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TECHNICAL CONDITIONS OF SALE
LAND PARCEL NO. 6 AT JALAN LEMPENG

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. 6 at Jalan Lempeng (“the Land”), more particularly described under Auction Reference No. SLA/CF/123.1.7 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/CF/123.1.7. 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
Setting Out Area	1315.2 sqm
Landuse / zoning	Residential
Proposed Housing Development	2-Storey Mixed Landed
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 160m 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 proposed development shall also be subjected to a maximum allowable height of 163m AMSL as required by the Civil Aviation Authority of Singapore (CAAS). 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.
- 3.5 The proposed development shall also be subjected to a maximum allowable height of 58m AMSL as required by the National Environmental Agency due to Ulu Pandan Refuse Incineration Plant.
- 3.6 The lowest height control supersedes the higher controls.

PLATFORM LEVEL, SLOPES AND EARTH RETAINING STRUCTURES

- 3.7 The existing levels of the Land are as shown in the Spot Level Survey 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.
- 3.8 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.
- 3.9 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

- 3.10 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

- 3.11 The Purchaser shall provide carparks for the proposed development in full compliance with the requirements of the prevailing Parking Places (Provision of Parking Places and Parking Spaces) Rules.

ACCESS INTO STATE LAND

- 3.12 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

- 3.13 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.
- 3.14 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

- 3.15 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.
- 3.16 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

- 3.17 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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LAND PARCEL NO. 6 AT JALAN LEMPENG

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. 6 at Jalan Lempeng (“the Land”), more particularly described under Auction Reference No. SLA/CF/123.1.7 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/CF/123.1.7. 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 and 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 Access shall be taken from Jalan Lempeng and be positioned 50m away from the road junction.

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

5.0 NATIONAL PARKS BOARD'S (NParks) REQUIREMENTS

5.1 Please note that all roadside trees must not be affected by the proposed development.

6.0 PUBLIC UTILITIES BOARD (PUB) REQUIREMENTS

Catchment and Waterways Department

6.1 The proposed site is not affected by our current drainage scheme. However, there is a common drain within the site. Surface runoff from the site and all neighbouring lots shall continue to be allowed to discharge through the common drain within the site.

6.2 The minimum platform level for the proposed site shall not be lower than the existing adjacent road levels or ground levels, whichever is higher.

6.3 There may be other smaller drains within the subject site. The Developer shall determine the details of these drains on site.

6.4 The Developer shall ensure that the design and construction of the proposed development within the site will not cause damage nor affect the structural integrity of the roadside/outlet drains.

6.5 The existing drainage system shall not be altered or interfered with without approval of the Department.

6.6 The planning, design, construction activities and procedures for plan submission shall comply fully with the requirements as stipulated in the current edition of the Code of Practice on Surface Water Drainage and The Sewerage and Drainage (Surface Water Drainage) Regulations 1999. Please note that Addendum No. 4 to the Code of Practice has come into effect from Sep 2006. You may download the latest version of the COP from the PUB website <http://www.pub.gov.sg/home/index.aspx>.

- 6.7 Effective erosion and sediment control measures shall be provided by the developer/owner and the QP shall advise his developer/owner to provide such effective measures and facilities with inputs from Qualified Erosion Control Professional (including site management system and perimeter cut-off drain, silt traps, storage ponds, treatment plants, etc) to ensure clean discharge that complies with the statutory requirement. The proposed erosion and sediment control measures shall be submitted by a Qualified Erosion Control Professional (QECP) to Public Utilities Board before commencement of works. All affected watercourses shall be desilted and cleared until completion of work. For reference, the information can be found in the website www.pub.gov.sg/ECM. Please take note of the requirements in Addendum No.3 to the “Code of Practice on surface water drainage” which came into effect in August 2006.
- 6.8 The Purchaser is to submit details of the proposal to the Catchment & Waterways Department (PUB) for comments and approval.

Water Reclamation (Network) Department

- 6.9 The Purchaser is to provide sewers to serve its development.
- 6.10 There are existing 150mm and 225mm diameter sewer within/in the close vicinity of the site.
- 6.11 The proposed development shall make connection to the existing 225mm diameter sewer along Faber Drive or Jln Lempeng.
- 6.12 No structure/piling/retaining structure (whether temporary or permanent) shall be sited over or close to the sewers. All new structures shall be kept as far away from existing sewers as possible and no nearer than the following minimum lateral clearances from the centerline/outer edge of the sewer pipe:

Pipe Diameter (mm)	Nett Clearance Required
150 to 600 (depth = 3m)	1.0m from outer edge of any structure to centreline of sewer pipe
150 to 600 (depth >3m to 5m)	1.5m from outer edge of any structure to centreline of sewer pipe
150 to 600 (depth > 5m)	2.0m from outer edge of any structure to centreline of sewer pipe

- 6.13 The Owner/Developer shall comply with PUB’s “General Requirements for the Protection of Sewers” for the protection of the existing sewers, pumping mains and DTSS tunnels & structures.
- 6.14 WRN (PUB) shall 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 25m from the works to be carried out. The guideline on ‘Prevention of Damage to The Sewerage System’ can be found in PUB website at http://www.pub.gov.sg/info_center/lcServiceCenterLinks.aspx#Prevention.
- 6.15 The Owner/Developer shall comply with PUB’s “Advisory Notes – Prevention of Damage of Sewerage System” to prevent the sewerage system from being damaged by construction activities.
- 6.16 A Sewer Interpretation Plan providing 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.

Water Supply (Network) Department

6.17 The enclosed PUB plan shows the approximate position of PUB's existing and proposed watermains of 100 mm diameter and above in the vicinity of the subject site. Smaller submains to customers' premises / properties have not been indicated. Developers are required to follow the PUB's requirements (see **PUB Plan**):

I WATER SUPPLY INFRASTRUCTURE/LAND USE

- a Provisions shall be made by the developer for PUB to lay new watermains along public road reserves / sidetables to the above site. The cost for laying of new watermains, if any, and connecting pipe to serve the proposed development shall be borne by the developer.
- b Provisions should also be made by the developer for the diversion of any watermains and connecting pipes affected. The cost of diversion shall be borne by the developer.
- c The Land Parcel water catchment areas / proposed water catchment areas as shown in the **PUB Plan** provided.
- d Stringent pollution control measures shall be adopted during the construction and occupation of these sites to ensure that water courses are not polluted. All sewage and sullage water shall be discharged into public sewers.
- e For multi-unit private residential developments that do not fall under the ambit of the Land Titles (Strata) Act, Water Supply (Network) Department will lay watermains up to the development sites and the developer will be charged standard connection charges that are based on the diameter of the water connecting pipes. Within the development sites, the developer shall at its own cost, lay watermains and connecting pipes and upon satisfactory commissioning, hand them over to Water Supply (Network) Department free of charge and free from encumbrances for operation and maintenance. The watermains and connecting pipes shall be laid in public road reserves / sidetables subject to compliance with PUB and all other relevant authorities' requirements.

II MARKING OF WATERMAINS

- a The positions of all the watermains as shown are **approximate** only. Please determine by means of trial holes the exact alignment and levels of all existing watermains during the design stage and let us know whether they are affected by the proposed works so that we can advise whether diversion is required. If diversion is required for watermains of 300 mm 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 developer.
- b 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.
- c 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.

- d The developer 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 causes the damage. The party will also be billed for the repair of the mains and the estimated quantities of water lost from the damaged mains.
- e Please inform PUB's 24-hour Water Service & Operations Centre at Telephone No. 6282 4344 immediately in the event of damage to any watermain.

III SUBMISSION OF PLANS

- a The design of the internal water reticulation system shall comply with the Public Utilities (Water Supply) Regulations, Singapore Standard CP 48 - 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
i) Less than 125 mRL	Direct.
ii) Above 125 mRL but below *137 mRL	Indirect supply through high level storage tanks.
iii) 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.)

- b Where pumping system or storage tanks are required for the water services, a Professional Engineer must submit the Notification of Water Service Work together with a set of 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 the drawings to our Department prior to commencement of the installation work.
- c Water pipes and fittings to be used in the proposed development shall comply with standards stipulated by PUB.
- d Water conservation measures as stipulated in the Public Utilities (Water Supply) Regulations and SS CP 48 – Code of Practice for Water Services shall be adopted.
- e Non-potable water should be used for non-potable purposes such as general washing, etc whenever possible.

7.0 SINGAPORE CIVIL DEFENCE FORCE'S (SCDF) REQUIREMENTS

- 7.1 The purchaser is required to comply with the Fire Safety Act and Regulations, the prevailing "Code of Practice for Fire Safety Precautions in Buildings" (Fire Code) and the relevant Codes of Practices and Guidelines. In addition, the conditions 7.2 and 7.3 will apply.

- 7.2 The Purchaser is required to consult SCDF on the acceptability of the site location if the premises is to store, handle, use, transport or import of hazardous materials which may have impact within the premises or on the surrounding existing or new developments. The purchaser is also to ensure no prevailing "Health and Safety (H&S)" buffer zone encroaches upon the proposed sites of workers' quarters
- 7.3 The Purchaser is required to consult SCDF on any specific developments or structures having impact on SCDF operations e.g. deep basement works (which are more than 4 storey or more than 24 metres in depth), tunnel or any other special developments, etc.

8.0 GAS REQUIREMENTS

- 8.1 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.
- 8.2 A report must also be made to PowerGas Ltd, upon detecting any gas pipes in the vicinity.
- 8.3 There are existing gas mains in/near the vicinity of the subject site. (see **PowerGas Plans**)

9.0 TELECOM REQUIREMENTS

- 9.1 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) Pacnet Global (Singapore) Pte Ltd
 - (viii) BlueTel Networks Pte Ltd
 - (ix) Reach International Telecom (Singapore) Pte Ltd
 - (x) France Telecom Long Distance Singapore Pte Ltd
- 9.2 The Purchaser carrying out the earthworks has 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.
- 9.3 In addition, the Purchaser may be required to compensate the affected telecommunication licensees for the removal or relocation cost, if the telecommunication licensees are to remove or relocated their existing installation or plant.
- 9.4 In relation to the provision of telecommunication services to their respective properties, the Purchaser is required to comply with IDA's Code of Practice for Infor-communications Facilities in Buildings ("COPIF"). The COPIF can be downloaded from IDA's website at www.ida.gov.sg.
- 9.5 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.

- 9.6 A copy of the StarHub plant map 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.
- 9.7 The purchaser/contractor is to follow up with a "Notice for Commencement of Earthworks" before carrying out any excavation/earth works on site. In lieu of any excavation works the purchaser is required to contact or consult the planner in charge should there be any discrepancy or requirement/request on the diversion cost if the existing telecommunication or cable TV plants in the vicinity of the excavation works are affected.
- 9.8 Based on information given, SP Telecom (SPT) has existing subducts along Jalan Lempeng and they may also carry existing StarHub's optical fibre cables.
- 9.9 A plan showing SPT's existing services in the area of the subject site is contained in the Auction's Packet. The locations indicated are only an approximation and the Purchaser is advised to acquire the latest plant map from SPT before carrying out earthworks in the vicinity of the subject site.
- 9.10 If the services are affected the Purchaser shall provide SPT with the diversion corridor, if any. All costs incurred shall be borne by the Purchaser.
- 9.11 For proposed earthworks that are likely to affect the subducts and optical fibre cables and require diversion/protection/suspension work, etc be carried out, after the cable detection work is done, the contractor can contact Mr Mohd Amin of Duct Services Section at Tel No. 64483441 for clarification.
- 9.12 In addition, the Purchaser must comply with SPT's requirements as follows:
 - (a) Manual Trial hole tests must be conducted in the vicinity if excavation work is near SPT pipes/ducts and to inform SPT immediately should the pipes/ducts be affected.
 - (b) SPT must be informed in writing whether any of the proposed works affect SPT's existing uPVC pipe/HDPE duct infrastructure or manhole.
 - (c) The Purchaser is to advise their contractor to take extra precaution in the course of excavation work and to inform SPT immediately if there is any damage done to our infrastructure.
 - (d) The Purchaser should disseminate information regarding SPT's pipe/duct layout to all relevant parties involved in earthworks such as main-contractor, sub-contractors, machine operators etc.
 - (e) The Purchaser is to note that the depth of SPT's pipes/ducts varies due to site conditions.
 - (f) The Purchaser is to inform SPT on the dismantling of supports and backfilling procedure over the pipe/duct infrastructure
 - (g) The Purchaser is to provide and maintain visible markings using tapes or poles indicating the actual position of SPT's pipes/ducts within the construction site whenever our pipes/ducts are affected.
 - (h) The Purchaser is to note that the time needed to carry out plant diversion work range from 6 to 18 months and the Purchaser shall bear the full cost of the diversion.

- (i) The Purchaser can refer to the website at www.singaporepower.com.sg for information on procedures for earthworks and purchase of plant maps.

10.0 NATIONAL ENVIRONMENT AGENCY (NEA) REQUIREMENTS

- 10.1 The subject site is affected by building height constraint of 58m AMSL imposed by Ulu Pandan Refuse Incineration Plant.
- 10.2 Under the Environmental Protection and Management (Control of Noise at Construction Sites) Regulations, sites within 150m of residential estate need to comply with more stringent noise limits at construction stage especially during night time hours. Hence, the purchaser is advised to implement proper noise control measures during the construction period to ensure that the noise emission levels from the activities are within noise limits and would not cause nuisance to any nearby residents.

11.0 SP POWERGRID REQUIREMENTS

- 11.1 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.
- 11.2 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 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.
- 11.3 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.
- 11.4 A set of drawings of the electricity cables in the vicinity from SP PowerGrid Ltd is contained in the Auction Packet.

12.0 COMPLIANCE WITH TECHNICAL CONDITIONS OF RELEVANT AUTHORITIES

- 12.1 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.