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**PROPOSED AQUARIUM FISH EXPORT CENTRE
LAND PARCEL 10 AT LORONG CHENCHARU**

TECHNICAL CONDITIONS OF TENDER

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 of the Land Parcel 10 at Lorong Chencharu (“the Land”), more particularly described in the Invitation to Tender (Tender No: Parcel 10) issued by the Authority together with these Technical Conditions of Tender. The lease of the Land is to be sold by public tender subject to these Technical Conditions of Tender, the Conditions of Tender and the Lease for the Land issued by the Authority in the said Invitation of Tender. In these Technical Conditions of Tender, where the context so admits, the expression “the Authority” includes the Government and the expression “Successful Tenderer” shall have the meaning ascribed to it in the Conditions of Tender.
- 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 all the plans supplied in the Tender Packet for the Land issued by the Authority.

2.0 PLANNING GUIDELINES AND APPROVAL

- 2.1 The planning parameters for the Land:

PLANNING PARAMETERS	PROVISION/REQUIREMENT
Cadastral Surveyed Area	5064.8 sqm
Land Use	Aquarium Fish Export Centre
Type of Proposed Development	<u>Please refer to Detailed Guidelines at Appendix A to the Conditions of Tender</u>

- 2.2 The Successful Tenderer shall submit the proposed layout plans / development for the Land to Agri-Food & Veterinary Authority for endorsement before submitting to the competent authority appointed under the Planning Act (Cap. 232) (“the Competent Authority”) for the issuance of Written Permission.

3.0 DEVELOPMENT GUIDELINES

GENERAL GUIDELINES

- 3.1 The Successful Tenderer 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.

PLATFORM LEVEL, SLOPES AND EARTH RETAINING STRUCTURES

- 3.2 The existing levels of the Land are as shown in the Spot Level Survey Plan contained in the Tender Packet. The Successful Tenderer shall make provision in its tender 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.
- 3.3 The Successful Tenderer 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.
- 3.4 The Successful Tenderer shall submit the details and design calculations prepared by a Professional Engineer for any proposed slopes or earth retaining structures to AVA, the Competent Authority or any other relevant authorities for approval before commencement of work.

EARTHWORKS

- 3.5 Earthworks will also include excavation and re-filling of site. The full and complete plan showing the extent of the earthworks (include excavation and re-filling of site) if such works are to be carried out on the land is to be submitted to the Competent Authority.
- 3.6 Upon approval of the earthworks, the Successful Tenderer shall appoint a Professional Engineer to supervise the earthworks to be carried out on the land. The Professional Engineer shall inform the Collector of Land Revenue (SLA), Chief Planner (URA) and NEA the source and type of earth-fill to be imported and where the cut materials from the land will be deposited. Any non-suitable materials as listed in the National Productivity and Quality Specifications (NPQS) under section 1.5 of C2-20 General Earthworks (Excavation and Filling), including marine clay, are not allowed to be used for earthwork.

DEVELOPMENT CONTROL

- 3.7 The Successful Tenderer shall comply with the Development Control Guidelines that have been issued from time to time by the Competent Authority.
- 3.8 The maximum building height shall not exceed 2 storeys.
- 3.9 The following controls (subject to the prevailing guidelines at development approval) may be imposed by the relevant technical agencies:
- (i) Farm Office should not exceed 80 sq m and Worker's Quarter shall not exceed 185 sq m;
 - (ii) At least 70% of the site is to be used for fish export activities and the remaining area to be used for supporting facilities. (refer to Appendix A to the Conditions of Tender for more information)

CAR PARKS

- 3.10 The Successful Tenderer shall provide carpark 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

- 3.11 For the purpose of entering State land before Possession is delivered to the Successful Tenderer to do any works for the purpose of or in relation to the proposed development as may be required under these Technical Conditions of Tender or Conditions of Tender, the Successful Tenderer shall obtain a Temporary Occupation Licence (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

- 3.12 There may be footings, obstructions and any other materials left in the ground. The Successful Tenderer 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.
- 3.13 The Successful Tenderer shall be deemed to have included in his tendered sale price 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

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

CLEANING AND MAINTENANCE OF ROADS AND DRAINS

- 3.16 The Successful Tenderer shall maintain the cleanliness of public roads and drains used by his vehicles throughout the construction period. The Successful Tenderer 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 Successful Tenderer shall be responsible for paying any fines imposed by the relevant authorities e.g. Environmental Health Department, Traffic Police etc.

ELECTRICAL SUBSTATION

- 3.17 A 22kV Electrical Substation of up to 3MVA power supply will be provided for this development. Each plot is only allowed up to maximum power of 200A. Application of power supply load is to be made through SP Services Ltd and reticulation work of power cable/s is to be carried out by SP PowerGrid Ltd. Please refer to <http://www.sppowergrid.com.sg/PDF/howtoapply.pdf> under Appendix 35 for terms and conditions on connection charges stipulated by SP Services Ltd.

SEWER LINE CROSSING AND MANHOLES (MHS)

- 3.18 All existing crossing sewer line/s and MHS (conversion to ICs) shall abide by PUB's sewer setback guidelines (please refer to <http://www.pub.gov.sg/general/Pages/SewerProtectionZone.aspx>).

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**PROPOSED AQUARIUM FISH EXPORTER USE
LAND PARCEL 10 AT LORONG CHENCHARU**

**CONDITIONS AND REQUIREMENTS OF RELEVANT AUTHORITIES / PUBLIC UTILITY
LICENSEES (FOR TENDERERS' 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 of the Land Parcel 10 at Lorong Chencharu ("the Land"), more particularly described in the Invitation to Tender (Tender No: Parcel 10) issued by the Authority together with these Conditions and Requirements of Relevant Authorities /Public Utility Licensees. The lease of the Land is to be sold by public tender subject to the Conditions of Tender, the Technical Conditions of Tender and the Lease for the Land issued by the Authority in the said Invitation to Tender. 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 "Successful Tenderer" and "Tenderer" shall have the meaning ascribed to them in the Conditions of Tender.
- 1.2 The Successful Tenderer for the Land is required under the Conditions of Tender 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 Successful Tenderer as set out therein, the contents herein are provided for the information of the Tenderers 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 Tenderers.

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 Successful Tenderer is advised to carry out his own site verification at its own cost and expense.
- 2.2 The Successful Tenderer shall arrange and obtain approval from the relevant authorities and pay for the cost of any diversion or provision of the services including sewer lines etc. The Successful Tenderer shall be deemed to have included in his tender price such verification and diversion of services which may affect his proposed development to meet the specifications of the relevant authorities.
- 2.3 All new services lines 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 Successful Tenderer.

3.0 DIVERSION OF SERVICES

- 3.1 The Successful Tenderer shall at his own cost and expense carry out its own verification of the positions of all underground services as indicated on the respective plans provided by relevant authorities and contained in the Tender Packet issued by the Authority for the Land. The Successful Tenderer shall obtain approval from the relevant authorities for the diversion of the existing services which are located within the Land. All costs and expenses incurred shall be borne by the Successful Tenderer.

4.0 AGRI-FOOD AND VETERINARY AUTHORITY'S (AVA) REQUIREMENTS

- 4.1 The Successful Tenderer is required to submit the development plans to AVA for clearance prior to submission to the relevant authorities including URA and BCA for approval.
- 4.2 The Successful Tenderer shall observe the Detailed Guidelines for the development of the Land.
- 4.3 The Successful Tenderer is responsible for the diversion of any services on the subject site which may affect the Sembawang Research Station's operations at his/her own cost.
- 4.4 Visitor's amenities (e.g. visitor centre, commercial uses such as food & beverage, retail outlets and farmstays) are not allowed on the site
- 4.5 Tenderers should hold a valid license to import and or export ornamental fish from AVA and a copy of the license must be included in the tender submission.
- 4.6 The aquarium fish export premise must have quarantine area, holding/conditioning area, packing area, fish disease treatment area and reservoir tanks.
- 4.7 Every export premise must install a disinfectant trough for vehicles at the entrance of the export premise. The trough must be sufficiently deep and wide (portion covered with disinfectant should be at least 1 m wide) to effectively wash the tyres of vehicles with disinfectant contained within the trough
- 4.8 The entrances/exits to disease treatment and quarantine area must each have a disinfectant foot-bath.
- 4.9 All water must be discharged through the sewerage system approved by NEA/PUB.

5.0 LAND TRANSPORT AUTHORITY'S (LTA) ROAD REQUIREMENTS

- 5.1 Sufficient parking area shall be provided within the Land.
- 5.2 The Successful Tenderer shall restrict the work activities within the boundary of the Land.

6.0 NATIONAL ENVIRONMENT AGENCY'S (NEA) REQUIREMENTS

- 6.1 The Land is located within Seletar Water Catchment. All sewage and sullage from the proposed development shall be discharged into the public sewer and the use of on-site sewage treatment plant is not acceptable. In this respect, the Successful Tenderer will have to consult PUB (Water Reclamation Network) on the sewer connection and sewer capacity serving the area.
- 6.2 The requirements for developments in water catchment areas can be found in Annex A which is enclosed in the Tender Packet.
- 6.3 All requirements in the Code of Practice on Environmental Health shall be complied with.

7.0 NATIONAL PARKS BOARD (NPARKS) REQUIREMENTS

- 7.1 The Successful Tenderer is to ensure that any construction works will not affect any existing trees within the Land.
- 7.2 No roadside trees or greenery shall be affected.
- 7.3 Maintenance access is to be provided to NParks's officer and contractors at all times, even during the development of the fish exporter centre.

8.0 SINGAPORE CIVIL DEFENCE FORCE'S (SCDF) REQUIREMENTS

- 8.1 The qualified person for the proposals shall submit plans to Fire Safety and Shelter Department for approval.
- 8.2 The proposed development must comply with the requirements stated in the fire code and its relevant codes of practices.

9.0 DEFENCE SCIENCE & TECHNOLOGY AGENCY'S (DSTA) REQUIREMENTS

- 9.1 The height control limit of the development site ranges from 30m – 40m AMSL. All structures and fixtures above the roof top such as TV antennae, water tanks, lift motor rooms, cranes, maintenance equipment, lighting conductors etc. are subject to the same height limit. Please note that the same height limit is applicable to construction equipment and temporary structures etc.
- 9.2 The lighting system must not affect aircrafts in flight. Any working/outdoor lightings must be pointed downwards and shielded to prevent causing glare and confusion to the pilots. Otherwise, the Successful Tenderer is to undertake at its own cost all necessary rectification to any problem that is encountered and highlighted by MINDEF to be a hazard to air navigation. Detailed plans for any bright or glaring lightings such as the nature/type and the lux level are to be submitted to DSTA for MINDEF's comments prior to implementation.
- 9.3 DSTA should be consulted through URA, Development Control Division when the detailed development plans are available. In the event where there are any communication installations, the Successful Tenderer is advised to seek clearances from the relevant agencies such as IDA.

10.0 SP POWERGRID'S REQUIREMENTS

- 10.1 There are underground electricity cables in the vicinity of the Land. If Successful Tenderer has to carry out earthworks in the vicinity of the cables, his contractors shall engage the services of licensed cable detection workers to carry

out the cable detection work prior to the commencement of earthworks. All necessary precautionary measures must be taken to prevent damaging SP PowerGrid's cables at the work site. The contractors can contact Earthworks Monitoring & Cable Protection Section's Mr Dexter Tan, Engineer at 6470655 or Mr Alvin Siah, Engineer at 64700602 regarding cable damage preventive measures. The contractors are 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, which came into effect on 1 Jan 2003.

- 10.2 For proposed earthworks which are likely to affect the cables and need cable diversion/protection/suspension etc, after the cable detection work is done, the contractors can contact Mr Yeo Siew Choon, Senior Engineer of Regional Network North Section at Tel No. 63146175 on distribution cables and Mr Gao Rong Hua, Senior Engineer of Extra High Voltage Network Section at Tel No. 62909186 on transmission cables. The contractors 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. Please consult Mr Tony Yeo Cheng Hee, Senior Engineer of Distribution Planning Section at Tel No. 68238552 or Fax No. 68238564 if you need information on substation and connection requirement.
- 10.3 A set of 6 drawings of the electricity cables in the vicinity from SP PowerGrid (Reference No: C200906199) is contained in the Tender Packet.
- 10.4 There are existing gas mains along Sembawang Road near the vicinity of the Land. A set of drawing (Reference NO: G200903675) is contained in the Tender Packet.

11.0 PUBLIC UTILITIES BOARD (PUB) REQUIREMENTS

11.1 Catchment and Waterways Department

- a. The minimum platform level shall not be lower than the existing adjacent road levels or ground levels, whichever is highest.
- b. The Successful Tenderer/owner shall ensure that the design and construction of the proposed development within the site will not cause damage and nor affect the structural integrity of the roadside/outlet drains.
- c. The existing drainage system shall not be altered or interfered with without approval of the Department. For the smaller drains (without drainage reserve) which are flowing through the sites, these drains shall be maintained (structural and cleansing maintenance) by the Successful Tenderer.
- d. The Land is within Sg Seletar Water Catchment Area. All sewage, sullage water and washed water from ponds/fish tanks shall be discharged into public sewer. No washed water is allowed to be discharged into any drain / open watercourse.
- e. Stringent pollution control measures such as proper silt control and oil spillage prevention measures shall be incorporated in the design and adopted during construction and operation.
- f. 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. The latest version can be downloaded from the PUB website <http://www.pub.gov.sg/home/index.aspx>.

- g. 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 which came into effect in Aug 2006 (See Annex B).
- h. For other requirements for compliance under the catchment and waterways department, please refer to Annex C.

11.2 **Best Sourcing Department's comments/requirements:**

- a. The proposed 2.4m (diameter) sewer will be laid along Sembawang Road from Yishun Ave 5 to the existing manhole at Junction of Sembawang Road/Lor Chencharu within the road reserve line. A working area of about 400 sq m at the corner of Lorong Chencharu before turning to Sembawang Road. The contract is expected to commence in Dec 09/Jan 10 and the contract period is about 2.5 years. Please contact Mr Lim Cher Yiong at Tel: 65172273 if you need any clarification.

11.3 **Water Reclamation (Network) Department's comments/requirements:**

- a. There are existing diameters 150mm, 600mm & 2400mm sewers within and in the vicinity of the Land. A copy of the General Sewerage Information is contained in the Tender Packet at Annex D.
- b. 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/ proposed sewers as possible and no nearer than the following minimum lateral clearances from the centerline/outer edge of the sewer pipe:

Sewer 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
> 600 to 1500	2.5 m from outer edge of any structure to outer edge of sewer bedding
> 1500 to 2500	3.0 m from outer edge of any structure to outer edge of sewer bedding

- c. For the safeguarding of the existing large sewers of diameter 2400mm along Sembawang Road, the following shall be complied with:
- i) Owner /developer shall comply with PUB's requirements for the protection of existing large diameter sewers (900mm in diameter), pumping mains and DTSS tunnels & structures attached at Annex E.
 - ii) Adoption of non-displacement piles is advisable if piling is absolutely necessary near to the sewer.
 - iii) All proposed works/activities shall comply with the allowable limits for load transfer, vibration, groundwater drawdown and displacement stipulated above in the requirements for protection of existing large diameter sewers (≥900mm in diameter). In this respect, analyses by QPs shall be conducted to show that the proposed piling works/excavation/retaining wall constructions etc shall meet the above requirements.
 - iv) An approved comprehensive instrumentation monitoring regime shall be put in place to monitor closely the impacts of the works on the sewer.
 - v) The method statement and construction impact assessment for the sewers shall be submitted for PUB's approval before commencement of any work.
 - vi) A registered surveyor shall be engaged to ascertain the exact locations of all existing sewers including the DTSS tunnel. The layout plan, cross-sectional and longitudinal sectional details indicating the vertical and horizontal distances between the proposed works (including all piles, earth retaining structures and other structures) and the edges of all existing sewers endorsed by the registered surveyor shall be submitted.
 - vii) The detailed plans for the proposed works are to be submitted early, giving PUB (WRN) sufficient time to evaluate and comment, during the detailed design stage.
- d) It is critical to note that no building works, including preliminary activities like trial trench, soil investigation works, earthwork, excavation/digging, piling, ground drilling/penetration works, etc shall commence within the required setback for the sewer until a written clearance from PUB has been obtained.
 - e) Developer/QP must check for the presence of public sewerage pipelines by referring to the Sewer Interpretation Plan (SIP) which can be purchased online through the CBPU website at http://www.ecitizen.gov.sg/govmall/nea_sip.html. Please note that the sewerage information in SIPs is indicative and for reference only. A thorough site investigation, including trial trenches, shall be carried out to determine the exact position and levels of the existing sewers prior to commencement of any works.
 - f) Any sewerage systems within the site shall not be altered/interfered without the approval of the Department. Where diversion of sewer is required, it shall be carried out at your expense. Details of the diversion should be submitted to WRN (PUB) for approval before the commencement of works. All lateral connections shall be picked up and must not be affected by the proposed diversion of pipeline.
 - g) Please note that PUB do not allow construction/laying of multiple/parallel sewers by the individual developers along the same roads and make multiple connections to the existing 600mm dia sewers along Lorong Chencharu.
 - h) Trade effluent generated from the aquacultural farms shall be treated to comply with the allowable limits before it is discharge into a watercourse. Discharge to

any watercourses is subjected to approval from C&W (PUB) & NEA. If the trade effluent does not include rainwater, it may be treated for discharge into a public sewer. A Written Approval is to be obtained from PUB for the discharge of trade effluent into the public sewerage system.

- i) The Owner/Developer shall comply with PUB's general requirements for protection of the existing sewers, pumping mains and DTSS tunnels & structures and a standard advisory note to the Agencies/QPs/Contractors on the procedure and requirements to prevent the sewerage system from being damaged by construction activities. A copy each is contained in the Tender Packet at Annex E and F.
- j) 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/general/Pages/PreventionofDamage.aspx>. 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 Network Management Branch (NMB) at least 7 days before the commencement of any excavation works near any sewers or sewerage system.
- k) Please contact Ms Ang Chai Geok at Tel: 67313876 if you need any clarification.

11.4 Water Supply (Network) Department's comments/requirements:

- a) The enclosed plan at Annex G shows the approximate positions of our existing and proposed watermains of 100 mm diameter and above in the vicinity of the above site. Smaller submains to customers' premises / properties have not been indicated. Please note that the existing 100 mm (diameter) and 300 mm (diameter) watermain are located within the vicinity of the above site. The 100 mm (diameter) and 300 mm (diameter) watermains within the above site will remain within the site and the conditions at Annex H.
- b) Please contact Mr Lee Cai Jie at Tel: 67313669 if you need any clarification.

12.0 INFOCOMM DEVELOPMENT AUTHORITY (IDA) REQUIREMENTS

12.1 Before carrying out any earthworks,

- a. developers or owners are required to consult with and obtain the relevant plant maps or information from the Facilities-Based Telecommunication Licensees who may be affected.
- b. contractors have to engage licensed telecommunication cable detection worker to locate existing telecommunication plant in the vicinity of the earthworks.
- c. notification of the earthworks must be provided to the appropriate telecommunication licensees at least 7 days in advance.

12.2 The developers or owners may be required to compensate the affected telecommunication licensees for the removal or relocation cost, if they require the telecommunication licensees to remove or relocated their existing installation or plant.

12.3 In relation to the provision of telecommunication services to their respective properties, developers and owners are required to comply with IDA's Code of Practice for Info-communications Facilities in Buildings ("COPIF").

13.0 STARHUB LTD

- 13.1 The successful tenderer shall liaise with the Telecommunication System Licensee authorized under the telecommunication Act, for the telecommunication supply to the proposed development.
- 13.2 The successful tenderer shall provide all facilities for telecommunication services, such as MDF room, telecom riser ducts, lead-in pipes and manholes etc, within the Land Parcel. All Telecom facilities shall be provided according to the prevailing Info-communication Development Authority of Singapore (IDA) Code of Practice for Info-communications Facilities in Buildings.
- 13.3 The successful tenderer is advised to consult the relevant Telecommunication System Licensees (e.g. Singapore Telecommunications Ltd, StarHub Pte Ltd, StarHub Cable Vision Ltd, SP Telecommunications Pte Ltd, etc) early during the planning stage of the proposed development, on the location and diversion of the existing Telecoms services.
- 13.4 The detailed Telecoms facilities plans for the proposed development shall be submitted to and duly verified by Telecommunication Facility Co-ordination Committee (TFCC) through the CORENET e-submission system, and approved by the IDA prior to the commencement of works.

14.0 SINGTEL

- 14.1 The developer should purchase Singtel's existing services plan and carry out cable detection work. In case cable diversion work is needed, please contact Singtel for a site meeting to discuss the matter. A copy of the Singtel plant route plans is contained in the Tender Packet.
- 14.2 The developer for the proposed development has to submit the proposal showing the MDF room, cable tray, lead-in pipe and risers etc through CORENET for IDA TFCC's (Telecommunication Facility Coordination Committee) approval.

15.0 CIVIL AVIATION AUTHORITY (CAAS) REQUIREMENTS

- 15.1 The maximum height of the development shall not exceed the limits as indicated in Annex I. All structures/fixtures on the rooftop of the buildings e.g. antennae, lift motor room and water tank are subject to the same height limits. During the construction phase, the same height limits are to be applied to all machinery and temporary structures such as cranes, piling rigs, etc.

16.0 COMPLIANCE WITH TECHNICAL CONDITIONS OF RELEVANT AUTHORITIES

- 16.1 The Successful Tenderer is required to consult and comply with all the technical conditions imposed by the relevant authorities such as URA, LTA, AVA, NEA, PUB, PowerGrid, NParks, CAAS, SCDF, IDA, SingTel, StarHub, DSTA and the Fire Safety Bureau et cetera at farm development plan, the detailed development control and building plan stages.