Dated 12 March 2026

SALE OF SITE
FOR RESIDENTIAL DEVELOPMENT WITH COMMERCIAL AT 1ST STOREY
LAND PARCEL AT MORRISON LANE

TECHNICAL CONDITIONS OF TENDER

CONTENTS **PAGE**

PART I	GENERAL	2
PART II	PLANNING CONCEPT	3
PART III	SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS	4 – 5
PART IV	PLANNING AND URBAN DESIGN REQUIREMENTS	6 – 18
PART V	OTHER REQUIRED WORKS	18 – 20
PART VI	OTHER REQUIREMENTS	20 - 24
	ANNEX A	25 - 26
	ANNEX B	27
	ANNEX C	28 - 29
	ANNEX D	30 - 31

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 Morrison Lane ("Land Parcel"). The lease and development 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 said 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 in conjunction with the Control Plans provided in the eDeveloper's Packet.

PART II

2.0 PLANNING CONCEPT

Site Context

2.1 The Land Parcel is designated for a residential development within an established residential neighbourhood in the River Valley Planning Area.

2.2 The Land Parcel is in close proximity to a wide range of shopping, dining and lifestyle offerings along Mohamed Sultan Road and River Valley Road, as well as in Orchard Road and Singapore River.

2.3 With the Fort Canning Mass Rapid Transit (MRT) station on the Downtown Line and Great World MRT station on the Thomson-East Coast Line located in the vicinity, the Land Parcel is well connected to the City Centre and other parts of Singapore via a comprehensive and efficient transport network.

2.4 The Land Parcel also offers residents easy access to recreational opportunities along the Singapore River Round-Island Route.

Vision

2.5 The Land Parcel shall be developed for a residential development that overlooks a new park, complemented by commercial amenities and essential services to serve existing and future residents**.**

2.6 Fronting Mohamed Sultan Road, the proposed development on the Land Parcel is to respond sensitively in form and scale to the low-rise, conserved shophouses along the street block. It shall be lushly landscaped to enhance and extend the overall sense of greenery, particularly along the common boundary abutting the new park.

2.7 The Successful Tenderer is to augment connectivity in the area by providing at-grade covered walkways along the southern periphery of the proposed development to facilitate seamless and convenient pedestrian flow between the developments along Mohamed Sultan Road.

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	6,669.7 m^2
Land Use/Zoning	Residential with Commercial at 1st Storey
Type of Proposed Housing Development	The proposed residential development shall be for flats. Condominium and strata landed houses are not allowed.
Permissible Gross Floor Area (GFA) and Use Quantum	Overall GFA Maximum GFA: 18,676 m^2 Minimum GFA: 16,809 m^2 Minimum GFA of 500 m^2 shall be for Early Childhood Development Centre (ECDC); and Minimum GFA of 500 m^2 and maximum GFA of 1,000 m^2, shall be for commercial uses at the first storey. The details are set out in Part IV (Condition 4.2).
Building Height	Low-Rise Zone Maximum 4 storeys fronting Mohamed Sultan Road High-Rise Zone Maximum 15 storeys The details are set out in Part IV (Condition 4.5).
Building Edge	The development is to be built up to the line of Road Reserve to provide a minimum 2-storey building edge along Mohamed Sultan Road and the junction between Mohamed Sultan Road and Morrison Lane, as shown on the Control Plan. The details are set out in Part IV (Condition 4.6).

PARAMETERS	PROVISIONS / REQUIREMENTS
Building Setback/Road Buffer/Party-wall Requirements	The development is subject to the following requirements as shown on the Control Plan and as set out in Part IV (Condition 4.6): a. To be built up to the line of Road Reserve along Mohamed Sultan Road and the junction between Mohamed Sultan Road and Morrison Lane; b. To be built up to the common boundary with the adjacent private residential development (Park Avenue Robertson at 80 Kim Yam Road) to form a party-wall development; and c. To comply with prevailing Development Control Guidelines for all other building setback and road buffer requirements.

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 and 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 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 1998 at the formal submission stage as per 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 License (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 substructure or other obstructions e.g. footings, piles, tree roots, etc. in the ground of the Land Parcel, and ascertain their effect 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 substructure 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 achieve 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(s) 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 proposals instead; in which event, the relevant provisions in this Part shall be deemed to be complied with. The Authority however reserves the absolute discretion to decide whether or not to allow any alternative proposal to be adopted.

4.2 Land Use and Quantum

4.2.1 The Land Parcel is to be developed for residential development with commercial use at the first storey. The maximum permissible Gross Floor Area (GFA) for the proposed development is 18,676 m^2 and the total GFA to be built is not to be less than 16,809 m^2.

4.2.2 A minimum 500 m^2 GFA of Early Childhood Development Centre (ECDC) shall be provided within the proposed development.

4.2.3 A minimum of 500 m^2 and maximum of 1,000 m^2 of the total GFA of the proposed development is to be developed for commercial uses to serve as amenities for future residents. This shall not be used for office use.

4.2.4 The commercial uses and ECDC shall be located at the first storey of the proposed development, fronting Mohamed Sultan Road. The Successful

Tenderer is given flexibility to locate the ECDC and/or some commercial use at the second storey as well, depending on design merits, taking into consideration the location, site context, traffic, and impact on the surroundings, subject to the prevailing Development Control (DC) Guidelines.

4.2.5 The layout(s) of the proposed commercial uses should be meaningful and regular to serve its intended purpose (e.g. restaurant uses should have sizable kitchen and seating areas).

4.2.6 Commercial uses that may result in disamenity to residents of the proposed development and surrounding developments, such as bar / pub, massage establishment, amusement centre and any live entertainment uses, etc. shall not be allowed.

4.2.7 Any additional GFA, over and above the maximum permissible GFA 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.

4.2.8 All tenderers are advised to carry out their own simulation studies to ascertain the achievable GFA for the proposed development, particularly if any additional bonus GFA allowable under the prevailing Development Control Guidelines is included in the development. Such simulation studies shall take into account all relevant considerations including the stipulated height controls and technical height constraints, existing ground conditions of the Land Parcel, as well as the possible need to provide basements.

<u>Early Childhood Development Centre (ECDC) Facility</u>

4.2.9 The Successful Tenderer is required to provide an Early Childhood Development Centre[1](ECDC) within the Land Parcel for a minimum of 10 years from the date of issuance of the ECDC license. A minimum of

[1] An ECDC is defined as any premises where any early childhood development service is provided or is to be provided. An ECDC service refers to the provision of care or education, or care and education, habitually of 5 or more children who are below 7 years of age, for a fee, reward or profit by a person who is not a relative or guardian of all the children. All ECDCs are required to obtain a licence under the ECDC Act and Regulations before commencing operations. There are 3 classes of licences: (i) Class A licence (formerly known as infant care services); (ii) Class B licence (formerly known as child care services); and (iii) Class C licence (formerly known as kindergarten services). Operators must indicate the class of licence(s) they are applying for according to the types of services they wish to provide or are required to provide. Please refer to ECDC Act 2017 for more details.

500 m^2 GFA shall be set aside for the ECDC. The ECDC is estimated to accommodate a total capacity of 100 children. The GFA for the ECDC should not be computed as part of the maximum cap of 1,000 m^2 for Commercial uses specified under Condition 4.2.3 but shall be computed as part of the maximum permissible GFA for the proposed development.

4.2.10 The ECDC shall comply with the requirements and guidelines established by the Early Childhood Development Agency (ECDA) for ECDCs. Tenderers may refer to the guideline published by ECDA "Guide and Application to Set Up an Early Childhood Development Centre" which is found on ECDA's website[2] to understand the requirements and guidelines for ECDCs.

4.2.11 The Successful Tenderer shall inform ECDA when the Certificate of Statutory Completion for the proposed development with ECDC is obtained. The Successful Tenderer / MCST is to appoint an operator to run the ECDC. The operator shall comply with requirements stipulated under the Early Childhood Development Centres Act 2017 and be licensed accordingly. The Successful Tenderer / MCST may approach ECDA should they need assistance to identify an ECDC operator.

4.2.12 The Successful Tenderer is not allowed to strata subdivide the ECDC space and the ECDC space shall form part of the common property of the future residential development. After the initial 10-year period, the MCST may convert the ECDC space within the development to other community uses, subject to the land use planning quantum controls specified in Condition 4.2 and approval of ECDA, URA and relevant agencies. In the event ECDA, URA and relevant agencies deem that the space is no longer suitable or required for other community-based uses, the space can be converted for other compatible uses, subject to the approval of the Competent Authority and the land use planning quantum controls specified in Condition 4.2.

4.2.13 The ECDC space should preferably be located on the ground floor of the proposed development. The ECDC space shall not be located at the basement.

4.2.14 The ECDC space is to be located near the perimeter and access points (e.g. main entrance) of the development to facilitate public access. The Successful Tenderer shall provide a single vehicular access point for entry into the development, with adequate segregation of vehicular traffic from the residents and the ECDC, e.g. separate lanes within the

[2] https://www.ecda.gov.sg/operators/setting-up-a-preschool/setting-up-an-ecdc

development catering to residential and ECDC uses. The ECDC will also need to ensure sufficient queuing distance to prevent vehicular traffic tailing back to public roads.

4.2.15 The ECDC must be served by a pick-up/drop-off facility with minimal sheltered walking distance and barrier-free accessibility. All pick-up and drop-off activities must not spill over to public roads or be conducted along public roads.

4.2.16 The Successful Tenderer must provide car park provision for the ECDC in accordance with Land Transport Authority (LTA) requirements or prevailing parking standards. Car park spaces for the ECDC must be located as close as possible to the ECDC with minimal sheltered, barrier-free walking distance.

Outdoor Food Kiosks/Outdoor Refreshment Areas (ORA)

4.2.17 Where provided, the ORAs should be located and designed such that pedestrian circulation, traffic movement or safety will not be compromised, and dis-amenity is avoided for the surrounding users (including future residents of the proposed development).

4.2.18 The GFA for the ORAs, if allowed, will be computed as part of the maximum GFA allowed for commercial uses and will be subjected to the prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act.

4.2.19 The detailed design and layout of the ORAs will be subject to approval from the Authority and the relevant Competent Authorities. The type of structures, lightweight covers / shading devices, furniture, etc., for the ORAs are to complement the design of the public areas within the development and are to be of good quality and easy to maintain to ensure the structures appear presentable at all times and do not deteriorate over time. The storage of furniture and utensils, preparation of food and beverages, or location of service stations within the ORAs is not allowed within these ORAs.

4.3 Strata Sub-division

4.3.1 The residential GFA 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 but not limited to the public spaces within the proposed development such as the covered walkways, commercial uses and ECDC, shall form part of the common property for the whole of the proposed development. Strata subdivision of the commercial GFA is not allowed.

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 Building Form and Massing

4.4.1 The building form and massing of the proposed development shall be designed to respond and relate sensitively to the surrounding context, including the low-rise conserved shophouses along Mohamed Sultan Road.

4.4.2 The proposed development shall not create a wall-like effect when viewed from all elevations and is subject to the prevailing guidelines on Building Length. The Successful Tenderer may also refer to the Development Control circular titled “Sensitive Design and Development: An Industry Guide of Good Practices to minimise Wall-like effect Developments” for more information on the good practices to avoid a wall-like development.

4.4.3 The facades on all sides of the proposed development are to be treated as main building elevations, and well-articulated with a good proportion of solid (walls) and voids (fenestrations), as well as to include recesses, ledges, sun-shading devices, greenery etc., to respond appropriately to the tropical climate. Consideration is to be given to the building form, scale, and façade articulation to provide a human-scale experience along Mohamed Sultan Road.

4.4.4 All service areas for the proposed development, including air-conditioning ledges and laundry drying facilities, etc. are to be considered upfront as part of the design of the facades, fully integrated within the overall building envelope and visually well-screened from the top and all sides.

Party Wall

4.4.5 To create a well-defined and continuous urban building edge along Mohamed Sultan Road, the proposed development is to abut the common boundary with the adjacent development at 80 Kim Yam Road to a minimum height of 2-storeys and maximum height of 4-storeys.

4.4.6 The depth of the party wall is to minimally match that of the existing party wall of 80 Kim Yam Road. If the development is proposed to be set back after complying with the minimum depth of party wall, the setback should comply with prevailing DC guidelines.

4.5 Building Height

4.5.1 The proposed development is subject to specific building height controls as set out below and as shown on the Control Plan to ensure that the proposed development relates well to the surrounding developments and the site context.

a. Low-rise Zone
The part of the proposed development fronting Mohamed Sultan Road may be built up to a maximum of 4-storeys;

b. High-rise Zone
The part of the proposed development (including sky terrace(s) and all structures/figures) is subject to a maximum building height of 15-storeys.

4.5.2 All developments, structures and fixtures on the site shall not exceed the maximum allowable height of 164.0 m SHD. Such developments, structures and fixtures include those on the roof tops, whether permanent, temporary, transient, or stationary (including but not limited to the building superstructure, TV antennae, water tanks, lift motor rooms, cranes, maintenance equipment, lightning conductors, moving objects, vegetation etc.) and all construction equipment and temporary structures (including but not limited to cranes, piling rigs, etc.).

4.5.3 The Successful Tenderer shall obtain written approval from Civil Aviation Authority Singapore (CAAS) prior to mobilizing and/or installing any construction equipment. In addition, the Republic of Singapore Air Force's (RSAF) clearance shall be sought for the use of construction equipment and temporary structures above 123.0 m SHD (Email: height_control@defence.gov.sg).

4.6 Building Edge and Setback

4.6.1 The proposed development is to be built up to the line of Road Reserve to provide a minimum 2-storey building edge along Mohamed Sultan Road, as shown on the Control Plan. This is to create a continuous building edge with the existing development at 80 Kim Yam Road.

4.6.2 The Successful Tenderer shall comply with prevailing Development Control guidelines to provide the minimum road buffer along Morrison Lane and common boundary building setback along the common boundary abutting existing private developments to the north and the proposed park.

4.6.3 The building setback areas are to be lushly landscaped to contribute to the greenery in the area and to be well-planted with trees and shrubs to create a lush and verdant environment. In particular, the interface between the proposed development and the proposed park should be designed sensitively with the appropriate use of earth-berms, vertical greenery and/or tiered planting within the development boundary to mitigate the level differences due to the existing terrain. High retaining walls are strictly not allowed as per prevailing DC guidelines.

4.6.4 To extend the sense of greenery from the proposed park, the boundary fence of the proposed development along the park is to be set back behind the peripheral planting verge and located within the development boundary such that the peripheral planting of the development is externalised (maintained by the Successful Tenderer) and screens off the boundary fence as viewed from the proposed park. The boundary fence shall be visually porous and well-integrated with the landscape design.

4.6.5 The Successful Tenderer is to work with NParks on the design of the boundary marker (e.g. small bollards) between the development and the proposed park to ensure that boundary line is demarcated clearly.

4.6.6 The detailed landscaping proposal will be subject to the approval of the Authority and the relevant Competent Authorities at the formal submission stage.

4.7 Building Platform Level

4.7.1 The minimum platform level for the proposed development shall comply with the requirements of the relevant Competent Authority.

4.8 At-Grade Pedestrian Network

Covered Walkways

4.8.1 A continuous minimum 3.6 m wide (3.0 m clear) covered walkway shall be provided along Mohamed Sultan Road and the junction between Mohamed Sultan Road and Morrison Lane, as shown on the Control Plan, to provide a continuous sheltered pedestrian connectivity along the street block.

4.8.2 The at-grade sheltered pedestrian connections shall be designed to be well integrated with the overall layout and design of the proposed development and provide convenient and unimpeded pedestrian movement. The requirements for the sheltered pedestrian connections are as follows:

a. To have a maximum external soffit height of 3.6 m, as a guide. Higher external soffit heights for the covered walkways can be supported, subject to the approval of the Authority, and subject to the provision of drop-down panels or wider covered walkways to match the higher soffit height to provide adequate weather protection for pedestrians during inclement weather;

b. To be barrier-free and maintained at a constant level throughout the full length as much as possible. Any change in levels is to be kept to a minimum and to be mitigated using barrier free vertical circulation facilities, such as ramps, subject to the requirements of the Authority and the relevant Competent Authorities;

c. To match the levels of the open walkways within the adjacent Road Reserve along Mohamed Sultan Road, where possible. The open walkway is not to be raised; and

d. To be kept free of structures and remain unobstructed and accessible for public use at all times. The Successful Tenderer shall not erect or put up any fence, wall, structure or any form of obstruction on or along the said covered walkway.

4.8.3 Manhole covers are to be located away from the covered walkway wherever possible. If necessary, manhole covers are to be of a consistent paving material as the covered walkway. The top level of such covers shall match the platform level of the adjacent walkways. The

detailed design of the replacement cover is subject to the requirements and approval of the relevant Competent Authorities.

4.8.4 The prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act regarding the exemption of the covered walkways from GFA computation shall apply.

4.9 Greenery Replacement and Landscaping

Landscape Replacement Areas (LRA)

4.9.1 The proposed development is subject to the prevailing guidelines on Landscape Replacement requirements for Non-Landed Private Residential Developments outside identified Strategic Areas.

4.9.2 The landscape and selection of tree/shrub species is to reflect the tropical climate and allow for the landscaping to be well-integrated with the overall layout and architectural design of the development.

Balconies, Sky Terraces and Roof Gardens

4.9.3 The Successful Tenderer is strongly encouraged to provide well-landscaped balconies, sky terraces and roof gardens within the proposed development. These areas are to be integrated as part of the overall form and architectural treatment of the building.

4.9.4 The prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act on the GFA exemption of sky terraces and roof gardens as well as the provision of additional GFA for balconies will apply.

Perimeter Treatment

4.9.5 The width of the planting areas within the proposed development shall be in accordance with NParks' standard greenery guidelines on all sides, except for the building edge that fronts Mohamed Sultan Road and the party-wall with 80 Kim Yam Road, as reflected on the Control Plan. For the development frontage along Mohamed Sultan Road, where there is an urban design intent to create an urban building edge with no building setback, alternative configurations of the green buffer can be considered, subject to relevant Competent Authorities' approval.

4.10 Roofscape and Screening

4.10.1 The roofs of the proposed development are to be considered as the "fifth" elevation and designed to be fully integrated as part of the overall form and architectural treatment of the building. The Successful Tenderer is to design the roof areas as either a distinctive crown to the building to contribute to the skyline profile of the area or encouraged to landscape them as a roof garden.

4.10.2 Where Mobile Telecomm Operator's (MTO's) equipment are required on the roof areas of the high-rise, mid-rise or low-rise components of the proposed development, the Successful Tenderer is to work with the MTOs to integrate equipment into the overall design of the façade and roof of the proposed development, and to use suitable materials for screening and mounting the equipment.

4.10.3 To ensure that the roof areas are well-designed and attractive when viewed from surrounding developments, all service areas, Mechanical and Electrical (M&E) equipment, water tanks, etc. if any, are to be located within the building envelope and well-screened from views from above and on all sides, subject to the prevailing screening guidelines for M&E services. Please refer to URA's circular titled "Screening of Mechanical and Electrical Services and Car Parks".

4.11 Vehicular and Servicing Access

Vehicular Access

4.11.1 Vehicular ingress/egress to the proposed development, including access to car parks, services, passenger drop-off points and taxi lay-bys, etc. is to be taken off Morrison Lane, as shown indicatively on the Control Plan.

4.11.2 Pick-up and drop-off activities should not be carried out along the public roads. Sufficient holding bays, taxi waiting areas, vehicle queueing length and adequate turning spaces for each of the vehicular access points shall be provided within the proposed development to avoid queueing-up of vehicles onto the main road.

4.11.3 All vehicular ingress/egress to the car parks, service areas, passenger drop-off points and any taxi lay-bys, etc., including external ramps and all associated structures and fixtures, are to be visually well-screened and well-integrated within the layout, building form and overall architectural treatment of the proposed development.

4.11.4 The detailed proposal for the access points and traffic layout plans will be subject to the requirements and approval of the Authority, LTA and the relevant Competent Authorities at the formal submission stage and as set out in Clause 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Service Areas

4.11.5 Sufficient service areas, including those for the bin centre, electrical substation, loading/ unloading bays, holding bays, etc., are to be provided to meet the needs of the proposed uses. The Successful Tenderer may refer to URA's circular titled "Loading Bay Design and Operation Guide for Commercial Buildings" to facilitate adoption of such best practices.

4.11.6 To create an attractive streetscape, exhaust and ventilation shafts are to be fully integrated within the overall building form and architectural treatment of the proposed development. M&E services are to be visually well-screened from the top and all sides, and subject to the prevailing screening guidelines.

4.11.7 Other service areas / structures, such as air-conditioning ledges (if any), laundry drying areas, etc., are to be fully integrated within the overall envelope of the building and visually well-screened, and subject to the prevailing screening guidelines for M&E services. Please refer to URA's circular titled "Screening of Mechanical and Electrical Services and Car Parks".

Location of Bin Centre

4.11.8 The bin centre shall be sensitively located within the Land Parcel such that it does not cause disamenities to users in the surrounding developments. The entrance of the bin centre, including any parking area for the refuse trucks, shall face inwards within the proposed development.

4.11.9 The service driveway for the bin centre is to be fully located within the proposed development and its dimensions (e.g. length and width) are to be designed to accommodate all types of service vehicles.

4.11.10 All service areas will be subject to the requirements and approval of the Authority and the relevant Competent Authorities at the formal submission stage.

4.12 Car, Motorcycle and Bicycle Parking

4.12.1 The Successful Tenderer shall comply with LTA's prevailing requirements for car, motorcycle and bicycle parking provision as set out in Clause 7.0 of the 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 the relevant Competent Authorities.

4.12.2 The Successful Tenderer is encouraged to provide waiting bays for delivery riders to park their motorcycles and active mobility devices (e.g. bicycles, power-assisted bicycles, and personal mobility devices) at areas where it is accessible to provide easy access to short-term parking for delivery activities. Please refer to LTA's circular titled "Advisory Note to Facilitate Safe and Efficient Pick-ups at Commercial Malls" to facilitate adoption of these best practices.

4.12.3 Any at-grade and/or above-grade carpark structures are to be designed to be well-integrated with the overall building design and visually well-screened from the top and all sides, subject to the prevailing screening guidelines. Please refer to URA's circular titled "Screening of Mechanical and Electrical Services and Car Parks".

4.12.4 The design and layout of the vehicular parking facilities will be subject to the requirements and approval of the Authority, LTA and the relevant Competent Authorities at the formal submission stage and as set out in Clause 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

PART V

5.0 OTHER REQUIRED WORKS

5.1 Demolition of Existing Buildings within Land Parcel and adjoining Road Reserve

5.1.1 There are existing buildings located within the Land Parcel and adjoining Road Reserve safeguarded for the proposed new road ("Morrison Lane"), as shown on the Control Plan. The Land Parcel will be sold with these buildings in its current conditions. The Successful Tenderer is required, at his own cost and expense, to demolish all the buildings and remove all abandoned services within the Land Parcel and the adjoining Road Reserve as part of the proposed development works and Other

Required Works.

5.1.2 The Successful Tenderer shall ensure that the buildings and services within the vicinity of the works are not damaged or in any way affected by the demolition works at all times.

5.2 Construction of New Local Access Road

5.2.1 The Successful Tenderer shall, at his own cost and expense, design and construct a new 20.9 m wide dual-1 lane local access road ("Morrison Lane") along the western boundary of the proposed development as shown indicatively on the Control Plan. The road works shall also include the construction of a new retaining wall at the end of the road and a 1.8 m wide footpath on both sides of the road. The completed new public road shall be within the Road Reserve for subsequent handover to the State for ownership and maintenance. The detailed requirements are set out in Clause 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

5.2.2 The construction of the local access road shall be certified physically completed and open for use by LTA before the issuance of Temporary Occupation Permit ("TOP") for the proposed development on the Land Parcel.

5.2.3 The completed road works are to be maintained at the expense of the Successful Tenderer and to the satisfaction of LTA during the maintenance period (MEP) and until such time when they are handed over to the State for ownership and maintenance. The Successful Tenderer shall request for a hand over inspection at the end of 1-year MEP.

5.2.4 The Successful Tenderer is required to obtain a TOL from SLA for the area required for construction of the new access road. 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.

5.3 Construction of Park

5.3.1 The Successful Tenderer shall, at his own cost and expense, design and

construct a public park ("Proposed Park") at the location shown on the Control Plan. The design and works for the proposed park will be subject to the evaluation and approval of the Authority, NParks and the relevant Competent Authorities. The detailed requirements of the Proposed Park are set out in Clause 8.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

5.3.2 The completed park is to be maintained at the expense of the Successful Tenderer and to the satisfaction of Nparks until such time when the park is handed over to Nparks for ownership and maintenance.

5.4 Road Frontage Improvement Works

5.4.1 The Successful Tenderer shall at his own cost and expense, carry out the construction and improvement works to the Road Reserves and sidetable, along Mohamed Sultan Road and Kim Yam Road, as shown on the Control Plan and set out in Clause 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

5.4.2 The completed road frontage improvement works are to be maintained at the expense of the Successful Tenderer and to the satisfaction of LTA until such time when the completed road works are handed over to LTA for ownership and maintenance.

5.4.3 The required works shall comply with the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees and shall be subject to the approval of the Authority, LTA, NParks and the relevant Competent Authorities at the formal submission stage.

PART VI

6.0 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, including the closure of some existing roadside carparking lots along Mohamed Sultan Road which will be affected by the proposed new local access road.

6.1.2 The local community is defined as the following:

a. All residents of HDB flats, private condominiums / flats and landed houses, including shophouses;
b. Management Corporation Strata Title (MCST) Committee of private residential developments and Neighbourhood Committees;
c. All business operators; and
d. Administration of schools and other institutions that fall within a 100m (approximate) radius of the Land Parcel.

In addition, it shall include the local Member of Parliament (MP) and Constituency Director of the Constituency.

Stage 1: Prior to submission of application for Written Permission

6.1.3 Prior to the erection of any hoarding or commencement of any clearance and/or tree-felling of the Land Parcel, the Successful Tenderer shall distribute flyers to the local community containing the following information and ensure this information are accurately presented:

a. Project information (e.g. type of development, number of units, storey height, vehicular access);
b. Location map showing hoarding, construction access etc.;
c. Infrastructure works to be carried out (such as covered linkways within the Land Parcel), removal of existing facilities;
d. Key milestones in the construction programme [e.g. site clearance, hoarding works, commencement and duration of piling works, expected date of issuance of Temporary Occupation Permit (TOP)];
e. Details of proposed measures to mitigate the impact of development to the surrounding environment and users;
f. Contact details of the Successful Tenderer for the community to highlight issues such as noise and dust arising from the construction activities, and to provide feedback on the proposal; and
g. The hotline numbers of the relevant departments in BCA, NEA, MOM and URA.

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

6.1.5 After the distribution of the flyers, the Successful Tenderer shall submit the Authority a duly completed Form B (as shown in Annex B) verifying that the requirements set out in Condition 6.1.3 have been complied with. Upon confirming that the declaration provided by the Successful

Tenderer is in order, the Authority will give written consent for the Successful Tenderer to proceed with the submission of an application to the Competent Authority under the Planning Act 1998 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 for Written Permission

6.1.7 After the grant of Provisional Permission by the Competent Authority under the Planning Act 1998, the Successful Tenderer shall distribute additional flyers to the local community containing detailed information on the proposed development. The information to be provided shall include those stated in Condition 6.1.3 as well as (but not limited to) the following:

a. Schematic site layout showing the location of building blocks and facilities such as the bin centre, electrical substation, BBQ pits etc; and
b. Indicative timeframe for the community to respond to the proposal, which shall be at least 2 weeks from the date the flyers are distributed.

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

6.1.8 At least 2 weeks after the date of distribution of flyers, the Successful Tenderer shall submit to the Authority a duly completed Form C (as shown in Annex C) verifying that the requirements set out in Condition 6.1.7 have been complied with and detailing the preliminary feedback received from the local community for the Authority's information, if any. Upon confirming that the declaration provided by the Successful Tenderer is in order, the Authority will give written consent for the Successful Tenderer to proceed with the resubmission of the application for Written Permission, which shall be made no earlier than 3 weeks from the date the flyers are distributed. The Successful Tenderer shall not resubmit any application without the prior written consent of the Authority as mentioned above.

6.1.9 The Successful Tenderer shall include a duly completed Form D (as shown in Annex D), which is a final collation of the feedback received on the proposed development, if any, as part of the resubmission application. The Successful Tenderer shall explain how the development proposal seeks to sensitively address the concerns raised by the local community, if any.

6.1.10 The Successful Tenderer shall not commence structural works until the Authority has given written consent for the Successful Tenderer to proceed to apply to BCA for the permit to commence structural works or has granted Written Permission under the Planning Act 1998.

Prior to closure of roadside carparking lots

6.1.11 The proposed new local access road will require closure of some existing roadside carparking lots along Mohamed Sultan Road. The Successful Tenderer shall distribute flyers to the surrounding building owners/occupiers at least 6 weeks before the closure of the carpark lots. In addition, the Successful Tenderer shall place a copy of the flyer on the windscreens of the cars parked at the affected carpark lots on the 3 Fridays and 3 Saturdays during lunch and evening peak hours before the closure of these carpark lots.

6.1.12 The Successful Tenderer shall submit to the Authority a copy of the flyer, the proposed dates of distribution and the details of the surrounding building owners/occupiers which will receive the flyer, for the Authority's prior approval. The flyer shall include but not limited to the following:

a. Date of carpark closure;
b. Reason for closure of affected carparking lots;
c. Location plan showing the Land Parcel and surrounding alternative public and private carparking lots;
d. Layout plan of the road works along Mohamed Sultan Road;
e. Details of interim provisions during construction, such as road diversions (if any); and
f. Contact details of the Successful Tenderer.

6.1.13 The Successful Tenderer shall submit to the Authority after the distribution of flyers a written declaration that the requirement under Condition 6.1.11 has been complied with. Upon confirming that the declaration provided by the successful tenderer is in order, the Authority will coordinate with the Successful Tenderer on the closure of the carpark lots on the proposed date as stated in the flyers.

6.2 Site Works

6.2.1 Clearance from SLA, URA, LTA, NParks and the relevant Competent Authorities shall be obtained prior to commencement of any construction works affecting 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.

6.2.2 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.

6.2.3 If work activities fall within the public street, including occupation of carriageway and walkway, the Successful Tenderer must apply for a Works on Public Streets Permit through the LTA PROMPT Website before commencing works on site. The proposal will be assessed by LTA's Road Works Regulation & Licensing (RWRL) Division at that stage.

6.3 Productivity Improvement

6.3.1 The Successful Tenderer is required to adopt the minimum level of use of Productivity Improvement as stipulated under the Building Control (Buildability and Productivity) Regulations for the development on the Land Parcel as set out in Clause 10.3 of the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees.

6.3.2 If Prefabricated Prefinished Volumetric Construction (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 TOL basis for this purpose.

Annex A

URBAN REDEVELOPMENT AUTHORITY

FORM A

PUBLIC COMMUNICATIONS PLAN

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

Parcel Reference Number:_____

Proposed Development:

_____

Lot/Parcel Reference: _____ TS/MK: _____

	Key milestones **(Refer to Condition 6.1 of the Technical Conditions of Tender)**	**Proposed date of commencement***
1.	Send Stage 1 flyer to local (MP)	(dd/mm/yy)
2.	Distribution of Stage 1 flyer containing brief project information and contact details of parties specified	
3.	Submission of Form B	
4.	First submission of development proposal	
5.	Erection of hoarding and site clearance	
6.	Obtain grant of Provisional Permission	
7.	Send Stage 2 flyer to local (MP)	
8.	Distribution of flyers containing detailed project information	
9.	Submission of Form C	
10.	Submission of Form D	
11.	Construction schedule a) Piling b) Sub-structure c) Superstructure d) M&E works e) Finishes	

Name, Designation & Signature of Developer's representative

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

The Successful Tenderer shall ensure the minimum periods stated below are adhered to:

NO	KEY MILESTONES	MINIMUM PERIOD
1	a) Item 1 (Send Stage 1 flyer to local MP) and Item 2 (Distribution of Stage 1 flyer); and b) Item 7 (Send Stage 2 flyer to local MP) and Item 8 (Distribution of Stage 2 flyer)	1 week
2	Item 2 (Distribution of Stage 1 flyer) and Item 3 (Submission of Form B)	1 week
3	Item 4 (First submission of development proposal) and Item 8 (Distribution of Stage 2 flyer)	6 weeks
4	Item 6 (Obtain grant of Provisional Permission) and Item 7 (Send Stage 2 flyer to local MP)	1 week
5	Item 8 (Distribution of Stage 2 flyer) and Item 9 (Submission of Form C)	2 weeks
6	Item 8 (Distribution of 2nd flyer) and Item 10 (Submission of Form D)	3 weeks
7	Item 10 (Submission of Form D) and item 11(a) (Commencement of piling)	4 weeks

Annex B

URBAN REDEVELOPMENT AUTHORITY

FORM B

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

INSTRUCTION:

This form is to be duly completed and submitted to the Authority prior to submission of an application to the Competent Authority under the Planning Act 1998 for Written Permission.
If the written consent of the Authority is not submitted together with the development application to the Competent Authority, the development application will be returned.

Details of Developer	**To:**
Company Name:	Group Director Land Sales & Administration
Address:	Urban Redevelopment Authority 45 Maxwell Road
Tel no:	The URA Centre Singapore 069118
Email:	

Parcel Reference Number: _____

Proposed Development: _____

_____

Lot/Parcel Reference: _____ TS/MK: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 6.1.3 of the Technical Conditions of Tender, flyers containing brief information on the project and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date).

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

Signature: Date:

* *Local community is defined and includes the parties specified in Condition 6.1.2 of the Technical Conditions of Tender.*

Annex C

URBAN REDEVELOPMENT AUTHORITY

FORM C

DECLARATION BY THE DEVELOPER

(FOR RESUBMISSION OF APPLICATION SUBSEQUENT TO THE PROVISIONAL PERMISSION)

INSTRUCTION:

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

Details of Developer	**To:**
Company Name:	Group Director Land Sales & Administration
Address:	Urban Redevelopment Authority 45 Maxwell Road
Tel no:	The URA Centre
Email:	Singapore 069118

Parcel Reference Number:_____

Proposed Development:_____

_____

Lot/Parcel Reference: _____ TS/MK: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 6.1.7 of the Technical Conditions of Tender, flyers containing detailed information on the development project and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date).

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

Details of preliminary feedback received from the local community (if any):** 1) 2) 3) 4)
Signature: Date:

* *Local community is defined and includes the parties specified under Condition 6.1.2 of the Technical Conditions of Tender.*

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

Annex D

URBAN REDEVELOPMENT AUTHORITY

FORM D

CONSOLIDATED FEEDBACK ON PROPOSED DEVELOPMENT

(FOR RESUBMISSION OF APPLICATION SUBSEQUENT TO THE PROVISIONAL PERMISSION)

INSTRUCTION:

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

Details of Developer	**To:**
Company Name:	Group Director Development Control
Address:	Urban Redevelopment Authority 45 Maxwell Road
Tel no:	The URA Centre Singapore 069118
Email:	

DC Reference:_____

Submission Number:_____

Proposed Development:_____

Lot Number: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 6.1.9 of the Technical Conditions of Tender, the table below has included all feedback that has been received from the local community, up to the date of this resubmission of the development application.

Feedback received from the local community and how the development proposal has sensitively addressed the feedback raised**:	
Feedback Received from Local Community	**Proposed Measures to Address the Feedback**
1)	1)
2)	2)
3)	3)
4)	4)
Signature:	Date:

* *Local community is defined and includes the parties specified under Condition 6.1.2 of the Technical Conditions of Tender.*

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