# Technical Conditions of Contract for Design and Build of Proposed New Community Club (CC) at Upper Serangoon Road

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- **Appendix A** - Schedule of CC Facility Requirements
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  Refer to Attached Appendices
- **Appendix D** – Developer's Covenants
  Refer to Attached Appendices
1. **ABBREVIATIONS**

1.1 For the purposes of this document the following abbreviations shall apply:

**Authority**
any relevant government authority or body in Singapore, including BCA, HDB, SLA and URA.

**Building Guarantees and Warranties**
the building guarantees and warranties relating to the CC as set out in Appendix B.

**CC**
the proposed community club to be designed and constructed and to be integrated within the Commercial Development.

**CC Requirements**
all requirements set out in these Technical Conditions of Contract for Design and Build of Proposed New Community Club (CC) at Upper Serangoon Road with Appendices issued by PA, including the detailed requirements in Clause 5 and the Schedule of CC Facility Requirements in Appendix A.

**Commercial Development**
the mixed commercial and residential development with integrated retail mall and community club to be designed, constructed, operated and maintained by the successful tenderer on the Land in accordance with the HDB Tender issued by HDB and these Technical Conditions of Contract issued by PA.

**Commercial Development Requirements**
all requirements set out in the HDB Tender issued by HDB.

**CSC**
Certificate of Statutory Completion for the Commercial Development.

**D&B Agreement**
the agreement between PA and the successful tenderer for the design and construction of the CC in the form as set out in Appendix C.

**Developer's Covenants**
the undertakings and obligations to be complied with by successful tenderer upon the issuance of TOP for the Commercial Development as set out in Appendix D.

**FSSD**
Fire Safety and Shelter Department.

**Gross Floor Area**
means the gross floor area (as per the definition of gross floor area given by the URA) as certified by the Registered Surveyor pursuant to Clause 4.5.
HDB
Housing Development Board.

HDB Tender
Particulars & Conditions of Tender for a Mixed Commercial and Residential Development in respect of the Land issued by HDB.

Head Lessor
President of the Republic of Singapore and his Successors in Office.

Head Lease
the 99 year lease of the Land to be issued by the Head Lessor to the successful tenderer as indicated in the HDB Tender.

Land
the land parcel outlined on the certified plan no [88866 & 88867] as Lot [10889K] of Mukim [24] of an approximate site area of [25,440.8] sqm situate at Upper Serangoon Road, Bidadari Park Drive and Upper Aljunied Road, Singapore.

Land Sale
the Government Land Sales (GLS) exercise in respect of the Land.

Main Construction Contract
the contract or contracts between the successful tenderer and the Main Contractor for or in connection with the development of the Commercial Development.

Main Contractor
the contractor/s appointed by the successful tenderer under the Main Construction Contract.

M&E
Mechanical and Electrical.

PA
People’s Association, a corporation established under the People’s Association Act (Cap 227) and having its office at 9 King George’s Ave, Singapore 208581 (which expression shall include its legal representatives, successors-in-title and permitted assigns).

PA Fit Out Works
fitting out or other works specified in Schedule of CC Facility Requirements in Appendix A.

TOP
Temporary Occupation Permit for the Commercial Development.

QP
Qualified Person appointed by the successful tenderer for the Commercial Development.

URA
Urban Redevelopment Authority.
INTRODUCTION

2.1 To meet housing demands for a growing population, Bidadari Estate will be planned and developed by HDB into a new public housing estate with a distinct character and sense of history. Envisioned as a tranquil urban oasis, the planning of Bidadari Estate will build on the area’s rich heritage, cherished existing green spaces and multiple public transport links to create a garden living environment.

2.2 HDB has identified the site next to the existing Woodleigh MRT Station as the Government Land Sales (GLS) site for a mixed commercial and residential development, where the proposed new CC is to be integrated in a commercial mall in a Government Land Sales (GLS) exercise. Unlike a CC in a co-located community building, the CC in the Commercial Development has the potential to bring in much higher visitorship and participation, thereby enhancing the CC’s objectives to build social capital by bringing people together to make friends, build neighbourliness and promote social interaction.

2.3 The GLS sale of site for mixed commercial and residential will therefore include a requirement for the developer to design and build a 6,000 sqm CC which meets PA’s specifications.

2.4 Under this initiative, the developer will develop and build a “CC Area” in accordance to PA’s specifications along with the rest of the Commercial Development. The “CC Area” will comprise of 6,000 sqm within the Commercial Development. The cost of construction and fit out for the “CC Area” will be borne by PA.

2.5 Upon completion of the Commercial Development, the developer shall undertake the subdivision of the Land in a manner which ensures that the CC is retained under the ownership of the Head Lessor (President of the Republic of Singapore and his Successors in Office). The Head Lessor will issue a lease of the CC to PA on terms to be agreed between the Head Lessor and PA.

DESIGN BRIEF

3.1 It is envisioned that the Commercial Development will house a vibrant and sustainable integrated retail mall, community club and neighbourhood police centre.

3.2 The proposed CC in the Commercial Development is intended to bring the CC nearer to the Woodleigh MRT station and will potentially increase resident outreach substantially, in tandem with the development of the Bidadari Estate.

3.3 The CC must complement the retail activities and events, and enhance the overall retail and communal experience of the Commercial Development.

3.4 As soon as the successful tenderer receives notice from HDB that it has been successful in its tender, it shall, in consultation with HDB and PA:

3.4.1 carry out a detailed [architectural and engineering] design to determine the most economical and optimal design for the CC, that will meet the existing and the anticipated demands of PA as well as other developments in the Bidadari Estate and transport connections;

3.4.2 design the relevant features and facilities for fitting-out of the common areas of the Commercial Development taking into account the operations of the CC;

3.4.3 design the relevant features to ensure the accessibility of the CC facilities and the integration of the CC with the rest of the Commercial Development;
3.4.4 prepare an outline proposal on the intended retail concept, operations and tenant mix of the Commercial Development taking into account the operations of the CC to create a seamless visitor interface.

3.5 The successful tenderer shall dedicate resources, and personnel with the requisite capabilities and experience, to undertake the design and build of the CC in tandem with the building programme for the Commercial Development.

4. GENERAL REQUIREMENTS

4.1 The successful tenderer will design and build the CC on a turnkey basis in accordance with the CC Requirements and PA’s requirements and specifications.

4.2 The successful tenderer shall give adequate notice to PA when specific actions are required by others to complement the design and without which the design cannot be executed on schedule. The notification shall include an indication of the status of interface co-ordination, the critical milestone dates and the target dates of the activities.

4.3 The CC must be developed and completed at the same time as the development and construction of the rest of the Commercial Development.

4.4 The public spaces in the Commercial Development leading to and within the CC must be safe, provide barrier-free accessibility for the handicapped, be easy to maintain, quickly navigated, well finished and furnished.

4.5 The boundary of the CC must be approved by PA and the Head Lessor and the successful tenderer must engage at its own cost and expense a Registered Surveyor to draw up a floor plan indicating the area and dimensions of the CC. The successful tenderer shall submit a copy of the (a) floor plan of the CC; and (b) certificate of the Registered Surveyor certifying the Gross Floor Area of the CC and the Commercial Development to PA within 1 month from the date of the TOP for the Commercial Development.

5. DETAILED REQUIREMENTS

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<tr>
<td>5.1</td>
<td>Gross Floor Area</td>
<td>• Min 3,000sqm on Ground Floor including a 500sqm Covered Plaza at the junction of Bidadari Heritage Walk and Bidadari Park Drive.</td>
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<td>• 3,000sqm on 2nd Floor including 1,200sqm of Community &amp; Civic Institution uses (including but not limited to childcare services)</td>
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<td>• CC Area to occupy 1st and 2nd Storey only and not to be located beyond 2nd storey</td>
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5.2 Design Requirements

• Adjacency and Seamless Integration with Covered Plaza, proposed bus bay/shelter along Bidadari Park Drive, Bidadari Heritage Walk and other community and commercial spaces
• Min one-third frontage (length) along Bidadari Heritage Walk for CC Area at Ground Floor
• Direct access to CC Area at Ground Floor from both Bidadari Heritage Walk and Bidadari Park Drive
• Direct access from ground to 2nd floor
• Min floor to floor height 5.0m
• Internal Staircase between Reception on Ground to 2nd Floor Constituency Office
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|     |       | • Provide raised access flooring for ease and flexibility of wiring for Constituency Office  
| 5.3 | Finishes | **Refer to Schedule of CC Facility Requirements in Appendix A** |
| 5.4 | Authority Requirements | Design shall comply with all prevailing Codes, Standards and Requirements from all relevant governing agencies or statutory authorities |
| 5.5 | Signage | • Provisions to install lighted external signage (CC logo and name) on building façade including power supply  
|     |       | • Directional signage to CC to be incorporated in overall signage system  
|     |       | • Signages for the CC should be of a size and design complementing the Commercial Development’s theme and design in a manner acceptable and approved by PA |
| 5.6 | Toilet | • Provisions to be in accordance with NEA’s public toilet requirements  
|     |       | **Refer to Schedule of CC Facility Requirements in Appendix A** |
| 5.7 | Carparks | Provisions to be in accordance to LTA’s carpark requirements*, including 3 season parking lots for PA without any charges |
| 5.8 | Floor Loading | Min 5 kN/m2 |
| 5.9 | M&E Requirements | • There shall be no penetration, transverse, crossing, etc of services of any kind from the Commercial Development within the entire envelope of the CC premises. Where this is not possible, services serving the Commercial Development shall be separated by RC slab from the CC envelope. The limit of the envelope is the soffit / surface of the structural finishes and / or the boundaries and this shall include the ceiling and floor space  
|     |       | • Dedicated M&E equipment to serve the functions of CC  
|     |       | • All M&E services within the CC are solely for the CC’s use and shall be provided by the successful tenderer in accordance with items 5.11 to 5.16 below  
|     |       | **Refer to Schedule of CC Facility Requirements in Appendix A** |
| 5.10 | Utilities | • All incoming utility services (including but not limited to electrical, mechanical and ventilation, fire-services, water, sewer and telecommunications) for the CC shall be constructed by the successful tenderer  
|     |       | • All utilities and services provided to serve the CC shall be connected at source with separate metering to be provided by the successful tenderer.  
<p>|     |       | <strong>Refer to Schedule of CC Facility Requirements in Appendix A</strong> |</p>
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| 5.11| Electrical Supply | • 1MVA 3-phase terminating in switch room within the CC premises  
                          • Refer to Schedule of CC Facility Requirements in Appendix A |
| 5.12| Air-con         | • Chilled water provision sufficient to supply to AHU with total cooling load of min 300 R/ton (subject to calculation and recommendation/proposal by Developer’s appointed M&E consultant)  
                          • Air-con operating hours 9am to 10pm (including Saturday and Sunday)  
                          • Access to be provided for installation of split unit air con and condenser units for LAN room to run on 24 hours  
                          • Air Con with temperature control and linked to Centralized Remote Control (CRC) system  
                          • Refer to Schedule of CC Facility Requirements in Appendix A |
| 5.13| Plumbing        | • 100mm diameter water main for separate PUB meter/account  
                          • Refer to Schedule of CC Facility Requirements in Appendix A |
| 5.14| Floor trap      | • Min 8 numbers (excluding those in toilets)  
                          • Min 3 no. grease trap  
                          • Refer to Schedule of CC Facility Requirements in Appendix A |
| 5.15| Telephone lines | • 50 pairs with junction box  
                          • Refer to Schedule of CC Facility Requirements in Appendix A |
| 5.16| TV antenna/SCV  | • Provide 2 nos. tapping point within premises  
                          • Refer to Schedule of CC Facility Requirements in Appendix A |
| 5.17| Access Connection | • Independent access to be given to the CC separate from access or entry points to the Commercial Development, especially at Ground Floor  
                          • Allow integrated and seamless access between the Commercial Development and CC within the overall mixed development at Ground and 2nd Floor wherever possible.  
                          • The CC entrance shall be integrated with the entrance(s) of the Commercial Development. The CC’s entrance shall be clearly identifiable.  
                          • Where the entrance(s)/exit(s) to the CC is via any establishment, private properties within the Commercial Development, the right of access to the CC shall be maintained during CC’s operational hours  
                          • All entrance(s)/exit(s) to the CC shall be lockable after operational hours and not accessible by members of the public, to prevent unauthorized access  
                          • The successful tenderer shall be fully responsible for the maintenance of the access connection, which includes all sliding grilles, fire door/shutter, electrical and mechanical equipment therein. |
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<td>5.18</td>
<td>Access for Fitting Out Works</td>
<td>The successful tenderer shall allow PA and the Contractors to access all parts of the Commercial Development for the purpose of CC construction and fitting out works</td>
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| 5.19 | Maintenance                          | • The successful tenderer shall maintain all areas within its site boundaries and allow PA and its contractors to access all parts of the Commercial Development for purpose of maintenance works  
  • The maintenance of the structure and columns shall be done by the successful tenderer for the entire Commercial Development including CC |
| 5.20 | Security                             | The successful tenderer shall be solely responsible for the overall security of the Commercial Development       |

5.21 The successful tenderer shall carry out and complete the works stipulated in this Clause 5 as well as the Schedule of CC Facility Requirements in Appendix A.

5.22 PA will pay the successful tenderer for the cost of construction of the aforesaid works and finishes as provided for in the D&B Agreement.
6. **TOP NOTICE**

6.1 As soon as practicable and no less than 4 months prior to the expected date of issuance of the TOP, the successful tenderer shall give written notice to PA (TOP Notice).

6.2 PA may enter the CC from the date of the TOP Notice.

6.3 The successful tenderer shall facilitate the arrangements between PA and Main Contractor for the use of access routes through the building site and the use of electricity, water and other utilities and facilities on site, subject to the payment by PA of such charges as may be determined by the Main Contractor in respect of such use. The successful tenderer shall use best endeavours to assist PA with its liaison with the Main Contractor.

6.4 PA, its servants, agents and contractors shall co-ordinate their activities with those of the Main Contractor and comply with all reasonable instructions of the successful tenderer's architect and consultants so as not to delay completion of the main building works or the obtaining of the TOP for the Commercial Development.

6.5 PA shall observe and perform and shall ensure that their contractors shall also observe and perform all reasonable rules and regulations which the successful tenderer's architect and Main Contractor may issue for the management, safety and cleanliness of the building site.

6.6 Before the issue of the TOP for the Commercial Development, the successful tenderer, the Main Contractor and their agents and contractors shall be entitled to enter the CC to effect or carry out and complete all works which the successful tenderer or the Main Contractor may consider necessary to enable the successful tenderer's architect to apply for and obtain the TOP for the Commercial Development.

7. **SUBMISSION PROCEDURES / REQUIREMENTS**

7.1 General

7.1.1 The successful tenderer shall make various presentations to PA and panels as appointed by PA during each stage of the design. There are four (4) stages to both the architectural and interior design via concept, preliminary, pre-final and final stage.

7.1.2 The presentations of the design, not limited to the four (4) stages, as determined by PA shall be made as and when required in order to satisfy the PA that the designs under preparation are satisfactory and that alternatives have been properly considered. PA reserves the right to request further substantiation if the submission(s) is deemed inadequate to provide a comprehensive view of the design. It is a requisite that PA's acceptance is obtained on the way the design is progressing.

7.1.3 Submission shall include but shall not be limited to layout plans, sections, elevations, details and estimated construction costs of the CC, etc. that best demonstrate the concepts of the design.

7.2 Submission Stages for CC

7.2.1 Concept Stage

(i) Shall include critical examination of the information / drawings(s) and to illustrate the analysis, generating ideas, concept information, design approach / method, options, etc.

(ii) The design shall demonstrate that all pertinent information / data have been fully analyzed and considered. These data set the basis of evaluation and the direction of the design development in terms of detail design, material selection, etc.
(iii) Illustrate the strategies to integrate the CC with the Commercial Development.

7.2.2 Preliminary Stage

(i) Illustrate the development for the design from the concept stage. A general impression of the spatial experiences within the CC and the transitional areas are to be illustrated.

(ii) A complete set of plan drawings showing the proposed setting out of all partition and other walls, columns, doorways, stairs, escalators, lifts and other features, together with sections and elevations, all at appropriate scale, as necessary to fully describe the intended arrangements.

(iii) The routing of services especially the major duct works required by M&E systems and operational requirements are to be illustrated. The strategy for integration of all M&E systems and the routing of services associated with them shall be shown including, as appropriate, three-dimensional zoning diagrams.

(iv) A list of all drawings, specifications, reports and all other documents are to be included in the submission.

(v) Provide evidence that the development control submission has been made and accepted.

(vi) Submit a preliminary design status report describing the extent of the design development and the construction methodology being considered.

(vii) Submit a design assessment of the materials and workmanship specification in order to achieve the desired design intent and performance.

7.2.3 Pre-final Stage

(i) This stage is the detail development of the design from preliminary stage. The detail spatial experiences of the CC and the transitional areas are to be illustrated. These include the illustration of the ceiling design, floor / wall finishes and material use.

(ii) Submission drawings and documents shall contain sufficient information to enable construction tender to be called.

(iii) Where a Design-Built arrangement is adopted, the drawings and documents shall be suitable for construction.

(iv) Provide evidence that development control, provisional permission and written permission has been obtained, and that the building plan has been submitted and allotted building plan number.

(v) Provide written confirmation that all comments made on the preliminary submissions have been addressed prior to the pre-final submissions, if not, the reasons why it has not been possible to address such comments.

(vi) Furnish details of authorities consulted and the information obtained from them.

(vii) Submit an updated version of the preliminary design status report incorporating amendments as appropriate.

(viii) Ensure that all constraints in respect of architectural, structural, civil, electrical and mechanical requirements are highlighted and addressed.

7.2.4 Final Stage

(i) The submission shall include multi-media presentation, models, etc, to fully demonstrate the final product.

(ii) The final design submission shall provide a complete design that is fully compliant with the relevant authorities’ requirements and has obtained building plan and FSSD approval.

(iii) Provide evidence that all planning submissions have been approved by all relevant authorities.

(iv) Provide written confirmation that all comments made on the pre-final submissions have been addressed prior to the final submissions, if not, the reasons why it has not been possible to address such comments.
(v) Submit a complete copy of the drawings and documents to PA.

7.3 Format of Deliverables

(i) Two complete set of full-size as-built drawings in printed form duly endorsed by the Qualified Persons and in CAD digitized format.

(ii) One set of tender documents relating to the design and build of the CC which meets the detailed requirements in Clause 5 above.

(iii) One set of reports, calculations, specifications, technical data and similar documents shall be provided.

(iv) One set of such other documents as are necessary for maintenance purpose including operation manuals etc.

(v) Building Guarantees and Warranties, etc.

(vi) Floor plan of CC and certificate of the Registered Surveyor certifying the Gross Floor Area of CC and Commercial Development (within 1 month from the TOP of the Commercial Development).

(vii) Any other document required by the PA’s maintenance agency.

7.4 A Registered Surveyor shall duly endorse final survey drawings and reports upon TOP. The submission shall include both hard and soft copies.

7.5 The successful tenderer shall obtain the TOP and the CSC after completion of the construction of the CC. A certified true copy of the TOP and the CSC shall be submitted to PA once the TOP and the CSC is obtained.

8. CC CONSTRUCTION PROGRAMME

8.1 The successful tenderer shall seek the concurrence of PA on all contract matters for the design and build of the CC. A project team comprising members from PA and the successful tenderer shall participate in regular meetings to discuss and agree on such matters.

8.2 The successful tenderer shall prepare and submit to PA for approval a programme for the design and construction of the CC. The programme shall stipulate the construction timelines and completion dates.

8.3 The successful tenderer shall procure the QP to issue certificates to PA timeously to confirm when:

8.3.1 the foundation works relating to the CC have been completed;
8.3.2 the reinforced concrete works relating to the CC have been completed;
8.3.3 the brick walls relating to the CC have been completed;
8.3.4 the ceiling of the CC has been completed;
8.3.5 the door and window frames are in position, and that the electrical wiring (without fittings), the internal plastering and the plumbing of the CC have been completed;
8.3.6 the installation of electrical plant, sanitary equipment and air-conditioning plant (if any) relating to the CC has been completed;
8.3.7 the car park, roads and drains serving the Commercial Development have been completed; and
8.3.8 the Temporary Occupation Permit or Certificate of Statutory Completion in respect of the CC has been issued.
8.4 Upon request by PA, the successful tenderer shall provide to PA samples for the selection by PA and the successful tenderer shall ensure that the materials and goods incorporated as part of the works shall conform to the samples selected by PA.

8.5 The successful tenderer shall be fully responsible for the design, suitability for purpose and performance of any part of any works contemplated by the CC requirements (including design details, plans, drawings and specifications in respect of the works and the arrangements and methods employed in carrying out such works).

8.6 The successful tenderer shall ensure that all materials and equipment to be incorporated into the works shall be of the most suitable grade of their respective kinds for the purposes required by PA and in all cases be new and in conformity with any description, specification or standard specified in the CC Requirements and to the extent that any description, specification or standard not described in the CC Requirements, shall be of a kind and standard appropriate to the works contemplated in the CC Requirements and to the reasonable satisfaction of PA.

8.7 The successful tenderer shall only commence physical construction of the CC after PA’s approval of the final design and the CC shall be constructed, carried out and completed in accordance with the final design approved by PA. No approval, review, inspection or comment by or on behalf of PA in respect of the design of the works and/or the works contemplated in the CC Requirement shall relieve or affect any of the obligations and liabilities of the successful tenderer under or arising from this document and/or the D&B Agreement.

9. CONSTRUCTION COST

9.1 The successful tenderer shall enter into and execute the D&B Agreement with PA for the design and construction of the CC in the form as set out in Appendix C.

9.2 Prior to the commencement of any construction on the CC, the successful tenderer shall submit an itemised estimated budget of the cost of construction of the CC to PA for approval.

9.3 The cost of construction and price of materials should be clear and transparent. PA will pay the successful tenderer for the cost of construction by way of monthly progress payments, as provided for in the D&B Agreement.

9.4 For the avoidance of doubt, the amount paid by PA shall exclude all professional and consultant fees, charges, fees paid to all statutory and regulatory bodies, levies, tests, design costs, tender arrangement of selection of contractors, costs of supervision, coordination and attendance upon contractors and diversion cost of services and utilities. The successful tenderer shall not include the construction cost of the CC in his tender price for the Land Sale.

9.5 Where works are required to be carried out to the Commercial Development or to CC to interface with PA’s design criteria and requirements after the award of the CC fitting out contracts, such works shall be executed by the successful tenderer at his own cost without undue delay.
10. **BUILDING GUARANTEES AND WARRANTIES**

10.1 In respect of all Building Guarantees and Warranties relating to the CC on TOP, the successful tenderer shall deliver to PA within 7 days of TOP:

10.1.1 the original signed copies/duplicates of the Building Guarantees and Warranties; and

10.1.2 a deed of assignment of the Building Guarantees and Warranties executed by the successful tenderer in favour of PA.

11. **SUBDIVISION OF LAND**

11.1 Upon completion of the Commercial Development and the CC, the successful tenderer shall undertake the subdivision of the Land in a manner which ensures that the CC is retained under the ownership of the Head Lessor (President of the Republic of Singapore and his Successors in Office).

11.2 The Head Lessor will issue a lease of the CC to PA on terms to be agreed between the Head Lessor and PA.

11.3 For the avoidance of doubt, the ownership of the CC shall remain with the Head Lessor and shall not vest in the successful tenderer.

12. **DEVELOPER'S COVENANTS**

12.1 Upon the issuance of TOP for the Commercial Development, the successful tenderer shall comply with the undertakings and obligations set out in the Developer's Covenants in Appendix D.
Appendix A

Schedule of CC Facility Requirements
(required to be constructed by successful tenderer)

1. PA Fit Out Works

The CC shall include (but shall not be limited to) customer lounge, reception area, office and IT server room, multi-purpose hall (MPH), meeting/conference rooms, function rooms with retractable seats, activities/seminar rooms, dance and music studios, culinary studios and kitchen, child care centre and indoor playground, for child activities and enrichment programmes and interest groups activities, toilets and showering facilities.

The PA fitting out works shall include (but shall not be limited to) to partitions, wall panels, glazing, doors, windows, ceiling, flooring, raised flooring, acoustic treatment, carpentry and joinery works and interior finishing; sanitary and plumbing and fittings; mechanical and electrical works such as air-conditioning, power points, telephone points, data points, light fittings fixtures, cabling and wiring, CCTV and security systems; audio visual systems and sound system; signage; loose furniture and fittings, system furniture, compactors; and other works to fit out the space for the CC uses and to comply with the requirements of relevant authorities.

Please refer to attached PDF of Appendix A for further requirements.
Appendix A - Schedule of CC Facility Requirements - People's Association

### GENERAL REQUIREMENTS

- **Ceiling**
  - Near CC main entrance & covered plaza, 200 mm non-slip PA standard F&E

- **Remarks**
  - To be internally linked to Constituency Office (CO) when CO is located at 2nd Storey and use of spiral staircase as internal link is not allowed.

### FURNITURE & EQUIPMENT (F&E) REQUIREMENTS

- **Furniture**
  - Reception counter with CAL133-CC design
  - Air Con with individual temperature control and linked to Centralised Remote Control (CRC) system
  - To be directly access the reception waiting/sitting at the customer lounge

- **Equipment**
  - PA standard F&E requirement (See PA's guidelines for CC design requirements)
  - Video surveillance (CCTV) (Both Audio & Visual)
  - Air Con with individual temperature control and linked to Centralised Remote Control (CRC) system
  - Phone system shall be Digital PABX system

### M&E REQUIREMENTS *

- **Electrical**
  - Electrical Trunking with 20% spare capacity shall be provided to the nearest DB.

- **Cable**
  - Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.

- **Audio/Visual**
  - Minimum 4 nos. TV/SCV points shall be provided. Location shall be determined later. SSD shall be provided for each TV Point.

### INDOOR AREA

| S/N | FLOOR | UNITS | AREA
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<td>200</td>
</tr>
</tbody>
</table>

**Customer Lounge and Reception (Front Office)**

- Rear CC main entrance & covered plaza, high visibility frontage from main public access/entrance, includes 1 meeting room adjoining public reception area.

  - Each reception counter shall come with min 4 nos. twin SSD, 2 telephone point & 4 RJ 45 ports 1 Cat 6 cable from FCC to Reception.

  - Distress system linked to CO office. Announcement system linked to PA system in CC. Card access system control access to staff area of reception.

  - Telephone system shall be Digital PABX system.

  - Electrical Trunking with 20% spare capacity shall be provided to the nearest DB.

  - Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.

  - Minimum 4 nos. TV/SCV points shall be provided. Location shall be determined later. SSD shall be provided for each TV Point.

**Furniture & Equipment (F&E) Requirements**

- Air Con: Business with individual temperature control and linked to Centralised Remote Control (CRC) system

- Distress system linked to CO office. Announcement system linked to PA system in CC. Card access system control access to staff area of reception.

- Telephone system shall be Digital PABX system.

- Electrical Trunking with 20% spare capacity shall be provided to the nearest DB.

- Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.

- Minimum 4 nos. TV/SCV points shall be provided. Location shall be determined later. SSD shall be provided for each TV Point.

**Remarks**

- See PA's guidelines for CC design for design requirements.

### Outdoor Area

- See PA's Network and Cabling Infrastructure Specification for all related facilities and IT spaces and infrastructure requirements.

- Roller blinds shall be provided for all glass wall/ window area.

- False Ceiling (with ID design)

### Floor Plan

- Exhibition: Automatic Glass Sliding doors on full height Curtain Wall system
- Lounge: Full-height curtain wall system
<table>
<thead>
<tr>
<th>No.</th>
<th>PROPOSED FACILITY (ROOM/SPACE)</th>
<th>LEVEL</th>
<th>UNIT AREA (m²)</th>
<th>TOTAL AREA (m²)</th>
<th>KEY RELATIONSHIP TO OTHER AREAS</th>
<th>OTHER SPECIAL REQUIREMENTS</th>
<th>GENERAL REQUIREMENTS</th>
<th>M&amp;E REQUIREMENTS *</th>
<th>FURNITURE &amp; EQUIPMENT (F&amp;E) REQUIREMENTS</th>
<th>REMARKS</th>
<th>FLOOR</th>
<th>WALL COLUMN</th>
<th>CEILING</th>
</tr>
</thead>
<tbody>
<tr>
<td>3</td>
<td>Constituency Office (CO) - General area</td>
<td>2nd Storey</td>
<td>Internally linked to reception/ customer lounge (located at 1st Storey)</td>
<td>220</td>
<td>220</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>3</td>
<td>2nd Storey</td>
<td>Office is preferred.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>Conference Room</td>
<td>1</td>
<td>90</td>
<td>90</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
</tr>
<tr>
<td></td>
<td>4</td>
<td>2nd Storey</td>
<td>Fire lift lobby for Emergency Office is preferred.</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
<td>-</td>
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<td>-</td>
</tr>
</tbody>
</table>

### General Requirements
- Door access card system
- Air Con with temperature control and linked to Centralised Remote Control (CRC) system. CO office and meeting room shall have individual temperature control.
- Meeting room comes with 50" LED TV for presentation purposes with HDMI cable link to meeting table.
- 2 no. bean SS0 shall be located where the photocopier machine, Fax machine, Printer area.
- 2 nos. bean SS0 and 2 nos. of SS0 with splash proof cover & water point & floor trap shall be provided at Pantry area.
- Min 1 SOB in raised floor shall be provided for each workstation in the office including min 1 SOB each in CO room and meeting room. Each SOB shall come with 2 no. bean SS0, 1 telephone point & 2 RJ 45 points. Min 3 nos. SS0, 3 nos. RJU 45 points and 1 TV point shall be installed in the meeting room and CO room each. Cables from the SOB to the system furniture shall be provided.
- Telephone system shall be Digital PABX system.
- 3 no. 37" LED monitor shall be installed for CCTV monitoring with capability of up to 4 AV's, camera, location of cameras around CC to reconfirm with user. CCTV monitor console to be provided.
- Announcement system linked to PA system in CC's area only.
- Electrical Trunking with 20% spare capacity shall be provided to the nearest DB.
- Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.
- Minimum 4 nos. TV/SCV points shall be provided. Location shall be determined later. SS0 shall be provided for each TV Point and any electrical equipment.
- PA standard PA system requirement (See PA's guidelines for CC design - 20 staff workstations only). CC design for PA System partitions and CAL133 approved chairs, roller blinds, built-in space to house projector, glass whiteboard, roller blinds & a meeting room for 12 persons (- Director (CD) room - max. 9m², compactor, pantry & a meeting room for 12 persons (- Director (CD) room - max. 9m², compactor, storage cabinets, open shelves and pigeon holes, whiteboards, pin-up board, individual coat/clothes hanging system and pigeon holes, table, chair, storage cabinets and meeting room furniture.
- Meeting room (in full-H glass system) to be provided with modular conference table with axis management/high-back chairs w/o arm rest, motorized projector screen with projector or 50" LED TV for presentation, glass whiteboard, roller blinds/curtain & built-in space to house the audio & video (AV) equipment/console.
- See PA's guidelines for CC design for design requirements.
- See PA's guidelines for CC design for design requirements.
- See PA's Network and Cabling Infrastructure Specification, for all related facilities and IT space and infrastructure requirements.

### M&E Requirements *
- Plumbing & Drainage requirement (See PA's guidelines for CC design - 2 staff workstations only). CO office & meeting room shall have individual temperature control. See PA’s Network and Cabling Infrastructure Specification, for all related facilities and IT space and infrastructure requirements.
- To provide basic pantry with beverage dispensers and water dispenser (hot & cold) & fridge.
- Roller blinds shall be provided for all glass walls/ window area.
- LAN Room: Minimum room size is 2.5m x 2.5m, with clearance height of at least 3.5m high without any obstruction.
- See PA’s Network and Cabling Infrastructure Specification, for all related facilities and IT space and infrastructure requirements.
- Air Con with temperature control and linked to Centralised Remote Control (CRC) system. CO office and meeting room shall have individual temperature control.
- Meeting room comes with 50" LED TV for presentation purposes with HDMI cable link to meeting table.
- 2 no. bean SS0 shall be located where the photocopier machine, Fax machine, Printer area.
- 2 nos. bean SS0 and 2 nos. of SS0 with splash proof cover & water point & floor trap shall be provided at Pantry area.
- Min 1 SOB in raised floor shall be provided for each workstation in the office including min 1 SOB each in CO room and meeting room. Each SOB shall come with 2 no. bean SS0, 1 telephone point & 2 RJ 45 points. Min 3 nos. SS0, 3 nos. RJU 45 points and 1 TV point shall be installed in the meeting room and CO room each. Cables from the SOB to the system furniture shall be provided.
- Telephone system shall be Digital PABX system.
- 3 no. 37" LED monitor shall be installed for CCTV monitoring with capability of up to 4 AV's, camera, location of cameras around CC to reconfirm with user. CCTV monitor console to be provided.
- Announcement system linked to PA system in CC’s area only.
- Electrical Trunking with 20% spare capacity shall be provided to the nearest DB.
- Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.
- Minimum 4 nos. TV/SCV points shall be provided. Location shall be determined later. SS0 shall be provided for each TV Point and any electrical equipment.
- PA standard PA system requirement (See PA’s guidelines for CC design - 20 staff workstations only). CC design for PA System partitions and CAL133 approved chairs, roller blinds, built-in space to house projector, glass whiteboard, roller blinds & a meeting room for 12 persons (- Director (CD) room - max. 9m², compactor, pantry & a meeting room for 12 persons (- Director (CD) room - max. 9m², compactor, storage cabinets, open shelves and pigeon holes, whiteboards, pin-up board, individual coat/clothes hanging system and pigeon holes, table, chair, storage cabinets and meeting room furniture.
- Meeting room (in full-H glass system) to be provided with modular conference table with axis management/high-back chairs w/o arm rest, motorized projector screen with projector or 50" LED TV for presentation, glass whiteboard, roller blinds/curtain & built-in space to house the audio & video (AV) equipment/console.
- See PA’s guidelines for CC design for design requirements.
- See PA’s guidelines for CC design for design requirements.
- See PA’s Network and Cabling Infrastructure Specification, for all related facilities and IT space and infrastructure requirements.
- Air Con with temperature control and linked to Centralised Remote Control (CRC) system. CO office and meeting room shall have individual temperature control. See PA’s Network and Cabling Infrastructure Specification, for all related facilities and IT space and infrastructure requirements.
- To provide basic pantry with beverage dispensers and water dispenser (hot & cold) & fridge.
- Roller blinds shall be provided for all glass walls/ window area.
### General Requirements

- **Events Room 1 & 2**
  - 50 m²
  - 2nd Storey
  - Suspension treatment (NC level: 30-35, RT=1.2sec.) STC 50
  - To be located away and not directly under noisy rooms such as dance studio, KTV rooms etc.

- **Events Room 3**
  - 100 m²
  - 2nd Storey
  - Acoustic treatment (NC level: 30-35, RT=1.2sec.) STC 50

### Key Relationship to Other Areas

- **1st Storey**
- **2nd Storey**
- **2nd Storey** (Near covered plaza and adjacent to CC's reception)

### Remark

- A room for events preparation and storage, usable by interest groups when requested during their holding of events at plaza.

### Functional Requirements

<table>
<thead>
<tr>
<th>S/N</th>
<th>Proposed Facility</th>
<th>Preferred Level</th>
<th>No. of Areas</th>
<th>Total Area (m²)</th>
<th>Key Relationship to Other Areas</th>
<th>M&amp;E Requirements</th>
<th>Furniture &amp; Equipment (F&amp;E) Requirements</th>
<th>Remarks</th>
<th>Floor</th>
<th>Wall Column</th>
<th>Ceiling</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Meeting Rooms</td>
<td>2nd Storey</td>
<td>2</td>
<td>25</td>
<td>50</td>
<td>PA standard PABX requirement (See PA's guidelines for CC design) - Each room to have:</td>
<td></td>
<td>Carpet tile</td>
<td>Full height curtain wall/glass system. Walls are to be acoustically treated. susensions frame ceiling with 02 design with an acoustic absorption performance rating of (UNR≤65) with lighting palents and cove lightings.</td>
<td>False Ceiling</td>
<td>Plaster and emulsion paint</td>
</tr>
<tr>
<td>2</td>
<td>Events Room 1 &amp; 2</td>
<td>1st Storey</td>
<td>2</td>
<td>50</td>
<td>100</td>
<td>PA standard PABX requirement (See PA's guidelines for CC design) - Each room to have:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Events Room 3</td>
<td>2nd Storey</td>
<td>1</td>
<td>150</td>
<td>150</td>
<td>PA standard PABX requirement (See PA's guidelines for CC design) - Each room to have:</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

### Remarks

- No. of SSO indicated here are for main operational requirements only, they do not include SSO for equipments (contractor to ensure provision of SSO for any equipments).

### FURNITURE & EQUIPMENT (F&E) REQUIREMENTS

- **Cabling Infrastructure**
  - See PA's Network and Cabling Infrastructure Specification, for all related facilities and IT specs and infrastructure requirements.
  - Roller blinds shall be provided for all glass wail window area.

- **Storage Area**
  - Lockable storage cabinets (high & low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.

- **Special Requirement**
  - Minimum 4 nos. twin SSO shall be provided at the perimeter of each room.

- **Air Con**
  - Air Con with temperature control and linked to Centralised Remote Control (CRC) system.

- **Telephone System**
  - Telephone system shall be Digital PABX system.

- **Electrical Trunking**
  - Electrical Trunking with 20% spare capacity shall be provided to the nearest DB.

- **Separate Data Trunking**
  - Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.

- **HDMI Cable Link**
  - Each room comes with 3 nos. twin SSO, 3 telephone points & 3 RJ 45 ports, 3 nos. TV points. Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.

- **Remote Control System**
  - Remote Control System (CRC) system.

- **Roller Blinds**
  - Roller blinds shall be provided for all glass wail window area.

- **20% Spare Capacity**
  - Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.

- **Sttile (Heavy Duty)**
  - Matt non-slip homogenous tiles (heavy duty)

- **Matt Emulsion Paint**
  - Matt emulsion paint

- **False Ceiling**
  - False ceiling

- **Sandwich Board**
  - Sandwich board

- **Acoustically Treated false ceiling**
  - Acoustically treated.
### Functional Requirements

<table>
<thead>
<tr>
<th>NO. OF UNITS (m²)</th>
<th>TOTAL AREA (m²)</th>
<th>MIN. CLEAR HEIGHT</th>
<th>FUNCTION ROOMS</th>
<th>OTHER SPECIAL REQUIREMENTS</th>
</tr>
</thead>
<tbody>
<tr>
<td>300</td>
<td>300</td>
<td>5m</td>
<td>Function Room 1 &amp; 2</td>
<td>- All function rooms needs to be on the same level and preferably in a uniform layout.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- To have separate entrances to each room so that courses will not be disturbed during events.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- All function rooms need to be able to combine with MPH into one single big area of 1100m², with operable walls.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Function Rooms 1 &amp; 2 to be able to combine into one single big area of 600m², with operable walls for flexible use, or use independently as individual rooms.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- All function rooms need to be on the same level and preferably in a uniform layout.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- To have separate entrances to each room so that courses will not be disturbed during events.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- All function rooms need to be able to combine with MPH into one single big area of 1100m², with operable walls.</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td>- Function Rooms 1 &amp; 2 to be able to combine into one single big area of 600m², with operable walls for flexible use, or use independently as individual rooms.</td>
</tr>
</tbody>
</table>

### M&E Requirements -

- Each function room shall have Air Con with individual temperature control and linked to Centralised Remote Control (CRC) system.
- If twin-Pur (min), 2 Tel and 1 Fax connected from CO, 2 SCV, AV equipment with 2 projectors and all necessary splitter & wiring connections. To allow conduit for 2 network point (by others).
- Public address system. 4 nos. CCTV & sound reinforcement system. Acoustic requirements for amplified speech and music/drama performance and to avoid unwanted sound reflections such as flutter echo.
- Minimum 10 nos. twin SGD shall be provided at the perimeter of the room.
- Minimum 8 nos. twin SGD and 8 RJ 45 ports shall be distributed in terms of SOB along/throughout the Function room. There shall be minimum 2 TV, 2 telephone and 1 fax ports.
- Each SGD shall come with 2 nos. twin SGD, 1 telephone point & 2 RJ 45 ports. Cablers from the SGD to the furniture shall be provided.
- Telephone system shall be Digital PABX system.
- Electrical Trunking with 20% spare capacity shall be provided to the nearest DB.
- Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.
- AV and sound reinforcement system. AV system shall include 2 projectors, motorized projector screen, speakers, amplifiers, mixers, splitters, microphones, 1 nos. LED TV, public address system and all necessary accessories to make the installation complete.
- There shall be minimum 4 nos. IP CCTV cameras in the Function room. CCTV viewing angle shall cover the whole room.
- Minimum 3 nos. 20A three phase isolators with individual MCCB and ELCB for spare equipment.
- Acoustic requirements for amplified speech and music/drama performance and to avoid unwanted sound reflections such as flutter echo.
- Portable Stage

### Furniture & Equipment (F&E) Requirements

- See PA’s guidelines for design requirements. MPH requirements applicable to Function Room 1 and 2 each and a combined space of 300m² when all function rooms are combined.
- Portable stage to be provided suitable for a combined space of 300m² when all function rooms are combined. Storage space that can be hidden away neatly and storage space that can be hidden away neatly and storage space that can be hidden away neatly for operable walls to be stored away.
- A single area of 600m² is catered to function rooms as a single event area, providing all the flexible requirements of different configurations. Operable walls need to be acoustically treated with fabric cover. Acoustic treatment (NC level 30-35, RT=1-1.2sec.) STC 50.
- For function rooms are combined.

### Remarks

- See PA’s guidelines for CC design for design requirements. MPH requirements applicable to Function Room 1 and 2 each and a combined space of 300m² when all function rooms are combined.
- See PA’s guidelines for CC design for design requirements. MPH requirements applicable to Function Room 1 and 2 each and a combined space of 300m² when all function rooms are combined.
- Timber-looking non-slip homogeneous tiles (heavy duty) in all function rooms are separated by collapsible / operable acoustic walls with fabric cover. Acoustic treatment (NC level 30-35, RT=1-1.2sec.) STC 50.
- See PA’s guidelines for CC design for design requirements. MPH requirements applicable to Function Room 1 and 2 each and a combined space of 300m² when all function rooms are combined.
- All the function rooms are separated by collapsible / operable acoustic walls with fabric cover. Acoustic treatment (NC level 30-35, RT=1-1.2sec.) STC 50.
- Suspended false ceiling (with 12 design) with an acoustic absorption performance rating of (UNR C 8).
## Functional Requirements

<table>
<thead>
<tr>
<th>S/N</th>
<th>PROPOSED FACILITY (ROOM/SPACE)</th>
<th>PREFERRED LEVEL</th>
<th>NO. OF UNITS</th>
<th>TOTAL AREA (m²)</th>
<th>KEY RELATIONSHIP TO OTHER AREAS</th>
<th>OTHER SPECIAL REQUIREMENTS</th>
<th>GENERAL REQUIREMENTS</th>
<th>M&amp;E REQUIREMENTS *</th>
<th>FURNITURE &amp; EQUIPMENT (F&amp;E) REQUIREMENTS</th>
<th>REMARKS</th>
<th>FLOOR</th>
<th>WALL/COLUMN</th>
<th>CEILING</th>
</tr>
</thead>
<tbody>
<tr>
<td>9</td>
<td>Multi-Purpose Hall (MPH)</td>
<td>1st Storey</td>
<td></td>
<td>500</td>
<td></td>
<td></td>
<td>Multi-functional which can be used for three badminton courts, min 9m clear height, and column free. All function rooms to be able to combine with MPH into a single big area of 1100m², with operable walls.</td>
<td>Kit Con with individual temperature control and linked to Centralised Remote Control (CRC) system. Minimum of 2 nos of High Volume Low Speed (HVLS) fans shall be provided. The design of the supplied HVLS fan shall incorporate back-up safety features to prevent major components of the fans from being dislodged abruptly. Minimum 10 nos. twin SSD shall be provided at the perimeter of the room. 8 twin Per (min), 2 Tel and 1 Fax connected from CO. 2 SCV, AV equipment with 2 projectors and all necessary splitter &amp; wiring connections. To allow conduit for 2 network point (by others). public address system, 4 nos. CCTV and sound reinforce system. Acoustic requirements for amplified speech and music/drama performance and to avoid unwanted sound reflections such as flutter echo.</td>
<td>Portable stage to be provided suitable for a combined space of 500m². Storage space that can be hide away stage, tables, AV equipment, and all other F&amp;E neatly to be arranged. A/V sound equipment (Sound amplifier, system, mixing/lighting control console in control room) incl. of min:12 mic points &amp; AV and sound reinforce system. Acoustic requirements for amplified speech and music/drama performance and to avoid unwanted sound reflections such as flutter echo.</td>
<td>PA standard F&amp;E requirement (See PA’s guidelines for CC design - MPH requirements applicable). Portable stage to be provided suitable for a combined space of 500m². Storage space that can be hide away stage, tables, AV equipment, and all other F&amp;E neatly to be arranged. A/V sound equipment (Sound amplifier, system, mixing/lighting control console in control room) incl. of min:12 mic points &amp; AV and sound reinforce system. Acoustic requirements for amplified speech and music/drama performance and to avoid unwanted sound reflections such as flutter echo.</td>
<td>See PA’s guidelines for CC design for design requirements. MPH requirements applicable. Function Room 1 and 2 each and a combined space of 300m² when all function rooms are combined. A/V sound equipment (Sound amplifier, system, mixing/lighting control console in control room) incl. of min:12 mic points &amp; AV and sound reinforce system. Acoustic requirements for amplified speech and music/drama performance and to avoid unwanted sound reflections such as flutter echo.</td>
<td>Theory duty: timber looking finish non-slip homogeneous tiles with badminton court lines in different colour lines.</td>
<td>Framed glass sliding and folding doors opened on at least two sides. High-density plasterboard panels lined with veneer or other acoustic treated walls (D&amp;B Contractor’s Acoustic Consultant to propose, subject to SO approval).</td>
</tr>
<tr>
<td>S/N</td>
<td>PROPOSED FACILITY (ROOM/SPACE)</td>
<td>LEVEL</td>
<td>NO. OF SIZES</td>
<td>UNIT AREA (m²)</td>
<td>TOTAL AREA (m²)</td>
<td>KEY RELATIONSHIP TO OTHER AREAS</td>
<td>OTHER SPECIAL REQUIREMENTS</td>
<td>M&amp;E REQUIREMENTS</td>
<td>FURNITURE &amp; EQUIPMENT (F&amp;E) REQUIREMENTS</td>
<td>REMARKS</td>
<td>FLOOR</td>
<td>WALL</td>
<td>CEILING</td>
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</tr>
</tbody>
</table>
| 10  | Culinary Studio (Homecraft Room) | 1st Storey | 1 | 200 | 200 | 2 distinct zones (Muslim & Non-muslim) within the same room, with hands on cooking and dining area (can be partitioned) | Air Con with individual temperature control and linked to Centralised Remote Control (CRC) system. Exhaust and Fresh Air provision shall comply with SS CP 153. Minimum 10 nos. twin SSD shall be provided at the perimeter of the room. 1 no. of twin SSD (with splash proof cover) shall be provided at each Trainer cooking counter. Sufficient SSD shall be provided at locations where there are oven, fridge, kitchen equipment etc. Water point, floor trap and grease trap to be provided. Minimum 4 no. 15 A SSD to be provided. | PA standard F&E requirement (See PA's guidelines for CC design - Kitchen top/down counters, fridges, oven, built-in kitchen cabinet to fit fridge and oven for each zone, miter blinds, seats and tables for dining area and hands on cooking. Provision of exhaust hood, fuse & fob. 2 sets of cooking equipments (muslim and non-muslim). Exhaust system 2 sets of CCTV, train gas, 1 x wall fan, cooker hood and hob, oven, fridge (400L capacity with 4 ticks), double bowl sink, ceiling suspended 42” LED TV, HD recording camera x 2 with recorder. 1 recessed open flame hob. Hands on cooking class style, provision for tables at comfortable height for participants, modular movable tables and chairs for food tasting area. | See PA's guidelines for CC design requirements. 
Operable walls/doors for flexible use. 
Timer blinds shall be provided for all glass wall/ window area. See PA's Network and Cabling Infrastructure Specifications for all related facilities and IT spaces and infrastructure requirements. | Cat non-wp homogeneous life | Full-height curtain wall/ glass system | Suspended ceiling (moisture resistant) |
| 11  | Dance Studio 1 - 3 (Wellness Studio) | 2nd Storey | 3 | 80 | 240 | 6 distinct zones (Muslim & Non-muslim) within the same room, with hands on cooking and dining area (can be partitioned) | Air Con with individual temperature control and linked to Centralised Remote Control (CRC) system. Exhaust and Fresh Air provision shall comply with SS CP 153. Minimum 10 nos. twin SSD shall be provided at the perimeter of the room. 1 no. of twin SSD (with splash proof cover) shall be provided at each Trainer cooking counter. Sufficient SSD shall be provided at locations where there are oven, fridge, kitchen equipment etc. Water point, floor trap and grease trap to be provided. Minimum 4 no. 15 A SSD to be provided. | PA standard F&E requirement (See PA's guidelines for CC design - Kitchen top/down counters, fridges, oven, built-in kitchen cabinet to fit fridge and oven for each zone, miter blinds, seats and tables for dining area and hands on cooking. Provision of exhaust hood, fuse & fob. 2 sets of cooking equipments (muslim and non-muslim). Exhaust system 2 sets of CCTV, train gas, 1 x wall fan, cooker hood and hob, oven, fridge (400L capacity with 4 ticks), double bowl sink, ceiling suspended 42” LED TV, HD recording camera x 2 with recorder. 1 recessed open flame hob. Hands on cooking class style, provision for tables at comfortable height for participants, modular movable tables and chairs for food tasting area. | See PA's guidelines for CC design requirements. 
Operable walls/doors for flexible use. 
Timer blinds shall be provided for all glass wall/ window area. See PA's Network and Cabling Infrastructure Specifications for all related facilities and IT spaces and infrastructure requirements. | Cat non-wp homogeneous life | Full-height curtain wall/ glass system | Suspended ceiling (moisture resistant) |
<table>
<thead>
<tr>
<th>S/N</th>
<th>PROPOSED FACILITY (ROOM/SPACE)</th>
<th>PREFERRED LEVEL</th>
<th>NO. OF UNITS</th>
<th>TOTAL AREA (m²)</th>
<th>KEY RELATIONSHIP TO OTHER AREAS</th>
<th>OTHER SPECIAL REQUIREMENTS</th>
<th>GENERAL REQUIREMENTS</th>
<th>M&amp;E REQUIREMENTS</th>
<th>FURNITURE &amp; EQUIPMENT (F&amp;E) REQUIREMENTS</th>
<th>REMARKS</th>
<th>FLOOR</th>
<th>WALL/ COLUMN</th>
<th>CEILING</th>
</tr>
</thead>
<tbody>
<tr>
<td>12</td>
<td>Music Room 1 - 3</td>
<td>2nd Storey</td>
<td>80</td>
<td>240</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>See PA’s guidelines for CC design for design requirements.</td>
<td></td>
<td></td>
<td>Acoustically treated walls (Contractor’s Acoustic Consultant to verify) Sound-proof for music practices, music classes.</td>
</tr>
</tbody>
</table>

Each Music Room to have following:
- Air Con with individual temperature control and linked to Centralised Remote Control (CRC) system.
- Minimum 10 nos. twin SSO shall be provided at the perimeter of the room.
- There shall be minimum 1 TV, and 1 telephone point and 2 RJ 45 ports.
- Telephone system shall be Digital PABX system.
- Electrical Trunking with 20% spare capacity shall be provided to the nearest DB.
- Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.
- AV system for each room shall include speakers, amplifiers, mixers, splitters, microphones, 1 no. 55” LED TV and all necessary accessories to make the installation complete.
- Minimum 1 no. 20 A three phase isolators with individual MCB and ELCB for spare equipment in each room.

PA standard F&E requirement (See PA’s guidelines for CC design) - Each room to have:
- Built-in lockable storage cabinets, Audio equipment console, whiteboard, chairs.
- Storage space that can be hide away tables, chairs, AV equipment and all other F&E neatly to be provided.
- Each room should have its individual store for different instruments.

Acoustic requirements for amplified music/drama performance. Avoid unwanted sound reflections such as fuller echo 220mm thick, STC 50

To include provision for double door, doors backdoors seals – Rooms to be located away from neighbouring HDB blocks and quite rooms

Operable Soundproof walls (min STC 48min and FSTC 43) between 3 music rooms

<table>
<thead>
<tr>
<th>Functional Requirements</th>
<th>Remarks</th>
</tr>
</thead>
<tbody>
<tr>
<td>Each Music Room to have following:</td>
<td></td>
</tr>
<tr>
<td>- Air Con with individual temperature control and linked to Centralised Remote Control (CRC) system.</td>
<td></td>
</tr>
<tr>
<td>- Minimum 10 nos. twin SSO shall be provided at the perimeter of the room.</td>
<td></td>
</tr>
<tr>
<td>- There shall be minimum 1 TV, and 1 telephone point and 2 RJ 45 ports.</td>
<td></td>
</tr>
<tr>
<td>- Telephone system shall be Digital PABX system.</td>
<td></td>
</tr>
<tr>
<td>- Electrical Trunking with 20% spare capacity shall be provided to the nearest DB.</td>
<td></td>
</tr>
<tr>
<td>- Separate Data Trunking with 20% spare capacity shall be provided to the nearest IT LAN Room.</td>
<td></td>
</tr>
<tr>
<td>- AV system for each room shall include speakers, amplifiers, mixers, splitters, microphones, 1 no. 55” LED TV and all necessary accessories to make the installation complete.</td>
<td></td>
</tr>
<tr>
<td>- Minimum 1 no. 20 A three phase isolators with individual MCB and ELCB for spare equipment in each room.</td>
<td></td>
</tr>
</tbody>
</table>
## GENERAL REQUIREMENTS

- **Bare Finish**

### Activities/ Seminar Rooms

<table>
<thead>
<tr>
<th>Level</th>
<th>NO.</th>
<th>MPs</th>
<th>Total Area (m²)</th>
<th>Key Relationship to Other Areas</th>
<th>Other Special Requirements</th>
<th>General Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Storey</td>
<td>5</td>
<td>30</td>
<td>150</td>
<td></td>
<td></td>
<td>Operable walls to be planned and installed for flexible use and different room configurations. Operable walls needs to be acoustically treated with luscious cover. Storage space for openable walls to be hidden away neatly and storage space that can be hide away tables and chairs neatly to be provided. Each room to be accessible and function independently during class/actives during regular days.</td>
</tr>
</tbody>
</table>

### Covered Plaza

<table>
<thead>
<tr>
<th>Level</th>
<th>NO.</th>
<th>MPs</th>
<th>Total Area (m²)</th>
<th>Key Relationship to Other Areas</th>
<th>Other Special Requirements</th>
<th>General Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>1st Storey (junction of Bidadari Walk and Bidadari Park Drive)</td>
<td>1</td>
<td>500</td>
<td>500</td>
<td></td>
<td></td>
<td>To include child height-friendly toilets/showers and food preparation areas within the respective childcare space/unit according to MSF/ECDA's childcare requirements.</td>
</tr>
</tbody>
</table>

### Childcare

<table>
<thead>
<tr>
<th>Level</th>
<th>NO.</th>
<th>MPs</th>
<th>Total Area (m²)</th>
<th>Key Relationship to Other Areas</th>
<th>Other Special Requirements</th>
<th>General Requirements</th>
</tr>
</thead>
<tbody>
<tr>
<td>2nd Storey</td>
<td>2</td>
<td>600</td>
<td>1200</td>
<td></td>
<td></td>
<td>To include child height-friendly toilets/showers and food preparation areas within the respective childcare space/unit according to MSF/ECDA's childcare requirements.</td>
</tr>
</tbody>
</table>

### FURNITURE & EQUIPMENT (F&E) REQUIREMENTS

- **Common Area (CAD)**
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.

### OUTDOOR AREA

- **Covered Plaza**
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.

### Ceilings

- **False Ceiling**
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.

### Partition Walls

- **Steel Partition**
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.

### Plumbing Fixtures

- **Toilet Fixtures**
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.

### Electrical Fixtures

- **Lighting**
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.

### Air Conditioning

- **Air Conditioning**
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.
  - Tenant to furnish bare finish - tenant to furnish
  - **PA**'s guidelines for furniture and equipment/console.
  - Built-in display cabinet, storage cabinet (high & low), modular table and chairs will be provided.
  - Lockable storage cabinets (High & Low), modular tables which can be fixed together for conference/meeting with chairs, glass whiteboard, roller blinds. STC 55, with lamination finishes, color to client's selection.
### Building Services / Internal Circulation

#### General Requirements

1. All toilets which falls within the definition of public toilet under the Code of Practice on Environmental Health (COPEH) by the National Environment Agency (NEA) shall be designed in accordance with the latest prevailing NEA's Code of Practice on Accessibility. The design of public toilets are also required to be designed in accordance with the latest prevailing requirements and guidelines of BCA's Universal Design Guidelines and Code on Accessibility in the Built Environment.

2. All & E provisions shall comply with PA guidelines for CC design. There shall be a wall oscillating fan installed in each toilet. Each toilet shall come with a Motion Sensor incorporating microwave technology. The toilet lights and wall fan shall be interlocked to the Motion Sensor. Each Motion Sensor shall come with a bypass switch and bypass switch shall be lockable with a key switch.

- 1 no. wall mounted fan/toilet
- 1 no. bbb tap per cubicle
- 1 no. extractor fan per toilet
- 1 no. electric hand dryer
- 2 nos. soap dispensers per toilet (unless stated otherwise)
- 1 no. cleaning tap to be provided at least 1 toilet cubicle and below wash basin
- 1 no cleaner room at every storey for storage of cleaning equipment
- Urinal with integrated sensor shall be the "long universal type": that is suitable for adults and children use. Include one set of child sink & urinal and diaper changing facilities for each male & female toilet

3. Soap dispensers, cloth hangers, toilets, soap dishes/ compact toilet cubicles, jumbo toilet holders

- Semi-open concept with indoor landscaping (not to exceed 0.50m non-slip waterproofing tiles (door lift and toilet area; 20mm thick) along wash basin area; 600x600mm homogenous wall tiles (heavy duty) to ceiling soffit of slab)

4. 3mm thick 300 x 600mm glazed ceramic tile along toilet area and wash basin area, comprising with waterproofing to 2.2m high.

5. All toilets which falls within the definition of public toilet under the Code of Practice on Environmental Health (COPEH) by the National Environment Agency (NEA) shall be designed in accordance with the latest prevailing NEA's Code of Practice on Accessibility. The design of public toilets are also required to be designed in accordance with the latest prevailing requirements and guidelines of BCA's Universal Design Guidelines and Code on Accessibility in the Built Environment.

6. All toilets which falls within the definition of public toilet under the Code of Practice on Environmental Health (COPEH) by the National Environment Agency (NEA) shall be lockable. 1 no. of twin SSO shall be provided at every 30 m along the corridor / circulation area for facilities management. SSO shall be lockable. Tap points shall be provided where there are water coolers in the development.

7. Min. 2 set water coolers/drinking fountains at each level. (1 Set – 1 adult height and 1 accessible/child height and wheelchair friendly) There shall be a wall oscillating fan installed in each toilet.

- Jumbo toilet holders
- Ceiling mount compact toilet cubicles
- Indoor landscaping (ref to PA's guidelines for CC design) -

---

<table>
<thead>
<tr>
<th>S/N</th>
<th>POISON FACILITY</th>
<th>PREFERRED LEVEL</th>
<th>NO. OF FLOORS</th>
<th>UNIT AREA</th>
<th>TOTAL AREA</th>
<th>KEY RELATIONSHIP TO OTHER AREAS</th>
<th>OTHER SPECIAL REQUIREMENTS</th>
<th>GENERAL REQUIREMENTS</th>
<th>M&amp;E REQUIREMENTS *</th>
<th>FURNITURE &amp; EQUIPMENT (F&amp;E) REQUIREMENTS</th>
<th>REMARKS</th>
<th>FLOOR</th>
<th>WALL</th>
<th>CEILING</th>
</tr>
</thead>
<tbody>
<tr>
<td>6</td>
<td>Internal Corridors &amp; Services incl. Stairs, Lifts, Lobby, Toilets (25% of GFA)</td>
<td>all</td>
<td>-</td>
<td>-</td>
<td>1500</td>
<td></td>
<td></td>
<td></td>
<td>PA standard F &amp; E requirements</td>
<td>See PA’s guidelines for CC design</td>
<td></td>
<td></td>
<td></td>
<td>12mm thick moisture resistant terrazzo plaster ceiling with emulsion paint &amp; downlights comprising with concased galvanised steel suspended system</td>
</tr>
<tr>
<td>11</td>
<td>Common Corridor</td>
<td>typical</td>
<td>-</td>
<td>-</td>
<td>included</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12mm thick moisture resistant terrazzo plaster ceiling with emulsion paint &amp; downlights comprising with concased galvanised steel suspended system</td>
<td></td>
</tr>
<tr>
<td>15</td>
<td>Toilets</td>
<td>typical</td>
<td>-</td>
<td>-</td>
<td>included</td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td>12mm thick moisture resistant terrazzo plaster ceiling with emulsion paint &amp; downlights comprising with concased galvanised steel suspended system</td>
<td></td>
</tr>
<tr>
<td>19</td>
<td>Passenger Lift Lobbies</td>
<td>typical</td>
<td>-</td>
<td>-</td>
<td>included</td>
<td>See Internal Circulation and Services above</td>
<td></td>
<td></td>
<td></td>
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<td></td>
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</table>
### Functional Requirements

<table>
<thead>
<tr>
<th>S/N</th>
<th>PROPOSED FACILITY (ROOM/SPACE)</th>
<th>PREFERRED LEVEL</th>
<th>NO. OF UNITS</th>
<th>TOTAL AREA (m²)</th>
<th>KEY RELATIONSHIP TO OTHER AREAS</th>
<th>OTHER SPECIAL REQUIREMENTS</th>
<th>GENERAL REQUIREMENTS</th>
<th>M&amp;E REQUIREMENTS *</th>
<th>FURNITURE &amp; EQUIPMENT (F&amp;E) REQUIREMENTS</th>
<th>REMARKS</th>
<th>FLOOR</th>
<th>WALL/COLUMN</th>
<th>CEILING</th>
</tr>
</thead>
<tbody>
<tr>
<td>20</td>
<td>Staircases</td>
<td>typical</td>
<td>-</td>
<td>-</td>
<td>included</td>
<td>All escape staircase doors shall come with door lock. The staircases shall be monitored by a CCTV Camera at intermittent levels.</td>
<td></td>
<td></td>
<td></td>
<td>Non-slip Homogenous Tiles with Nosing Tile Strip</td>
<td>Supply of Non-slip Homogenous tiles at PC supply unit rate of $30/m²</td>
<td>20mm thick plastered with emulsion paint up to ceiling soft</td>
<td>20mm thick plastered with emulsion paint to soffit of slab</td>
</tr>
<tr>
<td>21</td>
<td>All escape stairs</td>
<td>typical</td>
<td>-</td>
<td>-</td>
<td>included</td>
<td>All escape staircase doors shall come with door lock. The staircases shall be monitored by a CCTV Camera at intermittent levels.</td>
<td></td>
<td></td>
<td></td>
<td>Universal design, provide child handrail</td>
<td>Cement and sand screed with floor hardener. Anti-slip tile nosing inserts</td>
<td>20mm thick plastered with emulsion paint up to ceiling soft</td>
<td>20mm thick plastered with emulsion paint to soffit of slab</td>
</tr>
<tr>
<td>22</td>
<td>Store Rooms</td>
<td>all</td>
<td>-</td>
<td>-</td>
<td>included</td>
<td>Store rooms of min. 15m² shall be provided on each floor of where PA CC facilities are located. (Location to be adjacent to the nearest CC facility at each level)</td>
<td>Minimum 2 nos. twin SSO shall be provided at the perimeter of each room</td>
<td>PA standard F&amp;E requirement (See PA’s guidelines for CC design) - Built-in or free standing shelving system on one side. (Provide one area to store large items &amp; equipment)</td>
<td>Matt non-slip homogenous tiles (heavy duty)</td>
<td>False Ceiling</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

**Total Net Floor Area:** 4500

**Estimated Services/Circulation (25%)**

**TOTAL GFA:** 5625

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*No. of SSO indicated here are for main operational requirements only, they do not include SSO for equipments (contractor to ensure provision of SSO for any equipment).*
## Appendix B
### Building Guarantees and Warranties

<table>
<thead>
<tr>
<th>S/n</th>
<th>Description of Works</th>
<th>Warranty Period</th>
<th>Eventualities</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Pre-Treatment of Soil for Protection of Buildings Against Subterranean Termites</td>
<td>Five (5) Years</td>
<td>“that the Works shall remain free from subterranean termite infestation (hereinafter referred to as “defects”) (restriction to soil treatment by virtue of compliance with ENV’s requirements notwithstanding)”</td>
</tr>
<tr>
<td>2</td>
<td>i) Bonding Additives Works</td>
<td>Five (5) Years</td>
<td>“against any defects in the workmanship, quality of materials or deterioration”</td>
</tr>
<tr>
<td></td>
<td>ii) Tiles Adhesives Works</td>
<td></td>
<td></td>
</tr>
<tr>
<td>3</td>
<td>Architectural Coating Works</td>
<td>Six(6) Years</td>
<td>“against cracks, discoloring, fungus growth and defects in the workmanship, quality of materials, water tightness and deterioration”</td>
</tr>
<tr>
<td>4</td>
<td>External Painting Works</td>
<td>Five (5) Years</td>
<td>“that the Works shall remain free from defects; including but not limited to blistering, algae growth, uneven fading, peeling, discoloration and chalking”</td>
</tr>
<tr>
<td>5</td>
<td>Floor Hardener Works</td>
<td>Ten (10) Years</td>
<td>“against any defects in the workmanship, quality of materials or deterioration”</td>
</tr>
<tr>
<td>6</td>
<td>i) Waterproofing and Watertightness of Basement Works</td>
<td>Ten (10) Years</td>
<td>“against any defects in the workmanship, quality of materials, water tightness or deterioration”</td>
</tr>
<tr>
<td></td>
<td>ii) Waterproofing and Watertightness of Reinforced Concrete Basement, Toilet Floor,</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>Wet Areas, Planter-Box and 1st Storey Open Terrace/Plaza</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>iii) Waterproofing Additives Works</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>iv) Waterproofing Membrane Works</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>v) Roof Waterproofing Membrane Works</td>
<td></td>
<td></td>
</tr>
<tr>
<td>7</td>
<td>i) Built-Up Panel Roofing and Gutter Works</td>
<td>Ten (10) Years</td>
<td>“against cracks, discoloring, fungus growth and defects in the workmanship, quality of materials, water tightness and deterioration”</td>
</tr>
<tr>
<td></td>
<td>ii) Profiled Sheet Steel Roofing Works</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>iii) Skylights Works</td>
<td></td>
<td></td>
</tr>
<tr>
<td>S/n</td>
<td>Description of Works</td>
<td>Warranty Period</td>
<td>Eventualities</td>
</tr>
<tr>
<td>-----</td>
<td>--------------------------------------------------------------------------------------</td>
<td>-----------------</td>
<td>---------------</td>
</tr>
<tr>
<td></td>
<td>iv) Tiled Roofing Works</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>v) Metal Roofing Works</td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>vi) Aluminium Works, Glazing, Sunbreakers and Glazed Roof</td>
<td></td>
<td></td>
</tr>
<tr>
<td>8</td>
<td>Frameless Glass System</td>
<td>Ten (10) Years</td>
<td>“against any defects, including but not limited to failure to its perimeter attachment system and structural supporting system</td>
</tr>
<tr>
<td>9</td>
<td>Granite Cladding System</td>
<td>Ten (10) Years</td>
<td>“against any defects, including but not limited to stains, leakage, cracks, failure of supports and connections</td>
</tr>
<tr>
<td>10</td>
<td>Fluorocarbon Coating (All aluminum works)</td>
<td>Ten (10) Years</td>
<td>“against any defects, including but not limited to blistering, algae growth, uneven fading, discoloration and chalking</td>
</tr>
</tbody>
</table>
### Appendix C

**D&B Agreement**

for the turnkey design and build of Proposed New Community Club (CC) at Upper Serangoon Road

#### Contents

<table>
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<tr>
<th>Section Number</th>
<th>Section Title</th>
<th>Page</th>
</tr>
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<td>1.</td>
<td>Documents Forming Part of the Agreement</td>
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</tr>
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<td>2.</td>
<td>Definitions and Interpretations</td>
<td>1</td>
</tr>
<tr>
<td>3.</td>
<td>Relationship between the parties</td>
<td>4</td>
</tr>
<tr>
<td>4.</td>
<td>Set-Off</td>
<td>4</td>
</tr>
<tr>
<td>5.</td>
<td>Obligations of the Developer</td>
<td>4</td>
</tr>
<tr>
<td>6.</td>
<td>Obligations of the PA</td>
<td>6</td>
</tr>
<tr>
<td>7.</td>
<td>Progress Payments</td>
<td>6</td>
</tr>
<tr>
<td>8.</td>
<td>Completion of the Works / Title Surveys</td>
<td>10</td>
</tr>
<tr>
<td>9.</td>
<td>Final Completion Certificate</td>
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D&B Agreement
for the design and build of Proposed New Community Club (CC) at Upper Serangoon Road

THIS AGREEMENT together with the Technical Conditions of Contract for Design and Build of Proposed New Community Club (CC) at Upper Serangoon Road referred hereto and forming an integral part hereof, (jointly, this Agreement) is made on [●]

BETWEEN:

1. People's Association, a corporation established under the People's Association Act (Cap 227) and having its office at 9 King George's Ave, Singapore 208581 (PA, which expression shall include its legal representatives, successors in title and permitted assigns) of the one part; and

2. [●], a company incorporated in Singapore under company registration number and having its registered office at [●] (Developer, which expression shall include its legal representatives, successors in title and permitted assigns) of the other part.

WHEREAS:

(A) The Developer has been awarded a Government Land Sales Tender for the lease and development of the land identified as Lot [10889K] of Mukim [24] situate at Upper Serangoon Road, Bidadari Park Drive and Upper Aljunied Road (Land).

(B) Pursuant to the Conditions of Tender, part of the Land is to be developed as a CC according to PA's specifications.

(C) PA has agreed to appoint the Developer, and the Developer has agreed to accept the appointment, for the turnkey design and construction of the CC upon the terms and conditions hereinafter appearing.

NOW THIS AGREEMENT WITNESSETH as follows:

1. DOCUMENTS FORMING PART OF THE AGREEMENT

1.1 The Technical Conditions of Contract for Design and Build of Proposed New Community Club (CC) at Upper Serangoon Road with Appendices as set out in Annex 1 hereof shall be deemed to form and be read and construed as part of this Agreement.

2. DEFINITIONS AND INTERPRETATIONS

2.1 In this Agreement, the following expressions shall have the following meaning except where the context requires otherwise:

Approved Design the designs developed by the Developer in accordance with the CC Requirements and as approved in writing by the PA.

Architect the person appointed by the Developer from time to time to act as the architect for the purposes of the Works.

Architect's Certificate monthly interim certificates issued by the Architect certifying separately the amounts in each certificate due to the Developer for the value of the work, materials or goods carried
out or delivered by the Main Contractor at the relevant date in respect of the Works (with express and separate reference in the certificate, to the value of works for the design, construction and completion of the CC) less any retention monies, set-off or counterclaim to which the PA may be entitled.

CC  the proposed community club to be designed and constructed and to be integrated within the Commercial Development.

CC Requirements  all requirements set out in the Technical Conditions of Contract for Design and Build of Proposed New Community Club (CC) at Upper Serangoon Road with Appendices issued by PA (including the detailed requirements at Clause 5, and the Schedule of CC Facility Requirements in Appendix A of the said Technical Conditions of Contract).

Contract Sum  the cost of construction of the Works approved by PA according to the Technical Conditions of Contract for Design and Build of Proposed New Community Club (CC) at Upper Serangoon Road with Appendices issued by PA, being S$[●].

Commercial Development  the mixed commercial and residential development with integrated retail mall, community club and neighbourhood police centre facilities to be designed, constructed, operated and maintained by the Developer on the Land.

Completion Date  the agreed date for the completion of the Works as described in Clause 10.1.

Claimed Amount  the whole or part of any payment claimed in a Payment Claim pursuant to Clause 7.1.1.

CSC  Certificate of Statutory Completion for the Commercial Development.

Defects  any part of the Works not executed, provided or completed in accordance with the Agreement and shall include any material, goods, plant or work used or incorporated in the Works that do not conform to the relevant quality, applicable prescribed or to be inferred from the Agreement.

Final Account Certificate  the document issued by the Officer-in-charge under Clause 7.5.

Final Payment Claim  the claim for payment made by the Developer pursuant to Clause 7.4.1

Final Completion Certificate  the document issued by the Officer-in-charge under Clause 9.

Interim Final Account  the document referred to in Clause 7.5.1(i).

Main Construction Contract the contract or contracts between the Developer and the Main Contractor for or in connection with the construction of the Commercial Development at the Land or any part thereof which includes the design and construction of the Works.

Main Contractor the main contractor or contractors appointed by the Developer under the Main Construction Contract.

Defects Liability Period the period of twelve (12) months commencing from the date of TOP.

Developer’s Proposals the proposals submitted by the Developer, and accepted by PA, for the design and construction of the CC comprising:

- the Developer’s price schedules;
- the Developer’s proposed design drawings for the Works submitted to the PA;
- other documents and drawings submitted by the Developer to the PA; and
- any correspondences and drawings submitted by the Developer, amplying, supplementing, amending or clarifying any of the aforesaid documents and drawings.

Officer-in-charge the person or persons appointed as such by PA for the purposes of this Agreement;

Parties the Developer and the PA, and Party means either one of them.

Payment Claim a claim for payment submitted by the Developer pursuant to Clause 7.1.2.

Payment Certificate a certificate issued by PA pursuant to Clause 7.2.1 in response to a Payment Claim submitted by the Developer.

Response Amount the amount that PA proposes to pay as shown in the Payment Certificate issued pursuant to Clause 7.2.1.


Time for Completion time or times for the completion of the Main Construction Contract in relation to the Works set out in the letter of acceptance issued by the Developer to the Main Contractor subject to extensions of time as the Main Contractor may be allowed under the Main Construction Contract.

TOP Temporary Occupation Permit issued in respect of the Commercial Development.

Variations any variations, alterations or modifications to the Works and/or the Approved Design as described in Clause 5.2.

Works the building and fitting out works, whether of a structural or non-structural nature, to be designed, built or executed, and completed, including the remedying of any defects thereto, in accordance with the CC Requirements and the Developer’s Proposals.

Works Schedule the construction timeline for the completion of Works in Annex 2.
2.2 References to persons shall be deemed to include corporations.

2.3 Words importing the singular number only shall include the plural and vice versa.

2.4 The headings in this Agreement are inserted for convenience only and shall not affect the construction thereof.

3. RELATIONSHIP BETWEEN THE PARTIES

3.1 Nothing contained herein shall be construed as establishing or creating a relationship of master and servant, or principal and agent, or constitute a partnership between PA and the Developer.

4. SET-OFF

4.1 In addition to any right of set-off or other general lien or similar right to which PA may be entitled in law, PA may at any time and without prior notice to the Developer set-off any monies whatsoever which may at any time be due to the Developer for any liabilities of the Developer arising under this Agreement.

5. OBLIGATIONS OF THE DEVELOPER

5.1 The obligations of the Developer under this Agreement shall be as follows and shall include all works and deeds which are necessary for or incidental to the discharge thereof:

5.1.1 To ensure that the Works are carried out and completed by the Main Contractor in accordance with the CC Requirements and the Developer’s Proposals on a turnkey basis;

5.1.2 To liaise with the Main Contractor and PA on all matters concerning the Works;

5.1.3 To provide qualified personnel to supervise the execution of the Works in a timely and professional manner;

5.1.4 To ensure that the Works are carried out in accordance with the Works Schedule approved by the PA;

5.1.5 To monitor the progress of the Works and keep PA informed of any progress or delays;

5.1.6 To issue instructions on matters concerning the execution of the Works to the Main Contractor as and when advised by PA in writing;

5.1.7 Upon written request of the PA, provide PA with the names and other relevant particulars of any person or persons who may be engaged or involved with the Works under this Agreement;

5.1.8 To submit or procure the submission of progress reports, certificates, returns and any other document or information upon written request of the PA;

5.1.9 To seek the PA’s written approval of the arrangement and details for the Works to be incorporated into the Main Construction Contract;

5.1.10 To take all necessary measures to ensure that post-award contract administration or execution of the Works are clear and transparent;

5.1.11 To procure and ensure that the Main Contractor executes all works of repair, amendment, variation, reconstruction, rectification and making good of defects, defaults, imperfections, shrinkages and any other faults as may arise or may be discovered in the Works during the Defects Liability Period;
5.1.12 To take full responsibility for the adequacy, stability and safety of all site operations, methods of construction and design of the Works; and

5.1.13 Not pledge the credit of PA in any way or permit any lien or security to be created over any part of the deliverables of the Works, the completed Works or the CC.

5.2 The Officer-in-charge may instruct the Developer to make any variations, alterations or modifications to the Works and/or the Approved Design (Variations). The Developer shall give PA a notice (Variation Notice) in writing within 14 days after receipt of the Officer-in-charge's instructions stating the following:

5.2.1 whether the Variation can be carried out;

5.2.2 any cost impact for effecting the Variation;

5.2.3 whether the Variation results in any increase or decrease of the GFA;

5.2.4 whether the Variation impacts on the Completion Date described in Clause 10.1 and if so, the extent of the impact.

PA shall notify in writing the Developer within 14 days after receipt of the Variation Notice whether it accepts the provisions of the Variation Notice and requires the Developer to proceed with the Variation. If PA does not respond to the Variation Notice within this time frame, then PA is deemed to have withdrawn the Variation and the Developer will continue with the Works in accordance with the CC Requirements and the Developer's Proposals. If PA accepts the Variation Notice, then this Agreement, and the CC Requirements and the Developer's Proposals shall be deemed to be amended from the date of PA's acceptance. Such acceptance shall not however in any way relieve the Developer of any of its duties or responsibilities under this Agreement.

5.3 The Developer shall be fully responsible for the suitability, adequacy, integrity, durability and practicality of the Developer's Proposals. In particular:

5.3.1 The Developer warrants, absolutely and independent of fault, that the Developer's Proposals meet the CC's Requirements and is fit for the purpose thereof. Where there is any inadequacy, insufficiency, impracticality or unsuitability in or of the CC's Requirements or any part thereof, the Developer's Proposals shall take into account, address or otherwise rectify such inadequacy, insufficiency, impracticality or unsuitability.

5.3.2 The Developer shall indemnify PA against any damage, expense, liability, loss or claim which PA might incur, sustain or be subject to arising from any breach of the Developer's design responsibility and/or warranty set out in this Clause and under common law.

5.3.3 The Developer shall be fully responsible for the choice of plant, materials, goods, workmanship, preparing, developing and coordinating all design works to enable that part of the Works to be constructed and/or be fully operational in accordance with the CC Requirements (including but not limited to the securing of all approvals that may be required by the authorities or under any law, order, ruling or regulation.

5.4 For the purpose of Clauses 6 and 7, the Developer shall ensure that the cost of the Works as priced by the Main Contractor, forming part of the award sum of the Main Construction Contract, shall be clearly and separately identified as a fixed price lump sum in the Main Construction Contract.
5.5 Any acceptance by the Officer-in-charge of the design drawings, assumptions, calculations and other documents submitted by the Developer shall not relieve the Developer of any of his duties or responsibilities under this Agreement.

6. OBLIGATIONS OF PA

6.1 PA shall pay, in accordance with Clause 7, the Developer the cost of the Works on the basis of the Contract Sum subject to any adjustment to account for:

6.1.1 provisional items provided for in the Main Construction Contract in respect of the CC but not utilized relating to the Works; and/or

6.1.2 the value of Variations executed provided always that such Variations are authorized or ordered by PA in accordance with Clause 5.3, and either:
   (i) did not arise due to any default of the Developer;
   (ii) was not necessitated by any default of the Developer;
   (iii) was not intended to cure any default of the Developer;
   (iv) did not arise due to any breach of contract by the Developer;
   (v) was not necessitated by any breach of contract by the Developer; or
   (vi) was not intended to cure any breach of contract by the Developer.

6.2 The Developer shall be entitled to reimbursement for such reasonable costs and expenses (including, without limitation, legal costs on an indemnity basis), as the parties may agree, arising out of or in connection with the Developer's compliance with Clause 26.3 below.

6.3 The Officer-in-charge shall provide the Developer with all approvals, decisions, responses, documents and data requested by the Developer and needed by the Developer for the design, construction and completion of the Works within the time period stipulated by the Developer which shall be reasonable, or in the absence of such stipulation, within a reasonable time period.

7. PROGRESS PAYMENTS

7.1 Payment Claims

7.1.1 The cost of Works shall be paid by PA to the Developer by way of monthly progress payments, as provided for in this Agreement, subject to the variations in clauses 5.2.

7.1.2 The Developer shall submit to PA at monthly intervals a claim certified by the Architect for payment for the Works executed (Payment Claim) in such form as PA may from time to time prescribe. For the purposes of payment claims made under this Clause, the Payment Claim shall have the same meaning ascribed in the Building and Construction Industry Security of Payment Act 2004 (SOP Act). The Payment Claim shall be made in compliance with the requirements of the Act and shall show the amounts (Claimed Amount) to which the Developer considers himself to be entitled in respect of the sum to which the Developer is entitled up to the last day of the monthly interval in question in respect of:
   (i) the value of Works executed in connection with the CC; and
   (ii) the value of materials, plant and goods delivered by the Developer on site for incorporation in the Works but not incorporated in such Works.

7.1.3 The Developer when submitting his monthly Payment Claim shall ensure that such Payment Claim is accompanied with the Architect’s Certificate certifying the amount of Works executed in connection with the CC and the amounts, which may consist of deduction of any sums which have been or due and payable by the Developer to the PA in accordance with this Agreement. This requirement for the
Payment Claim to be accompanied with the Architect’s Certificate shall be a condition precedent to any entitlement that the Developer may have with regard to payment.

7.1.4 For the avoidance of doubt, the Developer agrees and acknowledges that the Developer shall not in any event claim in excess of the amount certified by the Architect in respect of the value of Works executed in connection with the CC with respect to each and every Payment Claim.

7.2 Payment Certificate

7.2.1 Within 14 days of receiving a Payment Claim duly submitted pursuant to Clause 7.1, the Officer-in-charge shall issue a certificate (Payment Certificate) to the Developer showing the amounts, which may consist of deduction of any sums which have been or may become due and payable by the Developer to PA under this Agreement or otherwise (Response Amount) to which the Developer is in its opinion entitled in respect of the Claimed Amount (including Variations being completed progressively). The Officer-in-charge shall substantiate with reasons in his Payment Certificate if the Response Amount is less than the Claimed Amount or if payments are withheld. Such Payment Certificate issued by the Officer-in-charge shall comply fully with the requirements for Payment Response made in contemplation of the SOP Act.

7.2.2 The Payment Certificate issued under Clause 7.2.1 shall be deemed the Payment Response from PA, which meaning shall be the same as provided for in the SOP Act, if PA does not provide any response within 14 days from the Payment Claim. Where PA provides a Payment Response in compliance with the SOP Act within 14 days of the Payment Claim, PA’s Payment Response shall take precedence over the Payment Certificate and shall constitute the Payment Response as defined in the SOP Act.

7.2.3 The Developer, when submitting the Payment Claims required by Clause 7.1 and any payment claims related to the finalisation of accounts referred to in Clause 7.1.2, shall also show the amount which it considers itself to be entitled in respect of GST payable to him by PA. Upon receipt of each Payment Certificate issued by the Officer-in-charge, the Developer shall within 7 days, submit a tax invoice to PA for the same amount as certified in the Payment Certificate.

7.3 Correction of Certificates

The Officer-in-charge may by any certificate make any correction or modification in respect of any error whether arithmetical or otherwise in any previous certificate which has been issued by him and make such adjustments as may be necessary in the amount of payment due and payable to the Developer to take into account any over or under valuation in any previous certificate. Where the amount paid by PA to the Developer pursuant to any error in a previous certificate exceeds any amount due and payable to the Developer under any subsequent certificate, such excess shall be recoverable by PA from the Developer. The Developer shall pay any such excess without delay.

7.4 Final Claim

7.4.1 Within 90 days of the date of the TOP the Developer shall submit in writing to the PA a claim for final payment in such form as the Officer-in-charge may prescribe (Final Payment Claim).

7.4.2 This Final Payment Claim shall show the final amounts to which the Developer considers himself entitled in respect of all matters set out in Clause 7.1. If or to the extent that the completed Works have not been ascertained and verified by the Officer-in-charge (other than by reason of any failure on the part of the Developer or the Main Contractor), the Developer shall set out his best estimates of the amounts due in respect of the Works. The Developer shall show all adjustments in the Final Payment Claim which he considers should be made to the Contract Sum.
7.4.3 The Final Payment Claim made under this Clause shall constitute a Payment Claim made under the SOP Act, provided always that the requirements for the Final Payment Claim made are fully complied with under the SOP Act.

7.5 Interim Final Account and Certificate

7.5.1 (i) Within 21 days of receiving the Final Payment Certificate duly submitted by the Developer pursuant to Clause 7.4, the Officer-in-charge shall provide the Developer with an interim assessment of the draft final account (Interim Final Account) and at the same time issue the Payment Certificate based on this Interim Final Account. The Payment Certificate issued under this clause shall comply with the requirements for Payment Response under the SOP Act.

(ii) The Payment Certificate issued under Clause 7.5.1(i) shall be deemed the Payment Response from the PA, which meaning shall be the same ascribed in the SOP Act if the PA does not provide any response within 21 days of the Final Payment Claim. Where the PA provides a response within 21 days from the Final Payment Claim, the PA’s Payment Response shall take precedence over the Payment Certificate issued pursuant to Clause 7.5.1(a) and shall constitute the Payment Response as defined in the SOP Act.

7.5.2 (i) In the event the Developer fails to submit the Final Payment Claim pursuant to Clause 7.4, the Officer-in-charge shall in any event issue his Interim Final Account within 150 days from the date of the TOP. Within 30 days after his issue of the Interim Final Account, the Officer-in-charge shall issue a payment certificate certifying the amount due to the Developer, if any, based on his Interim Final Account. For the avoidance of doubt, the Interim Final Account or payment certificate issued under this Clause 7.5.2 (i) shall not be subject to the SOP Act.

(ii) if the Developer does not agree to the Interim Final Account issued under Clause 7.5.2 (i), he may submit his grounds of dispute in writing to the Officer-in-charge. The Officer in-charge may amend the disputed amount or such other amounts in the Interim Final Account and issue to the Developer a notice of amendment to the Interim Final Account.

7.5.3 The Officer-in-charge shall no later than 30 days after the end of the Defects Liability Period provide the Developer with a draft of the final account (Final Account). The Final Account shall show:

(i) the adjustments, if any, which the Officer-in-charge considers should be made to the Contract Sum; and

(ii) the amounts which the Officer-in-charge considers to which the Developer and the PA, as the case may be, is entitled under the express provisions of the Agreement.

7.5.4 Within 30 days of the receipt by the Developer of the Final Account, the Developer shall notify the Officer-in-charge in writing as to whether or not the amounts set out in the Final Account are accepted by the Developer. If the Developer does not accept an amount, he shall submit his grounds of dispute in writing to the Officer-in-charge within the said 30 days. Any amounts in respect of which the Developer has not submitted his grounds of dispute within the said 30 days shall be deemed to have been accepted by and shall be final and binding on the Developer.

7.5.5 Within 30 days of the Officer-in-charge’s receipt of the Developer’s grounds of dispute, the Officer-in-charge may amend the disputed amount or such other amounts in the Final Account and issue to the Developer a notice of amendment to the Final Account, or if he decides not to issue any notice of amendment, he shall inform the Developer in writing accordingly. Any grounds of dispute submitted by
the Developer under Clause 7.5.4 and which is not resolved by the Officer-in-charge shall be resolved in accordance with Clause 17.

7.5.6 The Officer-in-charge shall issue a Final Account Certificate:

(i) within 30 days of the acceptance or deemed acceptance by the Developer of the Final Account or the amendment to the Final Account as the case may be; or

(ii) where there is no agreement on the whole or any part of the Final Account, within 30 days from the date of the Officer-in-charge informs the Developer in writing that he would not issue a notice of amendment to the Final Account.

7.5.7 The Final Account Certificate shall certify the difference between:

(i) the Contract Sum as adjusted in accordance with the terms of the Agreement by the Officer-in-charge together with any further amounts which the Officer-in-charge considers the Developer to be entitled pursuant to the express provisions of the Agreement; and

(ii) the amounts certified for payment, inclusive of amounts paid,

and the difference shall be a debt payable by the PA to the Developer or the Developer to the PA as the case may be.

7.5.8 The Officer-in-charge may within 30 days of the issue of the Final Account Certificate or the Final Completion Certificate, whichever is the later, amend the Final Account and/or the Final Account Certificate in the event of any error or accidental inclusion or exclusion of any material, plant, work, or figure in any computation.

7.5.9 For the avoidance of doubt,

(i) the Officer-in-charge shall not be obliged to issue a Final Account Certificate before the Final Completion Certificate, referred to in Clause 9 shall have been issued; and

(ii) the issue of a Final Account or a Final Account Certificate shall not relieve the Developer from his obligations and liabilities arising during the Defects Liability Period.

7.6 Period for Honouring Certificate

The amount due to the Developer under any certificate issued by the Officer-in-charge pursuant to Clause 7.2 or any other term of the Agreement shall (subject to PA's right to deduct or set-off any sum or damages for which the Developer is or may be liable under this Agreement or in any other way) be paid by PA to the Developer within 21 days after the date of such certificate.
8. **COMPLETION OF THE WORKS / TITLE SURVEYS**

8.1 The approval by PA of the Time for Completion shall not relieve the Developer of any of his obligations to execute and complete the Works in accordance with this Agreement.

8.2 When the whole of the Works have been completed in accordance with this Agreement and the Developer has received from the Architect the Architect’s written recommendation that the whole of the Works have been completed in accordance with this Agreement, the Developer shall forward to the Officer-in-charge the abovementioned Architect’s written recommendation for approval. The Officer-in-charge shall not unreasonably delay or withhold the issue of the abovementioned approval.

8.3 A certificate of completion for the whole of the Works may not be issued by the Architect unless the Officer-in-charge has approved the Architect’s written recommendation for the completion for the whole of the Works.

8.4 The Developer must conduct or cause to be conducted all necessary title surveys relating to the Commercial Development.

8.5 The boundary of the CC must be approved by PA and the Developer must engage a Registered Surveyor to draw up a floor plan indicating the area and dimensions of the CC. The Developer shall submit the floor plan to PA within 1 month from the date of the TOP.

9. **FINAL COMPLETION CERTIFICATE**

9.1 Within 30 days after the expiry of the Defects Liability Period or as soon as any and all Defects instructed under this Agreement have been rectified and upon the issuance of the CSC, the Officer-in-charge shall issue to the Developer, with a copy to the PA, a Final Completion Certificate.

9.2 The issuance of the Final Completion Certificate shall of itself not be conclusive evidence that the Works have been completed or that or that any materials, goods or work to which it relates are in accordance with the Agreement.

10. **LIQUIDATED DAMAGES**

10.1 PA and the Developer shall separately agree on a date for the completion of the Works (**Completion Date**). If the Works are not completed and TOP is not issued by the Completion Date, the Developer shall pay PA liquidated damages calculated at the rate of S$ [●] per calendar day for the period during which the Works shall so remain incomplete and TOP shall remain unissued after the aforesaid dates.

10.2 PA may at any time recover the amount of liquidated damages from the Developer except that the total payment or recovery shall not exceed 100% of the contract value of the Works. The payment or deduction of such damages shall not relieve the Developer from his obligation to complete the Works or from any other of his obligations and liabilities under this Agreement.

10.3 Any liquidated damages payable to PA under this Clause may be deducted from any instalment of the cost of Works due to the Developer.
11. INSURANCE

11.1 [Insurance must cover both the Works and personal injury & property damage and shall be agreed between the parties after award of tender.]

12. CONFIDENTIALITY

12.1 The Developer shall not use any information gained in the carrying out of this Agreement for any purpose (other than for the purpose of this Agreement) without obtaining the prior written approval of PA and the Developer shall not make any public announcement or divulge any material relating to the Works or the CC without the prior written consent of the PA.

13. ASSIGNMENT

13.1 The Developer shall not assign, transfer, subcontract or in any other manner make over to any third party the benefit and/or burden of this Agreement without the prior written consent of the PA, which consent shall not be unreasonably withheld. Notwithstanding the foregoing, PA acknowledges and agrees that the Developer shall be entering into the Main Construction Contract with the Main Contractor for the design and construction of the Works.

14. NOTICES

14.1 All notices or other communications required or permitted to be given or made under or in connection with this Agreement shall be in writing and delivered personally or sent by prepaid registered post or by facsimile, addressed to the intended recipient thereof at the address, or facsimile number, and marked for the attention of such person (if any), set out hereunder:

To: PA
Address: People’s Association
Attention: [●]
Fax No: [●]

To: Developer
Address: [Name of Developer]
Attention: [●]
Fax No: [●]

14.2 Any such notice, demand or communication shall be deemed to have been duly served (if given or made by facsimile) immediately or (if given or made by letter) 2 days after posting.

15. OWNERSHIP OF DOCUMENTS AND COPYRIGHT

15.1 As between the parties, copyright and other intellectual property rights in the Developer's Proposals shall remain with the Developer. However, the Developer shall be deemed to have given to PA a non-terminable, transferable, non-exclusive, royalty-free licence to copy, use and communicate the Developer’s Proposals, including making and using modifications of them, for the purposes of completing, operating, maintaining, altering, repairing and demolishing the Works. The abovementioned licence may be sub-licensed by PA to any other person, if PA deems necessary, for the purposes of such person completing, operating, maintaining, altering, repairing and demolishing the Works.
15.2 As between the parties, the ownership of any copyright and other intellectual property rights in the CC Requirements and in drawings and documents in any format whatsoever arising out of the execution of the Works shall remain with and/or belong to the PA. The Developer (and its consultants, where applicable) and/or the Main Contractor are hereby granted a non-exclusive royalty-free licence to copy, use and communicate the CC Requirements and to permit their respective employees, agents and sub-contractors to copy, use and communicate the CC Requirements at their costs, but only if the said copying, use and communication is necessary for the design, execution and completion of the Works.

16. **WAIVER**

16.1 No waiver by either party of any breach or default hereunder of the other party or the giving of time for performance shall be deemed to be a waiver of any subsequent breach or default.

17. **INDEMNITY**

17.1 The Developer shall be liable for and indemnify PA against all expenses or losses sustained by PA and against all losses and claims for injuries or damages to persons or damage to any property whatsoever which may arise out of or in consequence of the design, construction and completion of the Works. Such indemnity shall include all claims, demands, proceedings, damages, costs, charges and expenses whatsoever in respect of or in relation thereto.

17.2 The Developer shall not be responsible for nor be required to indemnify PA against any compensation or damages for or with respect to injuries or damage to persons or property resulting solely from any act or neglect of the PA, its agents, servants, or other contractors employed by the PA.

17.3 The Developer shall be liable for any violation of legal provisions or rights of third parties in respect of patents and/or copyrights introduced into documents prepared by it and shall indemnify PA against any claims for infringement or alleged infringement of patents and/or copyrights.

18. **ACCESS TO BUILDING SITE**

18.1 The Developer shall afford PA (which for the avoidance of doubt shall include any person authorised by PA in writing) reasonable access at all reasonable times to the building site with prior written notice where the Works are being carried out for any purpose whatsoever including inspection and the carrying out of any works.

19. **SETTLEMENT OF DISPUTES**

19.1 The parties shall in good faith endeavour to settle all disputes or differences by mutual agreement, failing which either party shall upon prior written notification to the other party, refer the dispute to arbitration according to clause 19.2.

19.2 Any disputes or differences arising out of or in connection with this Agreement which shall not be resolved by mutual agreement, shall be referred to and finally resolved by arbitration in Singapore in accordance with the Arbitration Rules of the Singapore International Arbitration Centre (SIAC Rules) for the time being in force, which rules are deemed to be incorporated by reference in this Clause. The Tribunal shall consist of 1 arbitrator and the language of the arbitration shall be English. The award of such arbitrator shall be final and binding upon the parties.

19.3 Notwithstanding Clause 19.1, if a dispute or difference involves a Payment Claim or Payment Response to which the SOP Act applies, the Developer shall be entitled to make an adjudication application in accordance with the SOP Act, in which case the provisions of the SOP Act shall apply.
20. POSTPONEMENT AND TERMINATION

20.1 PA may terminate this Agreement:

20.1.1 by giving the Developer 30 days’ written notice of termination in the event of failure on the part of the Developer to comply with the terms and conditions of this Agreement which failure was not remedied within 30 days of the Developer receiving prior written notice of the failure from the Officer-in-charge or such other time as the Officer-in-charge may approve upon being requested by the Developer; or

20.1.2 if the Developer has committed an act of bankruptcy or becomes bankrupt or insolvent or makes a composition with creditors or if, being a company, any winding up order of any kind is made, or a receiver or manager or judicial manager (whether provisional or otherwise) of the Developer's undertaking or assets is appointed, or possession taken or execution levied by creditors or debenture holders or under a floating charge.

20.2 Termination of this Agreement shall not prejudice the right of PA to claim any damages arising from the breach of this Agreement.

20.3 Upon the termination of this Agreement, the Developer shall:

20.3.1 be entitled to claim for all outstanding sums including for the cost of Works under Clause 6 at the date of termination. All claims by the Developer shall be in writing;

20.3.2 deliver to PA all plans, as-built drawings and other documents relating to or in connection with the Works and the Developer hereby acknowledges and shall ensure that all intellectual property and ownership rights in such plans, drawings and other documents vest in PA without charge by the Developer.

Provided always that PA shall not be liable to pay to the Developer for any money on account of this Agreement until the completion of the each stage of the Works and thereafter until the costs of completion and rectification of defects, damages for delay in completion (if any), and all other expenses incurred by PA have been ascertained and the amount thereof certified by the Officer-in-charge. The Developer shall then be entitled to receive only such sum or sums (if any) as the Officer-in-charge may certify would have been due to him upon due completion by him after deducting the said amount. But if such amount shall exceed the sum which would have been payable to the Developer, the Developer shall upon demand pay to PA the amount of such excess and it shall be deemed a debt due by the Developer to PA and shall be recoverable accordingly.

21. FORCE MAJEURE

21.1 Notwithstanding any other provisions to the contrary hereof, neither party shall be liable for any breach of its obligations under this Agreement if such non-performance or interruption or delay in performance thereunder is caused by any war in which the Government of Singapore is involved in, an act of God, strikes, labour disputes (other than strikes and labour disputes induced by the Party so incapacitated) or fires. In case of such events, the time for performance required by each party under this Agreement shall be extended for any period during which the performance is prevented by the event. However either party may terminate this Agreement by giving 21 days’ written notice if such event preventing performance continues for more than 30 days without being liable therefor to the other party in damages or likewise, save that the termination hereunder shall be without prejudice to liabilities accrued to either party or monies payable from one party to the other prior to the said termination.
22. **EXTENT OF AGREEMENT**

22.1 This Agreement represents the entire and integrated agreement between PA and the Developer with respect to the subject-matter hereof and supersedes all prior negotiation, representations or agreement, either written or oral. This Agreement may be amended only by the parties in writing.

23. **APPLICABLE LAW**

23.1 This Agreement shall be deemed to be made in Singapore and shall be subject to, governed by and interpreted in accordance with the Laws of the Republic of Singapore for every purpose.

23.2 Where the SOP Act applies to this Contract, all provisions in this Contract shall be read to give effect to the provisions of the Act. For that purpose, the parties shall be entitled to such rights and be subject to such obligations as may be set out in the SOP Act.

24. **EXCLUSION OF THE CONTRACTS (RIGHTS OF THIRD PARTIES) ACT**

24.1 Notwithstanding any other provisions to the contrary in this Agreement, this Agreement does not create or purport to create any right under the Contracts (Rights of Third Parties) Act (hereinafter referred to in this Clause 24 as the Act) which is enforceable by any person or party who or which is not a party to this Agreement.

25. **GOODS AND SERVICES TAX**

25.1 For the avoidance of doubt, each party to this Agreement shall respectively discharge their obligations under the Goods and Services Tax Act for the provision of taxable supplies of goods or services between the parties pursuant to this Agreement.

25.2 The Developer shall declare whether it and the Main Contractor are or will be registered for GST under the GST Act and, if and when available, furnish to PA a copy of its GST registration certificate, or other documentary proof of GST registration issued by the Inland Revenue Authority of Singapore (IRAS). The Developer shall inform PA immediately of any change in his or his Contractor's GST registration status.

26. **CLAIMS/ COURT PROCEEDINGS**

26.1 With respect to all claims, actions, suits and proceedings brought against the Developer in respect of personal injury to or death of any person or in relation to any injury or damages of any kind to any property real or personal, or for any losses, damages, costs, expenses and disbursements whatsoever, arising out of or in connection with the Works (hereinafter collectively called the Claims), the Developer shall take all necessary action to defend against the Claims in its own name.

26.2 Notwithstanding Clause 26.1, where, the Claims are caused by or attributable to any negligence, misconduct or default of the PA, its employees or agents, PA may, insofar as it is legally possible and without prejudice to any of the PA's rights, take all necessary action to defend against the Claims in its own name or, if that is not possible, in the name of the Developer. In this regard, the Developer shall assign or transfer to PA such rights or defences as the Developer may have against the Main Contractor or the relevant third party in order to allow PA to do so. For all matters relating to such Claims, PA shall be entitled to make all decisions.

26.3 Without prejudice to the generality of Clauses 26.1 and 26.2, the Developer shall, if required by the PA:

   26.3.1 allow PA to use the Developer's name(s) and if necessary join with PA as defendant(s) or respondents in any proceedings by PA in respect of the Claims; or
26.3.2 assign or transfer to PA such rights or defences as the Developer may have against the Main Contractor or the relevant third party in order to allow PA to defend against the Claims in its own name.
Annex 1

Technical Conditions of Contract for Design and Build of
Proposed New Community Club (CC) at Upper Serangoon Road with Appendices

[To insert]
Annex 2

Works Schedule

[To insert the construction milestones and timeline for the completion of Works]
IN WITNESS WHEREOF the parties hereto have caused this Agreement to be signed the day and year above written.

Signed for and on behalf of

**People’s Association**

by:

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Signed for and on behalf of

[ ]

by:

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Name:
Designation:

In the presence of:

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Name:
Designation:

In the presence of:

---

Name of Witness:
Designation:

Name of Witness:
Designation:
Appendix D

DEVELOPER'S COVENANTS

1. COVENANTS

1.1 These Developer's Covenants form an integral part of the Technical Conditions of Contract for Design and Build of Proposed New Community Club (CC) at Upper Serangoon Road (hereinafter referred to as the "TCOC"). All capitalized terms used but not otherwise defined herein shall have the meanings specified in the TCOC.

1.2 The undertakings and obligations set out in these Developer's Covenants are to be complied with by the successful tenderer (hereinafter referred to as the "Developer", which expression shall include its legal representatives, successors in-title and permitted assigns) upon the issuance of TOP for the Commercial Development.

2. COMPLIANCE WITH HEAD LEASE

2.1 The Developer shall comply fully with, at the Developer's cost, all the terms and conditions of the Head Lease, and shall indemnify PA for all claims, demands, actions, proceedings, judgments, damages, losses, costs and expenses of any nature which PA may suffer or incur due to any repudiatory breach, pre-termination or termination of the Head Lease for any reason whatsoever.

3. GRANT OF RIGHTS TO PA

3.1 The Developer shall grant PA, its successors and assigns, the owners and occupiers for the time being of the CC, as well as the persons duly authorised by them the following rights without charge:

3.1.1 the right to enter with vehicles all or any part of the Land or the Commercial Development (including any building(s) or structure(s) thereon or therein) at all times to maintain and repair the CC and/or any parts thereof;

3.1.2 the right of subjacent and lateral support and protection of the CC and every part thereof for the purpose of supporting, upholding and maintaining the CC;

3.1.3 the right at all times by day or night to pass and repass on foot or enter with vehicles over along and across arcades, corridors, staircases, passages, walkways, ramps, escalators, lifts, lanes, driveways and portions of the Land and the Commercial Development including any part of the Commercial Developments erected or to be erected thereon for ingress and egress to and from the CC, including, without prejudice to the generality of the foregoing, for the purpose of transporting waste or rubbish to the bin centre or waste disposal centre of the Commercial Development. Such right shall also be granted to the members of the public for the purpose of ingress to and egress from the CC;

3.1.4 the right, upon prior written notice being given by PA to the Developer, to install antennae, and equipment and structures supporting such antennae at the rooftop of any building or structure in or on the Land or the Commercial Development and to install cables, ducts and wires in, on and under the Land or the Commercial Development from said antennae and equipment supporting such antennae to the CC;

3.1.5 the right for PA to install cables, pipes, ducts, wires, sewers and channels in, on and under the Land or the Commercial Development and to maintain and use the cables, pipes, ducts and channels for free and uninterrupted passage or provision of air, drainage, gas, garbage, artificially heated or cooled air,
water, electricity, telecommunications, data and other utilities and services (including telephone, radio and television services) to and from the CC;

3.1.6 the right at any time for the PA to enter the Land and the Commercial Development with or without workmen and others and with or without, appliances, equipment and materials to inspect, clean, repair, maintain, renew, remove and replace PA's cables, pipes, ducts, wires, sewers and channels;

3.1.7 the right to construct, install, place and maintain on, in or under any part of the Land or the Commercial Development such structures, fixtures and/or components including without limitation any antennae, and equipment and structures supporting such antennae at the rooftop of any building or structure in or on the Land or the Commercial Development and to install cables, ducts and wires in, on and under the Land or the Commercial Development from said antennae and equipment supporting said antennae to the CC as may be required by PA for the purposes of the operations of the CC; and

3.1.8 the right at all times without notice to the Developer to enter onto the Land or the Commercial Development with or without workmen and others and with or without materials, equipment and specialist services to inspect, repair, maintain, renew or replace any structure, fixture and/or component relating to the CC including but not limited to any antennae, and equipment and structures supporting such antennae.

4. MAINTENANCE

4.1 The Developer covenants that it shall without charge to the PA maintain the structure and plumbing of the CC, including but not limited to (i) the fire protection, generator and air-conditioning systems, (ii) the structural parts such as the foundation, floors, building structure and structural framework, exterior walls, main walls and roofs, waterproofing system, permanent staircases, railings, structural columns, floor slabs, all permanent walls, structural beams, columns, ramps and (iii) the conducting media such as drains, sewers, conduits, flues, risers, gutters, gullies, channels, ducts, shafts, watercourses, pipes, cables, wires and mains embedded or integrated into the structure of or outside the Commercial Development/s on the said Land or the Commercial Development for the duration of the Head Lease.

4.2 The Developer shall be responsible, at the sole cost and expense of the Developer, for keeping and maintaining the Commercial Development, including the CC, fully equipped in accordance with plans, specifications, construction safety and fire safety standards, and designs pursuant to applicable Law and the generally accepted best industry standards and practices standards for a premium retail mall operator.

4.3 The Developer shall maintain the Commercial Development and all buildings and structures therein in good clean and tenantable state and in proper repair and condition at all times for the duration of the Head Lease to the satisfaction of PA.
5. ENVIRONMENTAL AND OTHER WARRANTIES

5.1 The Developer shall ensure that the Commercial Development is operated and maintained in compliance with all Laws and the requirements of any relevant Authority, including providing access for disabled persons.

5.2 The Developer warrants that it is not aware of the presence, existence, disposal, release, spillage, deposit, escape, discharge, leak, migration or emission of any asbestos, hazardous substances (defined in the Environmental Protection and Management Act (Cap. 94A)), PCB transformers or underground storage tanks on the Commercial Development.

6. WASTE & SIGNAGE

6.1 The Developer covenants that it shall, without charge to the PA:

6.1.1 dispose of all waste and rubbish placed by the PA or its contractors or authorised personnel in any bin centre or waste disposal centre of the Commercial Development; and

6.1.2 ensure that there are, and maintain such directional signs and signage within the Commercial Development that point to the CC.

7. REPUTATION OF BUILDING

7.1 The Developer shall use best endeavors to manage or conduct its business so as not to prejudice the goodwill and reputation of the Commercial Development as a premium commercial complex.

8. SERVICES & OUTGOINGS

8.1 The Developer shall provide the requisite common services, utilities, lighting and amenities for the management and maintenance of the Commercial Development (which shall include the passages, corridors, staircases and other common parts of the Commercial Development(s)) in a professional and workmanlike manner in accordance with the best industry standards.

8.2 The Developer shall not impose on PA any service charge, fees or Service & Conservancy Charges (S&CC) of any nature or description whatsoever for PA's use or occupation of the CC or for the use of the common services, utilities or amenities by PA or its agents, employees or licensees, or visitors or permitted occupiers of the CC.

8.3 The Developer shall pay or procure the payment of all taxes, rates, assessments and property tax (including any taxes levied or imposed retrospectively) in respect of the Land and/or the Commercial Development for the duration of the Head Lease. For the avoidance of doubt, PA shall not be required to pay or reimburse the Developer for any taxes, rates, assessments and property tax imposed on the Commercial Development or attributed or deemed to be attributable to the CC.
9. PUBLIC LIABILITY AND FIRE INSURANCE

9.1 The Developer shall maintain at the Developer's cost and expense adequate workmen's compensation insurance, fire insurance and general public liability insurance for the Commercial Development, and shall furnish copies of such policies to PA on request by PA.

10. HEALTH AND SAFETY

10.1 The Developer shall at its cost, upon request by PA, execute all such cleaning, repairs, maintenance and replacements to the structure and plumbing of the Commercial Development as may be required to maintain the health and safety standards of the Commercial Development or to meet any applicable Laws.

11. TENANT MIX

11.1 The Developer shall not, at any time for the duration of the Head Lease, lease or agree to lease any part of the Commercial Development (whether or not adjacent to the CC) to any entities involved in ethnic, religious or political activities.

12. REDEVELOPMENT

12.1 The Developer shall not redevelop or reconstruct the Commercial Development or the common property therein, or undertake any substantial alteration, demolition, or renovation of the Commercial Development or the common property without notifying and consulting PA. The Developer shall at all times undertake any redevelopment, reconstruction, alternation, demolition or renovation works with as little disturbance to the use of or access to the CC as is reasonably possible in the circumstances, and ensure that such work does not materially affect PA's ability to use the CC or limit the access to the CC.

13. NO OBSTRUCTION

13.1 The Developer will not obstruct or permit the obstruction of any walkway, pavement, entrance, corridor, lobby, stairway, fire escape, road or any other area/s of the common property leading to or serving the CC.

14. NO INTERFERENCE

14.1 The Developer shall use and enjoy the Commercial Development in such a manner as not to interfere unreasonably with the use and enjoyment of the CC by PA or its agents, employees or licensees, or visitors or permitted occupiers of the CC.
15. NEGATIVE COVENANTS

15.1 The Developer hereby covenants with PA:

15.1.1 not to erect nor install in the Commercial Development any machinery, equipment or apparatus which causes noise, fumes or vibration which can be heard, smelt or felt inside the CC;

15.1.2 not to store or bring upon the Commercial Development arms, ammunition, gunpowder, unlawful goods chemicals material or equipment, petrol, kerosene or gas or any thing that may be dangerous or hazardous or of an explosive or combustible nature;

15.1.3 not to use exercise or carry on or permit or suffer to be used, exercised or carried on in or upon the Commercial Development or any part thereof any noxious, noisome or offensive art, trade, business, industry, operations, occupation, activities or calling;

15.1.4 not to permit the Commercial Development to be used for any illegal or immoral purpose;

15.1.5 not to permit the placing or parking of objects, trolleys and other wheeled vehicles and/or the stocking or storage or littering of goods or things in any public areas around the Commercial Development in such a manner as to cause obstruction to the visitors to the CC or to restrict access to the CC;

15.1.6 not to permit or suffer to be done or carried out any act, matter or thing whatsoever in, upon or about the Commercial Development which constitutes a nuisance to PA or to the visitors to the CC; and

15.1.7 not to disregard any directives or regulations by any relevant Authority on containing any infectious diseases, outbreak or epidemic in the Commercial Development.

16. LOADING

16.1 The Developer shall allow PA and its agents, employees, licensees, or permitted occupiers of the CC to utilise the service/goods lifts and service bays and loading and unloading facilities within the Commercial Development.

17. CARPARKS

17.1 The Developer shall ensure that PA is at all times entitled to the use of 3 season parking lots in the Commercial Development without any charge.

18. PROJECT COMMITTEE

18.1 The Developer and PA shall form a project committee ("Project Committee") to oversee the integration of the CC’ activities with the Commercial Development’s activities. The Project Committee shall comprise of at least 2 members nominated by the Developer and at least 2 members nominated by PA.

18.2 The Project Committee shall discuss and agree on the following matters pertaining to the Commercial Development:

18.2.1 Facility management and maintenance and responsibilities for cleaning, security, landscaping, routine maintenance and lifecycle;

18.2.2 events coordination and venue management, including public events and performances;
18.2.3 mall activities for national and community events including but not limited to National Day;
18.2.4 use of information and communication technology systems; and
18.2.5 actions to ensure the seamless interface in the activities and the operations of the CC and the Commercial Development.

18.3 The Developer and PA shall comply with the decisions and directions of the Project Committee.

19. INDEMNITY BY DEVELOPER

19.1 The Developer shall indemnify PA and hold PA harmless against:

19.1.1 all claims, demands, actions, proceedings, judgments, damages, losses, costs and expenses of any nature which PA may suffer or incur for death, injury, loss and/or damage caused by any default by the Developer in complying with the provisions of the foregoing Clauses 3 to 18; and

19.1.2 all losses and damages to the CC or any part thereof and to all property therein caused directly or indirectly by the Developer or any occupier of the Commercial Development and in particular but without limiting the generality of the foregoing caused directly or indirectly by the use or misuse waste or abuse of water gas or electricity or faulty fittings or fixtures of the Commercial Development, provided always that PA shall not be indemnified against the negligence or default of PA or its agents or employees.

20. RIGHT OF FIRST REFUSAL

20.1 In the event any rentable space comprised in the Commercial Development and adjoining the CC ("Available Space") becomes available for rent during the term of the Head Lease, the Developer shall give written notice ("Developer's notice") to PA offering to lease the Available Space to PA.

20.2 The Developer's notice shall stipulate the proposed commercial terms of the lease of the Available Space, including, proposed rental, dimensions and location, usage, date of possession and any rent-free fitting out period/s. PA shall be entitled to negotiate with the Developer on the terms of the Developer's offer. The parties shall negotiate in good faith on the terms for offer to lease the Available Space and if the parties reach agreement on the terms of the offer, the Developer shall lease the Available Space to PA on the basis of such agreed terms.