

**Bukit Timah Fire Station, Singapore**  
260 Upper Bukit Timah Road, Singapore 588190



The 0.83ha former Bukit Timah Fire Station (BTFS) dates back to the 1950s, and is the last remaining of three fire stations which were built as part of the post-World War II expansion of Singapore's Fire Brigade. The site consists of the main Fire Station building, seven three-storey accommodation blocks for firefighters, and a single-storey residence for the Station Master. BTFS is strategically located at the crossroads of the Bukit Timah Nature Reserve to the east and Bukit Batok Nature Park to the west, as well as two key recreational corridors – the Rail Corridor and the Coast-to-Coast Trail. The site is well-served by multiple public bus routes along Upper Bukit Timah Road and its island-wide connectivity will be enhanced with the completion of the Hume

Station on the Mass Rapid Transit's (MRT) Downtown Line in 2025. With its lush green setting, rich heritage and excellent public transport reach, Singapore is looking to transform BTFS into a gateway community node for visitors of all ages and abilities to enjoy nature, heritage and adventure. The existing BTFS buildings are to be repurposed with new uses, and curated together with public spaces to encourage community interaction. The site should also feature innovative and environmentally-sustainable urban solutions that achieve zero-energy or even positive-energy goals above and beyond today's national standards, as a demonstration of Singapore's commitment to sustainable urban development.



**Expected program:** An integrated mixed-use gateway node to nature, heritage and adventure, which may include “Live, Work and Play” elements. Bidding teams should propose suitable uses to adaptively reuse the existing buildings, and leverage on BTFS’ unique green setting and strategic location to facilitate greater community interaction. Proposals should also consider how pedestrian connectivity to the surrounding areas could be enhanced to improve the overall attractiveness of the site.

**Ownership:** The land and buildings within the BTFS site are owned by the State.

**Plot area:** Indicative Study Boundary (including the Visitor Centre which is to be carved out from the tenancy boundary)

(refer to Appendix A in the Dataroom and details of the expected program below):

Land Area (approx.): 8,308 sqm / 89,427 sqft  
Total Gross Floor Area (GFA) (approx.): 2,964.2 sqm / 31,906.6 sqft

**Final Tenanted Boundary:** The final tenanted boundary shall exclude the Visitor Centre and be determined in consultation with the relevant technical agencies.

**Type of property transfer intended:** The property will be leased out to the successful bidder for a 3+3+3 year tenure (refer to section on ‘Details of the property transfer’ below).

**Deadline for the submission of the Expression of Interest:** 30 June 2020, 9am (UTC) / 5pm local time in Singapore.

## Presentation of the site and details of the expected program

### Location in the city and within the urban context

The 0.83ha former Bukit Timah Fire Station (BTFS) is located at the junction of Upper Bukit Timah Road and Old Jurong Road (refer to Image 1). Dating back to the 1950s, it is the last remaining of three fire stations which were built as part of the post-World War II expansion of Singapore's Fire Brigade. The site consists of the main Fire Station building, seven three-storey accommodation blocks for firefighters, and a single-storey residence for the Station Master. Vacated in 2005, the site is currently leased out by the Singapore Land Authority (SLA) for short-term uses including child-care and enrichment centres, and food and beverage establishments. The main Fire Station building has been gazetted for conservation in the Master Plan 2019.

BTFS is strategically located at the nexus of six nature parks and World War II heritage landmarks such as the former Ford Factory<sup>1</sup> and Bukit Batok Memorial<sup>2</sup> (refer to Image 1). The site also sits at the intersection of two key recreational corridors with an islandwide reach – the Rail Corridor, a 24km-long former railway line stretching from the north to the south of Singapore and the Coast-to-Coast Trail, a 36km-long walking and cycling trail stretching from the west to the northeast of Singapore (refer to Image 2). The stretch of the Coast-to-Coast Trail next to the site has already been completed and the nearby 24km-long Rail Corridor will be opened to the public in 2021. In addition, there are plans for a future park east of the existing Bukit Batok Nature Park. BTFS is also situated between the residential estates of Bukit Timah and Bukit Batok, and is in close proximity to existing private condominiums and landed housing areas.

BTFS is easily accessible by public transportation via public bus services along Upper Bukit Timah Road, and the existing Beauty World MRT station on the Downtown Line. In future, the site will also be within walking distance from the Hume MRT station on the Downtown Line, to be completed in 2025. Motorists can also access the site via major roads such as the Upper Bukit Timah Road and Pan-Island Expressway (PIE).

With its lush green setting, rich heritage and excellent public transport reach, Singapore is looking to transform BTFS into a gateway community node for visitors of all ages and abilities to enjoy nature, heritage and adventure. Singapore would like to see the existing BTFS buildings repurposed with new uses, and curated together with public spaces to encourage community interaction. The site should also feature innovative and environmentally-sustainable urban solutions that achieve zero-energy or even positive-energy goals above and beyond today's national standards, as a demonstration of Singapore's commitment to sustainable urban development. To provide more seamless connectivity to the nearby Bukit Batok Nature Park and Rail Corridor, the National Parks Board (NParks) will construct an overhead pedestrian link and boardwalk respectively to improve the overall recreational experience (refer to Image 3).

### Landuse and quantum

A minimum of 25% of the total Gross Floor Area (GFA)<sup>3</sup> shall be used for nature-based sports and recreational purposes. These uses may serve as gathering or play spaces for visitors or various community groups (e.g. nature groups, interest groups, non-governmental organisations, etc.).

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<sup>1</sup> The Former Ford Factory at Upper Bukit Timah Road was the site where the British forces officially surrendered to the Japanese on 15 February 1942 during World War II.

<sup>2</sup> Located on the top of Bukit Batok Hill, the Bukit Batok Memorial was constructed by Australian Prisoners of War to commemorate the war dead of the Japanese and Allies who fought during the Battle of Singapore. The memorials were destroyed after the war and only the entrance pillars and 120 steps leading to the hilltop remain.

<sup>3</sup> The Gross Floor Area (GFA) is defined as the total area of the covered floor space measured between the centre line of party walls, including the thickness of external walls but excluding voids. You may refer to the Urban Redevelopment Authority's (URA) Handbook on Gross Floor Area for more information. ([www.ura.gov.sg/Corporate/Guidelines/Development-Control/gross-floor-area](http://www.ura.gov.sg/Corporate/Guidelines/Development-Control/gross-floor-area))

To provide amenities for visitors, the first-storey area of all buildings within the site should be set aside for retail and food and beverage (F&B) uses (approximately 1,200sqm). Approximately 410sqm of GFA should be carved out for a Visitor Centre to the nature attractions in this area. This Visitor Centre should include a Nature Park Orientation Hub and Exhibition Gallery to showcase the conservation of nature reserves in Singapore. Bidding teams shall propose a suitable location within the BTFS site for the Visitor Centre, which will be excluded from the tenanted boundary to the successful bidder (shown indicatively in Appendix A<sup>4</sup>) as it would be separately developed and managed by NParks. The remaining GFA shall be allocated for other uses, such as offices and service apartments, which will help to support the work and live components envisioned for BTFS. Strictly no infill development is allowed.

In view of the heritage significance of the site, bidding teams shall also consider how the history of BTFS can be showcased in the proposal.

Bidding teams shall incorporate a communal gathering space for 100 people within the site, which could double-up as an events space. Other existing open-air spaces could also be repurposed for ancillary uses to support the overall vision for BTFS, provided the minimum

car parking requirements stipulated by the Land Transport Authority (LTA) can be satisfied.

Teams should also propose the location of the elevated pedestrian linkage and boardwalk to the Bukit Batok Nature Park and Rail Corridor respectively, to be constructed by the National Parks Board (NParks) (refer to Appendix A for the 'indicative study boundary for pedestrian connections between BTFS, Rail Corridor and Bukit Batok Nature Park').

#### **Optional study boundary**

Bidding teams may also submit proposals for the optional study area shown in Appendix A, to enhance the overall concept for the BTFS gateway node (please refer to Appendix A for the 'optional study area beyond tenancy boundary'). The proposed uses should be sensitive to the surrounding site context, especially the existing residents living in the adjacent residential estate.

#### **Current use and organization of the site**

BTFS is currently tenanted to Chua Eng Chong Holdings Pte Ltd (master tenant) and comprises childcare and enrichment centres as well as small-scale food and beverage establishments. It will be available for a fresh 3+3+3 year tenancy term from 1Q 2021 onwards.

## **Details of the property transfer**

The property (excluding the Visitor Centre) will be leased out by the Singapore Land Authority (SLA) to the successful bidder for a 3+3+3 year tenure, in line with Singapore's established interim State Property framework. The first tenancy term of three years will commence upon award of the site. The tenant will be given a rent-

free period of 3 months to facilitate retrofitting works within the site. This rent-free period runs concurrently with the tenancy agreement period. Subsequent tenancy renewals shall be based on the terms and conditions to be agreed between the tenant and the State.

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<sup>4</sup> All Appendices mentioned in this document can be found in the Dataroom for this site. (refer to 'Application Form and Appendices')

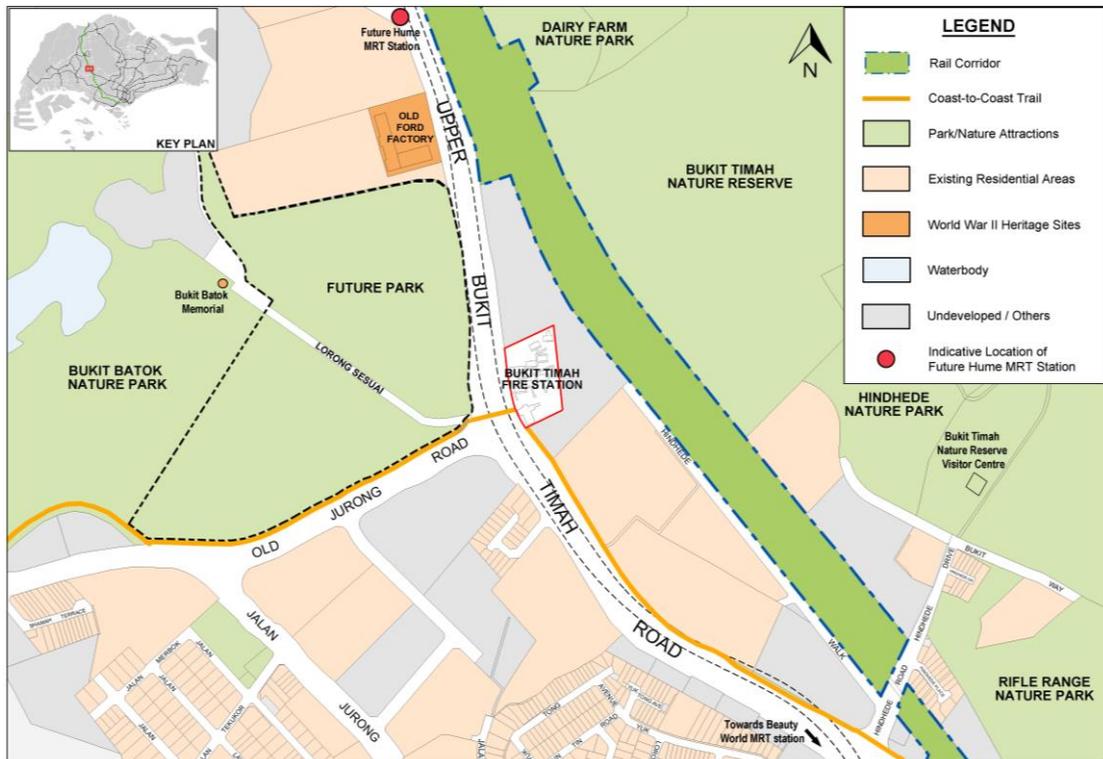


Image 1: Location plan of BTFS with key surrounding landmarks and attractions

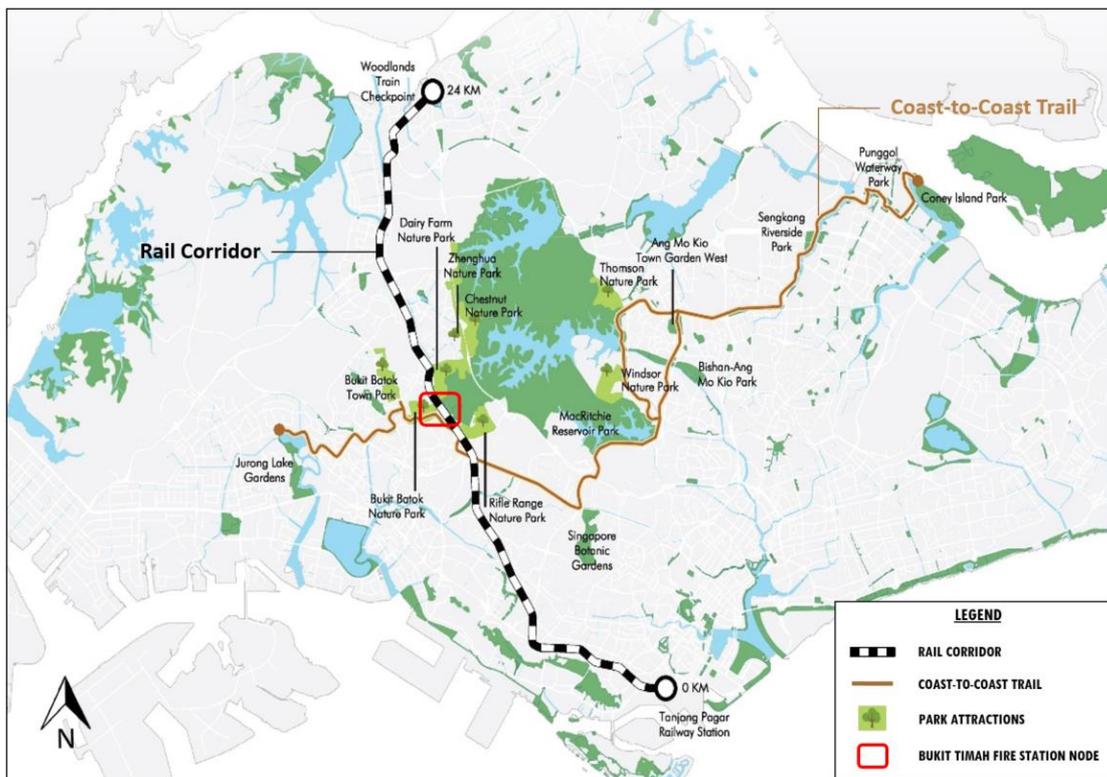


Image 2: Plan showing the Rail Corridor and the Coast-to-Coast Trail



Image 3: Aerial view of the site with indicative tenancy boundary and key features (View towards the northwest)



## Specific planning rules and regulations regarding the development of the sites

### Planning rules and requirements

As the main Fire Station building has been gazetted for conservation in the Master Plan 2019, any architectural interventions to the conserved building should comply with the conservation guidelines stipulated by the Urban Redevelopment Authority (URA) (refer to the 'Conservation Guidelines for Bukit Timah Fire Station'). In addition, the successful bidder shall comply with all relevant URA Development Control Guidelines (e.g. quantum control, planning conditions, etc.), modifications thereto, and other requirements of all relevant public authorities in respect of the proposed development which have been issued or may be issued from time to time by the Competent Authority under the provision of the current Planning Act. The successful bidder will be required under the Planning Act to apply to the Development Control Group (DCG), URA, for Use/Planning Permission after the proposed use(s) is/are approved by the

Singapore Land Authority (SLA) and the other relevant technical agencies.

The successful bidder shall make an independent assessment on the services provision requirements for the proposed uses (e.g. water, gas, electrical services, etc.).

Entries may also refer to the Building and Construction Authority's (BCA) Legislation on Environmental Sustainability for Buildings (Regulator Requirements for New Buildings and Existing Buildings undergoing major A&A) and the BCA Building Energy Benchmarking Report for guidelines on fulfilling the environmental sustainability requirements for the site.

The successful bidder will be expected to work closely with relevant government agencies to implement the plans and review the effectiveness of the proposed uses during the tenancy period.

### Evaluation criteria

Up to five bidding teams will be shortlisted at the end of Phase 1 of the competition to move on to Phase 2, based on the strength and attractiveness of their proposed concepts and the teams' track records. The detailed

evaluation criteria for Phase 1 is outlined in Appendix B.

During Phase 2, shortlisted bidding teams will have to submit a detailed proposal, which will be evaluated based on their respective price, capex and quality aspects.

## **Specific climate risks and environmental challenges**

Singapore is a small, low-lying and highly urbanised city-state, with limited land and no natural resources. This limits our access to alternative clean energy options. It also makes us particularly vulnerable to the effects of climate change. Although Singapore contribute only around 0.11% of global emissions, Singapore is committed to reducing its greenhouse gas emission intensity by 36% from 2005 levels by 2030. In the building sector, Singapore is on track to having at least 80% of our buildings (by floor area) achieve green building standards by 2030. Singapore will also accelerate the adoption of Super Low Energy and Zero Energy buildings to push the boundaries for energy efficiency for buildings in Singapore.

Bidding teams shall ensure that the refurbishment and adaptive reuse of the site takes into consideration holistic environmental sustainability indicators, such as greenery, indoor environmental quality, use of sustainable materials, waste management and energy efficiency. The site is envisioned to be a zero-energy or positive-energy site, based on its existing low-density form.

Proposals shall take into consideration Singapore's warm and humid weather conditions and incorporate solutions to provide a thermally comfortable environment for visitors while ensuring that the site remains carbon-neutral. Bidding teams should explore

passive design considerations to address the climatic context, including (but not limited to) natural ventilation, daylighting, and renewable energy to enhance thermal and visual comfort and reduce the building's heat load and operational carbon emission. Due consideration should be given to the surrounding urban context, site topography, micro climate, site access and pedestrian connectivity. Proposals can leverage on the site's lush green surroundings and consider how nature can be integrated into the development to support the environmental sustainability targets for the site. Bidding teams can refer to the BCA's Green Mark scheme<sup>5</sup> and BCA Green Mark for Super Low Energy (SLE)<sup>6</sup> certification framework and consider how the site can achieve the top environmental sustainability target (BCA Green Mark Platinum rating) and fulfil a Net-Zero/Positive energy aspiration.

The successful bidder may also apply for BCA's environmental sustainability financing schemes such as the Building Retrofit Energy Efficiency Financing Scheme (BREEF), and research and development funds such as the Green Buildings Innovation Cluster Building Energy Efficient Demonstrations Scheme (GBIC-Demo) to obtain financial support to enhance the energy efficiency of the site through the adoption of innovative technologies.

<sup>5</sup> The BCA Green Mark Scheme is a green building rating system to evaluate a building for its environmental impact and performance. It provides a comprehensive framework for assessing the overall environmental performance of new and existing buildings to promote sustainable design, construction and operations practices in buildings. ([https://www.bca.gov.sg/GreenMark/others/GM\\_ENRB\\_2017\\_simplified\\_criteria.PDF](https://www.bca.gov.sg/GreenMark/others/GM_ENRB_2017_simplified_criteria.PDF))

<sup>6</sup> Green Mark for SLE is a certification framework that aims to encourage the industry to push boundaries on energy efficiency to achieve best-in-class building energy performance in a cost effective manner. There are two categories under this scheme: SLE and Zero Energy. The requirement for achieving Zero Energy is the use of onsite and off-site renewable energy to generate more than 100% of the energy needed for building operation. ([https://www.bca.gov.sg/GreenMark/others/GM\\_SLE.PDF](https://www.bca.gov.sg/GreenMark/others/GM_SLE.PDF))

## **Provisional timeline**

\*The dates below are indicative and are subject to change.

- Date of announcement of the finalists: June/July 2020
- Submission of the final proposals: Dec 2020
- Date of announcement of the winning project: 1Q 2021

## **Language requirements**

All the documents of the EOI must be submitted in English