



**Architectural Competition for Proposed Mixed-Use Development Comprising
Association Building with Community and Health Services Hub at Geylang Lorong 18**

2nd Response to Request for Information (RFI)

No.	Topic	Question	Response
1.	Vehicular Access	<p>The brief states that vehicular access should be taken from back lanes where possible.</p> <p>Are the back lanes accessible?</p>	<p>Please refer to site information that has been given. Back lanes are accessible from Lorong 18 via 2 perpendicular lanes on either end of the block.</p> <p>Please refer to site information provided. Back lanes are accessible from Lorong 18 via the northern and southern lanes (perpendicular) on either end of the block.</p>
2.	Vehicular Access	<p>Can the sidelane and backlane be used for vehicle access to the proposed development?</p>	<p>Please refer to item e of Geylang Urban Design Guidelines (GUDG) from URA. https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Street-Block-Plans/GUDG.pdf</p>
3.	Register for competition	<p>We got the link to the competition package.</p> <p>Is there a link for the registration for the competition?</p>	<p>The application to register shall be submitted via the SIA Member Online (SMO) Portal (smo.sia.org.sg).</p> <p>Please log in to register and make payment for the competition.</p>
4.	CAD of Topographical Survey Plan	<p>Can the organiser supply the CAD version of the Topographical Survey plan?</p>	<p>CAD plan has been given response to RFI-01 issued 08.01.2021</p>
5.	Participating without a firm	<p>Can a registered architect with a valid practising certificate register</p>	<p>Yes, please also refer to competition brief section 4.19 on commission of the project.</p>



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		for the competition in his private capacity (without a firm)?	
6.	Road alignment	<p>The backlane and sidelane look narrower than the 6m shown on the Road Line Plan.</p> <p>Please confirm if the RLP shows the intended road alignment by LTA and not the existing condition?</p>	<p>The current hoarding which you may see from the site now is erected on or near the boundary line. Road Line Plan is set further in from the boundary line, and is a guideline for future developments.</p>
7.	Setbacks	<p>Based on Geylang Urban Design Guidelines, Inner street blocks are to have front setbacks of 3m, and rear setbacks of 1m.</p> <p>Is the boundary along the sidelane considered as "rear", therefore 1m setback applies?</p>	<p>Please refer to the authority guidelines. If you are unclear on the interpretation, you may wish to consult the relevant authority.</p>
8.	Setbacks	<p>The Geylang Urban Design Guidelines stipulates that the front setback shall be exactly 3m.</p> <p>Can the setback be 3m MINIMUM instead of 3M EXACTLY?</p>	<p>Please refer to the authority guidelines. If you are unclear on the interpretation, you may wish to consult the relevant authority.</p>



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		This will allow for more interesting building forms, e.g. curved forms, staggered forms etc.	
9.	Site Coverage Rules	Is there any site coverage rules to observe?	No. Comply with Urban Design Guidelines and Development Control Guidelines.
10.	Floor-to-floor height	Floor-Floor height stipulated in URA's Geylang Urban Design Guidelines (GUDG) is low (only 3.6m for 1st storey, and 3.2m for subsequent storeys). Is there any room to propose higher floor-to-floor for better spatial quality?	Overall building height control and storey height control as per GUDG. Participant is to work within this overall building height control.
11.	Encroaching into front setback	Apart from the allowed 0.5m A/C ledge encroachment into the rear setback, are any overhangs allowed to encroach into the front setback?	Please interpret the standing authority regulations accordingly.
12.	Visit Existing Building	Are we allowed to visit the existing building to find out more about the Char Yong Association?	Visiting the existing building is allowed with pre-registration. The visit will not be a guided tour. Please register for the allocated slots via the below link: https://charyongcompetition.peatix.com Password: SIA-CharYong (please note the password is case-sensitive).



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		<p>If yes, are we allowed to walk-in or do we have to book an appointment?</p>	<p>As slots are limited, each firm is limited to 2 pax. Please select 2 tickets if you are reserving for 2 people.</p> <p>Each session is limited to a maximum of 8 visitors.</p>
13.	Bonus GFA	<p>The brief states “over and above the max. allowable GFA, the owner is keen to qualify for Bonus GFA up to an additional 10% with the Community and Sports Facilities Scheme and/or the Rooftop Greenery (LUSH)schemes.”</p> <p>Would this bonus GFA be considered for association / commercial use?</p>	<p>This is subject to future consultation with URA.</p>
14.	Commercial and C&CI Components	<p>From the competition brief, we understand that “no matter the design and configuration, separate and distinct points of access must be provided for the Commercial and C&CI components.”</p> <p>Must the commercial and C&CI components be kept physically separated and distinct throughout</p>	<p>The distinct access is to separate human traffic entering the association and the commercial areas. The brief does not stipulate how the 2 components are to be designed - whether stacked, side by side, interlocking or any other ways.</p> <p>The client has no intention to separate the 2 components into 2 strata titles.</p>



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		<p>the entire development, just like 2 separate strata components on the same site?</p> <p>If yes, can we understand the rationale behind it?</p>	
15.	Registration to take part, Form Required	<p>Please clarify after purchased the competition package. Do we still have to register to participate in the competition?</p> <p>Do I need to fill up a form or am I registered already?</p>	<p>Payment to take part in the competition is deemed as the registration. There is no further registration needed.</p> <p>The Stage 1 Entry Form is required when you submit the rest of the materials.</p>
16.	Common Ancillary GFA	<p>For the 55% and 45% quantum of commercial and institution, how do we determine whether the common ancillary GFA (eg, stairs, M&E rooms, circulation,) belongs to the 45%or 55%?</p> <p>This is because some of these ancillary GFA will be shared by both commercial and institution.</p>	<p>Please reasonably allocate the areas of the common spaces.</p>



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17.	Identification Number	Is there any participate number to be assigned to each and individual participating firm?	Please refer to competition brief section 4.5 on creating the Identification Number.
18.	Collaborative Submission	how to apply as a joint-effort between 2 firms?	Collaborations are to be listed in the Stage 1 Entry Form during your submission.

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