

**Summary of Evaluation Criteria for Concept Proposal for
Sale Site at Jalan Anak Bukit**

Quality of Design Concept

The quality of the design concept is assessed based on the overall development concept, building massing, layout of uses and the development's response to Singapore's tropical climate. Specifically, the commercial, retail and public spaces that serve the needs of the community shall be well-integrated with existing and proposed transportation nodes to create a pedestrian-friendly development that contributes to vibrant street life. The building shall be a lushly landscaped development with well-integrated landscaped areas.

Quality of Public Realm

In terms of quality of the public realm, there shall be direct and legible at-grade, above-grade and below-grade pedestrian networks that facilitate convenient pedestrian movement through the proposed development and into the adjacent developments and surrounding nature attractions. Public spaces shall be well-designed to be delightful and user-friendly, and well-located to create a good sense of arrival and orientation.

Track Record

The tenderer/developer and design teams will be assessed based on their relevant experience, particularly in developing mixed-use developments that are integrated or co-located with a transport node of a similar scale. The workmanship quality of the tenderer's completed projects would also be taken into consideration.