

Revised Tender Framework for Place of Worship Land

Stage 1: Pre-Qualification Criteria + Concept Proposal Evaluation Criteria

Pre-Qualification Criteria for all PW sites

Stage 1 ensures that only religious groups that actively contribute to the community, and have a genuine need for worship space are eligible to proceed to Stage 2. Tenderers are to meet each and every criterion as follows:

- a. Registered for advancement of religion: Only entities that are established or constituted for the advancement of religion will be allowed to tender for PW land.
- b. Community support and involvement: Tenderers have to demonstrate that they have organised regular activities that involve / benefit the wider community in Singapore.
- c. Need for space: Tenderers will need to demonstrate their need for the new dedicated site.

Additional Criteria for PW hubs

PW hub tenders will be conducted via a Concept-and-Price tender.

In addition to fulfilling the pre-qualification criteria above, the tenderer must also submit a concept proposal for evaluation.

To ensure that the successful tenderer has relevant experience in developing, managing and/or operating PWs, and can meet the needs of smaller religious groups and manage the potential impact of the PW hub on the surrounding environment, the following evaluation criteria will be used to assess the concept proposals:

- a. Experience and track record: Relevant experience of the tenderer and its development team in developing and operating PW developments of the same religious category or similar nature/scale, and of managing religious groups in Singapore.
- b. Development concept for PW hub: Proposed design and development concept should effectively utilise the site and cater to the needs of smaller religious groups.
- c. Management plan for PW hub¹: Proposed plans should demonstrate how the facility, tenants/tenancies of the PW hub would be managed, and how potential conflicts between tenants and potential dis-amenities generated from activities and human/vehicular traffic, can be mitigated.

¹*The successful tenderer will be expected to develop and manage or operate the PW hub; and with the prior written consent from the Government, sub-lease the space within the PW hub to other religious organisations.*

Only tenders submitted by tenderers who meet the pre-qualification criteria and whose concept proposals have been shortlisted (in the case of PW Hub tenders) will be eligible for evaluation under Stage 2.

Stage 2: Source of Funding and Tender Price (for all PW Sites)

Tenders shortlisted under Stage 1 will proceed to Stage 2 where an assessment will be made as to whether the tenderer has adequate and sustainable local funding to finance the purchase and development of the site. This will be assessed based on the tenderer's submission of audited annual financial statements for the past three years, its tender bid for the land, the projected site development costs, and declaration of sources of funding for the purchase of the land and site development.

To help avoid situations where tenderers secure foreign donations to bid aggressively for the land:

- a. Tenderers will be required to submit a statutory declaration that it has adequate and sustainable sources of local funding and undertake that they will not be funding the purchase or development of the site using foreign donations.
- b. The successful tenderer for each site will also be required to submit their audited annual financial accounts and records of donations (of \$10,000 or more) throughout the construction period, and make another statutory declaration at project completion that it had indeed not funded the purchase and development of the site using foreign donations.

The site will be awarded to the qualified tenderer with the highest bid price.