

CORRIGENDUM NO. 1

**TENDER FOR SALE OF SITE AT 9A SERANGOON NORTH AVENUE 5 SINGAPORE 554500
("PREMISES")**

Tender Reference Number: JTC/EPST/PT/0808SN

4 September 2023

To: All Tenderers

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1 Changes to Tender Brief and Conditions of Tender

The existing conditions/language as set out in Column I of the table below are replaced by the corresponding conditions/language set out in Column II of the same table.

Document/ Condition No.	Column I (Existing Condition/Language)	Column II (Replacement Condition/Language)
Tender Brief - 1. Brief Particulars of Tender	Tender Submission Deadline: 5 September 2023 before 11:00am	Tender Submission Deadline: 12 September 2023, 11:00am
Conditions of Tender - 1.1.22	"Tender Closing Date" means 5 September 2023, or such later date as may be extended by JTC pursuant to Condition 2.3.	"Tender Closing Date" means 12 September 2023, or such later date as may be extended by JTC pursuant to Condition 2.3.
Conditions of Tender - 6.1	Except where Condition 6.2 applies, all tenders submitted shall remain valid from the Tender Closing Date until 5 March 2024 (the " <u>said date</u> ").	Except where Condition 6.2 applies, all tenders submitted shall remain valid from the Tender Closing Date until 12 March 2024 (the " <u>said date</u> ").
Submission Label	Closing Date: 5 SEPTEMBER 2023 (TUESDAY) AT 11.00 AM	Closing Date: 12 SEPTEMBER 2023 (TUESDAY) AT 11.00 AM

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2 Clarifications

Please take note of the following clarifications, which are made in response to queries raised by Tenderers:

S/N	Questions Raised by Tenderer(s)	JTC's Response
1.	<p>What is the handover condition of the premises?</p> <p>Can the setup and kitchen of the pizza café within the stall remain as they are?</p> <p>Will existing occupier demolish the whole site before handover?</p>	<p>In general, the authorised buildings and structures of the site will remain. The Existing Occupier of the Property is entitled to retain or remove any item from the Property and return possession of the Property to JTC in whatever state and condition.</p> <p>The Successful Tenderer shall accept the Property on an "as is where is" basis, as at the Possession Date.</p> <p>Please refer to Condition 16 (State and Condition of the Property) of the Conditions of Tender.</p>
2.	<p>Can the successful tenderer propose more EV charging points?</p>	<p>Based on the Technical Conditions of Tender, the Successful Tenderer is to install 1-2 Electric Vehicle (EV) chargers, in line with MOT/LTA's intent to support the growth and adoption of electric vehicles. The Successful Tenderer may propose more EV charging points for the relevant Competent Authorities' consideration.</p>
3.	<p>Will the existing occupier be conducting soil, water and ground tests, remediation works (if any) to ensure that there are no contaminants at the Property before handing over?</p> <p>With reference to Clause 17 of the Conditions of Tender – Is it necessary for the outgoing party to conduct the EBS study before transferring the site to the new successful tenderer?</p>	<p>The Existing Occupier had conducted an Environmental Baseline Study (EBS) recently, and no remediation works were required based on the recommendation of the report.</p>
4.	<p>With reference to clause 2.5 of the Technical Conditions of Tender – "The Successful Tenderer shall ensure that all developments, structures, and fixtures on the said Land shall not exceed the maximum height of 100m Singapore Height Datum (SHD)", can successful tenderer build a multi storey (i.e., 2 levels) on this site?</p>	<p>All proposals must adhere to the building height requirements imposed by relevant Competent Authorities, and the maximum GPR of 0.5 must not be exceeded, as per the Technical Conditions of Tender and URA's guideline for petrol stations. The Successful Tenderer's proposal will be subject to further evaluation by the relevant Competent Authorities.</p>
5.	<p>Are there underground service lines below the tender site?</p>	<p>The topographic plan has been provided in the Tender Packet, as a reference.</p> <p>Please refer to Condition 16 (State and Condition of the Property) of the Conditions of Tender and Condition 3.3</p>

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		(Existing Services) of Part III of the Technical Conditions of Tender.
6.	Does this site include the carwash and workshop area as well?	Please refer to the survey plan and floor plan provided in the Tender Packet.

3 Thank you.

Yours faithfully,

Stephen Tan
Manager, Enterprise Solutions Department
Industrial Properties Management Division 2

(This is an electronic document. No signature is required.)