



Tender Reference Number: JTC/EPSP/PQT/1223

7 March 2023

To: All Tenderers

CORRIGENDUM NO. 2

PRICE-QUALITY TENDER FOR THE TENANCY/LICENCE AND OPERATION OF AN EATING HOUSE AT 3024 UBI ROAD 3 #01-99 KAMPONG UBI INDUSTRIAL ESTATE SINGAPORE 408652 (“PREMISES”)

1 AMENDMENT TO APPENDIX 1 (BRIEF DETAILS OF PREMISES) OF CONDITIONS OF TENDER

Please take note that the existing electrical loading of the Premises is 80 Amps (3 phase) instead of 100 Amps (3 phase).

2 CLARIFICATIONS

Please take note of the following clarifications which are made in response to queries raised by Tenderers:

| S/N | Questions Raised by Tenderer(s) | JTC’s Responses |
|------------|---|--|
| 1. | What is the existing electrical loading of the Premises? | The existing electrical loading of the Premises is 80 Amps (3 phase). |
| 2. | Will an electrical upgrading of the Premises be possible? | <p>There may be a possibility of an electrical upgrading of the Premises. The proposal is subjected to assessment and approval by JTC and the relevant authorities upon the award of the subject tender.</p> <p>The Successful Tenderer is required to engage a consultant for such works and submit the plans to JTC, the building LEW and all other relevant authorities for assessment and approval upon the award of the subject tender.</p> |

JTC Partner Code of Conduct: we recognise our partners play an important role in maintaining the trust of our customers, stakeholders and communities. Likewise, parties dealing with us are expected to share the same principles and standards, and comply with JTC's Partners Code of Conduct. Please visit our website for more information.

Address: The JTC Summit, 8 Jurong Town Hall Road, Singapore 609434 | Tel: 1800 568 7000 | Web: www.jtc.gov.sg

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| 3. | <p>What is the type of gas supply for the Premises?</p> | <p>There is piped gas provided for the Premises. The Successful Tenderer is required to engage the relevant gas provider for the gas provision at its own costs.</p> <p>Alternatively, the Successful Tenderer may use Liquefied Petroleum Gas (LPG). The LPG cylinders are to be placed at a designated area onsite, to be recommended by the Successful Tenderer’s consultant, subject to JTC and the relevant authorities’ approval upon the award of the subject tender. The Successful Tenderer is also required to engage at its own costs a consultant to design the installation of the LPG cylinders and submit the plans to JTC and all other relevant authorities for approval upon the award of the subject tender.</p> |
| 4. | <p>Is there provision of gas, electricity and water inlet/outlet at the mezzanine floor?</p> | <p>There is no provision of gas, electricity and water inlet/outlet at the mezzanine floor.</p> |
| 5. | <p>Will the installation of a dumb waiter from the 1st storey to the mezzanine floor be possible?</p> | <p>Tenderer is encouraged to check with their consultant or QP if the installation of a dumb waiter within the Premises is possible. The Successful Tenderer’s proposal is subjected to JTC and the relevant authorities’ assessment and approval upon the award of the subject tender.</p> <p>All costs arising directly or indirectly from the proposal shall be fully borne by the Successful Tenderer.</p> |
| 6. | <p>Is the mezzanine floor allowed to be use for the following uses:</p> <ul style="list-style-type: none"> • Family Karaoke • Convenience store/retail shops • Enclosed aircon dining area | <p>Proposed uses such as family karaoke, convenience store and other retail shops are deemed to be commercial uses. As the Premises is an industrial canteen, these uses cannot be supported.</p> <p>The mezzanine floor may be used as a dining area for patrons, to support the operations of an industrial canteen. For the avoidance of doubt, other forms of commercial F&B uses such as restaurant or café uses on the mezzanine floor cannot be</p> |

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| | | supported. Tenderers are to provide details on the proposed use of the mezzanine floor in its submission. |
| 7. | Is the existing exhaust system at the Premises functional and requires connection to the required area? | The main exhaust ducting onsite is functional. The Successful Tenderer is required to install the necessary exhaust ducting and kitchen exhaust hoods from the main exhaust tap-off point to the required areas at its own costs. |
| 8. | Can the Outdoor Refreshment Area (ORA) be covered and sheltered with canopy? | JTC is prepared to consider an installation of an awning or canopy at the ORA, subject to the relevant authorities’ assessment and approval upon the award of the subject tender. Please refer to Annex-4A (<i>Design Requirements</i>) of Appendix 4 for the design baseline standards (including ORA) required by JTC. All costs arising directly or indirectly from the proposal shall be fully borne by the Successful Tenderer. |

3 Thank you.

Yours faithfully,

Chui Hui Ting
Manager
Enterprise Solutions Department
Industrial Properties Management Division 2

(This is an electronic document. No signature is required.)