

SINGAPORE FOOD AGENCY
INVITATION TO FIXED PRICE TENDER
SALE OF AGRICULTURAL LAND FOR FARM USE
TENDER REF NO: SFA000/(R)001(26)

- A. Tenders are invited for the lease of the parcels of land in the Republic of Singapore as indicated on the Survey Plans (NO: CP88299 and CP90303) annexed hereto and more particularly described in the Particulars of Tender below, for a term of twenty (20) years, on the terms and conditions set out in the Conditions of Tender in this Invitation to Fixed Price Tender:

**Tender
subject to
Conditions**

**Particulars
of Tender**

Land Parcel	Location	Mukim No.	Land Area (sqm)	Permitted Farm type[#]
LCK 218	Neo Tiew Harvest Lane	MK12-01815W	17,912.0	Vegetable Farming
ST 28I	Sungei Tengah Lane	MK11-03745L with adjoining MK11-80000P	17,762.9	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
 - Appendix G: Tender Evaluation and Assessment Framework
- (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

Submission of Tender

Part 2: To be Returned to SFA

- (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. 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. 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.

Mode of Tender

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| 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 <u>Singapore Dollars One Thousand (S\$1,000/-)</u> (inclusive of GST). | Processing Fee |
| F. | A virtual tender briefing will be conducted via Microsoft Teams platform on 8 June 2026 (Monday), at 11:00am (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 www.sfa.gov.sg/farming/farm-land-sea-space/land-tenders-for-food-farming/sas2026/land-available-for-tender/ 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 http://www.sfa.gov.sg/landsales after 8 June 2026. Any information, clarification or explanation provided during the tender briefing, including the briefing slides and recordings, is for general guidance only and shall not form part of the Tender Documents. Tenderers shall rely solely on the Tender Documents when preparing and submitting their tenders. | 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 <u>PayNow (QR code below)</u> or <u>bank transfer (DBS Bank account number: 001-072102-0)</u> . 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 landsales@sfa.gov.sg :

(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(26) | Payment Mode |



For the avoidance of doubt, payment of the Fixed Amount Tender Deposit and Processing Fee shall be deemed to be made only upon receipt by SFA, and not upon initiation of payment by the Tenderer. SFA shall not be responsible for any delays, errors or unsuccessful transactions arising in connection with the payment process.

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| 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 |
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Tender Box 1
Singapore Food Agency
52 Jurong Gateway Road Level 1
JEM Office Tower
Singapore 608550

no later than **12 noon (Singapore Time) ("Tender Closing Time") on 28 July 2026 ("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.

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| 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 Officer Tower, Singapore 608550
Attention:
Infrastructure Planning & Development Department
Resource & Research 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