

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

FAQ 2 dated 21 Dec 2024

Topic	Questions
Structural Condition	<p>1. Are there any existing reports on the structural integrity of the building? A: Yes, Period Structural Inspection (PSI) is conducted in accordance to BCA's regulation. JTC can share the PSI reports with successful bidder.</p> <p>2: It is noted obvious water leakage within the building and its infrastructure. Will these issues be resolved? Will there be additional water-proofing works done to the building? A: Yes, JTC will rectify the water leakage issue.</p> <p>3. Rooftop area also has clogged drains causing pooling. Will this be cleared and rectified? A: Yes, JTC will clear and rectify before handing over to the successful bidder.</p>
Lift System	<p>1. What is the brand of the lift at Block 69? Is it working? If not, what repairs or upgrades are necessary? A: The brand of the lift is Schindler. The lift is in working condition.</p> <p>2. When was the lift last serviced? A: 12 Dec 2024.</p> <p>3. Does the lift meet current safety regulations and hold up-to-date certifications? A: Yes. The lift has the PTO (Permit To Operate) which is required to be renewed annually according to BCA's regulation.</p> <p>4. Are there any existing reports on the structural integrity of the lift system? A: There is no structural integrity report of the lift system required by BCA. However, the lift has the PTO (Permit To Operate) which is required to be renewed annually according to BCA's regulation.</p>
Fire and Safety Compliance	<p>1. Has the fire safety system been recently inspected and certified? A: The fire safety system has been regularly inspected by service providers.</p> <p>2. Are there any unresolved compliance issues with regulatory authorities? A: There is currently no unresolved compliance issue.</p>

	<p>3. Are there sprinklers on every floor? A: There is no sprinkler but the building is protected by fire hosereel.</p>
Utilities and Infrastructure	<p>1. Is the water supply consistent and safe? Are there any issues such as leaks, interruptions, or concerns regarding quality (e.g., contamination or low pressure)? A: The water tank is annually certified and was last certified in May 2024. There is currently no leak.</p> <p>2. Is the sewage system functioning properly? Are there any problems such as blockages, overflows, or environmental contamination? A: The sewage system is currently functioning properly.</p> <p>3. Are there existing maintenance contracts for the building's infrastructure, including the lift? If so, may we review them? A: Yes, there are maintenance contracts and we will share with the successful tenderer.</p> <p>4. Are there any known issues with pest infestations or water leakage? A: JTC will ensure the building is clear of pest infestation and water leakage issue before handing over to the successful bidder.</p> <p>5. Is the substation working? A: Electrical substation is under SPPG and it is working. Consumer switch room on level 1 is working as well.</p>
Access and Security	<p>1. Are there any existing security measures in place, such as CCTV systems? A: Yes, there are currently 8 CCTVs in place to monitor the common area. However, successful bidder is advised to install its own security system for control and monitoring of the building.</p> <p>2. Is it possible to restrict access to the block during restoration works? A: Please refer to tenancy offer Standard Term Clause 6 (Access to Premises) for details. Additionally, if there is a public emergency, JTC is entitled to deny/restrict access to the premises, the building for so long as JTC deem necessary.</p>
Neighboring Activity	<p>1. When will the MRT cabin hotel be completed? A: The MRT cabin hotel is expected to be operational in 1Q 2025.</p>

	<p>2.How long will it remain in operation? A: The lease is until 2030, subject to further renewal.</p>
Reinstatement	<p>1. What are the reinstatement requirements at the end of the tenancy? A: Please refer to tenancy offer Standard Term Clause 7 (Expiry of Term and Reinstatement) for details.</p> <p>2. Can the reinstatement requirements be negotiated or waived if the property is undergoing substantial upgrades? A: The property needs to be returned to JTC in good and tenantable condition. If upgrade is done, in all reasonableness, JTC would not request the tenant to downgrade the building</p>
Insurance	<p>1. Please advise on the specific insurance coverage. A: Interested tenderers can refer to Tenancy Offer standard term 4.11 on the details of insurance coverage to obtain. Master tenant is strongly encouraged to ensure his main contractor purchases CAR policy which should be in joint name between master tenant and main contractor.</p>
Gross Turnover	<p>1. How is GTO computed? Is it based on rental income or from sub-tenants' revenue? A: GTO will be based on 1.5% of the total revenue that the master tenant generates from the property (which will also include master tenant's sales + sub rental he collects – if any).</p>