
**SALE OF SITE
FOR COMMERCIAL DEVELOPMENT
LAND PARCEL
AT PUNGGOL WALK**

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 Punggol Walk (“the Land Parcel”). The lease of the Land Parcel is subject to these Technical Conditions of Tender and the Conditions of Tender for the Land Parcel. In these Technical Conditions of Tender, where the context so admits, the expression “the Authority” includes the Government.
- 1.2** The Successful Tenderer shall in addition to the Conditions of Tender observe, and comply with, these Technical Conditions of Tender. The Conditions of Tender and these Technical Conditions of Tender shall be read in conjunction with the Control Plans provided in the eDeveloper’s Packet.

PART II

2.0 PLANNING CONCEPT

Site Context

- 2.1** The Land Parcel is part of Punggol Town Centre, which is set within a predominantly public housing area in Punggol Planning Area. Punggol Town Centre is bordered by Sentul Crescent to the north, Punggol Walk to the west, Punggol Place to the east and public housing estates (Punggol Residences & Punggol Regalia) to the south.
- 2.2** The Land Parcel is designated for commercial development. It is located close to Waterway Point and will be connected to Punggol MRT Station on the North East Line and Punggol Bus Interchange by covered linkway. With the completion of the Cross Island Line Punggol Extension in 2032, Punggol MRT Station will become an interchange station and the Town Centre is expected to be a location with a confluence of activities. The Land Parcel is also well-connected to major arterial roads and expressways such as the Tampines Expressway (TPE), and within walking distance to facilities such as One Punggol, My Waterway @ Punggol, Punggol Waterway Park, and the upcoming Punggol Regional Sports Centre.

Vision

- 2.3** Injecting office uses in Punggol is in line with the Government's efforts to bring jobs closer to homes, especially where these jobs are located near transport nodes and are easily accessible to workers residing not just within Punggol but in neighbouring areas such as Sengkang and Hougang.
- 2.4** The proposed development on the Land Parcel is envisioned to be well-connected to the Punggol MRT Station and Punggol Walk, and to be lushly landscaped to enhance the overall sense of greenery in the area.
- 2.5** The Successful Tenderer is expected to build upon the context of the Land Parcel and employ innovative building typologies of appropriate form and scale in the proposed development that responds sensitively to existing developments, such as the adjacent Punggol Residences and the Punggol MRT Station.

PART III

3.0 SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS

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

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

PARAMETERS	PROVISIONS / REQUIREMENTS
Site Area	10,011.6 m ²
Land use/Zoning	Commercial
Permissible Gross Floor Area (GFA) and Allowable Uses	<p>Maximum GFA: 14,017 m² Minimum GFA: 12,615 m²</p> <p>At least 8,400 sqm of the maximum permissible GFA for the development is to be for Office use. The remaining GFA can be for additional Office, or other Commercial uses such as Shop, Restaurant (inclusive of any Outdoor Refreshment Area (ORAs), Commercial School, Bank and/or other Commercial use of such types and quantum as the Competent Authority under the Planning Act may approve.</p> <p>The development shall also include a childcare centre with a minimum GFA of 650 m² as part of the maximum permissible GFA for the development. The GFA of the childcare centre shall form part of the non-office GFA.</p> <p>Residential use is not permitted.</p> <p>The allowable uses are set out in Part IV (Condition 4.2).</p>
Building Height	<p>Up to a maximum of 4 storeys.</p> <p>The details are set out in Part IV (Condition 4.7.1) and as shown in the Control Plan.</p>

PART IV

4.0 PLANNING AND URBAN DESIGN REQUIREMENTS

4.1 General Guidelines

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

Development Control

- 4.1.2 The Successful Tenderer shall comply with the Development Control (DC) Guidelines issued or may be issued by the Competent Authority under the Planning Act 1998, unless otherwise stated in the Technical Conditions of Tender.
- 4.1.3 Where applicable, the Successful Tenderer's Qualified Person shall submit a Development Statement of Intent (DSI) together with their development proposal to the Competent Authority under the Planning Act 1998 at the formal submission stage in compliance with prevailing guidelines and circulars issued by the Competent Authority.

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 for the Authority's consideration alternative proposal to any such requirements. Where the Authority is satisfied that the alternative proposal will serve to achieve the planning objective relevant to the requirement, the Successful Tenderer may be allowed to adopt such alternative proposal instead; in which event, the relevant provisions in this Part shall be deemed to be complied with. The Authority however reserves the absolute discretion to decide whether to allow any alternative proposal to be adopted.

4.2 Land Use and Quantum

- 4.2.1 The Land Parcel is to be developed for Commercial development with a minimum component for office use. The maximum permissible Gross Floor Area (GFA) for the proposed development is 14,017 m² and the total GFA to be built is not to be less than 12,615 m².
- 4.2.2 All tenderers are advised to carry out their own simulation studies to ascertain the achievable GFA for the proposed development, including bonus GFA under the prevailing Development Control Guidelines, if the proposed development is eligible for it. Such simulation studies should take into account 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.
- 4.2.3 Uses including and not limited to F&B/live entertainment that may result in disamenity to the nearby residents of the development are not allowed on the rooftop and along the frontage of the proposed development facing Punggol Residences which is located at the southern boundary of the development as shown on the Control Plan.
- 4.2.4 Residential use is **not** permitted in the development.

Early Childhood Development Centre (ECDC) Facility

- 4.2.5 The Successful Tenderer is required to provide an Early Childhood Development Centre¹ (ECDC) within the Land Parcel for a minimum of 10 years from the date of issuance of the ECDC licence. A minimum GFA of 650 m² GFA shall be set aside for the ECDC(s), which is expected to accommodate a total capacity of 130 children. The GFA of the ECDC(s) is to be computed as part of the total maximum permissible GFA for the proposed development.
- 4.2.6 The ECDC shall comply with the requirements and guidelines established by the Early Childcare Development Agency (ECDA) for ECDCs. Tenderers may refer to the guideline published by ECDA "Guide on Setting Up an Early

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 childcare 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.

Childhood Development Centre” which is found on ECDA’s website: <https://www.ecda.gov.sg> to understand the requirements and guidelines for ECDCs.

- 4.2.7 The Successful Tenderer shall inform ECDA when the Certificate of Statutory Completion for the proposed development with ECDC is obtained. The Successful Tenderer is to appoint an operator to run the ECDC. The operator shall comply with the requirements stipulated under the Early Childhood Development Centre Act 2017 and be licensed accordingly. The Successful Tenderer may approach ECDA should they need assistance to identify an ECDC operator.
- 4.2.8 After the initial 10-year period of operation, the owner may convert the ECDC space within the development to other community uses, e.g. elder care centre, subject to the landuse 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 landuse planning quantum controls specified in Condition 4.2.
- 4.2.9 The ECDC space should preferably be located on the ground floor of the building. The ECDC space shall not be located at the basement of the proposed development. The ECDC shall be located away from the main roads, with sufficient space for the designated pick-up/drop-off points to be provided for the ECDC.
- 4.2.10 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 for seamless and convenient pedestrian access from the nearest public transport node (e.g. bus stop) for parents arriving by public transport. The Successful Tenderer shall provide a single vehicular access point for entry into the development. The ECDC will also need to ensure sufficient queuing distance to prevent vehicular traffic tailing back to public roads.
- 4.2.11 The ECDC will need to be served by a pick-up/drop-off facility with minimal sheltered walking distance and barrier-free accessibility, especially if a shared pick-up/drop-off facility is proposed. This pick-up/drop-off facility will need to be easily accessible from the local road. All pick-up and drop-off activities of the ECDC shall not spill over to public roads nor be conducted along the public roads at all times. The pick-up/drop-off layout and internal driveway shall be designed with sufficient space for the parking and maneuvering of school buses. The appropriate security and amenity measures must be provided in the overall design of the proposed development to safeguard the resident’s privacy and living environment.

- 4.2.12 The Successful Tenderer will need to cater for car park provision for the ECDC in accordance with LTA's requirements.
- 4.2.13 Car park spaces for the ECDC shall be located as close as possible to the ECDC. Minimal sheltered walking distance with barrier-free accessibility between the ECDC and its car park spaces shall be considered. The Successful Tenderer shall propose signs and measures to indicate that the dedicated car park spaces are serving only the ECDC.

4.3 Strata Sub-Division

- 4.3.1 Strata sub-division of the proposed development is not allowed.

4.4 Uses at First Storey

- 4.4.1 Activity-Generating Uses (AGU) such as Shops, Restaurants, Sports and Recreation (including gymnasium and fitness centres, etc.) and other similar uses, are to be provided at the first storey of the proposed development fronting Punggol Walk and Punggol MRT Station, at the indicative locations shown on the Control Plan. Uses that could potentially generate dis-amenity to residential areas, such as noise and crowds are not to be located along the common boundary with the adjacent Punggol Residences. In consideration of the proximity of the proposed development to existing residential uses, live music is not permitted within the proposed development.

4.5 Outdoor Refreshment Areas (ORAs)

- 4.5.1 F&B/ORAs are not allowed on the rooftop and along the frontage of the proposed development facing Punggol Residences. Where allowed, the ORAs are intended to provide an opportunity for outdoor seating that forms a natural extension to the indoor seating area within an adjacent restaurant or café within the 1st storey of the proposed development. The location and use of these ORAs should not compromise other street activities, pedestrian circulation or traffic safety.
- 4.5.2 The GFA for the ORAs shall be computed as part of the maximum permissible commercial GFA and will be subjected to the prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act.
- 4.5.3 The detailed location, design and layout of the ORAs will be subject to approval from the Authority and the relevant Competent Authorities. The materials and finishes of the ORAs shall be of good quality and easy to maintain. This is to ensure that these materials appear presentable and do not deteriorate over time. The storage of any utensils or preparation of food and beverages are not allowed within these ORAs.

4.6 Building Form and Massing

- 4.6.1 The building form and massing of the proposed development shall be designed to respond to and relate sensitively to the surrounding context.
- 4.6.2 Consideration is to be given to the building typology to ensure that it is of appropriate form and scale to provide a human-scale and street-based, pedestrian-oriented experience along Punggol Walk and the circulation spaces between the proposed development and Punggol MRT Station.

Building Facades

- 4.6.3 The facades of the proposed development fronting Punggol Walk, Punggol MRT Station and Punggol Residences shall be treated as main building elevations.
- 4.6.4 All services areas, including the refuse bin centre, loading/unloading bays, mechanical and electrical plant, air-conditioning ledges, service balconies, ventilation shafts, etc., are to be located away from Punggol Residences and be visually well-screened.

4.7 Building Height

- 4.7.1 The proposed development is subject to specific building height controls which are established to guide the proposed development to relate sensitively to the surrounding developments and site context. The proposed development may be built up to a maximum of 4 storeys.
- 4.7.2 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 allowable technical height control of 64 m SHD, and are to comply with the requirements of the relevant Competent Authorities. The Successful Tenderer shall obtain written approval from Civil Aviation Authority Singapore (CAAS) prior to mobilising and/or installing any construction equipment. In addition, the successful tenderer shall seek clearance from Republic of Singapore Airforce (RSAF) for the use of construction equipment and temporary structures above 48 m SHD.

4.8 Building Setback

- 4.8.1 The proposed development shall comply with a minimum building setback of 10.0m, including a green buffer of 3.0m, along Punggol Walk, as shown on the Control Plan. The Successful Tenderer shall consult LTA on the design of this setback area to ensure there is sufficient space within it to cater for potential road diversion works by LTA in the future as set out in Clause 7.2.9 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

- 4.8.2 The proposed development shall be set back from the common boundary with Punggol Residences by at least 4m, as shown on the Control Plan. The building setback area shall be fully landscaped such that it provides effective visual screening between the proposed development and Punggol Residences. During the construction phase, the Successful Tenderer shall also ensure that hoardings along this common boundary are of good quality and at a sufficient height that minimises disamenity to the residents.
- 4.8.3 The proposed development shall comply with a building setback of 6.0m, including a planting strip of 2.0m, along the common boundary with Punggol MRT Station, as shown on the Control Plan.
- 4.8.4 The proposed development shall comply with a minimum building setback of 3.0m, including a planting strip of 2.0m, along the common boundary with the vacant land to the north of the Land Parcel, as shown on the Control Plan. The Successful Tenderer shall pave the remaining 1m space (non-planting strip) to form a contiguous walkway with the adjacent covered walkway to facilitate direct pedestrian connectivity between Punggol MRT Station and Punggol Walk.
- 4.8.5 No building structures, including basement protrusions, ancillary structures and Private Enclosed Spaces (PES) (including covers) are allowed to be located within the building setback areas. Service areas and structures are to be located outside the building setback area.
- 4.8.6 Submerged basement structures with protrusions are subject to prevailing Development Control guidelines.
- 4.8.7 Fully sunken basement structures can be built up to the Road Reserve Line along all perimeters of the site, on condition that any basement structures located below the green buffer / planting strip are submerged at least 2m or more below the ground level, to allow for meaningful tree planting and landscaping.

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.

4.10 Landscaping

- 4.10.1 The Successful Tenderer is strongly encouraged to provide lush landscaping on elements of the proposed development such as building setbacks areas, roof terraces and roof gardens, as well as vertical greenery on building elements that are visually prominent. These elements are to be integrated as part of the overall form and architectural treatment of the building.
- 4.10.2 All green buffer areas of the proposed development are to be well-planted with trees and shrubs to create a lush and verdant environment. The detailed

landscaping proposal will be subject to the approval of the Authority and the relevant Competent Authorities at the formal submission stage. The building setback areas are encouraged to be well-landscaped to contribute to the greenery in the area, particularly those fronting Punggol Walk, Punggol MRT Station and Punggol Residences.

- 4.10.3 The prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act on the GFA exemption of roof gardens and the provision of additional GFA for balconies will apply.

4.11 Roofscape and Screening

- 4.11.1 Given the prominent location of the Land Parcel, the roof areas of the proposed development are to be considered as the “fifth” elevation and designed to be fully integrated with the overall building form, massing and architectural treatment of the proposed development. The Successful Tenderer shall provide green roof for visual relief. Any events held on the roof shall be enclosed and not cause disamenity to the nearby residents. F&B uses and/or ORA are not allowed on the roof.
- 4.11.2 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 and fully integrated into the building envelope and be visually well-screened from the top and all sides of the proposed development, subject to the prevailing screening guidelines for M&E services.
- 4.11.3 The performance requirements for the screening of the service areas are as follows:
- a. To be screened from the top and on all sides;
 - b. The spacing between the trellis or louvre elements is to be equal to or less than their depth. In addition, each screening element shall have a minimum depth of 150mm to ensure they are effective in terms of visually screening the services behind them; and
 - c. The elements are to be orientated to cut off views from the street level and surrounding buildings.

4.12 Public Plaza

- 4.12.1 Given its location next to Punggol MRT Station, the proposed development shall include an attractive and delightful public plaza at the first storey, as shown in the Control Plan.
- 4.12.2 The public plaza shall be unenclosed and of a minimum 1,000 square meters in size. It shall be located directly next to Exit D of Punggol MRT station and be designed as a welcoming and attractive space for the general public and

commuters moving to and from Exit D. It shall also be designed in a way that it does not open towards the adjacent Punggol Residences. The Successful Tenderer is encouraged to collaborate with Town Council, People's Association and other relevant agencies to activate this entrance plaza for community uses.

- 4.12.3 The Design Guidelines and Good Practice Guide for Privately Owned Public Spaces (POPS) will apply as prevailing Development Control Guidelines regarding the exemption of covered public spaces from computation as part of the permissible GFA for the development.

4.13 Vehicular and Servicing Access

Vehicular Access

- 4.13.1 The detailed proposal for the 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 as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.
- 4.13.2 All vehicular access point, passenger drop-off / pick-up points, external ramps to service areas, car parks and all associated structures to the car parking facilities, are to be located within the site boundary and be well integrated with the overall architectural treatment and building form of the development and visually well-screened, subject to the approval of LTA, the Authority and the relevant Competent Authorities at the formal submission stage.

Service Areas

- 4.13.3 Sufficient service areas, including bin centre, loading / unloading areas, etc., are to be provided within the proposed development to meet the needs of the development. These areas are to be located away from residential uses and be screened and/or appropriately located within the proposed development to ensure that their operations do not cause disamenity to nearby residences.
- 4.13.4 The Successful Tenderer shall ensure that access to service areas (e.g. bin centre, electrical substation,) shall be taken from within the proposed development. Service access taken directly from the public roads will not be allowed.
- 4.13.5 Service areas / structures, such as air-conditioning ledges, etc., if provided, are to be located internally within the proposed development, and shall not front Punggol Walk, Punggol MRT Station and Punggol Residences directly. They are to be well-screened and integrated with the overall design of the building elevations.
- 4.13.6 All ventilation shafts to the basement levels are to 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.

- 4.13.7 Any mechanical ventilation exhaust structures shall not discharge directly towards Punggol MRT Station and Punggol Residences.
- 4.13.8 The Successful Tenderer is encouraged to provide spaces for food delivery riders using motorcycles or active mobility devices (e.g. bicycles, power-assisted bicycles).
- 4.13.9 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

- 4.13.10 The bin centre shall not front Punggol Walk, Punggol MRT Station and Punggol Residences and shall be sensitively located within the Land Parcel such that it does not become a nuisance to residents in the surrounding developments. The entrance of the bin centre shall face inwards within the proposed development.
- 4.13.11 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.
- 4.13.12 Lush planting and / or screening shall be provided to screen the bin centre and service areas from view of the residents in the adjacent residential developments, and users of the surrounding public roads and walkways.

Construction Access

- 4.13.13 Refer to Clause 7.2.8 to 7.2.11 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees for details of the Construction Access location(s).

4.14 Parking Provision

Car, Motorcycle and Bicycle Parking Provision

- 4.14.1 The Successful Tenderer shall comply with LTA's requirements for car, motorcycle and bicycle parking provisions as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, and shall be subject to the evaluation and approval of the Authority and other relevant Competent Authorities.
- 4.14.2 The Successful Tenderer shall provide parking lots for the said development in accordance with the full physical parking requirements under the prevailing Parking Places (Provision of Parking Places and Parking Lots) Rules.
- 4.14.3 The Successful Tenderer is required to locate all car parking spaces within the basement level(s) and/or upper levels for the development, with appropriate screening. Car parking spaces are not allowed on the ground floor and are to be kept entirely within the building envelope.

- 4.14.4 The motorcycle parking lots and associated parking facilities shall be located within the proposed car parking areas of the proposed development.

PART V

5.0 OTHER REQUIRED WORKS

5.1 Pedestrian Network

- 5.1.1 The proposed development shall include a direct and legible at-grade pedestrian network to facilitate pedestrian movement between Punggol MRT Station Exit D and Punggol Walk, as well as the surrounding amenities and residential estates.
- 5.1.2 This pedestrian connection shall be designed to be barrier-free and maintained at a constant level as much as possible. Any changes in levels are to be kept to a minimum and are to be mitigated using barrier-free ramps, subject to the requirements of the Authority and the relevant Competent Authorities.
- 5.1.3 The prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act regarding the exemption of public linkages, covered public spaces and covered walkways from computation as part of the permissible GFA for the development shall apply.
- 5.1.4 The following pedestrian connections that form part of the larger at-grade pedestrian network for the area are to be provided at the 1st storey level, as shown in the Control Plans:
- a. Minimum 3.0 m wide (and 2.4m clear) covered walkway at the locations shown in the Control Plan;
 - b. Minimum 5.0 m wide covered linkway connecting the proposed development to the sheltered area of Punggol MRT Station to be located within the zone as shown on the Control Plan. The canopy of the walkway shall overlap with the station's roof eave to an extent as to provide adequate protection from inclement weather. Notwithstanding this, the Successful Tender is not allowed to make any modification to the existing structures of the MRT Station. Please refer to Clause 7.2.12 of the Conditions and Requirements of Relevant Competent Authorities for more details. The Successful Tenderer is to submit the interface details of these works to LTA for LTA's review and approval.

- c. As the alignment of the covered linkway network may pass through areas currently used for bicycle parking (e.g. along the frontage of the Punggol MRT Station abutting the Land Parcel), the Successful Tenderer shall work with the railway operator and LTA on the relocation of any affected bicycle parking lots on a 1-for-1 basis.
- d. As an alternative to a covered linkway, the Successful Tenderer can also choose to propose a shelter in the form of a large canopy over the plaza that achieves effective sheltered pedestrian connectivity between the proposed development and the Punggol MRT station.
- e. The Successful Tenderer shall note that there is an existing pedestrian connection in the form of a ramp at the south-eastern boundary of the Land Parcel that mitigates the level difference between Punggol Residences and Punggol MRT Station. This connection is approved under an existing Temporary Occupation Licence (TOL) to Punggol West Citizens' Consultative Committee (CCC) and is currently used by the general public. The TOL will be terminated on a back-to-back basis upon vacant possession of the Land Parcel. The Successful Tenderer is required, at his own cost and expense, and in consultation with the relevant agencies, to reinstate this pedestrian connection with a minimum width of 1.8m at the indicative location shown in the Control Plan and keep it publicly accessible at all times. The Successful Tenderer shall keep this existing ramp open for public use throughout the construction period and may choose to retain this existing ramp if it can be well integrated with the development.

5.1.5 The at-grade 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 connectivity to the adjacent developments. The requirements for the sheltered pedestrian connections are as follows:

- a. To have a maximum external soffit height of 3.0 m. Higher heights can be considered, subject to the provision of drop-down panels or the width of the walkway being increased to match the higher height to ensure adequate weather protection for pedestrian users during inclement weather;
- b. To be at a constant level throughout the entire length with any level changes accommodated by ramps;
- c. To be kept free of structures and remain unobstructed and well-lit at all times for 24-hour public access; and
- d. Any staircases and vehicular access points are to be located outside the walkways.

5.1.6 As an interim measure until the proposed development on the Land Parcel is completed, the Town Council plans to build a 1.5m-wide pedestrian walkway within the Land Parcel along the common boundary with Punggol Residences to connect Punggol Walk to Punggol MRT Station Exit D. The Successful

Tenderer is to liaise with the Town Council on providing adequate space within the Land Parcel for this walkway and to keep it publicly accessible at all times throughout the construction period of the proposed development. After the completion of the pedestrian network that connects the proposed development to Punggol Walk and Punggol MRT Station Exit D, the Successful Tenderer is to remove this 1.5m-wide pedestrian walkway at his own cost and expense.

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 proposed development plans for the Land Parcel.

6.1.2 The local community is defined as the following that fall within a 100m (approximate) radius of the Land Parcel:

- 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.

In addition, it shall include the local Member(s) of Parliament (MP), Constituency Director(s) of the relevant Constituencies and General Manager of Town Council.

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 on 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, storey height, vehicular access, etc);
- b. Location map showing hoarding, construction access etc.;
- c. Infrastructure works to be carried out and removal of existing facilities such as construction of covered linkways;
- 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 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 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, 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. 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.

- 6.1.8 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 developer shall explain how the development proposal seeks to sensitively address the concerns raised by the local community, if any.
- 6.1.9 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.

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.

6.3 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	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



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

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 brief information on the project and the contact details of the parties specified in the said Condition have been distributed to the local community* on _____ (Date).

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

Signature:

Date:

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



FORM C

DECLARATION BY THE DEVELOPER

(FOR RESUBMISSION OF APPLICATION SUBSEQUENT TO THE PROVISIONAL PERMISSION)

INSTRUCTION:

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

Details of Developer

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Land Sales & Administration

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

Parcel Reference Number: _____

Proposed Development: _____

Lot/Parcel Reference: _____ TS/MK: _____

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

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

Details of preliminary feedback received from the local community (if any):**

1)

2)

3)

4)

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.*



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

Company Name:

Address:

Tel no:

Email:

To:

Group Director

Development Control

Urban Redevelopment Authority

45 Maxwell Road

The URA Centre

Singapore 069118

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 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.*

*** 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*