

Questions and Answers for Singapore Agri-Space Sales 2025 **LCK 114A, ST 3A, ST 28D**

General Questions

Q1. Where can I find the news releases concerning SFA farmland sales?

News on the sale of farm land including land available for tender, closing of tender and award of tender can be found on our website (www.sfa.gov.sg/landsales).

Q2. Can I print out the Tender Documents from SFA's website and use them for tender submission?

Yes, since the Tender Documents are only available from the SFA website. Please note the submission of Tender proposals and other required documents are to be done via softcopy via USB drives, as well as hardcopy. Please note the softcopy version in USB drives will be taken as the final version for review by SFA, as hardcopy submitted is deemed as a back up in case the USB drives are corrupted.

Q3. Can a company or a person who is debarred by the Standing Committee on Debarment ("SCOD"), Ministry of Finance, participate in SFA tenders during the debarment?

Any company or person debarred by SCOD from participating in "all lines of business", cannot participate in all public tenders including SFA tenders during the debarment period.

Q4. Can a company whose director(s) is debarred by SCOD, participate in SFA tenders?

The company can participate in SFA tenders only if:

- a) the company was incorporated before and not after the effective date of debarment of the director(s);
- b) the debarment was not for corruption or rigging; and
- c) the company is not debarred.

Q5. Can a public listed company put in a tender which is subject to its shareholders' approval if the tender is accepted, i.e. in compliance with Chapter 10 of the Listing Manual requiring shareholders' approval at an EGM if the company is to make a major acquisition?

No, Tenderers are required to submit firm and unconditional offers. The following should also be noted:

- a) A tender submitted cannot be withdrawn by the tenderer after the date and time for submission of tenders.
- b) If a tender is withdrawn after the date and time for submission of tenders, the tender deposit will be forfeited and the Tenderers might be debarred by SCOD.

Q6. If there is more than one company tendering jointly for the Land Parcel(s), how should the Form of Tender be completed?

Where a tender is submitted jointly by 2 or more companies, Section 8(B) of the Form of Tender shall be completed to reflect the particulars of all the joint tenderers. See example below. If there is insufficient space in the Form of Tender, a separate sheet of paper listing the particulars of the companies jointly tendering for the Land Parcel should be attached together with the Form of Tender.

Example of how Section 8(B) of the Form of Tender shall be completed to provide all information on both companies when the tender is submitted jointly by 2 companies, Company A and Company B.

Particulars of Tenderer

(B)	Where Company or Firm is tendering		
	Name of Tendering* Company/Firm:	Company A	Company B
	Name of Holding Company# (if any):	TZ Co Pte Ltd	NA
	Address of *Registered Office / Place of Business:	Address of Company A Registered Office	Address of Company B Registered Office
	Registered No. of *Company / Firm:	Registration No. for Company A	Registration No. for Company B
	Correspondence Address:	Correspondence Address of Company A	Correspondence Address of Company B
	Tel No.:	x xxx xxxx	x xxx xxxx
	Email address:	xxx@xxx.xxx	xxx@xxx.xxx
	Signature of Authorised Person Signing for and on behalf of * Company / Firm:	Signature of Authorised Person of Company A	Signature of Authorised Person of Company B
	Name of Signatory:	Name of Authorised Person of Company A	Name of Authorised Person of Company B
	Position of Signatory in *Company / Firm:	For example, Director of Company A	For example, Director of Company B
	NRIC No. of Signatory:	xxxxxxxxxx	xxxxxxxxxx

As defined under Section 5(4) of the Companies Act 1967

*Delete whichever is not applicable

Q7. What is the meaning of “Director’s resolution” mentioned in Section 8 of the Form of Tender?

The “Director’s Resolution” mentioned in the Form of Tender can be a signed letter by the company’s Directors, stating the name and NRIC of the “Authorised Person” and authorising him/her to sign on documents pertaining to this tender on behalf of the tendering company.

Q8. Can we use the grant from the Agri-food Cluster Transformation (ACT) Fund to set up the new farm?

Tenderers are advised to ensure that they have sufficient funds to pay the Fixed Sale Price for the Land (which must be paid in full within 90 days from the Date of Tender Acceptance) and the development of the farm (which must be completed within the Project Completion Period (PCP) of 36 months, and in accordance with the Tender Proposal submitted). The ACT Fund supports the cost of capability development, productivity improvements and infrastructure, but cannot be used to offset land costs. The award of funding is subject to the merits of the funding proposal assessed against a set of evaluation criteria under the ACT Fund schemes. The assessment for funding is separate from tender evaluation.

Applicants for the ACT Fund must have a secured farm site for implementation of the proposed farming system and have a valid farm licence. For new farms, applicant must have obtained SFA’s approval for the proposed farming activity at the farm site.

Please note that since the ACT Fund is not granted at the point of tender close, tenderers are not to include this as part of proof of funding which forms part of tender evaluation.

Q9. Will we be able to visit the sites and how can we navigate to the correct Land Parcel(s)?

The Land Parcels are hoarded up and not accessible to public. Nevertheless, there are posters on the hoardings for site identification which are identifiable on Google Map as well. Site viewings will be conducted on 30 Jun 2025 (Mon) as follows:

LCK114A: Entrance of LCK 114A @ 10.00 a.m. to 10.30 a.m.

ST3A: Entrance of ST3A @ 11:10am – 11:40am

ST28D: Entrance of ST28D @ 12:00am – 12:30pm

Visitors are to note that transport will not be provided. Please note that visitors shall be responsible for their own safety when they enter the Land Parcel(s).

Q10. Must I attend the virtual tender briefing to be held on 27 Jun 2025 starting at 2:30pm Singapore time? [Updated]

The tender briefing is optional, and the recording of the tender briefing can be viewed [here](#).

Q11. Must a tenderer be a registered company to tender for the sites? Are joint ventures allowed?

There is no restriction on the type of entity for the submission of tender. Individuals and business entities (e.g. Sole Proprietorship/Partnership/Private Limited Company/etc.) are allowed to tender, and joint ventures are allowed. The individuals and/or business entities listed in Section 8 of the Form of Tender will be collectively referred to as the "Tenderer".

Q12. Can the tendering company include new shareholders after the award of tender?

Shareholders as at the Tender Closing Date must hold and continue to retain a controlling interest of more than fifty per cent (50%) of the shares in the company until attainment of the Potential Production Output for one whole calendar year. Refer to Condition 39 in the Conditions of Tender for requirements on controlling interest.

Q13. I have an existing farm in Singapore and I had already been submitting production track records to SFA on a regular basis. Do I still need to submit production record to SFA as part of the proposal for that farm?

You may indicate in the Form of Tender that you would like SFA to use the earlier figures already given for the purpose of Production Track Record.

Please also note if you would like to deviate from the production figures which were submitted to SFA, you are required to provide supporting documents as part of your tender proposal.

Q14. Would overseas Production Track Records be recognised and can it be used as part of my tender submission?

Yes, overseas Production Track Records would be recognised. Tenderers must list the types of produce and the production output of the farm with proper substantiation of the production records.

Q15. Can I submit documents written in languages other than English about my experience/track record overseas?

The Tender Proposal Form must be completed in English. However, if the original versions of your supporting documents are in languages other than English, SFA can accept them. Please provide an explanation in English on the purpose of each supporting document submitted in languages other than English.

Q16. For a Tenderer without Production Track Records, but who intends to use a farming system from a proven solution provider, how should Section 1 of the Tender Proposal Form be completed?

Tenderers can indicate the production output from prototype systems (if applicable) in Section 1 of the Tender Proposal Form. However, for Tenderers without track record and prototype systems, Section 1 of the Tender Proposal Form should be left blank.

Q17. If the solution provider decides to partner the Tenderer and submits a joint tender, or takes an equity stake in the tendering company, can the Production Track Records of the solution provider be used in Section 1 of the Tender Proposal Form?

Tenderers can indicate the track records and relevant experience of partners (e.g. partners in a joint tender or equity partners with shareholding in the tendering company) in the Tender Proposal Form. There are requirements on controlling interest when the Successful Tenderer is a company or includes one or more companies, including the requirement for shareholders as at the Tender Closing Date to hold and continue to retain a controlling interest of more than fifty percent (50%) of the shares in the company until the attainment of Potential Production Output for one whole calendar year. Refer to Condition 39 in the Conditions of Tender for requirements on controlling interest. The Production Track Record of the solution provider will not be considered.

Q18. The tenderer is a foreign company. Are foreign companies allowed to tender for the sea space parcels?

Foreign business entities or foreigners are allowed to participate in the tender. All tenderers will be assessed based on the Tender Evaluation Criteria set out within the Conditions of Tender, which cover aspects such as production output, track record and innovation. Following tender award, the foreign company may carry on business in Singapore by incorporating a local company or registering as a foreign branch under the Companies Act. The foreign company is required to have a registered name, at least 1 local authorised representative and a registered office in Singapore. For more details, please refer to ACRA website.

Q19. Are we allowed to partner with foreign companies for this tender?

There are no restrictions on joint ventures with foreign business entities.

Q20. Are there resources where I can find statistics on the amount and type of vegetable/food fish imported into Singapore?

For agri-food statistics such as import vegetable/food fish quantities, you may refer to the Singapore Food Statistics (SgFS) at the SFA website: <https://www.sfa.gov.sg/publications/sqfs>.

For more granular data on import and export of food, you may download the data from the Singapore's Trade Statistics (<https://statlink.enterprisesg.gov.sg>) managed by another government agency, Enterprise Singapore. We would like to highlight that there is a fee for the download of data.

You may also refer to the fresh vegetables/food fish product code listing on SFA website to find out more about the various types of fresh vegetables/food fish:

<https://www.sfa.gov.sg/docs/default-source/tools-and-resources/product-codes-for-tradenet/product-code-list-for-fresh-fruits-and-vegetables.pdf>

<https://www.sfa.gov.sg/docs/default-source/tools-and-resources/product-codes-for-tradenet/product-code-list-for-fish-and-fish-products.pdf>

Q21. What if I am interested in Aquaponics?

You can select for vegetable farming given this is the primary produce for such farming technology in terms of tonnage. Please seek the prior written approvals from SFA and other relevant agencies to proceed with lifting of title restrictions. Please also note that Land Betterment Charge (LBC) may be chargeable from the proposed change of use.

Q22. Are there resources where I can find a list of seed distributors or Qualified Persons (QPs)? [Updated]

A list of agriculture-related businesses, including seed distributors, can be found on www.agri-biz.com, an agri-food business directory. For both seed distributors and contacts of QPs, you may refer to SAFEF website (<https://safef.org.sg>) for information or write in to secretariat@safef.org.sg to find out more.

Questions on fixed price tender and tender mechanism

Q23. What is Fixed Price Tender System? How are the tenders going to be evaluated? Especially amongst different food types?

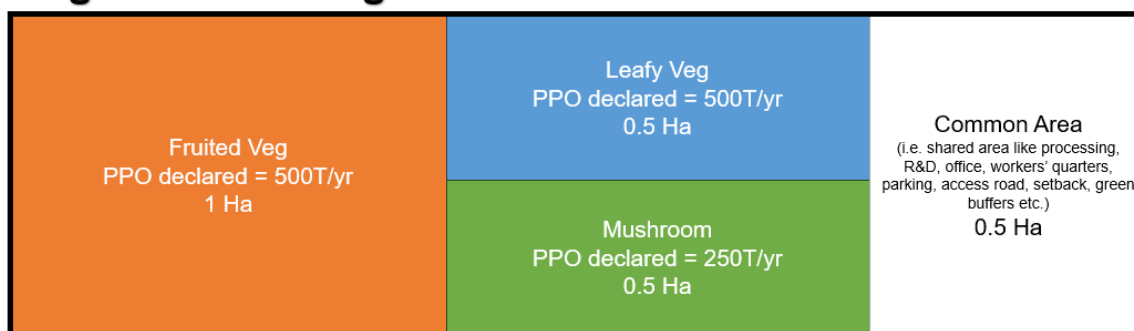
Under the Fixed Price Tender System, the sale price for the Land Parcel is fixed at the Chief Valuer's valuation and tenders will be evaluated based on the Tender Proposal submitted (according to the Part V - Tender Evaluation Criteria listed in Appendix F of the Conditions of Tender). Tenderers are required to submit their Form of Tender enclosed in the Tender Packet, as well as their Tender Proposal using the Tender Proposal Form enclosed in the Tender Documents.

During the tender evaluation process, the committee would evaluate tenderers' production track record and potential production output (PPO) by assessing their productivities (tonnes per year per farmland area) for different priority food types.

For tenderers with more than one priority food types on existing farm or intending to farm more than one priority food types within the farm plot, please refer to the guidance below on the calculation of productivity to be included in your tender proposal form.

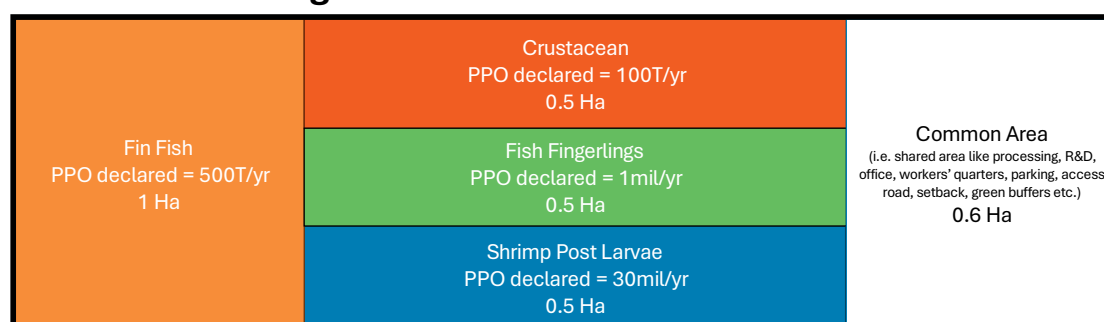
For tenderers with one priority food type on existing farm or intending to farm one priority food type within the farm plot, you should calculate your productivity by dividing your production track record or PPO (on a per year basis) by the total land area (including common area).

Vegetable Farming



Total Land Area = 1 + 0.5 + 0.5 + 0.5 = 2.5 Ha		
Non-common Area = Total Land Area less Common Area = 2.5 - 0.5 = 2.0 Ha		
% of non-common area allocated to Fruited Veg = 1/ 2.0 = 50%	% of non-common area allocated to Leafy Veg = 0.5/ 2.0 = 25%	% of non-common area allocated to Mushroom = 0.5/ 2.0 = 25%
Productivity of Fruited Veg = 500/ (1 + 50% x 0.5) = 400T/Ha/yr	Productivity of Leafy Veg = 500/ (0.5 + 25% x 0.5) = 800T/Ha/yr	Productivity of Leafy Veg = 250/ (0.5 + 25% x 0.5) = 400T/Ha/yr
Each food type's productivities will be scored through internal benchmarking before the scores are combined.		

Food Fish Farming



Total Land Area = 1 + 0.5 + 0.5 + 0.5 + 0.6 = 3.1 Ha			
Non-common Area = Total Land Area less Common Area = 3.1 - 0.6 = 2.5 Ha			
% of non-common area allocated to Fin Fish = 1/ 2.5 = 40%	% of non-common area allocated to Crustaceans = 0.5/ 2.5 = 20%	% of non-common area allocated to Fish Fingerlings = 0.5/ 2.5 = 20%	% of non-common area allocated to Shrimp Post Larvae = 0.5/ 2.5 = 20%
Productivity of Fin Fish = 500/ (1 + 40% x 0.6) = 403T/Ha/yr	Productivity of Crustaceans = 100/ (0.5 + 20% x 0.6) = 161T/Ha/yr	Productivity of Fish Fingerlings = 1mil/ (0.5 + 20% x 0.6) = 1.61mil/Ha/yr	Productivity of Shrimp Post Larvae = 30mil/ (0.5 + 20% x 0.6) = 48.3milT/Ha/yr
Each food types' productivities will be scored through internal benchmarking before the scores are combined.			

Q24. For LCK 114A, how does SFA evaluate between tender proposals of different farm types?

This is the first time which SFA is launching a fixed price tender that allows tenderers to bid for different farm types for the same plot of land. This approach aims to provide flexibility in meeting industry demands with limited land resources. Through this new tendering method, SFA can award proposals for any of the allowed farm types. Both farm types produce a variety of priority food types that are essential to nutritional needs.

There will be two sets of fixed prices published, each corresponding to one specified farm type use, which were determined independently based on the uses. The award

price would be the fixed price published for the farm type use proposed by the winning tenderer. Tender evaluation would include internal benchmarking to ensure fair comparison across proposals for the two different farm types. If there is a case of two proposals for different farm types having the same score, the farm type with the higher published fixed price would be awarded. In the event of a tie in scoring for the same farm type, a random ballot will be conducted, per practice for current farm tenders.

Q25. For LCK 114A, can I select two options if I am interested in doing both vegetable farming and food fish farming?

Please only select one use as your primary farm type as the tender evaluation criteria for the different farm types differ.

For noting, if there is award of tender proposal with a combination of production of vegetable farming and food fish farming, a lifting of title restriction application might be required with assessment by Chief Valuer if there is any topping up of land premium required.

Q26. Can we tender for more than one Land Parcel? How should I submit my Form of Proposal if I tender for more than one Land Parcel?

Yes you may indicate in your Form of Tender if you would like to take up 2 or 3 Land Parcels based on the current tender proposal for one Land Parcel.

☐ Please tick here if the Tenderer is also keen to be awarded a total of two (2) Land Parcels for this tender. Please note by ticking this box, the Tenderer is aware that there will be no change to the Project Completion Period (i.e. required to obtain TOP for both Land Parcels with effect from Lease Commencement Date) and would be required to achieve two times of the Potential Production Output declared.

☐ Please tick here if the Tenderer is also keen to be awarded a total of three (3) Land Parcels for this tender. Please note by ticking this box, the Tenderer is aware that there will be no change to the Project Completion Period (i.e. required to obtain TOP for all three (3) Land Parcels with effect from Lease Commencement Date) and would be required to achieve three times of the Potential Production Output declared.

Please note for tenderers who are interested to take up multiple Land Parcels, they are required to complete the developments of **ALL** the Land Parcels within the Project Completion Period of 36 months with effect from Lease commencement, and in accordance with the Tender Proposal submitted. There would be no extensions given for PCP because you had been awarded more than one Land Parcel. You are also required to achieve the declared Potential Production Output for **each** of the plots within five years from Lease commencement.

Please also note that as part of the tender evaluation criteria, you are also required to have proof of funding for all Land Parcels awarded to you.

Q27. What is the reason for allowing Alternative Selections?

In addition to the mandatory 1st Selection, Tenderers can choose to indicate Alternative Selections. In the event that the Tenderer is not awarded the Land Parcel(s) indicated as the 1st Selection, the tender evaluation committee will consider his/her Alternative Selections and determine if he ought to be awarded the Land Parcel(s) based on his/her Alternative Selections.

Alternative Selections will also form part of the Land Parcels to be awarded for tenderers who are interested to take up multiple Land Parcels.

The tender evaluation committee shall not be bound to consider the Land Parcel(s) in order of preference if the Tenderer has indicated Alternative Selections of Land Parcel(s).

Q28. How will I be notified on the award of Tender?

SFA will inform the Successful Tenderer of the acceptance of his Tender by letter ("Tender Acceptance Letter") sent to him by email/post or, if SFA deems fit, delivered to him by hand, to the email address and physical address given in his Form of Tender and such letter so sent shall be deemed to have been received by the addressee (if sent by post) in due course of post or (if delivered by hand) on the day of delivery. **The date of the Tender Acceptance Letter from SFA to the Successful Tenderer shall be deemed to be the date of acceptance by SFA of the Tender ("Date of Tender Acceptance").**

Q29. When will the award of Tender be announced?

The tender evaluation process could take about 3-4 months from the Tender Closing Date. SFA will notify all Tenderers of the outcome of their application when the results of the Tender are released.

Q30. Who is evaluating the tenders? How will I know if the process is fair?

Tender Proposals will be evaluated against the Tender Evaluation Criteria, by a committee comprising of both external experts and relevant government agencies to ensure robust evaluation.

Q31. What is the purpose of submitting proof of funding? Is it to demonstrate the Tenderer's financial capability to pay the lease premium?

You are advised to show proof of funding that you have enough funding to complete the entire proposed development, which is inclusive of paying for the lease premiums as well as developmental and other incidental cost required before completing the farm development.

Q32. Is the Successful Tenderer allowed to change the technology and systems used, while maintaining the Potential Production Output declared in the Tender Proposal?

The Tenderer must adhere to the Tender Proposal submitted in the Tender Proposal Form throughout the Lease Term. Any proposed change in technology and system used would require **prior** written approval from SFA and SFA's decision shall be final and binding.

Questions on payment of tender deposit and other fees

Q33. How do we make payments for the tender deposit and the Fixed Sale Price? Are personal cheques, company cheques or cash acceptable?

Tender deposits paid at the time of tender submission shall be via PayNow or bank transfer made payable to the "Singapore Food Agency". The Tenderer shall pay the tender deposit as stipulated in the Price Schedule according the instructions in the Form of Tender.

All subsequent payments of the Fixed Sale Price shall be paid as per Para 12 of Conditions of Tender.

Personal cheques, company cheques or cash are not acceptable and you shall be deemed disqualified from the tender.

Q34. Can the Fixed Sale Price be paid by instalments?

Payment shall be made in full in accordance with the Para 12 of Conditions of Tender. No further instalment plans would be granted. Any delay in payment could mean forfeiture of tender and debarment.

Q35. Are there other fees that I need to pay to SFA if I am awarded the tender?

In addition to the Fixed Sale Price of the awarded Land Parcel as listed in the Price Schedule, the Successful Tenderer shall pay to SFA:

- a) an alienation processing fee of S\$1,000.00 per Land Parcel awarded; and
- b) the cadastral survey costs of the awarded Land Parcel as listed in the table below.

Land Parcels	Locations	Mukim No.	Cadastral Survey Cost (inclusive of GST) (S\$)
LCK 114A	Neo Tiew Crescent	MK12-01938T	\$9,112.00
ST 3A	Sungei Tengah Road	MK11-03972C	\$9,264.52
ST 28D	Sungei Tengah Road	MK11-03747M	\$4,450.00

The Successful Tenderer shall also pay the proper amount of ad valorem stamp duty chargeable on the Tender Acceptance Letter under Article 8(b) or 8(c) of the First Schedule of the Stamp Duties Act 1929 (whichever is applicable) within fourteen (14) days from and including the Date of Tender Acceptance directly to Inland Revenue Authority of Singapore (IRAS).

Q36. What is the expected property tax payable for the land?

Upon the successful tender of the land, the Successful Tenderer is required to pay the property tax with effect from the Date of Lease Commencement. The property tax is payable in advance each year and is computed by applying the applicable tax rate to the Annual Value ("AV") of the property. The prevailing property tax rate for non-residential property is 10%. The AV of farmland is determined based on 5% of the estimated freehold market land value. Subsequently, the AV will be reviewed every year to take into account the prevailing farm land market values. Upon the completion of building or structures on site, the basis of assessment and the AV will be reviewed again. AV shall be determined at 5% on the estimated value of the property, including buildings and fixtures if any thereon. IRAS will engage the Successful Tenderers of farm lands to better understand their high tech farming concepts and the extent of their improvements on site, and to share on the basis of assessment for property tax. Please refer to IRAS website on property tax or the [Industry Guide](#) for more info.

Questions on Potential Production Output

Q37. What is Potential Production Output?

The Potential Production Output ("PPO") is the annual Vegetable or Food Fish production output for the proposed farm **on per Land Parcel basis**. For vegetable farming, **please note that for the purpose of PPO computation, only Fruited Vegetable, Mushroom and Leafy Vegetables will be considered.** While Fruited Vegetables comprises of Brinjal, Cucumber, Chilli, Wax gourd, bitter gourd, Okra, French Bean, Long Bean and other fruited vegetables, as well as tomatoes, fruits like apples, oranges and strawberries are not considered Fruited Vegetables. For Food Fish farming, **please note that for the purpose of PPO computation, only fin fish, crustaceans, fish fingerlings and shrimp post larvae will be considered.** please note that the PPO does not include the keeping of Fin Fish/Crustacean for the sole purpose of trading.

Tenderers shall provide the PPO by produce type in Section 2d of the Tender Proposal Form.

The Successful Tenderer shall achieve the PPO within five years of the Date of Lease Commencement and maintain or exceed the PPO throughout the remaining Lease Term. If the Successful Tenderer fails to achieve the PPO, SFA shall be entitled to re-enter the land and resume possession of the Land without refund of Land Premium or compensation of any kind.

Q38. [For vegetable farming] Can I grow other food crops other than Fruited Vegetables, Mushrooms and Leafy Vegetables?

As per stated in Conditions of Tender, you are allowed to grow other plants which are intended for human consumption like microgreens, **except** cereals, grains (e.g. corn) and beansprouts.

Q39. [For food fish farming] Can I grow other aquatic species other than Fin Fish and Crustaceans?

As per stated in Conditions of Tender, the Lessee is allowed to grow other aquatic species which are intended for human consumption like molluscs, echinoderms, aquatic plants or aquatic algae intended for human consumption. Please note the allowable aquatic species to be grown may still be subjected to approval by relevant agencies.

Q40. What are the varieties of Vegetables that do not qualify as Leafy Vegetables? Are herbs considered Leafy Vegetables, what about celery?

Leafy Vegetables covers any of the varieties of Vegetable (excluding edible flowers) where the leaves are intended for human consumption. Herbs like basil, coriander, and mint, as well as microgreens, sunflower sprouts, pea sprouts/pea shoots, are acceptable. Stalk vegetables such as celery, broccoli, or cauliflower are not considered as “Leafy Vegetables”. Examples of Leafy Vegetables commonly grown in Singapore are listed in the table below:

<i>Bayam</i> (Spinach Chinese)	<i>Duan Sup</i> (Chinese Celery)	<i>Lettuce</i> (e.g. Romaine Lettuce, Butterhead Lettuce)
<i>Chinese Cabbage</i> (e.g. Wongbak, Long Cabbage, Baicai, Xiao Baicai, Nai Baicai)	<i>Kangkong</i> (Water Spinach)	<i>Leaf Mustard</i>
<i>Caixin</i> (Flowering Cabbage)	<i>Koo Cai/Qing Long Cai</i> (Chinese Leek)	<i>Phuay Leng</i> (Chinese Spinach)
<i>Chinese Parsley</i> (Coriander/Cilantro)	<i>Kailan</i> (Kale)	<i>Loong Fong Miao</i> (Sweet Potato Leaves)

Q41. Is there a timeframe for the rearing of Fin Fish and/or Crustacean for it to be considered as Potential Production Output?

The timeframe for the rearing of Fin Fish and/or Crustacean for it to be considered as part of the Potential Production Output would differ depending on the species. As a general guideline, the timeframe for the rearing of Fin Fish and/or Crustacean should be longer than 3 months. Tenderers are advised to seek approval from SFA for the species of Fin Fish and/or Crustacean they intend to rear.

Q42. Will Successful Tenderers still be required to meet the 90% land utilisation requirement even if they can meet the Potential Production Output using lesser land area?

Yes. Successful Tenderers shall ensure that at least 90% of the Land Area shall be used for production and production related purposes (including for the purpose of meeting agencies’ requirements like water detention tank), i.e. the minimum Production Area for the Land Parcel must still be met, refer to [Appendix F of the Conditions of Tender](#) (Appendix F – Condition 2.1). Any deviation from this requirement is subject to the prior written consent of SFA.

Q43. What would happen to the land if the Successful Tenderer cannot fulfil their Tender Proposal after the tender has been awarded?

Successful Tenderers must achieve the PPO within five years of the Date of Lease Commencement, and maintain or exceed the PPO throughout the remaining Lease Term. Failure to perform the above conditions will result in a breach of contract, SFA may re-enter the land and resume possession of the Land without refund of Land Premium or compensation of any kind.

Tenderers must consider their business sustainability when declaring their PPO. Business Sustainability accounts for 20% of the evaluation criteria, and Tenderers are required to submit their business plan as part of their Tender Proposal. SFA will assess the Tender Proposals holistically, in accordance with the Tender Evaluation Criteria.

Q44. In the event of disruptions to farm production due to unforeseen circumstances such as pest or disease outbreaks, would SFA relax the requirement for meeting the Potential Production Output?

Successful Tenderers are required to adhere strictly to the PPO declared in the Tender Proposal Form. In the event of pest or disease outbreaks under Force Majeure, SFA would assess the situation and consider granting extensions of time to achieve the Potential Production Output on a case-by-case basis.

In granting extensions of time to achieve the Potential Production Output, SFA shall be at liberty to impose any terms and conditions including the payment of an extension premium as it shall at its entire and unfettered discretion deem fit and which terms and conditions may include a levy of fees or other charges.

Please note there would also be situations in which there would be regulatory requirements which SFA would reasonably review and reduce the Actual Production Output and Potential Production Output to ensure sustainable production.

Q45. How would SFA track the Actual Production Output and whether the Potential Production Output is attained?

Successful Tenderers are required to submit reports on the farm's sales production output to SFA on a quarterly basis and also engage an independent public accountant/accounting firm to carry out annual audits of the sales production output, if required by SFA. Please also note SFA may carry out inspection(s) to verify the accuracy of the information submitted.

Questions on lease conditions, land utilisation and farm development

Q46. When does the 20-year Lease Term start?

The Lease Term starts on the date where site possession has been granted to the Successful Tenderer. Site possession shall be granted to the Successful Tenderer upon receipt of the full payment of the Fixed Sale Price, prevailing GST payable on the Fixed Sale Price, cadastral survey cost and other costs, e.g. stamp duty, and alienation processing fee. The exact date shall be stated in the Letter of Possession.

Q47. Why are the two plots in Sungei Tengah, ST 28D and ST 3A, not given the +10-year lease extension option?

The Government is currently studying the longer-term plans of the area and will not be able to include the +10-year lease extension option for the two plots at this point in time.

Q48. Can I change my farming use halfway through my lease?

No change of farming use is allowed. Land is tendered for the specific use (i.e. Vegetable Farming or Food Fish Farming) and Successful Tenderers are required to adhere to their Tender Proposal during the Lease Term.

If you would like to intensify the use of the land on site by adding aquaponics or commercial uses like Café or retail areas, please seek prior written approval from SFA. Please note Additional Land Premium or Land Betterment Charge may apply and you are also required to seek approvals from other agencies including URA.

Q49. What is the Project Completion Period?

The Project Completion Period ("PCP") means the period of 36 months from the Date of Lease Commencement for the construction and the obtaining of Temporary Occupation Permit ("TOP") or Permits for the whole of the Development.

Q50. What if I am not able to complete the Development within the Project Completion Period?

Successful Tenderers who cannot complete within the PCP and need more time to complete the Development will need to apply to obtain prior written approval from SFA for an extension of the PCP. PCP extension will be subject to SFA's absolute discretion and may be subject to an Extension Premium based on the following schedule of rates.

Period of extension of the PCP	Rate per annum* (as a percentage of the Fixed Sale Price)
1 st year	8%
2 nd year	16%
3 rd and subsequent years	24%

**these rates may be revised from time to time*

Q51. What if I am not able to attain the PPO within five years of Lease Commencement?

Successful Tenderers who cannot achieve the PPO within five years of the Date of Lease Commencement and need extension of time will need to seek SFA's prior written approval for an extension. Extension of time to meet will be subject to SFA's absolute discretion and may be subject to an Extension Premium based on the following schedule of rates.

Extension of time for PPO [^]	Rate per annum* (as a percentage of the Fixed Sale Price)
1 st year	8%
2 nd year	16%
3 rd and subsequent years	24%

**these rates may be revised from time to time*

[^] Earlier EP paid as part of PCP extension would not count towards the years for the purpose of PPO extension.

Q52. Can I carry out development of the farm in phases and obtain TOP only for the 1st phase of development within the PCP? Subsequent phases will be developed only when production stability is achieved and when market demand increases.

The requirement for the Successful Tenderer to achieve the PPO within five years of the Date of Lease Commencement, and maintain or exceed the Potential Production Output throughout the remaining Lease Term will still apply for Phased Developments. If the Successful Tenderer fails to achieve the Potential Production Output, SFA shall be entitled to re-enter the land and resume possession of the Land without refund of Land Premium or compensation of any kind.

All requests to develop the farm in phases (“Phased Development”) will be assessed on a case-by-case basis, taking into account the farm’s development plans and development timeline. SFA shall be at liberty to impose any terms and conditions including the payment of an extension premium based on the farm’s development plans and development timeline.

Q53. How do I apply for a farm licence?

Information on application process for a farm licence can be found on our website ([Application Process & Fees for Licence / Registration for Farming](#)).

Q54. Do I have to apply for a farm licence before putting in a tender?

A farm licence is not required to put in a tender. However, the Successful Tenderer shall be required to apply for a farm licence from SFA within a period of one (1) month from the date of issue of Temporary Occupation Permit or Permits for the whole of the Development or such other time as may be required by the Authority, whichever is earlier. Please note that Successful Tenderer is only allowed to start commercial farming after the farm licence is issued.

Q55. If I were to exit the business, can I transfer or sell the farmland and farm licence?

Any transfer or sale of farmland will be subject to SFA’s consent, which may be given or withheld at SFA’s absolute discretion. In giving consent for any transfer or sale of farmland, SFA reserves the right to impose any terms and conditions as it shall at its entire and unfettered discretion deem fit and which terms and conditions may include the levy of a fee. The farm licence is non-transferable. The new legal occupier must apply a new farm licence. Information on the application process for a farm licence can

be found on our website ([Application Process & Fees for Licence / Registration for Farming](#)).

Q56. Is subletting allowed?

No subletting is allowed without the prior written consent of SFA, which may be given or withheld at SFA's absolute discretion.

Q57. Can I have a visitor centre and retail outlets?

Land is tendered for specific use (i.e. Vegetable Farming or Food Fish Farming). The allowable ancillary uses are Workers' Quarters, Office and Carpark (refer to [Appendix A of the Conditions of Tender](#)). Any proposal for **other** ancillary uses is subject to the approval of SFA and the relevant authorities.

Visitor centre and retail outlets are considered as part of the farm's ancillary use, and are subject to the approval of SFA and the relevant authorities. The Successful Tenderer shall comply with URA's prevailing guidelines which allow supporting visitor amenities as an ancillary use on farms (see current guidelines in table below). These guidelines **apply** on a **per development** basis (i.e. if a Tenderer is awarded **contiguous** Land Parcels, the maximum allowable Gross Floor Area for supporting visitor amenities will remain capped at the areas listed in the table below). **Land Betterment Charge will be levied for these visitor amenities. SFA's endorsement and planning approval by URA is required.**

The total outdoor and indoor floor areas for **all ancillary uses** on each Land Parcel shall not exceed the areas listed in [Appendix F of the Conditions of Tender](#) (Appendix F - Condition 2.1).

	Type of Use	Maximum allowable Gross Floor Area
a	Snack bar, café, restaurant Includes outdoor refreshment areas Retail outlets - For sale of farm and non-farm products, e.g. souvenirs.	200 sqm
b	Visitor centre - For use as a museum or education centre to showcase farm-related exhibits, local history, etc.	200 sqm

Agencies' Requirements

Q58. How do I seek approval from URA before any commencement of works?

Referring to Technical Conditions of Tender Part 3 Para 3.1.20 & 3.1.21, you are to assess (with your appointed Qualified Person (QP) if your proposed Development complies with the Plan Lodgment criteria found in URA's circular [URA/PB/2019/17-](#)

[DCG](#) issued 20 September 2019. If so, your QP may do Plan Lodgement instead of a Development Application with URA as part of Plan Submission.

Q59. Can we construct wells to extract groundwater or ponds to collect rainwater, and would wells/ponds be considered as part of the Production Area?

Well construction is **not allowed**, as PUB does not allow groundwater extraction on the Land. This includes the digging of deep earthen ponds and allowing natural infiltration of groundwater. Ponds lined with impermeable materials such as rubber pond-liner or concrete are allowed. Linings will improve the impoundment of water and facilitate farms in the maintenance of ponds. **Ponds will be considered as part of the Production Area.** Refer to [Appendix F of the Conditions of Tender](#) for requirements on Water storage and irrigation ponds & [Appendix A of the Conditions of Tender](#) for production and production-related uses. Farm is allowed to use the water detention tank to collect rainwater for farming.

Q60. Is there a size limit to the packaging/processing centre that I can build on the farm?

If the packaging/processing centre is assessed by the relevant authorities to be ancillary in nature, there is a Maximum Floor Area limit on the ancillary uses (refer to [Appendix A of the Conditions of Tender](#) for allowable production and production-related uses, and Maximum Floor Area for ancillary uses for each Land Parcel).

Q61. What is the meaning of AMSL?

All developments, including construction structures (i.e. crane) within the site are subject to the building height control, example 30m above mean sea level ("AMSL"), as well as requirements and approvals by the relevant authorities. 30m AMSL refers to a maximum building height of 30m above mean sea level. This is a standard industry technical requirement. A professional architect or Qualified Person hired to design the development would be able to advise Tenderers on this requirement. Refer to [Appendix F of the Conditions of Tender](#) for the building height controls on the Land Parcel.

Q62. What is the topology of the sites?

We have plans in Technical Information Guide that indicates the topology on the sites. Successful Tenderers are advised to carry out their own survey of the sites prior to construction works.

Q63. With high-tech and indoor farming systems, would there be more stringent requirements with respect to fire safety?

Tenderers are advised to consult SCDF on its requirements for their developments. Every development is unique and technical agencies, including SCDF, have advised that Successful Tenderers should approach them directly with their development plans. Please refer to the [Industry Guide](#) for more info.

- Q64. Can the requirement on minimum Production Area be waived for a multi-storey farm where the total floor area within the building has met the requirement? In such a scenario, can the remaining land be left vacant or be used for vehicle driveways?**

For multi-storey farms where the total floor area within the building has met the minimum Production Area, requests to waive the requirement on minimum Production Area will be assessed on a case by case basis. The requirement to comply with the cap on Floor Area for ancillary uses, as stipulated in Appendix A of the Conditions of Tender must still be met. Generally, vehicle driveways to serve production or production-related purposes will contribute towards the minimum Production Area.

- Q65. There are requirements from various technical agencies in this tender (i.e. PUB/NEA/SCDF/etc.), can we have information on who to contact for further details on these requirements?**

SFA developed an [Industry Guide](#) which provides an overview of the regulatory requirements, procedures you will need to follow, information on the various documents, fees and timelines involved, etc. The contact persons for the various technical agencies are listed in the Tender Documents – Conditions and Requirements of Relevant Authorities/Public Utility Licensees (For Tenderers' information only).

- Q66. What are the infrastructures and services already provided for and what does the Successful Tenderer need to set up?**

You may refer to Conditions and Agencies and Technical Condition of Tender for details on sewage, potable water, electricity and gas supplies. **Pls refer to Technical Conditions of Tender Clause 3.2.11 on Water Supply as there is limit to the Potable Water PUB can support for all the Land Parcels.**

- Q67. Can the location of vehicle ingress/egress as shown in the Control Plan be relocated to another place?**

The locations of vehicle ingress/egress were planned with consideration of the traffic arrangements of the surrounding Land Parcels, and the Successful Tenderer shall take access from the designated ingress/egress location as indicated in the Control Plan. Prior approval from LTA is required for any deviation from the designated ingress/egress locations.

- Q68. It is mentioned in the Conditions of Requirements of Relevant Authorities/Public Utility Licensees (for Tenderers' information only) under PUBLIC UTILITIES BOARD'S (PUB) REQUIREMENTS, that composting activities (if any) shall be carried out using proper composting facilities in roofed and curbed areas. Does PUB have any specific requirements on composting facilities?**

To prevent potential leaching of waste/feedstock into the ground and entering the storm drain, all farms shall ensure that both feedstock and compost be stored in and composting activities be carried out in roofed and curbed areas with impervious flooring, such as concrete flooring. Compost used shall meet the quality parameters specified in Singapore Standard SS 628: 2017 'Specification for Compost Used in Agriculture and Horticulture'.

Q69. Can the area of the treatment ponds count towards the Production Area?

Treatment ponds built to support farming activities can be considered under allowable production-related purposes and will be considered as Production Area.

Q70. Will the area of an office/worker's quarter on the second storey of a two-storey building (where the first storey is used for production) count towards the allowable Maximum Floor Area for ancillary uses?

The Maximum Floor Area for ancillary uses includes both outdoor and indoor floor areas, thus the area of an office/worker's quarter on the second storey of a two-storey building will count towards the Maximum Floor Area for ancillary uses.

Q71. Who can I hire to work on the farm?

SFA works with Institutes of Higher Learning (IHLs) to train local talents in agriculture and aquaculture sciences, engineering, and info-comm technology. We also work with the IHLs and Workforce Singapore (WSG) to job match our local talents to career opportunities publicised on [MyCareersFuture \(MCF\)](#) job portal. Farmers are encouraged to use MCF for workers recruitment.

Additionally, SFA-licensed food farms are eligible for Ministry of Manpower's (MOM) Agritech Work Permit Scheme. Foreign workers under this scheme are permitted to perform farming-related works such as cultivation of food crops, rearing animals for food (such as livestock, poultry and fish) and related works. Food farms on the Agritech Work Permit Scheme are to adhere to MOM's [Conditions of Work Permits](#). Please refer to the [Industry Guide](#) under Agritech Work Permit Scheme and MOM for more info.

Q72. Are there nearby foreign workers' dormitories which I can get my workers to stay in if I do not want to build my own Workers' Quarters on site?

Farmers must comply with MOM's housing of foreign worker requirement when hiring foreign workers. Refer to [MOM Housing requirements for foreign workers](#) for more details.

Q73. After the award of tender, will SFA be able to provide assistance on the removal of underground debris or materials?

The description of soil characteristics can be found in the [Technical Information Booklet](#). The Successful Tenderer shall accept the Land on an "as is where is" basis and will be responsible to remove any encroachment, building, structure, fixture, fitting or thing present on, under or within the Land.

Q74. Are there plans to improve the road infrastructure and accessibility to the Land Parcel in the future?

There is no planned road infrastructure works in the short term.

Q75. Is TOP required for structures within the production area, for example greenhouses?

Plans submission to BCA and TOP/CSC are generally required except if the overall works only involve insignificant building works. It is advised that Tenderers and their Qualified Person check with BCA on the building works that will be carried out.

Information on insignificant building works can be found on the following website:
<https://www1.bca.gov.sg/public/private-property-ownership/renovation-maintenance-and-building-works-for-private-properties/building-works-that-do-not-require-plan-submission-to-bca/landed-houses-agriculture-and-livestock-buildings>

Please refer to the [Industry Guide](#) for more info.

Q76. Are there any regulations restricting the use of fogging and fumigation (for mosquito) on farms? This may affect the production of vegetables.

There are no regulations restricting the use of fogging and fumigation (for mosquito) on farms. However, farmers should practise Good Agriculture Practices (GAP) when evaluating the impact of fogging / fumigation / pesticides on their crop and take necessary precautions e.g. protecting the crops against the fumigant, or observing the pre-harvest intervals post-fogging. SFA can issue directions to the farms for general corrective actions, movement controls or recalls to ensure food safety, as long as there is reason to suspect the existence of a hazard or source of contamination. This applies to fumigation if it affects the safety of the farm produce.

Photos of Land Parcels **[New]**

LCK 114A





A video of the site can also be view [here](#).

ST 3A





A video of the site can also be viewed [here](#).

ST 28D





A video of the site can also be viewed [here](#).

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