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TECHNICAL CONDITIONS OF SALE
LAND PARCEL NO. 8 AT RIDOUT ROAD

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. 8 at Ridout Road (“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	1436.4 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 allowable height of 153m 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.
- 3.4 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 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

- 3.10 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

- 3.13 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.
- 3.14 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

- 3.15 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. 8 AT RIDOUT ROAD

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.8 at Ridout Road (“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 The subject lot is affected by road widening line of Ridout Road. The affected portion shall be vested to the State at CSC stage.
- 4.3 Access shall be arranged at a staggered position from the road junction. You may contact Mr Tang Weng Yen at Tel. no. 6332 8252 if you need any clarification.
- 4.4 The above is based on data available at the time of enquiry and is given without prejudice to any changes which may take place subsequently.
- 4.5 A copy of the Road Line Plan is contained in the Auction Packet.

5.0 NATIONAL PARKS BOARD'S (NParks) REQUIREMENTS

- 5.1 Green buffer and peripheral planting verges should be free from any encroachment above and below planting level.
- 5.2 The Purchaser is to indicate the road reserve line on plan and submit it to NParks to study if the existing roadside trees will be affected by construction of road/drain works.
- 5.3 If the existing roadside green verge fronting/abutting the subject site is to be affected by the above proposal (e.g reconstruction of roadside drain), the purchaser is required to replace it with 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 road.
- 5.4 The trees marked on the plan provided (**NParks Plan**) are to be retained by the Purchaser
- 5.5 The subject site is within Tree Conservation Area. Trees of girth greater than 1 metre (measured half a metre from ground) in these areas cannot be felled without the written permission of the Commissioner, Parks and Recreation.
- 5.6 The purchaser is to conserve all mature trees at the periphery of the subject site where the Tree Protection Zone is applicable.
- 5.7 The Purchaser shall comply with NParks "Clustering of Tree Species for determining Radius of Tree Protection Zone (TPZ)" and "National Parks Board (NPARKS') Tree Protection Zone Specification".

- 5.8 Tree Protection Zone (TPZ) is applicable to all trees. Depending on each individual tree girth, as a guide, the TPZ should be 5 times the diameter of the tree girth. If the roots is beyond this TPZ, the roots cannot be cut or removed, no pruning of structural branches of the trees to be carried out without NParks approval. There should not be any excavation, dumping of access into TPZ, if possible, a barrier is to set around the TPZ. There should also not be any pruning, damage, cutting of trees.
- 5.9 If any trees are affected by the future development, please consult NParks during early-consultation stage with the preliminary design plan on topographical plan with indication of the tree species, height and girth size. The site boundaries are to be verged in red.

6.0 PUBLIC UTILITIES BOARD (PUB) REQUIREMENTS

Catchment and Waterways Department

- 6.1 The subject site is not affected by any drainage reserve. However, the existing drainage system within and in the vicinity of the site shall not be altered or interfered with without the prior written approval of PUB.
- 6.2 The proposed internal drainage system for the subject site shall be discharged into the roadside drain along Ridout Road.

Water Supply (Network) Department

- 6.3 Any proposed development adjacent to the pipeline reserve shall comply with PUB's requirements and conditions:
- a All structures of the proposed new development including the pile caps, supports/columns, for the elevated structures, swimming pools etc shall be located outside and 1m away from the boundaries of the pipeline reserve land.
 - b During the construction, the watermains shall not be subjected to more than 15mm/s peak particle velocity for any work to be carried out in the vicinity of the watermains and appurtenances.
 - c All ground within the pipeline reserve if disturbed as a result of the construction work shall be properly re-instated by the developer at their own cost to the satisfaction of PUB,
 - d Developer shall take all the necessary precautions to prevent damaging the watermains. The cost of repair to any watermain as a result of work carried out by the developer is to be borne by them. The developer is also required to indemnify PUB against all losses and claims arising from damage watermains. The developer will also be billed for the estimated quantity of water lost from the damage watermains.
 - e PUB shall not be held responsible for any damage or injury caused to any person, property, road etc as a result of the main burst.
 - f No heavy vehicle or machinery shall be allowed onto the pipeline reserve without written approval from PUB.
 - g PUB shall have full right and liberty to enter upon any part of the pipeline reserve to inspect or excavate the ground for the purpose of maintenance, repair and layings of watermains.

h The drainage system of the development shall be properly designed and shall not at any time cause ponding at the pipeline reserve. The surface runoff from the development site shall not be discharged onto the pipeline reserve.

i The Purchaser is to inform the PUB at Telephone No 62824344 (24hrs) immediately in the event of any damage to the watermains.

Water Reclamation (Network) Department

- 6.4 The Owner is to provide sewers to serve its development.
- 6.5 There are existing 225mm and 229mm diameter sewer in close vicinity of the site.
- 6.6 Unauthorized discharge into sewer, such as disposal of sand, gravel, cement, brick, timber, etc is prohibited.
- 6.7 No structure/piling/retaining structure (whether temporary or permanent) shall be sited over or close to the sewers. All structures shall be built at the following minimum lateral clearances away 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

- 6.8 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.
- 6.9 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.
- 6.10 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.
- 6.11 Before the commencement of works, the developer/contractor is required to submit a notification for the commencement of works (Annex 2 at the website) to our Sewer Maintenance Unit (SMU) at least 7 days before the commencement of any excavation works near any sewers or sewerage system.
- 6.12 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.

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 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.
- 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 no subducts in the area of the proposed site.
- 9.9 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.
- 9.10 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.
- 9.11 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 located within water catchment. The proposed development shall not cause pollution directly or indirectly to our water resources. Please ensure that NEA's "Pollution Control Measures For Proposed Development Within Water Catchment Area" requirements for developments in water catchment areas are duly complied with.
- 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 is to note that the power load available is currently limited to 100-150A/3 Phase.
- 11.2 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.
- 11.3 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.
- 11.4 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.
- 11.5 A set of drawings of the electricity cables in the vicinity from SP PowerGrid Ltd is contained in the Auction Packet. (see SP PowerGrid Plans)

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.