

Singapore Agri-Space Sales 2026

Questions and Answers

LCK 218, ST 28I

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, tender closing dates and tender award announcements, can be found on SFA's website at www.sfa.gov.sg/landsales.

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

Yes. The Tender Documents are available on SFA's website. Tender submissions must comprise both softcopy and hardcopy submissions.

The softcopy submission is to be submitted via USB drives, and the hardcopy submission serves as a backup in the event that the USB drives are corrupted. The softcopy version submitted via USB drives will be taken as the final version for evaluation by SFA.

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 period?

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

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

A company may participate in SFA tenders only if all of the following conditions are met:

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

Q5. Can a public listed company submit a tender that is subject to shareholders' approval if the tender is accepted, i.e. pursuant to 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. Please note the following:

- A tender submitted cannot be withdrawn after the tender closing date and time.
- If a tender is withdrawn after the tender closing date and time, the tender deposit will be forfeited, and the tenderer may be debarred by SCOD.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 two or more companies, Section 8(B) of the Form of Tender must be completed to reflect the particulars of all joint tenderers.

If there is insufficient space in the Form of Tender, a separate sheet listing the particulars of all companies jointly tendering for the Land Parcel(s) should be attached together with the Form of Tender.

An illustrative example of how Section 8(B) of the Form of Tender should be completed for a joint tender:

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:	xxxxxxxxx	xxxxxxxxx

#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” may take the form of a signed letter by the company’s directors, stating the name and NRIC of the authorised person and authorising him or her to sign documents pertaining to this tender on behalf of the company.

Q8. Can we use 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
- complete the development of the farm within the Project Completion Period (“PCP”) of 60 months, in accordance with the Tender Proposal submitted.

The ACT Fund supports capability development, productivity improvements and infrastructure, but cannot be used to offset land costs. The assessment of funding applications under the ACT Fund is separate from the tender evaluation process and is subject to the merits of the funding proposal.

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

As the ACT Fund is not awarded at the point of tender close, tenderers should not include the ACT Fund as part of their proof of funding for tender evaluation purposes.

Q9. Will site viewings be conducted and how can I identify the correct Land Parcel(s)?

The Land Parcels are hoarded and not accessible to the public. Banners displaying the relevant tender details will be placed on the hoardings to help identify the respective Land Parcels.

Site viewings will be conducted on 11 June 2026 (Thursday) as follows:

- LCK 218: 10.00am – 10.20am
- ST 28I: 11.00am – 11.20am

Transport will not be provided. Visitors are responsible for their own safety when entering the Land Parcels. SFA shall not be liable for any loss, damage or injury howsoever caused arising from or in connection with the site viewings.

Q10. Must I attend the virtual tender briefing?

Attendance at the tender briefing is optional. Recordings of the tender briefing will be made available on SFA's website at a later date.

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 that may submit a tender. Individuals and business entities (e.g. sole proprietorships, partnerships and private limited companies) may tender. Joint ventures are allowed.

The individual(s) and/or business entity(ies) 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 the Potential Production Output ("PPO") has been attained for one whole calendar year.

Please refer to Condition 39 in the Conditions of Tender for details on controlling interest requirements.

Q13. I have an existing farm in Singapore and have been submitting production records to SFA regularly. Do I still need to submit production records as part of my tender proposal?

You may indicate in the Form of Tender that you would like SFA to use the production figures previously submitted for the purpose of assessing your Production Track Record.

If you wish to deviate from the previously submitted production figures, you are required to provide supporting documents as part of your tender proposal.

Q14. Will overseas Production Track Records be recognised?

Yes, overseas Production Track Records will be recognised. Tenderers must provide details of the types of produce and production output, supported by proper substantiation.

Q15. Can I submit supporting documents in languages other than English?

The Tender Proposal Form must be completed in English.

Supporting documents in languages other than English may be submitted, subject to SFA's discretion. Where such documents are submitted, tenderers should include an explanation in English describing the purpose of each document.

SFA may require any non-English document or any English translation submitted to be verified or certified to SFA's satisfaction. Failure to comply with such requirements may result in the relevant document being disregarded, in accordance with the Conditions of Tender.

Q16. For a tenderer without Production Track Records but intending to use a proven farming system, how should Section 1 of the Tender Proposal Form be completed?

Tenderers may indicate production output from prototype systems (if applicable). Where there is no production track record and no prototype system, Section 1 of the Tender Proposal Form should be left blank.

Q17. If a solution provider partners 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 may describe the track records and relevant experience of partners (e.g. joint tender partners or equity partners) in the Tender Proposal Form. However, the Production Track Record of the solution provider will not be considered for evaluation.

Where the Successful Tenderer is a company, 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 the Potential Production Output has been attained for one whole calendar year. Please refer to Condition 39 of the Conditions of Tender for details.

Q18. Are foreign companies allowed to participate in the tender?

Foreign business entities and foreigners may participate in the tender. All tenderers will be assessed based on the Tender Evaluation Criteria.

Following tender award, a 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 must have a registered name, at least one local authorised representative, and a registered office in Singapore. For details on registration requirements, please refer to the Accounting and Corporate Regulatory Authority (“ACRA”) website at www.acra.gov.sg.

Q19. Are joint ventures with foreign companies allowed?

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

Q20. Are there resources where I can find statistics on vegetable or food fish imports?

Agri-food statistics can be found in the Singapore Food Statistics (“SgFS”) on SFA’s website at <https://www.sfa.gov.sg/publications/sqfs>.

More granular import and export data may be obtained from Singapore’s Trade Statistics at <https://statlink.enterprisesg.gov.sg> managed by Enterprise Singapore, subject to applicable fees.

Product code listings for fresh vegetables and food fish are also available on SFA’s website [here](#).

Q21. What if I am interested in Aquaponics?

[This response has been superseded by the clarification below (dated 10 June 2026)]

Proposals must remain within the permitted vegetable farming use for these land parcels. Proposals outside the allowable use set out in the tender documents would not be considered.

Q22. Are there resources listing seed distributors or Qualified Persons (“QPs”)?

A list of agriculture-related businesses, including seed distributors, are available on the agri-food business directory at <https://www.agri-biz.com>. Information on Qualified Persons and seed distributors may also be obtained from SAFEf’s website at <https://safef.org.sg>, or by writing to secretariat@safef.org.sg for further information.

Questions on Fixed Price Tender and Tender Mechanism

Q23. What is a Fixed Price Tender and how are tenders evaluated?

Under the Fixed Price Tender, the sale price of each Land Parcel is fixed at the Chief Valuer’s valuation. Tenders are evaluated based on the Tender Proposal submitted, in accordance with the Tender Evaluation Criteria set out in Appendix F of the Conditions of Tender. Tenderers must submit the prescribed Form of Tender and the tender proposal using the prescribed Tender Proposal Form enclosed in the Tender Documents.

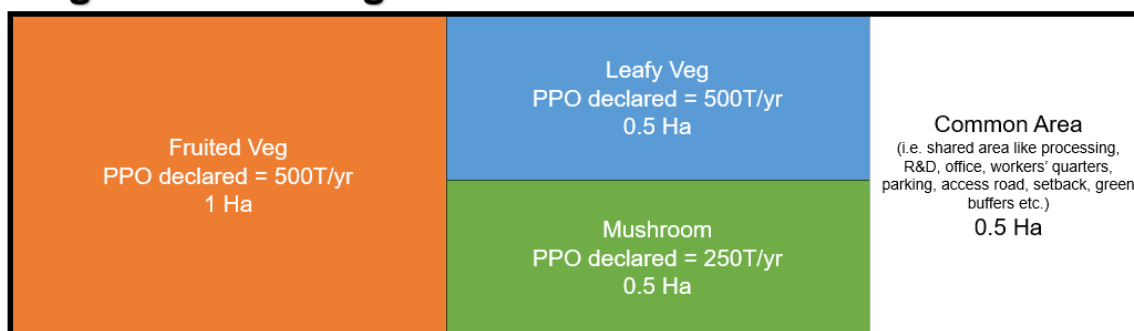
Tender proposals are evaluated by a Tender Evaluation Committee in accordance with the Tender Evaluation Criteria set out in the Conditions of Tender. The evaluation includes an assessment of the tenderer’s Production Track Record, Potential Production Output (“PPO”), business sustainability and compliance with agencies’ requirements, as applicable.

In assessing Production Track Record and PPO, the Tender Evaluation Committee evaluates productivity, expressed as tonnes produced per year per unit of farmland area, for the relevant priority food types.

For tenderers with more than one priority food type on an existing farm, or who intend to farm more than one priority food type within the Land Parcel, please refer to the guidance provided in the Tender Documents on the calculation of productivity to be reflected in the Tender Proposal Form.

For tenderers with only one priority food type on an existing farm, or who intend to farm only one priority food type within the Land Parcel, productivity should be calculated by dividing the annual Production Track Record or PPO by the total land area, including common areas.

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.		

Q24. Can I tender for more than one Land Parcel?

Yes. Tenderers may indicate in the Form of Tender their interest in being awarded two Land Parcels:

☐ Please tick this box if the Tenderer is also keen to be awarded a total of two (2) Land Parcels under this tender. By ticking this box, the Tenderer acknowledges that there will be no change to the Project Completion Period, and that the Tenderer will be required to achieve the total Potential Production Output declared for the two (2) Land Parcels.

Tenderers awarded multiple Land Parcels must:

- complete development of **all** Land Parcels within the Project Completion Period ("PCP") of 60 months; and
- achieve the declared Potential Production Output ("PPO") for **each** Land Parcel within by the PPO Attainment Date.

Q25. What is the purpose of 'Alternative Selections' in the Form of Tender?

In addition to the mandatory first selection, tenderers may indicate Alternative Selections for other Land Parcels.

If a tenderer is not awarded the Land Parcel indicated as the first selection, the Tender Evaluation Committee may consider awarding one or more of the Alternative Selections, taking into account the tenderer's overall evaluation outcome and the availability of Land Parcels.

Alternative Selections may also be considered for tenderers who have indicated interest in taking up multiple Land Parcels. The Tender Evaluation Committee is not bound to consider the Land Parcels strictly in the order of preference indicated by the tenderer.

Q26. How will I be notified of the tender outcome?

SFA will inform the Successful Tenderer of the acceptance of its tender by issuing a Tender Acceptance Letter. The Tender Acceptance Letter may be sent by email or post, or delivered by hand, to the email address and physical address stated in the Form of Tender.

The Tender Acceptance Letter shall be deemed to have been received by the Successful Tenderer in due course. The date of the Tender Acceptance Letter shall be deemed to be the date of acceptance by SFA of the tender ("Date of Tender Acceptance").

Q27. When will the tender results be announced?

The tender evaluation process typically takes about three to four months from the Tender Closing Date. All tenderers will be notified when the tender results are released.

Q28. What is the purpose of submitting proof of funding?

Proof of funding is required to demonstrate that the tenderer has sufficient financial resources to undertake the proposed development in its entirety. This includes payment of the Fixed Sale Price, as well as all development and other incidental costs required to complete the farm development in accordance with the Tender Proposal.

Proof of funding is not limited to the ability to pay the land premium alone, but is assessed in relation to the overall financial viability of the proposed development.

Q29. Is the Successful Tenderer allowed to change the technology or systems used, while maintaining the Potential Production Output declared in the Tender Proposal, after tender award?

The Successful Tenderer must adhere to the Tender Proposal throughout the Lease Term. Any proposed change requires prior written approval from SFA. SFA's decision is final and binding.

Questions on payment of tender deposit and other fees

Q30. How do I make payment for the tender deposit and the Fixed Sale Price? Are cheques or cash accepted?

Tender deposits are to be paid at the time of tender submission via PayNow or bank transfer, made payable to the Singapore Food Agency, in accordance with the instructions set out in the Form of Tender and Price Schedule.

All subsequent payments of the Fixed Sale Price shall be made in accordance with the Conditions of Tender.

Personal cheques, company cheques and cash are not accepted. Failure to comply with the prescribed payment modes may result in disqualification from the tender.

Q31. Can the Fixed Sale Price be paid by instalments?

No. The Fixed Sale Price must be paid in full in accordance with the Conditions of Tender. No instalment plans will be granted. Any delay in payment may result in the imposition of late payment interest, forfeiture of the tender, and/or debarment, in accordance with the Conditions of Tender.

Q32. Are there other fees payable if I am awarded the tender?

In addition to the Fixed Sale Price, the Successful Tenderer is required to pay:

- i. an alienation processing fee of S\$1,000.00 per Land Parcel awarded; and
- ii. the cadastral survey cost of the awarded Land Parcel, as specified in the table below.

Land Parcels	Locations	Mukim No.	Cadastral Survey Cost (inclusive of GST) (S\$)
LCK 218	Neo Tiew Harvest Lane	MK12- 01815W	\$86.10
ST 28I	Sungei Tengah Lane	MK11- 03745L with adjoining MK11-80000P	\$11,884.80

The Successful Tenderer is also required to pay the applicable ad valorem stamp duty on the Tender Acceptance Letter under the Stamp Duties Act 1929 to the Inland Revenue Authority of Singapore ("IRAS") within the stipulated timeframe.

Q33. What is the expected Property Tax payable for the land?

Property Tax is payable by the Successful Tenderer with effect from the Date of Lease Commencement. Property Tax is payable annually in advance and is computed by applying the prevailing Property Tax rate to the Annual Value ("AV") of the land, as determined by the Inland Revenue Authority of Singapore ("IRAS").

The AV may be reviewed periodically to reflect prevailing market conditions. Upon completion of buildings or structures on site, the AV may be reassessed to take into account the value of such improvements.

Successful Tenderers may refer to IRAS' website at www.iras.gov.sg or SFA's [Industry Guide](#) for more information on Property Tax assessment.

Questions on Potential Production Output

Q34. What is Potential Production Output (“PPO”)?

Potential Production Output (“PPO”) refers to the annual production output proposed for the farm on a per Land Parcel basis. Tenderers are required to provide the PPO by produce type in Section 2(c) of the Tender Proposal Form.

For vegetable farming, only Leafy Vegetables, Fruited Vegetables and Mushrooms are considered for the purpose of PPO computation. Fruits such as apples, oranges and strawberries are not considered Fruited Vegetables. For the avoidance of doubt, fruits may be cultivated as part of the farming operations, subject to SFA’s approval and all relevant authority requirements. Fruits shall not be counted towards the Potential Production Output.

Q35. What varieties of Vegetables qualify as Leafy Vegetables?

Leafy Vegetables refer to vegetables where the leaves, leaf petioles, or young tender stems constitute the primary edible portion consumed.

Examples include bai cai, lettuce, spinach, kangkong, sweet potato leaves, caixin, kale, Microgreens like dou miao (pea shoots), herbs.

This excludes plants where other parts (such as stalks, roots, or shoots) are the main consumed portion. For instance, celery, broccoli, and cauliflower, where the leaf is not the primary consumed portion, are not considered leafy vegetables.

Q36. Will I still be required to meet the 90% land utilisation requirement if the Potential Production Output can be achieved using a smaller land area?

Yes. Successful Tenderers are required to ensure that at least ninety per cent (90%) of the Land Area is used for production and production-related purposes, including uses required to meet agencies’ requirements (such as water detention tanks).

The minimum Production Area requirement must be met regardless of whether the declared Potential Production Output can be achieved using a smaller land area. Any deviation from this requirement is subject to SFA’s prior written approval.

Q37. When must the Potential Production Output be achieved, and what happens if it is not met?

The Successful Tenderer is required to achieve the PPO by the eighth (8th) year from the commencement date of the Lease Term and to maintain or exceed the PPO for the remainder of the Lease Term.

Failure to achieve the PPO may constitute a breach of the Conditions of Tender, and SFA may exercise its contractual rights, including re-entry of the land without refund of land premium or compensation.

Tenderers are advised to consider business sustainability when declaring their Potential Production Output. Business Sustainability accounts for twenty per cent (20%) of the Tender Evaluation Criteria, and tenderers are required to submit a business plan as part of their Tender Proposal. Tender proposals will be assessed holistically in accordance with the Tender Evaluation Criteria.

Q38. Will SFA consider any adjustments to the requirement for meeting the Potential Production Output in the event of unforeseen circumstances?

Successful Tenderers are required to adhere to the Potential Production Output declared in the Tender Proposal Form. In the event of disruptions arising from unforeseen circumstances that constitute a Force Majeure Event, SFA may assess the circumstances on a case-by-case basis and consider granting an extension of time to achieve the Potential Production Output, where appropriate, in accordance with the Conditions of Tender.

Any extension granted may be subject to such terms and conditions as SFA may determine, including the payment of an extension premium.

Please note that there may also be situations where regulatory or operational requirements necessitate a review of the Actual Production Output and Potential Production Output. In such cases, SFA may reasonably review and adjust the applicable production outputs to ensure sustainable production.

Q39. How does SFA monitor whether the Potential Production Output is achieved?

Successful Tenderers are required to submit production reports to SFA on a quarterly basis. SFA may also require the engagement of an independent public accountant or accounting firm to audit the production output.

SFA reserves the right to carry out inspections to verify the accuracy of information submitted.

Q40. If I build a nursery, will nursery production count towards the Potential Production Output?

[This question has been newly added for clarification (dated 10 June 2026)]

No. Production from nursery operations will not be counted towards the Potential Production Output.

Questions on lease conditions, land utilisation and farm development

Q41. When does the 20-year Lease Term start?

The Lease Term commences on the date which site possession is granted to the Successful Tenderer. Site possession will be granted upon receipt of the full payment of the Fixed Sale Price, applicable GST, cadastral survey costs, stamp duty, and alienation processing fee. The commencement date will be stated in the Letter of Possession.

Q42. Can I change the farming use during the Lease Term?

No. The Land is tendered for a specific farming use, and the Successful Tenderer is required to adhere to the approved farming use and the Tender Proposal throughout the Lease Term.

Any proposal to intensify land use, such as incorporating aquaponics or ancillary commercial uses, is subject to SFA's prior written approval and the approval of other relevant authorities. Additional Land Premium or Land Betterment Charge may apply.

Q43. What is the Project Completion Period ("PCP")?

The Project Completion Period ("PCP") refers to a period of 5 years commencing from the commencement date of the Lease Term, within which the Successful Tenderer is required to complete the Development and obtain the Temporary Occupation Permit ("TOP") or Certificate of Statutory Completion ("CSC"), as applicable.

Q44. What happens if I am unable to complete the Development within the Project Completion Period?

Successful Tenderers who are unable to complete the development within the PCP must apply for SFA's prior written approval for an extension. Any extension granted is at SFA's absolute discretion and may be subject to the payment of 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%

**Rates may be revised from time to time.*

Q45. What if I am not able to attain the Potential Production Output by the PPO Attainment Date?

Successful Tenderers who are unable to achieve the Potential Production Output by the PPO Attainment Date must seek SFA's prior written approval for an extension of time.

Any extension granted is at SFA's absolute discretion and may be subject to the payment of an Extension Premium ("EP"), 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%

**Rates may be revised from time to time.*

[^]Any EP paid earlier for a PCP extension will not be taken into account for the purpose of a PPO extension.

Q46. Can I carry out development of the farm in phases and obtain TOP only for the first phase within the PCP, with subsequent phases to be developed when production stabilises and market demand increases?

All requests for phased development will be assessed on a case-by-case basis, taking into account the farm's development plans and development timeline.

Notwithstanding phased development, the requirement for the Successful Tenderer to achieve the declared Potential Production Output ("PPO") by the PPO Attainment Date, and to maintain or exceed the PPO throughout the remaining Lease Term, will continue to apply.

If the Successful Tenderer fails to achieve the PPO, SFA shall be entitled to re-enter the Land and resume possession without refund of land premium or payment of compensation of any kind, in accordance with the Conditions of Tender.

SFA reserves the right to impose such terms and conditions, including the payment of an extension premium, as it may deem appropriate, having regard to the farm's development plans and development timeline.

Q47. How do I apply for a farm licence?

Information on the application process for a farm licence is available on SFA's website under [Application Process & Fees for Licence / Registration for Farming](#).

Q48. Is a farm licence required at the point of tender submission?

A farm licence is not required at the point of tender submission. However, the Successful Tenderer must obtain a valid 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, before commencing commercial farming operations.

Q49. If I were to exit the business, can I transfer or sell the farmland and farm licence?

Any transfer or sale of farmland is subject to SFA's consent, which may be given or withheld at SFA's absolute discretion. In granting consent, SFA reserves the right to impose such terms and conditions as it deems fit, which may include the levy of a fee.

The farm licence is non-transferable. The new legal occupier is required to apply for a new farm licence. Information on the application process for a farm licence can be found on SFA's website under [Application Process & Fees for Licence / Registration for Farming](#).

Q50. Is subletting allowed?

Subletting is not allowed without SFA's prior written consent, which may be granted or withheld at SFA's discretion.

Q51. Can I set up visitor facilities or retail outlets on the farm?

The Land Parcel is tendered for a specific farming use (i.e. Vegetable Farming). The allowable ancillary uses are workers' quarters, office and carpark, as set out in 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 centres and retail outlets are considered ancillary uses and are subject to SFA's approval and the approval of the relevant authorities. The Successful Tenderer is required to comply with URA's prevailing guidelines, which allow supporting visitor amenities as an ancillary use on farms. 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).

	Type of Use	Maximum allowable Gross Floor Area
a	Snack bar, café or restaurant (including outdoor refreshment areas) Retail outlets for the sale of farm and non-farm products (e.g. souvenirs)	200 sqm
b	Visitor centre (e.g. museum or education centre showcasing farm-related exhibits or local history)	200 sqm

Land Betterment Charge will be levied for such visitor amenities, where applicable. SFA's endorsement and planning approval by URA are 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.

Agencies' Requirements

Q52. How do I seek planning approval from URA before commencing works?

Tenderers are required to assess, together with their appointed Qualified Person ("QP"), whether the proposed development complies with the Plan Lodgement criteria under URA's prevailing guidelines, which can be found at [URA/PB/2019/17-DCG](#). Where applicable, Plan Lodgement may be submitted in lieu of a Development Application with URA as part of the plan submission.

Tenderers should refer to the Technical Conditions of Tender and URA's relevant circulars for details. Compliance with URA's requirements remains the responsibility of the Successful Tenderer.

Q53. Can we construct wells to extract groundwater or ponds to collect rainwater? Will the wells or ponds be considered part of the Production Area?

Groundwater extraction is not allowed, and the construction of wells is prohibited. This includes the digging of deep earthen ponds that allow natural infiltration of groundwater.

Ponds lined with impermeable materials, such as concrete or rubber liners, are allowed. Such ponds may be used for water storage or farming-related purposes and will be considered as part of the Production Area, subject to compliance with the Conditions of Tender and relevant agencies' requirements.

Farm is allowed to use water detention tank to collect rainwater for farming.

Q54. Is there a size limit to the packaging or processing facilities on the farm?

Packaging or processing facilities that are assessed by the relevant authorities to be ancillary in nature are subject to the maximum allowable floor area for ancillary uses, as specified in the Conditions of Tender.

Tenderers should refer to Appendix A of the Conditions of Tender for details on the permitted production-related uses and ancillary uses, including the applicable floor area limits.

Q55. What does "AMSL" mean and how does it affect development?

All developments within the site, including construction structures such as cranes, are subject to applicable building height controls. Building height controls are expressed in metres above mean sea level ("AMSL"). For example, a height control of 30 metres AMSL means that the maximum permissible building height is 30 metres above mean sea level.

Tenderers should refer to the Conditions of Tender for the applicable building height controls for the relevant Land Parcel and consulted their appointed QP to ensure compliance with all requirements.

Q56. What is the topography of the Land Parcels?

Information on the site topography is provided in the Technical Information Booklet. Notwithstanding this, Successful Tenderers are advised to conduct their own site surveys prior to commencing development works.

Q57. Are there additional fire safety requirements for high-tech or indoor farming systems?

Fire safety requirements are assessed on a case-by-case basis, taking into account the nature and design of the proposed development. Tenderers are advised to consult the Singapore Civil Defence Force ("SCDF") directly on fire safety requirements applicable to their development.

Tenderers may also refer to SFA's [Industry Guide](#) for more information.

Q58. 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? Can the remaining land be left vacant or used for vehicle driveways?

For multi-storey farms where the total floor area within the building meets the minimum Production Area requirement, requests to waive the minimum Production Area may be assessed on a case-by-case basis.

Notwithstanding this, the cap on floor area for ancillary uses, as stipulated in Appendix A of the Conditions of Tender, must still be complied with. Generally, vehicle driveways serving production or production-related purposes may be considered as contributing towards the minimum Production Area.

Q59. There are requirements from multiple technical agencies. Where can I find further information or contact points?

SFA has developed an [Industry Guide](#) that provides an overview of regulatory requirements, procedures, documentation, fees and indicative timelines.

Contact details for the relevant technical agencies are provided in the Tender Documents.

Q60. What infrastructure and services are already provided, and what does the Successful Tenderer need to set up?

Tenderers may refer to the Conditions of Tender, Conditions and Requirements of Relevant Authorities / Public Utility Licensees, and the Technical Conditions of Tender for details on the provision of sewage, potable water, electricity and gas supplies.

Tenderers should note that there may be limits to the potable water supply that PUB can support for all Land Parcels. Please refer to the Technical Conditions of Tender for more information.

Q61. Can the location of vehicle ingress and egress shown in the Control Plan be relocated?

The locations of vehicle ingress and egress were planned with consideration of the traffic arrangements of surrounding Land Parcels. The Successful Tenderer is required to take access from the designated ingress and egress locations as indicated in the Control Plan.

Any deviation from the designated locations is subject to prior approval from the Land Transport Authority ("LTA").

Q62. Can the area of treatment ponds count towards the Production Area?

Treatment ponds constructed to support farming activities may be considered as allowable production-related uses and may be counted towards the Production Area, subject to compliance with the Conditions of Tender.

Q63. Will the area of an office or workers' quarter on the second storey of a two-storey building count towards the allowable Maximum Floor Area for ancillary uses?

Yes. The maximum allowable floor area for ancillary uses includes both indoor and outdoor floor areas. Accordingly, the area of an office or workers' quarters located on the second storey will be included in the computation of the maximum allowable ancillary floor area.

Q64. Who can I hire to work on the farm?

SFA works with Institutes of Higher Learning ("IHLs") and Workforce Singapore ("WSG") to support the training and placement of local talent in the agri-food sector. Farms are encouraged to recruit workers through the [MyCareersFuture](#) ("MCF") job portal.

In addition, SFA-licensed food farms may hire foreign workers under the Ministry of Manpower's ("MOM") Agritech Work Permit Scheme, subject to compliance with MOM's prevailing requirements. 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. Please refer to SFA's [Industry Guide](#) and MOM's [Conditions of Work Permits](#) for more information.

Q65. Are there nearby foreign workers' dormitories if I do not build workers' quarters on site?

Farms are required to comply with MOM's housing requirements for foreign workers. Information on approved housing options, including purpose-built dormitories, is available on MOM's website under [MOM housing requirements for foreign workers](#).

Q66. After the award of tender, will SFA provide assistance in the removal of underground debris or materials?

The description of soil characteristics is provided in the Technical Information Booklet. The Successful Tenderer shall accept the Land on an "as-is, where-is" basis and is responsible for removing any encroachment, building, structure, fixture, fitting or thing present on, under or within the Land.

Q67. Is Temporary Occupation Permit ("TOP") required for structures within the Production Area, such as greenhouses?

Plans submission to the Building and Construction Authority ("BCA") and the obtaining of Temporary Occupation Permit ("TOP") or Certificate of Statutory Completion ("CSC") are generally required, unless the works qualify as insignificant building works.

Tenderers and their appointed Qualified Person should consult BCA to determine the applicable requirements. Information on insignificant building works is available on BCA's website [here](#). Tenderers may also refer to SFA's [Industry Guide](#) for more information.

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