

**AGRI-FOOD & VETERINARY AUTHORITY OF SINGAPORE
INVITATION TO FIXED PRICE TENDER**

SALE OF AGRICULTURAL LAND FOR FARM USE

TENDER REF NO: AVA000/(R)001(17)

- A. Tenders are invited for the lease of the parcels of land in the Republic of Singapore as indicated on the Survey Plan (NO: 88299) annexed hereto and more particularly described in the Particulars of Tender below, for a term of twenty (20) years, on the terms and conditions set out in the Conditions of Tender in this Invitation to Fixed Price Tender:

PARTICULARS OF TENDERS

Land Parcel	Location	Lot No./Mk No.	Land Area (sqm)	Permitted Farm type[#]
LCK 218	Neo Tiew Harvest Lane	Lot 1815W /MK12	20167.0	Vegetable Farming
LCK 219	Neo Tiew Harvest Lane	Lot 1816V /MK12	20500.2	Vegetable Farming
LCK 220	Neo Tiew Harvest Link	Lot 1817P /MK12	20251.5	Vegetable Farming
LCK 221	Neo Tiew Harvest Link	Lot 1818T /MK12	20250.6	Vegetable Farming
LCK 222	Neo Tiew Harvest Lane	Lot 1819A /MK12	21239.9	Vegetable Farming
LCK 223	Neo Tiew Harvest Lane	Lot 1820P /MK12	20208.7	Vegetable Farming
LCK 224	Neo Tiew Harvest Lane	Lot 1821T /MK12	20250.1	Vegetable Farming
LCK 225	Neo Tiew Harvest Lane	Lot 1822A /MK12	20083.0	Vegetable Farming
LCK 226	Neo Tiew Harvest Place	Lot 1823K /MK12	20987.5	Vegetable Farming
LCK 230	Neo Tiew Harvest Lane	Lot 1827C /MK12	20309.8	Vegetable Farming
LCK 231	Neo Tiew Harvest Lane	Lot 1828M /MK12	20050.4	Vegetable Farming
LCK 232	Neo Tiew Harvest Lane	Lot 1829W /MK12	20428.8	Vegetable Farming

Please refer to Condition 7 and Condition 9.4 of the Conditions of Tender and the Detailed Guidelines at Appendix A. Tenderers shall provide the annual **Leafy Vegetable** production output ("Potential Production Output") for the Land Parcel(s). Failure to do so will result in the disqualification of tender.

- B. The Tenderer may obtain the Tender Packet (“Tender Packet”) for the said parcels of land for **Singapore Dollars Fifty-Two and cents Fifty (S\$52.50/-)** (inclusive of GST) from the Agri-Food & Veterinary Authority of Singapore (AVA), AVA Service Centre, #06-01, 52 Jurong Gateway Road, Singapore 608550.

The Tender Packet contains the following documents with information and instructions that the Tenderer will have to strictly comply with:

- (a) Invitation to Fixed Price Tender;
- (b) Price Schedule;
- (c) Conditions of Tender;
 - Appendix A: Detailed Guidelines
 - Appendix B: Form of Building Agreement
 - Appendix C: Form of Lease
 - Appendix D: Draft Building Programme
 - Appendix E: Undertaking
 - Appendix F: Technical Conditions of Tender
- (d) Conditions and Requirements of Relevant Authorities/Public Utility Licensees (For Tenderers’ information only);
 - Annex A: Pollution Control Measures for Proposed Development within Catchment Area
 - Annex B: Fire Safety Requirements, Singapore Civil Defence Force (SCDF)
 - Annex C: General Police Advisories
 - Annex D: Illustrations of Best Management Practice (PUB)
 - Annex E: Sewer Connection Points
 - Annex F: General requirements on the use of on-site sewerage system
- (e) Technical Information Booklet;
 - Location Plan
 - Control Plan
 - Certified Plan
 - Soil Report
- (f) Form of Tender;
- (g) Tender Proposal Form;
- (h) Form A: Declaration of Government Equity Participation;
- (i) Form B: List of names and details of directors/partners;
- (j) Enquiry Form; and
- (k) Submission Envelope.

- C. The tender for the said parcels of land shall be based on a Fixed Price Tender System. Under this system, the Sale Price for the Land Parcels (exclusive of GST) is fixed. Fixed sale price for each Land Parcel is listed in the enclosed Price Schedule. The Tenderer shall submit in his tender the Form of Tender and the Tender Proposal Form, which shall be prepared in accordance with the requirements as set out in the Technical Conditions of Tender. Tenders shall be evaluated and assessed with respect to the Tender Proposal Form in accordance to the Tender Evaluation Criteria in Part V of the Technical Conditions of Tender.
- D. Tender deposit (payment by cashier's order only) made payable to "**Agri-Food and Veterinary Authority of Singapore**" shall be included in the tender submission.
- E. Please refer to the Price Schedule for the Tender Deposit payable per Land Parcel. The Tender Deposit submitted by the Tenderer shall be exclusive of GST. The Successful Tenderer shall bear and pay to the Government (in addition to the Sale Price for the Land Parcels) all amounts of GST charged on the supply of goods and services.
- F. The Tenderer shall complete and sign both the Tender Proposal Form and Form of Tender provided in the Tender Packet. The Tenderer may use the Tender Proposal Form available on AVA's website (<https://www.ava.gov.sg/landsales>). The duly completed and signed Tender Proposal Form and Form of Tender shall be submitted with the fixed tender deposit. The submission shall be sealed in the Submission Envelope provided in the Tender Packet and shall be deposited into Tender Box 1 at Agri-Food & Veterinary Authority of Singapore (AVA), AVA Service Centre, #06-01, 52 Jurong Gateway Road, Singapore 608550 latest by 12:00 p.m. ("Tender Closing Time") on 26 Oct 2017 ("Tender Closing Date") or any later closing date notified by AVA.
- G. All enquiries or clarifications regarding this Tender Packet shall be set out clearly in the Enquiry Form and directed to:
- (a) By Post: Agri-Food and Veterinary Authority
52 Jurong Gateway Road #14-01
JEM Singapore 608550
Attention: Land Sales Section (Food Supply Resilience Group)
- (b) By Email: Landsales@ava.gov.sg
- All enquiries shall be submitted to and received by the AVA not later than 3 weeks before the tender closes. AVA's reply to such queries, doubts and uncertainties shall be sent to enquirers not later than 1 week before the tender closes.
- (c) Hotline: 6805 2987

H. Tender Briefing

A Tender Briefing by AVA will be conducted on:

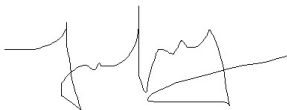
Agri-Food and Veterinary Authority
52 Jurong Gateway Road #06-01 (Auditorium)
JEM Singapore 608550

Date: 25 Aug 2017
Day: Friday
Time: 10.00 a.m. to 12.00 noon (English)
2.00 p.m. to 4.00 p.m. (Chinese)

Tenderers are advised to attend the Tender Briefing.

Thank you.

Yours faithfully



LEE CHIANG FHONG
SENIOR EXECUTIVE MANAGER, PROCUREMENT
for CHIEF EXECUTIVE OFFICER
AGRI-FOOD AND VETERINARY AUTHORITY