






The background features abstract, overlapping green geometric shapes, primarily triangles and polygons, in various shades of green, creating a modern and dynamic visual effect. The shapes are layered, with some appearing more prominent than others, and they extend towards the corners of the frame.

# **BECOMING A HAWKER**

# CONTENTS

	Eligibility to tender for a hawker stall .....	3
	Considerations before tendering a stall .....	4
	Submitting a tender bid .....	6
	Signing of Tenancy Agreement .....	8
	Things to note when operating the stall .....	9

## AM I ELIGIBLE TO TENDER FOR A HAWKER STALL?

You **must** be:

- ▶ A Singapore Citizen or Permanent Resident;
- ▶ 21 years old and above



You **must not** be:

- ▶ Debarred from holding a SFA hawker licence;
- ▶ A former assistant / nominee who was de-registered by NEA;
- ▶ Banned by the Government / Statutory Boards from taking part in any business tenders;
- ▶ An undischarged bankrupt;
- ▶ Already renting or a joint operator of two cooked food stalls in markets / hawker centres managed by NEA. The maximum number of cooked food stalls any individual can rent is two.

## WHAT SHOULD I CONSIDER BEFORE TENDERING FOR A STALL?



### 1. Have I visited the hawker centre and viewed the stall location?

- ▶ You should visit your desired vacant stall to determine the human traffic and find out if there are any competitors nearby.



### 2. How much should I bid?

- ▶ You should consider the overall overhead costs for your business carefully before submitting a tender bid and tender at a rent which is sustainable.
- ▶ You may refer to NEA website at [go.gov.sg/tendernotice](https://go.gov.sg/tendernotice) for the list of successful tender bids in the past 12 months.
- ▶ This information can serve as a reference for you to decide how much you should bid for a stall at a particular hawker centre.
- ▶ If your bid is successful, the bid amount will be the monthly rent that you pay for the stall (before GST).



## WHAT SHOULD I CONSIDER BEFORE TENDERING FOR A STALL?



### 3. What are the other costs involved?



Besides the monthly stall rental, you have to take note of other costs involved to decide how much rent you should bid in order to break even or make sustainable profits. Some examples of these costs are:



- ▶ Service & Conservancy Charges (S&CC);
- ▶ Utilities;
- ▶ Table-cleaning fee (for cooked food stalls only);
- ▶ Dishwashing fees (if any);
- ▶ Wages for hawker assistants;
- ▶ Cost of goods / raw ingredients

### 4. Have I completed and passed the Food Safety Course?

- ▶ If you are operating a cooked food stall, you must complete and pass the Food Safety Course Level 1 (FSC L1) or FSC L1 (Refresher) provided by any of the SkillsFuture Singapore (SSG)-approved training providers listed at <https://www.sfa.gov.sg/food-retail/information-for-food-handlers/information-for-food-handlers>



# HOW DO I TENDER FOR A STALL?

## 1. When is the tender exercise?

- ▶ NEA's tender exercise is typically held from the 13<sup>th</sup> (10.30am) to 26<sup>th</sup> (10.30am) of every month. If the 13<sup>th</sup> or 26<sup>th</sup> falls on a weekend / public holiday, the tender will start / end on the next working day.



## 2. Where can I find information on the stalls available for tender?



- ▶ Visit NEA website at [go.gov.sg/tendernotice](http://go.gov.sg/tendernotice)
- ▶ Details of the tender are published in The Straits Times, Lianhe Zaobao, Berita Harian and Tamil Murasu, on the tender opening day.
- ▶ This information is also displayed on the notice board at our One-stop Information and Service Centre located at HDB Hub (East Wing), 480 Lorong 6 Toa Payoh, #26-01, Singapore 310480.



## 3. What should I prepare before submitting an online tender bid?

From 13 Dec 2023, NEA only accepts online tender bids. You are required to have:

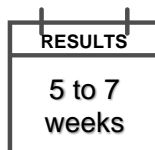
- ▶ Computer / laptop / tablet / mobile phone with internet access;
- ▶ Singpass / Singpass mobile app;
- ▶ A valid email account;
- ▶ Debit card / Credit card / PayNow to make online payment of \$510 (comprising tender deposit of \$500 and non-refundable processing fee of \$10).



For more information, you may refer to the guide on tendering for a hawker stall at [go.gov.sg/tendernotice](http://go.gov.sg/tendernotice).

## WHEN AND WHERE WILL THE TENDER RESULTS BE PUBLISHED?

- ▶ The **5 highest tender bids** may be released 1 week after tender is closed.
- ▶ The **final results** may be released 5 to 7 weeks after tender is closed.
- ▶ The above results will be posted on NEA website at [go.gov.sg/tendernotice](http://go.gov.sg/tendernotice) and displayed on the notice board at our One-stop Information and Service Centre.
- ▶ If your bid is **successful**, NEA will send you a Letter of Offer to digitally sign the Tenancy Agreement.
- ▶ If your bid is **unsuccessful**, NEA will refund your tender deposit of \$500 after the release of tender results.



### IMPORTANT INFORMATION



#### Would I be penalised if I decide not to take up the stall after a successful bid?

- ▶ Successful tenderers who decide not to take up the tenancy of the stall, will have their tender deposit of \$500 forfeited.
- ▶ The tenderer will be debarred from participating in all government/ statutory board tenders and be blacklisted from registering as a hawker, nominee, joint operator or hawker assistant.

# WHAT DO I NEED TO TAKE NOTE FOR THE SIGNING OF TENANCY AGREEMENT?

## 1. What should I prepare before signing the Tenancy Agreement?

- ▶ If you are operating a cooked food stall, you must obtain the Food Safety Course Certificate before the licence to operate the stall can be issued to you.
- ▶ Have a PayNow bank account linked to your NRIC number.



## 2. What do I need to pay?

- ▶ During the signing of Tenancy Agreement, you will need to pay the following:



**1 Rental and S&CC**  
for the first month

**2 Table-cleaning fee**  
(for cooked food stall)

**3 SFA hawkker licence**  
fee for 3 years

**4 Security deposit**  
of 2 months' rent, or a  
minimum deposit of  
\$100 for market stall or  
\$200 for cooked food stall  
(whichever is higher)

**5 Stamp duty**

## 3. I have digitally signed the Tenancy Agreement. What should I do next?

- ▶ Visit our One-stop Information and Service Centre (OSISC) to collect the stall keys.
- ▶ Open a utility account (i.e. electricity, water and gas).
- ▶ Apply to NEA to get approval for Additions & Alterations (A&A) to renovate the stall.
- ▶ Should purchase fire insurance to protect stall contents and personal belongings.
- ▶ You are given up to 3 months to commence operations. However, once the tenancy commences, rental will be collected.



## WHAT DO I NEED TO TAKE NOTE WHEN OPERATING MY HAWKER STALL?



Please take note of the terms in your Tenancy Agreement. Key terms/conditions are highlighted below for your reference:

- ▶ Operate stall personally (subletting of stall is not allowed);
- ▶ You cannot assign your stall to another person;
- ▶ Do not leave your stall vacant or use it for storage purposes;
- ▶ Keep your stall clean and tidy;
- ▶ Your hawker assistant must be a registered food handler (for cooked food stall);
- ▶ Ensure that the gas, electricity or other fuels used for cooking are installed by licensed personnel



Visit <https://www.nea.gov.sg/our-services/hawker-management> to find out more.

### **NEA One-stop Information and Service Centre:**

HDB Hub (East Wing)  
480 Lorong 6 Toa Payoh, #26-01  
Singapore 310480

### **NEA Contact Centre:**

6225 5632