

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

SALE OF AGRICULTURAL LAND FOR FARM USE

TENDER REF NO: AVA000/(R)004(18)

- 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 and NO: 89771) 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 176A	Neo Tiew Lane 2	Lot 1940P /MK 12	20,117.8	Vegetable Farming
LCK 176B	Neo Tiew Lane 2	Lot 1941T /MK 12	20,117.7	Vegetable Farming
LCK 176C	Neo Tiew Lane 2	Lot 1942A /MK 12	20,118.2	Vegetable Farming
LCK 219	Neo Tiew Harvest Lane	Lot 1816V /MK12	20,500.2	Vegetable Farming
LCK 224	Neo Tiew Harvest Lane	Lot 1821T /MK12	20,250.1	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, 52 Jurong Gateway Road, #06-01, 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) Form of Tender;
- (d) Tender Proposal Form;
- (e) Form A: Declaration of Government Equity Participation;
- (f) Form B: List of names and details of directors/partners;
- (g) Enquiry Form;
- (h) Submission Envelope; and

DVD containing the following:

- (i) 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
- (j) 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: Indicative sewer connection points (LCK 176A, B and C)
 - Annex F: Indicative sewer connection points (LCK 219 and LCK 224)
 - Annex G: General requirements on the use of on-site sewerage system
 - Annex H: Prevention of damage to water mains
- (k) Technical Information Booklet;
 - Location Plan
 - Control Plan
 - Certified Plan

- Planimetric Plan
 - Soil Report
- 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. The 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. Please refer to the Price Schedule for the tender deposit payable per Land Parcel. The total tender deposit (“Fixed Amount Tender Deposit”) shall be based on the number of Land Parcel(s) that the Tenderer intends to tender for, as indicated in the Form of Tender. The Fixed Amount 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.
- E. The Fixed Amount Tender Deposit shall be paid at the time of submission of Tender by way of cashier’s order(s) drawn in Singapore currency made payable to “**Agri-Food and Veterinary Authority of Singapore**”.
- 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 Amount Tender Deposit. The submission shall be sealed in the Submission Envelope provided in the Tender Packet and shall be deposited into **Tender Box 3** at Agri-Food & Veterinary Authority of Singapore (AVA), **AVA Service Centre, 52 Jurong Gateway Road, #06-01, Singapore 608550 latest by 12 noon** (“Tender Closing Time”) **on 4 Sep 2018** (“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: 3 Jul 2018
Day: Tuesday
Time: 10.00 a.m. to 11.00 a.m. (English)
2.00 p.m. to 3.00 p.m. (Chinese)
Registration: <https://www.ava.gov.sg/tenderbriefing>

Tenderers are advised to attend the Tender Briefing, registration is required.

Thank you.

Yours faithfully

LEE GEOK PENG (MS)
SENIOR MANAGER, PROCUREMENT
for CHIEF EXECUTIVE OFFICER
AGRI-FOOD AND VETERINARY AUTHORITY