

**SALE OF LAND PARCEL
FOR RESIDENTIAL DEVELOPMENT
AT SERANGOON NORTH VIEW**

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 Serangoon North View (“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 situated within a residential precinct in the Serangoon Planning Area, near the Serangoon North public housing estate and the Serangoon Gardens Landed Housing Area (LHA). It is bounded by existing condominium developments (Kensington Park and The Garden Residences) to the north and east, a 2-storey landed housing area (Serangoon Gardens) to the south, and a future park to the west.
- 2.2 The Land Parcel is located near the upcoming Serangoon North and Tavistock MRT stations on the Cross-Island Line and is served by bus services along Serangoon North Avenue 1. It is also easily accessible from Yio Chu Kang Road and Ang Mo Kio Avenue 3, which provides direct access to the nearby Central Expressway. Residents will benefit from the range of nearby amenities, including Serangoon North Village, The Serangoon Community Club, and Serangoon Garden Market. The Land Parcel is also situated close to educational institutions, such as Serangoon Garden Secondary School and Lycee Francais De Singapour (International School).

Vision

- 2.3 The Land Parcel is envisioned as a residential development with proximity to greenery and convenient access to amenities.
- 2.4 The Land Parcel shall be lushly landscaped to enhance the overall sense of greenery in the area and contribute to an attractive living environment. A new public park abutting the western boundary of the Land Parcel shall be implemented to serve the wider community. A barrier-free pedestrian thoroughfare abutting the northern boundary shall be provided as part of the main circulation path of the Park, as shown indicatively in the Control Plans and the Park Design Brief in Annex C of the Conditions and Requirements of Relevant Competent Authorities and Public Utilities Licensees.

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⁾	8,085.9 m ²
Land use/ Zoning	Residential
Type of Proposed Housing Development	The proposed residential development shall be for Condominiums, Flats, or with prior written approval, a combination of condominiums/flats and strata landed houses. (Serviced Apartments and Serviced Apartments II (SA2) will not be allowed)
Permissible Gross Floor Area (GFA)	<u>Overall GFA</u> Maximum GFA: 20,215 m ² Minimum GFA: 18,194 m ² The details are set out in Part IV (Condition 4.2).
Building Height (maximum)	<u>High-rise zone</u> Up to a maximum allowable height control of 80m SHD ⁽²⁾ . <u>Low-rise zone (25m wide from southern boundary)</u> Up to a maximum of 2 storeys along the southern boundary of the Land Parcel fronting the existing landed housing. The details are set out in Part IV (Condition 4.4) and as shown in the Control Plans.
Building Setback	A minimum setback of 6m is to be provided from the southern common boundary with the existing landed housing. To follow prevailing Development Control guidelines for all other boundaries. The details are set out in Part IV (Condition 4.5) and as shown in the Control Plans.

⁽¹⁾ Subject to final cadastral survey

⁽²⁾ Building Height is based on Singapore Height Datum (SHD)

PART IV

4.0 PLANNING AND URBAN DESIGN REQUIREMENTS

4.1 General Guidelines

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

Development Control

- 4.1.2 The Successful Tenderer shall comply with the Development Control (DC) Guidelines issued or may be issued by the Competent Authority under the Planning Act 1998, unless otherwise stated in the Technical Conditions of Tender.

- 4.1.3 Where applicable, the Successful Tenderer's Qualified Person shall submit a Development Statement of Intent (DSI), together with their development proposal, to the Competent Authority under the Planning Act 1998 at the formal submission stage in compliance with prevailing guidelines and circulars issued by the Competent Authority.

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

4.2 Land Use and Quantum

- 4.2.1 The Land Parcel is to be developed for a Residential development. The maximum permissible Gross Floor Area (GFA) for the proposed development is 20,215 m² and the total GFA to be built is not to be less than 18,194 m².
- 4.2.2 Any additional GFA over and above the maximum permissible GFA specified for the proposed development 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.
- 4.2.3 All tenderers are advised to carry out their own simulation studies to ascertain the achievable GFA for the proposed development, including any additional bonus GFA allowable under the prevailing Development Control Guidelines. 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 Building Form and Massing

- 4.3.1 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.
- 4.3.2 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 URA Development Control's circular "Sensitive Design and Development: An Industry Guide of Good Practices to Minimise Wall-Like Developments" dated 4 March 2010 for more information.

4.4 Building Height

- 4.4.1 The proposed development is subject to specific building height controls established to guide the proposed development to relate sensitively to the surrounding developments and site context. These building height controls are set out below and as shown in the Control Plans:
- a. Low-Rise Zone (25m wide fronting the landed houses to the south of the Land Parcel) – Up to a maximum height of 2 storeys;
 - b. High-Rise Zone – Up to a maximum technical height control of 80m SHD including any sky terraces and all structures / fixtures.
- 4.4.2 All construction equipment and temporary structures, such as cranes, piling rigs, etc., as well as permanent structures, such as building superstructure, water tanks, mechanical and electrical (M&E) equipment, lift motor rooms, TV antennae, etc., are subject to the maximum allowable height control of 80m SHD, and are to comply with the requirements of the relevant Competent Authorities. In addition, the Successful Tenderer shall seek clearance from Republic of Singapore Air Force (RSAF) for the use of construction equipment and temporary structures above 70m SHD (email: Height_Control@defence.gov.sg).
- 4.4.3 The Successful Tenderer shall consult the Civil Aviation Authority of Singapore (CAAS) (caas_ansp_ols@caas.gov.sg) and the Defence Science & Technology Agency (DSTA) (landuse@dsta.gov.sg) via email prior to making the submission at Design Gateway in CORENET X, to obtain CAAS and DSTA's clearance for the total building height and site layout. The Successful Tenderer shall include URA Development Control Group (ura_daes_registry@ura.gov.sg) in the email consultations to CAAS and DSTA.
- 4.4.4 Prior to the Construction Gateway submission, the Successful Tenderer shall similarly consult CAAS and DSTA with the detailed development plans for clearance if required.
- 4.4.5 The Successful Tenderer shall obtain CAAS' 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/>
- 4.4.6 The Successful Tenderer shall submit a certified surveyor as-built plan to CAAS and DSTA prior to applying to the Building Control Authority (BCA) for the Temporary Occupation Permit or Certificate of Statutory Completion for the development on the Land Parcel.

4.5 Building Setback

- 4.5.1 The proposed development shall comply with the setback requirements in accordance with the prevailing Development Control Guidelines. In addition, along the Low-Rise Zone the Successful Tenderer shall provide a minimum building setback of 6.0m (inclusive of a minimum 2.0m wide peripheral planting verge), from the southern common boundary with the existing landed housing, as shown in the Control Plans.
- 4.5.2 To extend the sense of greenery along the pedestrian thoroughfare, the boundary fence along the northern boundary of the Land Parcel shall be constructed or erected after the peripheral planting verge within the development boundary in a way as to externalise the planting verge, which is to be maintained by the Successful Tenderer/MCST. The landscaping within the planting verge shall be designed to visually screen the boundary fence as viewed from the pedestrian thoroughfare of the future park.
- 4.5.3 The building setback areas are to be lushly landscaped to contribute to the greenery in the area. All planting areas of the proposed development are to be well-planted with trees and shrubs to create a lush and verdant environment. The Successful Tenderer is encouraged to provide hardy and easily maintainable plants within the externalised peripheral planting verge along the pedestrian thoroughfare of the future park. The detailed landscaping proposal will be subject to the approval of the NParks at the formal submission stage.
- 4.5.4 Submerged basement structures can be built up to the boundary lines along all perimeters of the site, provided the portion underneath the green buffer / peripheral planting verge is submerged at least 2m or more below the ground level, to allow for meaningful tree planting and landscaping.

4.6 Building Platform Level

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

4.7 Roofscape and Screening

- 4.7.1 To ensure that the roof areas are visually pleasant 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 screened from the top and all sides of the proposed development, according to the prevailing guidelines for M&E services.

4.8 Vehicular and Servicing Access

Vehicular Access

- 4.8.1 Vehicular access shall be taken from the new cul-de-sac extended from Serangoon North View road (as shown indicatively on the Control Plan) and shall be constructed by the Successful Tenderer. 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. Details are set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Service Areas

- 4.8.2 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.
- 4.8.3 The Successful Tenderer shall ensure that access to service areas (e.g. bin centre, electrical substation, loading / unloading areas) are taken from within the proposed development. Service access taken directly from the public roads will not be allowed.
- 4.8.4 All ventilation shafts to the basement levels, if any, are to be fully integrated within the overall envelope of the proposed development and visually well-screened according to the prevailing screening guidelines for M&E services.
- 4.8.5 All loading / unloading areas are to be designed as 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.
- 4.8.6 The Successful Tenderer is 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).
- 4.8.7 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

- 4.8.8 The refuse bin centre shall be sensitively located within the Land Parcel such that it does not cause disamenities to residents in the surrounding developments.

- 4.8.9 The service driveway for the refuse bin centre shall 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.
- 4.8.10 The Successful Tenderer shall ensure that the bin centre and its entrance area, including any parking space for refuse trucks, are located away from the landed housing estate adjacent to the southern boundary of the Land Parcel.

Construction Access

- 4.8.11 Construction access shall be taken from the new cul-de-sac at the location of the permanent access, as shown indicatively in the Control Plan. 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 as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees for details of the Vehicular Access location(s).

4.9 Car, Motorcycle and Bicycle Parking Provision

- 4.9.1 The Successful Tenderer is required to comply with LTA's requirements for car, motorcycle and bicycle parking provisions. Details of LTA's requirements are 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.
- 4.9.2 The motorcycle parking lots and associated parking facilities shall be located within the proposed car parking areas of the proposed development.
- 4.9.3 At-grade and/or above-grade car parks are not allowed to be sited within the low-rise zone.

PART V

5.0 OTHER REQUIRED WORKS

5.1 Demolition of Existing Building

- 5.1.1 An existing building (i.e. open shed) is located partly within the Land Parcel and partly within the adjacent planned Park, as shown indicatively in the Control Plans. The Successful Tenderer shall, at his own cost and expense, demolish and remove the existing building in its entirety within the Land Parcel and the planned Park.
- 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 Park

- 5.2.1 The Successful Tenderer shall, at his own cost and expense, design and construct the planned Park ("Park") and pedestrian thoroughfare abutting the western and northern boundary of the Land Parcel, at the location shown in the Control Plans, in accordance with NParks' requirements. Details of NParks' requirements are set out in Section 8.2 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees. The Successful Tenderer shall refer to the Park Design Brief prepared by NParks in Annex C of the Conditions and Requirements of Relevant Competent Authorities and Public Utilities Licensees.
- 5.2.2 The Successful Tenderer shall consult NParks and relevant authorities, such as LTA, PUB and BCA, during the Concept Design and Detailed Design stage of the Park and shall ensure that the proposal adheres to the standards imposed by NParks and relevant authorities.
- 5.2.3 The Successful Tenderer is required to obtain a Temporary Occupation Licence ("TOL") from the SLA in accordance with Condition 4.1.4 to carry out the proposed works related to the Park.
- 5.2.4 The Park shall be completed before the issuance of Temporary Occupation Permit ("TOP") for the whole of the development.
- 5.2.5 NParks will take over the Park upon ensuring that the Park is built to the satisfaction of NParks. The compliance certificate (as part of the Certificate of Statutory Completion) by NParks shall be issued upon handover of the Park to NParks. To avoid delays, the Successful Tenderer is reminded to initiate the handover process at least 6 months before the expected date of issuance of the compliance certificate.
- 5.2.6 The Successful Tenderer shall be fully responsible for the rectification and resolution of any defects in relation to the Park once it is completed. Such

responsibility shall commence from the date of commencement of the 1-year Defects Liability Period until the date of expiry of the Defects Liability Period (both dates inclusive), notwithstanding the actual handover date of the Park to the relevant Competent Authorities.

5.3 Road Works

Cul-De-Sac

- 5.3.1 The Successful Tenderer shall at his own cost and expense, design and construct the cul-de-sac road, 1.8m wide footpath and road-related facilities, as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, and as shown in the Control Plans.

Signalised Crossing

- 5.3.2 The Successful Tenderer shall, at his own cost and expense, construct a minimum 3.0 m wide signalised crossing across Serangoon North Avenue 1 road, as shown indicatively in the Control Plans, to facilitate safe and direct pedestrian connectivity to and from the Serangoon North MRT Station, Serangoon North Village and the Park. Details of LTA's requirements are set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

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 and the Park.

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 sidetables 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 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 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)

INSTRUCTION:

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.*