JTC Sale of Site Industrial Development

LAND PARCEL @ TAMPINES NORTH DRIVE 5

CHOICE
LOCATION

The land parcel is strategically located near Changi Airport and well-established industrial parks at Tampines and Changi South, which are now home to a host of global businesses. Close proximity to Tampines and Pasir Ris New Towns provide a ready pool of labour supply for this site.

EXCELLENT
CONNECTIVITY

The land parcel is highly accessible from Tampines Expressway, Pan-Island Expressway and major arterial roads, providing seamless connectivity to other parts of the island. It is also well-served by Tampines and Pasir Ris MRT stations. Commuters also enjoy the convenience of three Downtown Line stations.

TENDER BRIEF

JTC is inviting tenders for the development of the Land Parcel described below for and on behalf of the Government of the Republic of Singapore:

1. Particulars of Land Parcel

PLANNING PARAMETERS	PROVISION / REQUIREMENT
Location	Tampines North Drive 5 (Plot 10)
Site Area	5,017.7 sqm
Lease Period	30 Years
Land use / Zoning	Industrial (Business 2) *List of prohibited uses applies* *
Permissible Gross Plot Ratio	1.2 (Min) 2.5 (Max)
Maximum Building Height	64m SHD **
Strata Subdivision	Not Allowed
Project Completion Period	60 Months

*   Refer to Clause 5(b) of the Conditions of Tender
**   Singapore Height Datum

2. Submission of Tender

All tenders must be deposited:

(a) in Tender Box 5
Ground Floor
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

(b) **by 23 April 2024 (Tuesday) before 11:00 am**

Any tender submitted after 11:00 am on the tender submission date will not be considered.

3. Tender Deposit

Every tenderer shall pay a tender deposit of at least five percent (5%) of the tendered sale price.

The tender deposit mentioned in Condition 12 of the Conditions of Tender ("Tender Deposit") may be paid by any one or more of the following methods:

(a) Bank Transfer
(b) Bank Guarantee
(c) Insurance Guarantee

Payment in CASH or by CHEQUE or any other means WILL NOT BE ACCEPTED. Please refer to the Conditions of Tender for detailed requirement.

The Tender Deposit will be returned to all unsuccessful tenderers.

The Tender Deposit shall be forfeited if the tenderer withdraws his tender during the Tender Validity Period.

Tenders submitted without the Tender Deposit will be disqualified.

4. Acceptance of Tender

Tenders shall remain valid for acceptance for ten (10) weeks from the said date of submission of tenders. However, JTC may by notice in writing to each tenderer extend the validity period of his tender by such further period not exceeding two (2) weeks.

JTC reserves the right to reject the highest bid price or any tender or any part thereof.

5. Payment of Sale Price

The Successful Tenderer shall pay the bid sale price as follows:-

(a) 25% (less the Tender Deposit) and GST on 25% of the bid sale price within twenty-eight (28) days from the date of JTC's acceptance of this tender; and the 28 days shall include the date of JTC's acceptance.

(b) 75% and the GST thereon within ninety (90) days of acceptance of this tender; and the 90 days shall include the date of JTC's acceptance.

6. Tenderer's Packet

Tenderer's Packet containing the Conditions of Tender, Technical Conditions of Tender and other relevant documents for the tender is avilable at $185.30 (inclusive of GST) and can be purchased at:
https://go.gov.sg/jtc-igls-tp

7. Enquiries

For more information, please contact:

Tan Seow Ling:
(65) 6883 3312
TAN_Seow_Ling@jtc.gov.sg

Sally Oon:
(65) 6883 3316
Sally_OON@jtc.gov.sg

Contact Centre Hotline:
1800-568 7000
askjtc@jtc.gov.sg

8. Tender Terms & Requirements

This tender brief is meant to highlight only some of the principal points of the tender and does not form part of the tender documents. All tenders shall comply with the terms and requirements as stipulated in the "Conditions of Tender" and "Technical Conditions of Tender" contained in the Tenderer's Packet, together with all the other documents supplied and contained in the Tenderer's Packet or otherwise made available or known by JTC.

Tenderers are urged to exercise prudence in the submission of their tenders.