



BUILDING INDUSTRIES



Artist's Impression of IGLS Site (viewed from Aljunied Road)

Briefing to Tenderers – Kallang Way IGLS (Food) Site

11 July 2024

Session Overview

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 - a) Estate Vision
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1. Site Overview

Key Planning Parameters

Planning Parameters	Provision/ Requirement
Location	Kallang Way
Site Area	44,107.8 sqm
Lease Period	32 years
Land use/ Zoning	Industrial B2 (Food)
Permissible GFA (inclusive of Retail)	91,391.36 sqm (min) 114,239.2 sqm (max)
Max. Permissible Retail GFA	3,500 sqm <i>This is subject to Land Betterment Charge payable by Successful Tenderer (ST) and compliance with Urban Design Guidelines.</i>
Technical/ Building Height Limit	Max. 64m SHD (subject to consultation with relevant authorities)
100m Nuisance Buffers ¹	General and special industry uses are not allowed within the buffers.
Heavy Vehicle Lots Provision	230 publicly accessible HVP Lots, over and above the number of HVP lots required to meet ST's own needs.
Other Conditions ²	No dormitories shall be allowed within the industrial development.

Legend



Site Boundary Line



Block A (indicative footprint)



Ingress/Egress (subject to LTA consultation)



100m Nuisance Buffer from the 15m Building Setback²



100m Nuisance Buffer from Nursing Home facade²



Notes

¹ Tenderers are to note that while the subject site is zoned 'Business 2' (B2), in accordance with the Master Plan 2019, the area shaded in blue and green in the Site Plan is within 100m away from residential premises, nursing homes and similar stay-in facilities, where general and special industry uses are not allowed.

² Please refer to the Technical Conditions of Tender (TCOT) for the full set of information.

Key Planning Parameters

Block A for Adaptive Reuse

- The site will include Block A which must be retained for Adaptive Reuse (AR) due to its unique industrial typology of JTC's last remaining 3-storey terrace factory with ground floor showroom space.
- This is JTC's pilot IGLS site with AR requirements, as part of a greater Whole of Government sustainability effort to abate embodied carbon.

Guidelines and Requirements

- Urban Design Guidelines and AR Guidelines for Block A are to be read in conjunction with the Control Plans, Cross Sections, and the Conditions and Requirements of Relevant Competent Authorities/Public Utility Licensees.
- Design Review Panel (DRP) session(s) must be conducted with JTC before obtaining development control approvals from the Competent Authority under the Planning Act (Cap. 232).

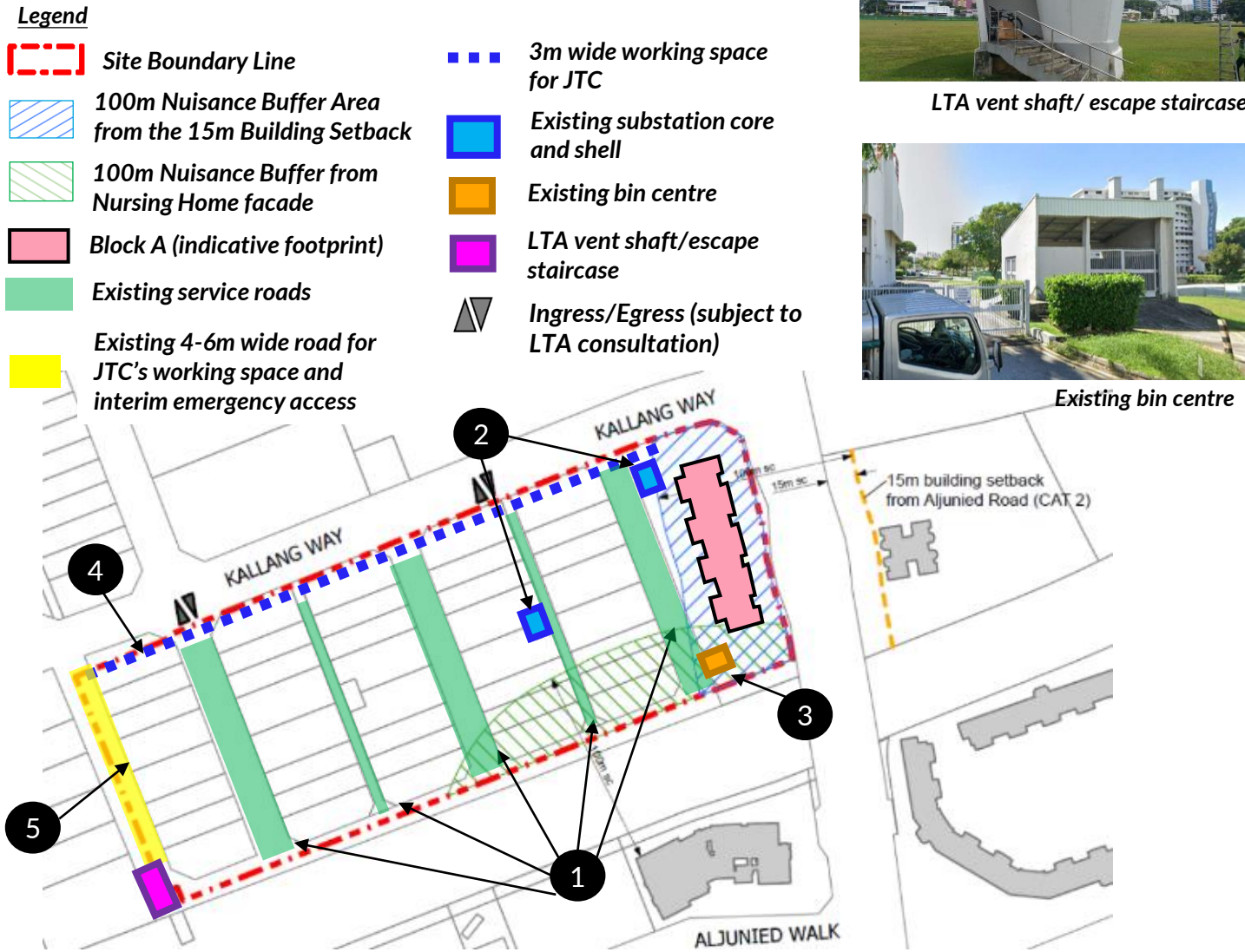


View of Blk A From Aljunied Road

Key Scope for Site and Infrastructure

- Topping up of existing platform levels to meet authorities'/agencies' requirements.
- Checks on existing services, and removal of abandoned services (e.g. sewer, telco, drains, cables, water lines etc.) where needed.
- Refer to Technical Conditions of Tender (TCOT) for full information and requirements.

- 1 Successful Tenderer is to demolish and remove the internal roads which have been expunged by JTC (previously known as Kallang Way 3,4, and 5), where needed.
- 2 Demolition of the existing two substations' core and shell, which are in the midst of being decommissioned.
- 3 Demolition of an existing bin centre between Block A and Kallang River
- 4 To temporarily cater 3m working space for infrastructural works by JTC.
- 5 To temporarily cater the existing 4-6m wide road for JTC's working space and as interim emergency access to LTA's vent shaft/ escape staircase



Site Plan with key features
(Location and scale of key features are indicative only; Refer to Technical Conditions of Tender (TCOT) for full information)



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2. Estate Vision and Urban Design






Kallang Way IGLS Site

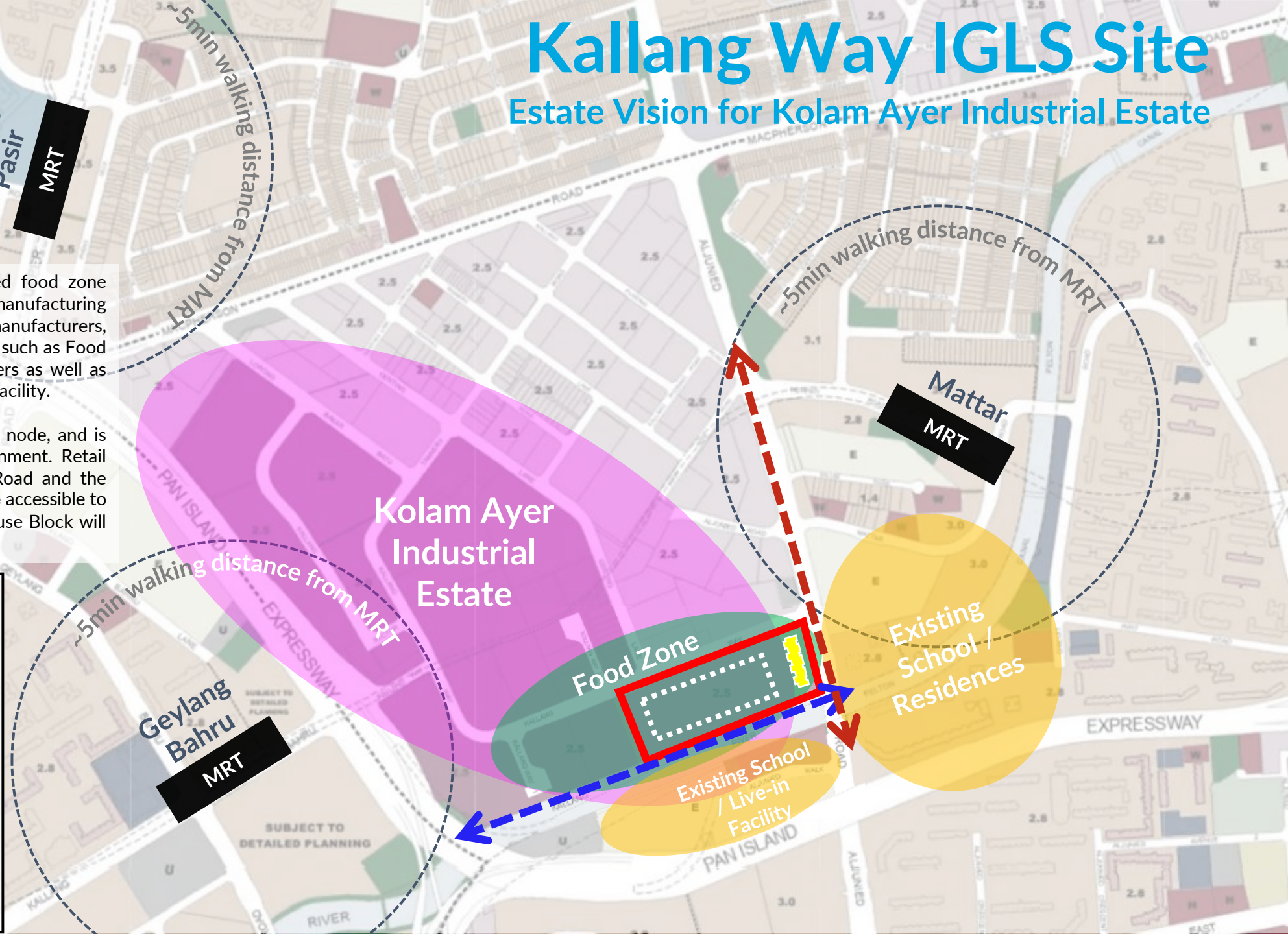
Estate Vision for Kolam Ayer Industrial Estate

The site is located within a designated food zone to ensure that the supply of food manufacturing space continues to meet the needs of manufacturers, but also co-locates complementary uses such as Food & Beverage spaces serving other workers as well as the nearby school, residents and live-in facility.

The IGLS site is planned as an amenity node, and is planned as a pedestrian-centric environment. Retail uses will be provided along Aljunied Road and the Kallang River and these amenities will be accessible to the wider community. The Adaptive Reuse Block will house some of these amenities.

Legend

-  Kallang Way IGLS site
-  Adaptive reuse block (Block A)
-  New multiple-user factory (food)
-  Kallang River waterfront route
-  Aljunied road





Artist's Impression of IGLS Site (viewed from Kallang River)

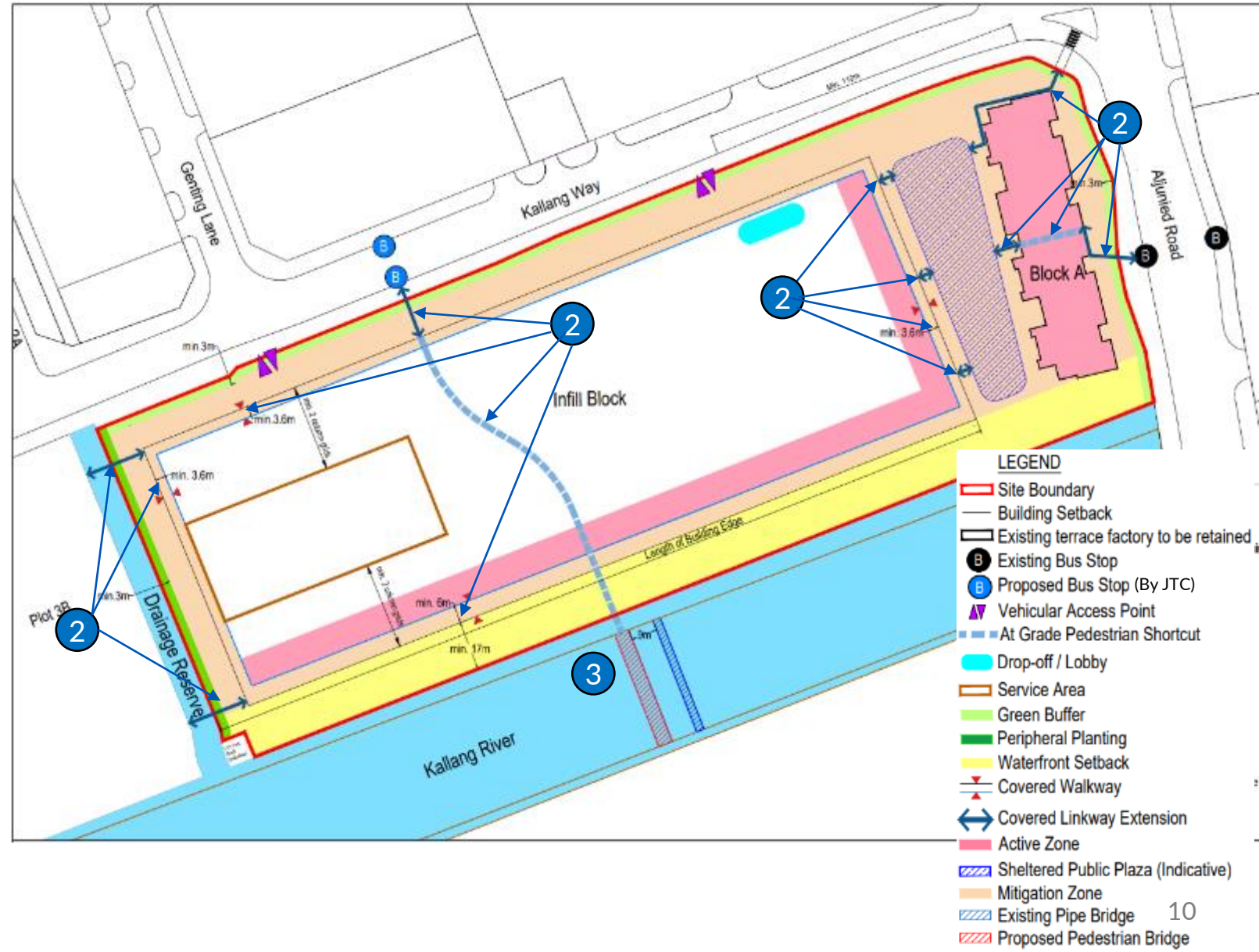
Key Urban Design Guidelines

Pedestrian and Last mile connectivity

1. The estate seeks to create a **pedestrian centric environment**, provide seamless connectivity towards public transport nodes along Kallang Way and Park Connectors along Kallang River, while preserving waterfront views, and enhancing vibrancy through strategically placed activity generating usages (AGUs) along the waterfront.

2. **Covered walkways, at grade pedestrian shortcuts and covered linkway extensions to be constructed and maintained by the Successful Tenderer (ST)** within and beyond the plot boundary to create 24/7 publicly accessible pedestrian network, providing a direct and hassle-free walking experience to public transport, neighboring Plot 3B and Kallang River during inclement weather.

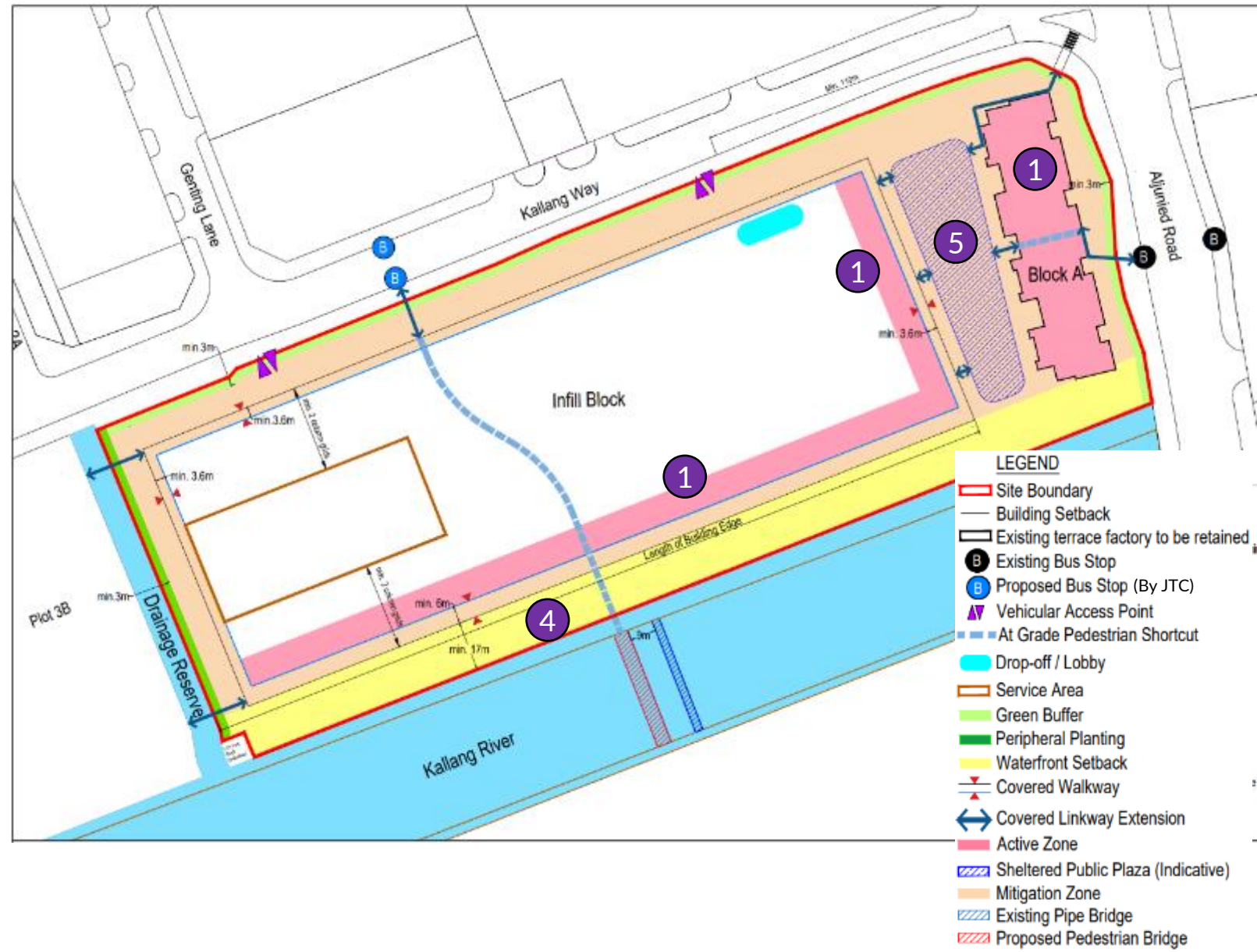
3. **Pedestrian Bridge across the Kallang River to be constructed and handed over to NParks by the Successful Tenderer (ST)**, will enhance the connectivity and bring more pedestrian footfall to the activity node to enhance the vibrancy of place-making activities.



Key Urban Design Guidelines

Public Spaces

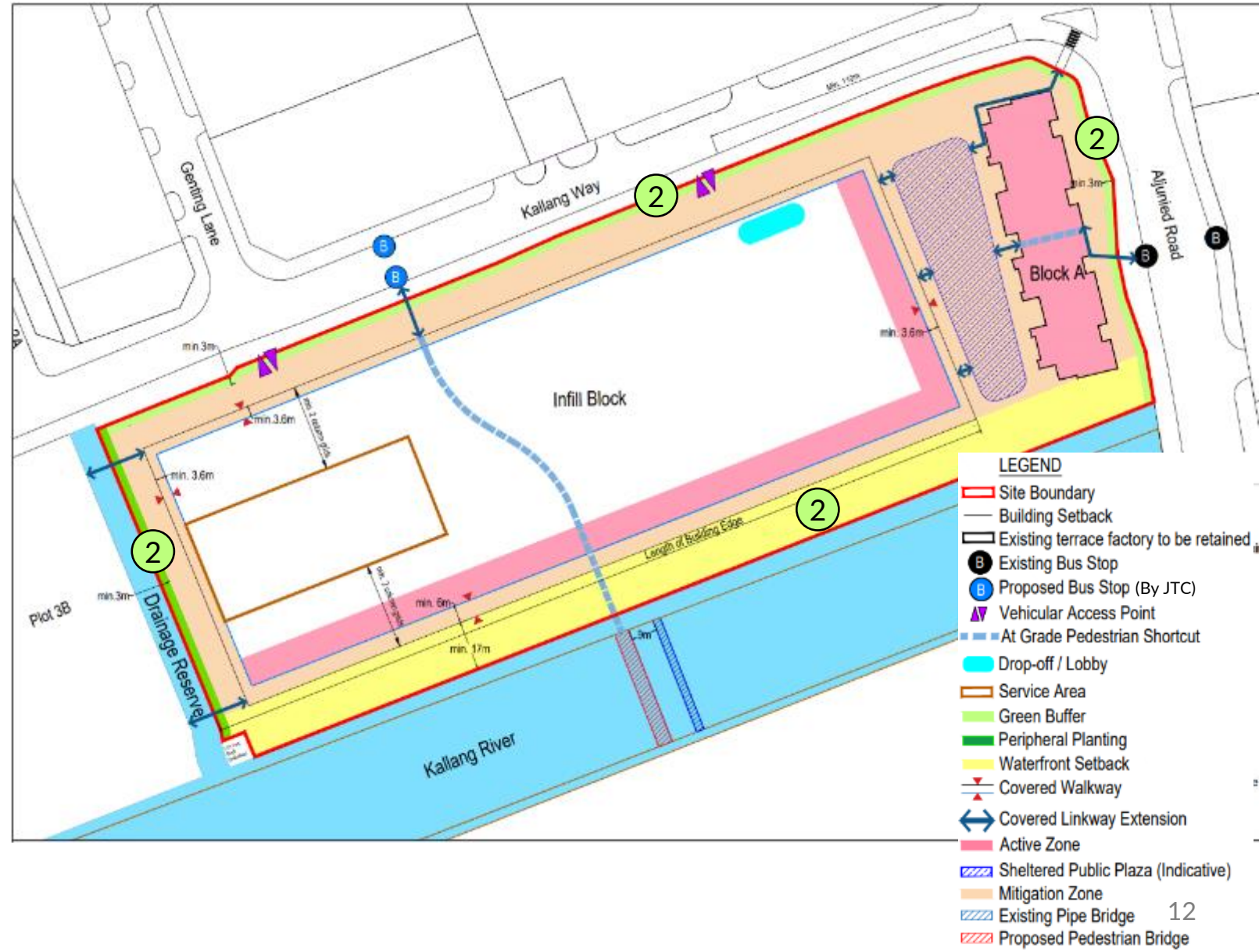
- 1 The subject site is envisioned to serve as an activity node for the estate and the surrounding developments. **Active Zone (shown in pink)** is proposed to enhance vibrancy of the development.
2. The max permissible GFA for retail use, including outdoor refreshment areas (ORAs), is 3,500 sqm.
3. A minimum of 1,000 sqm will be located on the 1st floor fronting Kallang River and the Sheltered Public Plaza, with the remaining prioritised on the first floor of Block A and the rest of the Active Zones.
- 4 **Waterfront Setback** along Kallang River to be developed as one of the key public spaces including ORAs with pop-up structures, food trucks and similar activities to create a pedestrian-centric environment.
- 5 A **Sheltered Public Plaza** has potential to be developed as one of the key public spaces to capture pedestrian footfall from the Active Zone, the Waterfront Setback and public bus stops.



Key Urban Design Guidelines

Landscape and Boundary Definition

1. To contribute to the Green Cover target for the Activity Node, the development shall achieve a minimum **Green Cover of 40%** of the total site area on ground and/or on the rooftop.
2. **Landscape within the Waterfront Setback, green buffers and Peripheral Planting** shall be designed to augment roadside planting. Trees shall be planted at strategic locations to shade public activity areas and maximise the Green Cover.
3. The development, shall be **fenceless** and shall be open and accessible to the public at all times, with porous public spaces to facilitate seamless pedestrian connectivity.



Key Urban Design Guidelines

Building Envelope

1. To ensure that the development is perceived as an **estate gateway marker** from the **corner of Kallang River and Aljunied Road**, the design of the infill block in the background and the Block A in the foreground shall be integrated.
2. To ensure that the development does not create a wall-like effect when viewed from all elevations, the articulation and placement of the building blocks shall allow **sufficient physical and visual porosity**.
3. To break up the bulkiness of the building massing along the primary elevations, min. **two massing recesses** shall be provided with a substantial width and depth for good architectural articulation.

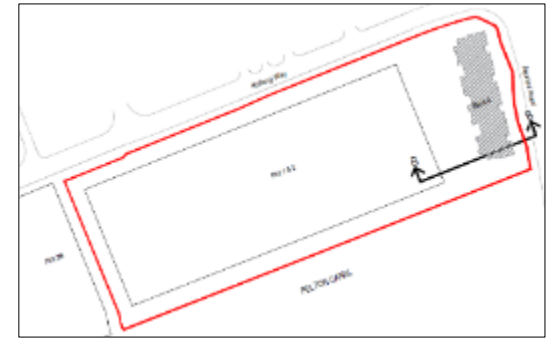


Artist's Impression of the development as viewed from across Aljunied Road

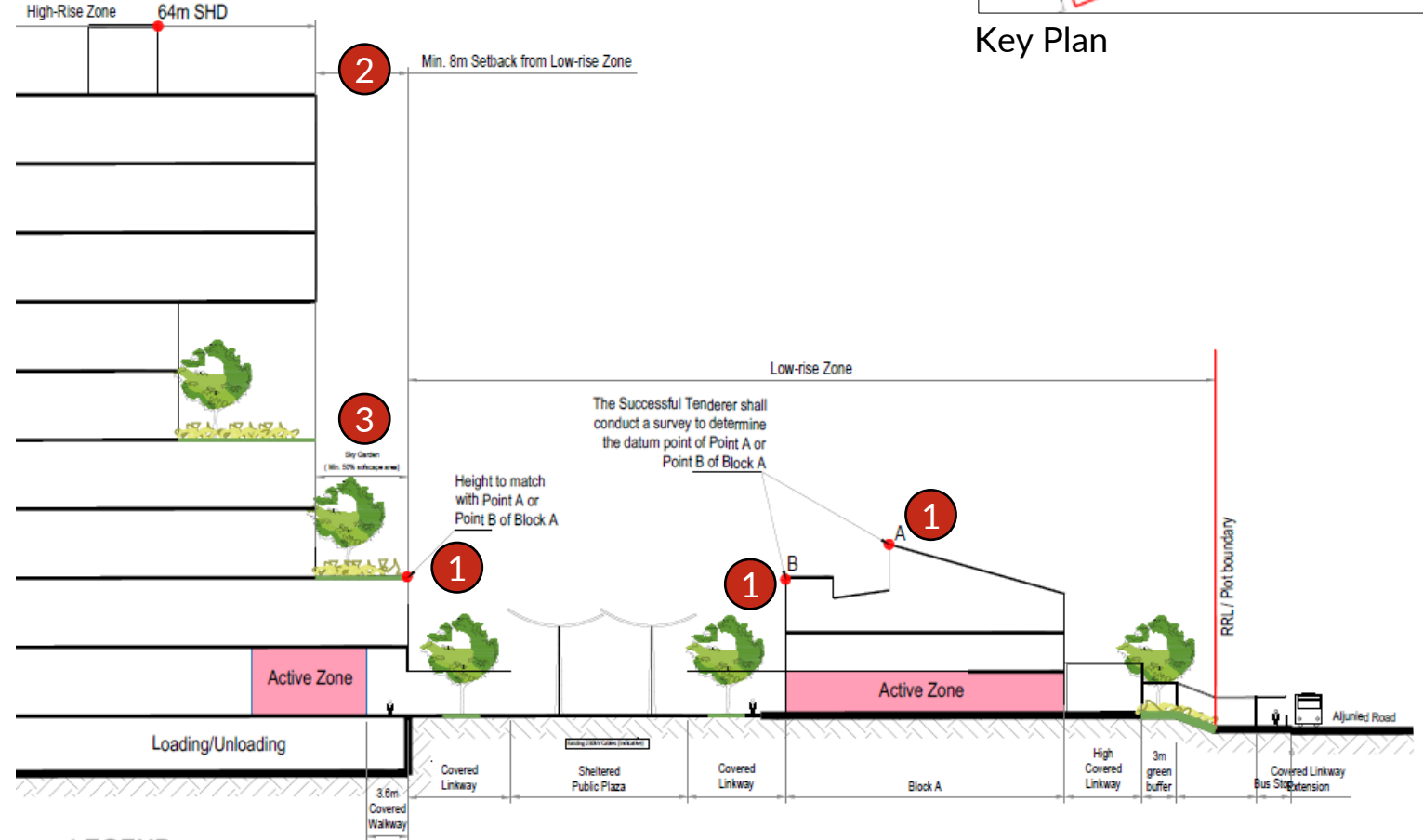
Key Urban Design Guidelines

Building Envelope

- 1** The building height of the low-rise zone along Kallang River shall match with either the datum point of Point A or Point B of Block A.
- 2** The high-rise zone shall have a minimum 8m setback from the low-rise zone to create an appropriate form and scale for pedestrian-friendly experience along Kallang River and Block A.
- 3** Sky garden and rooftop greenery with minimum 50% softscape shall be provided within this setback.



Key Plan



LEGEND

- Active Zone
- Datum Point



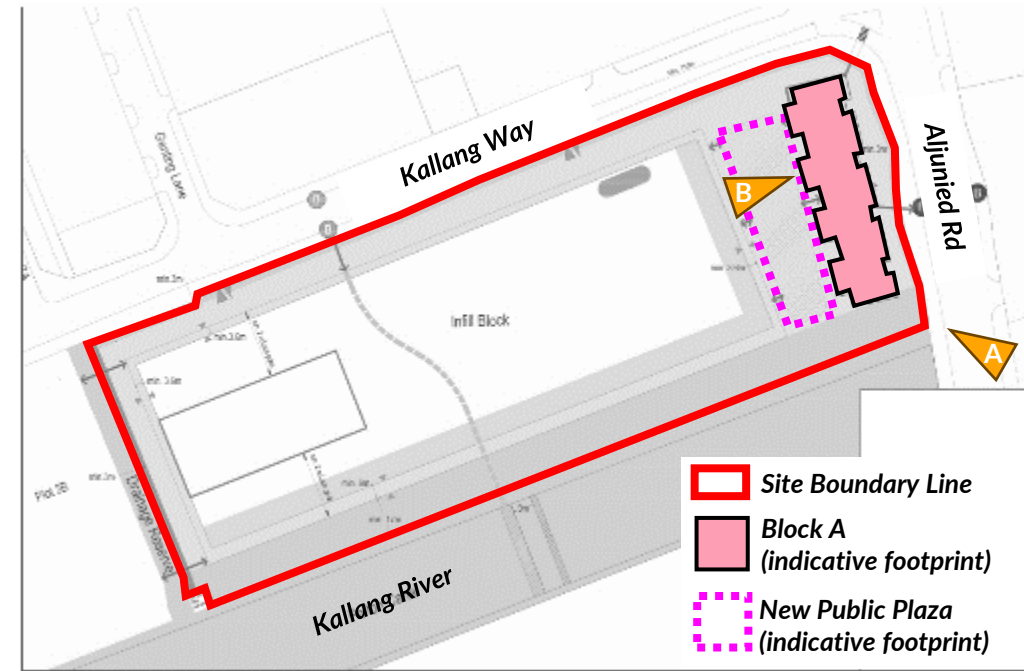
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3. Adaptive Reuse Guidelines

Block A

JTC's last remaining 3-storey TS-type Factories

- Amongst the terrace factories originally built by JTC, Block A is the **last remaining 3-storey "Terrace-Showroom (TS)" factory cluster** (built in the 1980s)
- Block A's unique feature is its intended use as **ground floor showroom space**. The ground floor frontage was originally fitted with glass panels to allow businesses to display their products more **visibly to the public**.
- Upon approaching the Kolam Ayer Industrial Estate along Aljunied Road, one is greeted by the **iconic gable-end wall** with pitched roofs, and the **distinctive front façade** with **protruding solar fins** around the windows
- At the **rear elevation**, the prominent repeated **stair cores** fronting the future public plaza help create an interesting elevational treatment

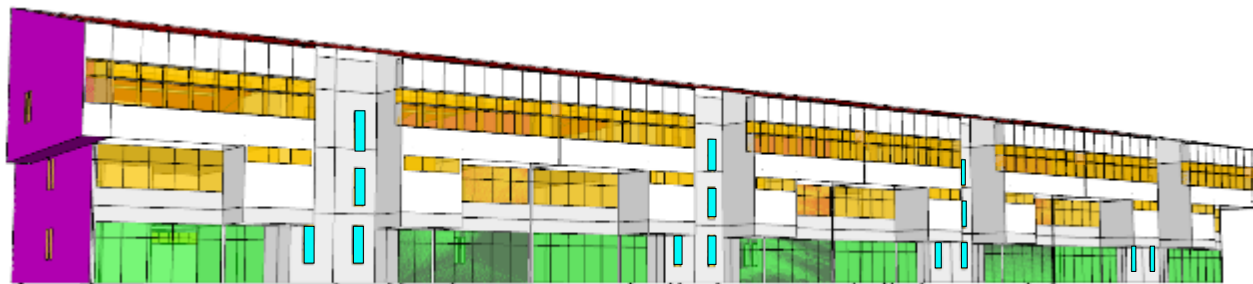


Block A

Adaptive Reuse Guidelines in general

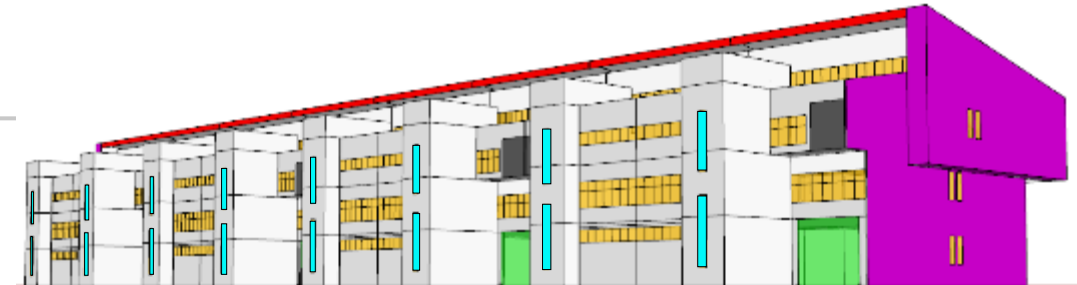
- In general, the building profile of Block A shall be retained, with the “**Key Building Profile Elements**” to be treated in accordance with the Technical Conditions of Tender (TCOTs)
- Some of the “**Key Building Profile Elements**” are shaded in the perspectives below (these perspectives are also found in the TCOTs). E.g., the ground floor “openings (windows or doors)” shall be **visually porous**, in line with the original design intent for a visible frontage.
- The building profile may be adjusted at **localised portions** only to the **minimum extent required** to achieve specific Urban Design Guidelines (e.g. the addition of an at grade covered linkway and pedestrian shortcut through Block A). The necessity of such building profile adjustments shall be **justified to JTC at the Design Review Panel**.

- While the building profile shall be retained, the **internal floor layouts of Block A may be adjusted** for the Successful Tenderer’s reuse, provided that the Adaptive Reuse Guidelines for building profile are adhered to.
- However, to contribute to **environmental sustainability**, the Successful Tenderer is strongly **encouraged to retain and make use of as much of Block A’s existing internal floors as possible**, to minimise the construction of new floor area within the overall development.



Front View

*Note: the other Gable-end wall (not visible in the perspectives) is along Kallang Way



Rear View

Legend:

- Roof
- Gable-end walls
- Existing upper level shutters
- Openings (windows only)
- Openings (windows or doors)
- Openings at stair cores

Block A

Information on general building condition

Periodic Structural Investigation (PSI) Report

- A PSI has been conducted on Block A, and the full reports are included in the Technical Conditions of Tender (TCOT)
- The cost and responsibilities of rectifying the defects as recommended in the report shall be **borne by the Successful Tenderer (ST)**
- Some defects found include spalling concrete and ground settlement at apron slabs

Other Supplementary Information

- There is asbestos identified within the topmost floors of Block A, and **Asbestos Survey Reports** are included in the TCOT
- A **Detailed Structural Inspection and Investigation Report** has been provided for reference on the structural condition, ground condition and performance of Block A
- Whilst every reasonable care and attention has been taken in providing information on Block A in the TCOT and its appendices and annexes, neither JTC nor its agents (if any) will be liable for any inaccuracies, as it is the **ST's responsibility to conduct his own verification of the existing condition, if he deems required.**



*Photo of spalling concrete
(Refer to PSI Reports in TCOT)*



*Photo of ground settlement at building apron
(Refer to PSI Reports in TCOT)*



4. Admin Matters

(Site Viewing, Key Milestones, Contact Points)

Site Viewing of Block A

 1 Kallang Way 5, Kolam Ayer Industrial Estate S(349021)



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- **Dates and Times**

- 10:00am – 12:00pm, on the following dates:
 - 12 July 2024 (*Registration has closed for this date*)
 - 26 July 2024
 - 8 August 2024
 - 23 August 2024

- **Meeting Point**

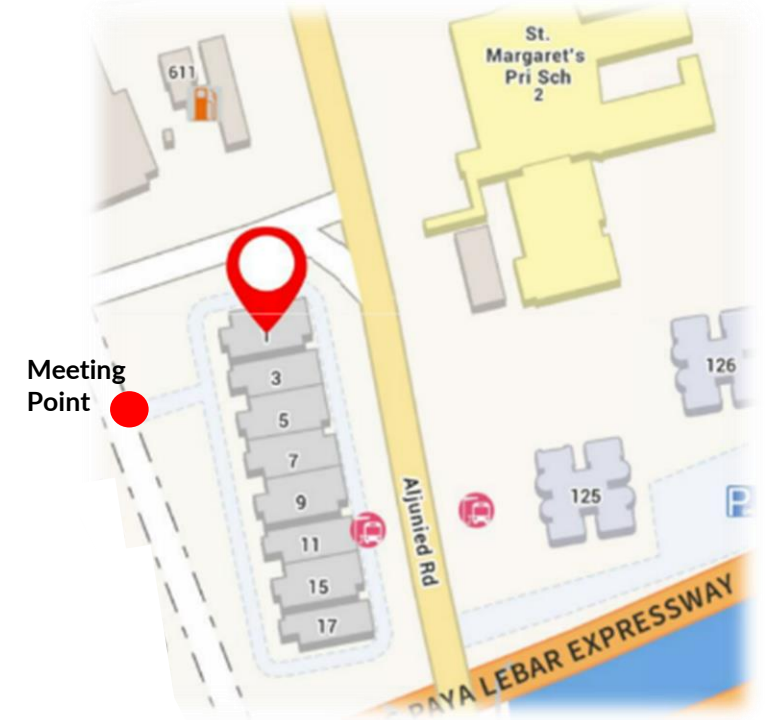
- On the road just in front of the **yellow swing gate** next to the substation along **Kallang Way 5**.
- Primary Contacts
 - Hamid Fahmi (Property Executive) HP: +65 9171 7787
 - Edward Manalo (Facilities Manager) HP: +65 9117 7184
 - Lionel Tok (Assistant Manager, FM East Dept 1) HP: +65 9681 8716

- **Safety**

- Viewers will be divided into groups of 10
- Top floor will be **closed** due to asbestos
- Advised to wear **mask**

- **Recommended Attire**

- Comfortable clothes and **covered shoes**



Meeting Point



<https://go.gov.sg/kallangwayviewing-preregistration>

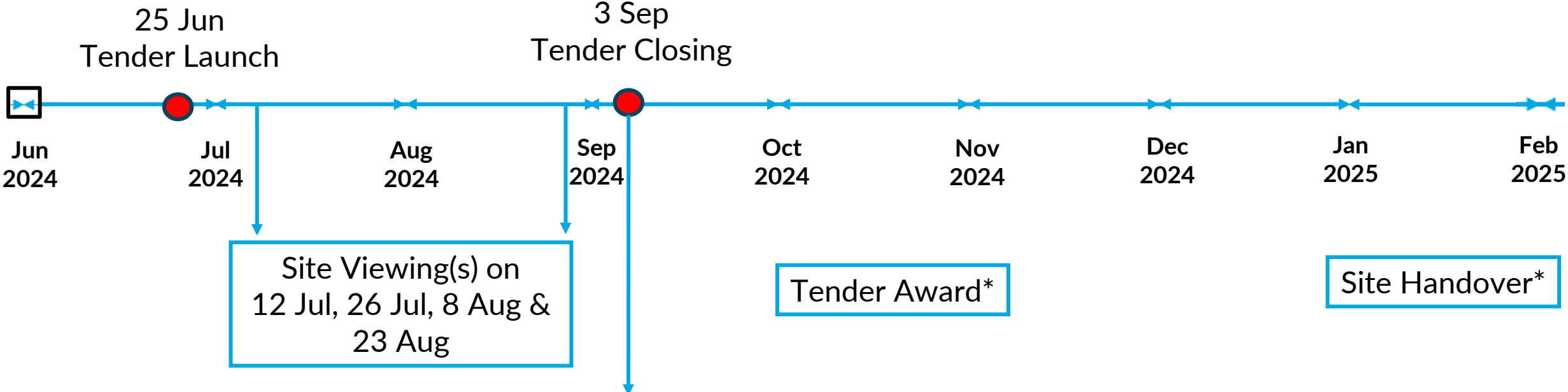
Registration for Site Viewing

One representative can submit on behalf of the company.

Kindly submit this form at least **3 days prior** of your preferred viewing date(s) by 2pm.

Link can also be found at <https://www.jtc.gov.sg/igls>

Key Milestones



Site Viewing(s) on
12 Jul, 26 Jul, 8 Aug &
23 Aug

Tender Award*

Site Handover*

*estimated timeline

Tenders to be submitted in **Tender Box 5**, located at the Ground Floor of The JTC Summit at 8 Jurong Town Hall Road, Singapore 609434 by **3 Sep 2024 before 11:00 am**



For More Information

Contact Points

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1800-568 7000

askjtc@jtc.gov.sg

Tenderer's Packet

- Tenderer's Packet containing the Conditions of Tender (COT), Technical Conditions of Tender (TCOT) and other relevant documents for the tender can be purchased at: <https://go.gov.sg/jtc-igls-tp>

Disclaimer

- The information contained in this briefing deck is meant to highlight the key points of the tender and does not form the full set of tender conditions.
- You should refer to and comply with all the terms and requirements as stipulated in the COT and TCOT, together with all the other documents supplied and contained in the Tenderer's Packet unless otherwise informed and/or made available by JTC.



Artist's Impression of IGLS Site (viewed from Aljunied Road)

Thank you.

