



Singapore Agri-Space Sales (SAS) 2025

Tender Briefing – 27 June 2025

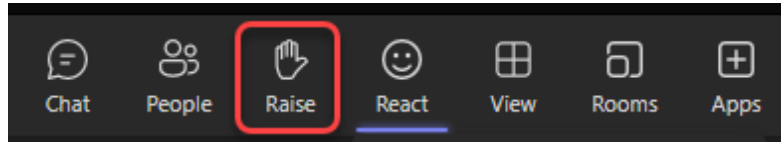
Tender Ref No. SFA000/(R)001(25)

Tender Briefing Etiquette

1. All participants will be muted during the presentation. Please note down any questions along with the relevant slide numbers for the Q&A session at the end.

2. During Q&A:

- Kindly use the 'Raise Hand' feature when you wish to speak



- When invited, please introduce yourself with your name and organisation
- If your question refers to specific slides, kindly mention the slide number
- We will unmute you to share your question

Overview

1. Tender Information
 - Plots for Tender
 - General Information
 - Land Use
 - Development Guidelines
 - Technical Conditions
 - Tender Evaluation Criteria
 - Tender Forms
2. Key Timelines
 - Tender Stage & Development
3. Tender Submission Checklist
4. Learning from Experience: Common Challenges
5. Q&A Session

This briefing is intended to provide a general overview of the tender. Tenderers are advised to carefully review the complete set of tender documents available on SFA's website for the full requirements and specifications. In the event of any discrepancy, the tender documents will take precedence. Tenderers should refer to the tender documents as the official source of information.

1. Tender Information – Plots for Tender

LCK North-East



Sungei Tengah



1. Tender Information – General Information

- Fixed Price Tender (evaluation based 100% on quality of tender proposal)
- ST 3A and ST 28D: 20-year lease
- LCK 114A: 20-year lease, with option to extend for another 10-year (subject to conditions)
- ST 3A and ST 28D: For vegetable farming¹ only
- LCK 114A: For either vegetable farming or food fish farming² (*not composition of veg and fish*)
 1. Refers to the production of any edible plant or fungi cultivated for human consumption and does not include cereals and beansprouts
 2. Refers to the maintenance, propagation and promotion of growth of any of the varieties of fishes, crustacean, aquatic molluscs, echinoderms, aquatic plants or aquatic algae intended for human consumption at any stage of the production cycle

1. Tender Information – General Information

- Project Completion Period (PCP)
 - Full Temporary Occupation Permit (TOP) to be obtained by end of 3rd year from lease commencement
- Potential Production Output (PPO)
 - Based on the tender's proposal submitted
 - Vegetable farming: Refers to production of mushrooms, fruited vegetables and/or leafy vegetables cultivated for human consumption
 - Food fish farming: Refers to production of fin fish and/or crustaceans (including fingerlings and shrimp post larvae) cultivated for human consumption
 - Must achieve PPO by end of 5th year from lease commencement
 - Must maintain or exceed throughout remaining lease term
 - SFA would reasonably review and reduce the Actual Production Output and PPO due to regulatory requirements at a later stage
 - Minimum 25% of PPO or actual production output (whichever is lower) must be sold locally

Important Note:

Failure to comply with the above timelines constitutes a breach of contract. SFA may impose an Extension Premium (upon SFA's approval for extension) or resume possession of the Land without compensation

1. Tender Information – Land Use (for Vegetable Farming)

Allowable Crops

Does not count towards PPO



Counts towards PPO



Mushrooms, fruited vegetables* and/or leafy vegetables

Not Allowed



**Fruited Vegetables means any of the varieties of Vegetable where the fruit or reproductive body of the seed plant are intended for human consumption. Examples include tomato, brinjal, cucumber, chilli, wax gourd, bitter gourd, okra, French bean, long bean but exclude apple, orange, papaya, chiku, rambutan, banana, durian, guava, mangosteen, jackfruit, dragon fruit and other sweet fruits generally used for desserts or snacks rather than in main courses of meals.*

1. Tender Information – Land Use (for Food Fish Farming)

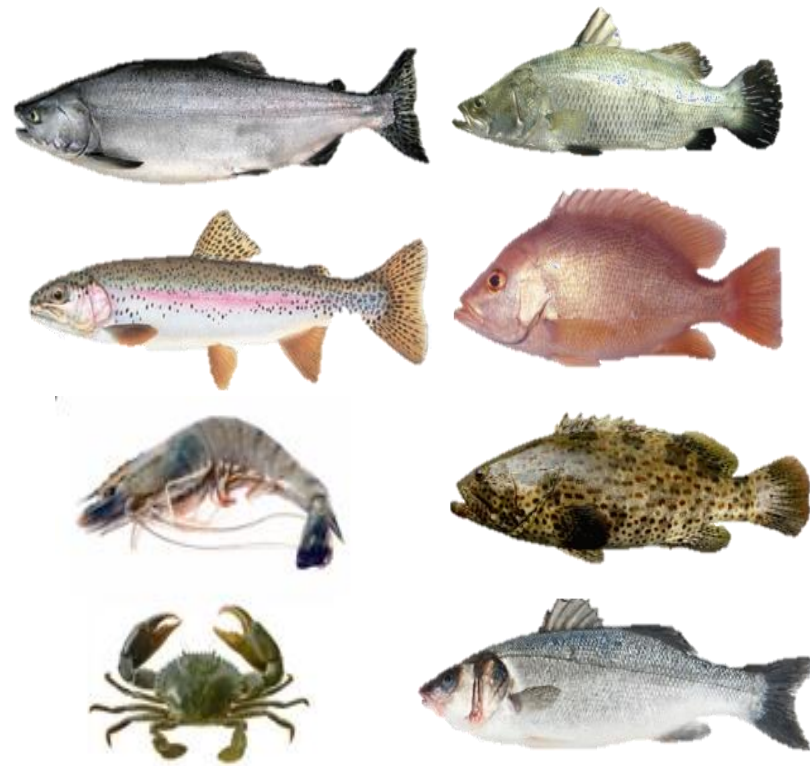
Allowable Crops

Not Allowed

Does not count towards PPO



Counts towards PPO



1. Tender Information – Development Guidelines

As specified in Appendix A of Conditions of Tender (Detailed Guidelines) and Appendix C (Form of Lease)

(At least 90% of Land Area – Refer to next slide)

Veg Farm Production Uses

- Cultivation System (e.g. Greenhouse, Nursery, Germination Room)
- Packing/Processing/Sorting Facility
- Store Room
- Loading/Unloading Bay
- Coldroom
- Bin Centre
- Water Storage Space, Tanks
- Research & Development, Laboratory Facility
- Wastewater Treatment Facility
- Solar Harvesting System
- Waste-to-energy/Waste Recovery/Compost System

Food Fish Farm Production Uses

- Quarantine
- Storage of medication, vaccines, pelleted feed, chemical
- Broodstock holding
- Larval rearing and nursery
- Live feed production
- Loading/unloading
- Removal of physical waste
- Water storage and treatment
- Research & development, screening and health-check for Food Fish
- Wastewater treatment
- Post-harvest activities such as Food Fish de-scaling, de-gutting, filleting, packing and storage

Capped in term of Floor Area (Outdoor + Indoor)

Ancillary Uses (Refer to next slide)

- Worker's Quarter*
- Office*
- Carpark

**Worker's Quarter and Office shall be used solely for supporting the development and farming on the Land.*

Other Ancillary Uses[^]	Max Area
Snack Bar, café, restaurant, includes outdoor refreshment area, retail outlets - For sale of farm and non-farm products, e.g. souvenirs	200 sqm
Visitor Centre - For use as a museum or education centre to showcase farm related exhibits, local history, etc.	200 sqm

[^]Any proposal for other ancillary uses is subjected to the approval of SFA and relevant authorities. Land Betterment Charge/Additional Land Premium will be levied where applicable. SFA's endorsement and planning approval by URA are required.

The Lessee shall seek prior written consent from SFA and relevant authorities for the proposed production, production-related and ancillary uses via plan submission on CORENET

1. Tender Information – Development Guidelines

Key Site Parameters

Plot No.	LCK 114A		ST 3A	ST 28D
Mk No.	MK12-01938T		MK11-03972C	MK11-03747M
Use	Vegetable farming	Food fish farming	Vegetable farming	Vegetable farming
Fixed Sale Price (in S\$ excl. GST)	\$331,000	\$380,000	\$278,000	\$111,000
Tender Deposit (in S\$)	\$16,550	\$19,000	\$13,900	\$5,550
Lot Area	16,468.7 sqm		16,605.8 sqm	6,274.9 sqm
[#] Land Area	15,074.6 sqm		13,882.4 sqm	5,183.5 sqm
[*] Building Height (Maximum)	40 m SHD		60 m SHD	60 m SHD
Production Area (Minimum)	13,567.1 sqm		12,494.2 sqm	4,665.2 sqm
[^] Floor Area for ancillary uses (Maximum)	1,507.5 sqm		1,388.2 sqm	518.3 sqm

[#] Land area excludes NParks' green buffer and peripheral planting verge requirement.

^{*} SHD refers to Singapore Height Datum. Successful Tenderers are to ensure that all buildings (inclusive of all structures and fixtures above the roof-top such as TV antennas, water tanks, lift motor rooms, cranes, maintenance equipment and lightning conductors), construction equipment and temporary structures, such as cranes, piling rig, etc within the Land Parcel(s) should not exceed the stipulated height controls for the respective Land Parcel(s) at all times.

[^]Floor Area accounts for both outdoor and indoor floor areas.

1. Tender Information – Technical Conditions

*Full details are available in the Technical Conditions of Tender and Conditions and Requirements of Relevant Authorities/
Public Utility Licensees*

NEA	Requirements
	<ul style="list-style-type: none">• General requirements<ul style="list-style-type: none">• All sewage and used water must be discharged into public sewer according to PUB's requirements• Must obtain PUB's approval for sewer connection points and discharge rates• All refuse, solid wastes and treatment sludge must be collected and stored in a proper holding area designed with abatement measures to control water pollution, smell/dust nuisance and pest infestation, before disposal by a licensed general waste collector. Disposal by throwing into drains, burying on-site or open burning is strictly prohibited.• If foul smell generated, must provide odour abatement facilities• [Specific to Sungei Tengah plots]<ul style="list-style-type: none">• Located in water catchment area - activities that could pose serious contamination risk not allowed• Must adopt and implement Best Management Practices (BMPs) to prevent pollution and nuisance impacts

1. Tender Information – Technical Conditions

*Full details are available in the Technical Conditions of Tender and Conditions and Requirements of Relevant Authorities/
Public Utility Licensees*

NEA	Requirements
	<ul style="list-style-type: none">• For vegetable farming<ul style="list-style-type: none">• Only pesticides registered with both NEA and SFA are allowed• Must store pesticides in sheltered areas with leakage containment facilities• Must control pesticide dosage to prevent nuisance and contamination of surface run-off• Must ensure fertilizers are not washed into watercourses leading to raw water reservoir or sea• Must control fertilizer dosage to prevent odor problems• For food fish farming<ul style="list-style-type: none">• Must collect and treat wastewater for reuse where possible• Must provide concrete flooring with containment facilities and channel wastewater to collection sumps• Excess wastewater that cannot be recycled must be discharged to public sewer per PUB requirements• For marine fish/shrimp farms: Must submit proposal for spent seawater treatment and disposal to NEA/PUB (no discharge into public sewer/inland water bodies)

1. Tender Information – Technical Conditions

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Public Utility Licensees*

LTA	General Requirements
	<ul style="list-style-type: none">• The proposed developments shall be served by only one access point• The access locations are sited as shown indicatively in the Control Plans• Must manage parking to prevent public road overspill during peak periods for ancillary uses such as F&B or a visitor centre
SFA	General Requirements
	<ul style="list-style-type: none">• Plans are required to be submitted to SFA first for Landowner's Consent via CORENET before sending to other agencies for approval.• The Successful Tenderer (ST) shall be required to obtain relevant agency clearances, including TOP/CSC for the whole of the Development and a farm licence (https://www.sfa.gov.sg/farming/farm-land-sea-space/requirements-to-start-a-farm-in-singapore) to keep and maintain a farm in accordance with Control of Plants Act (where applicable) prior to the start of any commercial farming activity.• The ST shall be required to obtain at its own expense a licence (https://www.sfa.gov.sg/food-manufacturing-storage/licence-registration/requirements-for-licence-registration-for-food-manufacturing-storage) from SFA for further processing activities such as processing of salad and comply with Sale of Food Act and the licensing conditions, before such activities are carried out.

1. Tender Information – Technical Conditions

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Public Utility Licensees*

URA	Development Control & Setback Guidelines
	<ul style="list-style-type: none">• The ST shall comply with the URA Development Control (DC) guidelines issued or may be issued by the Competent Authority under the Planning Act 1998, unless otherwise stated in these Technical Conditions. For more information on <u>URA's Development Control Handbook for guidelines on agriculture developments</u>, please refer to: www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/Agriculture.• The ST is advised to refer to the Control plans in the info booklets for building setback and green buffer requirements.• All buildings and structures shall be set back at least 5m away from the lot boundary fronting a road. Only minor structures such as bin centre, electricity switch room and guard post etc. approved by the Competent Authority can be sited within the building setback.• All buildings and structures adjoining agriculture development shall be set back at least 2m with no planting strip from the lot boundary measured from the eaves of structures.

1. Tender Information – Technical Conditions

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Public Utility Licensees*

URA	Platform Level, Slopes and Earth Retaining Structures & Earthworks
	<ul style="list-style-type: none">• The ST shall submit the details and design calculations prepared by a Qualified Person (“QP”) for structural works appointed under the Building Control Act 1989 for any proposed slopes or earth retaining structures to the SFA, the Competent Authority or any other relevant authorities for approval before commencement of work.• All earthworks proposals and plans showing the extent of works shall be submitted to the relevant Authorities for prior written approval.• Upon approval of the earthworks, the ST shall appoint a QP to supervise the earthworks to be carried out within the Land Parcel. The QP shall inform the SFA, SLA, PUB and NEA the source, volume and type of earth-fill to be imported and where the cut materials from the land will be deposited. All proposed earth-fill materials shall comply with regulatory requirements.• Upon completion of the earthworks, the ST shall submit a copy of the topographical survey plan to SLA.• The ST shall indemnify SFA and the Government against all claims and/or damages which may arise either directly or indirectly from any instability rendered to the existing slopes/embankments by any cause whatsoever or by any works.

1. Tender Information – Technical Conditions

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BCA, SFA & URA	Plan Submission
	<ul style="list-style-type: none">• The ST shall engage a professional registered engineer / registered architect as QP to seek clearances from relevant authorities (including the SFA) and make a submission of the development and building plans to BCA through the CORENET E-Submission System.• The ST shall submit the proposed Layout Plan/Development Plan/Building Plan to the SFA for endorsement before submission to the Competent Authority. SFA reserves the right to require the ST to amend and modify the above mentioned plans submitted by the ST.• Refer to URA's circular URA/PB/2019/17-DCG issued 20 September 2019 to see if your proposed development allows you to qualify for Plan Lodgement Scheme or even no plan submission to URA, instead of the normal Direct Application to URA.• Please note regardless of Plan Lodgement Scheme, your QP is still required to submit plans to other Development Control (DC) agencies for approval.• Submissions to URA DC Group (under the Plan Lodgment Scheme or via a Development Application) for proposals involving new building projects with GFA of more than 5,000 sqm are to be submitted in BIM format for approval. This is in alignment with BCA's submission requirements for Building Plan approvals.

1. Tender Information – Technical Conditions

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Public Utility Licensees*

PUB	Water storage, irrigation ponds and being in Water Catchment Areas
	<ul style="list-style-type: none">• Minimum Platform Level shall not be lower than 4.5m above Singapore Height Datum• [Specific to ST 3A & ST 28D] As Land Parcels are located within the Kranji Water Catchment, the ST is to ensure that its development proposal abides by NEA's, NParks' and PUB's pollution control, trade effluent and water quality guidelines. Stringent measures to be adopted during construction & occupation to ensure watercourses are not polluted. The proposed development shall not result in any loss of yield from the catchment area.• There are existing 500mm diameter sewers and existing internal drain-lines within/in the vicinity of the LCK 114A, and existing 300mm diameter sewers and existing internal drain-lines within/in the vicinity of the ST 3A and ST 28D<ul style="list-style-type: none">• [Specific to LCK 114A]<ul style="list-style-type: none">• PUB can only support a Potable Water (PW) demand of up to 0.04 mgd currently• [Specific to ST 3A]<ul style="list-style-type: none">• PUB can only support a PW demand of up to 0.026 mgd currently• [Specific to ST 28D]<ul style="list-style-type: none">• PUB can only support a PW demand of up to 0.0023 mgd currently• For food fish farming<ul style="list-style-type: none">• PUB does not allow for any seawater, brackish water, brine concentrate or used seawater to be discharged into PUB's drains or sewers• Must engage licensed waste collector to collect and dispose used seawater off-site• No brackish water/seawater extraction points near LCK114A• Should seawater be needed, the ST will need to seek PUB's approval for an appropriate seawater abstraction point and the seawater would have to be trucked in

1. Tender Information – Technical Conditions

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Public Utility Licensees*

MINDEF	Height Restrictions
<ul style="list-style-type: none">• LCK plot: Maximum height 100m to 110m SHD• ST plots: Maximum height 60m SHD<ul style="list-style-type: none">• [Specific to Sungei Tengah plots]<ul style="list-style-type: none">• Located near Tengah Air Base - must consider noise, dust and vibration effects• RSAF clearance needed for construction equipment above 45m SHD• Must not impose constraints on MINDEF or curtail its operations• Located in Glazing Control Zone "A" (ST 28D) and Zones "A" & "B" (ST 3A)• Visual Control Requirements:<ul style="list-style-type: none">• ST 28D: Views above 35m-40m SHD must be directed away from Air Base• ST 3A: Views above 50m-55m SHD must be directed away from Air Base	

1. Tender Information – Technical Conditions

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Public Utility Licensees*

SCDF	Fire Safety
<ul style="list-style-type: none">• Must comply with Fire Safety Act 1993 and Regulations• Must consult Fire Safety Department at SCDF Headquarters for any clarifications	
IRAS & SP	Address and Utilities
<ul style="list-style-type: none">• ST must apply for an official house number from IRAS for the premises before they can apply for utility account with Singapore Power.• The maximum electrical load available for the Land Parcels without the need for a new substation is 280kVA per plot, which translates to 400A.	
NParks	General Requirements
<ul style="list-style-type: none">• Must ensure roadside trees and green verges are not affected• All pick-up/drop-off points, loading/unloading bays, fire engine hard-standing areas must be within the site• Must replace affected roadside trees/green verges if impacted• Must confine development works within site boundaries• No illegal dumping• No storing of construction materials beyond boundaries of Land Parcels.• The ST will be receiving directions issued by the Director-General/Wildlife Management pursuant to Section 10 of the Wildlife Act (Cap. 351), in relation to this Project. Before which, no works shall be allowed to commence.	

1. Tender Information – Tender Evaluation Criteria

Please refer to Conditions of Tender Appendix F Part V for further details.

Tender Evaluation Criteria		Maximum Score
Track Record	Production Track Record	10%
	Relevant Experience / Qualifications	10%
Production Capability	Potential Production Output (critical criteria)	30%
	Worker Productivity	10%
	Innovation (such as resource and energy efficiency)	20%
Business Sustainability	Business Plan & Construction Cost	10%
	Proof of Funds	10%
Total		100%

1. Tender Information – Tender Evaluation Criteria

Production Track Record (10%)

- Based on average annual productivity for the recent three full calendar years.
- If a full 3-year record is not available, the average of the available 1 – 2 full years will be used.
- All tenderers must submit documents to substantiate their production track record.
- Local farms may indicate in the Tender Proposal Form if they would like SFA to refer to previously submitted production figures.
- As mentioned in the Tender Proposal Form, please provide the required information on production track record in an excel format separately with file name “Production Track Record”.

1. Tender Information – Tender Evaluation Criteria

Relevant Experience / Qualifications (10%)

- Relevant experience in commercial farming and managing businesses by one of the shareholder(s) or key management staff (i.e. CEO, COO, Chief Tech Officer or key Technical Staff managing the day-to-day operations of the farm).
- Relevant qualifications by any listed individual shareholder(s) or key management staff.
 - Relevant agriculture/aquaculture-related diplomas/degrees/masters/PhD including in Horticulture, Plant Science, Agronomy, Aquaculture, Biological Science or any other science-related qualifications.
 - Relevant non-agriculture/aquaculture diplomas/degrees/masters/PhD that can value add farming operation such as Business, Accounting, Engineering, Architecture, AI, Computing, etc.

1. Tender Information – Tender Evaluation Criteria

Potential Production Output (30%)

- For Potential Production Output (PPO) calculation, only the following will be considered:
 - Vegetable Farming: Fruited vegetables, mushrooms and leafy vegetables
 - Food fish farming: Fin fish and crustaceans (including fingerlings and shrimp post larvae)
- Required submissions in Tender Proposal Form:
 - Farm production schedule (from seed/fingerlings/post larvae to harvesting)
 - Agri-input sourcing strategy
 - Equipment/system maintenance programme
 - Food safety protocols and biosecurity measures (e.g. pest and disease management)
 - Waste and effluent management plan
 - Water consumption & supply plan
 - Energy consumption & supply plan
 - Plan view of detailed farm layout
 - Development timeline with key milestones (e.g. agencies' regulatory clearance, construction, set-up, production)
 - Electricity and water consumption estimates including sources of obtaining them - Please 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. The tender proposal should include measures taken to ensure that this limit is adhered to.

1. Tender Information – Tender Evaluation Criteria

Potential Production Output (30%)

- Please provide necessary calculations as required in part (b) of this section in excel format separately with file name “PPO”.
- For part (c) of this section, if you are growing different food types, please provide breakdown in terms of productivity (i.e. you are advised to provide a site plan with relevant calculations to show how the common areas are apportioned between the different food types. Please refer to Q&A for further information.

Note: Tenderers must submit supporting documents to substantiate the production level. The Tender Evaluation Committee (TEC) shall have the discretion to discount or disregard the tenderer's Potential Production Output if the required information is not submitted or if the TEC assesses that the proposed farm is not viable.

1. Tender Information – Tender Evaluation Criteria

Worker Productivity (10%)

- Worker Productivity = $\text{PPO} \div \text{number of farming staff}$

1. Tender Information – Tender Evaluation Criteria

Innovation (20%)

Sub-category	Vegetable Farming	Food Fish Farming
1. Resource Efficiency	Adopt measure to reduce consumption of energy/water/fertilisers/other farm inputs through improved production design/technologies/closed-loop systems	Adopt measure for efficient use of feed/water/energy
2. Renewable Resources	Adopt measure of on-site renewable energy generation or water-saving systems to supplement farm resource needs (e.g. solar panels, rainwater harvesting)	
3. Innovative Waste Management	Adopt measure to reduce/recycle/convert farming waste into useful inputs or value-added products (e.g. compost, upcycled materials, nutrient recovery)	Adopt measure of circularity solution that address both solid and liquid farm waste, including initiatives for reuse, recycling, or valorisation of discharge
4. Pest/Disease Management	Adopt measure of technology to monitor and manage plant health and pests, including use of sensors, treatments, or preventive systems	Adopt measure of health monitoring tools, preventive disease control, and contingency plans, supported by professional expertise or automated systems
5. Automation	Adopt measure of automation to manage environmental conditions or labour-intensive tasks, with systems that monitor, control, and improve farm productivity and efficiency (i.e. beyond sub-category items 1-4)	Adopt measure of automation in key processes such as feeding, water quality monitoring, harvesting, and integrated farm management to improve operational efficiency and reduce labour (i.e. beyond sub-category items 1-4)

1. Tender Information – Tender Evaluation Criteria

Business Sustainability (20%)

- Construction cost
 - Accompanied by recent quotations from local contractors/consultants
- Business plan – Please provide in excel format separately with file name “Business Plan”
 - Revenue projections
 - Cost projections
 - Profit projections
- Financial standing and Proof of funds
 - Proof of funding is to be shown via examples like funds in account, in-principle bank loan or strong net assets as shown in audited financial statements.
 - Tenderer is to submit DP Credit Rating Report

1. Tender Information – Tender Form

Important Submission Guidelines

- Complete the Form of Tender and Tender Proposal Form using the provided MS Word documents, which contain built-in prompts to ensure all required information is submitted.
- Include all information directly in the Tender Proposal Form rather than referencing separate documents (except for supporting documents) to avoid omission of crucial information at Tender Close.
- Each tenderer is limited to one tender proposal submission.

Note: Tenderers may indicate in their Form of Tender if they wish to take up 2 or 3 Land Parcels based on their current tender proposal for one Land Parcel.

While economies of scale may be achieved with multiple Land Parcels, please note these requirements for ALL Land Parcels:

- Proof of funding must be provided
- Full TOP must be obtained within three years of Lease Commencement
- PPO must be achieved within five years of Lease Commencement

2. Key Timelines – Tender Stage

Tender Launch

Download tender documents from
<https://www.sfa.gov.sg/farming/farm-land-sea-space/land-tenders-for-food-farming>

Study Tender Documents

All reports and drawings attached are for reference only

Prepare Form of Tender,
Tender Proposal Form,
supporting documents,
Tender Deposit and
Processing Fee

Tender Close

Submission must include hardcopy **and** scanned/ electronic copy in a thumbdrive as an one-time closed envelope tender:

- **Tender Box 1 at 52 Jurong Gateway Road, Level 1 JEM Office Tower**

Deadline: **18 Aug 2025 (12 noon)**

Tenders submitted **by post or into SFA's mailbox shall not** be considered.

Tenders will be accepted only if submitted according to instructions as stated.

Tender Acceptance

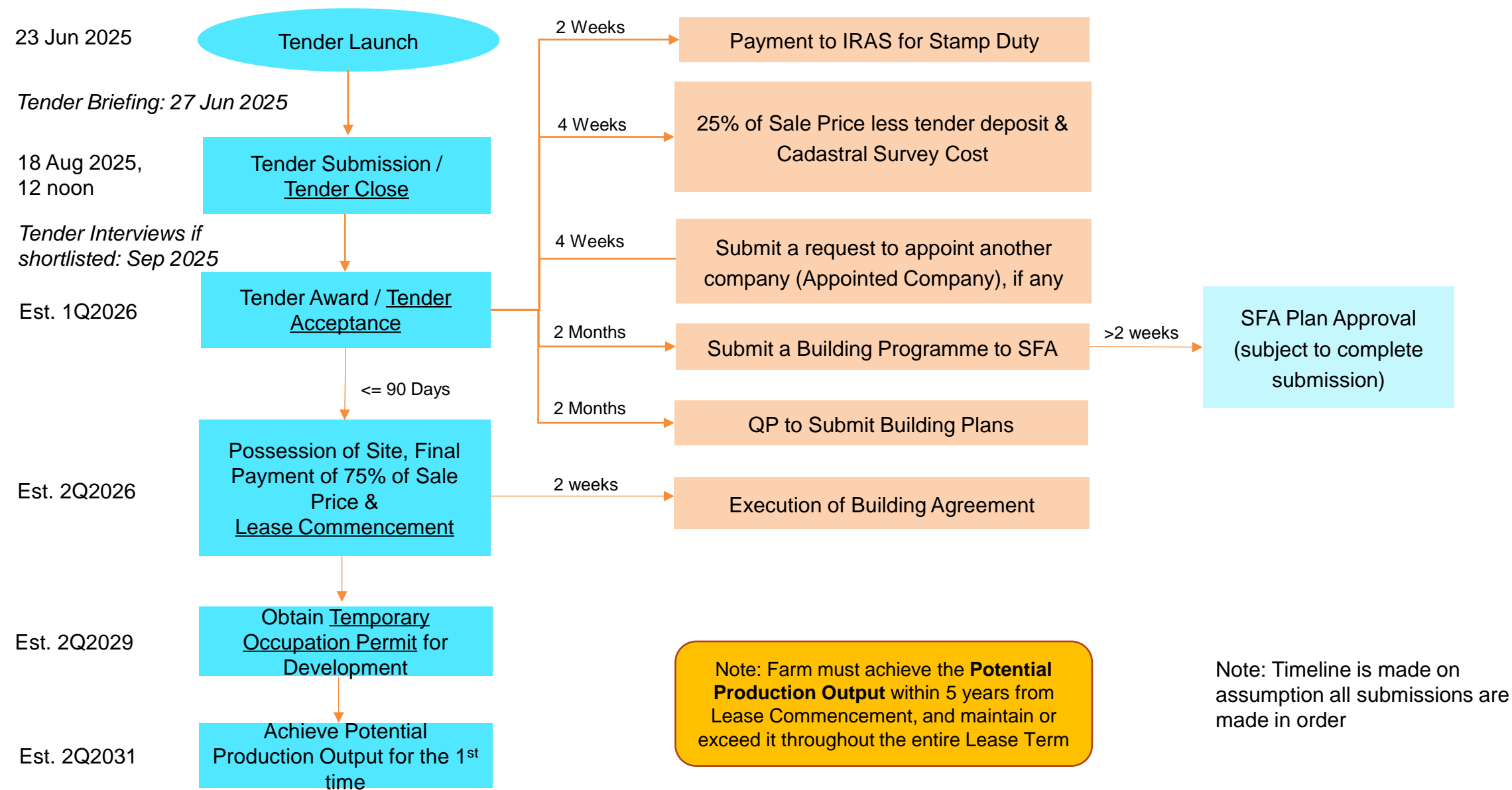
Shortlisted tenderers are required to attend a tender interview soon after tender close

Tender results in 4Q2025

Successful Tenderers will receive the Tender Acceptance Letter from SFA

Please note that all required information must be submitted before Tender Closing Time. The Tender Box will close promptly at 12 noon (Singapore Time) on 18 August 2025. Tenderers are advised to submit early to avoid delays due to traffic or other circumstances.

2. Key Timelines – Tender Stage



3. Tender Submission Checklist - Tender Documents Overview

☐ Invitation to Fixed Price Tender

☐ Price Schedule (*fixed price of land*)

☐ Form of Tender (*Indicate choices of Land Parcel*)

☐ Tender Proposal Form (*Submit your tender proposal*)

☐ Form A & Form B

☐ 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

☐ Conditions and Requirements of Relevant Authorities/Public Utility Licensees (For Tenderers information only)

☐ Technical Information Booklets

- Location Plans
- Control Plans
- Certified Plans
- As-built Plans of Pipe Culvert (if applicable)
- Planimetric Plans
- Soil Reports
- Trial Pit Test Reports

☐ Questions & Answers

3. Tender Submission Checklist - Tender Documents Overview

CHECKLIST FOR SUBMISSION OF TENDER

Please refer to the following checklist to ensure that all necessary items have been included. Each Tenderer must submit all items 1 to 10 as part of its tender submission. This checklist is for the Tenderer's own reference and need not be submitted.

☑ for action taken		
1	Fixed Amount Tender Deposit & Processing Fee paid to SFA via PayNow or Bank Transfer. Please print out the screenshot of transaction(s) made.	<input type="checkbox"/>
2	The prescribed Form of Tender duly completed and signed by the Tenderer.	<input type="checkbox"/>
3	The prescribed Tender Proposal Form duly completed and signed by the Tenderer, including the Tenderer's Proposal to be submitted with supporting documents.	<input type="checkbox"/>
4	Director's Resolution	<input type="checkbox"/>
5	Form A (Declaration of Government Equity Participation) duly completed and signed by the Tenderer	<input type="checkbox"/>
6	Form B (list of Names and Details of Directors/Partners) duly completed and signed by the Tenderer	<input type="checkbox"/>
7	Please include: (a) the latest PDF of Business Profile on the Tenderer from the Accounting and Corporate Regulatory Authority (ACRA); and (b) (i) (where the Tenderer is required by law to audit its financial statements) the Tenderer's audited financial statements for the last three (3) years if any; or (ii) (where the Tenderer is not required by law to audit its financial statements) the Tenderer's financial statements for the last three (3) years if any. (c) the Tenderer's Default Probability (DP) credit rating report .	<input type="checkbox"/>
8	A thumbdrive or USB containing the electronic PDF copy of items 2 to 7. 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 backup in case the USB drives are corrupted.	<input type="checkbox"/>
9	The tender submission comprising Items 1-8 must be placed in a sealed envelope labelled with the envelope label cover provided, with particulars of the tenderer duly completed, must be pasted on the envelope.	<input type="checkbox"/>

Please ensure all necessary forms listed in the checklist are completed and submitted to prevent tender disqualification

3. Tender Submission Checklist - Tender Documents Overview

Form of Tender

Mandatory		Land Parcel you intend to Tender for
1 st Selection (select one only)		<input type="checkbox"/> LCK 114A* <input type="checkbox"/> ST 3A <input type="checkbox"/> ST 28D
Optional		Alternative Selections of Land Parcel(s) you intend to Tender for
Alternative Selections (only select one per selection)	Tenderer WANTS to indicate Alternative Selections (Please mark the box in this column)	
2 nd Selection	<input type="checkbox"/>	
3 rd Selection	<input type="checkbox"/>	
*If LCK 114A is selected, please indicate farming type (select one only): <input type="checkbox"/> Vegetable Farming <input type="checkbox"/> Food Fish Farming		

☐ 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 the total of the Potential Production Output declared for the two Land Parcels.

☐ 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 the total of the Potential Production Output declared for the three Land Parcels.

For tenderers who would like to be awarded more than 1 plot, please read this section carefully and tick accordingly

3. Tender Submission Checklist – Payment Required

Payments	Due Date
Tender Deposit(s) and Processing Fee(s)	Latest 18 August 2025 at 12 noon sharp Tenderers bidding for multiple plots must pay tender deposits based on their preferred options, i.e. two deposits for two plots, or three deposits for three plots.
Stamp Duties (on Tender Acceptance Letter)	Within 14 days of receiving Tender Acceptance Letter if awarded
25% of Tendered/ Fixed Sale Price including GST (Less Fixed Amount Tender Deposit)	Within 28 days of receiving Tender Acceptance Letter if awarded
75% of Tendered/ Fixed Sale Price including GST Cadastral Survey Cost	Within 90 days of receiving Tender Acceptance Letter if awarded

SFA shall have the right to rescind any contract formed upon the award of the tender if the Successful Tenderer fails to comply with the above Conditions.

3. Tender Submission Checklist – Submission of Tender



TENDER BOX 1

TENDER FOR VEGETABLE OR FOOD FISH FARMING

ITT NO: SFA000/(R)001(25)

CLOSING DATE: 18 AUG 2025

CLOSING TIME: 12 NOON (SINGAPORE TIME)

Please ensure your envelope is properly sealed.

4. Learning from Experience: Common Challenges

Planning, Design and Construction

- Oversight of major agencies' requirements (e.g. water detention tanks, fire protection systems, PWD accessibility, etc.)
- Financial constraints (funding, investor withdrawal)
- Resource limitations (materials, manpower)
- Multiple plot management issues (e.g. inability to meet PCP for all plots)
- Inexperienced Qualified Persons, unreliable vendors, etc.

Operations

- Produce offtake challenges
- Waste management issues
- Business sustainability concerns

4. Learning from Experience: Key Planning Considerations

Planning, Design and Construction

- Read [Industry Guide](#) to find out more about setting up farm in Singapore, including of design of Farm's Archetype for a 2.0ha plot.
- Read the tender documents thoroughly.
- Engage a professional team with proven track record and knowledge of Singapore's regulations including Qualified Person, Quantity Surveyor, M&E, C&S engineers, consultants and contractors to do a feasibility study for both construction and operational phases including sales plan and waste management plan (including sourcing of vendors & suppliers) before submission of tender proposal, to ensure you are able to perform the contractual terms.
- Get building plans approved by agencies before any commencement of works to prevent the need to do corrections later.
- Prepare a contingency plan.
- Consider whether you have the financial resources to complete multiple plots within the same period of time.

4. Learning from Experience: Key Planning Considerations

Operations

- Property Tax: Fixed properties such as stationary or bolted farming machinery and systems will be factored into the Annual Value of the farmland after farm installation is completed.
- The Successful Tenderer must hold more than 50% of the farm's shares unless prior written approval is obtained from SFA for any changes.
- Stay updated on the status of your agri-inputs, including required approvals and permits. For example, some fertilisers require NParks' approval before importation into Singapore. You may refer to SAFEF's website (<https://safef.org.sg>) or contact them at secretariat@safef.org.sg to find out more.
- Agri-waste disposal can be a significant operating cost, particularly for mushroom farms. Plan early for how you can reduce, reuse, or recycle your waste.
- Ensure business continuity plans are in place to manage financial, operational, and regulatory risks.

Important Reminder

Withdrawal of Tender

- If a tenderer attempts to withdraw after tender submission, the tender deposit will be forfeited.
- The tenderer may also be debarred from future Government tenders.
- If the tenderer is a limited company, both the company and its individual directors may also be debarred.

Default or Breach

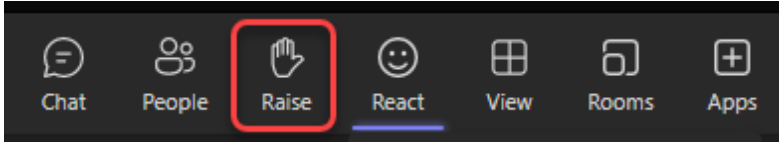
- If the Successful Tenderer fails to comply with the Conditions of Tender, SFA reserves the right to:
 - Terminate the agreement
 - Forfeit all monies paid
 - Re-tender the premises
 - Debar the tenderer from future Government tenders
 - Claim all losses and expenses incurred

Enquiries

- The tender documents and a list of frequently asked questions (FAQs) are available on the SFA website: <https://www.sfa.gov.sg/farming/farm-land-sea-space/land-tenders-for-food-farming>
- The tender briefing slides, along with any additional questions raised during today's briefing, will be uploaded to the same website.
- All enquiries related to this tender should be directed to: Landsales@sfa.gov.sg.
- If SFA seeks clarification on any part of the Tenderer's submission, the Tenderer is required to respond fully and comprehensively within three (3) days of SFA's request.

Q&A

- Kindly use the 'Raise Hand' feature if you have a question.



- We will unmute you to share your question.
- Please introduce yourself with your name and organization.
- If your question refers to specific slides, kindly mention the slide number.