

No.	Public Queries on 24 Senoko Loop ("Subject Site")	Clarifications
1.	What is the current power supply voltage for the Subject Site and is there any possibility of increasing it in the future?	The current electrical loading information is found in the Conditions of Tender under Condition 4.1. Prospective tenderers may seek clarifications with SPPG through a Licensed Electrical Worker (LEW) on their business electrical requirements.
2.	Does the GFA of 1,735.89 sqm include sheltered areas?	The GFA definition for sheltered areas is defined by URA. As URA make changes to these definitions periodically, tenderers are advised to check with their QPs or architects on the prevailing GFA definitions.
3.	Please provide estimates for the land rent and property tax.	The Subject Site shall be offered on a 20-year lease term based on a lump sum bid price comprising of Land and Building Price Premium. Therefore, the successful tenderer is not required to pay a separate land rent to JTC. For property tax, the successful tenderer should check with IRAS on the amount of property tax payable for the Subject Site.
4.	Is workers' dormitory allowed on the Subject Site?	As stipulated in the prohibited uses list published on the JTC website and Condition 5.1.2 in the Conditions of Tender, workers' dormitory may be allowed subject to approvals from JTC and relevant government agencies.
5.	Does the requirement of at least 800 sqm contiguous roof area for solar panel installation apply solely to concrete roofing? Does it also apply to metal roofing?	The requirement of at least 800 sqm of contiguous roof area for solar panel installation applies to all types of building roofs (e.g. metal and concrete roofs).
6.	Upon site handover, can the successful tenderer apply to JTC to build a mezzanine at the factory floor?	After the site has been awarded, the successful tenderer may approach its appointed JTC officer on its development requirements, if any. The proposed development plans must comply with the planning parameters set out by JTC and are subject to the necessary approvals from the relevant agencies.

7.	Upon expiry of the 20-year lease term, are there any redevelopment plans for the Subject Site?	The Subject Site shall be awarded on a 20-year lease tenure only. The lessee can approach its appointed JTC officer regarding potential development plans nearer to the expiry of the lease term.
8.	Is there a minimum period before the successful tenderer can assign the Subject Site to a third party?	In accordance with Clause 2.1 of the Key Terms and Conditions in the Conditions of Tender, the successful tenderer is not allowed to assign the Subject Site during the Assignment Prohibition Period, which is defined as the 5-year period from the lease commencement date.