

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

**SALE OF AGRICULTURAL LAND FOR FARM USE**

**TENDER REF NO: AVA000/(R)003(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: 88415) 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 Tender:

**PARTICULARS OF TENDERS**

<b>Land Parcel</b>	<b>Location</b>	<b>Lot No./Mk No.</b>	<b>Land Area (sqm)</b>	<b>Permitted Farm type<sup>#</sup></b>	<b>Tender Deposit (\$)</b>
ST 76A	Jalan Lekar	Lot 3645W / MK11	11,024.8	General Agriculture (Non-food) Farming	S\$20,000/-
ST 76B	Jalan Lekar	Lot 3646V / MK11	11,024.7	General Agriculture (Non-food) Farming	S\$20,000/-

<sup>#</sup> 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 sales revenue from agriculture produce ("Potential Business Revenue") 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 Tender;
- (b) Form of Tender;
- (c) Tender Proposal Form;
- (d) Form A: Declaration of Government Equity Participation;
- (e) Form B: List of names and details of directors/partners;
- (f) Enquiry Form;
- (g) Envelope 1, Envelope 2, Submission Envelope;

DVD containing the following:

- (h) 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
- (i) Conditions and Requirements of Relevant Authorities/Public Utility Licensees (For Tenderers’ information only); and
  - Annex A
  - Annex B
  - Annex C
  - Annex D
  - Annex E
  - Annex F
  - Annex G
  - Annex H
  - Annex I
  - Annex J
- (j) Technical Information Booklet.
  - Location Plan
  - Control Plan
  - Certified Plan
  - Planimetric Plan

- Cross-Section Plan
  - Soil Report
- C. The tender for the said parcels of land shall be based on a Concept & Price Tender System. Under this system, the Tender Proposals submitted by all tenderers will be first evaluated by a Concept Evaluation Committee (“CEC”) appointed by AVA. Only tenders submitted by tenderers whose Tender Proposals have been shortlisted by the CEC can be considered for acceptance. In the second stage, a Tender Evaluation Committee evaluates the Tendered Sale Price of the shortlisted proposals. The Tenderer shall submit in his tender the Form of Tender (indicating the Tendered Sale Price) 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. For the purpose of submitting a Tender, each Tenderer shall pay the tender deposit for the amount of **Singapore Dollars Twenty Thousand (S\$20,000/-)** in accordance with the number of Land Parcels tendered (“Fixed Amount Tender Deposit”). 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 with the Fixed Amount Tender Deposit shall be enclosed in Envelope 1 provided in the Tender Packet, and the duly completed and signed Form of Tender shall be enclosed in Envelope 2 provided in the Tender Packet. Envelope 1 and Envelope 2 shall be enclosed 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, 52 Jurong Gateway Road, #06-01, Singapore 608550 latest by 12 noon (“Tender Closing Time”) on 23 Aug 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](mailto: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 at:

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

Date: 22 Jun 2018  
Day: Friday  
Time: 2.00 p.m. to 3.00 pm (English)  
Registration: <https://www.ava.gov.sg/tenderbriefing>

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

Thank you.

Yours faithfully

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