










INVITATION TO TENDER – AVAILABLE SPACES FOR RENT AT COMMUNITY CENTRES/CLUBS AND OTHER PA PREMISES

	Location	Level / Unit	Preferred Trade	Area (Sq.M)	Area (Sq.ft)	*Asking Rental (\$ psf)	Tenure	*Tender Opening Date	*Tender Closing Date	Remarks
	Our Tampines Hub 1 Tampines Walk, Singapore 528523	#B1-40/41	F&B (Bakery Kiosk)	39.21	422.06	Yr 1 : \$23.40 psf Yr 2 : \$23.80 psf Yr 3 : \$24.20 psf	3 + 3 years	3 June 2022	17 June 2022 / 4.00pm via GeBIZ Tender must be submitted through Government Electronic Business (GeBIZ) website at http://www.gebiz.gov.sg	Availability: Estimated in Q4 of 2022
	Our Tampines Hub 1 Tampines Walk, Singapore 528523	#B1-K6/K7	F&B (Local Delight Café)	77.56	834.85	Yr 1 : \$18.40 psf Yr 2 : \$18.80 psf Yr 3 : \$19.20 psf	3 + 3 years	3 June 2022	17 June 2022 / 4.00pm via GeBIZ Tender must be submitted through Government Electronic Business (GeBIZ) website at http://www.gebiz.gov.sg	Availability: Estimated in Q4 of 2022
	Our Tampines Hub 1 Tampines Walk, Singapore 528523	#01-83	F&B (SoyBean Food & Beverages Shop)	27.52	296.23	Yr 1 : \$25.10 psf Yr 2 : \$25.50 psf Yr 3 : \$25.90 psf	3 + 3 years	3 June 2022	17 June 2022 / 4.00pm via GeBIZ Tender must be submitted through Government Electronic Business (GeBIZ) website at http://www.gebiz.gov.sg	Availability: Estimated in Q4 of 2022
	Our Tampines Hub 1 Tampines Walk, Singapore 528523	#B1-33/34	Others (Hair Salon)	101.66	1,094.27	Yr 1 : \$16.40 psf Yr 2 : \$16.50 psf Yr 3 : \$16.60 psf	3 + 3 years	3 June 2022	17 June 2022 / 4.00pm via GeBIZ Tender must be submitted through Government Electronic Business (GeBIZ) website at http://www.gebiz.gov.sg	Availability: Estimated in Q4 of 2022
	PAssion Wave @ Sembawang 60 Jalan Mempurong, Singapore 759058	#02-00	F&B	66.71	718.06	Yr 1 : \$2.00 psf Yr 2 : \$2.20 psf Yr 3 : \$2.40 psf	3 + 3 years	23 May 2022	14 June 2022, 5.00pm	Availability: Estimated in Q3 of 2022 Site Show: 31 May 2022/ 4.00pm-4.30pm


****Note:**

- Asking rent **shall not be construed** as the Final rent. Prospective Tenants are to propose their "Best" rent in their submission. The rental fee offered shall be a fixed figure. No Estimates and/or range is allowed.
- Closing Date of the Tender is the final date and time that a tenderer should submit his tender proposal. Late submissions are not accepted.
- Monthly Rental fee, Utility charges & Service and Conservancy Charge (S&CC) are subject to the prevailing Goods & Services Tax (GST).
- The area (sq m/sq ft) provided herein for unconstructed and new CC's are subject to final measurement and survey.
- Successful Tenant shall apply to the utility provider for separate electricity and water meters and tenants shall bear all costs of equipment and installation if none exists in the premises.
- Successful Tenant is to apply to the relevant local authority for Change of Use of the premise at their own cost.
- Successful Tenant is to obtain clearance from the Fire Safety Bureau (FSB) at their own cost.
- Cost of appointment for Qualified Person and Licensed Electrical Worker (LEW) are to be borne by the successful Tenant.
- Successful Tenant shall apply for all relevant licenses as required by the local authorities to operate their business, cost of such application shall be borne by the successful tenant.
- The mode of sourcing for tenants is by way of tender. Interested parties, kindly contact the following below-mentioned personnel for Site Show-round and the Tender documents.
- No Commission is payable to the Marketing Agent.
- Should there be a discrepancy between this List of Available Space and the marketing Material and the Tender documents, the information given on the marketing material and the Tender documents shall prevail.

 Person To Contact: Vincent Kwang 6850 5055 / 9178 3838 CEA Reg : R010941C Email: vincent.kwang@engie.com	 Person To Contact: Jocelyn Kam 6850 5055 / 9109 6000 CEA Reg : R016560G Email: jocelyn.kam@engie.com
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List as at 13 Jun 2022
Subject to contract and availability

**** For Gebiz @ Our Tampines Hub**

Location	Level / Unit	Preferred Trade	Area (Sq.M)	Area (Sq.ft)	Asking Rental (\$/psf)	Tenure	Tender Opening Date	Tender Closing Date	Remarks
<p>Our Tampines Hub 1 Tampines Walk Singapore 528523</p> 	B1-06/07	Enrichment	179.58	1,933.00	Yr 1 \$3.90 Yr 2 \$4.10 Yr 3 \$4.30	3yrs + 3yrs	3-Jun-22	17 Jun 2022, 4 pm	Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000092&origin=email
	B1-13	Entertainment	278.31	2,995.73	Yr 1 \$6.00 Yr 2 \$6.10 Yr 3 \$6.20				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000089&origin=email
	B1-15/16	Enrichment	165.71	1,783.70	Yr 1 \$4.35 Yr 2 \$4.55 Yr 3 \$4.75				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000093&origin=email
	B1-25/26	Services	84.78	912.57	Yr 1 \$13.50 Yr 2 \$13.60 Yr 3 \$13.70				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000090&origin=email
	01-87	Retail	57.95	623.77	Yr 1 \$27.10 Yr 2 \$27.40 Yr 3 \$27.70	3yrs + 3yrs	6-Jun-22	20 Jun 2022, 4 pm	Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000097&origin=email
	01-98	Retail	72.32	778.45	Yr 1 \$12.40 Yr 2 \$12.60 Yr 3 \$12.80				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000098&origin=email
	01-100	F&B	137.32	1,478.11	Yr 1 \$15.00 Yr 2 \$15.20 Yr 3 \$15.40				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000099&origin=email
	01-102	F&B	135.93	1,463.15	Yr 1 \$16.20 Yr 2 \$16.40 Yr 3 \$16.60				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000100&origin=email
	01-104	F&B	145.62	1,567.45	Yr 1 \$14.80 Yr 2 \$15.00 Yr 3 \$15.20				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000101&origin=email
	PN B1-17/18	F&B	151.12	1,626.66	Yr 1 \$9.00 Yr 2 \$9.20 Yr 3 \$9.40				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000102&origin=email
	B1-29	Retail	100.50	1,081.78	Yr 1 \$11.20 Yr 2 \$11.30 Yr 3 \$11.40	3yrs + 3yrs	8-Jun-22	22 Jun 2022, 4 pm	Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000104&origin=email
	B1-14	Enrichment	193.99	2,088.11	Yr 1 \$3.70 Yr 2 \$3.80 Yr 3 \$3.90				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000105&origin=email
	01-12	F&B	180.49	1,942.79	Yr 1 \$13.60 Yr 2 \$13.80 Yr 3 \$14.00				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000106&origin=email
	02-83	Enrichment	90.24	971.34	Yr 1 \$4.25 Yr 2 \$4.45 Yr 3 \$4.65				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000107&origin=email
	02-84/85	Enrichment	139.91	1,505.99	Yr 1 \$5.40 Yr 2 \$5.60 Yr 3 \$5.80				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity: https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT22000109&origin=email

****Note:**

- Minimum guide base rent shall not be construed as the Final rent. For the avoidance of doubt, rents offered which are lower than the Minimum Guide Rent mentioned in tender document will not be considered. The rental fee offered shall be a fixed figure. No Estimates and/or range is allowed. This Minimum Guide Rent excludes the Service & Conservancy Charge (S&CC) \$1.90psf pm and Advertising & Promotions (A&P) Fee of \$0.30psf pm.
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