

**APPENDIX 2 TO CONDITIONS OF TENDER**

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*(Unless the context otherwise requires, terms and references used in this Appendix have the same meaning and construction as defined or construed in the Conditions of Tender for the aforesaid Tender.)*

#### **1 Tendered Bid Price**

##### **1.1 In the Form of Tender B (Price Proposal) –**

- (a) The Tenderer shall only insert a Tendered Bid Price to lease the hotel/ serviced residence SR development at 98 Punggol Way, Punggol Digital District Singapore, for a lease term of 60 years.
- (b) Tenderers are advised to submit a competitive and sustainable Tendered Bid Price for the Property, taking into account the handover condition of the Property and their market studies or research (if any) of the development and its surroundings. JTC shall not provide any indicative price for this tender.

##### **1.2 Any breakdown, itemisation or conditional offer of the Tendered Bid Price are disallowed and shall be disregarded.**

##### **1.3 Not Used.**

##### **1.4 Not Used.**

##### **1.5 The Tendered Bid Price shall exclude the prevailing Estate Service Charge rate of \$4.20 per square metre per month over the NLA. The Estate Service Charge payable is in respect of the Estate (i.e. PDD's common services) and not the Property which is to be maintained by the Successful Tenderer at their own costs and expense, in accordance with the Lease Conditions. JTC is entitled, at any time and from time to time, to increase such Estate Service Charge.**

##### **1.6 The Tendered Bid Price shall exclude any prevailing GST to be paid by the successful tenderer upon award of the tender or any GST to be paid throughout the Lease Term.**

##### **1.7 Upon award, the Successful Tenderer's Tendered Bid Price stated in its Form of Tender B (Price Proposal) shall be referred to as the Tendered Sale Price.**