



## URA Circular – Sale Site for Private Assisted Living Development at Parry Avenue

30 September 2022

Dear Members,

In collaboration with the Ministry of Health, URA has launched a site at Parry Avenue for sale by public tender for a private assisted living development today - <https://www.ura.gov.sg/Corporate/Media-Room/Media-Releases/pr22-36>

The Government has introduced public assisted living developments to better support seniors to live independently within the community. URA is now releasing this site for a private assisted living development to expand the range of housing-cum-care options to better cater to seniors' diverse lifestyles, preferences and housing needs.

Please refer to the attachments for **Details of the land parcel (Annex A), Information on the vision and key service elements for the development (Annex B) and the location plan (Annex C)**

**A Concept & Price Revenue tender** will be adopted to evaluate the tender submissions. **The tender will close at 12 noon on 21 March 2023.**

1. Parties interested to participate in the tender for this sale site can **purchase the eDeveloper's Packet** (<https://digitalservice.ura.gov.sg/one-stop-developer-portal/>) where you can find out more information on the requirements for tender and the tender process.
2. URA will also be conducting **a site visit on 19 October 2022**. As a purchaser of the eDeveloper's Packet of this Land Parcel, you can register your attendance for the site visit on 19 October 2022 (scheduled from 9am to 12noon) via the website at <https://digitalservice.ura.gov.sg/one-stop-developer-portal>.
3. Purchasers of the eDeveloper's Packet can also register for a **briefing session on 2 November 2022** via <https://digitalservice.ura.gov.sg/one-stop-developer-portal> on the evaluation criteria and Concept and Price Revenue tender process for the Land Parcel.
4. Developers have not purchased the eDeveloper's Packet but are keen to attend the site visit, please register using this link – <https://go.gov.sg/parry-site-showround>

Thank you  
With best regards  
Noelle Oh

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## Details of Land Parcel at Parry Avenue

<b>Location</b>	Parry Avenue
<b>Site Area</b>	12,912.1 m <sup>2</sup>
<b>Land use/Zoning</b>	Residential
<b>Type of Proposed Housing Development</b>	<p>Assisted living development i.e. a residential development that caters to seniors including those needing assistance with Activities of Daily Living.</p> <p>All residents residing within the subject development must fulfil a minimum stay duration of 3 months.</p>
<b>Allowable Housing Form</b>	Flats or a combination of flats and landed houses
<b>Average unit size</b>	The self-contained units with attached bathrooms in the development are to achieve an average unit size of at least 32 m <sup>2</sup> (nett) <sup>[1]</sup> .
<b>Maximum Gross Floor Area (GFA)</b>	<p>Maximum GFA: 18,077 m<sup>2</sup>  Minimum GFA: 16,270 m<sup>2</sup></p> <ul style="list-style-type: none"> <li>• At least 60% of the maximum permissible GFA shall be for assisted living use including individual assisted living units and communal spaces.</li> <li>• At least 20% of the maximum permissible GFA shall be for Health and Medical Care (H&amp;MC) use, which includes the mandatory provision of at least 100 nursing home beds.</li> </ul>
<b>Universal Design</b>	<p>The development shall meet the following design requirements:</p> <ol style="list-style-type: none"> <li>i) Compliance with BCA's Barrier-Free Accessibility Code;</li> <li>ii) Ensure a minimum 1.8m corridor width to allow 2 wheelchairs to pass;</li> <li>iii) Level differences within the same level are to be minimised, and where level differences cannot be avoided, ramps are to be provided; and</li> <li>iv) Accesses to residential units should have some form of weather protection.</li> </ol>
<b>Building Height</b>	Maximum 5 storeys, subject to prevailing Development Control Guidelines issued by the Competent Authority under the Planning Act.
<b>Land and Strata Subdivision</b>	Not allowed
<b>Lease Period</b>	60 years

<sup>[1]</sup> Nett area refers to the internal area excluding balconies and air conditioner ledges.

**1 VISION FOR THE DEVELOPMENT**

- 1.1 The Land Parcel is envisaged to be developed into a private assisted living (AL) development, which integrates housing with services that can be scaled according to care needs, to support seniors to age-in-place. The AL development should aim to improve the quality of life for seniors by creating an enabling community that promotes social interaction as well as mutual care and support, while providing a safe, less medicalised home environment that promotes independence and dignity.
- 1.2 The AL development shall provide long-term residential accommodation to persons aged 65 and above. In addition, it shall:
- a) provide residents with services and a continuum of care, which enables them to live, socialise, and receive the support they require in the same community as they age;
  - b) create opportunities for meaningful interaction and social bonding among residents of the AL development and the surrounding community; and
  - c) offer residents a living environment that enables independence while empowering them to make choices for themselves and stay connected with the wider community.

**2 KEY SERVICE ELEMENTS**

- 2.1 The successful tenderer shall sign a Service Level Deed with MOH, which sets out the requirements that the operator of the development will need to abide by. The operator shall admit persons aged 65 years and above regardless of race, language, religion, gender, or medical conditions. However, while the development is intended to future-proof against care needs and to support residents to stay well and active for as long as they can, it is not intended to be a full substitute for nursing home care. For example, seniors with a high level of care or nursing needs, or have been diagnosed with severe mental illness and/or loss of mental capacity that require intensive support would be better suited to be cared for within a nursing home and will not be eligible for admission into the AL development, unless it is to one of the minimum 100 nursing home beds that the operator has to maintain.

To support the central objective of ageing-in-place, the development will offer residents the option of leases that can cover them till at least 95 years old.

## Design of the Development

- 2.2 The development shall be designed to encourage meaningful interactions and social bonding among the residents of the AL development and the surrounding community. This shall include a rich array of programming to facilitate the formation of mutual support groups as well as create deliberate opportunities for community bonding. Community spaces provided could include gathering spaces for group activities, community kitchens, or small gardens which can be used for community gardening, exercise, or sensory therapy.

## Care

- 2.3 The operator shall provide a range of care and social services that can enable residents to live, socialise, and receive the support they require to continue living in the same community as they age and as their care needs change. These shall be adjusted to the needs and capabilities of each resident. A non-exhaustive scope of services that the AL development may provide is shown in Table 1 below.

**Table 1:** Scope of Services that may be provided in an AL Development

Health and Holistic Wellness	<ul style="list-style-type: none"><li>• Regular health screening</li><li>• Active ageing activities</li></ul>
Personal Care	<ul style="list-style-type: none"><li>• Meal preparation/delivery</li><li>• Housekeeping</li><li>• Laundry</li></ul>
Professional Care	<ul style="list-style-type: none"><li>• Regular care assessments</li><li>• Medical services</li><li>• Medication reconciliation</li><li>• Nursing assessment and care</li><li>• Allied health services (including rehabilitation services)</li></ul>
Others	<ul style="list-style-type: none"><li>• 24/7 emergency monitoring and response</li><li>• Simple home fixes</li></ul>

## Programming

- 2.4 The operator shall develop a diverse range of social programmes that takes into account residents' needs, interests, and preferences on the type and frequency of activities, as well as mode of interaction (e.g. face-to-face or virtual, group sizes). It shall also take into account the varying levels of functional ability for different groups of residents. Programmes may also include intergenerational activities and may be open to members of the surrounding community.

### Location Plan for Land Parcel at Parry Avenue

