



Former Bukit Timah Fire Station to be rejuvenated as a community node for nature, heritage and adventure lovers

Site to be transformed by winner of global ideas competition

The former Bukit Timah Fire Station is set to be transformed into a community node for nature, heritage and adventure lovers. The site will feature an environmentally sustainable lifestyle hub that integrates urban farming, wellness, and nature-based activities, with generous community spaces amidst lush greenery and rich heritage. Visitors will have opportunities to connect with nature via workshops, nature-based programmes and allotment gardens in shared open spaces designed to capitalise on the surrounding greenery.

The transformation of the historical former fire station will also establish the site as a key gateway for heritage and nature landmarks in the area, including the former Ford Factory, Bukit Batok Memorial, Bukit Timah Nature Reserve, Bukit Batok Nature Park, as well as island-wide recreational routes in the area - the 24km-long Rail Corridor and the 36km-long Coast-to-Coast Central Trail.

Winning team to implement proposal

The tender for the State property will be awarded to Homestead Holland Pte Ltd as the winner of the C40 Cities Climate Leadership Group's 'Reinventing Cities' competition, organised in collaboration with the Urban Redevelopment Authority (URA), Singapore Land Authority (SLA), National Parks Board (NParks) and Building and Construction Authority (BCA).

'Reinventing Cities' is a global competition meant to serve as a model for cities around the world to implement carbon neutral and sustainable urban features within identified

sites in cities across the world¹. The competition featured 25 sites in nine cities including Cape Town, Chicago, Dubai, Madrid, Milan, Montreal, Singapore, Reykjavik and Rome. The former Bukit Timah Fire Station was the first site in Asia to be included in the competition when it was launched in December 2019.

A healthier, greener and vibrant destination

As part of the competition, bidding teams had to consider how to repurpose the State property to promote healthy living, community interaction and integration with nature while featuring environmentally-sustainable urban solutions. The competition was carried out over two phases, with the first phase comprising the submission of an Expression of Interest. Three teams were shortlisted for participation in the second phase of the competition, for the Price & Quality evaluation of their final proposals.

The winning proposal, centred around the theme of 'Good Food, Good Life', features well-curated community event spaces and allotment gardens to experiment with sustainable food production and food waste management. It will also bring together a vibrant mix of uses such as food and beverage offerings including farm-to-table experiences, health and wellness activities, and nature-related workshops. The proposal includes a number of community spaces with suggestions on good use of outdoor spaces, with trails and murals to showcase the heritage of the former Bukit Timah Fire Station and its surrounding area. Environmentally sustainable features such as enhanced waste management strategy, sustainable construction and low carbon mobility initiatives (e.g. through provision of shuttle buses and EV charging stations) will be implemented throughout the tenancy. The development is targeting to attain Green Mark Platinum Zero Energy certification under Green Mark 2021, the latest iteration of BCA's Green Mark framework.

¹ Reinventing Cities is a global competition organised by the C40 to implement carbon neutral and sustainable urban features within underutilised sites in cities across the world. Member cities can identify potential sites for international bidder teams (comprising developers, architects, environmentalists and other professionals) to collaborate on and make a submission to implement innovative carbon neutral and sustainable urban features for the list of sites in the competition. Visit www.c40reinventingcities.org for more information.



An aerial view of the former Bukit Timah Fire Station community node with a mix of lifestyle, food, educational and entertainment offerings, as well as generous public spaces © Homestead Holland Pte Ltd



Members of the public will be able to take up allotment garden plots and be part of the larger farming community comprising a seed farm, learning garden, demonstration garden and a farm-to-table restaurant © Homestead Holland Pte Ltd



The former staff quarters will be fitted with lightweight timber and steel exoskeletal structures that not only function as vertical green walls to improve thermal comfort but also serve as external walkways that overlook a central food street © Homestead Holland Pte Ltd

Homestead Holland Pte Ltd is helmed by Homestead Group Asia (HGA), TE Capital Partners, locally-based French architectural designers WY-TO, and local firm Provolk Architects who have worked closely with collaborators including conservationist Studio Lapis, urban farmers Edible Garden City and placemaker Shophouse & Co in developing the proposal. It will be awarded a tenancy of 3+3+3 years for the interim adaptive use of the site, with their tenancy to commence in the fourth quarter of 2021. Restoration works for the site are expected to commence around the end of 2021, with the community node tentatively scheduled to open to the public around the second quarter of 2022.

Mr Desmond Lee, Minister for National Development said, “We have been progressively enhancing the Rail Corridor over the past few years to create a continuous green corridor for nature, recreation and community use. The former Bukit Timah Fire Station will be added as a recreational node along the Rail Corridor to serve as a base for visitors to explore the surrounding nature areas and heritage attractions. We will be implementing sustainable solutions with creative adaptive reuse of the site, in line with our Singapore Green Plan 2030 ambitions to push for greener buildings and to build a more climate resilient nation. For instance, at the former staff

quarters, there will be structures that function as green walls to improve thermal comfort and reduce heat gain, and serve as external walkways to connect the various blocks as well. Separately, the former Station Master's residence will be re-purposed by NParks into a Visitor Centre to showcase Singapore's nature parks. They will also explore plans to connect the former Bukit Timah Fire Station to the Rail Corridor trail and other green spaces such as Bukit Batok Nature Park. Visitors can look forward to the former Bukit Timah Fire Station being transformed into a thriving community node, and this will provide another convenient access point into the Rail Corridor."

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About URA

The Urban Redevelopment Authority (URA) is Singapore's land use planning and conservation agency. Our mission is 'to make Singapore a great city to live, work and play'. We strive to create an endearing home and a vibrant and sustainable city through long-term planning and innovation, in partnership with the community.

URA's multi-faceted role includes being the main government land sales agent. We attract and channel private capital investments to develop sites that support planning, economic and social objectives. We also partner the community to enliven our public spaces to create a car-lite, people-friendly and liveable city for all to enjoy. In shaping a distinctive city, URA also promotes architecture and urban design excellence. Visit www.ura.gov.sg for more information.

About SLA

Singapore Land Authority (SLA) is a statutory board with the Ministry of Law. Its mission is to optimise land resources for the social and economic development of Singapore. SLA manages some 11,000 hectares of State land and about 2,700 State properties, which have largely been tenanted out for a variety of uses. It also manages land sales, leases, acquisitions and allocation, developing and marketing land-related information, and maintaining the national land information database through digitised land information services. Being the national land registration authority for property transactions, SLA issues and guarantees land titles in Singapore. It also manages and maintains the national land survey system, where boundaries or legal limits of properties are defined, based on a coordinated cadastre survey system. The use of geospatial information is also spearheaded by SLA through a national collaborative environment where geospatial data, policies and technologies are established and defined, thereby fostering innovation, knowledge and value creation for the Government, enterprises and community.

For more details, visit www.sla.gov.sg or find us on Facebook and Instagram @SingaporeLandAuthority.

About NParks

The National Parks Board (NParks) is responsible for enhancing and managing the urban ecosystems of our City in Nature. We are the lead agency for greenery, biodiversity conservation, and wildlife and animal health, welfare and management. We are also working closely with the community to enhance the quality of our living environment.

NParks manages more than 350 parks, 3,347 hectares of nature reserves, the Singapore Botanic Gardens, Pulau Ubin and the Sisters' Islands Marine Park. Adding to this is the extensive network of Nature Ways, and the over 300 km Park Connector Network that links major parks, nature areas and residential estates island-wide. Every year, we run over 3,500 educational and outreach programmes across our various green spaces.

NParks has developed an urban biodiversity conservation model, which aims to conserve representative ecosystems in land-scarce Singapore. NParks also monitors and coordinates measures to enhance the presence of biodiversity in our urban landscape.

NParks is working closely with partners in the landscape, horticulture, veterinary and animal sectors to increase productivity, and provide training for all levels of the workforce. Enhancing competencies of the industry will support Singapore's vision of being a City in Nature.

For more information, visit www.nparks.gov.sg and www.facebook.com/nparksbuzz.

About BCA

The Building and Construction Authority (BCA) of Singapore champions the development of an excellent built environment for Singapore. BCA's mission is to shape a safe, high quality, sustainable and friendly built environment, as these are four key elements where BCA has significant influence. In doing so, it aims to differentiate Singapore's built environment from those of other cities and contribute to a better quality of life for everyone in Singapore. Hence, its vision is to have "a future-ready built environment for Singapore". Together with its education arm, the BCA Academy, BCA works closely with its industry partners to develop skills and expertise that help shape a future-ready built environment for Singapore. For more information, visit www.bca.gov.sg.