

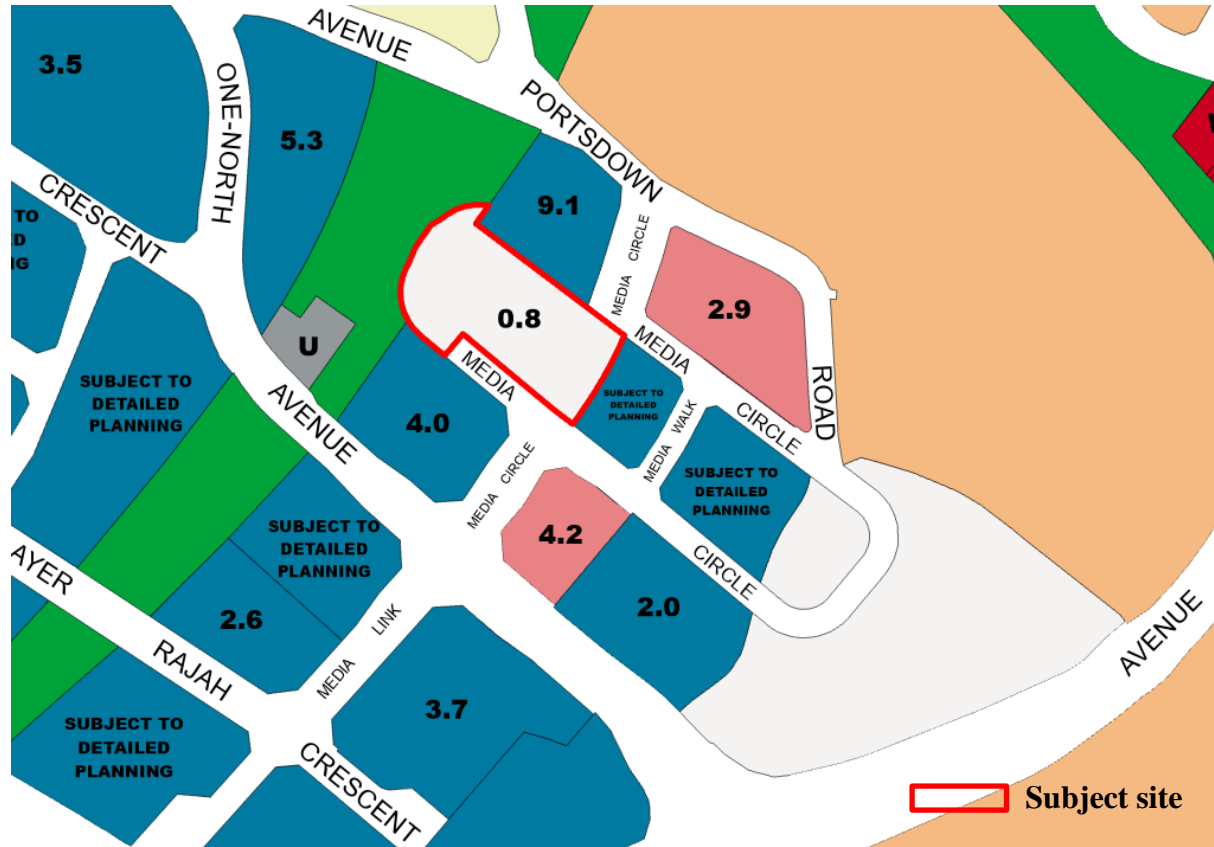
**APPENDIX 1 TO CONDITIONS OF TENDER**

**BRIEF DETAILS OF PREMISES**

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

**APPENDIX 1 TO CONDITIONS OF TENDER**

**ANNEX-1A: LOCATION PLAN**



Tender Reference No.: JTC/NEB/PQT/0524

**APPENDIX 1 TO CONDITIONS OF TENDER**

**ANNEX-1B: REGISTERED SURVEYOR'S PLAN**

*Refer to attachment "Annex 1B\_Surveyed plan for MP9.pdf"*

**APPENDIX 1 TO CONDITIONS OF TENDER****ANNEX-1C: PARTICULARS OF PREMISES**

<b>Site Location</b>	<p>Land plot MP9 is located at lot number MK03-05417A within the one-north estate. The vacant land is bounded by Media Circle.</p> <p>The site is approximately 4 minutes from Ayer Rajah Expressway by car and 17 minutes from one-north MRT station by foot. The nearest bus stops servicing the site will be located at stop 18199 along Portsdown Road.</p> <p>This site is also located close to residential developments at Wessex and in close proximity to one-north Residences and one-north Eden.</p> <p>In line with the car-lite vision of one-north, tenderers shall note that there will be no carparking available on site. Only pick-up/ drop-off at the premises will be allowed. The nearest sheltered carpark is located next to MediaCorp at 1 Stars Ave, Singapore 138564.</p>
<b>Site Area</b>	The total site area of the premises consisting of Plots 1 and 2 is 13,650 sqm. See <b>Annex 1-B</b> for more details.
<b>Allowable Gross Floor Area (GFA)</b>	A total built-up area (i.e. total GFA) of up to 6,856 sqm is allowed within the premises. All proposed sports, F&B and retail uses on site shall not exceed the allowable GFA of 6,856 sqm.
<b>Master Plan Zoning</b>	White
<b>Tenure</b>	For a term of five (5) years (Note: Any such renewal(s) of the tenancy upon its expiration shall be at JTC's sole discretion. Should tenant be eligible for further renewal terms, JTC may grant up to three (3) further terms of five (5) years each).
<b>Allowable Uses</b>	<p><b>Sports use with a F&amp;B/Retail cap of 1,500 sqm.</b></p> <p>Plot 1: For F&amp;B, placemaking activities, events and spectator stand with no structure/piling/retaining structure (whether temporary or permanent) sited over or close to the underground services.</p> <p>Plot 2: For sports use and Retail/F&amp;B.</p>
<b>Rent-free Period<sup>1</sup></b>	6 months from Possession Date

<sup>1</sup> Rent-free period will commence with effect from the possession date and monthly gross rental will be payable immediately on expiration of the rent-free period (i.e. upon tenancy commencement period).