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TECHNICAL CONDITIONS OF SALE

FOR LAND PARCEL NO. 2 AT ENG NEO AVENUE (LOT 2782N MK15)

1.0 GENERAL

- 1.1 The Singapore Land Authority (“the Authority”), acting as agent for and on behalf of the Government of the Republic of Singapore (“the Government”), is inviting offers for the lease by auction for the Land Parcel No. 2 on Lot 2782N MK15 at Eng Neo Avenue (“the Land”), more particularly described under Auction Reference No. SLA/RS/51.3.648 issued by the Authority together with these Technical Conditions of Sale. The lease of the Land is subject to these Technical Conditions of Sale, the Conditions of Sale and the Lease for the Land issued by the Authority in the said Auction Reference No. SLA/RS/51.3.648. In these Technical Conditions of Sale, where the context so admits, the expression “the Authority” includes the Government and the expression “Purchaser” shall have the meaning ascribed to it in the Conditions of Sale.
- 1.2 The Purchaser must in addition to the Conditions of Sale observe and comply with these Technical Conditions of Sale. The Conditions of Sale and these Technical Conditions of Sale are to be read together with all the plans supplied in the Auction Packet for the Land issued by the Authority.

2.0 PLANNING GUIDELINES

- 2.1 The planning parameters for the Land:

PLANNING PARAMETERS	PROVISION/REQUIREMENT
Cadastral Surveyed Area	1550.5 sqm
Landuse / zoning	Residential
Proposed Housing Development	A Good Class Bungalow
Height	Maximum no. of storeys : Up to 2 storeys Storey height control: 4.5 m (1 st storey) 3.6 m (upper storey)
Building Setback / Buffer	To comply with the Development Control Guidelines issued from time to time by the competent authority under the Planning Act (Cap 232)

3.0 DEVELOPMENT GUIDELINES

GENERAL GUIDELINES

- 3.1 The Purchaser shall ensure that his development and activities on the Land will not cause any undue nuisance to the surrounding / adjacent developments in terms of noise, glare, smell and any other form of pollution.

BUILDING HEIGHT

- 3.2 The proposed development shall be subject to a maximum storey height control of 2 storeys.

- 3.3 The proposed development shall also be subjected to a maximum building height of 148m AMSL as required by Defence Science & Technology Agency (DSTA). All structures and fixtures above the roof top such as TV antennas, water tanks, lift motor rooms, cranes, maintenance equipment, lightning conductors and construction equipment and temporary structures etc. are subject to the same height limit.
- 3.4 The lowest height control supersedes the higher controls.

PLATFORM LEVEL, SLOPES AND EARTH RETAINING STRUCTURES

- 3.5 The existing levels of the Land are as shown in the Topographical Survey Plan contained in the Auction Packet. The Purchaser shall make provision in its bid for earth cutting and filling of the existing ground, if necessary, to the proposed platform level which shall comply with the requirements of the relevant authorities. The minimum platform level of the Land shall not be lower than the existing ground level or the adjacent road levels, whichever is the higher. All earthworks, slope and embankments shall be contained within the boundaries of the Land.
- 3.6 The Purchaser shall ensure that all the proposed slopes and earth retaining structures where required shall be designed to comply with the requirements of the relevant authorities. All slopes and earth retaining structures shall be kept within the boundaries of the Land.
- 3.7 The Purchaser shall submit the details and design calculations prepared by a Professional Engineer for any proposed slopes or earth retaining structures to the competent authority and to all the relevant authorities for approval before commencement of work.

DEVELOPMENT CONTROL

- 3.8 The Purchaser shall comply with the Development Control Guidelines that have been issued from time to time by the competent authority under the Planning Act.

CARPARKS

- 3.9 The Purchaser shall provide carpark for the proposed development in full compliance with the requirements of the Parking Places (Provision of Parking Places and Parking Spaces) Rules

ACCESS INTO STATE LAND

- 3.10 For the purpose of entering State land before Possession is delivered to the Purchaser to do any works for the purpose of or in relation to the proposed development as may be required under these Technical Conditions of Sale or Conditions of Sale, the Purchaser shall obtain a Temporary Occupation License (TOL) from the Authority for the use of the State land. The TOL may be granted on such terms and conditions and subject to the payment of such charges and fees as the Authority may determine.

EXISTING FOOTINGS AND OBSTRUCTIONS AND OTHER MATERIALS

- 3.11 There may be footings, obstructions and any other materials left in the ground. The Purchaser shall at his own cost and expense carry out its own site verification of the possible positions of the footings, obstructions and other materials and ascertain the effect of these on his proposed development.
- 3.12 The Purchaser shall be deemed to have included in his bid for such verifications, tests, removal of the possible footings, obstructions and other materials left in the ground which may affect his proposed development.

WORKING AREA

- 3.12 The Purchaser shall confine the construction work within the boundaries of the Land. The Purchaser shall not cause obstruction to other parties who may be working around/near the Land at the same time.
- 3.13 Hoardings shall be put up by the Purchaser to ensure the safety and well being of public. These hoardings shall be maintained in good condition throughout the construction period of the proposed development.

CLEANING AND MAINTENANCE OF ROADS AND DRAINS

- 3.14 The Purchaser shall maintain the cleanliness of public roads and drains used by his vehicles throughout the construction period. The Purchaser shall construct a washing bay for the cleaning of earth-laden lorries before they leave the work site and shall be responsible for cleaning up all deposits left by his vehicles on the road. The Purchaser shall be responsible for paying any fines imposed by the relevant authorities e.g. National Environment Agency, Traffic Police etc.

4.0 SUBMISSION OF PLANS / OTHER REQUIREMENTS

PLANS OF PROPOSED DEVELOPMENT

- 4.1 At any time before Possession of the Land is handed over, the Purchaser shall before submitting the Development Control Plans and Building Plans to the relevant authorities for approval, submit these plans to the Authority for its endorsement on behalf of the Government as landowner. The Purchaser shall submit 2 extra sets of plans for the Authority's retention.

CONQUAS ASSESSMENT OF CONSTRUCTION QUALITY

- 4.2 The Purchaser 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).
- 4.3 The Purchaser shall for the purpose of Condition 4.2 above 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 Purchaser shall also render its full co-operation to BCA, its officers, employees and agents in relation to such assessment under CONQUAS.

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FOR LAND PARCEL NO. 2 AT ENG NEO AVENUE (LOT 2782N MK15)

CONDITIONS AND REQUIREMENTS OF RELEVANT AUTHORITIES / PUBLIC UTILITY LICENSEES (FOR INFORMATION ONLY)

1.0 GENERAL

- 1.1 The Singapore Land Authority (“the Authority”), acting as agent for and on behalf of the Government of the Republic of Singapore (“the Government”), is inviting offers for the lease by the auction for the Land Parcel No. 2 on Lot 2782N MK15 at Eng Neo Avenue (“the Land”), more particularly described under Auction Reference No. SLA/RS/51.3.648 issued by the Authority together with these Conditions and Requirements of Relevant Authorities /Public Utility Licensees. The lease of the Land is subject to the Conditions of Sale, the Technical Conditions of Sale and the Lease for the Land issued by the Authority in the said Auction Reference No. SLA/RS/51.3.648. In these Conditions and Requirements of Relevant Authorities / Public Utility Licensees, unless the context otherwise requires, the expression “the Authority” includes the Government and the expressions “Purchaser” shall have the meaning ascribed to them in the Conditions of Sale.
- 1.2 The Purchaser for the Land is required under the Conditions of Sale to ascertain the exact and detailed conditions and requirements of all relevant authorities / public utility licensees in respect of the proposed development thereon and shall at his own cost and expense observe and comply with the same.
- 1.3 Without affecting the generality of paragraph 1.2 above and without prejudice to the obligations of the Purchaser as set out therein, the contents herein are provided for the information only. Whilst every care and attention has been taken in the compilation and preparation hereof, the Authority does not warrant, represent or undertake in any manner whatsoever the accuracy, correctness, completeness, or adequacy of the information contained herein. The Authority shall not be responsible for any errors, omissions or inaccuracies in the information herein. Information herein may change without the prior notice and should be verified independently by the Purchaser or any person who has purchased the Auction Packet.

2.0 SERVICES AND TRIAL PIT TEST REPORT

- 2.1 The information on existing services and land conditions are indicative only. The Authority shall not be liable for any damages suffered or expenses incurred as a result of the information given and shall not be held responsible for their inaccuracy. There may also be departures from the courses and there may also be other services of which no record is held. The Purchaser is advised to carry out his own site verification at its own cost and expense.

3.0 DIVERSION AND PROVISION OF SERVICES

- 3.1 The Purchaser shall carry out its own verification of the positions of all underground services including sewer lines etc as indicated on the respective plans provided by relevant authorities and contained in the Auction Packet issued by the Authority for the Land. The Purchaser shall obtain prior approval from the relevant authorities for the diversion of the existing services located within the Land. All new services serving the proposed development shall be contained within the boundaries of the Land. The approval of the relevant authorities must first be sought before any connection can be made. All costs and expenses incurred shall be borne by the Purchaser. The Purchaser shall be deemed to have included in his bid the cost of

such verification, diversion and provision of services which may affect his proposed development to meet the specifications of the relevant authorities.

4.0 LAND TRANSPORT AUTHORITY'S (LTA) ROAD REQUIREMENTS

4.1 All proposed street works, as well as proposed engineering / construction works within the road reserve shall be prepared / designed, submitted, supervised and constructed in accordance with Street Works (Private Street Works) Regulations, Street Works (Public Street Works) Regulations and the following prevailing standards and code of practice:

- a. Street Works Proposals relating to Development Works
- b. LTA Standard Details of Road Elements
- c. Materials & Workmanship Specifications for Civil & Structural Works
- d. Code of Practice for Road Opening Works
- e. Code of Practice for Traffic Control at Work Zone
- f. Architectural Design Criteria, and Civil Design Criteria

4.2 A copy of the Road Line Plan is contained in the Auction Packet.

5.0 NATIONAL PARKS BOARD'S (NParks) REQUIREMENTS

5.1 The trees on the Land need not be conserved.

5.2 If the roadside trees are affected, the Purchaser is required to consult NParks on the retention / removal of these trees during early design stage.

5.3 If the existing roadside green verge fronting the subject Land is to be affected by the development, (e.g reconstruction of roadside drain), the Purchaser is required to replace it with a new one. The width of the new planting verge is either to be provided in accordance with the road reserve width of the road, or to match with the existing verge along the road.

6.0 SEWERAGE / WATER RECLAMATION (NETWORK) REQUIREMENTS

6.1 The Purchaser is to provide sewers to serve its development.

6.2 The Purchaser is to take note of any proposed sewer line and existing sewer line within the site. There are existing 150mm and 300 mm diameter sewers in the vicinity of the Land. Any development within the site shall be in compliance with the requirements and conditions of the Water Reclamation (Network) Department (PUB).

6.3 The Purchaser shall ensure that the following requirements are complied with:

- i) No structures including footings/foundations shall be allowed to site close to or over the existing sewers;
- ii) All structures shall be built at a minimum distance away from the existing sewers as stipulated in the Code of Practice on Sewerage and Sanitary Works;
- iii) Where diversion of the sewer is required, it should be carried out at the Purchaser's expense. Details of the diversion plan shall be submitted to Water Reclamation (Network) Department (PUB) for approval before commencement of the works;
- iv) A thorough site investigation of the Land shall be carried out to determine the exact position and levels of the existing sewers prior to the commencement of works. All precautionary measures shall be taken to protect the sewer from damage during the construction works; and

- v) Water Reclamation (Network) Department (PUB) should be consulted on any proposed works in the vicinity of the existing sewerage system i.e. within the excavation / piling works' influence zone or a corridor of 25 m from the works to be carried out. The guideline on "Prevention and Damage to the Sewerage System" can be found in the PUB website: http://www.pub.gov.sg/info_center/lcServiceCenterLinks.aspx#Prevention.

6.4 A Sewer Interpretation Plan (SIP) from the Water Reclamation (Network) Department (PUB) on the approximate sewer information in the vicinity is contained in the Auction Packet. The information shown on the SIP is only indicative. The Purchaser is to determine the exact location, alignment and levels of the sewers on site by trial holes or other means.

7.0 DRAINAGE REQUIREMENTS

7.1 The Land is not affected by Drainage Reserve (DR). The minimum platform level shall not be lower than the existing adjacent road / ground levels whichever is highest.

7.2 The existing drainage system shall not be altered or interfered with without the prior approval of the Catchment & WaterWays Department (PUB).

7.3 The Purchaser is to submit details of the proposal to the Catchment & WaterWays Department (PUB) for comments and approval.

8.0 SINGAPORE CIVIL DEFENCE FORCE'S (SCDF) REQUIREMENTS

8.1 The Purchaser shall engage a Qualified Person to submit fire safety plan for the proposed development to SCDF for approval accordingly.

9.0 ELECTRIFICATION SCHEME

9.1 The Purchaser shall liaise with the Transmission Licensee (eg. PowerGrid) authorised under the Electricity Act for the electricity supply and any other electrical provisions required as a result of the proposed development.

9.2 Based on information given by SP PowerGrid Pte Ltd, there are existing electrical cables in the vicinity of the Land. The Purchaser is required to engage a Licensed Cable Detection Worker to carry out the cable detection work prior to the commencement of earthworks. All necessary precautionary measures must be taken to prevent damaging the cables at the work site. The contractors can contact Earthworks Monitoring & Cable Protection Section regarding cable damage protection measures. The Successful Purchaser shall be required to submit notices to SP PowerGrid at least 7 days prior to earthworks (including trial trenches) in the vicinity of high voltage electricity cables under the provisions of the Electricity Act.

9.3 The Purchaser shall liaise with SP PowerGrid Ltd on the diversion / protection / suspension of the electrical cables. The Purchaser shall notify SP PowerGrid six months before the commencement of work affecting distribution cables and one year if the work involves transmission cables. The cost of cable diversion / protection / suspension incurred by SP PowerGrid shall be borne by the requesting party.

9.4 A set of 2 drawings of the electricity cables in the vicinity from SP PowerGrid Ltd (Reference No: C20075493) is contained in the Auction Packet.

10.0 GAS REQUIREMENTS

- 10.1 The Purchaser shall liaise with PowerGas Ltd, or the Public Gas Licensee authorized under the Public Utilities Act, regarding the requirements for gas supply to the Land.
- 10.2 A report must also be made to PowerGas Ltd, upon detecting any gas pipes in the vicinity.
- 10.3 There are existing gas mains along Vanda Road/Eng Neo Ave to Orchid Apartment.

11.0 WATER SUPPLY REQUIREMENTS

- 11.1 The Purchaser shall liaise with the Water Supply (Network) Department (PUB) regarding the requirements for water supply to the Land.
- 11.2 A Plan showing the **approximate** positions of the watermains in the vicinity is contained in the Auction Packet.
- 11.3 The Land is located within the proposed water catchment areas.
- 11.4 Provisions shall be made for PUB to lay new watermains along public road reserves / sidetables to the Land. The cost for the laying of new watermains, if any, and connecting pipes to serve the Land shall be borne by the Purchaser.
- 11.5 Stringent pollution control measures shall be adopted during the construction and the occupation of the Land to ensure that water courses are not polluted. All sewage and sullage water shall be discharged into public sewers.
- 11.6 The Purchaser shall determine by means of trial holes the exact alignment and levels of all existing watermains during the design stage and notify PUB if they are affected by the proposed work so that PUB can advise whether diversion is required. If necessary, the affected watermains shall be diverted and the cost of diversion shall be borne by the Purchaser. The cost of diversion shall be finalized upon confirmation on the length of the watermains affected.
- 11.7 If diversion is required for watermains of 300mm dia and below, consultation must be made at least 6 months ahead and the cost of diversion of any watermain shall be borne by the Purchaser.
- 11.8 No structure either permanent or temporary may be erected over any watermain. Buried watermains require a minimum cover of one metre and adequate protection for the watermains should be provided should the cover be removed or reduced by the work.
- 11.9 No services shall overcross or be erected over any watermain. Where a cable, pipe or drain undercrosses a watermain, a clearance of 0.5 metre for watermains 300mm dia and smaller and 1.0m for watermains 500mm dia and larger must be provided. No manhole is allowed on top of any watermain. There must be a horizontal clearance of 1 metre between the manhole and watermains.
- 11.10 The Purchaser shall take all necessary precautions to safeguard and to avoid the damage to all watermains. The cost of repairs to any watermain damaged as a result of work carried out is to be borne by the party which caused the damage. The party will also be billed for the repair of the watermains and the estimated quantities of water lost from the damaged watermains.
- 11.11 The Purchaser is to inform the 24-hour Water Service & Operation Centre (PUB) at Telephone No 6282 4344 immediately in the event of damage to a watermain.

SUBMISSION OF PLANS

11.12 For submission of plans to PUB, the Purchaser shall comply with the following:

- (i) Where pumping system or storage tanks are required for the water services, a Professional Engineer must submit to the Notification of Water Service Work together with a set of the drawings to Water Supply (Network) Department. If all the fittings in the water service installation are receiving direct water supply from PUB mains, then a licensed water service plumber shall be engaged to submit the Notification of Water Service Work and a set of drawings to the Department prior to commencement of the installation work.
- (ii) The design of the internal water reticulation system shall comply with Public Utilities (Water Supply) Regulations, Singapore Standard CP48 – The Code of Practice for Water Services and all other relevant statutory requirements. The modes of water supply to be adopted are as follows:

Height of Highest Fittings	Method of Supply
Less than 125 mRL	Direct
Above 125 mRL but below* 137 mRL	Indirect supply through high level storage tanks
Above 137 mRL	Indirect supply through low level tank with pumping to high level storage tanks
* Refers to height of inlet pipe to high level storage tanks	

- (iii) Water pipes and fittings to be used in the proposed development shall comply with the standards stipulated by PUB.
- (iv) Water conservation measures as stipulated in the Public Utilities (Water Supply) Regulations and SS CP48 – Code of Practice for Water Services shall be adopted.
- (v) Non-potable water should be used for non-potable purposes such as irrigation, general washing, etc. whenever possible.

12.0 TELECOM REQUIREMENTS

12.1 Before carrying out any earthworks, the Purchaser is required to consult with and obtain the relevant plant maps or information from the Facilities-Based Telecommunication Licensees who may be affected. The list of Facilities-based Telecommunication Licensees to be consulted/notified for earthworks are:

- (i) Singapore Telecommunications Ltd (SingTel)
- (ii) StarHub Ltd/ StarHub Cable Vision Ltd
- (iii) Verizon Communications Singapore Pte Ltd
- (iv) SP Telecommunications Pte Ltd (SP Telecom)
- (v) Pacific Internet Corporate Pte Ltd
- (vi) FLAG Telecom Singapore Pte Ltd
- (vii) Asia Netcom Singapore Pte Ltd
- (viii) BlueTel Networks Pte Ltd
- (ix) Reach International Telecom (Singapore) Pte Ltd
- (x) France Telecom Long Distance Singapore Pte Ltd

12.2 The Purchaser carrying out the earthworks have to engage licensed telecommunication cable detection worker to locate existing telecommunication plant

in the vicinity of the earthworks. Notification of the earthworks must be provided to the appropriate telecommunication licensees at least 7 days in advance.

12.3 In relation to the provision of telecommunication services to the Land, the Purchaser is required to comply with IDA's Code of Practice for Info-communications Facilities in Buildings ("COPIF"). The COPIF can be downloaded from IDA's website at www.ida.gov.sg.

12.4 A copy of the Singtel Plant route plan is provided in the Auction packet. The exact positions of SingTel's plant must be verified by trial holes. The Purchaser is advised to exercise great care to avoid damaging SingTel's plant in the course of carrying out works as the cost of repairing the damage shall be borne entirely and solely by the Purchaser. The Purchaser is to comply with the list of Do's and Don'ts provided by SingTel.

12.5 A copy of the StarHub plant map (Reference No. 2007/06/27-4) and Cable TV plant route map are provided in the Auction Packet. The locations are approximate only and the exact positions of StarHub Cable Vision's plants must be verified by trial holes. The Purchaser is advised to exercise great care to avoid damaging StarHub Cable Vision's plants in the course of the works and the cost of repairing the damage will be borne entirely and solely by the Purchaser. The Purchaser is to comply with the Do's and Don'ts for Earthworks provided by StarHub Ltd and the Do's and Don'ts provided by StarHub Cable Vision.

13.0 COMPLIANCE WITH TECHNICAL CONDITIONS OF RELEVANT AUTHORITIES

13.1 The Purchaser is required to consult and comply with all the technical conditions imposed by the relevant authorities such as URA, LTA, PUB, PowerGrid, NParks, SCDF etc at the detailed development control and building plan stages.