

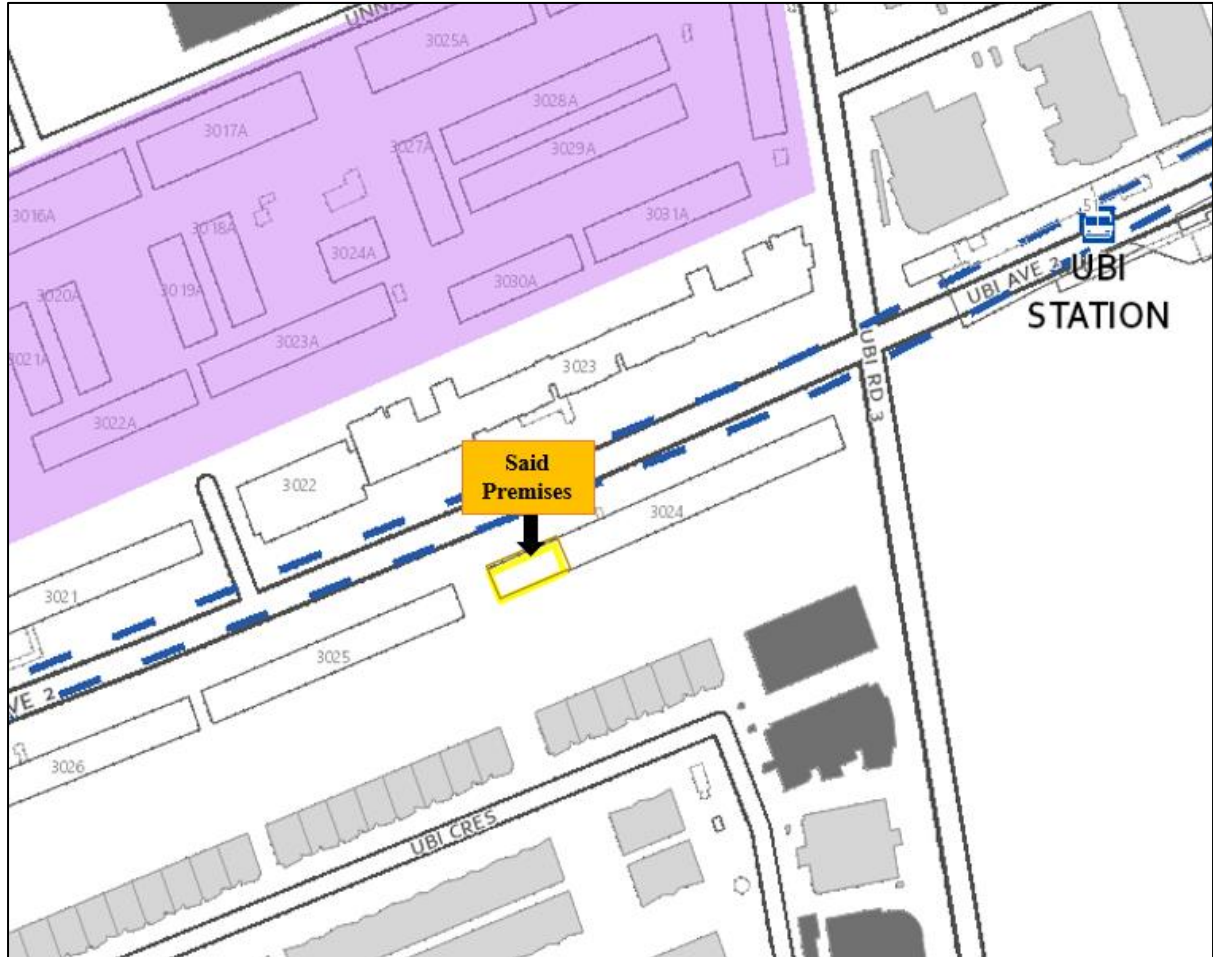
APPENDIX 1 TO CONDITIONS OF TENDER

BRIEF DETAILS OF PREMISES

- Annex-1A** : Location Plan
- Annex-1B** : Floor Plan
- Annex-1C** : Registered Surveyor's Certificate
- Annex-1D** : Particulars of Premises
- Annex-1E** : Reinstatement Guidelines imposed on the Existing Occupier

APPENDIX 1 TO CONDITIONS OF TENDER

ANNEX-1A: LOCATION PLAN

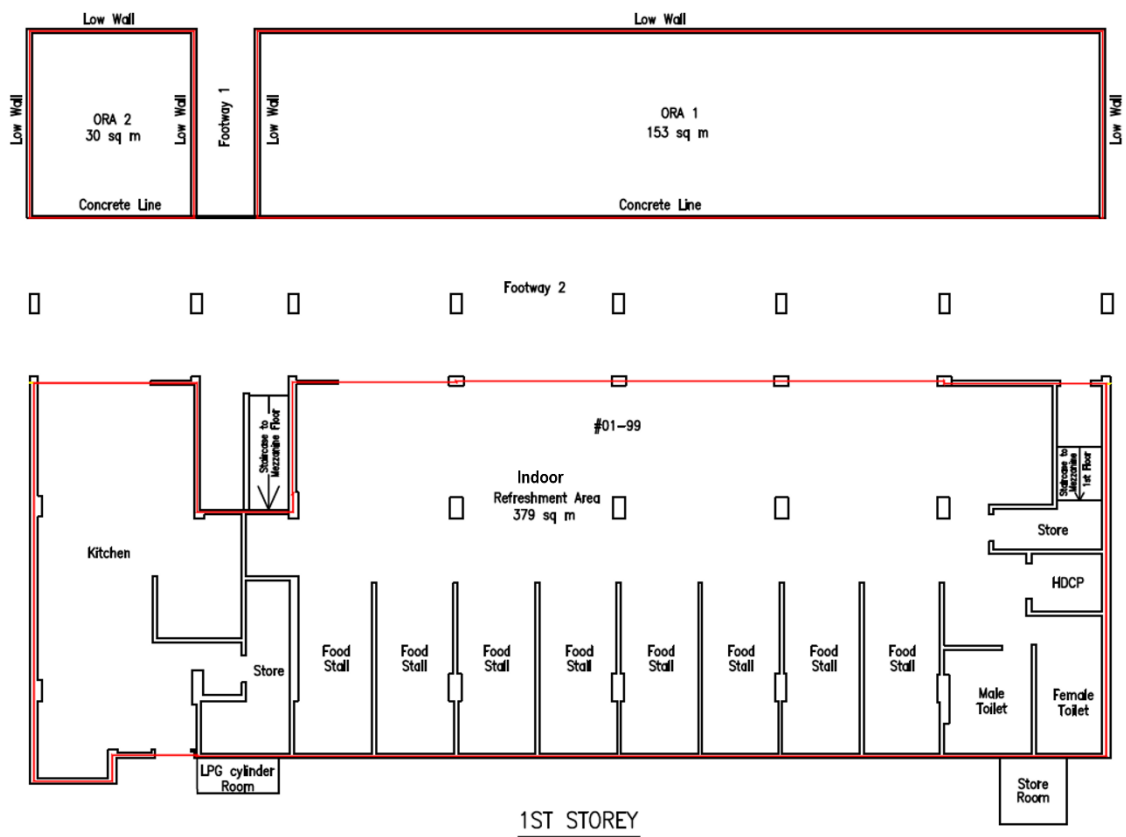


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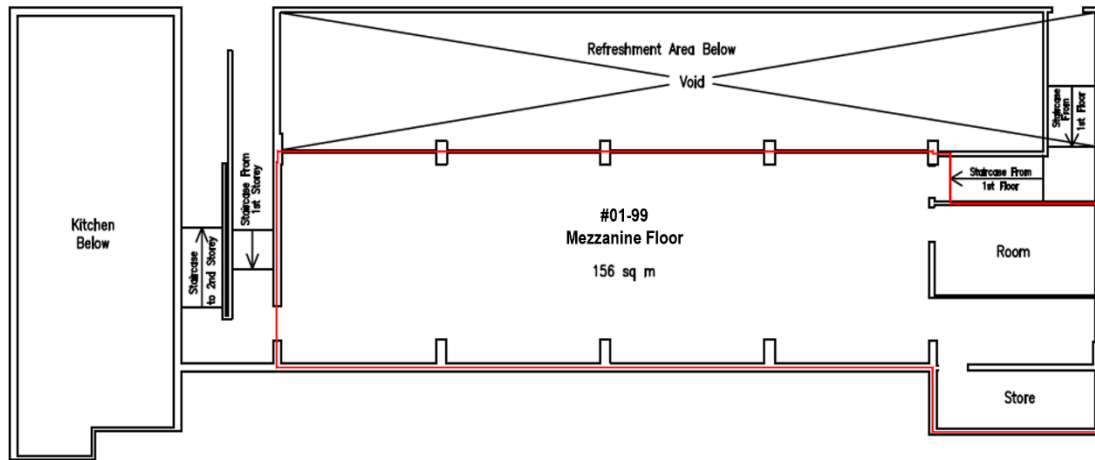
ANNEX-1B: FLOOR PLAN

The Premises (edged in red) is indicated in the floor plan appended below. For the avoidance of doubt, the allocation boundary of the Premises **excludes** all footways, LPG cylinder room, storeroom, and left staircase leading up to the mezzanine floor (the staircase in question is indicated on the left-hand side of the floor plan).

1st Storey (Indoor Refreshment Area and Outdoor Refreshment Areas)



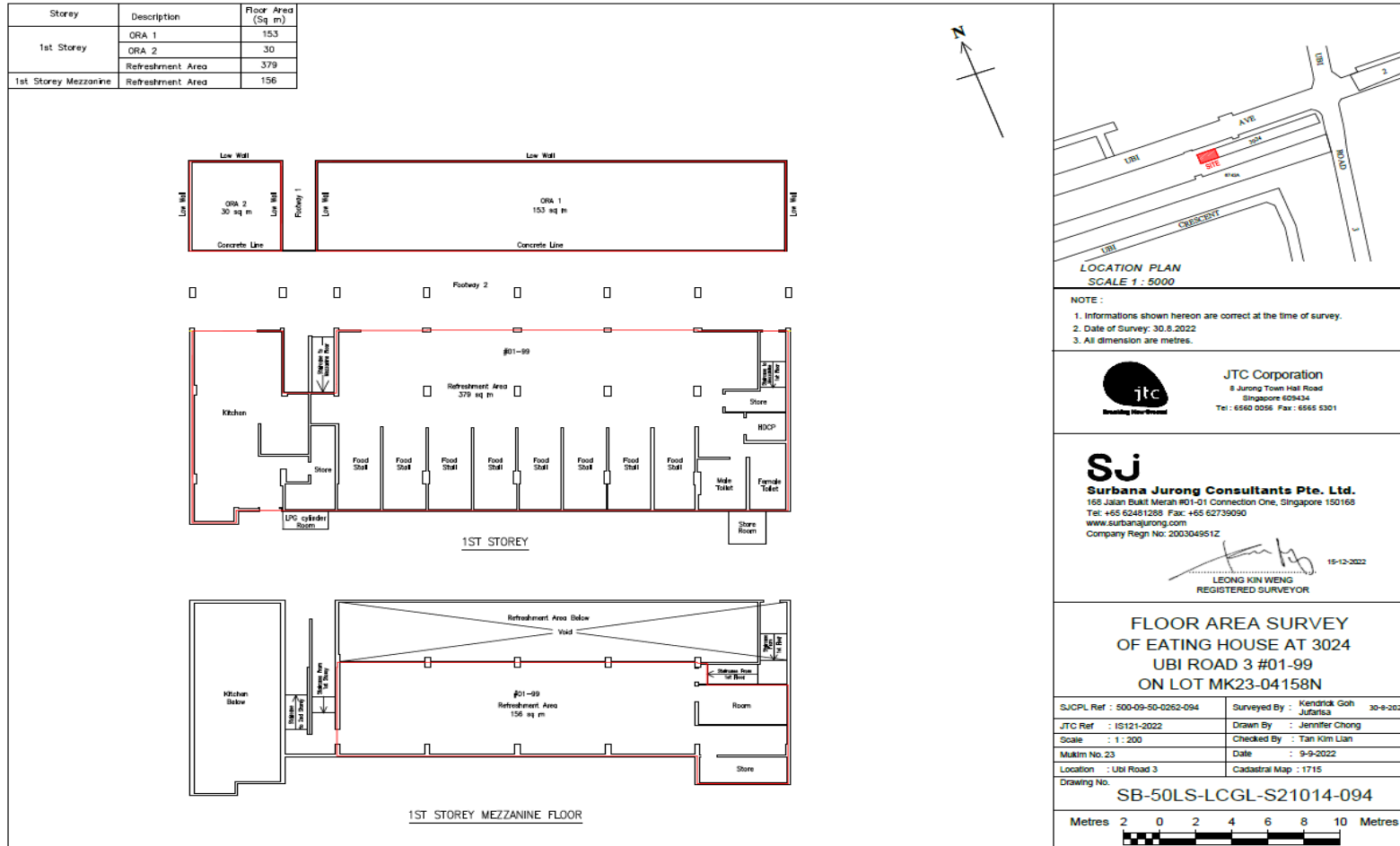
Mezzanine Floor



1ST STOREY MEZZANINE FLOOR

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ANNEX 1C: REGISTERED SURVEYOR'S CERTIFICATE



APPENDIX 1 TO CONDITIONS OF TENDER**ANNEX 1D: PARTICULARS OF PREMISES**

Premises	An eating house situated on the 1 st storey of a high-rise multi-tenanted industrial building, with an indoor refreshment area and two Outdoor Refreshment Areas (ORAs) on the 1 st storey, and a mezzanine floor.
Site Location	<p>The Premises is located at 3024 Ubi Road 3, #01-99, Singapore 408652. It is situated within the Kampong Ubi Industrial Estate, which comprises various product typologies, such as high-rise multi-tenanted industrial buildings and terrace workshops for clean and light general industrial trades.</p> <p>The Premises has excellent frontage from Ubi Avenue 2 and is well-connected to public transportation modes, as it is within a 5 minute walking distance to Ubi MRT Station and a bus stop along Ubi Avenue 2. The Premises is also accessible via primary roads and expressways, including Pan Island Expressway (PIE) and Kallang-Paya Lebar Expressway (KPE) nearby.</p> <p>The Premises is located near the residential developments of Kaki Bukit, Eunos and Paya Lebar.</p> <p>In terms of parking availability, there is an outdoor carpark located within the estate with lots for cars and motorcycles.</p>
Surveyed Floor Area	<p>The total surveyed floor area of the Premises (inclusive of the Outdoor Refreshment Areas) edged in red on the floor plan is 718 sqm (i.e. 7,728.55 sqft). For the avoidance of doubt, this excludes all footways, LPG cylinder room, storeroom and left staircase leading up to the mezzanine floor (the staircase in question is indicated on the left-hand side of the floor plan in Annex-1B of this Appendix).</p> <ul style="list-style-type: none"> ○ The surveyed floor area for the eating house is 535 sqm, comprising of the Indoor Refreshment Area (379 sqm) and the Mezzanine Floor (156 sqm). ○ The surveyed floor area for the Outdoor Refreshment Areas is 183 sqm, consisting of Outdoor Refreshment Area 1 (153 sqm) and Outdoor Refreshment Area 2 (30 sqm). <p>Please refer to Annex-1B (<i>Floor Plan</i>) for more details.</p>
Master Plan Zoning	Business 1 (“B1”)

Alienated Gross Plot Ratio	1.46
Tenure	For a term of three (3) years (Note: Any such renewal(s) of the tenancy/licence upon its expiration shall be at JTC's sole discretion. Should tenant be eligible for further renewal terms, JTC may grant up to two (2) further terms of three (3) years each).
Tentative Use	For the use and operation as an eating house with indoor and outdoor dine-in space that offers a good variety of Food and Beverage items across the stalls, with the mandatory provision of Chinese economy rice, Halal cuisine and Indian cuisine.
Rent-free Period¹	2 months from Possession Date (for the Tenancy of Indoor Refreshment Area and Mezzanine Floor only)
Floor Loading for Indoor Refreshment Area	4 kN/sqm
Electrical Loading for Indoor Refreshment Area	41.57 kVA (100 Amps 3 Phase)
Floor-to-Ceiling Height	Indoor Refreshment Area: 3100 mm Mezzanine Floor: 2900 mm

¹ Rent-free period will commence with effect from tenancy possession date and monthly gross rental will be payable immediately on expiration of the rent-free period. As for the Licence for the Outdoor Refreshment Areas, there is no rent-free period.

ANNEX 1E: REINSTATEMENT GUIDELINES IMPOSED ON THE EXISTING OCCUPIER

Appended below are the reinstatement guidelines (non-exhaustive) that are imposed on the Existing Occupier. The reinstatement guidelines are subject to changes (as may be required by JTC), and are intended to serve as a reference to the Tenderer.

For the avoidance of doubt, the reinstatement guidelines appended below will not be applicable to the Successful Tenderer upon the return of the Premises in the event of termination or expiry of the Tenancy, whichever earlier.

1. Indoor Refreshment Area

S/N	Item	Reinstatement Guidelines
1	Furniture	Remove all furnishings and make good the affected flooring with cement putty if there is any damage done to the flooring after the removal of the furnishings
2	Floor and Wall Finishes	<ul style="list-style-type: none"> ○ Retain all floor and wall tiles, and make good all broken tiles with cement putty or replacement with similar tiles ○ Deep cleaning of all floor tiles ○ Paint over all concrete surfaces, including metal and wooden surfaces
3	Electrical Wirings and Fittings	Remove all electrical wirings and fittings, such as ceiling and wall fans, power points, and reinstate the electrical circuit to original condition
4	Stall Areas	<ul style="list-style-type: none"> ○ Remove all utility meters ○ Remove all utility connection pipes ○ Remove all installations within the stalls, such as servery counter, wash basin and kitchen exhaust hood
5	LPG Cabinet	<ul style="list-style-type: none"> ○ Demolish the core and shell of the structure in which the LPG cabinet is housed ○ Remove all LPG cylinder and pipes, and make good the affected area
6	Grease Interceptor	Cleaning of the grease interceptor
7	Exhaust Ducting	Cleaning of the main exhaust ducting

2. Mezzanine Floor

S/N	Item	Reinstatement Guidelines
1	Floor and Wall Finishes	<ul style="list-style-type: none"> ○ Retain all floor and wall tiles, and make good all broken tiles with cement putty or replacement with similar tiles

		<ul style="list-style-type: none"> ○ Deep cleaning of all floor tiles ○ Paint over all concrete surfaces, including the metal and wooden surface
2	Windows (facing the back of the Premises)	Retain and make good all window panels and frames
3	Windows (facing the front of the Premises)	Remove all sliding windows and window frames
4	Partition Walls and False Ceiling	Remove all partition walls and false ceiling
5	Electrical Wirings and Fittings	Remove all electrical wirings and fittings, such as ceiling and wall fans, power points, and reinstate the electrical circuit to original condition

3. Outdoor Refreshment Areas

S/N	Item	Reinstatement Guideline
1	Awning	Remove the awning located between the building and the Outdoor Refreshment Areas
2	Electrical Wirings and Fittings	Remove all electrical wirings and fittings, such as ceiling and wall fans, power points, and reinstate the electrical circuit to original condition
3	Floor Finishes	Retain all floor tiles, and make good all broken tiles with cement putty or replacement with similar tiles
4	Railings	Retain all metal railings found along the perimeter of the Outdoor Refreshment Areas