

Tender Reference No.: JTC/NEB/CPT/0625

JURONG TOWN CORPORATION

TENDER NOTICE

21 August 2025

To: All Tenderers

CONCEPT-PRICE TENDER FOR A 60-YEAR LEASE FOR A HOTEL/ SERVICED RESIDENCE DEVELOPMENT AT 98 PUNGGOL WAY, SINGAPORE 829857 (“PROPERTY”)

JTC is inviting offers for the lease of the site as briefly described below.

1. Brief Particulars of Tender

Tender Reference No.:	JTC/NEB/CPT /0625
Location of site:	98 Punggol Way, Punggol Digital District, Singapore 829857
Handover condition:	Bare core and shell. <i>All fitting out and furnishing shall be borne by the successful tenderer.</i>
Estimated Net Lettable Area (NLA)	10,930 sqm <i>The Actual Net Lettable Area shall be determined by the final surveyed plan.</i>
Lease Term:	60 years from the *Lease Commencement Date <i>*See Tender Packet for details.</i>
Zoning:	White
Authorised Use:	Hotel/Serviced Residence
Prevailing Estate Service Charge Rate:	\$4.20 per square metre per month (excluding GST) over the NLA
Tender Submission Deadline:	30 October 2025 (“Tender Closing Date”), at 11.00 a.m.
Location of Tender Box for tender submission:	Tender Box No. 5 Ground Floor The JTC Summit 8 Jurong Town Hall Road Singapore 609434

2. **Tender Packet**

The Tender Packet may be downloaded from JTC's website <https://www.jtc.gov.sg/find-space/punggol-digital-district> and comprises the following:

2.1 This Tender Notice; and

2.2 The Conditions of Tender comprising the following appendices and annexes:

Appendix 1:	Details of the Property comprising:	
	Annex-1A:	Location Plan
	Annex-1B:	Floor Plans
	Annex-1C:	Elevation Plan
	Annex-1D:	Loading Plan
	Annex-1E:	Particulars of the Property
Appendix 2:	Particulars of Tenderer's Bid Price	
Appendix 3:	Particulars of Tenderer's Concept Proposal	
Appendix 4:	Technical Conditions of Tender comprising:	
	Annex-4A:	Architectural Design Guidelines
	Annex-4B:	M&E Provisions and Technical Drawings
	Annex-4C:	Open Digital Platform (ODP) Requirements
	Annex-4D:	Green Lease Requirements
Appendix 5:	Evaluation Criteria and Guidelines	
Appendix 6:	Lease Conditions (including Part 1 (Details), Part 2 (Key Terms), Part 3 (Special Terms) and Part 4 (Standard Terms))	
	Annex-6A:	Schedule of Statutory Controls for Land, Standard Factory and Workshop Customers
	Annex-6B:	The Easy & Practical Housekeeping Guide

	Annex-6C:	IRAS Circular on Property Tax
	Annex-6D:	Form of Lease
Appendix 7:	Instructions to Tenderers	
	Annex-7A:	comprising Annex 7A-1 (Form of Tender A (Concept Proposal)) and Annex 7A-2 (Form of Tender B (Price Proposal))
	Annex-7B:	Declaration on Financial Solvency
	Annex-7C:	Declaration On Unaudited Financial Statements
	Annex-7D:	Financial Health Checklist
	Annex-7E:	Tenderer's Information for Financial Health
	Annex-7F:	Checklist for Submission of Tender
	Annex-7G:	Envelope Label Cover (Submission of Tender)

3. **Submission of Tender**

3.1 You are required to strictly conform to the instructions and requirements contained in the Tender Packet for the submission of tender. Please also refer to Appendix 7 (*Instructions to Tenderers*).

3.2 The timelines for this tender are set out below:

S/N	Items	Date/Time/ Timelines (Singapore)
1.	Tender Launch Date	22 August 2025
2.	Tender Closing Date	30 October 2025
3.	Tender Submission Deadline	11.00 a.m. on Tender Closing Date
4.	Tender Interview (for shortlisted Tenderers only and if required by JTC)	November 2025

5.	Tender Evaluation and Announcement of Successful Tender	Est. January 2026
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3.3 Tenders must be physically deposited into the Tender Box at the location mentioned above by 11.00 am on the Tender Closing Date (“**Tender Submission Deadline**”) or such later date as may be notified by JTC at JTC’s Website <https://www.jtc.gov.sg/find-space/punggol-digital-district>. Any tender submitted after the Tender Submission Deadline will be disqualified and will not be considered. JTC’s decision on whether a tender was submitted after the Tender Submission Deadline is final.

3.4 JTC may at its sole and absolute discretion and prior to the timelines above change any of the timelines in the above table to such later date(s) or time(s), and any such change will be announced or published at JTC’s website <https://www.jtc.gov.sg/find-space/punggol-digital-district>. Each tenderer shall be deemed to have agreed and accepted such amended timeline announced or published by JTC.

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

4. **Tender Briefing and Site Visit**

4.1 There will be a tender briefing held for this Concept-Price Tender.

4.2 Attendance for the tender briefing is not compulsory.

4.3 Please refer to JTC’s Website (<https://www.jtc.gov.sg/find-space/punggol-digital-district>) for details of the tender briefing.

4.4 Attendance for the site visit(s) is not compulsory.

4.5 Tenderers are required to pre-register their attendance for the tender briefing and/or site visit via this link: <https://go.gov.sg/pddhotelsr> before the tender briefing date.

5. **Enquiries**

5.1 All enquiries or clarifications of interested Tenderers pertaining to this Concept-Price Tender shall be clearly set out with the Tender Reference No. “**JTC/NEB/CPT/0625**” and sent via email no later than **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.

Name of Officer: Mae Ang

Email Address: Mae_ANG@jtc.gov.sg

5.2 All other mode of enquiries (e.g. telephone enquiries etc.) shall not be entertained.

6. **Shortlisted Tenderers**

6.1 Shortlisted Tenderers may be required to attend a tender interview on such date as advised by JTC.

7. **Tender Terms and Requirements**

7.1 This Tender Notice highlights only some of the points of the Concept-Price Tender. All tenders must comply with the terms and requirements as set out in the Tender Packet.

7.2 Tenderers are **strongly advised** to check JTC's website <https://www.jtc.gov.sg/find-space/punggol-digital-district> for any addendum letter or corrigendum which may be issued prior to the Tender Closing Date. Acknowledgement of receipt of any such addendum letter or corrigendum by the Tenderers is not required as each published addendum letter and corrigendum shall be deemed to be part of the Tender Packet.

Yours faithfully,

(signed)

Mae Ang

Manager

New Estates Business Development & Marketing Division

Email: Mae_ANG@jtc.gov.sg

CONDITIONS OF TENDER

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CONCEPT-PRICE TENDER

CONDITIONS OF TENDER

1. Introduction

- 1.1 Tenderers are invited to tender for the lease of the following Property by Concept-Price Tender.

Property:	All of that strata space marked as Property, Property Common, Property Ancillary, Property M&E at Levels B2 to L14 at Tower 98 Punggol Way, Punggol Digital District, Singapore 829857
Mukim-Lot No.	MK21-03174K (PT)
Estimated Net Lettable Area (NLA)	10,930 sqm <i>The Actual Net Lettable Area shall be determined by the final surveyed plan.</i>
Lease Term:	60 years from the *Lease Commencement Date <i>*See Tender Packet for details.</i>
Zoning:	White
Authorised Use:	Hotel / Serviced Residence
Handover Condition:	Bare, core and shell

2. [Not Used]

3. Objectives of Project at Punggol Digital District

- 3.1 Punggol Digital District (PDD) will be Singapore's first smart district master planned and developed by JTC. The 50-hectare district is opening progressively from 2025 and will bring together the adoption of cutting-edge urban solutions, digital technologies, and communities in a green and sustainable environment. The mixed-use district is expected to create 28,000 jobs for the digital economy and bring in 12,500 tertiary students and academics from Singapore Institute of Technology (SIT). Beyond business park spaces and university campus, PDD contains more than 27,000 sqm of retail spaces (also known as Punggol Coast Mall) and close to 900 shared basement carpark lots within PDD.
- 3.2 PDD is expected to attract a range of short- and mid-term travellers who are working professionals and/ or digital nomads, and the presence of a hospitality development in PDD would value-add to the district's proposition of being a holistic live, learn, work and play environment.

- 3.3 The hotel/ serviced residence development should cater to both short- and long-term stayers through its room mix and layout. As one of the major stakeholders in terms of footprint in PDD, the operator/ brand for the hotel/ serviced residence development should also be one that aligns with the smart and sustainable vision of PDD, and JTC highly encourages the hotel/ serviced residence development to (i) incorporate smart hospitality solutions, and (ii) be open to the test bedding of new hospitality technologies and eco-friendly practices.
- 3.4 JTC is launching this Concept-Price Tender to select one Successful Tenderer to own and operate the hotel/ serviced residence development for a period of 60 years (“**Lease Term**”). The Successful Tenderer may choose to operate the hotel/ serviced residence directly or appoint its preferred hospitality brand to operate the hotel/ serviced residence on its behalf. The operator to be appointed for the hotel/ serviced residence development should be reputable and befitting of PDD. The Property will be handed to the Successful Tenderer on a **bare core and shell basis**, after which the Successful Tenderer will be required to fit out the Property as a hotel/ serviced residence at its own cost and expenses.
- 3.5 As part of this tender, the Successful Tenderer will also be expected to offer internship opportunities to Singapore Institute of Technology’s school of hospitality, in order to contribute to the industry-academia focus in PDD.

4. Tender Subject to Conditions

- 4.1 JTC is inviting offers for the lease of the Property by tender on the terms and conditions contained in the Tender Packet.
- 4.2 The Tender Packet may be downloaded from JTC’s Website defined below.
- 4.3 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.
- 4.4 JTC will not be liable for any cost or expense incurred by any person or Tenderer (including the Successful Tenderer) for the preparation and submission of any tender, whether in whole or in part.

5. Knowledge of Contents of Tender Packet

- 5.1 Each Tenderer is taken to have read and shall be bound with full notice and knowledge of the contents of the Tender Packet, including these Conditions of Tender, the Technical Conditions of Tender and all additions, variations and amendments to these Conditions of Tender, the Technical Conditions of Tender and any plans, drawings, reports and other documents referred to, mentioned in, appended or annexed to these

Conditions of Tender and the Technical Conditions of Tender, made by JTC prior to Tender Closing Date.

- 5.2 Whilst every reasonable care and attention has been taken in preparing the Tender Packet, JTC will not be liable for any inaccuracies or omissions. All information, specifications, renderings, visual representations, and plans contained in the Tender Packet are subject to changes as may be required by JTC and shall not form part of any offer or contract or constitute any condition or warranty. The Estimated Net Lettable Area of the Property is an approximate measurement. The Tenderer is advised to do, at its own costs and expenses, all checks, investigations and studies, should it deem necessary.
- 5.3 All plans in the Tender Packet, including the layout plan of the Property, are attached as a guide only. All aspects of the plans, details, guidelines, dimensions, descriptions and proposals given in the plans are subject to deletions, alterations, amendments, variations, and revisions without prior notice.
- 5.4 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.
- 5.5 No error, omission, misstatement or incorrect description in these Conditions of Tender, the Technical Conditions of Tender or any other document in the Tender Packet shall invalidate any Form of Tender submitted, or Lease (defined in the Lease Conditions) in pursuance of these Conditions of Tender by the Tenderer or the Successful Tenderer, nor shall the same discharge the Tenderer or the Successful Tenderer from its contract or entitle it to any compensation whatsoever or any reduction of amounts payable under this Tender.

6 Details of the Property

- 6.1 The location and particulars of the Property are set out in **Appendix 1** (*Details of the Property*).
- 6.2 The design requirement and handover conditions for the Property are set out in **Appendix 4** (*Technical Conditions of Tender*). The Successful Tenderer shall in addition to these Conditions of Tender comply with the Technical Conditions of Tender. These Conditions of Tender and the Technical Conditions of Tender are to be read together.

6A Grant of Lease Term

- 6A.1 The Successful Tenderer shall, subject to the terms of these Conditions of Tender, be granted a lease for the Property for the following period ("**Lease Term**") on the terms and conditions set out in these Conditions of Tender and other documents in the Tender Packet:

Lease Term:	60 years from the Lease Commencement Date
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- 6A.2 The lease instrument to be issued to the Successful Tenderer shall be substantially in the form as set out in Annex 6E (*Form of Lease*) (“Lease Instrument”). The Lease Instrument will be issued to the Successful Tenderer for execution after possession of the Property has been delivered to the Successful Tenderer in accordance with these Conditions of Tender.
- 6A.3 Within 21 days from the date of receipt of the Lease Instrument from JTC, the Successful Tenderer shall return to JTC the Lease Instrument duly executed by the Successful Tenderer and its solicitors.
- 6A.4 Within 14 days from the date of receipt of the Lease Instrument duly executed by JTC, the Successful Tenderer shall register the Lease Instrument with the Singapore Land Authority and let JTC have evidence of such registration.
- 6A.5 For the avoidance of doubt, the Lease Conditions form part of these Conditions of Tender and are to be complied with by the Successful Tenderer at its own cost and expense.

7 Authorised Use

- 7.1 The Successful Tenderer must use the Property based on the zoning and only for the Authorised Use (defined in the Lease Conditions), details of which are set out in the Lease Conditions. The Successful Tenderer shall obtain the required licenses necessary for the operations of the said hotel and/or serviced residence development.
- 7.2 Each Tenderer is required to ascertain the exact and detailed conditions and requirements of the Authorities in respect of the Authorised Use of the Property 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 Authorised Use, 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 the tender bid price or refund of payments shall be made for any period before such licence, permission or approval is granted or if the same is rejected by the Authorities.

8 State and Condition of the Property

- 8.1 The Property shall be handed to the Successful Tenderer on a bare, core and shell basis and the Successful Tenderer shall accept the Property on an “**as is where is**” basis (including any defects (latent, inherent or otherwise)) and in all respects as at the Possession Date and shall be deemed to have full notice and knowledge of, amongst other things, the following and shall not raise any objection or requisition whatsoever in respect thereof:

- 8.1.1 the actual state and condition of the Property including its ground levels,

- topography, subterranean conditions, soil contaminants, content, compounds, characterization and conditions as well as matters with regards access, ingress and egress, drainage, and utility services, affecting the Property;
- 8.1.2 the existence of all encroachment, structure and thing on or within the Property;
- 8.1.3 all easements, rights of way and all other encumbrances, if any, affecting the Property;
- 8.1.4 the cables, wires, pipes, pipelines, trenches and other such structures or facilities carrying, transporting, conveying or delivering services of sewage, water, electricity, telecommunications and gas (collectively, the "**Services Infrastructure**") belonging to the Authorities and third-party service providers existing, is adjacent to, across, around, on, under or within the Property and which the Authorities and third-party service providers may require the Services Infrastructure to be protected or diverted. In this regard, the Successful Tenderer shall comply with all such requirements of the Authorities and third-party service providers in connection with the Services Infrastructure, as well as ensure that the Building Works and all activities at the Property shall not in any way affect the Services Infrastructure.
- 8.2 The Property should be viewed by the Tenderers and each Tenderer shall in any event be deemed to have tendered with full knowledge of the state, nature and conditions thereof.
- 8.3 Without prejudice to the generality of Condition 8.1, and in addition thereto, the Successful Tenderer acknowledges and confirms that –
- 8.3.1 [Not Used];
- 8.3.2 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 Property before delivering possession of the Property to the Successful Tenderer,
- and the Successful Tenderer shall not raise any objection or requisition whatsoever in respect thereof.
- 8.4 The Successful Tenderer shall not be entitled for any reason whatsoever to -
- 8.4.1 withhold payment of any amount;
- 8.4.2 object to or refuse the delivery of possession of the Property, or any part of it, to it;
- 8.4.3 delay or refuse to observe or perform any of the terms of these Conditions of Tender (including the Lease Conditions and the Technical Conditions of Tender);

- 8.4.4 claim for any compensation or reduction of the Tendered Sale Price; or
- 8.4.5 require JTC to remove any encroachment, structure, or thing present on or within the Property.

9 Tender Validity Period

- 9.1 Except where 9.2 applies, all tenders submitted shall remain valid for 6 months from the Tender Closing Date (“said date”).
- 9.2 JTC has the right to extend the said date after the Tender Submission Deadline. In this regard, JTC will announce or publish such extension at JTC’s Website, and such extended date shall also form part of and be referred to as the “Tender Validity Period”.
- 9.3 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 any extension to the Tender Validity Period.
- 9.4 JTC reserves the right to withdraw this tender at any time before or after the Tender Closing Date without being liable for any costs, expenses, losses, damages or compensation whatsoever.
- 9.5 No Tenderer may withdraw its tender after the Tender Closing Date.
- 9.6 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.

10 Submission of Tender

- 10.1 To achieve the objectives of the Project, a two-envelope Concept-Price Tender is used whereby tenderers are required to submit their Concept Proposal and Price Proposal in 2 separate envelopes in the manner set out in **Appendix 7** (*Instructions to Tenderers*) for JTC’s evaluation.
- 10.2 Tenderers must comply with all the instructions and requirements for submission of tender proposals as set out in **Appendix 7** (*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 7** (*Instructions to Tenderers*) and these Conditions of Tender.
- 10.3 For more information on the submission of tender, please refer to **Appendix 7** (*Instructions to Tenderer*).

11. Payment of Tender Deposit

- 11.1 Each Tenderer must pay a tender deposit of **S\$2,284,338.00** ("**Tender Deposit**") by the Tender Closing Date in the manner stipulated in Condition 11.2. The Tender Deposit shall not include any amount of GST.
- 11.2 The Tender Deposit shall be paid at the time of submission of tender by way of bank transfer to JTC's bank account mentioned below, and in the manner set out below:

Payment by Bank Transfer ONLY

(a)	Payment in CASH or by CHEQUE or any other means WILL NOT BE ACCEPTED.	
(b)	To pay the Tender Deposit by way of bank transfer, the Tenderer shall -	
(i)	arrange with his bank(s) to transfer the Tender Deposit, in Singapore Dollars at or before the Tender Closing Time on the Tender Closing Date to -	
	FAST bank description:	Citibank NA Singapore Branch
	Swift Bank Identifier Code (BIC):	CITISGSGXXX
	Bank Code:	7214
	Bank Account Number	0-020459-026
(ii)	Instruct his bank(s) to indicate the tender deposit description as "[Tenderer's Name]/ JTC/NEB/CPT/0625 in the bank statement to JTC; and	
(iii)	Attach a copy of the payment advice to the Form of Tender for JTC's verification.	

- 11.3 The Tender Deposit must be paid in Singapore Dollars, exclusive of all bank charges and administrative fees which must be borne by each Tenderer.
- 11.4 In the event that any failure to effect payment of the Tender Deposit or any amount thereof in accordance with Condition 11.1 is due to any error, omission or other irregularity for the bank transfer effected for the purpose of the payment of the Tender Deposit or any amount thereof, or in the information provided in the Form of Tender, JTC may at its discretion allow the tenderer to rectify such error, omission or irregularity within such time as JTC may specify (which in any event shall not be later than **5:00 pm** on the Tender Closing Date).
- 11.5 If any error, omission or irregularity referred to in Condition 11.4 is for any reason whatsoever not rectified so as to enable the payment of the Tender Deposit or any

amount thereof to be effected within the time specified by JTC, the tender shall be rendered disqualified.

12 Forfeiture / Return of Tender Deposit

12.1 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 events occur:

12.1.1 such Tenderer withdraws its tender or notifies JTC of its withdrawal during the Tender Validity Period;

12.1.2 such Tenderer withdraws its tender or notifies JTC of its withdrawal after the announcement of such Tenderer as the Successful Tenderer.

12.2 Any amendment by any Tenderer of its tender or any part thereof after 11.00 am on the Tender Closing Date shall, unless expressly allowed by JTC, be deemed to be a withdrawal of such tender.

12.3 The Tender Deposit paid 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 other claim whatsoever against JTC.

13 Rejection and Disqualification of Tender

13.1 JTC reserves the right to reject any of the following:

13.1.1 the tender with the highest bid price or any tender or part thereof; and

13.1.2 any tender submitted by a tenderer which in JTC's sole opinion, fails to demonstrate the tenderer's capability to undertake the obligations required under these Conditions of Tender (including (for the avoidance of doubt) the Lease Conditions).

13.2 The following tenders will be disqualified and will not be considered:

13.2.1 Any tender submitted after the Tender Submission Deadline;

13.2.2 Any tender submitted without payment of the Tender Deposit;

13.2.3 Any tender submitted without payment of the Tender Deposit effected in accordance with Condition 11.2;

13.2.4 Any tender submitted into the wrong tender box;

- 13.2.5 Any tender submitted not in compliance with the requirements set out in the Tender Packet;
 - 13.2.6 Any tender submitted by a tenderer which, in JTC's sole opinion, does not meet or satisfy the Eligibility Criteria set out in **Appendix 5** (*Evaluation Criteria*);
 - 13.2.7 Any tender submitted without the Concept Proposal Enclosure referred to in **Appendix 3** (*Particulars of Tenderer's Concept Proposal*); and
 - 13.2.8 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).
- 13.3 Tenders submitted by the following categories of persons and companies will be disqualified and will not be considered:
- 13.3.1 persons under the age of 21 years;
 - 13.3.2 persons and companies debarred from participating in tenders or auctions of the Government of Singapore (including ministries), the Authorities and statutory board;
 - 13.3.3 persons against whom court proceedings for bankruptcy have been commenced;
 - 13.3.4 persons adjudicated bankrupt;
 - 13.3.5 persons who are mentally disordered and incapable of managing themselves or their affairs;
 - 13.3.6 companies against which court proceedings for winding up have been commenced or companies in liquidation;
 - 13.3.7 companies placed under receivership and a receiver appointed to manage their affairs; and
 - 13.3.8 companies for which an application has been made for the appointment of a judicial manager or companies placed under judicial management.
- 9.3 Tenders which contain conditions may be disqualified or rejected.

14 Evaluation of Tender

- 14.1 After the Tender Closing Date, JTC will assess and evaluate the tenders submitted based on the 2-stage approach as set out in **Appendix 5** (*Evaluation Criteria*).
- 14.2 Tenderers who pass the first stage (Concept Tender Evaluation) will be qualified for the second stage (Price Tender Evaluation) assessment. Envelope B containing the Form of Tender B (Price Proposal) will be returned unopened to tenderers who do not pass the first stage (Concept Tender Evaluation) assessment.
- 14.3 Without prejudice to the rights of JTC to evaluate and decide on the tenders at JTC's sole absolute discretion, JTC will evaluate the tenders submitted based on the evaluation criteria set out in **Appendix 5** (*Evaluation Criteria*).
- 14.4 Notwithstanding the criteria set out in **Appendix 5** (*Evaluation Criteria*) and without prejudice to Condition 13.1 (*Right to reject*), JTC reserves the sole and absolute right to select and decide on the award of the tender based on JTC's internal policies and criteria.

15 Acceptance of Tender

- 15.1 Selection of the Successful Tenderer shall be at the absolute discretion of JTC. JTC is not bound to accept the highest, the whole, or part or any tender. JTC's decision will be final and JTC shall not be obliged to divulge or furnish any reason for its decision.
- 15.2 After JTC has selected the successful Tenderer ("**Successful Tenderer**"), JTC shall inform the Successful Tenderer of the acceptance of its tender by letter ("**Tender Acceptance Letter**") by email to the address given in its Form of Tender and the Tender Acceptance Letter so sent shall be deemed to have been received by the Successful Tenderer. JTC's acceptance of the Successful Tenderer's tender shall be personal to the Successful Tenderer and shall not be transferable or assignable.
- 15.3 The date of the Tender Acceptance Letter shall be deemed to be the date of acceptance by JTC of the tender and the Successful Tenderer shall be bound by all the terms and conditions set out in the Tender Packet including the Lease Conditions.
- 15.4 In the event, upon evaluation in accordance with the criteria and method set out in **Appendix 5** (*Evaluation Criteria*), there are 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 price** (collectively, the "**Tied Bidders**") –
 - 15.4.1 JTC **may**, on or before the expiry of the Tender Validity Period, carry out a random ballot of the Tied Bidders to select one of them for acceptance;
 - 15.4.2 if JTC decides to carry out the aforesaid random ballot, which JTC is not obliged to, JTC shall invite the Tied Bidders to witness the random ballot on such date and time as specified in JTC's invitation to such Tied Bidders;

- 15.4.3 if any of the Tied Bidders is not present at the random ballot (if any) on the specified date and time, JTC shall proceed with the random ballot in the presence of two other parties as JTC may select and who are not involved in any stage of the process for the tender of the Property, and determine the Successful Tenderer; and
- 15.4.4 JTC shall not be obliged to entertain any query or request made by any Tied Bidders as to the conduct of the random ballot (if any) on any ground whatsoever.
- 15.5 Unless otherwise expressly agreed in writing by JTC, the Successful Tenderer shall strictly adhere to the proposal submitted in its tender and shall not deviate from it. The offered tender bid price stated in the Form of Tender B (Price Proposal) at **Annex-7A to Appendix 7** of the Successful Tenderer shall then be referred to as the “**Tendered Sale Price**”.

16 Payment of Stamp Duty on Tender Acceptance Letter

- 16.1 The Successful Tenderer shall pay the proper amount of stamp duty chargeable on the Tender Acceptance Letter under the Stamp Duties Act 1929 within 14 days of the date thereof and shall within 7 days thereafter furnish to JTC:
- 16.1.1 a copy of the Certificate of Stamp Duty issued by the Commissioner of Stamp Duties for the Tender Acceptance Letter; and
- 16.1.2 being attached to the said Certificate of Stamp Duty, a copy of the Tender Acceptance Letter bearing a certification by an Advocate & Solicitor that it is a true copy of the document referred to in the said Certificate of Stamp Duty.

16.2 Extension of Time for Payment of Stamp Duty

Where stamp duty is payable and the Commissioner of Stamp Duties allows an extension of time for payment of the said stamp duty, the Successful Tenderer may pay such duty within such extended time as allowed and shall furnish to JTC a copy of the Certificate of Stamp Duty issued by the Commissioner of Stamp Duties for the Tender Acceptance Letter within 7 days from the date of payment of the said stamp duty.

16A Payment of Tendered Sale Price, Administrative Fee for issuance of Lease Instrument and Survey Fees

The Successful Tenderer shall –

- 16A.1 **within 21 days from (and including) the date of the Tender Acceptance Letter** (time in this respect being of the essence) pay the following by way of bank transfer to JTC’s designated bank account mentioned below:

Account Name	JTC Corporation
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Bank Name	Oversea-Chinese Banking Corporation Limited
Bank Account Number	501104970001
SWIFT code	OCBCSGSG

- 16A.1.1 the Tendered Sale Price (less the Tender Deposit) together with the amount of GST chargeable on the entire Tendered Sale Price;
- 16A.1.2 \$4.20 per square metres (inclusive of GST) over the estimated Net Lettable Area of 10,930 sqm, being the Prevailing Estate Service Charge for one month; and
- 16A.1.3 \$163.50 (inclusive of GST), being JTC's administrative fees for the issuance of the Lease Instrument referred to in Condition 6A.2; and
- 16A.1.4 \$92,931.50 (inclusive of GST of \$7,673.24 being the strata survey fees for the Property.

17 **Possession of the Property**

- 17.1 Possession of the Property shall be delivered to the Successful Tenderer, only after –
 - 17.1.1 JTC has received the Completion Items; and
 - 17.1.2 [Not Used].
- 17.2 Possession shall be given to the Successful Tenderer by delivering to the Successful Tenderer a letter stating that possession of the Property shall be deemed to be handed over to the Successful Tenderer with effect from such date as specified in the said letter and such date shall be the **Possession Date**.
- 17.3 The Successful Tenderer must take possession of the Property upon JTC's receipt of the Completion Items.
- 17.4 In this Condition 17 –
 - 17.4.1 The phrase "**Completion Items**" refer to the following:
 - (a) payment in full of the Tendered Sale Price and the GST chargeable in relation to the lease of the Property and all other sums, in accordance with Condition 16A (*Payment of Tendered Sale Price, Administrative Fee for issuance of Lease Instrument and Survey Fees*);
 - (b) payment in full of all amounts due and payable under Condition 18 (*Payment of Costs and Expenses*); and
 - (c) unless Condition 16.2 (*Extension of Time for Payment of Stamp Duty*)

applies, a copy of the Certificate of Stamp Duty with a certified copy of the Tender Acceptance Letter attached thereto in accordance with Condition 16 (*Payment of Stamp Duty on Tender Acceptance Letter*).

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

- 17.5.1 withhold payment of any monies;
- 17.5.2 object to or refuse to accept the delivery of possession of the Property or any part thereof to it;
- 17.5.3 delay or refuse to observe or perform any term or condition of the Conditions of Tender (including (for the avoidance of doubt) the Lease Conditions);
- 17.5.4 claim for any compensation or reduction of the Tendered Sale Price; or
- 17.5.5 require JTC to remove any encroachment, structure or thing present on or within the Property.

18. Payment of Costs and Expenses

The Successful Tenderer shall forthwith pay to JTC on demand:

- (a) all legal costs and all other expenses incurred or to be incurred by JTC in connection with the preparation, finalisation and completion of these tender documents for the Property and in respect of matters incidental hereto or arising therefrom;
- (b) the cost of preparation of plans in respect of the Property, stamp duties payable on the Lease and Variation of Lease (if any) and all other costs and expenses incurred or to be incurred in connection with the preparation and completion of the Lease and Variation of Lease (if any) and matters incidental thereto or arising therefrom;
- (c) all costs and fees including legal costs on a full indemnity basis incurred by JTC in connection with the enforcement of these Conditions of Tender (including (for the avoidance of doubt) the Lease Conditions and the Technical Conditions of Tender) and in respect of all matters incidental thereto or arising therefrom; and
- (d) all amount(s) of GST charged or chargeable in relation to the lease of the Property and the supply of any goods or services by JTC to the Successful Tenderer.

19 Prohibited Transaction

- 19.1 The Successful Tenderer shall not change the appointed hotel operator submitted in its Form of Tender A (Concept Proposal) and approved by JTC as part of this tender for a period of **10 years** from the Lease Commencement Date (i.e. a prohibition period imposed on the selected operator) (“Operator Prohibition Period”).

20. No Assignment without JTC’s Consent

- 20.1 Clause 7 of the Standard Terms comprised in the Lease Conditions is not applicable to the Successful Tenderer.

- 20.2 The Successful Tenderer must not transfer assign, charge, encumber, mortgage, create a trust or agency over the Property without our prior consent. Any such transfer, assignment, mortgage or charge of the Property must be subject to the Operator Prohibition Period. Any transfer, assignment, mortgage or charge of the Property that is not in compliance with Condition 19.1 shall be a breach of the Lease Conditions entitling JTC’s rights including re-entry. After we have received full payment of the Tendered Sale Price and all other monies stated in the Tender Acceptance Letter, you may mortgage the Property by submitting to us a Notice of Mortgage in accordance with our prevailing requirements at the time of mortgage. A copy of the Practice Circular on the Notice of Mortgage can be found on our website at <http://www.jtc.gov.sg>.

21. Subsisting Rights on the Property

- 21.1 The Property is to be leased subject to all easements and rights (if any) subsisting thereon and moreover without any obligations on the part of JTC to define the same respectively.

22. Authorities’ and JTC’s Requirements

- 22.1 Following JTC's acceptance of the Successful Tenderer's tender pursuant to Condition 15 (*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:

22.1.1 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 Property and/or any development or activities thereon;

22.1.2 observe and comply with all terms, conditions, requirements, notices and directions imposed or issued by any relevant Authorities in respect of the Property and/or any development or activities thereon from time to time; and

22.1.3 observe and comply with all other requirements and directions specified by JTC for any development or activities at the Property (including (for the avoidance of doubt) those as may be stated in the Lease Conditions.

23 Default and Remedies

23.1 If the Successful Tenderer shall for whatever reason fail to observe or perform or shall fail to ensure the due performance of any of these Conditions of Tender, JTC shall be entitled to and may at any time terminate the Lease by giving notice to the Successful Tenderer, in which event—

23.1.1 forfeit the Tender Deposit and all other moneys including any part of the Tendered Sale Price paid under the provisions hereof which shall thereupon belong to JTC; and

23.1.2 dispose of, and where possession of the Property has been delivered to the Successful Tenderer in accordance with Condition 17 (*Possession of Property*), to re-enter upon and resume possession and to dispose of the Property and any interest therein as if the Successful Tenderer has never submitted a tender under these Conditions of Tender, and whether by public auction, private treaty or tender subject to such conditions and generally in such manner as JTC may in its discretion think fit with power to vary or rescind any contract, buy in any auction and/or to dispose of the same and the deficiency in the proceeds (if any) arising on such disposal or attempted disposal 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 of proceeds on a disposal shall belong to JTC absolutely; and

23.1.3 Without affecting JTC's rights under this Condition 23, if –

(a) the Successful Tenderer fails to take possession on the Possession Date for whatever reason; or

(b) before the Possession Date –

(b1) (*for individual*) the Successful Tenderer passes away, or a bankruptcy order has been made (or is in the process of being made) against the Successful Tenderer; or

(b2) (*for sole-proprietorship/ partnership*) the sole-proprietorship / partnership business is deregistered, or no longer exists, for whatever reason;

(b3) the Successful Tenderer is liquidated / wound up (or in the process of being liquidated / wound up) in any manner whatsoever, whether voluntarily or otherwise,

then, without affecting any of JTC's rights and remedies, upon giving written notice to the Successful Tenderer –

- (c) the Tender Deposit and all other moneys including any part of the Tendered Sale Price paid under the provisions hereof, shall thereupon be forfeited and belong to JTC;
- (d) the Agreement for Lease is terminated on the date as specified in such notice; and
- (e) (for the avoidance of doubt) JTC is entitled to the rights and remedies under Condition 23.1.2.

24 Reversionary rights of JTC not affected

- 24.1 No length of time or of enjoyment of the Successful Tenderer of the Property shall give a right to it to retain the Property or any part thereof otherwise than as provided in these Conditions of Tender or shall affect or deprive JTC in any way of its rights and powers under the law as reversionary owner of the Property.

25. Debarment and Compensation

Without prejudice to any right of action or other remedy which the Authorities and/or JTC may have or any proceedings, civil or criminal, which the Authorities and/or JTC may decide to initiate or take:-

- 25.1 the Authorities and JTC shall debar the Successful Tenderer and any tenderer that provides false information and/or that is found guilty of corruption, regardless of the amount involved, from participating in all future tenders and auctions of any ministry, Authority and statutory board for a minimum period of five (5) years;
- 25.2 the Authorities and JTC reserve the right to debar the Successful Tenderer from participating in all future tenders and auctions of any ministry, the Authority and statutory board for such period as JTC may at their discretion determine for any failure on the part of the Successful Tenderer to observe or perform any of the terms and conditions contained or referred to in these Conditions of Tender, the Technical Conditions of Tender; and
- 25.3 the Successful Tenderer shall pay such amount of compensation as notified by JTC 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 contained or referred to in these Conditions of Tender, the Technical Conditions of Tender on the part of the Successful Tenderer or the employees or agents of the Successful Tenderer.

26 No Reproduction or Retention

- 26.1 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.
- 26.2 JTC may require an unsuccessful Tenderer to return any specifications, plans, drawings, patterns, samples or instructions issued by JTC.

27 Intellectual Property Rights and Ownership of Submissions

- 27.1 All documents and other items submitted by the Tenderer in response to this 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.
- 27.2 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.
- 27.3 Such right shall be exercisable by JTC without any payment, charge or fee whatsoever by the Successful Tenderer or any other Tenderer.

28 General Provisions

28.1 Manner of Payment of Money

Payment of any amount payable under or pursuant to these Conditions of Tender shall, unless otherwise expressly stated, be made in such manner and by such means as JTC may notify to the Successful Tenderer in writing.

28.2 Governing Jurisdiction and Law

These Conditions of Tender and the Technical Conditions of Tender shall be governed and interpreted in accordance with the laws of Singapore for every purpose and any legal proceedings, actions, suits, writs, summonses or claims arising from or in connection with the Conditions of Tender and the Technical Conditions of Tender shall be commenced in and heard before the courts of Singapore and the Successful Tenderer agrees to irrevocably submit itself to the exclusive jurisdiction of the courts of Singapore.

28.3 No Merger

The Conditions of Tender and the Technical Conditions of Tender shall remain in full force and effect as between JTC and the Successful Tenderer notwithstanding the issuance of the Tender Acceptance Letter or the registration of the Lease Instrument

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 lease of the Property to the Successful Tenderer.

28.4 No Waiver Unless Expressly Agreed

Unless otherwise expressly specified or agreed, no failure or delay on the part of JTC to exercise any right, power, authority or remedy under these Conditions of Tender (including all appendices thereto), or the Technical Conditions of Tender and no indulgence or forbearance on the part of JTC and 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 these Conditions of Tender and the Technical Conditions of Tender are cumulative and not exclusive of any rights, powers, authorities or remedies provided by law.

28.5 Severability

If at any time any provision or any part of a provision of these Conditions of Tender or the Technical Conditions of Tender is or becomes illegal, invalid or unenforceable in any respect, the remaining provisions or parts of the provision (to the extent that they are severable from such illegal, invalid or unenforceable provisions or part of the provision) shall in no way be affected or impaired by it.

28.6 Contracts (Rights of Third Parties) Act 2001

No person (other than JTC and the Successful Tenderer) shall have any right under the Contracts (Rights of Third Parties) Act 2001 to enforce any of the terms and conditions contained in the Tender Packet.

29 Definitions and Interpretations

29.1 Definitions

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

29.1.1 “Agreement for Lease” means the contract between JTC and the Successful Tenderer formed upon the issuance of the Tender Acceptance Letter, relating to the lease of the Property on the terms and conditions set out in these Conditions of Tender and all other documents comprised in the Tender Packet.

29.1.2 “Authorities” means all relevant government and statutory authorities.

- 29.1.3 “Conditions of Tender” means these Conditions of Tender, including the Technical Conditions of Tender, Lease Conditions and all other Appendices and Annexes, comprised in the Tender Packet. The provisions in the Appendices shall have the same force and effect as if expressly set out in the body of these Conditions of Tender. For the avoidance of doubt, the phrase “**Conditions of Tender**” includes all addendum letters and corrigenda, announced, or published by JTC at JTC’s Website prior to the Tender Closing Date, and all other relevant documents which may be obtained from JTC’s Website.
- 29.1.4 “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.
- 29.1.5 “Government” means the Government of the Republic of Singapore.
- 29.1.6 “GST” means goods and services tax chargeable under the Goods and Services Tax Act 1993 of Singapore.
- 29.1.7 “Form of Tender” means in relation to each Tenderer, its tender submitted in accordance with these Conditions of Tender, in the forms attached at **Annex-7A**.
- 29.1.8 “JTC” means the Jurong Town Corporation (also known as "JTC Corporation") established under the Jurong Town Corporation Act 1968, its successors-in-title, assigns and includes its duly appointed employees and agents.
- 29.1.9 “Lease Term” refers to sixty (60) years commencing from the Lease Commencement Date.
- 29.1.10 [Not Used].
- 29.1.11 “JTC’s Website” refers to <https://www.jtc.gov.sg/find-space/punggol-digital-district>.
- 29.1.12 “person” includes corporations and firms.
- 29.1.13 “Possession Date” refers to the date the Property is handed over to the Successful Tenderer by JTC in accordance with Condition 17.
- 29.1.14 “Property” means the property mentioned in the Tender Notice and briefly described in Appendix 1 (Details of the Property).
- 29.1.15 “Successful Tenderer” has the meaning ascribed to it in Condition 15.2 and where the Successful Tenderer comprises of 2 or more persons, the terms and

conditions in the Tender Packet are binding on all such persons jointly and severally.

- 29.1.16 “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.
- 29.1.17 “Lease” means the lease and operation of the Property awarded to the Successful Tenderer under the Conditions of Tender.
- 29.1.18 “Lease Commencement Date” means the date falling 6 months from the Possession Date.
- 29.1.19 “Lease Conditions” means the conditions, relating to (amongst other things) the lease of the Property for 60 years (subject to and on the conditions set out in these Conditions of Tender) and as set out in Appendix 6.
- 29.1.20 “Tender Acceptance Letter” means the letter issued by JTC accepting the Successful Tenderer’s tender.
- 29.1.21 “Tender Closing Date” means **30 October 2025**, or such later date, or time, as may be extended by JTC pursuant to Condition 9.
- 29.1.22 “Tender Deposit” refers to the amount set out in Condition 11.1. The Tender Deposit shall not include GST.
- 29.1.23 “Tendered Sale Price” means the offered tender bid price stated in the Form of Tender B (Price Proposal) at Annex 7-A to Appendix 7 of the Successful Tenderer.
- 29.1.24 “Tender Packet” refers to the Tender Notice for Tender Reference No. JTC/NEB/CPT/0625 and the Conditions of Tender, and includes (for the avoidance of doubt) any Corrigenda.
- 29.1.25 “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 9.
- 29.1.26 “Tenderer” means a person who has submitted a Form of Tender (in the format prescribed by JTC) in accordance with the requirements of the Tender Packet.
- 29.1.27 “Tied Bidders” has the meaning ascribed to it in Condition 15.4.

29.2 Interpretation

- 29.2.1 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 the Tender Notice, in so far as such modification or re-enactment applies or is capable of applying to any transaction under the Tender Packet.
- 29.2.2 The headings in the Tender Packet or any part thereof are inserted for convenience only and shall be ignored in construing the Tender Packet.
- 29.2.3 Unless the context otherwise requires, words (including words defined in the Conditions of Tender) denoting the singular only shall include the plural and vice versa. Words importing the masculine, feminine or neuter genders are used interchangeably. Words denoting natural persons include corporations and firms, and vice versa.
- 29.2.4 Reference to “include” or “including” is to be construed as “include (without limitation)” or “including (without limitation)”.
- 29.2.5 When JTC’s consent or approval is required, the consent or approval may or may not be given. If it is given, it must be in writing and on such terms and conditions as may be imposed by JTC, including payment of monies, and the restrictions in Section 17 of the Conveyancing and Law of Property Act 1886 will not apply.
- 29.2.6 References to “**Conditions**”, “**Appendices**” and “**Annexes**” are to be construed as references to the conditions of, the appendices and annexes to the Conditions of Tender respectively.
- 29.2.7 References to “**Annexes**” are to be construed as references to the annexes to the Appendices to these Conditions of Tender.
- 29.2.8 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.
- 29.2.9 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.
- 29.2.10 References to times of day are to Singapore time unless otherwise stated.
- 29.2.11 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.

- 29.2. 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

DETAILS OF THE PROPERTY

- Annex-1A** : Location Plan
- Annex-1B** : Floor Plans
- Annex-1C** : Elevation Plan
- Annex-1D** : Loading Plan
- Annex-1E** : Particulars of the Property

APPENDIX 2 TO CONDITIONS OF TENDER

PARTICULARS OF TENDERER'S BID PRICE

APPENDIX 3 TO CONDITIONS OF TENDER

PARTICULARS OF TENDERER'S CONCEPT PROPOSAL

APPENDIX 4 TO CONDITIONS OF TENDER

TECHNICAL CONDITIONS OF TENDER

- Annex-4A** : Architectural Design Guidelines
- Annex-4B** : M&E Provisions and Technical Drawings
- Annex-4C** : Open Digital Platform (ODP) Requirements
- Annex 4D** : Green Lease Requirements

APPENDIX 5 TO CONDITIONS OF TENDER
EVALUATION CRITERIA AND GUIDELINES

APPENDIX 6 TO CONDITIONS OF TENDER

LEASE CONDITIONS

APPENDIX 7 TO CONDITIONS OF TENDER

INSTRUCTIONS TO TENDERERS

- Annex-7A** : Form of Tender A (Concept Proposal) and Form of Tender B (Price Proposal)
- Annex-7B** : Declaration on Financial Solvency
- Annex-7C** : Declaration on Unaudited Financial Statement
- Annex-7D** : Financial Health Checklist
- Annex-7E** : Tenderer's Information for Financial Health
- Annex-7F** : Checklist for Submission of Tender
- Annex-7G** : Envelope Label Cover (Submission of Tender)