

TENDER REFERENCE: JTC/NEB/CPT/0924

11 Nov 2024

To: All Tenderers

Concept and Price Tender for the Tenancy of 69 Ayer Rajah Crescent at one-north Singapore

- 1. You are cordially invited to participate in the abovementioned tender called by Jurong Town Corporation (“JTC”). In this regard, the Concept and Price Tender procedure is adopted for this tender.
- 2. A complete set of the Tender Packet (Tender Reference No. JTC/NEB/CPT/0924) dated 8 November 2024 is attached to this Tender Notice, receipt of which you have acknowledged by virtue of your downloading of this Tender Notice. In this Tender Notice, unless the context requires otherwise, all words and expressions defined in the Tender Packet shall have the same meaning when used or referenced herein.
- 3. The terms, covenants, conditions, instructions and requirements for the abovementioned tender and the Project are set out in the Tender Packet comprising, *inter alia*, of the Conditions of Tender, the Evaluation Criteria, and the Technical Conditions of Tender (and the annexes thereof), any addendum letter and/or corrigendum issued by the Corporation.
- 4. This Tender Packet contains the following:

Part 1	This Tender Notice; and
Part 2	The Conditions of Tender comprising the following appendices and annexes:
Appendix 1	Brief Details of Premises
	Annex 1-A Location Plan
	Annex 1-B Registered surveyor’s plan
	Annex 1-C Particulars of Premises
	Annex 1-D Floor Plan
Appendix 2	Particulars of Tendered Monthly Total Rent
Appendix 3	Particulars of Tenderer’s Concept Proposal

Appendix 4	Technical Conditions of Tender
	Annex 4-A Urban Design Guidelines (“UDG”)
	Annex 4-B Other agencies’ requirements
Appendix 5	Evaluation Administrative Guidelines
Appendix 6	Evaluation Criteria
Appendix 7	Draft Tenancy Offer
	Annex 7-A Draft Tenancy Offer Including Attachments: (Part 1) Details (Part 2) Key Terms (Part 3) Special Terms (Part 4) Standard Terms
	Annex 7-B Checklist under Code of Conduct for Leasing of Retail Premises in Singapore
	Annex 7-C POS Integration Form
	Annex 7-D GIRO Form
Appendix 8	Instruction to Tenderers
	Annex 8-A Form of Tender (Part A – Concept Proposal)
	Annex 8-B Form of Tender (Part B – Price Proposal)
	Annex 8-C Declaration on Financial Solvency
	Annex 8-D Declaration On Unaudited Financial Statement
	Annex 8-E Financial Health Checklist
	Annex 8-F Tenderer’s Information for Financial Health
	Annex 8-G Checklist for Submission of Tender
	Annex 8-H Envelope Label Cover (Submission of Tender)

4. You are required to strictly conform to the instructions and requirements contained in the Tender Packet for the submission of tender.
5. There will be a tender briefing held for this tender. Attendance for this tender briefing is not compulsory. Tenderers can refer to JTC’s website for details of the tender briefing.

Tenderers are required to pre-register their attendance for this tender briefing via this link:
<http://go.gov.sg/69arc>.

6. Proposals must be submitted in the manner set out in the Instructions to Tenderers **BY HAND** and deposited into the designated tender box located at:

JTC Corporation

Tender Box No. 5

Level 1, The JTC Summit

8 Jurong Town Hall Road

Singapore 609434

by **17 January 2025** not later than **11.00am** (Singapore time) or such later date as may be notified by JTC at JTC's website. All tenders submitted after 11.00am (Singapore time) on the Tender Closing Date shall be disqualified and shall not be considered.

7. You are **strongly advised** to check JTC's website for any Addendum Letter or Corrigendum which may be issued prior to the Tender Closing Date. Your acknowledgement of receipt of any such Addendum Letter or Corrigendum by Tenderers is not required as all and any published Addendum Letter or Corrigendum shall be deemed to be part of the invitation to tender.
8. All enquiries or clarifications of interested Tenderers pertaining to this Invitation to Tender shall be clearly set out and sent via email **at least ten (10) working days** before the Tender Closing Date and addressed to the undersigned, failing which JTC shall have the discretion to disregard all such queries.
9. Shortlisted Tenderers, at the sole discretion of JTC, may be required to attend a Tender Interview on such date advised in the Conditions of Tender.

Yours faithfully,

(signed)

Zhang Qian

Manager

New Estates Business Development and Marketing Division, JTC

E-mail: zhang_qian@jtc.gov.sg

TENDER PACKET

Tender Reference No.: JTC/NEB/CPT/0924

11 November 2024

CONCEPT AND PRICE TENDER

**FOR THE TENANCY OF 69 AYER RAJAH CRESCENT
AT ONE-NORTH SINGAPORE**

CONDITIONS OF TENDER

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Concept and Price Tender Conditions of Tender

1. Introduction

- 1.1** A Concept and Price Tender is called for the tenancy of 69 Ayer Rajah Crescent at one-north Singapore” (the “**Project**”) set out in the table in **Appendix 1** (Particulars of Premises) (the “**Premises**”).
- 1.2** Jurong Town Corporation (the “**Corporation**”) is inviting offers by Concept and Price Tender (“**Tender**”) for the Project (as defined below) on the terms and subject to the conditions contained in the Tender Packet (as defined below) including the conditions set out below (“**Conditions of Tender**”).

2. Not used.

3. Objectives of Project

- 3.1** Having situated in the heart of Ayer Rajah/Launchpad community, Block 69 serves as an important amenity block that provides varied F&B options, event spaces and lifestyle offerings to the surrounding tenants and visitors. In addition, as Launchpad is home to the emerging start-up companies, we are of the view that more coffee joints should be provided within the precinct to facilitate business meetings or discussions during and after office hours.
- 3.2** JTC hopes to transform 69 Ayer Rajah Crescent into a lifestyle destination and provide a differentiated experience within the one-north estate. Concepts and regular activities which promote varied, round-the-clock programmes in addition to standard F&B/ retail/ wellness options are encouraged in order to create a vibrant space for the community.
- 3.3** JTC is launching this Concept Price Tender to select 1 operator for 69 Ayer Rajah Crescent. Through this CPT, JTC hopes to attract operator that can offer new-to-market concepts, hold exciting events and activities so as to transform 69 Ayer Rajah into a vibrant and welcoming space.

4. Tender Packet

- 4.1** This tender packet for the Project (the “**Tender Packet**”) contains the necessary forms and essential information to guide interested companies in their preparation and submission of a concept and price offer for the Project for JTC’s consideration. In no event shall this document set be construed or deemed as an offer by JTC to award the Project to any company.
- 4.2** Each tenderer hereby agrees and acknowledges that JTC has the right to vary, amend or modify any term or condition in, or to issue supplementary terms/conditions to any part of the Tender Packet at any time prior to the Tender Closing Date. Any additions, variations and amendments to any part of the Tender Packet, if any, will be announced or published in JTC’s website prior to the Tender Closing Date, except where the Conditions of Tender expressly provide for such announcement or publication to occur after the Tender Closing

Date. All references in the Tender Packet to 'Conditions of Tender', 'Technical Conditions of Tender', "Draft Tenancy Offer", 'Special Terms', and 'Standard Terms' shall be deemed to mean such documents as added to, supplemented, varied or amended as aforesaid.

- 4.3** The successful tenderer shall be bound to comply with these Conditions of Tender, the Technical Conditions of Tender (together with all the annexes thereto) and all such addendum letters or corrigendum issued by JTC.

5. Knowledge of Contents

- 5.1** Whilst every reasonable care and attention has been taken in preparing this Tender Packet, neither JTC nor its agents (if any) will be liable for any inaccuracies or omissions. JTC believes that the contents of this Tender Packet to be current, correct and accurate at the time of print but they are not to be regarded as statements or representations of fact. All information, specifications, renderings, visual representations, and plans contained in this Tender Packet are subject to changes as may be required by JTC and/or the competent authorities and shall not form part of any offer or contract or constitute any condition or warranty. All land areas are approximate measurements. The interested company or tenderer is advised to do, at its own costs and expenses, any and all checks, investigations and studies, should it deem the aforesaid necessary.
- 5.2** All plans in the Tender Packet, including the layout plan of the Premises, are attached as a guide only. All aspects of the plans, details, guidelines, dimensions, descriptions and proposals given in these plans are subject to deletions, alterations, amendments, variations, and revisions without prior notice.
- 5.3** Tenderers shall assume that plans or drawings that are not included in the Tender Packet are deemed not available as it is the responsibility of the Successful Tenderer to appoint professional consultant(s), at its own cost and expense, to produce the necessary plans or drawings for submission to the Authorities, if required.
- 5.4** In no case and under no circumstances whatsoever shall any expenses or costs incurred by the interested company or tenderer for the preparation and submission of a tender for the Project be borne by JTC, whether in whole or in part.
- 5.5** Each tenderer shall be taken to have read and agreed to be bound with full notice and knowledge of, the contents of this Tender Packet and all other documents within this Tender Packet, including all and any alterations, variations and additions made, and all and any plans, drawings, reports and other documents referred to, mentioned in, appended or annexed to any part of this Tender Packet, made by JTC prior to the time for submission of proposal as stipulated herein.
- 5.6** No error, omission, misstatement or incorrect description in this Tender Packet (including any plans, drawings, reports or other documents referred to, mentioned in, appended or annexed thereto) as well as the Appendices to the Conditions to Tender, Forms of Tender, Corrigendum and Addendum Letters issued or published by JTC (if any) shall invalidate any tender submitted or entitle the successful tenderer to terminate any Tenancy pursuant to the Letter of Offer signed and accepted by the successful tenderer, nor shall the same

discharge the successful tenderer from its obligations pursuant to any agreement between the successful tenderer and JTC or entitle the interested company or tenderer to any compensation whatsoever or entitle the successful tenderer to compensation whatsoever or any reduction of amounts payable to it under the Tenancy of the Premises.

6. Details of the Premises

6.1 The particulars and location of the Premises are set out in **Appendix 1** (*Brief Details of Premises*).

6.2 The design and technical requirements for the Premises are set out in **Appendix 4** (Technical Conditions of Tender).

7. Use of the Premises

7.1 The tentative use of the Premises Lifestyle uses such as retail and/or F&B, enrichment, wellness, food court, coffee joint as set out in **Annex 1-C** (Particulars of Premises) ("Allowable Use"), subject to and in accordance with the approval of JTC, the Government, the relevant authority under the Planning Act (Cap. 232) and the other Authorities, and the provisions of the Conditions of Tender.

7.2 Each Tenderer is required to ascertain the exact and detailed conditions and requirements of the Authorities in respect of the Allowable Use of the Premises, and shall at its own cost and expense observe and comply with the same.

7.3 Where licences, approvals or permits are required for the Allowable Use of the Premises, the Successful Tenderer shall, at its own cost and expense, obtain all the requisite licences and approvals from the Authorities, and comply with all their requirements and conditions. No allowance in payment of Rent or refund of rental paid shall be made for any period before such licence, permission or approval is granted or if the same is rejected by the Authorities.

8. Proposed Works to the Premises

8.1 The Successful Tenderer is required to carry out CAPEX works and the Tenderer is required to set out in the Form of Tender, its proposal for these works. For the avoidance of doubt, all proposed works shall adhere to the Technical Conditions of Tender stated in **Appendix 4**.

8.2 All works to be carried out by the Successful Tenderer at the Premises, whether relating to the aforesaid CAPEX works or otherwise, shall be at the Successful Tenderer's own cost and expense. For the avoidance of doubt, such costs include consultation with the Authorities, purchase of plans and drawings, engagement of Qualified Persons (QPs), submissions to Authorities or other persons, and construction works.

8A Green Building Obligations

8A.1 JTC is committed to environmental sustainability. We encourage you to adopt suitable green building measures for the Premises.

9. Conditions and Area of the Premises

9.1 The Premises is to be let out on an “**as is where is**” basis.

9.2 The Premises should be viewed by Tenderers and each Tenderer shall in any event be deemed to have tendered with full knowledge of the state, nature and conditions thereof. Each Tenderer shall also be deemed to have notice of the actual state, nature and conditions of the Premises.

10. Tender Timeline

10.1 Interested Tenderers will be given a period of **ten (10) weeks** from the date of the launch of this Tender to develop and submit their concept proposals for the Project for JTC’s evaluation. The Tenderer’s proposal must comply with all statutory requirements and must also meet the objectives of the Project.

10.2 The timeline for this Concept and Price Tender will be as follows:

S/N	Items	Date & Time (Singapore)
1	Launch of Concept and Price Tender	11 November 2024
2	Tender briefing & site showround of premises (non-compulsory)	18 November 2024 (Interested companies are to indicate their interest to attend by 14 November 2024)
3	Tender closing date and time	17 January 2025 11.00 am
4	Tender interview	January 2025 – February 2025 (indicative)
5	Announcement of Successful Tender	March-April 2025 (indicative)

10.3 JTC may at its sole and absolute discretion change any of the dates in the above table to such later date(s), and will announce or publish such change(s) at JTC’s website before each such date(s) stated above. Each Tenderer shall be deemed to have agreed and accepted such later date(s) so announced or published by JTC. For the avoidance of doubt, each of the dates stated in the above table as item 4 and item 5 may also be changed by JTC at any time after the Tender Closing Date to such later date as the Corporation deems fit.

- 10.4** JTC reserves the right at any time to withdraw this invitation to tender at any time before or after the Tender Closing Date and time without being liable for any costs, expenses, losses and/or damages incurred by the interested companies or tenderers whatsoever.

11. Form of Tender and Submission of Tender

- 11.1** Each Tenderer shall download, print and complete the Form of Tender attached at Annex 8-A (Form of Tender Part A - Concept Proposal) and Annex 8-B (Form of Tender Part B – Price Proposal) of **Appendix 8** (Instructions to Tenderers). To achieve the objectives of the Project, a two-envelope Concept and Price Tender is used whereby tenderers are required to submit their Concept proposal and Price proposal in 2 separate envelopes for JTC's evaluation.

The Form of Tender must be –

- 11.1.1** properly completed with all Parts filled in;
- 11.1.2** signed by the Tenderer's authorised signatory; and
- 11.1.3** placed in an envelope with the Envelope Label (attached at Annex 8-H of **Appendix 8** (Instructions to Tenderers)) pasted on it, enclosing the following:
 - (a) Payment advice evidencing payment of the Tender Deposit (in accordance with Condition 12 (Payment of Tender Deposit));
 - (b) all other documents, particulars and information required or set out in the Form of Tender.

Envelope A (Concept Proposal)

- (c) the properly completed Form of Tender Part A – Concept Proposal, signed by the Tenderer's authorised signatory;

Envelope B (Price Proposal)

- (d) the properly completed Form of Tender Part B – Price Proposal, signed by the Tenderer's authorised signatory; and

- 11.2** Tenderers must comply with all the instructions and requirements for submission of tender proposals as set out in **Appendix 8** (Instructions to Tenderers) and submit all the documents and payment in the manner and in accordance with the instructions and requirements set out in the **Appendix 8** (Instructions to Tenderers) and these Conditions of Tender.
- 11.3** For more information on the submission of tender, please refer to **Appendix 8** (Instructions to Tenderer).

12. Payment of Tender Deposit

12.1 Each tenderer **must** pay the tender deposit of \$59,771 ("**Tender Deposit**") by the Tender Closing Date in the manner stipulated in Condition 12.2.

12.2 The Tender Deposit shall only be paid via bank transfer to JTC's designated bank account. Details of which are as follows :

Account Name	JTC Corporation
Bank Name	Citibank
Bank Account Number	0-020459-026
Swift Bank Identifier Code (BIC)	CITISGSGXXX
Bank Code	7214
FAST Bank Description	Citibank N.A. Singapore Branch

Please quote the reference number quoted for the transaction: "[Company Name]/[Tender Reference Number]" e.g. "ABC Pte Ltd/[JTC/NEB/CPT/0924]".

12.3 The Tender Deposit payable must be in Singapore Dollars, exclusive of all bank charges and administrative fees which must be paid by each Tenderer.

12.4 Tender Deposit paid in cash, cheque, cashier's order, bank guarantee or any other means will not be accepted.

12.5 Failure to effect payment of the Tender Deposit in the manner set out in this Condition by the Tender Closing Date shall render the tender disqualified.

13. Forfeiture of Tender Deposit

13.1 The Tender Deposit paid by the Tenderer, or (as the case may be) the Successful Tenderer, shall be forfeited in full to JTC if any of the following event occurs :

13.1.1 Such Tenderer withdraws its tender or notifies JTC of its withdrawal during the Tender Validity Period.

13.1.2 Such Tenderer withdraws its tender or notifies JTC of its withdrawal after the announcement of such tenderer as the successful tenderer; or

13.1.3 the Successful Tenderer does not accept the Tenancy Offer in accordance with the requirements set out in the Tenancy Offer.

13.2 For the purpose of this Condition, any amendment by any Tenderer of its tender (or any part of it) after the Tender Closing Date shall be deemed to be a withdrawal of such tender unless expressly allowed by JTC in writing.

14. Return of Tender Deposit

- 14.1** The Tender Deposit submitted by any unsuccessful Tenderer who has not withdrawn its tender during the Tender Validity Period shall be refunded, without interest or compensation whatsoever, after the Tender Validity Period to such unsuccessful Tenderer. The refund of the Tender Deposit shall be made to the bank account from which the Tender Deposit was paid from. Thereafter, such unsuccessful Tenderer shall have no claim whatsoever against JTC.

15. Tender Validity Period

- 15.1** All tenders submitted shall remain valid for the Tender Validity Period commencing on the Tender Closing Date.
- 15.2** JTC reserves the right to extend the Tender Validity Period after the Tender Closing Date. In this regard, JTC shall publish such extension at JTC's Website before the expiry of the Tender Validity Period, which extended period shall thereafter form part of and be referred to as the Tender Validity Period. Each Tenderer shall be deemed to have agreed and accepted that the tender submitted by it shall in such event remain valid until expiry of such extension to the Tender Validity Period.
- 15.3** No Tenderer may withdraw its tender after the Tender Closing Date.
- 15.4** Notwithstanding that JTC has issued a Tender Acceptance Letter to the Successful Tenderer, tenders from all other Tenderers shall remain open and valid till the end of the Tender Validity Period. JTC reserves the right at any time to accept the tender from an alternative Tenderer.

16. Rejection and Disqualification of Tender

16.1 Right to Reject

Without prejudice to the other rights and remedies of JTC, JTC reserves the right to reject any of the following:

- 16.1.1** the tender with the highest Tendered Monthly Total Rent;
- 16.1.2** any tender submitted by a Tenderer who, in the sole opinion of JTC, fails to demonstrate the Tenderer's capability to undertake the obligations required under the Conditions of Tender (including (for the avoidance of doubt) the obligations under the Tenancy);
- 16.1.3** any tender not submitted in accordance with the instructions and requirements set out in the Tender Packet; or
- 16.1.4** any tender which attempts to vary any term, condition or provision in the Conditions of Tender (including (for the avoidance of doubt) the Technical Conditions of Tender and the Form of Tender).

16.2 Disqualification of Tenders

The following tenders will be disqualified and will not be considered by the Corporation:

- 16.2.1** any tender submitted without the Tender Deposit paid in the manner as set out in Condition 12 (Payment of Tender Deposit);
- 16.2.2** any tender submitted after the Tender Closing Date;
- 16.2.3** any tender submitted by a Tenderer who, in the sole opinion of JTC, does not meet or satisfy the Eligibility Criteria set out in **Appendix 6** (Evaluation Criteria);
- 16.2.4** any tender submitted without the Concept Proposal Enclosure referred to in **Appendix 3** (Particulars of Tenderer's Concept Proposal);
- 16.2.5** any tender submitted by the same Tenderer, whether directly or indirectly by itself or by any other person (For the avoidance of doubt, in such event, all tenders submitted by the Tenderer, whether directly or indirectly, will be disqualified); and
- 16.2.6** any tender submitted by facsimile, telex, telegram, e-mail or any other method which is not in accordance with the instructions and requirements set out in the Tender Packet.

17. Evaluation of Tenders

- 17.1** After the Tender Closing Date, JTC will assess and evaluate the tenders submitted based on the 2-stage approach as more particularly explained in **Appendix 5** (Evaluation Administrative Guidelines).
- 17.2** Tenderers who pass the first stage will be qualified for the second stage assessment. Envelope B containing the Form of Tender (Part B - Price Proposal) will be returned unopened to tenderers who do not pass the first stage of assessment.
- 17.3** Without prejudice to the rights of JTC to evaluate and decide on the tenders at its sole absolute discretion, the Corporation will evaluate the tenders submitted based on the 'Evaluation Criteria' set out in **Appendix 6** (Evaluation Criteria).
- 17.4** Notwithstanding the criteria set out in **Appendix 6** (Evaluation Criteria) and without prejudice to Condition 16.1 (Right to reject), the Corporation reserves the sole and absolute right to select and decide on the award of the tender based on the Corporation's internal policies and criteria.

18. Acceptance of Tender

- 18.1** Selection of Successful Tenderer(s) (if any) shall be at the absolute discretion of JTC. JTC's decision will be final and JTC shall not be obliged to divulge or furnish any reason for its decision.

- 18.2** If, upon evaluation in accordance with the criteria and method set out in **Appendix 6** (Evaluation Criteria), it is found that two (2) or more eligible Tenderers each complying with all the requirements in this Tender Packet (including (for the avoidance of doubt) the Conditions of Tender) have the same highest bid (collectively, the “Tied Bidders”) –
- 18.2.1** JTC may, on or before the expiry of the Tender Validity Period, carry out a random ballot to determine the Successful Tenderer from among the Tied Bidders, on such date and time as JTC may, in its sole and absolute discretion, decide;
 - 18.2.2** (if JTC decides to carry out the aforesaid random ballot, which JTC is not obliged to) JTC shall notify the Tied Bidders of the date and time for the random ballot;
 - 18.2.3** if any of the Tied Bidders is not present at the random ballot (if any) by the specified time, JTC shall proceed with the random ballot, and determine the Successful Tenderer; and
 - 18.2.4** JTC shall not be obliged to entertain any query or request made by any Tied Bidder as to the conduct of the random ballot (if any) on any ground whatsoever.
- 18.3** When JTC has evaluated and selected the Successful Tenderer in accordance with the terms and conditions set out in this Tender Packet, JTC shall inform the Successful Tenderer of the acceptance of its offer (“**Acceptance**”) and the award of the Tender to it by a letter (the “**Tender Acceptance Letter**”) to be sent by post to the correspondence address given by the Successful Tenderer in its Form of Tender and the Tender Acceptance Letter so sent shall be deemed to have been received by the Successful Tenderer in due course of post.
- 18.4** The issuance of the Tender Acceptance Letter constitutes JTC’s acceptance of the Successful Tenderer’s tender, whereupon the Successful Tenderer shall be bound by the Conditions of Tender.
- 18.5** The date of the Tender Acceptance Letter shall be deemed to be the date of JTC’s acceptance of the Successful Tenderer’s tender.
- 18.6** JTC’s acceptance of the Successful Tenderer’s tender and the right to the Tenancy of the Premises as set out in the Tender Acceptance Letter shall be personal to the Successful Tenderer and shall not be transferable or assignable.
- 18.7** Unless otherwise expressly agreed in writing by JTC, the Successful Tenderer shall always strictly adhere to the proposal submitted in its tender and shall not deviate from it.
- 19. Tenancy Offer**
- 19.1** Concurrently with the Tender Acceptance Letter, JTC shall issue the Tenancy Offer to the Successful Tenderer.
- 19.2** Within **Twenty-One (21)** days from (and including) the date of the Tender Acceptance Letter, the Successful Tenderer shall submit to JTC the following:

- 19.2.1** the duly completed and signed Letter of Acceptance in the format required under the Tenancy Offer;
- 19.2.2** the requisite payments as required under the Tenancy Offer (taking into account the Tender Deposit paid by the Successful Tenderer), which includes -
- (a) First month's Tendered Monthly Base Rent (including prevailing GST) made in favour of "JTC Corporation". Allowable payment modes will be indicated in the Tenancy Offer;
 - (b) Service Charge for the first month;
 - (c) Reinstatement deposit (if applicable);
 - (d) Security Deposit equivalent to three (3) month's Tendered Monthly Base Rent made in favour of "JTC Corporation". Allowable payment modes will be indicated in the Tenancy Offer; and
 - (e) stamp duty; and
 - (f) Any other applicable charges.
- 19.2.3** the duly completed and signed GIRO authorisation form and POS system connection form in the prescribed form set out in **Appendix 7** (Draft Tenancy Offer).
- 19.3** The Tendered Monthly Base Rent stated in the Successful Tenderer's Form of Tender will be the Rent payable each month during the **5-Year Initial Tenancy Term**.
- 19.4** The monthly Rent payable for the Premises under the Tenancy shall comprise the Base Rent, Variable Rent component, service charge and all recurring charges as stipulated in the Tenancy.
- 19.5** Until the Successful Tenderer has duly completed and signed Letter of Acceptance, the Tenancy Offer is to be taken as part of the Conditions of Tender. The Successful Tenderer shall, on JTC's issuance of the Tender Acceptance Letter and the Tenancy Offer, be deemed to have agreed to abide by and be bound to observe all the terms and conditions as stated in the said Tenancy Offer, insofar as they are not inconsistent with the terms and conditions of the Conditions of Tender. Please note that the Tenancy Offer may be amended at the time of formalisation (as may be required by JTC) to reflect fully the updated terms and conditions and commercial details (eg. Address, Final Area, etc).
- 19.6** JTC's award of the tender to the Successful Tenderer is conditional upon the Successful Tenderer's unconditional acceptance of the provisions contained in, and full execution of, the Tenancy Offer (as may be required by JTC). Failing which, the said award of the Tenancy Offer shall be voidable at JTC's sole discretion and the Successful Tenderer shall indemnify JTC from and against all arising direct, indirect and consequential losses, and not be entitled to any compensation (for equipment, manpower, fees, licenses, etc.) from JTC.

- 19.7** The Successful Tenderer's due acceptance of the Tenancy Offer forms part of the Conditions of Tender, and the Successful Tenderer shall also comply with the terms and conditions in the Tenancy Offer. If there is any conflict between the provisions of the Tenancy Offer and the Conditions of Tender, the provisions of the Tenancy Offer shall have overriding effect.
- 19.8** Failure to accept the Tenancy Offer in accordance with the terms and conditions therein shall be deemed to be a breach of the Conditions of Tender.
- 19.9** The company / consortium responding to this Invitation to Tender, shall be the same company / consortium signing JTC's Tenancy Offer.

20. Possession of the Premises

- 20.1** Possession of the Premises shall be delivered to the Successful Tenderer on such date as determined by JTC at its sole and absolute discretion after –

20.1.1 the Successful Tenderer has accepted the Tenancy Offer in accordance with the requirements set out in the Tenancy Offer; and

- 20.2** As is where is

20.2.1 The Successful Tenderer shall accept the Premises on an "as is where is" basis and in all other respects as at the Possession Date and shall be deemed to have full notice and knowledge of the state and condition of the Premises as at the Possession Date, including –

- (i) the actual state and condition of the Premises including its ground levels, topography, subterranean conditions, soil contaminants, content, compounds, characterization and conditions as well as matters with regards to access, ingress and egress, drainage, structure, fittings and fixtures (including but not limited to floor tiles), and utility services, affecting the Premises;
- (ii) the existence of any encroachment, structure or thing on or within the Premises;
- (iii) all easements, rights of way and all other encumbrances, if any, affecting the Premises;
- (iv) the cables, wires, pipes, pipelines, trenches and other such structures or facilities carrying, transporting, conveying or delivering services of sewerage, water, electricity, telecommunications and gas belonging to the Authorities and third-party service providers, which exist adjacent to, across, around or within the Premises,

and shall not raise any objection or requisition whatsoever in respect thereof.

20.2.2 Without prejudice to the generality of Condition 20.2.1 and in addition thereto, the Successful Tenderer acknowledges and confirms that –

- (a) JTC is not required to clean up, or remove any item or any rubbish or discarded articles, or carry out any improvements or works to the Premises before delivering possession of the Premises to the Successful Tenderer,
- (b) and the Successful Tenderer shall not raise any objection or requisition whatsoever in respect thereof.

20.3 The Successful Tenderer shall not be entitled for any reason whatsoever to -

- 20.3.1** withhold payment of any monies;
- 20.3.2** object to or refuse to accept the delivery of possession of the Premises or any part thereof to it;
- 20.3.3** delay or refuse to observe or perform any term or condition of the Conditions of Tender (including (for the avoidance of doubt) the Tenancy Offer);
- 20.3.4** claim for any compensation or reduction of the Tendered Monthly Total Rent; or
- 20.3.5** require JTC to remove any encroachment, structure or thing present on or within the Premises.

21. Authorities' and JTC's requirements

21.1 Following JTC's acceptance of the Successful Tenderer's tender pursuant to Condition 18 (Acceptance of Tender) and subject to JTC being satisfied that the Successful Tenderer has fulfilled the conditions as stipulated by JTC, the Successful Tenderer shall, at its own cost and expense:

- 21.1.1** apply and obtain all required regulatory or other approvals, consents and licences and, observe and comply with the provisions of all rules, regulations, orders and other statutory provisions in force from time to time and applicable, in respect of the Premises and/or any development or activities thereon;
- 21.1.2** observe and comply with all terms, conditions, requirements, notices and directions imposed or issued by any relevant Authorities in respect of the Premises and/or any development or activities thereon from time to time; and
- 21.1.3** observe and comply with all other requirements and directions specified by JTC for any development or activities at the Premises (including (for the avoidance of doubt) those as may be stated in the Tenancy).

22. Default and Remedies

22.1 If the Successful Tenderer fails to accept the Tenancy Offer in accordance with Condition [19] (Tenancy Offer), or fails to take possession of the Premises in accordance with Condition 20 (Possession of the Premises), or fails to observe or perform any of the other terms or conditions of the Conditions of Tender, JTC shall, without prejudice to any other rights or remedies available to JTC (whether under the Tenancy, at law or in equity), be entitled to and may at any time terminate the Tenancy by giving notice to the Successful Tenderer, in which event–

22.1.1 all monies paid to JTC (including the Tender Deposit under the Conditions of Tender, the Security Deposit under the Tenancy Offer and all other deposits) shall be forfeited and belong to JTC; and

22.1.2 JTC shall be entitled to re-let the Premises (and where possession of the Premises has been delivered to the Successful Tenderer, re-enter upon and resume possession of the Premises), whether by public auction, private treaty or by tender or offer subject to such conditions and generally in such manner as JTC may in its absolute discretion think fit and all losses and expenses incurred in connection with or arising from a re-letting or attempted re-letting including any loss or deficiency of monthly Rent arising from such re-letting shall be made good and paid for by the Successful Tenderer to JTC and shall be recoverable by JTC against the Successful Tenderer as damages but any increase in monthly Rent on a re-letting shall belong to JTC absolutely.

23. Debarment

23.1 If any Tenderer is found to provide false information to gain advantage for securing the tender award, such Tenderer will be debarred from all public sector contracts for all lines of business for a minimum of two (2) years regardless of the value of the Tenancy.

23.2 If the Successful Tenderer fails to observe or perform any of the terms and conditions contained or referred to in this Tender Packet or the Tenancy, JTC reserves the right to debar the Successful Tenderer from all public sector contracts for all lines of business for such periods as JTC may at its discretion determine.

23.3 If the Successful Tenderer or any Tenderer is convicted of the offence of corruption, regardless of the amount involved, all corruption cases will be referred to the Corrupt Practices Investigation Bureau (CPIB) who will submit the recommendations to the Standing Committee On Debarment (SCOD). In addition to the forfeiture of the Tender Deposits, the Successful Tenderer and all Tenderers convicted of corruption/collusion in any tender will be debarred from all lines of business for a minimum of five (5) years.

23.4 For any breach of contract by the Successful Tenderer, the debarment period will depend on the severity of the breach, up to a maximum of five (5) years.

23.5 Without prejudice to any other rights or remedies available to JTC whether under the Tenancy, at law or in equity, the Successful Tenderer shall on demand pay such amount as

JTC may determine as compensation for any loss and damage that may be suffered, directly or indirectly, by JTC as a result of any failure to observe or perform any of the terms and conditions of the Tenancy.

- 23.6** In addition to JTC's rights and remedies under this Condition, other actions may be taken against any Tenderer as JTC deems fit, including prosecution in court where a criminal offence is detected or a claim for damages where there are grounds for a civil suit. Nothing in the Conditions of Tender shall prejudice the rights and remedies that JTC would have against any Tenderer for breach of contract or otherwise.

24. No Reproduction or Retention

- 24.1** No portion of this Tender Packet and its supporting documents may be reproduced mechanically, electronically or by any other means, without the written permission of JTC.

- 24.2** JTC may require an unsuccessful Tenderer to return any specifications, plans, drawings, patterns, samples or instructions issued by JTC.

25. Intellectual Property Rights and Ownership of Submissions

- 25.1** All documents and other items (including the thumb drive) submitted by the Tenderer in response to the Invitation to Tender shall become the property of JTC. However, intellectual property in the information contained in the tender submitted by the Tenderer shall remain vested in the Tenderer. This sub-Condition is without prejudice to any provisions to the contrary in any subsequent contract between the Tenderer and JTC.

- 25.2** JTC is entitled to retain all submissions, in whatever form and shall have the right to publish, display, reproduce or otherwise publicise or communicate the contents of the submissions submitted by the Tenderers, subject to appropriate citation and acknowledgement of the authors.

- 25.3** Such right shall be exercisable by JTC without any payment, charge or fee whatsoever by the Successful Tenderer or any other Tenderer.

26. No Waiver Unless Expressly Agreed

- 26.1** Unless otherwise expressly specified or agreed –

26.1.1 no delay, failure or omission on the part of JTC to exercise any right, power, authority or remedy; and

26.1.2 no indulgence or forbearance on the part of JTC; and

26.1.3 no extension of time allowed to the Successful Tenderer by JTC,

shall operate as a waiver or will in any way affect the subsequent exercise by JTC of the same, nor will any single or partial exercise of any right, power, authority or remedy preclude any other or further exercise thereof or the exercise of any other right, power, authority or

remedy. The rights, powers, authorities and remedies provided in the Conditions of Tender are cumulative and not exclusive of any right, power, authority or remedy provided by law.

27. Governing Law

- 27.1** The Tender Packet (including (for the avoidance of doubt) the Conditions of Tender) and the ensuing contract formed between the Successful Tenderer and JTC shall be subject to, governed by and interpreted in accordance with the laws of Singapore for every purpose and the Successful Tenderer hereby agrees to submit to the exclusive jurisdiction of the Singapore courts.

28. No Merger

- 28.1** The Conditions of Tender and the Tenancy shall remain in full force and effect as between JTC and the Successful Tenderer notwithstanding the issuance of the Tender Acceptance Letter and the acceptance of the Tenancy Offer insofar as any obligation on the part of either the Successful Tenderer or JTC remains to be observed or performed, and shall not merge in the grant of the Tenancy of the Premises to the Successful Tenderer.

29. General

- 29.1** Any notice or document required to be given to a Tenderer in writing may be sent by post to the address given by the Tenderer in its Form of Tender and such posting shall be deemed good service of such notice.
- 29.2** A party who is not a party to the Tenancy shall have no right under the Contracts (Rights of Third Parties) Act (Cap. 53B) to enforce any of its terms.

Definitions and Interpretation

29.3 Definitions

In this Tender Packet (including all the appendices and annexes referred to therein), except where the context otherwise requires, the following expressions shall bear the following meanings:

- 29.3.1** “Further Term” refers to five (5) years immediately after expiry of the 5-Year Initial Tenancy Term;
- 29.3.2** “5-Year Initial Tenancy Term” means the initial 5-year period starting from the Tenancy Commencement Date;
- 29.3.3** “Authorities” means all relevant government and statutory authorities;
- 29.3.4** “Conditions of Tender” means these Conditions of Tender, including all Appendices and Annexes, and the Corrigenda;
- 29.3.5** “Corrigenda” refers to all alterations, variations and additions in all addendum letters and corrigenda, issued or published by JTC at JTC’s Website prior to the Tender Closing Date, and all other relevant documents (including plans, drawings and reports), relating to the Invitation to Tender which may be obtained from JTC’s Website prior to the Tender Closing Date;
- 29.3.6** “Government” means the Government of the Republic of Singapore;
- 29.3.7** “Gross Rent” refers to the monthly rent payable during the Further Term which shall be determined by JTC based on existing market conditions.
- 29.3.8** “Gross Turnover” as defined in Part B (B1. Submission of Gross Turnover) of the Special Terms in the Draft Tenancy Offer.
- 29.3.9** “GST” means Goods and Services tax chargeable under the Goods and Services Tax Act, Chapter 117A of Singapore;
- 29.3.10** “Invitation to Tender” refers to the invitation issued by JTC under the Tender Notice for Tender Reference No. [JTC/NEB/CPT/0924], and includes the Tender Packet and the Corrigenda;
- 29.3.11** “JTC” means the Jurong Town Corporation (also known as "JTC Corporation") incorporated under the Jurong Town Corporation Act (Cap. 150), its successors-in-title, assigns and includes its duly appointed employees and agents;
- 29.3.12** “JTC’s Website” refers to JTC’s website at <https://www.jtc.gov.sg/find-space/69-ayer-rajah-crescent>.
- 29.3.13** “person” includes corporations and firms;

- 29.3.14** “Possession Date” refers to the date the Premises is handed over, or deemed handed over, to the Successful Tenderer by JTC;
- 29.3.15** “Premises” means the property mentioned in the Tender Notice and briefly described in Appendix 1 (Brief Details of Premises);
- 29.3.16** “Successful Tenderer” means the Tenderer whose tender has been accepted by JTC;
- 29.3.17** “Technical Conditions of Tender” means the design and technical requirements attached to the Conditions of Tender at Appendix 4 (Technical Conditions of Tender) and shall include all the annexes thereto, and the Corrigenda;
- 29.3.18** “Tenancy” means the tenancy and operation of the Black & White Bungalows awarded to the Successful Tenderer under the Conditions of Tender;
- 29.3.19** “Tenancy Commencement Date” means the date falling 2 months after the Possession Date;
- 29.3.20** “Tenancy Offer” means the offer (substantially in the draft form at Appendix 7 (Draft Tenancy Offer) to be issued by JTC to the Successful Tenderer under the Conditions of Tender, relating to (amongst other things) the tenancy of the Premises for the 3-Year Initial Tenancy Term with (subject to and on the conditions set out in such offer (when issued by JTC)) an option to renew for the 1st Further Term and the 2nd Further Term, including the Corrigenda;
- 29.3.21** “Tender Acceptance Letter” means the letter issued by JTC accepting the Successful Tenderer’s tender;
- 29.3.22** “Tender Closing Date” means 11.00am on 17 January 2025, or such later date, or time, as may be extended by JTC pursuant to Condition 10 (Tender Timeline);
- 29.3.23** “Tender Deposit” means in relation to each Tenderer, an amount which is equivalent to \$59,771, as stated in such Tenderer’s Form of Tender. The Tender Deposit shall not include GST.
- 29.3.24** “Tendered Monthly Base Rent” means the base rent per month stated by the Tenderer in Appendix 2 (Particulars of Tendered Monthly Total Rent);
- 29.3.25** “Tendered Monthly Total Rent” in relation to any Tenderer, means the amount set out in the relevant part of such Tenderer’s Form of Tender which comprises of the Tendered Monthly Base Rent and Tendered Variable Rent;
- 29.3.26** “Tender Packet” refers to the Tender Notice for Tender Reference No. [JTC/NEB/CPT/0924] and the Conditions of Tender, and includes (for the avoidance of doubt) the Corrigenda;

- 29.3.27** “Tender Validity Period” means six (6) months from the Tender Closing Date, or such longer period as may be extended by JTC pursuant to Condition 15 (Tender Validity Period);
- 29.3.28** “Tendered Variable Rent” means the Gross Turnover (monthly) multiplied by the Tendered Variable Rent Percentage (1.5%) which is payable monthly during the 5-Year Initial Tenancy Term;
- 29.3.29** “Tendered Variable Rent Percentage” means 1.5% of Total Revenue stated by the Tenderer in Appendix 2 (Particulars of Tendered Monthly Total Rent);
- 29.3.30** “Tenderer” means a person who has submitted its offer in accordance with the Conditions of Tender;
- 29.3.31** “Tied Bidders” has the meaning ascribed to it in Condition 18 (Acceptance of Tender);

29.4 Interpretation

- 29.4.1** Unless there is something in the subject or context inconsistent, any reference to a statutory provision shall include such provision and any regulations made pursuant to such statutory provision as from time to time modified or re-enacted, whether before or after the date of this Tender Packet, so far as such modification or re-enactment applies or is capable of applying to any transaction under this Tender Packet.
- 29.4.2** The headings in this Tender Packet or any part thereof are inserted for convenience only and shall be ignored in construing this Tender Packet.
- 29.4.3** Unless the context otherwise requires, words (including words defined in these Conditions of Tender) denoting the singular number only shall include the plural and vice versa.
- 29.4.4** References to “**Conditions**” and “**Appendices**” are to be construed as references to the conditions of and appendices to these Conditions of Tender.
- 29.4.5** References to “**Annexes**” are to be construed as references to the annexes to the Appendices to these Conditions of Tender.
- 29.4.6** References to “**Paragraphs**” are to be construed as references to the paragraphs of the Appendices to these Conditions of Tender. Any reference to a sub-paragraph is a reference to a sub-paragraph of the Paragraph in which such reference appears.
- 29.4.7** References to “**Sections**” are to be construed as references to the sections of the Annexes to these Conditions of Tender. Any reference to a sub-section is a reference to a sub-section of the Section in which such reference appears.

- 29.4.8** References to times of day are to Singapore time unless otherwise stated.
- 29.4.9** The Appendices and the Annexes hereto shall be taken, read and construed as parts of these Conditions of Tender and the provisions thereof shall have the same force and effect as if expressly set out in the body of these Conditions of Tender.
- 29.4.10** This Tender Packet shall be construed without regard to any presumption or rule requiring construction or interpretation against the Party drafting or causing any instrument to be drafted.

APPENDIX 1 TO CONDITIONS OF TENDER
BRIEF DETAILS OF PREMISES

Annex 1-A	Location Plan
Annex 1-B	Registered surveyor's plan
Annex 1-C	Particulars of Premises
Annex 1-D	Floor Plan

APPENDIX 2 TO CONDITIONS OF TENDER
PARTICULARS OF TENDERER'S PRICE PROPOSAL

APPENDIX 3 TO CONDITIONS OF TENDER
PARTICULARS OF TENDERER'S CONCEPT PROPOSAL

APPENDIX 4 TO CONDITIONS OF TENDER
TECHNICAL CONDITIONS OF TENDER

Annex 4-A	JTC Design Requirements
Annex 4-B	Other Agencies Requirements

APPENDIX 5 TO CONDITIONS OF TENDER
EVALUATION ADMINISTRATIVE GUIDELINES

APPENDIX 6 TO CONDITIONS OF TENDER
EVALUATION CRITERIA

APPENDIX 7 TO CONDITIONS OF TENDER
DRAFT TENANCY OFFER

Annex 7-A Draft Tenancy Offer Including
Attachments:
(Part 1) Details
(Part 2) Key Terms
(Part 3) Special Terms
(Part 4) Standard Terms

Annex 7-B Checklist under Code of
Conduct for Leasing of Retail
Premises in Singapore

Annex 7-C POS Option Form

Annex 7-D GIRO Form

APPENDIX 8 TO CONDITIONS OF TENDER
INSTRUCTIONS TO TENDERER

Annex 8-A	Form of Tender (Part A – Concept Proposal)
Annex 8-B	Form of Tender (Part B – Price Proposal)
Annex 8-C	Declaration on Financial Solvency
Annex 8-D	Declaration On Unaudited Financial Statement
Annex 8-E	Financial Health Checklist
Annex 8-F	Tenderer's Information for Financial Health
Annex 8-G	Checklist for Submission of Tender
Annex 8-H	Envelope Label Cover (Submission of Tender)