








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

	Location	Level/Unit	Preferred Trade	Area (Sqm)	Area (Sqft)	*Asking rental (\$\$ psi)	Tenure	*Tender Opening Date	*Tender Closing Date	Remarks
	Pasir Ris East Community Club 1 Pasir Ris Drive 4 #01-08, Singapore 19457	#04-05/06/07 and 1 toilet	Childcare	345.23	3,716.02	\$3.00	3 + 3 years	13-September-2022	27 September 2022 / 5pm	Availability: 2nd Qtr 2023 Site Show: 20 September 2022 / 4.00pm – 4.30pm
	Henderson Community Club 500 Bukit Merah View, Singapore 159682	#01-04	No preferred trade (exclude gym)	86.43	930.32	\$4.00	3 + 3 years	13-September-2022	04 October 2022 / 5pm	Availability: 4th Qtr 2022 Site Show: 20 September 2022 / 4.00pm – 4.30pm
	Hillview Community Club 1 Hillview Rise #01-01, Singapore 667970	#04-01	All trades (Except F&B)	60.3	649.06	\$3.00	3 + 3 years	19-September-2022	03 October 2022 / 5pm	Availability: 4th Qtr 2022 Site Show: 26 September 2022 / 4.00pm – 4.30pm
	Joo Chiat Community Club 405 Joo Chiat Road, Singapore 427633	#01-102	Education and Enrichment / Convenience Shop	76.2	820.21	\$4.00	3 + 3 years	20-September-2022	04 October 2022 / 5pm	Availability: April 2023 Site Show: 27 September 2022 / 4.00pm – 4.30pm

- **Notes:**
- 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 (SACC) are subject to the prevailing Goods & Services Tax (GST).
 - 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 premises 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 Licenced Electrical Worker (LEW) are to be born by the successful Tenant.
 - Successful Tenant shall apply for all relevant licences as required by the local authorities to operate their business and cost of such application shall be borne by the successful tenant.
 - The mode of sourcing for tenants is by way of tender. Interested parties are to 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(s) and, the Marketing Kit and the Tender documents, the information given in the Marketing Kit and the Tender documents shall take precedence.

 <p>QUINVEST CHAMBERS Sole Leasing Agent: Wendy Low 9679 8093 CEA Reg : R056964C wendy.low@quinvest-chambers.com.sg</p>	 <p>QUINVEST CHAMBERS Sole Leasing Agent: Nicholas Wong 9739 6800 CEA Reg : R027837A nicholas.wong@quinvest-chambers.com.sg</p>
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** 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
	#05-32	Family Entertainment Karaoke Lounge	276.71sqm	2,978.51	Yr 1 \$4.00 Yr 2 \$4.10 Yr 3 \$4.20	3yrs + 3yrs	16/9/2022	30 September 2022, 4 pm	Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity.
	#01-103 & 103A	Japanese Yakiniiku Restaurant	299.68	3,225.76	Yr 1 \$14.20 Yr 2 \$14.50 Yr 3 \$14.80				Tender must be submitted through Government Electronic Business (GeBIZ) website Click on the link below to view the opportunity.

****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.
- 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.