is of appropriate form and scale to provide a human-scale and street-based pedestrian-orientated experience.

Visual Porosity (View Corridors)

- 2.1.3 The Successful Tenderer shall safeguard a view corridor within the development, as shown on Building Setback Plan and Section B-B Plan, to enhance pedestrian experience, and to provide visual relief and porosity from the development towards one-north Park and Future Pedestrianised Portsdown Road.
- 2.1.4 The soffit of the Residential Block(s) shall be at 32m SHD as indicated in the Cross Sections A-A, B-B, and C-C to safeguard views from the land parcel towards existing and future developments in Mediapolis and vice versa. Residential amenities such as swimming pool, sports and recreation area, club house, children playground, etc. are strongly encouraged to be located within the area safeguarded for visual corridor and to keep the visibility from public views.

Building Massing and Envelope Control

- 2.1.5 There is no requirement on the number of building blocks the successful tenderer should develop with the Land Parcel. However, all block(s) shall not exceed the stipulated Building Envelope Control, maximum building height, view corridor as well as comply with the roofscape and screening guidelines. Building Envelope

Control is determined by building setbacks, building edge, visual porosity (view corridor), maximum building height and roofscape profile. Building block(s) shall not exceed the range of stipulated roof vertices (including parapet wall) as shown in the Building Height Plan.

Roofscape and Screening

- 2.1.6 The development is subject to specific roofscape controls to guide the development to be designed as terraced block(s) towards Infinite Studios as shown in the Section A-A, B-B, C-C Plans and Building Height Plan.
- 2.1.7 The building blocks shall not exceed the range of stipulated roof vertices (including parapet wall) as follows:
- Residential Block fronting Portsdown Avenue: Max. 140m SHD;
 - Residential Block fronting Proposed New Road: Max. 129m SHD; and
 - Podium Block: Maximum 20m SHD.

If the Residential Block is proposed to have more than 2 towers, the towers shall achieve terraced effect with a difference of more than 3 storeys between towers.

- 2.1.8 Given the prominent location in one-north, the roof areas of the development are to be considered as the “fifth” elevation and shall be designed to be well-integrated with the overall building form, massing and architectural elements. Extensive roof gardens and other residential activity zones shall be provided at the rooftop of all building Blocks. This is intended to respond sensitively to the lush greenery of Wessex as part of biophilic design.
- 2.1.9 The development is subject to specific roofscape controls to guide the development to be designed as terraced block(s) roof towards Infinite Studios as shown in the Building Height Plan and Section B-B. To ensure that the roof areas are well-designed and attractive when viewed from the surrounding developments, and for all service areas, M&E equipment, water tanks, etc., as well as air-condenser units and laundry drying facilities for the individual DUs to be fully integrated within the overall building envelope and visually well-screened from the top and all sides of the Development with architectural or landscape treatment. The performance requirements for the screening of the roof-top services are as follows:
- To be screened from the top with greenery and on all sides;
 - The elements shall not protrude beyond the roof parapet wall;
 - The spacing between louver elements where green trellis is not applicable, is to be equal to or less than their depth; and
 - The openings in perforated panels where green trellis is not applicable, 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.

The Successful Tenderer is free to propose alternative screening types as long as they meet the performance requirements of effective visual screening from street level and surrounding Development, subject to JTC's approval.

2.2 Building Setback / Edge

2.2.1 The development is subject to the following building envelope guidelines to create a well-defined urban streetscape as shown in Control Plan 1 and 2. These are to improve the living environment, allow more sunlight and air to buildings and public space, enhance privacy for residential tower block and create more attractive streetscapes with the following requirements:

- a. Podium Block (Refer to Control Plan 1)
 - i. Along the Proposed New Road the podium shall be built up to the site boundary.
 - ii. Along the boundary with the adjacent land parcel to the east, the podium shall minimally have a 21m setback.
 - iii. Along Portsdown Avenue, the podium shall be set back according to URA's Development Control requirements or minimally 15m inclusive of a 5m Green Buffer (minimum), whichever is greater.
 - iv. Along the northern and western boundary of the land parcel, the podium shall minimally have a 5m setback.
 - v. Corner articulation shall be provided at the podium corner fronting Portsdown Avenue to add visual appeal to the streetscape and provide a smooth transition between the two facades fronting Portsdown Avenue and the Proposed New Road.
- b. Residential Block (Refer to Building Setback Plan)
 - i. Along Portsdown Avenue, to follow URA Development Control (DC) building setback or minimally 15m whichever is greater.
 - ii. Along the Proposed New Road, there should be minimally 21m building setback from the common boundary with the adjacent land parcel to the east.
 - iii. The development is encouraged to achieve a minimum 50m setback from the northern and western boundary of the land parcel, with flexibility in the orientation of the residential blocks. Any deviation (or variation) from the 50m setback can be considered if the ST is able to demonstrate how it can still improve the living environment.
 - iv. An urban vista towards one-north park and surrounding developments shall be provided to create openness and visual relief extending towards the north-west corner of the Land Parcel. At the termination of this urban vista, facade articulation shall be provided to create visual interest and enhance the overall urban appeal of the precinct.
 - v. Corner articulation shall be provided at the building corner fronting Portsdown Avenue to add visual appeal to the streetscape and a smooth transition between the two facades along Portsdown Avenue and the Proposed New Road.

- vi. The remaining frontages shall be designed as a "biophilic edge", with more organic/freeform building blocks and green treatment of the facade utilizing green planters and balconies.

3.1 Biophilic Building Design

Biophilic Design

- 3.1.1 The Successful Tenderer shall adopt a biophilic design approach for the building design to improve liveability, comfort, and well-being, enhance quality of living through provision of lush greenery, naturalistic landscape design and create a sense of place.
- 3.1.2 The Successful Tenderer shall showcase creative and innovative design solutions for the overall building architectural design and landscape such as building forms and expressions, façade articulations and building materials, balconies, sky terraces, vertical greenery, roof gardens etc.

Building Façade Treatment

- 3.1.3 The façades of the proposed development fronting the Proposed New Road and Portsdown Avenue shall be treated as main building elevations.
- 3.1.4 Façade design shall adopt optimum passive design strategies including optimising building form and massing, façade design and choice of façade materials and colours. These ensure the façade design is sustainable with optimal thermal performance to minimise heat gain and maximise day light to reduce the dependence on artificial lighting and cooling energy.
- 3.1.5 The building façades are to be well-articulated with a good proportion of solid (walls) and voids (fenestration) areas to respond appropriately to the tropical climate, i.e. recesses, ledges, sun-shading devices, etc. Exposed full-height glass windows and full height curtain walls are not allowed. Curtain wall treatments for parts of the building facades can be considered, subject to the inclusion of architectural elements / treatments to provide adequate shading, visually reduce the overall building mass and create visual interest
- 3.1.6 The building façades shall be aesthetically presentable, easily maintainable and utilise a combination of different materials (e.g. concrete, brick, steel, glass, greenery, cross laminated timber etc.) to blend in harmoniously with the surrounding developments. The use of naturalistic materials (e.g. retaining the inherent natural look, colours and texture instead of additional cosmetic treatments to the materials) is strongly encouraged.
- 3.1.7 All services areas, including the refuse bin centre, mechanical and electrical plant, air conditioning edges, service balconies, ventilation shafts, etc., are to be

located away from public spaces within the development. They are to be designed to be fully integrated within the building envelope and to be visually well-screened.

4.1 Boundary Perimeter Treatment and Public Space

Boundary Perimeter Treatment

- 4.1.1 one-north is envisioned to be a fenceless estate with a high degree of visual and physical porosity intended within the public realm of each development. The use of fences or boundary walls fronting the public realm, at all sides of the development e.g. the public covered walkway and linkway, public plaza, landscape zones, shall not be allowed.
- 4.1.2 If private access is required, alternative methods of access controls well integrated with the landscape or architecture treatment with high visual porosity shall be proposed by the successful tenderer. These would include treatments such as planting, landscape berms and terraces, landscape decks, glass railings and security-controlled lift lobbies.
- 4.1.3 If dwelling units are proposed on the ground level, the Successful Tenderer is strongly encouraged to conceal with architectural treatment for the area between the dwelling unit and the public covered walkway or provide additional landscape, to minimize potential disamenities and protect privacy of future residents.

5.1 Pedestrian Network & Public Realm

Public Plaza

- 5.1.1 The Public Plaza as shown on the Control Plan 1 shall be developed as a key activity node to capture pedestrian footfall from within and across Mediapolis and Wessex Estate and to contribute to the network of existing and future activity node in Mediapolis.
- 5.1.2 The Public Plaza shall be connected to the pedestrian network within and around the proposed development on the Land Parcel. The Public Plaza shall creatively and seamlessly integrate the surrounding topography, landscape, pedestrian walkways, covered walkways linkways, footpath, Landscape Zone, and publicly accessible spaces.
- 5.1.3 Lush landscape, street furniture, signages, and adequate lighting shall be provided for the Public Plaza. Blank walls i.e. escape stairs, service exits, etc, facing the Public Plaza shall not be allowed. The Successful Tenderer and future Management Corporation Strata Title (MCST) shall be responsible for maintaining the landscape, street furniture, signages, lighting, and landscape within the Public Plaza.

- 5.1.4 The treatment of Public Plaza shall enhance the existing natural topography and the lush green character of the surrounding areas. A ratio of 50% landscape area and 50% of well shaded hardscape area shall be created for public activities within the Public Plaza.

Covered Walkways/ Linkways

- 5.1.5 The proposed development is envisioned to provide seamless connectivity to adjacent developments. The at-grade pedestrian network within the proposed development is to be direct and legible with minimum 3.6m width to provide a comfortable street-based walking experience.
- 5.1.6 3.6m wide covered walkways/linkways are to be provided and integrated within the building massing and/or Public Plaza at the first storey of the development as part of the proposed development. The façade treatment of the building frontage along the covered walkways / linkways shall be visually porous to enhance the pedestrian experience and the overall image of the development. Blank walls shall not be allowed along the covered walkways/linkways and Public Plaza.
- 5.1.7 The covered walkways/linkways within the development shall be built and maintained by the Successful Tenderer and kept free, unobstructed, and accessible for public use at all times.
- 5.1.8 The covered walkways and linkways shall provide effective weather protection, particularly for wind-driven rain. The shelters of the covered walkways and linkways shall be designed with lightweight structure and materials and/or green roof to minimize any visual obstruction to the surrounding developments.
- 5.1.9 The pedestrian sheltered connectivity (covered walkways and/or linkways) shall be provided according to the following requirements, as shown in Control Plan 1, Sections A-A, B-B and C-C:
- a. Along the perimeter of the development fronting the Proposed New Road, Portsdown Avenue and Public Plaza, the covered walkways and linkways shall have a minimum width of 3.6m (3m clear), with a minimum clear height of 3.6m.
 - b. From the main covered walkways and linkways, covered linkway extensions shall be built up to the development common boundary line with the surrounding land parcels as well as the boundary along Portsdown Avenue as indicated on the Control Plan 1.
 - c. At vehicular access point to the development, a high covered linkway shall have a minimum clear width of 6.0m, with a minimum clear height of 5.4m.

- 5.1.10 The Successful Tenderer shall activate the frontage along the covered walkways/ linkways with public activities and communal spaces such as lobby, gym, club house, recreation and sports area, playground, retail, etc.
- 5.1.11 The design of the proposed covered walkways/ linkways shall comply with the prevailing requirements of all relevant authorities. The prevailing Development Control Guidelines regarding the exemption of GFA for covered walkways at the 1st storey from GFA computation will apply.

6.1 Platform Level

- 6.1.1 The minimum platform level for the development shall comply with the requirements of the Relevant Competent Authorities.
- 6.1.2 The development's access point, Public Plaza, Landscape Zone and other publicly accessible spaces such as lobby, visitor lounge, playground, theme gardens, retails and F&B shall seamlessly match and be integrated with the respective levels of the covered walkways and linkways as well as pedestrian walkways along the Proposed New Road and Portsdown Avenue as indicatively shown in the Control Plan 1.
- 6.1.3 The covered walkways/linkways and pedestrian footpath within the development shall be designed to sensitively relate to and interface seamlessly with the platform levels of the adjacent pedestrian walkway of the roadside tables along Proposed New Road and Portsdown Avenue. They shall be maintained at a consistent platform level as far as possible, to achieve seamless integration and barrier-free access. Where steps are required to mitigate any level differences, appropriate barrier-free measures such as ramps shall be provided to comply with the relevant codes on barrier-free access.
- 6.1.4 Areas between the outdoor and indoor public space of the development (if any) shall be designed seamlessly to promote connectivity and public activities. Within these areas, all platform levels of public and semi-public spaces shall match with the adjacent levels of Public Plaza, and pedestrian walkways and linkways.

7.1 Retaining Walls

- 7.1.1 Exposed retaining walls that are visible from all public areas, i.e. pedestrian walkways, covered walkways/linkways, Public Plaza, and Landscape Zone, etc., shall not be allowed within the development.
- 7.1.2 All proposed cut-and-fill (if any) shall be subject to JTC's approval and the Competent Authority at the Development Control stage. The Successful Tenderer shall verify the existing platform levels on site, and shall consult all relevant Competent Authorities on the technical requirements of the proposed platform levels.

8.1 Landscape Zones, Tree Conservation / Tree Replacement and LUSH

- 8.1.1 one-north is envisaged as a sustainable estate with quality lush greenery. The landscape shall be designed to be well responded as an extension and enhancement of the existing landscape of Mediapolis streetscape into the development. Balconies, roof terraces and roof gardens shall be provided with lushly landscaped, and vertical greenery within the proposed development. These areas shall be integrated as part of the overall form and architectural treatment of the building.
- 8.1.2 Lush, naturalistic (non-manicured) landscape design with native plant and tree palette shall be provided within the Landscape Zone. The Landscape Zones should be fenceless and remain publicly accessible. Environmentally responsive treatments such as grass pavers or natural stones shall be used extensively within the Landscape Zone for any proposed hardscape treatments such as FEA. Should raised soil retaining boxes be used, these shall provide planting medium with a minimum depth of 1.5m and shall be designed with integrated street furniture. Adequate lightings shall be provided for the Landscape Zones.
- 8.1.3 The Successful Tenderer for the development shall be responsible for maintaining the landscape, street furniture and lightings within the Landscape Zone.

Tree Conservation

- 8.1.4 The proposed development is located within NParks' Tree Conservation Area. Any tree felling proposals will be reviewed by JTC and subject to NParks' approvals. There are a few existing trees within the Land Parcel, with the majority likely to be affected by the development.
- 8.1.5 The Successful Tenderer shall seek NParks approval for any tree felling proposal and replace every tree (with more than 1.0m girth) felled within the Land Parcel. The tree replacement shall be a new native instant tree of similar character with a minimum clear trunk of 2.0m and overall height of 4.0m. If any of the tree replacement is not feasible within the Land Parcel, the Successful Tenderer shall plant these replacement tree (s) at other location(s) within the one-north estate as decided upon by JTC and NParks.

Landscape Replacement (LUSH 3.0)

- 8.1.6 The development is required to provide Landscape Replacement Areas (LRAs) equivalent in area to the site area of the Land Parcel. Within these Landscape Replacement Areas, a minimum of 35% of the area is to be used for softscape (permanent planting), and the remaining areas can be used for hardscape as outlined in the URA circulars on Guidelines for LRA under LUSH 2.0 and 3.0.

- 8.1.7 These landscaped areas can be in the form of sky terraces, roof gardens, as well as at-grade landscaping, subject to approval of the relevant Authorities. The landscaped areas are to be located such that they are visible from the surrounding public spaces (if any) at street level. Special consideration shall be given for the lush landscaped areas located at-grade such as the Landscape Zones and the Public Plazas which require sufficient shading for pedestrian comfort. The landscaping shall use indigenous plant species to reflect the tropical climate and should be well integrated with the overall layout and architectural design of the development.

Balconies, Sky Terraces and Roof Gardens

- 8.1.8 The Successful Tenderer shall provide well-landscaped communal spaces, such as sky terraces and roof gardens which are well integrated with the overall form and architectural treatment of the development. The same treatment is also strongly encouraged to be applied on the balconies. The proposed landscaping within these areas shall be provided with sufficient planting medium to achieve a lush landscape. The prevailing Development Control Guidelines on the GFA exemption of sky terraces and roof gardens will apply.

Planting Areas

- 8.1.9 The Successful Tenderer must also ensure that the development on the GLS Site complies with the requirements for planting area(s), including without limitation of the following:

(a) The planting areas must be free from any encroachment above ground, and/or any structures or services are to be recessed to at least 2-metre below ground level and are not to slope with gradients steeper than 1:2.5.

- 8.1.10 If there is any indication that the works at the GLS Site will affect the green verge(s) / planting area(s) in any way whatsoever, the Successful Tenderer must seek the Commissioner of Parks and Recreation's approval under the Parks and Trees Act, for the conduct of the works that will affect the green verge(s) / planting area(s).

9.1 Submission to JTC on Design Proposal

- 9.1.1 The Successful Tenderer is required to adopt the guidelines described in the Conditions 4.2 to 4.6 in the Technical Conditions of Tender and Conditions in Annex A and submit the development proposal to JTC for review and obtain JTC's approval for Urban Design Guidelines and Requirements compliance and waivers (if any) prior to the development control approvals from the Competent Authority under the Planning Act. The development proposal shall be submitted to JTC with the following contents:

a. Write-up of Overall Proposal and Design Concept

- b. Architecture Plans (floor plans, sections, elevations, 3D¹)
- c. Landscape Proposal
- d. Building Material Palette
- e. Summary of UDG compliance items and justification for waivers (if any)

10.1 one-north Estate Requirements

Estate Information Aggregation Requirements

- 10.1.1 If there are any carpark lots located within the Development that are available for public use, the lessee/ tenant/ successful tenderer, shall provide information on the availability of such carpark lots to the Corporation's estate Parking Guidance System ("PGS"). This system will display all information on the availability of carpark lots throughout the estate, unless such requirements shall be waived by the Corporation.
- a. The lessee/ tenant/ successful tenderer shall provide the information on the availability of carpark lots at all times electronically to the Corporation and/or the appointed contractor of the Corporation at no cost to the Corporation.
 - b. The lessee/ tenant/ successful tenderer shall bear all electrical costs for the connection between the estate PGS and the parking system located within the Development, while the installation costs will be borne by the Corporation and/or the Corporation's appointed contractor.
- 10.1.2 When requested by the Corporation, the lessee/ tenant/ successful tenderer, shall contribute content to the JTC corporate website, the one-north Gallery and/or any other estate information services, for the benefit of the one-north community. Such information includes, but is not limited to, tenant information, tenants' innovations, event calendar, retail deals, available shared facilities (e.g. auditoriums, meeting rooms) and associated images.
- a. The lessee/ tenant/ successful tenderer shall ensure that all tenants and sub-tenants within the Development actively contribute and update the information as and when necessary, and when required by the Corporation. The lessee/ tenant/ successful tenderer shall collate then information from its tenants and submit the information to the Corporation through the respective content management systems, and/or via email.

When requested by the Corporation, the lessee/ tenant/ successful tenderer to provide an updated list of all the tenant's details in the development. The details to be collated include, but are not limited to, the names, email addresses and designations of the Human Resource, Business Development and Marketing representatives of the tenants in the development.

¹ Softcopy of 3D massing model in level of detail 2 (LOD-2) format is required to be submitted. Acceptable file formats are SKP and FBX (preferred), 3DS, SHP, KMZ, MAX, DAE.

- 10.1.3 [For all developments except pure residential developments] When requested by the Corporation, the master lessee/ tenant shall also share the following information with the Corporation on a quarterly basis:
- a. Names of each lessee/ tenant within the Development;
 - b. Tenancy period of each lessee/ tenant within the Development;
 - c. General description of the business activities of each lessee/ tenant within the Development;
 - d. Number of workers working for each lessee/ tenant;
 - e. Number of Singaporean Citizens/ Permanent Residents working for each lessee/ tenant;
 - f. Number of Professionals, Managers, Executives and Technicians (“PMETs”) (corresponding to SSOC 2015 Groups 1, 2 and 3) working for each lessee/ tenant;
 - g. Total Net Lettable Area (“NLA”) taken by each lessee/ tenant; and
 - h. Occupancy of the Development by unit.

[For all residential developments only] When requested by the Corporation, the successful tenderer shall also share the following information with the Corporation on a yearly basis:

- a. Number of Singapore Citizen (SC)/Permanent Resident (PR) households;
- b. Number of foreign households;
- c. Number of SC/PR residents;
- d. Number of foreign residents; and
- e. Number of SC/PR residents who work or study in one-north

- 10.1.4 The lessee/ tenant/ successful tenderer shall devise and implement a publicity plan before TOP to raise awareness about the upcoming development among the one-north community and the general public, unless such requirements shall be waived by the Corporation. The publicity plan shall adopt a multipronged approach through physical and digital means. Physical publicity may include exhibitions of the upcoming development at public areas in one-north. Digital publicity shall include leveraging social media, microsites, mobile applications, etc. To support the publicity plan, the lessee/ tenant/ successful tenderer shall develop publicity content based on the development which shall include, but is not limited to, infographics, artist impressions, fly/walk through videos, AR/ 3D models of key features/areas, interactive floor plans, and virtual tours.

10.2 Green Requirements

- 10.2.1 The lessee/ tenant/ successful tenderer shall reduce car parking provision of the Development by 18% for non-residential usage and 50% for residential usage below the minimum standard stipulated by the Land Transport Authority (LTA)’s Car Parking Standards (CPS), and shall show evidence of this when requested by the Corporation, unless such requirements shall be waived by the Corporation.

- 10.2.2 The lessee/ tenant/ successful tenderer shall obtain the Green Mark Rating Platinum SLE and Maintainability Badge certification by the Building and Construction Authority (“BCA”) as declared by you for the Property (“GM Rating”) and when requested by the Corporation, furnish us with BCA's Letter of Award confirming the GM Rating, or such other documents as we may require, by the Completion Submission Date, unless such requirements shall be waived by the Corporation.
- 10.2.3 The lessee/ tenant/ successful tenderer (if total tenure of the lease/ tenancy is above 15 years) shall install Solar Photovoltaic Panels (“Solar Panels”) on the roof of the building if the building has an available contiguous roof area of at least 800sqm. Installation of Solar Panels on roof with an available contiguous area of less than 800sqm or on other parts of the Property, requires consultations and our consent, unless such requirements shall be waived by the Corporation.
- a. By the Completion Submission Date, the lessee/ tenant/ successful tenderer must submit to the Corporation either:
 - i. The as-built drawings of the Solar Panels installed;
 - ii. certification that the Solar Panels installed are in accordance with the Approved Plans; and
 - iii. all other details pertaining to Solar Panels provisions as requested by us.
 - b. The lessee/ tenant/ successful tenderer must maintain and ensure that the Solar Panels installed are consistent with the as-built drawings submitted to the Corporation and are fully and continuously operational throughout the Lease Term, and must notify and submit to us the revised as-built plans and such details as may be required by us in the event there are any additions or alterations to the Solar Panels.
 - c. The Solar Panels installed must be removed, unless the lessee/ tenant/ successful tenderer issues a letter for retention of the Solar Panels, at the end of the lease/ tenancy tenure, by expiry or otherwise (including termination of the Agreement for Lease of the Lease).
 - d. Certification under paragraph 2.4.2 can be furnished by either a Qualified Person or a Solar Vendor approved by us.

10.3 Infrastructure Requirement

- 10.3.1 When requested by the Corporation, the lessee/ tenant/ successful tenderer shall install CCTVs to oversee the perimeters of the Development. To refer to Video Surveillance System (VSS) Standards for Buildings for CCTV specifications (to refer to Appendix A for more details).
- 10.3.2 The lessee/ tenant/ successful tenderer shall cater additional space at prime locations for the installation of the one-north Pedestrian Signage, for wayfinding purposes within one-north, unless such requirements shall be waived by the Corporation. The locations shall be nodes or passages within the Development

that receive high footfall, which are publicly accessible and on the 1st floor near pedestrian thoroughfares. The locations shall also have close access to power and data points.

- a. The lessee/ tenant/ successful tenderer shall provide the Corporation and/or the Corporation's appointed contractor wayleave and all necessary access at no cost to the Corporation.
- b. The costs for electricity and any data connectivity required to operate the Pedestrian Signage shall be borne by the lessee/ tenant/ successful tenderer.

10.3.3 When requested for by the Corporation, the lessee/ tenant/ successful tenderer shall set aside sufficient space at locations with high footfall (e.g. outside lobbies, entrances and reception counters) for the Corporation to display one-north estate collaterals.

10.3.4 The lessee/ tenant/ successful tenderer shall commit to provide free, secure and high-bandwidth Wi-Fi for the tenants, workers and visitors in the area, unless such requirements shall be waived by the Corporation.

- a. The area of Wi-Fi coverage shall extend to all areas where the general public can access the Development, including the lobby, retail premises as well as pick-up and drop-off points. The coverage of the Wi-Fi shall be both within the Development and further include the area 15.0 m away from the building.
- b. The Wi-Fi standards shall minimally follow the Basic Tier service standards as stipulated by IMDA's Wireless@SG programme. For avoidance of doubt, at the point of attainment of Temporary Occupation Permit ("TOP") for the Development, the Wi-Fi service shall allow unlimited data connection, with a downlink access speed of at least 5 Mbps and uplink access speed of at least 2.5 Mbps.
- c. The lessee/ tenant/ successful tenderer shall commit to continually upgrade its Wi-Fi standards throughout the lease term to meet with the Basic Tier service standards as defined by IMDA's Wireless@SG programme, or prevailing market standards, whichever is higher.

10.4 Programming Requirement

10.4.1 Placemaking is a key component to ensuring the continued vibrancy and attractiveness of the one-north estate. As such, it is important and necessary for stakeholders within the one—north community to play a part in the programming of events for the entire community. From time to time, the Corporation will also plan and organise events within the one-north community. As and when requested by the Corporation, so as to join the Corporation in this creation of a more vibrant overall environment at one-north, the lessee/ tenant/ successful tenderer may be requested by the Corporation to organise at least 1 industry event and/or 1 social event for the one-north community each year, with effect from Year One after the Development's date of attainment of TOP. The

Corporation shall work jointly with the lessee/ tenant/ successful tenderer for such events.

- a. For industry events, the events must meet the following requirements:
 - i. The events must be open to and free for the one-north community;
 - ii. The events must be held within greater one-north ;
 - iii. The events must be planned for a minimum of 100 people for each event.
 - iv. The events shall include activities relevant to the industries in one-north (e.g. Sciences/ Startups/ Media/ IT), unless expressly agreed by the Corporation otherwise.
- b. For social events, the events must meet the following requirements:
 - i. The events must be open to and free for the one-north community;
 - ii. The events must be held within greater one-north²;
 - iii. The events must be planned for a minimum of 200 people for each event.

APPENDIX TO ONE-NORTH ESTATE REQUIREMENTS
SECURITY GUIDELINES FOR ONE-NORTH DEVELOPMENTS

Design For Security

References should be made to the originator of the regulations/policies/guidelines:

- Guidelines for Enhancing Building Security in Singapore (GEBSS)
- Video Surveillance System (VSS) Standards for Buildings

<https://www.police.gov.sg/Advisories/Infrastructure-Protection/Building-Security>