APPENDIX 1 TO CONDITIONS OF TENDER

BRIEF DETAILS OF PREMISES

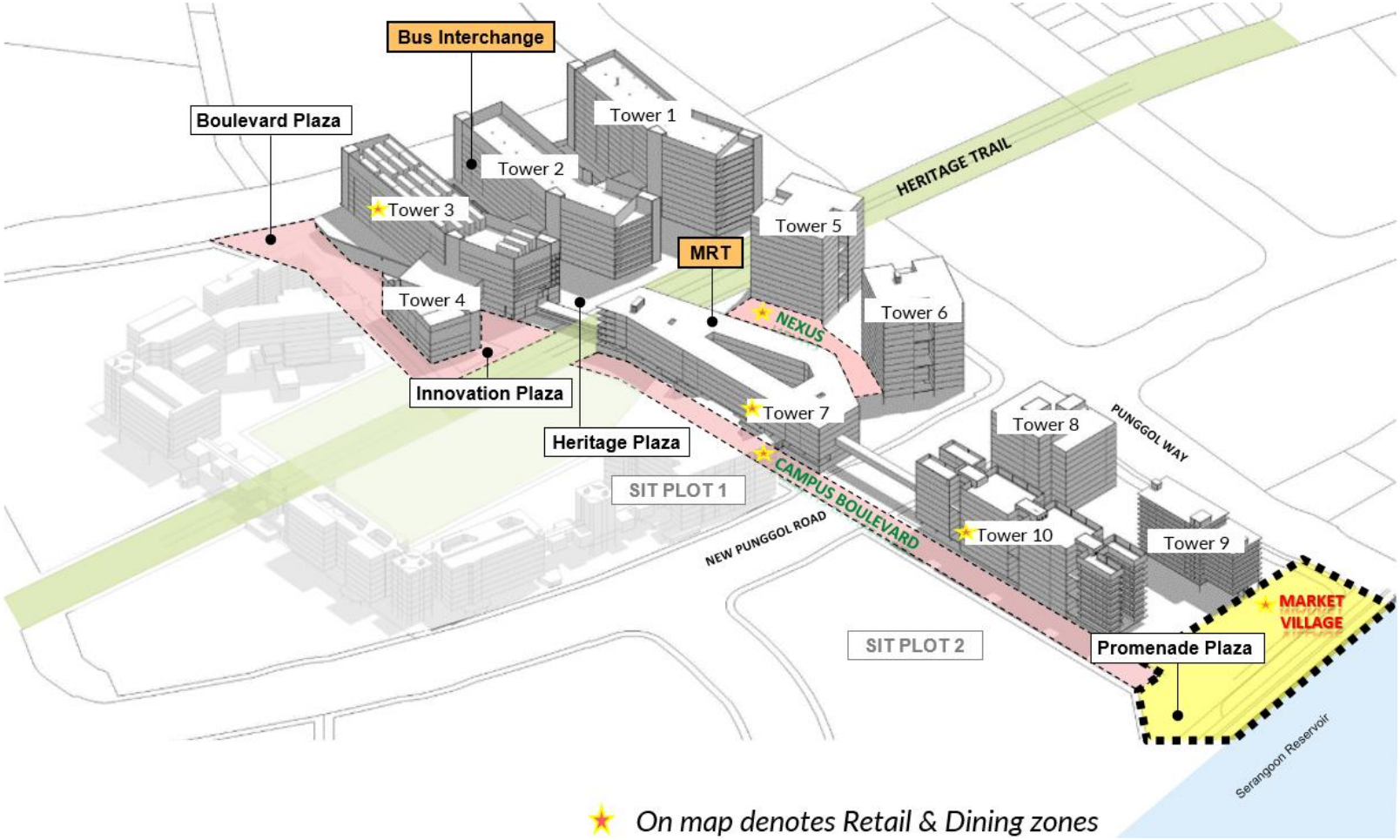
Annex-1A : Location Plan

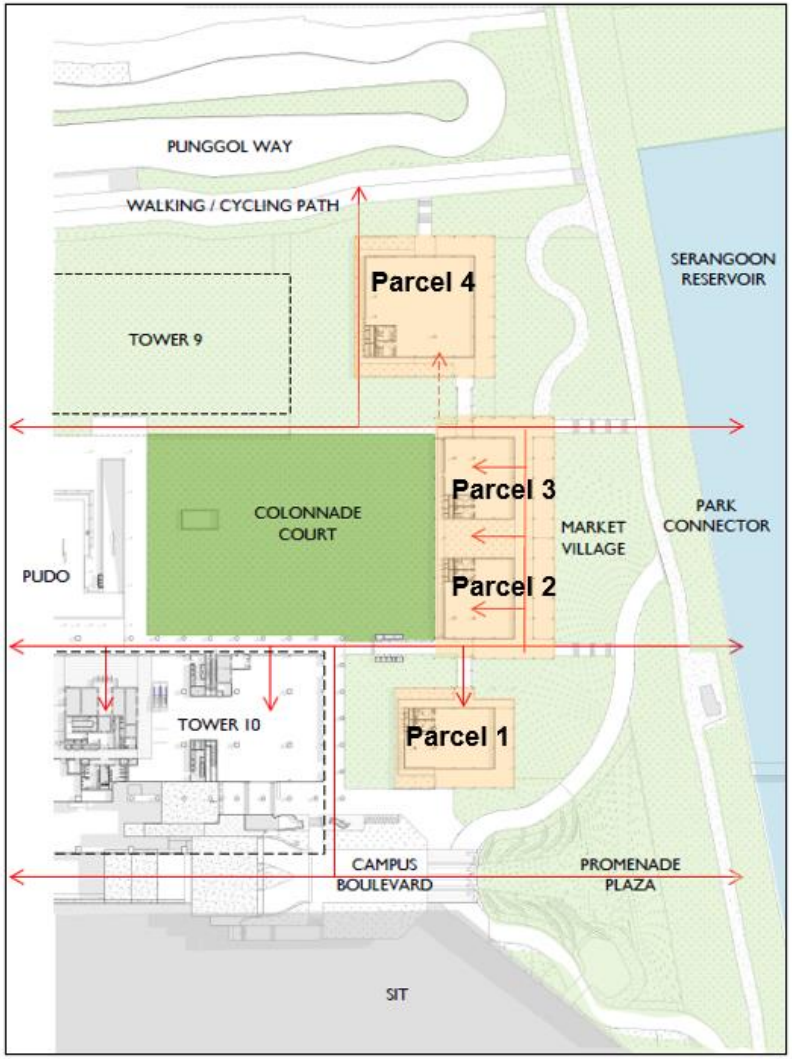
Annex-1B : Floor plans

Annex-1C : Particulars of Premises

APPENDIX 1 TO CONDITIONS OF TENDER

ANNEX-1A: LOCATION PLANS




PUNGGOL WAY
WALKING / CYCLING PATH
Parcel 4
SERANGOON RESERVOIR
TOWER 9
COLONNADE COURT
Parcel 3
MARKET VILLAGE
PARK CONNECTOR
PUDO
Parcel 2
TOWER 10
Parcel 1
CAMPUS BOULEVARD
PROMENADE PLAZA
SIT

APPENDIX 1 TO CONDITIONS OF TENDER

ANNEX-1B: FLOOR PLANS

Refer to attachment "Annex 1B_Floor Plans for Market Village"

APPENDIX 1 TO CONDITIONS OF TENDER

ANNEX-1C: PARTICULARS OF PREMISES

Site Location and Vision	Market Village is located at the eastern end of Punggol Digital District. It contains a cluster of 4 single-storey pavilions facing Coney Island (each termed a "**Parcel**") and is along the existing Punggol Promenade Nature Walk park connector. The Market Village is a unique asset within PDD as it provides unblocked views of the waterfront promenade and surrounding greenery. The Market Village is envisioned to be a bustling lifestyle destination with unique F&B and/or retail options that can cater to the needs of both the public and the corporates in PDD. Apart from indoor dining spaces, each pavilion will have an Outdoor Refreshment Area (ORA) facing Coney Island. A large Colonnade Court sits in between the Market Village and the Business Park towers, allowing future tenants of Market Village to organize regular programmes and placemaking events to activate the space and draw crowds to the area.
Allowable Uses	F&B, with or without Retail use *Note: Pet-friendly concepts are allowed within each Parcel*
Estimated Net Lettable Area (NLA)	Parcel 1: 280 sqm (indoor) and 127 sqm (outdoor) Parcel 2: 290 sqm (indoor) and 108 sqm (outdoor) Parcel 3: 290 sqm (indoor) and 108 sqm (outdoor) Parcel 4: 570 sqm (indoor) and 184 sqm (outdoor)
Tenure	For a term of five (5) years + five (5) years *Note: Any such renewal of the tenancy upon its expiration shall be at JTC's sole discretion. Should tenant be eligible for a further renewal term, JTC may grant up to one (1) further term of five (5) years.*
Mode of Tender	Tenderers can choose to submit their Concept and Price tenders for one, two, three or all four Parcels. For the avoidance of doubt, Tenderers who are bidding for more than one Parcel are expected to submit a Concept and Price tender **each** for **every Parcel** (i.e. Tenderers who wish to bid for Parcels 3 and 4 would need to submit one Concept and Price proposal for Parcel 3 and another Concept and Price proposal for Parcel 4). The award of the tender for each Parcel will be assessed based on all Concept and Price submissions received from all Tenderers for

	that particular Parcel. Tenderers shall also ensure that their Concept and Price proposals submitted for each Parcel remain operationally and financially feasible should they not be awarded with all the Parcels they have tendered.

Technical details for each Parcel

Note: JTC will build and handover the core-and-shell provision for each Parcel. The Successful Tenderer for each Parcel shall fit-out the premises, including the provision of air-conditioning, exhaust systems and façade, at their own cost and expense.

Tenderers may wish to also refer to "**Annex 1C1_Market Village Ceiling Plans**" on the ceiling and lighting provisions (if any) by JTC for Market Village, as well as the ceiling areas to be provided by the Successful Tenderer.

M&E		
1	Electrical Supply	Parcel 1: 200A TPN isolator Parcel 2: 200A TPN isolator Parcel 3: 200A TPN isolator Parcel 4: 400A TPN isolator
2	Telecommunication	1 no. FTP with 2-way air-blown fibre microduct to be provided to each F&B.
ACMV		
1	Chilled Water FCU	Parcel 1: Ø65 CHWS & CHWR c/w Gate Valve cap-off for future connection Parcel 2: Ø65 CHWS & CHWR c/w Gate Valve cap-off for future connection Parcel 3: Ø65 CHWS & CHWR c/w Gate Valve cap-off for future connection Parcel 4: Ø100 CHWS & CHWR c/w Gate Valve cap-off for future connection
2	Exhaust provision (Only duct tee-off with louvres)	Parcel 1: 50,000CMH Parcel 2: 50,000CMH Parcel 3: 50,000CMH Parcel 4: 50,000CMH *Note: Kitchen hood and MV fans (supply & exhaust) for each Parcel shall be installed by the tenant at their own cost.*
Plumbing & Sanitary		
1	Water Pipe Diameter	Parcel 1: Ø50 c/w Gate Valve cap-off for future connection Parcel 2: Ø50 c/w Gate Valve cap-off for future connection Parcel 3: Ø50 c/w Gate Valve cap-off for future connection Parcel 4: Ø65 c/w Gate Valve cap-off for future connection
2	Sanitary Fittings	Sanitary fittings/wares are to be installed by the tenant at their own cost
3	Kitchen Floor Trap (KFT) Outlet	Parcel 1: 2nos. KFT Parcel 2: 2nos. KFT

		Parcel 3: 2nos. KFT Parcel 4: 4nos. KFT
4	Waste Outlet (to sewer)	Parcel 1: Floor Trap provided in Male & Female Toilet Parcel 2: Floor Trap provided in Male & Female Toilet Parcel 3: Floor Trap provided in Male & Female Toilet Parcel 4: Floor Trap provided in Male & Female Toilet
5	Gas Pipe	Parcel 1: Ø80 c/w Gate Valve cap-off for future connection Parcel 2: Ø80 c/w Gate Valve cap-off for future connection Parcel 3: Ø80 c/w Gate Valve cap-off for future connection Parcel 4: Ø100 c/w Gate Valve cap-off for future connection
Fire Protection		
1	Sprinkler	One layer sprinkler to be provided to each Parcel
2	Fire Alarm Interface	Provided for all Parcels as per SCDF code requirement
Loading		
1	Superimposed Dead Load	3.5 kPa (at Level 1)
2	Live Load	7.5 kPa (at Level 1)
Architectural Details		
1	Unit Floor	Concrete screed finish
2	Unit Ceiling	Internal - No ceiling will be provided within the unit External - Waterproof cement board
3	Shopfront	No shopfront provided. The shopfront for each Parcel shall be fitted out by the tenant at their own cost and be subjected to the tenancy guidelines to be provided by JTC at a later date.
4	Wall	Precast RC wall
5	Wall Finishes	Plaster skim coat and paint finish
6	Doors	Metal doors provided in each Parcel as shown on the floor plan