

Land Parcel at Kaki Bukit

Tender Ref: JTC/PRD/IGLS/26112024/KB

Technical Conditions of Tender



SALE OF SITE

FOR BUSINESS 2 DEVELOPMENT ON LAND PARCEL AT KAKI BUKIT TECHNICAL CONDITIONS OF TENDER

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PART I

1.0 GENERAL

- 1.1 The Jurong Town Corporation ("JTC"), is inviting offers for lease by tender for the Land Parcel at Kaki Bukit ("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.
- 1.2 The Successful Tenderer must 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 are to be read together with the Control Plan(s) of the Land Parcel supplied in the Tenderer's Packet.

PART II

2.0 PLANNING GUIDELINES

2.1 The planning parameters for the Land Parcel are:

PLANNING PARAMETERS	PROVISION / REQUIREMENT
Site Area	8036.3 sqm
Land use / Zoning	Business 2
Allowable Development	The industrial component within the development on the Land Parcel shall be for any use or uses that are permitted by the Competent Authority under the Planning Act (Cap 232) for 'Business 2' zoning, in accordance with the Master Plan Written Statement, with the exception of the area that is within 100m away from nearest live-in facility. This area is marked up as "Nuisance Buffer" in the attached Annex A , where general (B2) and special industries uses are not allowed.
	the relevant Competent Authorities.
Permissible Gross Plot Ratio (GPR) for the proposed development on the Land Parcel	2.5 (maximum)2.0 (minimum)All tenderers are required to carry out their own simulations to ascertain the achievable GPR prior to the submission of their
	tenders.
Building Height (maximum)	Maximum development height shall not exceed 64m SHD. All fixtures/structures on the rooftop of the developments (e.g. antenna, lift motor rooms, cranes, maintenance equipment, lightning conductors and water tank) are also subject to the above height limit. During construction phase/all tall construction machineries and temporary structures such as cranes, piling rigs, etc, must adhere to the same height limit.
Industrial Use Quantum and Storey Height Control	To comply with Development Control Guidelines issued from time to time by the Competent Authority under the Planning Act (Cap. 232).

The Urban Design Requirements are to be read in tandem with the Control Plan and and Section(s) Annex B: Control Plan

Annex C: Cross Section A-A, B-B

Annex D: Green Cover Declaration Template

Site Planning		
Green Buffer and	Green buffer and building setback along Kaki Bukit Avenue 5 shall comply with prevailing URA DC and NParks' requirements.	
Building Setback Control	A minimum of 7.5m along Bedok Reservoir Road inclusive of the 3m green buffer.	
	A minimum of 2m peripheral planting along the western boundary.	
Site platform levels along public frontage (e.g. public roads, pedestrian footpath, Park Connector Network)	The site platform levels shall not be higher than 1.2m in relation to the adjacent road levels, pedestrian footpath and/or Park Connector Network. No retaining wall shall be allowed along the parcel boundary fronting public footpath on public road and drainage reserve.	
	If there is any difference between site platform level and adjacent footpath/ covered linkway outside the site boundary; or if a retaining wall is needed due to site constraints, please refer to the detailed requirements mentioned under Boundary Wall and Retaining Wall(s)	
	The Successful Tenderer shall consult all relevant agencies on the technical requirements of the proposed site platform levels.	



¹ Public view is defined as any premises, open space, building, structure or any part thereof that can be seen by any member of the public from public roads, drainage reserves, parks and other land uses that are open for public access.

Service Area on the roof that is visible to public view	All new service areas ² located on the rooftop shall be fully screened aesthetically from the top and on all sides of the building façade if these areas are exposed to public view ² and surrounding residential developments. To ensure the effective screening, the spacing between the trellis or louver elements is to be equal to or less than their depth. The openings in perforated panels, if provided, are to be evenly distributed with a porosity (i.e., percentage of void-to-solid) equal to or less than 25%. The width / diameter of the openings shall not exceed 30mm.		
	COULING TOWER COULING TOWER COULING TOWER	Fan Genset Genset Genset Genset Genset Screening above and on all sides of Rooftop M&E Services through Architecture Treatment e.g. trellis Genset	
Vehicular Access	All vehicular access to the development Avenue 5, as indicated in the Control P access is subject to LTA's approval. An Successful Tenderer will be subject to L	t shall be taken from Kaki Bukit lan. The exact location of vehicular y additional access required by _TA's approval.	
Vehicular Parking	All vehicular parking provision (car, motorcycle, heavy vehicles, etc.) shall be integrated/concealed within the building envelope or in multi storey/basement carparks. Should surface car parking be required due to constraints (e.g. operational requirements), they shall be visually concealed and/ or screened off from public view with landscaping and/or architectural treatment.		
	Acceptable Solutions		

² Rooftop service areas may include water tanks & pump rooms, cooling towers, chiller rooms, MDS rooms, rainwater harvesting tanks, hosereel tank & pump rooms, etc.



1st Storey carpark integrated within building envelope



1st Storey carpark next to main building with awnings/ canopies



1st Storey carpark with concealment and screening through a combination of vertical trellis and rooftop greenery.

Multi-storey car park **shall be** visually concealed and/or screened off from public view with landscaping and/or architectural treatment.

Acceptable Solutions

	Screening of multi-storey carpark with landscape such as vertical greenery.Concealment of a multi-storey carpark along covered walkway with architectural treatment along covered pedestrian walkway.
Vehicular Ramp	Vehicular ramp shall be located away from public view. Should the proposed vehicular ramp be visible from public view due to constraints (e.g. operational requirements), it shall be visually concealed and/or screened off from public view with landscaping and/or architectural treatment.
	Acceptable Solutions
	Screening of a vehicular ramp with landscape such as vertical creepers (e.g. Vernonia elliptica)Screening of a vehicular ramp with architectural treatment such as louvers
Drop-Off Point	Drop-off point (if any) shall be located fronting Bedok Reservoir Road and be integrated within building envelope.
	Any public and communal space within the development, such as staff or industrial canteen, lift lobby, staff lounge and recreation area, etc., are strongly encouraged to be designed holistically with the drop-off point along the main public frontage of the development.
	Traffic calming and pedestrian safety measures shall be provided at the drop-off point for pedestrian safety and to ensure no obstruction of



facilities Provision	Development Works and Code of Practice on Vehicle Parking Provision in Development Proposals.
	The Successful Tenderer shall comply with LTA's guidelines on related End- of-Trip facilities, where applicable.
	The bicycle parking lots, and routing shall be segregated from pedestrian and vehicular access routes to avoid conflict between cyclists, pedestrians and motorists.
Covered Linkway	Covered linkway shall be provided as part of the comprehensive 24/7 pedestrian network to ensure convenient and unimpeded pedestrian movement and connectivity with the adjacent developments during inclement weather conditions.
	Covered linkway with a minimum clear width of 2.4m and a minimum clear height of 2.4m shall be provided within the plot boundary along Bedok Reservoir Road as indicated on the Control Plan and Section A-A. This covered linkway shall be continuously connected up to the site boundary as well as to the adjacent estate-wide covered linkway (if applicable).
	The design of the proposed covered linkways shall comply with the prevailing requirements of all relevant authorities. Any GFA exemption / waivers for covered walkways shall be subject to URA's approval.
	The Successful Tenderer shall , at his own cost, construct, own and maintain the covered linkways within the development boundary. The covered linkways shall be kept free, unobstructed and accessible for public use at all times.
Covered Linkway Extension	To ensure the effectiveness of the overall covered walkway network in terms of connectivity, the Successful Tenderer shall , at his own cost and expense, design, construct and maintain (inclusive of M&E lightings,) a structurally independent covered linkway extension to existing bus stop along Bedok Reservoir Road with a minimum width 2.4m and a minimum clear height of 2.4m.
	The covered linkway extension shall be handed over to LTA for maintenance upon completion, to the satisfaction of LTA. The Successful Tenderer shall at his own cost and expense, maintain the covered linkway extension until such a time when it is handed over to LTA.



	Green Cover is planned within industrial estates and developments to help mitigate the Urban Heat Island effect, reduce ambient temperatures, improve the air quality, slow down urban runoff during heavy downpours and improve the physical and mental well-being of the industrial communities. To contribute to the Green Cover target for Kaki Bukit Industrial Estate, the development shall achieve a minimum Green Cover of 40% of the total site area on ground and/or on the rooftop. To maximize the benefits of the greenery, the development shall prioritise provision of Green Cover on the ground floor and other locations visible from public view.
	To meet the Green Cover requirements, the Successful Tenderer shall provide the following treatments wherever possible:
	 to prioritize tree planting and selection of tree species with large canopies within the green buffer and peripheral planting areas to improve ambient temperatures and provide shade within and around the development; to use grass cells and/or grass pavers, whichever appropriate, for Fire Engine Accessways and other open areas within the development that are not used for day-to-day vehicular circulation; to use grass pavers on exposed hard surfaces required for vehicular circulation; to provide trellis with creepers to shade surface carpark lots; and to provide green roof above standalone ancillary structures (e.g. guard house, bin centres, etc.)
	In addition to the greenery that is visible by satellite image, the Successful Tenderer is also strongly encouraged to explore the following elements to further improve the greenery provisions within the development:
	 a) hybrid PV system i.e. turfing/planting underneath PV system (with essential maintenance areas); b) planting within sky terraces/communal planters; c) vertical greenery; and d) at-grade covered communal landscape. The Successful Tenderer shall declare the Green Cover provision according to the Green Cover Declaration Template in Annex D.
Landscape	Sensitively designed landscape areas shall be provided within the site to enhance the quality of the working environment.
	Landscape areas within the green buffers shall be planted with trees and designed to augment roadside planting.

	Landscape areas shall be permanent planting areas with sufficient soil depth, implemented on ground or in planter boxes (no potted plants and movable planter boxes are allowed) with integrated soil retaining areas. Landscape areas shall be properly maintained within the site in accordance with all the requirements of the Authorities. Where building setback is required, landscaping is strongly encouraged within the setback it if it is not used for Successful Tenderer's operations (e.g. driveway, parking lots, M&E) to contribute to Green Cover.
Boundary Wall and Retaining Wall (s)	To create a better walking and cycling experience and enhance the attractiveness of the working environment in industrial estates, fencing (if required) along Kaki Bukit Avenue 5, Bedok Reservoir Road and Open Space shall use visually porous material and shall not exceed 1.5m height.
	The proposed fencing along Kaki Bukit Avenue 5, Bedok Reservoir Road and Open Space shall be located behind the green buffer and peripheral planting and shall be well-integrated with the landscaping.
	Any level difference between the public footpath and the site platform level shall be mitigated with a slope not steeper than 1:2.5 gradient within the green buffer.
	Retaining wall(s) shall not be allowed within the site. If required due to site constraints, the retaining wall shall not be higher than 1.0m, shall be located behind the green buffer and shall be screened off with landscaping.
	Acceptable Solutions
	Section A1

	1.5m high porous fence set behind	1.5m high porous fence set behind	
	green buffer	green buffer + landscape screening to	
		fence/wall	
	Image: Section A31.5m high porous fence set behind sloped green buffer	For even with the even of t	
Façade and	Building Envelope Guidelines		
Façade	All the facades shall be aesthet	tically designed with good quality and easy-	
Treatment	enhance the quality of the working environment.		
	The development shall adopt passive design strategies that are environmentally responsive to the tropical climate, including optimising building form and massing and using suitable façade materials. These will ensure the façade design is sustainable with optimal thermal performance to minimise heat gain, maximise daylight and natural ventilation to reduce the dependence on artificial lighting and cooling energy.		
	Blank walls, low-quality awnings, covers or shelters shall not be allowed on the building facade along public roads.		
	The colours chosen for the façade shall be in harmony with the adjacent developments. Green building features such as vertical greenery is strongly encouraged . Low quality building materials such as bare plaster, corrugated sheets and crimp metal panels shall not be allowed on all building facades.		

Building Façade Signages	Building fac name and design and Advertisem	çade signages such as developer logo, development/building tenant logo/name shall be well-integrated with the building façade contained within the building edges and roof lines. nents and billboards on the façade shall not be allowed.	
	All building approval. E guidelines.	façade signages proposal shall be subject to JTC's review and Building façade signage shall comply to relevant Authorities'	
	To allow consistency and to enhance estate's branding and identity for the Industrial Estate, building façade signages shall be designed with the following conditions:		
	For high-le	evel façade signages	
	Type of signage	Applies to developer logo, building name and/or tenant logos.	
	Number of signage	High-level façade signages shall be kept to a maximum of 4 nos per development, of which a maximum of 2 nos shall be allowed per façade.	
		Duplication of signages along the same facade shall not be allowed.	
	Size of signage	The size of signage shall comply with the following requirements:	
		a) Combined signage height shall be capped to a maximum of 1:15 of the overall building height; and	
		 b) Combined signage width shall not exceed 1/3 of the length of the façade whichever is smaller. 	
	Placement and location of signage	The signage shall be placed against contrasting background, along prominent frontage(s) visible to the public such as fronting major roads and/or key view corridors.	

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	The signages shall be placed at the top corner(s) of the building façade(s)
Lighting of signage	Façade signages are strongly encouraged to be backlit.
	All light fixtures, metal struts and brackets shall be visually well- screened from public view.
For mid/lov	<i>w</i> -level façade signages
Type of signages	Applies to building name, tenant logos including retail/commercial brand logos.
Number of signages	Mid/low-level façade signages shall be kept to maximum of 4 nos. per building block.
	Duplication of signages along the same facade shall not be allowed.
Size of signage	The size of signage shall comply with the following requirements
	 a) The size of each mid/low-level signage shall be proportionate to the building; b) The height of each mid/low-level signage shall not exceed 1.5m; and c) It is strongly encouraged for the height of the mid/low-level signages to not exceed 2/3 of the high-level façade signage height.
Placement and location of signage	The signages shall be located in a single cluster at the lower half of the building, with the exception of building name signage if any.
	The signages shall be neatly arranged and aligned to the façade elements.

Design Pre- consultation & Review with JTC	The Successful Tenderer shall submit the development proposal to JTC for review of UDG compliance and waivers (if any) minimum four (4) weeks prior to plan submissions to JTC for Landowner's Consent.
	The development proposal shall be submitted with the following contents:
	1. Architecture Drawing (floor plans, sections, elevations);
	2. Building Coverage Ratio (BCR) Calculation;
	3. Landscape Proposal and Green Cover Calculation;
	4. Building Material Palette;
	5. 3D perspective and/or Artist Impression of the development; and
	Summary of UDG compliance items and justification for waivers (if any).

PART III

3.0 DEVELOPMENT GUIDELINES

3.1 General Guidelines

Development Control

- 3.1.1. 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.
- 3.1.2. The Successful Tenderer shall comply with the revised Gross Floor Area (GFA) and strata area definitions as set out in the circular "Harmonisation of floor area definitions by URA, SLA, BCA and SCDF" issued on 1 September 2022.
- 3.1.3. 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.

Vehicle Parking

- 3.1.4 The Successful Tenderer shall be required to fully comply with the physical parking requirements subject to the prevailing Parking Places (Provision of Parking Places and Parking Lots) Rules or any statutory modification and reenactment thereto.
- 3.1.5 The Successful Tenderer is strongly encouraged to provide parking lots for motorcycles within the layout of the car park.
- 3.1.6 The Successful Tenderer shall provide sufficient heavy vehicle parking lots within the site to support his own industrial needs.
- 3.1.7 All heavy vehicle parking lots should be licensed and operated in accordance with the Parking Places Act (Cap. 214) and the rules thereunder for the full duration of the lease of the subject site. The license to operate shall be and remain valid until expiry of the Lease.
- 3.1.8 The Successful Tenderer shall not sell the licensed HVP strata lot before the issuance of the License to Operate by LTA and Temporary Occupation Permit for the development, whichever is later.
- 3.1.9 At the plan submission stage, the Successful Tenderer is required to declare clearly on your plans, the proposed number of heavy vehicle parking lots intended for tenants and non-tenants (i.e., for public use), and clearly demarcate the area occupied by the licensed Heavy vehicle Park.

3.1.10 The Successful Tenderer is also required to submit a declaration on the number and type of the heavy vehicle lots implemented and the utilisation rate.

Access into JTC or State Land

3.1.12 For the purpose of entering JTC or 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 prior written consent from JTC or Singapore Land Authority (SLA). The consent may be granted on such terms and conditions and subject to the payment of such charges and fees as JTC or SLA may determine.

Deviations from Planning Requirements

3.1.13 The 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 JTC's consideration alternative proposal to any of such requirements. Where JTC is satisfied that the alternative proposal will also 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 compiled with. JTC however reserves the absolute discretion to decide whether or not to allow any alternative proposal to be adopted.

3.2 Particular Guidelines

3.2.1 The Successful Tenderer is to ensure that removal of any drain/sump in the land Parcel will not cause flooding to other plots and areas.

Vehicular Ingress/Egress

- 3.2.2 The proposed permanent access point for the Land Parcel shall be taken from Kaki Bukit Avenue 5 as shown indicatively in the Control Plan (See Annex E).
- 3.2.3 The access points shall be located at least 50m away from the junction and staggered at least 30m away from other access points located on the adjacent and opposite side. The exact location and the number of access point(s) shall be subjected to the requirements and approval of the Land Transport Authority (LTA) and other relevant Competent Authorities.
- 3.2.4 The Successful Tenderer shall ensure that access to services areas (e.g. bin centre, electrical substation, loading/unloading bays) shall be taken from

within the development. No service access will be allowed to be taken from public roads.

- 3.2.5 The Successful Tenderer shall ensure that proposed drop barriers and pickup/drop-off points are to be located adequately from the access within the development. Sufficient vehicle queue length and holding bay shall be provided within the development to avoid any formation of vehicular queues onto the surrounding road network.
- 3.2.6 The Successful Tenderer shall ensure that any new plantings/landscaping along green buffer near the access point do not obstruct motorists/pedestrian crossing line of sight of on-coming traffic.
- 3.2.7 The Successful Tenderer is to design the boundary walls at the exit point/pedestrian side gates such that the line of sight amongst motorists/ pedestrians/cyclists crossing the access is clear.
- 3.2.8 The Successful Tenderer has to put in the necessary measures to ensure traffic safety (these measures may not be limiting to putting in place traffic signage to remind motorists to slow down). Such measures are to comply with LTA's standard guidelines. The Successful Tenderer is encouraged to reduce the construction traffic during peak hours, and to appoint someone to manage the ingress/egress for heavy vehicles that require bigger turning radius to manoeuvre.
- 3.2.9 When necessary, traffic marshals should be deployed to manage traffic flow and safety of road users during construction stage.
- 3.2.10 The Successful Tenderer has to put in the necessary measures to ensure traffic safety (these measures may not be limiting to putting in place traffic signage to remind motorists to slow down). Such measures are to comply with LTA's standard guidelines. The Successful Tenderer is encouraged to reduce the construction traffic during peak hours.
- 3.2.11 The exact location and detailed proposal for the access points and the traffic layout and arrangement are subject to the requirements and approval from LTA at the detailed submission stage.

Subdivision of Land Parcel

- 3.2.12 The Successful Tenderer may, with the prior written approval of JTC and at his own cost and expense, subdivide the Land Parcel in accordance with the provisions of Condition 6 and 50 of the Conditions of Tender. The Successful Tenderer shall, in the subdivision of the Land Parcel, comply with the provisions of the Planning Act (Cap 232) and the rules made thereunder and all other requirements of the relevant Competent Authorities.
- 3.2.13 The Successful Tenderer shall submit to JTC and the Competent Authority for approval his proposed sub-division plan indicating the proposed boundary, size and gross plot ratio for each subdivided plot, the amount of

gross floor area and the height of the buildings to be constructed on each subdivided plot, and the layout of the necessary infrastructure such as roads, ingress/egress points, drains etc. to be constructed on the Land Parcel for the whole of the development.

PART IV

4.0 TENDER SUBMISSION / OTHER REQUIREMENTS

4.1 Plans of Proposed Development

- 4.1.1 Tenderers are not required to submit plans of the proposed development in their tenders for Land Parcel.
- 4.1.2 The Successful Tenderer shall after the acceptance of his tender by JTC submit plans of the proposed development to JTC (if and when required to do so) and all relevant Competent Authorities for approval.

4.2 CONQUAS Assessment of Construction Quality

- 4.2.1 The Successful Tenderer shall be required to refer and submit the proposed development to the Building and Construction Authority (BCA) to be assessed for the construction quality of the building works under the Construction Quality Assessment System (CONQUAS).
- 4.2.2 The Successful Tenderer shall for the purpose of this Condition comply with all requirements, procedures, directions and request of BCA and shall pay all fees, charges and other amounts payable to BCA for and in relation to the assessment of the construction quality of the proposed development under CONQUAS. The Successful Tenderer shall also render his full co-operation to BCA, its officers, employees and agents in relation to such assessment under CONQUAS.







Annex D – Green Cover Declaration Template

	Percentage (%)	Area (sqm)
Green Cover		
At-grade		
Rooftop		
Subtotal		
Additional Greenery Provision		
Hybrid PV		
Vertical greenery		
At-grade covered communal		
landscape		
Sky Terrace and communal		
planters		
Subtotal		
Additional Sustainability Initiatives		
Solar PV panels		
Subtotal		

