

1 VISION FOR THE DEVELOPMENT

- 1.1 The Land Parcel is envisaged to be developed into a private assisted living (AL) development, which integrates housing with services that can be scaled according to care needs, to support seniors to age-in-place. The AL development should aim to improve the quality of life for seniors by creating an enabling community that promotes social interaction as well as mutual care and support, while providing a safe, less medicalised home environment that promotes independence and dignity.
- 1.2 The AL development shall provide long-term residential accommodation to persons aged 65 and above. In addition, it shall:
- a) provide residents with services and a continuum of care, which enables them to live, socialise, and receive the support they require in the same community as they age;
 - b) create opportunities for meaningful interaction and social bonding among residents of the AL development and the surrounding community; and
 - c) offer residents a living environment that enables independence while empowering them to make choices for themselves and stay connected with the wider community.

2 KEY SERVICE ELEMENTS

- 2.1 The successful tenderer shall sign a Service Level Deed with MOH, which sets out the requirements that the operator of the development will need to abide by. The operator shall admit persons aged 65 years and above regardless of race, language, religion, gender, or medical conditions. However, while the development is intended to future-proof against care needs and to support residents to stay well and active for as long as they can, it is not intended to be a full substitute for nursing home care. For example, seniors with a high level of care or nursing needs, or have been diagnosed with severe mental illness and/or loss of mental capacity that require intensive support would be better suited to be cared for within a nursing home and will not be eligible for admission into the AL development, unless it is to one of the minimum 100 nursing home beds that the operator has to maintain.

To support the central objective of ageing-in-place, the development will offer residents the option of leases that can cover them till at least 95 years old.

Design of the Development

- 2.2 The development shall be designed to encourage meaningful interactions and social bonding among the residents of the AL development and the surrounding community. This shall include a rich array of programming to facilitate the formation of mutual support groups as well as create deliberate opportunities for community bonding. Community spaces provided could include gathering spaces for group activities, community kitchens, or small gardens which can be used for community gardening, exercise, or sensory therapy.

Care

- 2.3 The operator shall provide a range of care and social services that can enable residents to live, socialise, and receive the support they require to continue living in the same community as they age and as their care needs change. These shall be adjusted to the needs and capabilities of each resident. A non-exhaustive scope of services that the AL development may provide is shown in Table 1 below.

Table 1: Scope of Services that may be provided in an AL Development

Health and Holistic Wellness	<ul style="list-style-type: none">• Regular health screening• Active ageing activities
Personal Care	<ul style="list-style-type: none">• Meal preparation/delivery• Housekeeping• Laundry
Professional Care	<ul style="list-style-type: none">• Regular care assessments• Medical services• Medication reconciliation• Nursing assessment and care• Allied health services (including rehabilitation services)
Others	<ul style="list-style-type: none">• 24/7 emergency monitoring and response• Simple home fixes

Programming

- 2.4 The operator shall develop a diverse range of social programmes that takes into account residents' needs, interests, and preferences on the type and frequency of activities, as well as mode of interaction (e.g. face-to-face or virtual, group sizes). It shall also take into account the varying levels of functional ability for different groups of residents. Programmes may also include intergenerational activities and may be open to members of the surrounding community.