
**SALE OF LAND PARCEL
FOR HOTEL DEVELOPMENT AT TELOK AYER STREET
TECHNICAL CONDITIONS OF TENDER**

CONTENTS	PAGE
PART I GENERAL	2
PART II PLANNING AND DESIGN CONCEPT	3 – 4
PART III SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS	5 – 7
PART IV PLANNING AND URBAN DESIGN REQUIREMENTS	8 – 23
PART V OTHER REQUIRED WORKS	24 – 25
PART VI OTHER REQUIREMENTS	26 – 27

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 Telok Ayer Street ("Land Parcel"). The lease and development of the Land Parcel is subject to these Technical Conditions of Tender and the Conditions of Tender for the Land Parcel. In these Technical Conditions of Tender, where the context so admits, the expression "the Authority" includes the Government.
- 1.2** The Successful Tenderer must in addition to the said Conditions of Tender observe, and comply with, these Technical Conditions of Tender. The Conditions of Tender and these Technical Conditions of Tender are to be read in conjunction with the Control Plans provided in the eDeveloper's Packet.

PART II

2.0 PLANNING AND DESIGN CONCEPT

Site Context

- 2.1.1 The Land Parcel, bounded by Cecil Street and Telok Ayer Street is located within Singapore's Central Business District (CBD) and next to the China Square Conservation Area, enjoying close proximity to business activities, as well as a range of lifestyle, dining, retail and cultural offerings.
- 2.1.2 The Land Parcel is in close proximity to the Telok Ayer Mass Rapid Transit (MRT) station on the Downtown Line, the Raffles Place Interchange MRT station connecting the East-West and North-South lines, as well as to Shenton Way MRT station along the Thomson-East Coast line, providing convenient and seamless access to the island wide rail network.
- 2.1.3 The area is also very walkable, with an extensive pedestrian and cycling network that provides easy access to amenities, essential services and recreational opportunities such as the Singapore River Round Island Route and Marina Bay.

A Dynamic Mixed-Use CBD

- 2.1.4 Beyond a place for work, the CBD is evolving into a dynamic mixed-use precinct, functioning as both a thriving business hub and an attractive destination where people can live, work and play.
- 2.1.5 Recent developments in Raffles Place and in adjacent precincts such as Marina Bay and Tanjong Pagar have introduced a mix of Grade A offices, attractive hotels, distinctive homes as well as new amenities including hawker centres, lifestyle offerings, high-rise sky gardens, and quality public spaces that collectively enhance the area's vibrancy and livability. In particular, Raffles Place Park will be enhanced as a signature public space cum park in the heart of the CBD, providing green respite and expanded opportunities for activities, events, and community gatherings for visitors and residents alike.

Vision

- 2.1.6 The Land Parcel is envisaged to be developed as a quality mixed-use hotel development with dedicated urban wellness facilities, complementary retail, restaurant and other uses fronting onto a well-landscaped Public Space that

is designed as an integrated part of the hotel.

- 2.1.7 Located between high-rise developments in the CBD and low-rise conserved shophouses in Telok Ayer, the site presents an opportunity to create a unique development that forms an extension of the vibrant network of pedestrian oriented streets within the surrounding conservation areas, as well as the urban park setting, to create a differentiated hotel setting and experience in the CBD for business and leisure travellers alike.

PART III

3.0 SUMMARY OF PLANNING AND URBAN DESIGN REQUIREMENTS

- 3.1** The Successful Tenderer is required to comply with the following planning and urban design requirements for the development of the Land Parcel. These aim to achieve a high-quality and well-designed development that relates to the surrounding context and realises the planning intentions for the development of the site.
- 3.2** 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⁾	4,187.3 m ²
Land Use/Zoning	Hotel
Permissible Gross Floor Area (GFA) and Use Quantum	<u>Overall GFA</u> Maximum GFA: 29,312 m² Minimum GFA: 26,380 m² <u>Hotel</u> Minimum GFA of 17,588 m² is to be for Hotel rooms and Hotel-related uses. The number of hotel rooms for the proposed development shall not exceed 600. <u>Wellness Facilities</u> Minimum GFA of 2,932 m² shall be set aside for Wellness Facilities (i.e. gym, massage establishment and/or spa) to complement the Hotel use. <u>Long-Stay Serviced Apartments (SA2)</u> Minimum 6,200 m² is to be for Long-Stay Serviced Apartments (SA2). The remaining GFA may be used for the following : a. Up to 100 m² may be used for Food & Beverage (F&B) Kiosk(s) and Outdoor Refreshment Area(s) (ORAs) (if provided) within the public spaces of the proposed

PARAMETERS	PROVISIONS / REQUIREMENTS
	development (details are set out in Condition 4.10). This shall form part of the development's maximum permissible GFA and is not transferable to other uses even if it is not (fully) utilised. b. Other Commercial uses as may be approved by the Competent Authority under the Planning Act. Office use is not allowed. The details are set out in Part IV (Conditions 4.2 and 4.10).
Uses at 1 st Storey	Activity Generating Uses (AGUs) such as Shop, Restaurant, Sports and Recreation and other similar uses are required at the 1st storey of the proposed development fronting Telok Ayer Street, the proposed Pedestrian Mall and the proposed Public Space. The details are set out in Part IV (Condition 4.3)
Strata Subdivision	The Successful Tenderer shall not strata subdivide the Development unless in such a manner that the GFA for SA2 use shall be comprised in one strata lot, while the GFA for Hotel use and all other uses including all public spaces to be incorporated within the Development [such as Public Space, Pedestrian Mall, covered walkways and linkways (as shown on the Control Plans)] shall be comprised in a separate strata lot. The details are set out in Part IV (Condition 4.4).
Building Height	Maximum 30 storeys** The details are set out in Part IV (Condition 4.6). **All construction equipment and temporary structures, such as cranes, piling rigs etc are to comply with the requirements of the relevant Competent Authorities.
Building Edge	Minimum 4-storey building edge as shown on the Control Plans The details are set out in Part IV (Condition 4.7).
Public Space	<u>Public Space</u> A well-landscaped Public Space shall be provided within the Land Parcel as shown on the Control Plans. This space is envisaged to be an attractive and welcoming forecourt to the Hotel development and serve as a focal point and community gathering space for the surrounding developments.

PARAMETERS	PROVISIONS / REQUIREMENTS
	<u>Pedestrian Mall</u> A 6m wide, open-to-sky Pedestrian Mall with a minimum 4m wide unobstructed footpath shall be provided within the Land Parcel. This is to facilitate pedestrian connectivity between Telok Ayer Street and Cecil Street as shown on the Control Plans. The details are set out in Part IV (Condition 4.9).

⁽¹⁾ Subject to final cadastral survey

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 The Successful Tenderer shall obtain written confirmation of no objection from Singapore Tourism Board's (STB) for the proposed development plan prior to submitting for Provisional Permission application and/or subsequent development changes to the Land Parcel.
- 4.1.4 The Successful Tenderer's Qualified Person shall submit a Development Statement of Intent (DSI) together with their development proposal submitted to the Competent Authority under the Planning Act 1998 at the formal submission stage as per prevailing guidelines and circulars issued by the Competent Authority.
- 4.1.5 The detailed design and architectural treatment of the proposed development e.g. form, massing, pedestrian connectivity, landscaping, etc. will be evaluated in detail by the Competent Authority at the DC stage. Relevant plans, sections, elevations, renderings, digital 3D model(s), etc. shall be submitted for evaluation and approval.

Access into State Land

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

such charges and fees as the SLA may determine.

Existing Underground Structures

- 4.1.7 The Successful Tenderer shall be responsible, at his own cost and expense, to carry out his own site investigation to verify whether there is any substructure or other obstructions e.g. footings, piles, tree roots, etc. in the ground of the Land Parcel, and ascertain their effect on the proposed development, including the removal of such sub-structure or obstructions, if necessary. The Successful Tenderer shall be deemed to have notice of any sub-structure or other obstructions in the ground of the Land Parcel and shall not raise any objection or requisition whatsoever in respect of any such substructure or other obstructions.
- 4.1.8 There are existing subterranean structures in close proximity that were constructed by LTA as part of the Underground Pedestrian Network. The details are provided in Section 7 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Deviations from Planning Requirements

- 4.1.9 The Planning and Urban Design requirements set out in this Part relating to location, height, size, area or extent of uses, etc. are specified with a view to achieve the relevant planning objectives as outlined or indicated in the provisions in this Part. The Successful Tenderer may submit for the Authority's consideration alternative proposal(s) to any such requirements. Where the Authority is satisfied that the alternative proposal will serve to achieve the planning objective relevant to the requirement, the Successful Tenderer may be allowed to adopt such alternative proposals instead; in which event, the relevant provisions in this Part shall be deemed to be complied with. The Authority however reserves the absolute discretion to decide whether or not to allow any alternative proposal to be adopted.

4.2 Land Use and Quantum

- 4.2.1 The Land Parcel is to be developed as a Hotel development integrated with Long-Stay Serviced Apartments (SA2). The maximum permissible GFA for the development is 29,312 m² and the total GFA to be built is not to be less than 26,380 m².

Hotel

- 4.2.2 A minimum GFA of 17,588 m² is to be for Hotel rooms and Hotel-related uses. The number of Hotel rooms for the proposed development shall not

exceed 600. For avoidance of doubt, the Successful Tenderer is required to apply to the Hotels Licensing Board (HLB) for a hotel licence prior to commencement of operation. Compliance with the room quantum cap is a requirement for hotel licence approval and will be imposed as a licensing condition.

Wellness Facilities

- 4.2.3 A minimum GFA of 2,932 m² is to be utilised for Wellness Facilities (i.e. gym, massage establishment, and/or spa). These include but are not limited to facilities of the following categories:
- a Recovery and regenerative zones e.g. recovery lab, heated/mineral pool, science-backed and tech-driven wellness offerings such as cryotherapy facilities, hyperbaric chambers;
 - b Mindfulness and sleep therapy facilities e.g. meditation zones, sleep lab; and
 - c Performance fitness and movement studios e.g. Yoga/Pilates studio, spin studio, strength studio, performance labs.

Long-Stay Serviced Apartments (SA2)

- 4.2.4 A minimum GFA of 6,200 m² is to be for Long-Stay Serviced Apartments (SA2) use. The SA2 units within the proposed development are to be of a minimum unit size of 25 m² (nett) and achieve an average unit size of at least 35 m² (nett). The layout of each SA2 unit should be minimally en-suite (i.e. with its own attached bathroom). All residents residing within the SA2 units must fulfil a minimum stay duration of 3 months. The Successful Tenderer shall comply with the requirements of SA2 as set out in the circular “Guidelines for Serviced Apartments II (SA2)” issued on 01 December 2023.
- 4.2.5 The remaining GFA may be used for the following :
- a. Up to 100 m² may be used for Food & Beverage (F&B) Kiosk(s) and Outdoor Refreshment Areas (if provided) within the public spaces of the proposed development (details as set out in Condition 4.10). These shall form part of the proposed development's maximum permissible GFA and is not transferable to other uses even if it is not (fully) utilised; and
 - b. Other Commercial uses as may be approved by the Competent Authority under the Planning Act.

c. Office use shall not be allowed.

4.2.6 Any additional GFA, over and above the maximum permissible GFA for the development and accrued from incentive GFA schemes will be subject to the prevailing DC 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.

4.2.7 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 DC Guidelines is included in the development. Such simulation studies shall take into account all relevant considerations including the stipulated height controls and technical height constraints, existing ground conditions of the Land Parcel, as well as the need to provide basements.

4.3 Uses at First Storey

4.3.1 AGUs such as Shops, Restaurants, Sports and Recreation (e.g. gymnasiums and fitness centres, etc.) are required to be provided at the 1st storey of the proposed development fronting Telok Ayer Street, the Pedestrian Mall and the Public Space, to contribute to the life and vibrancy of the area at street level.

4.3.2 Uses that may cause dis-amenity to surrounding residents shall not have openings or entrances facing the exterior of the proposed development. Such uses include, but are not limited to bars, pubs, nightclubs, karaoke lounges and massage establishments.

4.4 Strata Subdivision

4.4.1 The Successful Tenderer shall not strata subdivide the proposed Development unless in such a manner that the GFA for SA2 use shall be comprised in one strata lot, while the gross floor area for Hotel use and all other uses including all public spaces to be incorporated within the proposed development (such as the Public Space, the Pedestrian Mall, covered walkways and linkways as shown on the Control Plans) shall be comprised in a separate 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.

4.5 Building Form & Massing / Building Facades

- 4.5.1 The building form massing of the proposed development shall be designed to respond and relate sensitively to the surrounding context, including the fine-grained and low-rise conservation shophouses in China Square Conservation Area. The placement of the tower should also consider and respond sensitively to the locations of the existing nearby tall buildings. The proposed development is also to contribute positively to the skyline profile and roofscape for this part of the city.
- 4.5.2 The proposed development shall consider how it addresses views to and from major approaches into the area.
- 4.5.3 The proposed development shall not create a wall-like effect when viewed from all elevations and is subject to the prevailing guidelines on Building Length. The Successful Tenderer may also refer to the Development Control circular titled “Sensitive Design and Development; An Industry Guide of Good Practices to minimise wall-like effect developments for more information.

Tropical Facades

- 4.5.4 Facade 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 façades are not allowed.
- 4.5.5 To further minimize solar gain, mitigate UHI effects, the Successful Tenderer is strongly encouraged to provide lushly landscaped environment such as open spaces, courtyards, landscaped terraces, balconies and roof gardens for the proposed development. Where provided, these areas are to be integrated as part of the overall form and architectural treatment of the building. The choice of materials for the railings/parapets of residential balconies shall also factor the use of such domestic spaces and provide appropriate screening.

- 4.5.6 The facades of the proposed development are to be treated as main building elevations on all sides. All service areas including air-conditioning ledges, clothes drying balconies, etc. are to be located internally within the proposed development. These are to be well-screened and integrated with the overall design of the elevations. All ventilation shafts to the basement levels are to be fully integrated within the overall envelope of the building and visually well-screened, subject to the prevailing DC Guidelines issued by the Competent Authority under the Planning Act.

4.6 Building Height

- 4.6.1 The proposed development is subject to a 30-storey height control, as shown on the Building Height Plan.
- 4.6.2 All developments, structures and fixtures on the site are to comply with the requirements of the relevant Competent Authorities. Such developments, structures and fixtures include those on the roof tops, whether permanent, temporary, transient, or stationary (including but not limited to the building superstructure, TV antennae, water tanks, lift motor rooms, cranes, maintenance equipment, lightning conductors, moving objects, vegetation etc.) and all construction equipment and temporary structures (including but not limited to cranes, piling rigs, etc.).
- 4.6.3 The Successful Tenderer shall obtain written approval from Civil Aviation Authority Singapore (CAAS) prior to mobilizing and/or installing any construction equipment. In addition, the Republic of Singapore Air Force's (RSAF) clearance shall be sought for the use of construction equipment and temporary structures above 123m SHD (Email: height_control@defence.gov.sg).

4.7 Building Edge

- 4.7.1 The proposed development is to provide a minimum 4-storey building edge as shown on the Control Plans to create a well-defined streetscape along Telok Ayer Street and Cheang Hong Lim Place, as well as to define the Pedestrian Mall and the Public Space.
- 4.7.2 Up to 40% of the length of the building edges of the proposed development for each frontage may be set back from the building setback lines for articulation of the building form.

4.8 Building Platform Level

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

4.9 Public Space

Public Space

- 4.9.1 A Public Space is to be provided within the Land Parcel as shown on the Control Plans. This is envisaged to serve as a forecourt to the Hotel Development, as well as a focal point and gathering space for residents, workers and visitors to the area.
- 4.9.2 The Public Space shall be designed as an attractive, welcoming and inclusive space, characterised by thoughtful landscaping. The Successful Tenderer is encouraged to study feasibility of retaining the existing trees and to incorporate them within the design and layout of the Public Space where possible.
- 4.9.3 The Public Space is to be always kept open and accessible for public use at all times.
- 4.9.4 The Public Space shall have a high degree of visual and physical porosity. Provision for seating, shade and other urban furniture (e.g. public art) where appropriate should be considered in the design of the Public Space, with the detailed design subject to the evaluation and approval of the Authority at the formal submission stage.
- 4.9.5 A single storey Food & Beverage Kiosk(s) and Outdoor Refreshments Areas (ORAs), as well as light weight structure for shade and shelter can be provided within the pedestrian mall with the detailed design subject to the evaluation and approval of the Authority at the formal submission stage.
- 4.9.6 The prevailing DC Guidelines issued by the Competent Authority under the Planning Act regarding the exemption of covered public spaces from GFA computation will apply. For more details on these, please refer to Annex 1 [Sections 1.3 (Public Seating & Amenities), Section 1.4 (Shade) and 1.5 (Signage)] of URA's circular titled "Update to the Design Guidelines for Privately Owned Public Spaces" issued on 3 Jun 2022.
- 4.9.7 The platform level of the Public Space is to be contiguous and seamlessly integrated with the adjacent development, covered walkways, covered

linkways, Pedestrian Mall and service roads (i.e. Cheang Hong Lim Place and Cheang Wan Seng Place). The Public Space is to comply with the relevant codes on barrier-free accessibility and shall be maintained at a constant level or a very gentle gradient without requiring use of any handrails. Where steps are required to mitigate any level differences, appropriate barrier-free vertical circulation facilities, such as ramps, are to be provided to comply with relevant codes on barrier-free access.

- 4.9.8 A clear pedestrian walkway of at least 4m wide is to be provided throughout the Public Space, designed as part of the garden setting, as a continuation of the 4m clear pedestrian path in the Pedestrian Mall, to Cecil Street.

Pedestrian Mall

- 4.9.9 The proposed development should incorporate a high degree of pedestrian porosity at the 1st storey, to create a fine-grain, street-based environment, as an extension of the vibrant network of pedestrian-orientated streets in the area.
- 4.9.10 A 6m wide publicly accessible, open-to-sky Pedestrian Mall, with minimum 4m wide clear footpath, is to be provided within the Land Parcel, to enable pedestrian connectivity through the site between Telok Ayer Street and Cecil Street, as shown on the Control Plans.
- 4.9.11 Beyond providing connectivity, the Pedestrian Mall is envisioned as a vibrant social space flanked by active uses, public seating, and landscaping. Outdoor Refreshment Areas (ORAs) can also be provided as an extension of a restaurant or eating establishment within the main development.
- 4.9.12 The platform level of the Pedestrian Mall is to match that of the adjoining development's covered, open walkways and Public Space to achieve seamless integration of the public realm.

4.10 Outdoor F&B Kiosk(s) and Outdoor Refreshment Areas (ORA)

- 4.10.1 Up to 100 m² may be used for the F&B Kiosks and ORAs (if provided) within the Public Space and/or the Pedestrian Mall. This forms part of the proposed development's maximum permissible commercial quantum and total GFA and is not transferable to other uses even if it is not (fully) utilised.
- 4.10.2 ORAs are intended to provide opportunities for outdoor seating complementing indoor seating areas within a restaurant, café located within the Hotel Development or the F&B Kiosk(s). Where provided, such ORAs should be located and designed so they do not compromise pedestrian

- circulation or traffic movement. Consideration should also be given to ensure that it does not create dis-amenity to the surrounding residents.
- 4.10.3 The detailed design and layout of the ORAs will be subject to approval from the Authority and the relevant Competent Authorities. The type of structures, lightweight covers / shading devices, furniture, etc., for the ORAs are to complement the design of the public areas within the development and are to be of good quality and easy to maintain to ensure the structures always appear presentable and do not deteriorate over time. The storage of furniture and utensils, preparation of food and beverages, or location of service stations within the ORAs is not permitted.
- 4.10.4 Where proposed, the F&B kiosk(s) is intended to be single-storey structures, designed to be well-integrated with the landscape design and treatment of the Public Space. This kiosk(s) is intended for restaurant or takeaway food shop only. Retail (e.g. convenience stores), entertainment, sport and recreation uses are not allowed to prevent disamenity to the surrounding users.
- 4.10.5 As the F&B kiosk(s) is intended for the retail of food and drinks with minimal servicing requirement (i.e. major food preparation is not allowed), any M&E ducts/exhausts are to be fully integrated within the envelope of the kiosk(s) and visually screened. The F&B kiosk(s) is to be designed as light framed, visually porous structures. For more details on the design, please refer to Annex 1 [Section 5.6 (Structure) and 5.7 (Outdoor Kiosk for food preparation)] of URA's circular titled "Update to the Design Guidelines for Privately Owned Public Spaces" issued on 3 Jun 2022.
- 4.10.6 Any allowable F&B Kiosk(s) and ORAs will be on Temporary Permission (TP) basis until such time as so determined by the Authority.

Design and Materials

- 4.10.7 The Public Space and Pedestrian Mall shall be appropriately designed and adequately lit to ensure safety, accessibility, and visual appeal. Given their visibility from adjacent high-rise buildings, consideration must account for aerial perspectives. Urban furniture may incorporate playful design elements to enhance user experience where appropriate.
- 4.10.8 As a guide, the base paving material for the Pedestrian Mall and Public Space, including tree pit aeration areas where applicable, shall match the proposed development's covered and open walkways. Materials must accommodate maintenance vehicle access, withstand intensive pedestrian

use, possess appropriate abrasion resistance for external applications, resist discolouration and atmospheric staining beyond normal weathering effects. Fire engine access through the Pedestrian Mall and Public Space is prohibited. All layout designs, paving patterns, material specifications, samples, water features, street furniture, and lighting installations require prior approval from the Authority and relevant Competent Authorities.

- 4.10.9 The Public Space and Pedestrian Mall must be completed before or concurrent with the Temporary Occupation Permit (TOP) issuance for the proposed development. The Successful Tenderer shall provide reasonable access to the Authority, relevant Competent Authorities, and developers of future adjacent land parcels for construction of public infrastructure and related works as required.

4.11 Pedestrian Network

Covered Walkways

- 4.11.1 The Successful Tenderer shall provide continuous minimum 3.6m wide (3.0m clear) covered walkways within the building envelope at the 1st storey on all sides of the proposed development as shown on the Control Plans.

Covered Linkways

- 4.11.2 The Successful Tenderer shall provide linkways to create sheltered pedestrian connections between the Land Parcel and the nearby Telok Ayer MRT station and Cecil Street bus stop. These linkways are to be provided (as shown on the Control Plans):
- a. At two locations across the Pedestrian Mall between the Land Parcel and Manulife Tower (8 Cross Street)
 - b. Across the Public Space between the Land Parcel and Prudential Tower (30 Cecil Street).
- 4.11.3 These linkways shall be designed to integrate well with the proposed development on the Land Parcel and interface sensitively with the adjacent developments. The requirements for these sheltered connections are as follows:
- a. To have a maximum external soffit height of 3.6 m. Higher external soffit heights for the covered walkways can be supported, subject to the approval of the Authority, and provision of drop-down panels or the width of the covered walkways being increased to match the higher soffit

height, to provide adequate weather protection for pedestrian users during inclement weather. Higher soffit heights for the covered walkways can be allowed at the location of vehicular access points to comply with the LTA's minimum clearance requirements for vehicular access.

- b. To be designed as barrier-free and maintained at a constant level throughout the full length; any changes in levels are to be kept to a minimum and are to be mitigated using barrier-free vertical circulation facilities, such as gentle ramps without the use of handrails, subject to the requirements of the Authority and the relevant Competent Authorities.
- c. To match the levels of the open walkways within the adjacent Road Reserves along Telok Ayer Street, Cheang Hong Lim Place, Cheang Wan Seng Place and Cecil Street. The open walkways are not to be raised excessively above the roads to avoid the use of handrails along the open walkways. Any level differences between the public realm and proposed development's minimum platform level are to be mitigated within the building footprint.
- d. Where the covered walkways are intercepted by vehicular ingress / egress points, any cross ramps are to be located on either side of the covered walkways.
- e. To be kept free of structures and remain unobstructed and accessible for public use at all times and shall not erect or put up any fence, wall, structures or any form of obstruction on or along the covered walkways/linkways.
- f. The sheltered connections are to be paved in 600mm x 600mm flamed finish heavy duty grey-green granite tiles, laid perpendicular to the longitudinal axis of both spaces to establish consistent district identity and character. The design, materials and finishes of the covered walkways / linkways are to be of high quality, good durability and easy maintenance.
- g. The overall location, tiling layout, paving pattern, design, material specifications and samples of any additional paving materials and accent tiles are to be subject to the evaluation and approval of the Authority and other relevant Competent Authorities and as set out in Section 7.0 of the Conditions, Requirements of Relevant Competent Authorities and Public Utility Licensees, be subject to the evaluation and approval of the Authority and the relevant Competent Authorities at the formal submission stage.

- h. Manhole covers are to be located away from the covered walkways wherever possible. If necessary, manhole covers are to be a consistent paving material as the sheltered connections. The top levels of such covers shall match the platform levels of the adjacent walkways. The detailed design of the covers are subject to the requirements and approval of the relevant Competent Authorities.
- 4.11.4 The prevailing DC Guidelines issued by the Competent Authority under the Planning Act regarding the exemption of the covered walkways from GFA computation shall apply.
- 4.11.5 The design of the covered linkways shall be complementary with the proposed development, the Public Space, and the Pedestrian Mall and be subject to the evaluation and approval of the Authority and the relevant Competent Authorities at the formal submission stage.
- 4.11.6 The Successful Tenderer or the future development owner shall own and maintain the covered linkways within the development site to the satisfaction of the relevant Competent Authorities.

4.12 Greenery and Landscape Replacement

Landscape Replacement Areas (LRA)

- 4.12.1 As part of LRA requirements, the proposed development shall provide Overall Greenery Provision equivalent to 100% of the site area of the Land Parcel. For prevailing guidelines, please refer URA's circular titled "Updated to the Landscaping for Urban Spaces and High-Rises (LUSH) Programme: LUSH 3.0" issued on 9 Nov 2017.
- 4.12.2 Within these LRAs, at least 40% of the area is to be used for softscape (permanent planting) and the remaining areas can be used for hardscape, as outlined in the prevailing guidelines for LUSH and will be subject to detailed evaluation and approval at the formal submission stage.

Perimeter Treatment

- 4.12.3 The width of the green buffer within the Land Parcel shall be in accordance with NParks' standard greenery guidelines unless otherwise reflected on the Control Plans. For developments with considerations such as technical constraints or with special urban design intent, alternative configurations of the green buffer can be considered on a case-by-case basis.

4.13 Basement Levels / Subterranean Developments

- 4.13 Basement levels and permanent subterranean structures, including the service and car parking areas, are allowed within the Land Parcel and may extend up to the site boundary, subject to the prevailing DC Guidelines issued by the Competent Authority under the Planning Act and the technical requirements of the relevant Competent Authorities. All excavation works are to comply with the requirements of the relevant Competent Authorities and the Public Utility Licensees.

4.14 Roofscape and Screening

- 4.14.1 Given the visually prominent location of the Land Parcel and visibility from the surrounding developments, the roofs of the proposed development are to be considered as the “fifth” elevation and designed to be fully integrated as part of the overall form and architectural treatment of the building. The Successful Tenderer is encouraged to provide a green roof and design the roof area as a distinctive crown to the building to contribute to the skyline profile.
- 4.14.2 Where Mobile Telecomm Operator’s (MTO’s) equipment is required on the roof areas of the high-rise, mid-rise or low-rise components of the proposed development, the Successful Tenderer is to work with the MTOs to integrate equipment into the overall design of the façade and roof of the proposed development, and to use suitable materials for screening and mounting the equipment.
- 4.14.3 To ensure that the roof areas are well-designed and attractive when viewed from surrounding developments, all service areas, Mechanical and Electrical (M&E) equipment, water tanks, car parks, etc. if any, are to be located within the building envelope and well-screened from views from above and on all sides, subject to the prevailing screening guidelines for M&E services.

4.15 Night Lighting

- 4.15.1 The night lighting of buildings within the City Centre forms an important part of Singapore’s nighttime skyline. The proposed development is to include a well-designed and attractive night lighting scheme that is appropriate for the prime downtown location. This includes night lighting of the building form, external facades, building crowns, key architectural elements, public spaces at street level and landscaped areas throughout the proposed development to contribute to the public realm and a distinctive and memorable nighttime city skyline.

- 4.15.2 The overall concept and detailed specifications for the night lighting are to comply with the requirements of and will be subject to the evaluation and approval of the Authority and other relevant Competent Authorities. Please refer to the guidelines outlined in URA's circular titled "Revision To The Night Lighting Guidelines For Developments in the Central Business District (CBD), Civic District, Marina Bay and Marina Centre" issued on 4 Sep 2023.

4.16 Vehicular and Servicing Access

Vehicular Access

- 4.16.1 Vehicular ingress/egress to the site, including access to car/coach parks, services, passenger/coach drop-off points and taxi lay-bys, etc. is to be taken off Cheang Hong Lim Place only.
- 4.16.2 Pick-up and drop-off activities should not be carried out along the public roads. Sufficient holding bays, taxi waiting areas, vehicle queueing length and adequate turning spaces for each of the vehicular access points shall be provided within the Land Parcel to avoid queueing-up of vehicles onto the main road.
- 4.16.3 All vehicular ingress/egress to the car parks, service areas, passenger/coach drop-off points and any taxi lay-bys, etc., including vehicular ramps and all associated structures and fixtures, are to be well-integrated within the layout, building form and overall architectural treatment of the proposed development, in addition to being visually well-screened. They shall be subject to the approval of the relevant Competent Authorities at the formal submission stage as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities/ Public Utility Licensees.

Service Areas

- 4.16.4 Sufficient service areas, including those for the bin centre, electrical substation, loading/ unloading bays, holding bays, etc., are to be provided within the basement levels of the proposed development to meet the needs of the proposed uses. Please refer to URA's circular titled "Loading Bay Design and Operation Guide for Commercial Buildings" issued on 13 Jul 2020 to facilitate adoption of best practices.
- 4.16.5 To create an attractive streetscape, exhaust and ventilation shafts are to be fully integrated within the overall building form and architectural treatment of

the proposed development. M&E services are to be visually well-screened from the top and all sides, and subject to the prevailing screening guidelines.

- 4.16.6 Other service areas/ structures, such as air-conditioning ledges, laundry drying areas, ventilation shafts to basements levels, etc., are to be fully integrated within the overall envelope of the building and visually well-screened, and subject to the prevailing screening guidelines for M&E services.
- 4.16.7 All service areas will be subject to the requirements and approval of the Authority and the relevant Competent Authorities at the formal submission stage.

4.17 Car, Coach, Motorcycle and Bicycle Parking

Car, Coach and Motorcycle Parking

- 4.17.1 The Successful Tenderer is to comply with LTA's requirements for car, coach and motorcycle parking provision as set out in Section 7.0 of the the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees and will be subject to the evaluation and approval of the Authority and the relevant Competent Authorities at the formal submission stage.
- 4.17.2 At-grade car parks are not allowed. Any above-grade car/coach park structures are to be designed to be well-integrated with the overall building design and visually well-screened from the top and all sides, subject to the prevailing screening guidelines. Please refer to URA's circular titled "Screening of Mechanical and Electrical Services and Car Parks" issued on 1 Mar 2022.
- 4.17.3 The Successful Tenderer is strongly encouraged to provide waiting bays for delivery riders to park their motorcycles and active mobility devices (e.g. bicycles, power-assisted bicycles, and personal mobility devices) at areas where it is accessible to provide easy access to short-term parking for delivery activities. Please refer to LTA's circular titled "Advisory Note to Facilitate Safe and Efficient Pick-ups at Commercial Malls" to facilitate adoption of these best practices.
- 4.17.4 The design and layout of the vehicular parking facilities will be subject to the requirements and approval of the Authority, LTA and the relevant Competent Authorities at the formal submission stage and as set out in Section 7.0 of

the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees.

Bicycle Parking

- 4.17.5 The Successful Tenderer shall comply with LTA's bicycle parking requirements as specified in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities and Public Utility Licensees, subject to evaluation and approval by the Authority and relevant Competent Authorities at the formal submission stage. A portion of the bicycle parking lots shall be designated for public use in accordance with LTA's requirements and located at the basement level to be freely accessible and visible to visitors and the general public for short-term bicycle parking.

Electric Vehicle (EV) Charging Infrastructure Provision

- 4.17.6 The Successful Tenderer shall provide active and passive provision for EV charging points for the proposed development as set out in Section 7.0 of the Conditions and Requirements of Relevant Competent Authorities & Public Licensees.

PART V

5.0 OTHER REQUIRED WORKS

5.1 Demolition Works

- 5.1.1 There are existing buildings, structures and services located within the Land Parcel. The Successful Tenderer is required at his own cost and expense to demolish these buildings, structures and decommission the affected services serving only the existing development, as part of the development works for the Land Parcel.

Removal of Existing Covered Linkways

- 5.1.2 The demolition works include the removal of the following existing covered linkways (as shown on the Control Plans):
- a. Across the Pedestrian Mall between the Land Parcel and Manulife Tower (8 Cross Street); and
 - b. Across the Public Space between the Land Parcel and Prudential Tower (30 Cecil Street).
- 5.1.3 The Successful Tenderer shall put up sufficient signages on site to inform the public at least 1 month prior to any closure of existing covered linkway(s) and provide details of the alternative sheltered pedestrian linkway(s).
- 5.1.4 The Successful Tenderer shall ensure that all buildings and services within the vicinity of the works, if any, remain unaffected by the demolition works at all times.

5.2 Road Improvement Works

- 5.2.1 The Successful Tenderer shall at his own cost and expense, carry out the construction and improvement works to the Road Reserves of Telok Ayer Street and Cheang Hong Lim Place, as shown on the Control Plans. The required works shall comply with the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees and shall be subject to the approval of the Authority, LTA, NParks and the relevant Competent Authorities at the formal submission stage.

Sidetable and Carriageway Works

- 5.2.2 The Successful Tenderer is to introduce an informal kerb cut crossing for pedestrians at Telok Ayer Street as shown on the Control Plans.
- 5.2.3 There are two existing roadside car parking lots fronting the Land Parcel along Telok Ayer Street. The Successful Tenderer shall at his own cost and expense, remove these lots as well as liaise with the Urban Redevelopment Authority and other relevant agencies on the removal. The Successful Tenderer shall put up sufficient signage at the existing roadside car park T0008 Telok Ayer Street along to inform the public at least 2 weeks prior to any closure or removal of car parking lots. Signage to announce removal of car parking lots should include Public Relations point-of-contact from Successful Tenderer, in order for Successful Tenderer to address any queries on reason for removing roadside car parks, and to direct motorists to alternative building car parks.
- 5.2.4 The Successful Tenderer shall maintain all the completed external works as part of the proposed development on the Land Parcel at his own expense and to the satisfaction of the Authority and relevant Competent Authorities until such time when they are handed over to the State for ownership and maintenance.

PART VI

6.0 OTHER REQUIREMENTS

6.1 Site Works

- 6.1.1 Clearance from SLA, URA, LTA, NParks and the relevant Competent Authorities shall be obtained prior to 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.
- 6.1.2 The Successful Tenderer shall, at his own cost and expense, provide a minimum 2.4m wide temporary covered linkway and is to be illuminated by safety lighting at night as part of the construction hoarding design so that pedestrian circulation to the transit nodes and adjacent developments are not impeded at any time.
- 6.1.3 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.
- 6.1.4 The development's works are subjected to URA's Creative Hoarding Guide to create a more attractive and vibrant streetscape. The hoarding can feature graphics and artworks that are made by either commissioned artists or the community. As a guide, the hoarding is to be constructed using "prestige" panels or an equivalent product. The smooth surface of the panels will facilitate the mounting of graphics on the hoarding. Alternatively, incorporating vertical planting and greenery on the hoarding can also be considered. At least 75% of the hoarding along key frontages of the proposed development, such as main streets and key pedestrian routes, are to be covered with artwork or greenery. The Successful Tenderer is to liaise with the Authority on the design and construction of the hoarding works. The Successful Tenderer is to ensure that the hoarding around the construction workspace is properly maintained throughout the construction period.
- 6.1.5 If work activities fall within the public street, including occupation of carriageway and walkway, the Successful Tenderer must apply for a Works on Public Streets Permit through the LTA PROMPT Website before commencing works on site. The proposal will be assessed by LTA's Road Works Regulation & Licensing Division at that stage.

6.2 Productivity Improvement

- 6.2.1 The Successful Tenderer shall adopt the minimum level of prefabricated systems as stipulated under the Building Control (Buildability and Productivity) Regulations 2011 and comply with the corresponding requirements in the Code of Practice on Buildability for the proposed development on the Land Parcel as detailed in Section 10.2 of the Conditions and Requirements of Relevant Competent Authorities & Public Utility Licensees.
- 6.2.2 If Prefabricated Prefinished Volumetric Construction (PPVC) method is adopted, the Successful Tenderer shall allocate 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.