

SINGAPORE FOOD AGENCY

INVITATION TO FIXED PRICE TENDER

SALE OF AGRICULTURAL LAND FOR FARM USE

TENDER REF NO: SFA000/(R)001(25)

- A. Tenders are invited for the lease of the parcels of land in the Republic of Singapore as indicated on the Survey Plans (NO: CP89722, CP91564 and CP90303) annexed hereto and more particularly described in the Particulars of Tender below, for a term of twenty (20) years (NB: the lease may be extended for another term of ten (10) years at SFA's sole discretion - applicable to Land Parcel LCK 114A only), on the terms and conditions set out in the Conditions of Tender in this Invitation to Fixed Price Tender:

**Tender
subject to
Conditions**

**Particulars
of Tender**

Land Parcel	Location	Mukim No.	Land Area (sqm)	Permitted Farm type[#]
LCK 114A	Neo Tiew Crescent	MK12-01938T	16,468.7	Food Fish Farming <u>or</u> Vegetable Farming
ST 3A	Sungei Tengah Road	MK11-03972C	16,605.8	Vegetable Farming
ST 28D	Sungei Tengah Road	MK11-03747M	6,274.9	Vegetable Farming

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

B The Tenderer shall download the Tender Documents for the said parcel of land from the SFA website (www.sfa.gov.sg/landsales).

Tender Documents

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

Part 1

- (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); and
- (e) Technical Information Booklet
 - Location Plan
 - Control Plan
 - Planimetric Survey Plan
 - Certified Plan
 - Trial Pit Test Reports
 - Soil Reports

Part 2: To be Returned to SFA

Submission of Tender

- (a) Form of Tender;
- (b) Tender Proposal Form;
- (c) Form A: Declaration of Government Equity Participation;
- (d) Form B: List of Names and Details of Directors/Partners;
- (e) Checklist for Submission of Tender; and
- (f) Envelope Label Cover (Submission Envelope)

C. The tender for the said parcel of land shall be based on a Fixed Price Tender System. Under this system, the sale price for the Land Parcel (exclusive of GST) is fixed. For LCK 114A, where the allowable use is either food fish farming or vegetable farming, two sale prices are provided: one for food fish farming and another for vegetable farming. The sale price will depend on allowable use awarded. For ST 3A and ST 28D, where the allowable use is only vegetable farming, a single sale price is provided. The fixed sale prices for each Land Parcel and their respective allowable uses are 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.

Mode 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 (“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 fixed sale price for the Land Parcel all amounts of GST charged on the supply of goods and services. **Tender Deposit**
- E. The alienation processing fee payable (“Processing Fee”) **per Land Parcel is Singapore Dollars One Thousand (S\$1,000/-)** (inclusive of GST). **Processing Fee**
- F. A virtual tender briefing will be conducted via Microsoft Teams platform on **27 Jun 2025 (Friday), at 2:30pm (Singapore Time)**, where there will be (amongst other things) elaboration on the tender evaluation criteria used in this Invitation to Tender. Tenderers may pre-register by filling up the form from <http://www.sfa.gov.sg/food-farming/farm-land-sales/2025SAS> before the briefing. The details of the tender briefing (including a Microsoft Teams meeting link to access the briefing) will be sent to your registered email address once the form is submitted. Attendance for this tender briefing is not compulsory. Tenderers can download the tender briefing slides and recordings which would be made available from www.sfa.gov.sg/landsales after 27 Jun 2025. **Tender Briefing**
- G. The Fixed Amount Tender Deposit and Processing Fee shall be paid on or before the deadline for submission of Tender to “Singapore Food Agency” via **PayNow (QR code below)** or **bank transfer (DBS Bank account number: 001-072102-0)**. Besides filling up the Payment Details section in the Tender Proposal Form, the following details shall be included in PayNow or bank transfer comments section with screenshot of payment sent via email to SFA Landsales (SFA) Landsales@sfa.gov.sg: **Payment Mode**
- (a) Tenderer’s UEN No. (or NRIC if tenderer is participating in this tender as an individual)
- (b) Tenderer’s Contact Number
- (c) Tender Reference Number SFA000/(R)001(25)



- H. The Tenderer shall complete and sign both the Tender Proposal Form and Form of Tender provided in the Tender Documents. The duly completed and signed Tender Proposal Form and Form of Tender shall be submitted in a **sealed envelope** labelled with the envelope label cover “Submission Envelope” provided in the Tender Documents and shall be deposited into: **Tender Closing**
- Tender Box 1
Singapore Food Agency
52 Jurong Gateway Road Level 1
JEM Office Tower

no later than **12 noon (Singapore Time) (“Tender Closing Time”) on 18 Aug 2025 (“Tender Closing Date”) or any later closing date notified by SFA.** All tenders submitted after the 12 noon (Singapore Time) on the Tender Closing Date shall be disqualified and shall not be considered.

- | | | |
|----|--|---|
| I. | Shortlisted tenderers may be required to attend a tender clarification interview in the weeks following tender close. | Tender Interview |
| J | Tenderers are to refer to the instructions in the Conditions of Tender and the Checklist for Submission of Tender for the documents, plans and information which they are required to submit as part of their tender submission. Any tender that is not compliant with any term in the Invitation to Tender may be rejected. | Checklist for Submission of Tender |
| K. | All enquiries (to clearly indicate your organization and contact details) regarding the Invitation to Tender shall be made in writing and directed to: | Enquiries |
| | (a) By Post: Singapore Food Agency
52 Jurong Gateway Road #14-01
JEM Singapore 608550
Attention: Sales & Lease Management Team
Land & Sea Space Management Department
Food Infrastructure Development & Management Division | |
| | (b) By Email: Landsales@sfa.gov.sg | |

All enquiries shall be submitted to and received by the SFA not later than 3 weeks before the tender closes. SFA's reply to such queries, doubts and uncertainties shall be sent to enquirers not later than 1 week before the tender closes.

Thank you.

Yours faithfully

MICHELLE TEO (MS)
DEPUTY DIRECTOR, PROCUREMENT (COVERING)
for CHIEF EXECUTIVE OFFICER
SINGAPORE FOOD AGENCY