

No.	Public Queries on Kallang Way ("Subject Site")	Clarifications
1	There are two companies interested to submit a joint tender for the site. Can they do so without forming a JV?	Two or more companies may jointly submit a single tender bid. However, if the tender bid is successful, a single entity made up of the original companies who have submitted the tender bid, must be formed by the time of the final payment.
2	If two or more companies who had jointly submitted a single tender bid are the successful tenderers, can the successful tenderers appoint another company (the Approved Developer) to sign the building agreement? Must they jointly hold at least 50% of the shares in the Approved Developer?	<p>Yes. With reference to the Conditions of Tender (COT) on "Consent for another party to develop and sign Building Agreement subject to requirement for Controlling Interest" – the successful tenderer may with prior written consent of JTC, appoint another company (i.e. Approved Developer) to carry out the development and sign the building agreement in its place.</p> <p>In the case where two or more companies (i.e. tendering companies) jointly submit a single tender bid, the tendering companies (or a single entity made up of only the tendering companies) must collectively hold more than 50% of the shares in the Approved Developer until TOP is obtained. Please note that the appointment of another company as the Approved Developer is subject to the prior written consent of JTC, as stipulated in the COT.</p>
3	As stipulated in Technical Condition of the Tender, the successful tenderer is required to provide a licensed Heavy Vehicle Park with 230 publicly accessible heavy vehicle lots for non-tenants within the proposed industrial development. If there is intent to strata-subdivide the development, are the 230 publicly accessible heavy vehicle lots considered GFA?	With reference to Clause 3.1.5 of the TCOT, the heavy vehicle parking lots within the separate strata-subdivided lot can be excluded from GFA, notwithstanding they are included as strata area.

4	Is strata subdivision allowed at building stage or after obtaining TOP?	According to <u>Planning (Subdivision of Land and Building – Authorisation) Notification 2008</u> , the building or buildings comprised in the development of land shall have been constructed up to the roof level.
---	---	---