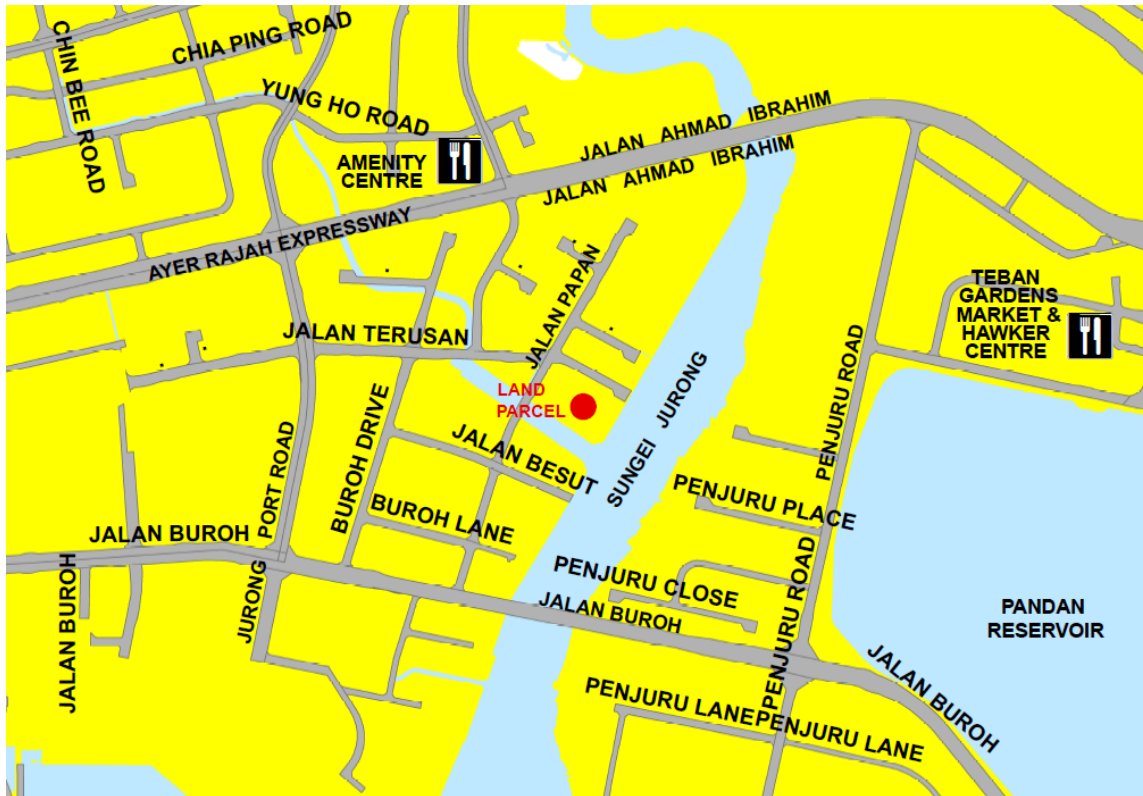


# JTC Sale of Site Industrial Development

## LAND PARCEL @ JALAN PAPAN



## CHOICE LOCATION

The land parcel is strategically located near well-established industrial estates which are home to a host of global businesses. It is also situated near to the Jurong East and Clementi New Towns that provide a ready pool of labour. Businesses and workers alike will enjoy from the vibrant work-live-play environment due to amenities such as Jurong Stadium and Chinese Garden and retail choices such as JEM and Westgate in the vicinity.

## EXCELLENT CONNECTIVITY

The land parcel is easily accessible from the Ayer Rajah Expressway (AYE), Jalan Ahmad Ibrahim and major arterial roads, providing seamless connectivity to other parts of the island. Commuters are also well-served by Jurong East, Lakeside and Boon Lay MRT stations. It is also in close proximity to the Tuas Second Link that provides direct access to Malaysia.

# 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                     | Jalan Papan (Plot 8)  |
| Site Area                    | 8,986 sqm   |
| Lease Period                 | 20 Years  |
| Land use / Zoning            | Industrial (Business 2)<br><i>List of prohibited uses applies *</i> |
| Permissible Gross Plot Ratio | 1.12 (Min)<br>1.4 (Max)   |
| Maximum Building Height      | 120m 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:

- in Tender Box 5  
Ground Floor  
The JTC Summit  
8 Jurong Town Hall Road  
Singapore 609434
- by 26 March 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:

- Bank Transfer
- Bank Guarantee
- 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:-

- 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.
- 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 available 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](mailto:TAN_Seow_Ling@jtc.gov.sg)

**Sally Oon:**  
(65) 6883 3316  
[Sally\\_OON@jtc.gov.sg](mailto:Sally_OON@jtc.gov.sg)

**Contact Centre Hotline:**  
1800-568 7000  
[askjtc@jtc.gov.sg](mailto: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.*