

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.