

TENDER NOTICE

[Closing on **29 March 2021 at 10.30 am**]

Important Notes:

- a. 1st Release & Previously Released Stalls with no bids
All stalls receiving single bids under these 2 categories will be returned to the tender pool in the following month.
- b. 2nd Release & Subsequent Release Stalls
All stalls receive single or multiple bids under this category will be awarded.

Tenders for Rental of Cooked Food Stalls at:

TRADE: COOKED FOOD or HALAL COOKED FOOD or INDIAN CUISINE or DRINKS or CUT-FRUIT *							
Location of Hawker Centre	Stall Number			Approx. Stall Area (m ²)	Table Cleaning Fee (w/GST)	Current Service & Conservancy Fee (w/GST)	Approved Electrical Design Load
	Previously Released with no bids	1 st Release	2 nd & Subsequent Release				
Blk 117 Aljunied Avenue 2	-	-	#01-07 (See Note 1h)	6.00	See Note 1	\$193.50	10 Amps
Blk 16 Bedok South Road	-	#01-10+^ (See Note 1k)	-	9.29		\$195.00	14.8 Amps
Beo Crescent Market (38A Beo Crescent)	-	-	#01-92+^ (See Note 1i)	6.95	\$465.45	\$140.00	10.8 Amps
Berseh Food Centre (166 Jalan Besar)	-	-	#02-053+^	7.29	\$566.03		13.6 Amps
	-	-	#02-054^				
Blk 163 Bukit Merah Central***	-	#02-14 (See Note 1g and 1k)	-	6.20	See Note 1	\$201.00	15 Amps
Blk 120 Bukit Merah Lane 1	-	-	#01-71^	8.19			14.8 Amps
Bukit Timah Market (51 Upper Bukit Timah Road)	-	-	#02-140^	5.23	\$468.66	\$140.00	9.7 Amps
Blk 41A Cambridge Road	-	-	#01-45^	8.50	See Note 1	\$201.00	20 Amps
Blk 79 Circuit Road***	-	#01-02 (See Note 1g)	-	7.10		\$193.50	8.8 Amps
Blk 79A Circuit Road***	-	#01-97 (See Note 1i and 1j)	-				14.8 Amps
Blk 80 Circuit Road	-	-	#02-07^	12.00		\$290.25	10 Amps
East Coast Lagoon Food Village (1220 East Coast Parkway)	-	#01-052^ (See Note 1l)	-	9.00	\$571.38	\$140.00	21.6 Amps
Maxwell Food Centre (1 Kadayanallur Street)	-	#01-059 (See Note 1f)	-	9.20			14.8 Amps
Blk 159 Mei Chin Road	-	-	#02-06^	8.99	See Note 1	\$201.00	24.8 Amps
Pasir Panjang Food Centre (121 Pasir Panjang Road)	-	#01-10	#01-011	5.40	\$449.40	\$140.00	14.1 Amps
	-	#01-44^	-	5.00			

* Please choose only **ONE** type of trade of sale.

TRADE: COOKED FOOD or HALAL COOKED FOOD or INDIAN CUISINE or DRINKS or CUT-FRUIT *							
Location of Hawker Centre	Stall Number			Approx. Stall Area (m ²)	Table Cleaning Fee (w/GST)	Current Service & Conservancy Fee (w/GST)	Approved Electrical Design Load
	Previously Released with no bids	1 st Release	2 nd & Subsequent Release				
Blk 335 Smith Street**	-	#02-035, #02-096	#02-011^	8.67	See Note 1	\$209.00	10 Amps
	-	#02-187^	-	8.40			
Tiong Bahru Market (30 Seng Poh Road)	-	#02-49	#02-36^	8.56	\$496.48	\$140.00	18.2 Amps
Blk 531A Upper Cross Street***	-	#01-48+^	#02-53	6.90	See Note 1	\$209.00	24.8 Amps

* Please choose only **ONE** type of trade of sale.

+ **For Halal Cooked Food only.** (Non-Muslim must obtain Halal Certification from MUIS for the sale of halal food.). Muslim is excluded under this condition.

Stall designated for sale of 'Halal Cooked Food' may not be a 'Halal stall' in its previous tenancy. If ritual cleansing is required, the expenses will be borne by the tenderers.

^ **For Indian Cuisine only.** Some examples of Indian cuisine include vadai, thosai, roti prata, nasi biryani, putu mayam, masala/ tandoori chicken. (Not for sale of cut-fruits and drinks).

+^ **For Indian Cuisine or Halal Cooked Food only.** (Not for sale of cut-fruits and drinks).

** **Not for sale of "Drinks" at Blk 335 Smith Street.**

*** **Not for sale of "Drinks" and "Cut Fruits" at Blk 163 Bukit Merah Central, Blk 79 Circuit Road, Blk 79A Circuit Road and Blk 531A Upper Cross Street.**

Note 1:

- The sale of solely alcohol is not allowed at drink stalls.
- Stallholders shall not provide disposable crockery and cutlery for use by dine-in patrons.
- The rate for **service and conservancy charges** and **table-cleaning charges** indicated are as at **March 2021**. Please note these rates may be subjected to change during the tenancy.
- For HDB hawker centres, the table-cleaning service is managed by the respective Hawkers Association on behalf of the stallholders. The table-cleaning charges depend on the table cleaning contract and are subject to changes.
- Please note that the allowable electrical load differs in each market and food centre. Tenderers are advised to check the approved electrical loading stated and ensure that the electrical load meets the operational requirements before tendering. Successful tenderers are to accept and comply with the existing approved electrical loading.
- The carpark at Maxwell Food Centre is closed for the construction of the new Thomson Line Maxwell MRT Station. The ongoing construction works are expected to be completed around 2021. Please note that new tenderers are not eligible for rental rebates.
- Please note that stalls **#02-14 at Blk 163 Bukit Merah Central and #01-02 at Blk 79 Circuit Road** are equipped with an Electrostatic Air Cleaner (EAC). Stallholders are required to maintain the EAC regularly and ensure that the EAC is in working condition.
- Please note that stall **#01-07 at Blk 117 Aljunied Avenue 2** is not equipped with an exhaust hood. If stallholder plans to carry out cooking activities that generate fumes, oil and heat, the stallholder is required to submit Additions & Alterations (A&A) application for the installation of the exhaust hood at **his own expense (subject to NEA's requirement)**.

- i. Please note that stalls **#01-92 at Beo Crescent Market** and **#01-97 at Blk 79A Circuit Road** are not equipped with exhaust hood and Electrostatic Air Cleaner (EAC). Heavy cooking which generate excessive fumes, oil and heat are not allowed at these stalls. NEA will determine the food type before the allocation of stalls.
- j. Please note that stall **#01-97 at Blk 79A Circuit Road** is located next to a Halal Cooked Food Stall. The stallholder is to exercise sensitivity in the choice of food type. NEA will determine the sensitivity of the food type before the allocation of stall.
- k. For **Productive Hawker Centres** such as **Blk 16 Bedok South Road** and **Blk 163 Bukit Merah Central**, stallholders are to subscribe to the Automated Tray Return System with centralised dishwashing services and to use only common crockery and cutlery provided by the Service Provider. Stallholders are not to use or provide patrons with disposable crockery and cutlery for dine-in.
- l. The use of the stall **#01-052 at East Coast Lagoon Food Village** does not include the satay pit in front of the stall.

Tenders for Rental of Market Stalls at:

(1) TRADE: PIECE & SUNDRY GOODS or PRESERVED & DRIED GOODS *

Location of Market	Stall Number			Approx. Stall Area (m ²)	Current Service & Conservancy Fee (w/GST)
	Previously Released with no bids	1 st Release	2 nd & Subsequent Release		
Blk 409 Ang Mo Kio Avenue 10	-	#01-47 (Piece & Sundry Goods)	-	9.10	\$104.00
Blk 527 Ang Mo Kio Avenue 10	-	#01-69 (Piece & Sundry Goods)	-	7.20	
Blk 538 Bedok North Street 3	-	-	#01-15 (Piece & Sundry Goods)	9.60	\$93.00
Blk 665 Buffalo Road	-	#02-64 (Piece & Sundry Goods)	-	7.55	\$111.50
Bukit Timah Market (51 Upper Bukit Timah Road)	-	#01-078	-	7.45	\$79.00
Golden Mile Food Centre (505 Beach Road)	-	<u>Piece & Sundry Goods</u> #02-206, #02-207	-	8.20	
	-	#02-212 (Piece & Sundry Goods)	-	8.00	
	-	<u>Preserved & Dried Goods</u> #02-216, #02-219	-		
North Bridge Road Market (861 North Bridge Road)	-	#01-63	-	7.04	\$79.00
Blk 335 Smith Street	-	-	#B1-010 (Preserved & Dried Goods)	9.45	\$104.00
	-	-	#01-244 (Piece & Sundry Goods)	6.76	\$124.00
Tiong Bahru Market (30 Seng Poh Road)	-	#01-90 (Piece & Sundry Goods)	-	8.73	\$79.00
Blk 74 Toa Payoh Lorong 4	-	#02-23	-	7.20	\$121.01
	-	-	#02-05 (Repair)**	7.21	

* Please choose only **ONE** type of trade of sale if not indicated.

** For shoe/bag repair only.

(2) TRADE: PORK or BEEF or MUTTON or POULTRY or FROZEN GOODS *
+ For HALAL Items only

Location of Market	Stall Number			Approx. Stall Area (m ²)	Current Service & Conservancy Fee (w/GST)
	Previously Released with no bids	1 st Release	2 nd & Subsequent Release		
Blk 117 Aljunied Avenue 2	#01-103, #01-104, #01-105, #01-106, #01-108	-	#01-111 (Frozen Goods)	3.00	\$93.50
Blk 511 Bedok North Street 3	-	-	#01-106	3.00	\$78.50
	-	-	Frozen Goods #01-89, #01-157		
Blk 538 Bedok North Street 3	Pork #01-25, #01-26, #01-28	-	-	7.28	
	#01-27	-	-		
Blk 630 Bedok Reservoir Road	-	-	#01-61 (Pork)	5.28	\$92.00
Bukit Timah Market (51 Upper Bukit Timah Road)	-	#01-020 (Frozen Goods)	-	4.64	\$67.00
Blk 41A Cambridge Road	#01-101	-	-	5.00	\$96.00
Blk 80 Circuit Road	#01-26 (Pork)	-	-	6.00	\$93.50
Blk 353 Clementi Avenue 2	#01-05 (Pork)	#01-11+, #01-12+	-	5.72	\$90.50
Blk 6 Jalan Bukit Merah	-	-	#01-64 (Frozen Goods)	4.80	\$96.00
	-	-	#01-72+, #01-73+		
	-	#01-70 (Frozen Goods)	-	4.95	
North Bridge Road Market (861 North Bridge Road)	#01-18, #01-20	-	-	5.28	\$67.00
Blk 270 Queen Street	-	#01-15 (Frozen Goods)	#01-14 (Pork)	6.00	\$99.00
Tanglin Halt Market (48A Tanglin Halt Road)	#01-110 (Frozen Goods)	-	-	4.85	\$67.00
	Pork #01-067, #01-068	-	-		
	#01-091	-	-		
Blk 36 Telok Blangah Rise	-	#01-15+, #01-16+	-	7.20	\$96.00
Tiong Bahru Market (30 Seng Poh Road)	-	-	#01-164 (Pork)	5.79	\$67.00
Blk 74 Toa Payoh Lorong 4	#02-15	-	#02-11 (Frozen Goods)	5.76	\$105.91
	#02-14 (Pork)	-	-		
Blk 17 Upper Boon Keng Road	-	-	#01-130 (Frozen Goods)	6.48	\$99.00
Blk 531A Upper Cross Street	-	-	#01-23+ (Poultry)	6.53	\$104.00

* Please choose only ONE type of trade of sale if not indicated.

+ Non-Muslims who tender for sale of Halal products should not be existing stallholders selling Non-Halal products in the same market.

(3) TRADE: FRESH SEAFOOD or PROCESSED RAW SEAFOOD *					
Location of Market	Stall Number			Approx. Stall Area (m ²)	Current Service & Conservancy Fee (w/GST)
	Previously Released with no bids	1 st Release	2 nd & Subsequent Release		
Blk 117 Aljunied Avenue 2	#01-123, #01-131	-	-	3.00	\$93.50
Blk 724 Ang Mo Kio Avenue 6	-	#01-115	-	5.51	\$88.00
Blk 216 Bedok North Street 1	-	#01-106	-	6.02	\$95.50
Blk 85 Bedok North Street 4	-	#01-207	-	5.76	
Blk 41A Cambridge Road	-	#01-118	-	5.00	\$96.00
Blk 353 Clementi Avenue 2	-	-	#01-20	5.72	\$90.50
Blk 726 Clementi West Street 2	-	#01-07	-	6.72	\$93.63
North Bridge Road Market (861 North Bridge Road)	#01-38, #01-42	-	-	5.28	\$67.00
Blk 270 Queen Street	-	-	#01-04	6.30	\$99.00
Blk 49 Sims Place	-	-	#01-116	6.40	\$99.00
Blk 335 Smith Street	-	#B1-117	-	6.58	\$104.00
Blk 11 Telok Blangah Crescent	-	-	#01-29	6.35	\$96.00
Blk 127 Toa Payoh Lorong 1	-	-	#01-82	5.37	\$105.91
Blk 531A Upper Cross Street	-	#01-28	-	6.53	\$104.00

* Please choose only **ONE** type of trade of sale if not indicated.

(4) TRADE: VEGETABLES or BEANCAKES & NOODLES or FLOWERS *					
Location of Market	Stall Number			Approx. Stall Area (m ²)	Current Service & Conservancy Fee (w/GST)
	Previously Released with no bids	1 st Release	2 nd & Subsequent Release		
Blk 117 Aljunied Avenue 2	#01-148 (Vegetables)	-	-	3.00	\$57.50
Beo Crescent Market (38A Beo Crescent)	-	#01-32 (Vegetables)	-	6.11	\$42.00
Blk 89 Circuit Road	#01-22	-	-	5.72	\$57.50
Geylang Serai Market (1 Geylang Serai)	-	#01-148 (Vegetables)	-	6.36	\$42.00
Holland Village Market (1 Lorong Mambong)	-	#01-58 (Vegetables)	-	3.80	
North Bridge Road Market (861 North Bridge Road)	-	-	#01-08	5.28	
Blk 270 Queen Street	#01-31 (Beancakes & Noodles)	#01-27 (Flowers)	#01-26 (Flowers)	6.30	\$65.00
Blk 320 Shunfu Road	-	#01-45 (Beancakes & Noodles)	-	8.00	\$60.80
Tanglin Halt Market (48A Tanglin Halt Road)	-	-	Vegetables #01-060, #01-062	4.05	\$42.00
Tiong Bahru Market (30 Seng Poh Road)	-	Beancakes & Noodles #01-060, #01-061	-	5.79	

* Please choose only **ONE** type of trade of sale if not indicated.

(5) TRADE: WHOLE FRUITS or EGGS or ASSORTED SPICES *					
Location of Market	Stall Number			Approx. Stall Area (m ²)	Current Service & Conservancy Fee (w/GST)
	Previously Released with no bids	1 st Release	2 nd & Subsequent Release		
Blk 117 Aljunied Avenue 2	Whole Fruits #01-150, #01-153	-	-	3.00	\$93.50
Blk 511 Bedok North Street 3	-	Whole Fruits #01-64, #01-65, #01-70	#01-71 (Whole Fruits)		\$78.50
Tiong Bahru Market (30 Seng Poh Road)	-	#01-062 (Assorted Spices)	-	5.79	\$42.00

* Please choose only **ONE** type of trade of sale if not indicated.

Details of Tender

- Eligibility Criteria: Tenderers must be an individual Singapore Citizen or Permanent Resident and not less than 21 years of age. Tenderers must not be an undischarged bankrupt. All former licensees of the National Environment Agency who have had their licences cancelled or revoked shall not be allowed to tender. All former registered assistants and/or nominees who have been de-registered by the National Environment Agency shall not be eligible to tender. All persons who are debarred by the Government or Statutory Boards from participating in tenders for all lines of business shall also not be eligible to tender.
- The cost of the tender document is **\$10 per copy** (non-refundable) and can be purchased at the National Environment Agency, Hawker Centres Group, HDB Hub, East Wing, #26-01. Payment shall be by NETS or Credit Card only.
- Tender deposit** should be in the form of **Cashier's Order** made in favour of **National Environment Agency**. Tender deposit by cheque or cash will **not** be accepted.
- Details of the tender are available at:

One-Stop Information and Service Centre (OSISC)
National Environment Agency
Hawker Centres Group
HDB Hub, East Wing, #26-01
480 Lorong 6 Toa Payoh
Singapore 310480

Operating hours:
8.30am to 5.30pm from Monday to Friday
(Closed on Saturday, Sunday & Public Holiday)

- Closing Date: 29 March 2021 (Monday) @ 10.30 am.**
(Completed Tender documents must be submitted at NEA, HDB Hub, East Wing, #26-01).
- The 5 highest Tender bids may be released within 1 week after Tender closing date. When released, the 5 highest Tender bids would be posted on NEA's website at <http://www.nea.gov.sg> and displayed on the notice board at our OSISC located at 480 Lorong 6 Toa Payoh, #26-01, HDB Hub (East Wing). The Tender evaluation and approval may take about 3 - 4 weeks or longer, depending on the Tender bids and complexity of the evaluation process. The estimated timelines herein serve as a guide and are not binding on NEA.
- As a guide and subject to confirmation by NEA, the Tenancy Agreement (TA) shall commence on the 1st of the following month after release of the Tender results i.e. for March 2021 Tender exercise which closed on 29 March 2021, tender results shall be released in about 3 - 4 weeks, and TA shall commence on 1st May 2021 (always the 1st of the month).

- After TA signing, stallholders can apply and carry out the Addition & Alteration (A&A) works upon approval. Once the TA date has commenced, rental would be collected. No rent-free fitting period will be given to the successful tenderer if more time is required for renovation after TA commenced.
- Once the tender results are finalised, the tender results/bids will be displayed at the OSISC Notice Board and the NEA website.
- The NEA does not place tenderers as reserves. Fresh tenders will be called if the successful tenderers do not take up the stalls.
- The **NEA reserves the right not to accept the highest or any tender.**
- The NEA reserves the right to withdraw any of the units from the tender exercise at any time, before or after the tender closing date, without prior notice given.
- More details of the Terms and Conditions of Tender (Ver 1: Mar 2021) are as set out at NEA's website www.nea.gov.sg, and accessible via scanning the QR Code below.



- For enquiries, please call NEA Call Centre at 1800-2255632 (1800-CALL NEA), or visit our NEA website at: <http://www.nea.gov.sg>

Important Notes for All Tenderers

1. Term of tenancy: 3 years.
2. Stallholders are to personally operate and are not allowed to sublet their stalls. All stalls are **let out in its existing state**. The successful applicant must obtain the written approval of NEA before carrying out any Additions and Alterations (A&A) works to the stall. Any reinstatement works expenses will be borne by the applicant (including the installation of exhaust hood, any electrical installation/extension or rewiring/piping works at the stall). If the stall does not come with an exhaust hood and the successful tenderer plans to carry out cooking activities that generate fumes, oil and heat, the successful tenderer shall submit A&A application for the installation of the exhaust hood at his own expense (subject to NEA's requirement).
3. Please note that if the stall does not come with a water meter and/or electrical meter and/or gas meter, the successful tenderer is to install the water meter and/or electrical meter and/or gas meter at his own cost and expense.
4. Please note that during the tenancy period, hawker centres may be affected by **Repairs and Redecoration (R&R) works** carried out by NEA or the respective Town Councils. Hawker centres would also be closed for regular **spring-cleaning** (generally on a quarterly) basis. Stallholders may be required to cease business during R&R and spring-cleaning.

Schedule of Repair & Redecoration Works as at 15 March 2021

S/N	Location	R&R Schedule	Tenancy Commencement Date*
1	Blk 320 Shunfu Road	2Q 2021 to 3Q 2021 (Tentative)	4Q 2021

* Subject to changes

5. There is improvement work to construct a lift at **Commonwealth Crescent Market** and the construction of the lift is expected to be completed by 1Q 2021.
6. The Tanglin Halt Estate has been selected for the Selective En-bloc Redevelopment (SERS) by the HDB. Residents around Tanglin Halt Market are expected to return their SERS flats to HDB by 4Q 2021 tentatively. Please note that new tenderers at **Tanglin Halt Market** are not eligible for rental rebates.