

PRICE-QUALITY TENDER FOR TENANCY OF LAND PLOT MP9 AT MEDIAPOLIS, ONE-NORTH SINGAPORE

FAQ NO. 1 dated 5 December 2024

Q: What are the long-term plans for the vacant land surrounding land plot MP9?

A: The long-term plans for MP5 are still in progress. The surrounding plots MP2, MP4 and MP6 are for residential uses.

Q: Are there any restrictions on the operational hours of the premises?

A: Yes, there will be restrictions imposed on the operational hours of the premises to reduce dis-amenities to the surrounding users. Tenderers can refer to the document “8. Conditions of Tender - Appendix 6 (Draft Tenancy Offer)”, page 13, para B2 (a). The successful tenderer is also expected to manage any dis-amenities arising from their proposed uses or activities on site, including the use of any pre-emptive or mitigating measures to reduce the dis-amenities.

Q: Can the successful tenderer construct flood lights in the premises?

A: The tenderer can propose the installation of flood lights as part of their proposal during tender submission, which will be subject to JTC’s assessment and approval. The proposal should also take into account any potential light and/or noise dis-amenities to residents in the neighbourhood (e.g. Wessex estate).

Q: Can the successful tenderer erect any fence around the premises?

A: To enhance a pedestrian-friendly environment, fencing along public areas such as pedestrianised street, active zone, and covered linkways or walkways shall not be permitted. However, where fencing is necessary for sports activities, it shall utilise visually porous materials and be positioned behind green buffers and landscape zones to minimise visual impact on the public. All proposed fencing shall be subject to assessment and approval by the design review panel.

Q: Where does the existing rainwater on plot 2 drain to given that the drain at plot 2 has been decommissioned?

A: The existing rainwater and surface runoff will flow towards the roadside drain surrounding Plot 2. When the successful tenderer occupies the premises, they are required to design their internal drainage system for MP9, including the need to have a detention tank with an outlet to meet PUB's requirements. The design of the drain, as

well as any felling of trees (if necessary), should be submitted to JTC as part of the Design Review process for JTC's assessment and approval.

Q: Can plot 1 be converted to a carpark?

A: one-north is a car-lite estate and surface parking (for both cars and motorcycles) on the premises is not allowed, except for Accessible Vehicle Parking lots mandated by the Building Construction Authority. There is also no carparking provision provided for this premises as part of the tender. Plot 1 is thus intended to be a pedestrianised zone for regular activities and events and should not be used as a carpark. The successful tenderer shall make use of the car parking hub at one-north Park (P11) and provide necessary covered pedestrian connection and wayfinding to guide the public to access the car park hub from MP9.

Q: Are there any guidelines for the types of sports, F&B or retail uses to be proposed on site?

A: Tenderers are encouraged to propose suitable and exciting sports, F&B and retail uses which can add vibrancy to the precinct. The proposed uses should always be open to the public.

Q: Is the successful tenderer able to change the platform level of MP9?

A: Based on the Urban Design Guidelines (Annex 4A), the successful tenderer shall seamlessly integrate the level of covered walkway / linkway and publicly accessible space with the adjacent roadside footpath. Any level difference between the mitigation zone and the adjacent roadside footpath shall not be more than +0.3m, subject to Public Utilities Board (PUB)'s approval. Any differences between the internal building platform level and the mitigation zone shall be mitigated within the indoor space. The successful tenderer shall also consult and obtain PUB's approval on the proposed platform level in the event there is impact to this urban design guidelines.

Q: How would JTC assess the track records of tenderers to ensure that they have prior experience in completing, developing, operating commercial mixed-use project of $\geq 3,000$ sqm GFA?

A: Tenderers would need to submit their company's past experience, if any, in completing, developing, operating commercial mixed-use project of $\geq 3,000$ sqm GFA. If the tendering company is a consortium, the tenderer is to submit the relevant track record of each company in the consortium for JTC's assessment. For the avoidance of

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doubt, tenderers are not allowed to submit the track records of any partners or consultants who are not a direct member of the tendering company or the consortium.