

**Concept and Price Evaluation Criteria for Jurong Lake District Master  
Developer Site**

<p><b>Quality of Master Plan and Design Concept – Weightage at 40 Percent</b></p> <p>The proposal will be evaluated based on the quality of the overall development concept, master plan and phasing plan as well as site layout, building form, massing and design. It shall feature a distinctive and attractive mixed-use development that is people-centric with well-curated public spaces and amenities, that will serve the needs of the local community and the general public as well as support a vibrant business cluster.</p> <p>The quality of the proposed architecture and landscaping plan as well as strategy to help realise a car-lite environment that promotes walking, cycling and the use of more sustainable transport modes will also be considered.</p>
<p><b>Quality of Public Realm – Weightage at 20 Percent</b></p> <p>The proposal will be evaluated based on the quality of the public realm, including the design of the streetscape, integration of a pedestrian-friendly network system as well as attractiveness and inclusiveness of public spaces, such as having accessible courtyards and open plazas where people can mingle in comfortably.</p>
<p><b>Sustainability – Weightage at 20 Percent</b></p> <p>The proposal will be evaluated based on how the proposed developments can achieve energy efficiency improvements beyond BCA's Green Mark 2021 Platinum Super Low Energy (SLE) standard, with an aim to achieving BCA's Green Mark 2021 Zero Energy Building (ZEB) certification.</p>
<p><b>Track Record – Weightage at 20 Percent</b></p> <p>The track record of the tenderer/developer and design teams will be assessed based on their relevant experience and performance in developing and managing sustainable mixed-use developments of similar scale, both locally and overseas.</p>