

JTC Sale of Site **Industrial Development**

Land Parcel at
Woodlands Industrial Park E7/E8

Tender Ref: MLM-PLA-0000355

Technical Conditions of Tender



**SALE OF SITE
FOR BUSINESS 2 DEVELOPMENT
ON LAND PARCEL ALONG WOODLANDS INDUSTRIAL PARK E7/E8
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 along Woodlands Industrial Park E7/E8, (“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	7,657.1 sqm
Land use / Zoning	<p>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.</p> <p>The development shall be subject to the approval of JTC and all the relevant Competent Authorities. Please refer to Condition 5(b) of the Conditions of Tender for prohibited uses.</p> <p>No dormitory use is allowed on Land Parcel.</p>
Permissible Gross Plot Ratio (GPR) for the proposed development on the Land Parcel	<p>2.5 (maximum) 1.3 (minimum)</p> <p>All tenderers are advised to carry out their own simulations to ascertain the achievable GPR prior to submission of their tenders.</p>
Building Height (maximum) *	<p>Maximum development height should not exceed 66 m SHD (Singapore Height Datum).</p> <p>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.</p>
Industrial Use Quantum	To comply with Development Control Guidelines issued from time to time by the Competent Authority under the Planning Act (Cap. 232).
Storey Height Control	

Site Planning	
(Please refer to the Planning Guidelines Plan in Annex A)	
Building Setback (along roads)	<p>Min. 5m setback along Woodlands Industrial Park E7 inclusive of the 3m green buffer.</p> <p>Min. 7.5m setback along Woodlands Avenue 8 inclusive of the 3m green buffer.</p>
Building Setback (along common boundary)	<p>Min. 2m peripheral green buffer along the common boundary with HDB Centre of Building Research.</p> <p>Min. 4.5m setback along common boundary with the proposed funeral parlour.</p>
Platform Level	<p>Internal platform level of the building shall not be higher than +1.2m in relation to the access points of the adjoining road levels. Any differences between the building platform level, the covered / open walkway, cycling path and the adjacent roadside pedestrian walkway shall be mitigated within the building line at the first storey.</p> <p>The Developer shall consult all relevant agencies on the technical requirements of the proposed platform levels.</p>
Service Area	<p>Service areas, including the refuse bin centre, water tanks, fuel tanks, cooling towers, condensers, loading / unloading bays, holding bays, vehicular ramps, etc. shall be hidden from view from public road(s) and immediate neighbour(s) or be screened from public view by extensive landscaping.</p> <p>Service areas, including the refuse bin centre, electrical substation, MDF rooms, water tanks, fuel tanks, cooling towers, condensers, loading / unloading bays, holding bays, vehicular ramps, etc. shall be located as indicated in Annex A. It shall be hidden from public view and shall be setback at least 2 column grids from the main road/roads i.e. Woodlands Industrial Park E7.</p> <p>All M&E including electrical substation, MDF rooms shall be fully integrated within the overall</p>

	<p>building envelope. These areas shall be visually well-screened (on all sides) similar to the main building façade and / or visually concealed from public view with landscape design and/or using architecture elements.</p> <p>There shall be no open storage on all sides of the development. All storage shall be housed and enclosed in the main building.</p>
Retaining Walls	Retaining walls shall be not allowed within the development. If required, they shall not be higher than 1.0m and shall be designed as part of the landscaping or be designed with landscaping to soften their appearance.
Carpark & Vehicular Ramp	<p>Maximum of 5 surface parking lots shall be allowed along Woodlands Industrial Park E7. All remaining car parking including heavy vehicular parking provisions shall be located away from public view i.e. Woodlands Industrial Park E7 and Woodlands Ave 8</p> <p>Vehicular ramps and multi storey car parks (if any) shall not be located along Woodlands Industrial Park E7 and Woodlands Ave 8. Vehicular ramps and multi-storey car parks (if any) shall be visually concealed from public view with landscape and/or architectural treatment.</p>
Drop-Off Point	It is strongly encouraged for the drop-off point to be located at the corner of Woodlands Industrial Park E7 and Woodlands Ave 8. The drop-off point shall be well designed & integrated with the development's lobby and is strongly encouraged to be integrated within the overall building envelope to provide effective weather protection.
Industrial Canteen (if any)	Should the Successful Tenderer propose to have an ancillary canteen in the proposed development at the Land Parcel, the location of the ancillary canteen shall be located along Woodlands Ave 8 and seamlessly connected to the pick-up and drop-off points.
Landscape Guidelines and Boundary Definition	
Landscape	Landscape within the green buffers shall be designed to respond sensitively to roadside pedestrian walkway and shall augment the

	<p>roadside trees.</p> <p>Trees shall be planted at strategic locations to shade public activity areas. Plants and trees shall be permanent features (no potted plants are allowed) with integrated soil retaining areas. These shall be seamlessly integrated with various platform levels</p>
Boundary Definition	<p>Fenceless development is strongly encouraged. Where fencing is required, it shall be located behind the green buffer. The fence (if any) shall be visually porous and shall be integrated with landscape. Solid wall shall not be allowed.</p>
Roof-scape control	<p>Roofscape of the buildings shall be planar in form to emphasize the collective branding of the estate. Hence, any other roof forms shall be concealed from pedestrian view on the ground.</p>
Building Signage	<p>All signages shall be integrated with the building façade and is subjected to JTC's approval and relevant authorities' guidelines.</p> <p>Signages shall be allowed on max. 2 sides of the building. The top of the building shall be safeguarded for 2 logos for the Company and or Building name.</p> <p>The signages shall not clutter the building elevation or block any architectural features.</p>

- * (1) The QP shall submit to CAAS a certified surveyor as-built plan prior to applying to the Building Control Authority (BCA) for Temporary Occupation Permit or Certificate of Statutory Completion for any development on the Land Parcel;
- (2) The QP shall obtain CAAS's prior written approval before mobilizing and / or installing any construction machineries on the Land Parcel;
- (3) CAAS shall be further consulted at the DC stage;
- (4) DSTA should be consulted either through URA – Development Control Group or JTC Plan Lodgement Scheme when the detailed development plans are available;
- (5) For any communication installations, the Successful Tenderer is advised to seek clearances from the relevant agencies such as IMDA.

PART III

3.0 DEVELOPMENT GUIDELINES

3.1 General Guidelines

Development Control

- 3.1.1 The Successful Tenderer shall comply with the Development Control Guidelines, Pollution Control Guidelines and any other guidelines that have been issued or may be issued from time to time by the Competent Authority.

Car Park

- 3.1.2 The Successful Tenderer shall provide parking lots for the said development in accordance with the requirements of the prevailing Parking Places (Provision of Parking Places and Parking Lots) Rules.
- 3.1.3 The Successful Tenderer is required to build sufficient heavy vehicle parking lots within the proposed industrial development to fully meet its own operational and heavy vehicle parking needs. These lots can be provided over and above the minimum number of heavy vehicle parking lots required within the Land Parcel under the Parking Places (Provision of Parking Places and Parking Lots) Rules for industrial developments.
- 3.1.4 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 Successful Tenderer shall utilise the licensed heavy vehicle parking lots solely for heavy vehicle parking and ensure that access to the heavy vehicle parking lots is available 24 hours daily for the entire duration of the lease tenure.
- 3.1.5 The Successful Tenderer is required to declare the number of heavy vehicles registered under the company that occupies the proposed industrial development and the number of heavy vehicle parking lots to be provided at the plan submission stage.
- 3.1.6 The Successful Tenderer is encouraged to open up the heavy vehicle parking lots within the proposed industrial development to public use, where applicable.

Existing Concrete Structure

- 3.1.7 The Successful Tenderer shall note that there is an existing concrete block structure on the Land Parcel (on MK13-06395X). The Successful Tenderer shall remove the encumbrance as required for his own development.

Access Into JTC / State Land

- 3.1.8 For the purpose of entering JTC / 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

- 3.1.9 The 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 JTC's consideration alternative proposal to any 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 complied with. JTC however reserve the absolute discretion to decide whether or not to allow any alternative proposal to be adopted.

3.2 Particular Guidelines

Vehicular Ingress / Egress

- 3.2.1 The proposed permanent access point for the Land Parcel will be a Left-in-Left-out (LILO) access taken off Woodlands Industrial Park E7.
- 3.2.2 The ingress / egress locations should be at the edge of the plot, 21m away from the slip lane as shown in **Annex A**. The exact location and the number of access point(s) shall be subjected to the requirements and approval of the Land Transport Authority (LTA).
- 3.2.3 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.

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.

