

## **Concept and Price Tender (CPT) For 69 Ayer Rajah Crescent, one-north**

**FAQ dated 18 Nov 2024**

### **1. Would tender deposit be returned to the tenderers if they are not awarded the tender?**

A: The tender deposit will be returned to all unsuccessful tenderers via bank transfer after tender has concluded.

### **2. What does service charge cover?**

A: The service charge is levied for the general operations and maintenance of the common and centralized facilities and service provisions within one-north.

### **3. Is there a rent-free period given to the Successful Tenderer?**

A: The successful tenderer is entitled to a four-month rent free period which commences upon the handover of the premises – “Possession Date”. The tenancy commences (“Tenancy Commencement Date”) immediately after the four-month rent free.

### **4. What is the Security Deposit amount to be paid by the Successful Tenderer?**

A: The successful tenderer would have to pay a security deposit equivalent to 3 months’ tendered base rent to JTC upon acceptance of the Tenancy Offer issued by JTC. Tenderer can refer to Conditions of Tender – Appendix 7 for a specimen of the tenancy terms and conditions for 69 ARC.

### **5. Are the JTC Design Requirements in Annex 4-A compulsory?**

A: Yes, unless otherwise stated by JTC or by the Design Review Panel.

### **6. Do all the agency requirements in Annex 4-B need to be fulfilled?**

A: The Agencies Requirements attached are non-exhaustive and further consultation with the respective Agencies are required. The successful tenderer shall exercise judgement on all authority compliances required for any works involved. The clauses listed in Annex 4-B serves as a reference for prospective tenderers to estimate any associated costs arising from Agencies Requirements.

### **7. What is the reinstatement requirement at the end of tenancy term?**

A: Tenants are required to reinstate back the premises to good and tenantable condition; Please refer to Appendix 7 Tenancy Offer Template Standard Terms Clause 7 for more details.

**8. What is the seating capacity of the food court on level 2?**

**A:** Kindly refer to the floor plans in Appendix 1E for the past seating arrangement of the old food court. For future proposals, tenderers are advised to engage your own Qualified Persons (QP) to assess a feasible seating capacity that is compliant to prevailing codes.

**9. Are there any structural defects?**

**A:** JTC has done the Periodic Structural Inspection in May 2024 and there were no major structural defects found.

**10. Are there regular maintenance and servicing done to the building?**

**A.** Yes, JTC has been carrying out regular maintenance on lift, M&E, Plumbing & Sanitary system, cleaning service, pest control and landscape.