

**SALE OF LAND PARCEL
FOR RESIDENTIAL DEVELOPMENT WITH COMMERCIAL AT 1ST STOREY
AT PLYMOUTH AVENUE / DUNEARN ROAD**

TECHNICAL CONDITIONS OF TENDER

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PART I

1.0 GENERAL

- 1.1 The Urban Redevelopment Authority (“the Authority”), acting as agent for and on behalf of the Government of the Republic of Singapore (“the Government”), is inviting offers for lease by tender for the Land Parcel at Plymouth Avenue / Dunearn Road (“the Land Parcel”). The lease of the Land Parcel is subject to these Technical Conditions of Tender and the Conditions of Tender for the Land Parcel. In these Technical Conditions of Tender, where the context so admits, the expression “the Authority” includes the Government.
- 1.2 The Successful Tenderer 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 Plan provided in the eDeveloper’s Packet.

PART II

2.0 PLANNING CONCEPT

- 2.1 The Land Parcel is bounded by Plymouth Avenue to the west, Dunearn Road to the south and Whitley Road to the east. The site is in an established residential neighbourhood, comprising low-density condominium developments and the Dunearn landed housing estate within the Novena Planning Area.
- 2.2 Located near the existing Stevens Mass Rapid Transit (“MRT”) interchange station on the Downtown Line and Thomson-East Coast Line, the site is designated for a Residential with Commercial at 1st Storey development. Future residents can enjoy good public transport accessibility and easy access to the city centre. Amenities such as Singapore Chinese Girls’ School, St. Joseph’s Institution, Tanglin Community Club and Malcolm Park are all within easy reach.

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 ¹	11,387.4 m ²
Land use/ Zoning	Residential with Commercial at 1 st Storey
Type of Proposed Housing Development	The proposed residential development shall be for Flats only. Condominium, Strata landed houses, Serviced Apartments and Serviced Apartments II (SA2) will not be allowed.
Permissible Gross Floor Area ("GFA")	Maximum GFA: 23,914 m ² Minimum GFA: 21,523 m ² Maximum 2,500 m ² for commercial uses at 1 st storey which includes: i. A supermarket of minimum 1,000 m² of GFA ii. Shop and/or Restaurant iii. Any other complementary commercial uses such as fitness centres, medical clinics or commercial schools. The provision of a medical clinic is strongly encouraged for this site. The following commercial uses are not allowed: i. Bar / Pub ii. Amusement Centre iii. Any Live Entertainment Uses iv. Massage establishment v. Office
Strata Subdivision	The whole development, including but not limited to the proposed commercial spaces, and all public spaces incorporated within the development (such as covered walkways and linkways as shown on the Control Plan), but excluding the GFA for flats use and common property related to the flats use, shall be held under a single strata lot. The details are set out in Part IV (Condition 4.4).

¹ Subject to final cadastral survey.

Building Height	The development is subject to the specific building height control, as set out in Part IV (Condition 4.6) and as shown in the Building Height Plan: Low-rise Zone: Maximum 5 storeys Mid-rise Zone: Maximum 16 storeys
Building Setback	Based on prevailing Development Control Guidelines. Along the common boundary with 'The Trevoise', a minimum 6m wide open landscaped walkway is to be provided at the first storey. The details are set out in Part IV (Condition 4.7).
Pedestrian Network	The development is to provide the following pedestrian facilities: <u>At-Grade Pedestrian Network</u> - Covered walkways at the 1st storey within the building envelope fronting Plymouth Avenue, Dunearn Road, Whitley Road and the common boundary with 'The Trevoise' with a minimum width of 3.6m (3.0m clear) to be kept open for public access. - Covered linkways to be kept open for public access to connect the proposed covered walkway at the 1st storey of the development to existing covered linkways / sheltered pedestrian waiting areas within and around the Land Parcel (i.e. along Dunearn Road and the common boundary with 'The Trevoise'), with a minimum width of 2.4m (1.8m clear). The details are set out in Part IV (Condition 4.12).

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 Plan 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.

Access into State Land

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

Existing Underground Structures

- 4.1.5 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 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 sub-structure or other obstructions.

Deviations from Planning Requirements

- 4.1.6 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 an alternative proposal to any such requirements for the Authority's consideration. 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 an 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 with Commercial at 1st Storey development. The maximum permissible GFA for the proposed development is 23,914 m² and the total GFA to be built is not to be less than 21,523 m².
- 4.2.2 The proposed residential development shall be for Flats only. Condominium, Serviced Apartments, Serviced apartments II (SA2) and Strata landed houses are not allowed.
- 4.2.3 A maximum of 2,500 m² of the total GFA of the development may be developed for the following commercial uses at the 1st storey to serve as amenities for residents:
 - a. Supermarket of a minimum of 1,000 m² of GFA
 - b. Shop and/or Restaurant
 - c. Any other complementary commercial uses such as fitness centres, gyms, commercial school etc.
 - d. The provision of a medical clinic is strongly encouraged.
- 4.2.4 Office and commercial uses such as bar/pub, massage establishment, amusement centre, and any live entertainment use etc. that may result in dis-amenity to residents are not allowed within the development.
- 4.2.5 Any additional GFA, over and above the maximum permissible GFA specified for the proposed 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.
- 4.2.6 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 can be included in the proposed development. Such simulation studies should account for 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 Uses at First Storey

- 4.3.1 Activity-Generating Uses (AGU) such as shops, restaurants, fitness centres etc. are to be provided at the 1st storey of the development fronting Dunearn Road, Whitley Road and the common boundary with 'The Trevoise'. The AGUs shall serve as amenities to the residents and surrounding developments, and create an active frontage along Dunearn Road and Whitley Road. Uses that could potentially generate dis-amenity such as noise and crowd to residential areas (e.g. Restaurants, Outdoor Refreshment Areas etc.) are not to be located along the common boundary with 'The Trevoise'.

4.4 Strata Sub-division

- 4.4.1 The whole development, including the commercial uses and all public spaces incorporated within the development (e.g. covered walkways and pedestrian linkways as shown on the Control Plan), but excluding the GFA for flats use and common property related to flats use, shall be held under a single strata lot.
- 4.4.2 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.
- 4.4.3 The overall design of the building should take into consideration the maintenance accesses required by the respective owners, arising from the strata sub-division.

4.5 Building Form and Massing / Building Façades

- 4.5.1 The building form and massing of the proposed development shall be designed to respond and relate sensitively to the natural topography of the site and the surrounding context.
- 4.5.2 The overall form is to be well-articulated to maintain visual porosity across the Land Parcel. The proposed development shall not create a wall-like effect when viewed from all elevations. The Successful Tenderer may refer to the URA Development Control's circular titled "Sensitive Design and Development: An Industry Guide of Good Practices to Minimise Wall-Like Developments" for more information on the good practices to avoid a wall-like development.
- 4.5.3 Façade design should adopt tropical design strategies to respond appropriately to Singapore's tropical climate, and be well-articulated with a good proportion of solid (walls) and voids (fenestration), and elements of tropical architecture such as sky terraces, balconies, sun-shading louvres, deep recesses, window ledges, roof terraces, communal planter boxes and vertical green walls. Full glass facades are not allowed.

- 4.5.4 All façades fronting all sides of the development (i.e. Plymouth Avenue, Dunearn Road, Whitley Road and 'The Trevoise') must be treated as main elevations i.e. no blank walls, back-of-houses uses, or exposed services on these frontages.

4.6 Building Height

- 4.6.1 The proposed development is subject to specific building height controls which are established to guide the proposed development to better relate to the surrounding developments and the site context. These building height controls are set out below and as shown in the Building Height Plan:

a. Low-rise Zone

The northern portion of the site abutting the existing low-rise residential development and landed housing estate may be built up to a maximum of 5 storeys, including sky terraces.

b. Mid-rise Zone

The remaining portion of the site fronting Dunearn Road may be built up to a maximum of 16 storeys, including sky terraces.

- 4.6.2 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 the maximum technical height of 160 m 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 160 m SHD, via email to: height_control@defence.gov.sg.

- 4.6.3 The Successful Tenderer shall consult MINDEF through DSTA (landuse@dsta.gov.sg) prior to the Design Gateway submission in CORENET X to obtain DSTA's clearance for the total building height and site layout. The submission shall include the location plan, site and elevation plans indicating the maximum heights and proposed vehicular access point(s). The submission shall also be copied to URA Development Control Group (ura_daes_registry@ura.gov.sg). Where applicable, the Successful Tenderer shall also reconsult DSTA, prior to the Construction Gateway submission.

- 4.6.4 The Successful Tenderer shall obtain CAAS' and RSAF's prior written approval before mobilising and/or installing any construction machineries on the Land Parcel. An application to CAAS is to be submitted by the Successful Tenderer using the Crane Application Form available at: <https://www.caas.gov.sg/e-services-and-forms/application-for-obstacle-clearance/>.

- 4.6.5 The Successful Tenderer shall submit a certified surveyor as-built plan to CAAS and DSTA prior to applying to the Building and Construction

Authority (“BCA”) for the Temporary Occupation Permit or Certificate of Statutory Completion for the proposed development on the Land Parcel.

4.7 Building Setback

- 4.7.1 The proposed development shall comply with the setback requirements in accordance with the prevailing Development Control Guidelines.
- 4.7.2 Minor ancillary structures, e.g. guardhouse, may be allowed within the building setback areas and green buffer, subject to the Objective-Based Guidelines for Ancillary Structures in the URA Development Control Handbook. Minor ancillary structures, if provided, are to be well designed and well-integrated with landscaping.

Open Landscaped Walkway

- 4.7.3 The development shall include a minimum 6m wide open landscaped walkway along the common boundary with ‘The Trevoise’, as shown in the Control Plan, based on either of the following options:
- a. Option 1: Retain the existing covered linkway abutting ‘The Trevoise’. The minimum 6m wide open landscaped walkway shall be provided next to the existing covered linkway.
 - b. Option 2: Remove the existing covered linkway abutting ‘The Trevoise’ partially. The minimum 6m wide open landscaped walkway shall be provided from the common boundary with ‘The Trevoise’.

The open landscaped walkway shall include a minimum 2m wide planting strip with one row of trees, and shall be owned and maintained as part of the proposed development by the Successful Tenderer and the future owner of the single strata lot.

- 4.7.4 If the removal of existing facilities is required (i.e. Option 2), the Successful Tenderer shall inform the local community and address any feedback received as set out in Condition 6.1.

4.8 Boundary Treatment

- 4.8.1 The development shall be fenceless on the 1st storey to ensure visual and physical porosity to facilitate pedestrian movement to and from the AGUs and covered walkways. Boundary walls, fences or physical barriers are not allowed. Any access controls must be well-integrated with landscaping or architecture to maintain visual openness and public accessibility.

4.9 Building Platform Level

- 4.9.1 The minimum platform level for the proposed development shall comply with the requirements of the relevant Competent Authority.
- 4.9.2 Level differences must be handled with sensitive landscaping. Retaining walls should be avoided or screened with greenery.

4.10 Roofscape and Screening

- 4.10.1 To ensure that the roof areas are well-designed and attractive when viewed from the surrounding developments, all service areas, Mechanical and Electrical (M&E) equipment, water tanks, etc., are to be located within the building envelope and well-screen well-screened from views from above and on all sides of the proposed development, 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 Greenery Replacement and Landscaping

Landscape Replacement Areas (LRA)

- 4.11.1 The development is subject to prevailing guidelines on Landscape Replacement requirements for Non-Landed Private Development outside identified Strategic Areas.
- 4.11.2 The landscape and selection of tree / shrub species shall allow the landscaping to be well-integrated with the overall layout and architectural design of the development.
- 4.11.3 All landscaped areas of the development are to incorporate a tiered and varied planting palette of trees and shrubs to create a lush and verdant environment that complements and enhances the existing greenery of the surroundings. Please refer to URA's circular "Updates to the Landscaping for Urban Spaces and High-rises (LUSH) Programme: LUSH 3.0" (URA/PB/2017/06-DCG).

Retention of Trees

- 4.11.4 The Successful Tenderer shall comply with the requirement as set out in Clause 8.0 of the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees on the retention of existing trees within and adjacent to the Land Parcel, as shown indicatively on the Control Plan.

4.12 Pedestrian Network

1st Storey Covered Walkways

- 4.12.1 The development is to provide continuous covered walkways at the 1st storey within the building envelope fronting Plymouth Avenue, Dunearn Road, Whitley Road and the common boundary with 'The Trevoise', as shown indicatively on the Control Plan. The proposed covered walkways shall have a minimum width of 3.6m (and minimum clear internal width of 3.0m) and a maximum soffit height of 3.6m for effective weather protection.
- 4.12.2 Higher external soffit heights can be supported, subject to the approval of the Authority, and subject to the provision of drop-down panels along the edges of the walkways or the width of the covered walkways being increased to match the higher soffit height in order to provide adequate weather protection for pedestrians and users during inclement weather. Higher soffit heights for the covered walkways can be allowed at the location of vehicular access points to comply with LTA's minimum clearance requirements for vehicular access, and PUB's minimum clearance requirements for maintenance access.

Covered linkways

- 4.12.3 The development is to provide covered linkways to connect to existing covered linkways and sheltered pedestrian waiting area within and around the Land Parcel as shown on the Control Plan, and set out below:
- a. **Control Plan (Option 1)** – The existing covered linkway abutting 'The Trevoise' is to be retained as-is. The development is to provide covered linkways with a minimum width of 2.4m (and minimum clear internal width of 1.8m) to connect the existing covered linkway to the proposed covered walkway at the 1st storey of the development to ensure fully sheltered, barrier-free connectivity to the existing bus stop along Whitley Road.
 - b. **Control Plan (Option 2)** – The existing covered linkway abutting 'The Trevoise' can be retained partially. The development is to provide a covered linkway with a minimum width of 2.4m (and minimum clear internal width of 1.8m) to connect the retained section of the existing covered linkway to the proposed covered walkway at the 1st storey of the development. An additional covered linkway with the same specifications is to be provided and connected to the proposed covered walkway at the 1st storey of the development fronting Plymouth Avenue.
 - c. **Connection to existing covered linkways and sheltered pedestrian waiting area along Dunearn Road** – A portion of existing covered linkway outside the Land Parcel (within the Road Reserve) as shown indicatively on the Control Plan is to be retained. The proposed development is to provide covered linkways with a

minimum width of 2.4m (and minimum clear internal width of 1.8m) to connect the retained section of the existing covered linkway to the proposed covered walkway at the 1st storey of the development fronting Dunearn Road.

- 4.12.4 The portion of covered linkways which are located outside the Land Parcel (i.e. within the Road Reserve) shall be constructed in accordance with the technical requirements of LTA as set out in Clause 7.2.17 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, and be subject to the evaluation and approval of the Authority and the relevant Competent Authorities at the formal submission stage. The covered linkways shall be handed over to LTA for ownership and maintenance upon completion, to the satisfaction of the relevant Competent Authorities. The Successful Tenderer shall, at his own cost and expense, maintain the covered linkways until such a time when they are handed over to LTA.
- 4.12.5 The portion of covered linkways that are located within the Land Parcel are to be owned and maintained as part of the proposed development by the Successful Tenderer and the future owner of the single strata lot.
- 4.12.6 The covered walkways and linkways shall be at a constant level throughout their entire length, with any level changes accommodated by ramps. Where they are intercepted by vehicular ingress / egress points or other required infrastructure, any cross ramps are to be located on either side of the pedestrian walkway area.
- 4.12.7 The at-grade pedestrian network (i.e. 1st storey covered walkways, open landscaped walkway and covered linkways) shall be kept open and unobstructed for public use at all times. No commercial uses or temporary or permanent structures are allowed to be erected within the pedestrian areas.

4.13 Vehicular and Servicing Access

Vehicular Access

- 4.13.1 Vehicular access shall be taken from Plymouth Avenue, as shown indicatively in the Control Plan. The detailed proposal for the vehicular access point 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 the requirements are as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Service Areas

- 4.13.2 The Successful Tenderer shall provide sufficient service areas, including bin centre, loading / unloading areas, etc., within the Land Parcel to meet the needs of the proposed development.
- 4.13.3 The Successful Tenderer shall ensure that access to the service areas (e.g. bin centre, electrical substation, loading / unloading bays) shall be taken from within the proposed development. Service access taken directly from public roads will not be allowed.
- 4.13.4 All loading / unloading areas shall be designed to be sheltered and enclosed to minimise noise generated from the loading / unloading activities and to ensure that there is no conflict between refuse collection and loading / unloading activities. Loading bay barriers shall be located within the Land Parcel to prevent traffic queuing from spilling onto the main roads.
- 4.13.5 Other service areas / structures, such as air-conditioning ledges, laundry drying facilities and ventilation shafts to the basement levels, shall be fully integrated within the overall envelope of the proposed development and visually well-screened, subject to the prevailing screening guidelines for M&E services.
- 4.13.6 The Successful Tenderer is strongly encouraged to provide spaces (e.g. temporary parking lots) for food delivery riders using motorcycles or active mobility devices (e.g. bicycles, power-assisted bicycles).
- 4.13.7 All service areas will be subject to the requirements and approval of the Authority and the relevant Competent Authorities at the formal submission stage.

Location of Bin Centre

- 4.13.8 The bin centre shall be sensitively located within the Land Parcel such that it does not cause disamenities to users in the surrounding developments.
- 4.13.9 The service driveway for the bin centre is to be fully located within the Land Parcel and its dimensions (e.g. length and width) are to be designed to accommodate all types of service vehicles. The entrance of the bin centre, including any parking area for the refuse trucks, shall face inwards within the proposed development.
- 4.13.10 Lush planting and/or screening shall be provided to visually screen the bin centre and service areas from the adjacent developments, and surrounding public roads and walkways.

Construction Access

- 4.13.11 The construction access can be taken from the proposed vehicular access of the development, which is along Plymouth Avenue. The detailed proposal for the construction access point 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 the requirements are as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

4.14 Car, Motorcycle and Bicycle Parking Provision

4.14.1 The Successful Tenderer shall comply with LTA's prevailing 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 at the formal submission stage.

4.14.2 All car and motorcycle parking spaces are to be located within the basement levels of the development. At-grade and above-grade car parking spaces are not allowed.

4.15 Railway Protection Requirements

4.15.1 The Land Parcel falls within the railway protection zone of the Thomson-East Coast Line (TEL) Rapid Transit System and tunnels. The Successful Tenderer shall submit the proposal for any development works to LTA for approval according to the Rapid Transit Systems (Development and Building Works in Railway Corridor and Railway Protection Zone) Regulations as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

4.16 Creative Hoarding Requirements

4.16.1 The Successful Tenderer is strongly encouraged to apply creative treatment to their construction hoardings to contribute towards an attractive and delightful streetscape, improve place identity and support place-making efforts as the site is located at a prominent junction along Dunearn Road. Please refer to URA's website for the Creative Hoarding Best Practice Guide. The Successful Tenderer is to ensure that the hoarding around the construction site is properly maintained throughout the construction period. Alternatively, incorporating vertical planting and greenery on the hoarding can also be considered.

PART V

5.0 OTHER REQUIRED WORKS

5.1 Demolition of Existing Buildings and Road Facilities

- 5.1.1 There are existing buildings located within the Land Parcel as shown indicatively in the Control Plan, which will be occupied until 17 November 2026. The Land Parcel will be sold with the buildings in its current conditions.
- 5.1.2 The Successful Tenderer is required, at his own cost and expense, to demolish all the buildings and remove all abandoned services.
- 5.1.3 The Successful Tenderer is required to ensure that at all times, the buildings and services, if any, within the vicinity of the works are not damaged in any way or affected by the demolition works.
- 5.1.4 The Successful Tenderer is required, at his own cost and expense, to demolish the existing covered linkway along Dunearn Road and Whitley Road for the required roadside table improvement works, except for the portion required to be retained as shown indicatively in the Control Plan. Temporary covered linkways with lightings shall be provided (e.g. as part of construction hoarding) during the construction period to ensure continuous sheltered connectivity for pedestrians to the bus stop along Whitley Road. Details of such temporary replacements shall be submitted to LTA for approval and shall be maintained by the Successful Tenderer, until its removal by the Successful Tenderer upon completion of the proposed development and covered walkways within the Land Parcel.

5.2 Other Infrastructure Works

Road Improvement Works

- 5.2.1 The Successful Tenderer shall at his own cost and expense, undertake the required road improvement works along Plymouth Avenue, Dunearn Road and Whitley Road as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, and as indicatively shown in the Control Plan.

Drainage / Utilities Diversion Works

- 5.2.2 The Successful Tenderer shall at his own cost and expense, undertake the required drainage and utilities diversion works as set out in Section 3.0, 4.0 and 5.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, and as indicatively shown in the Control Plan.

Covered Linkways

- 5.2.3 The Successful Tenderer shall at his own cost and expense, construct covered linkways connecting the proposed covered walkway at the 1st storey of the development to the existing covered linkways along Dunearn Road and along the common boundary with 'The Trevoise', as shown indicatively in the Control Plan and described in Conditions 4.12.3 to 4.12.7 above, and as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.
- 5.2.4 The Successful Tenderer shall obtain a Temporary Occupation Licence (TOL) from SLA for work area of the required infrastructure works. The area under the TOL 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 and the developers of the adjacent Land parcel and existing developments including their contractors, agents and employees access and use of the said TOL area at all times, without any charge, payment, hindrance, obstruction or restriction whatsoever.

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 efforts to keep the local community informed of the development plans for the Land Parcel.

6.1.2 The local community is defined as the following:

- a. All residents of HDB flats, private condominiums / flats and landed houses;
- b. Management Corporation Strata Title (MCST) Committee of private residential developments and Neighbourhood Committees; and
- c. 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.

6.1.3 Prior to the Successful Tenderer's application for Provisional Permission at Design Gateway (DG) in CORENET X (CX) and before the erection of any hoarding or commencement of any clearance and / or tree-felling on the Land Parcel, the Successful Tenderer shall distribute flyers to the local community containing the following information and ensure these 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. Schematic site layout showing the location of building blocks and facilities such as the tennis courts, bin centre, electrical substation, BBQ pits etc (with caveat that it is subject to authorities' approval);
- d. Infrastructure works to be carried out such as construction of covered pedestrian footpaths, cycling paths, sewer connections and removal of existing facilities (if any);
- e. 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)];
- f. Details of proposed measures to mitigate the impact of development to the surrounding environment and users. This includes proposed

mitigating measures to address impact during the construction phase (e.g. noise, dust);

- g. Contact details of the Successful Tenderer for the community to provide feedback on the proposal; and
- h. The hotline numbers of the relevant departments in BCA, NEA, MOM and URA.

6.1.4 Prior to the distribution of the flyer to the local community, the Successful Tenderer shall ensure that information as outlined in Condition 6.1.3 are included in the flyer and submit a copy of Form A (as shown in Annex A) and the flyer to the Authority for approval before the flyers are distributed to the local community.

6.1.5 At least 1 week after the distribution of the flyers, the Successful Tenderer shall submit to 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 erection of hoarding and site clearance works.

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.

6.1.7 At least 3 weeks from the date of distribution of flyers, the Successful Tenderer shall submit to the Competent Authority a duly completed Form C (as shown in Annex C), which is a final collation of the feedback received from the local community on the proposed development, if any. The Successful Tenderer shall explain how the development proposal seeks to sensitively address the feedback raised by the local community, if any. Upon confirming that the declaration provided by the Successful Tenderer is in order, the Competent Authority will give written consent for the Successful Tenderer to proceed with the application for Provisional Permission at DG in CX for the proposed development.

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 sidewalks outside the Land Parcel shall be maintained at all times.

6.3 Productivity

- 6.3.1 The Successful Tenderer is required to adopt the minimum level of use of prefabricated systems as stipulated under the Building Control (Buildability and Productivity) Regulations 2011 and conform to the corresponding requirements set out in the Code of Practice on Buildability for the proposed 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 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.



FORM A

PUBLIC COMMUNICATIONS PLAN

Details of Developer Company Name: Address: Tel no: Email:		To: Group Director Land Sales & Administration Urban Redevelopment Authority 45 Maxwell Road The URA Centre Singapore 069118	<u>INSTRUCTION:</u> This form is to be duly completed and submitted to the Authority prior to distribution of the 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.	Submission of flyer to Authority for approval	(dd/mm/yy)	
2.	Send flyer to local MP		
3.	Distribution of flyer containing project information and contact details of parties specified		
4.	Submission of Form B		
5.	Erection of hoarding and site clearance (after receiving written consent from the Authority)		
6.	Submission of Form C		
7.	Application for Provisional Permission at Design Gateway in CX for the proposed development (after receiving written consent from the Authority)		
8.	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	Item 1 (Submission of flyer to Authority for approval) and Item 2 (Send flyer to local MP)	2 weeks
2	Item 2 (Send flyer to local MP) and Item 3 (Distribution of flyer);	1 week
3	Item 3 (Distribution of flyer) and Item 4 (Submission of Form B)	1 week
4	Item 3 (Distribution of flyer) and Item 6 (Submission of Form C)	3 weeks



FORM B

DECLARATION BY THE DEVELOPER

(PRIOR TO ERECTION OF HOARDING AND SITE CLEARANCE)

<u>INSTRUCTION:</u> This form is to be duly completed and submitted to the Authority prior to the erection of hoarding and site clearance.	
Details of Developer Company Name: Address: Tel no: Email:	To: Group Director Land Sales & Administration Urban Redevelopment Authority 45 Maxwell Road The URA Centre Singapore 069118
Parcel Reference Number: _____ Proposed Development: _____ _____ Lot/Parcel Reference: _____ TS/MK: _____	
I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 6.1.3 of the Technical Conditions of Tender, flyers containing information on the project (e.g. location plan, schematic site layout) and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date). We have enclosed supporting documents to show that the flyers have been distributed.	
Signature: _____	Date: _____

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



FORM C

CONSOLIDATED FEEDBACK ON PROPOSED DEVELOPMENT

(PRIOR TO DESIGN GATEWAY SUBMISSION)

INSTRUCTION:

This form is to be duly completed and submitted to the Competent Authority prior to the application for Provisional Permission at Design Gateway (DG) in CORENET X (CX).

If the written consent of the Authority is not included in the application at DG, the application will be returned.

Details of Developer

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Development Control

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

Proposed Development: _____

Lot Number: _____

I, _____ (Name), _____ (Designation), hereby declare on behalf of the developer that in accordance with Condition 6.1.7 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 submission of this Form C to the Competent Authority.

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

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