

## TENDER NOTICE

[Closing on **27 December 2022 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 FRUITS *							
Location of Hawker Centre	Stall Number			Approx. Stall Area (m <sup>2</sup> )	Table Cleaning Fee (w/GST)	Current Service & Conservancy Fee (w/GST)	Approved Electrical Design Load
	Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release				
Blk 117 Aljunied Avenue 2	-	<b>#01-36+<sup>^</sup></b>	<b>#01-67<sup>^</sup></b>	6.00	<b>See Note 1</b>	\$193.50	10 Amps
Amoy Street Food Centre*** (7 Maxwell Road, MND Building, Annex B)	<b>#02-087+<sup>^</sup></b>	#02-082 (See Note 1f)	#02-120	5.65	<b>\$430.14</b>	\$140.00	17 Amps
	-	<b>#02-088+<sup>^</sup></b>	-				
	-	#02-106	-				
Berseh Food Centre	<b>#02-052+<sup>^</sup>, #02-053+<sup>^</sup></b>	-	-	7.29	<b>\$470.80</b>	\$140.00	13.6 Amps
Blk 665 Buffalo Road***	-	#01-297	-	6.64	<b>See Note 1</b>	\$201.00	10 Amps
Blk 2 Changi Village Road***	-	<b>#01-24+<sup>^</sup></b>	-	7.00		\$195.00	17.4 Amps
	-	#01-30 (See Note 1f)	-				
Chomp Chomp Food Centre*** (20 Kensington Park Road)	<b>#01-13<sup>^</sup></b>	<b>#01-08+<sup>^</sup></b>	-	6.20	<b>\$385.20</b>	\$140.00	22.9 Amps
	-	#01-10, #01-11	-				
	-	#01-26, #01-30	-				
Commonwealth Crescent Market (31 Commonwealth Crescent)	-	-	<b>#02-064+<sup>^</sup>, #02-066+<sup>^</sup></b>	8.50	<b>\$566.03</b>	\$140.00	14.7 Amps
East Coast Lagoon Food Village (1220 East Coast Parkway)	-	<b>#01-057<sup>^</sup></b>	-	9.00			<b>\$470.80</b>
Blk 105 Hougang Avenue 1	-	-	<b>#02-35<sup>^</sup></b>	9.60	<b>See Note 1</b>	\$191.00	10 Amps
Blk 112 Jalan Bukit Merah	-	-	#01-22	8.82		\$201.00	20 Amps
Maxwell Food Centre (1 Kadayannallur Street)	-	-	#01-032	9.20	<b>\$571.38</b>	\$140.00	14.8 Amps

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

**TRADE: COOKED FOOD or HALAL COOKED FOOD or INDIAN CUISINE or DRINKS or CUT FRUITS \***

Location of Hawker Centre	Stall Number			Approx. Stall Area (m <sup>2</sup> )	Table Cleaning Fee (w/GST)	Current Service & Conservancy Fee (w/GST)	Approved Electrical Design Load
	Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release				
Pasir Panjang Food Centre (121 Pasir Panjang Road)	-	-	#01-44 <sup>^</sup>	5.00	<b>\$449.40</b>	\$140.00	14.1 Amps
Blk 85 Redhill Lane	-	#01-36	-	6.75	<b>See Note 1</b>	\$201.00	20 Amps
Blk 335 Smith Street**	-	#02-003	#02-159+ <sup>^</sup>	8.67		\$209.00	10 Amps
	-	-	#02-060	8.48			
Taman Jurong Market & Food Centre (3 Yung Sheng Road)	-	#03-122	-	8.62	<b>\$425.86</b>	\$140.00	16.8 Amps
Blk 6 Tanjong Pagar Plaza	#02-50+	-	-	6.19	<b>See Note 1</b>	\$201.00	20 Amps
Blk 36 Telok Blangah Rise	-	-	#01-31 <sup>^</sup>	8.46		14.8 Amps	
Blk 93 Toa Payoh Lorong 4	-	-	#01-54 <sup>^</sup>	5.00		\$252.10	24.8 Amps
Blk 531A Upper Cross Street	#01-42 <sup>^</sup>	#02-53	-	6.90		\$209.00	

\* 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.**

<sup>^</sup> **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).**

+<sup>^</sup> **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 Amoy Street Food Centre, Blk 665 Buffalo Road, Blk 2 Changi Village Road and Chomp Chomp Food Centre.**

**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 **December 2022**. 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.
- Please note that stalls **#02-082 at Amoy Street Food Centre and #01-30 at Blk 2 Changi Village Road** are located next to a Halal Cooked Food Stall. The stallholders are to exercise sensitivity in the choice of food type. NEA will determine the sensitivity of the food type before the allocation of stalls.

**Tenders for Rental of Market Stalls at:**

<b>(1) TRADE: PIECE &amp; SUNDRY GOOD or PRESERVED &amp; DRIED GOODS *</b>					
Location of Hawker Centre	Stall Number			Approx. Stall Area (m <sup>2</sup> )	Current Service & Conservancy Fee (w/GST)
	Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release		
Blk 453A Ang Mo Kio Avenue 10	-	#01-135 (Preserved & Dried Goods)	-	8.62	\$88.00
Beo Crescent Market (38A Beo Crescent)	-	#01-52 (Preserved & Dried Goods)	-	7.32	\$67.00
Blk 353 Clementi Avenue 2	-	#01-44 (Piece & Sundry Goods)	-	8.68	\$96.10
Commonwealth Crescent Market (31 Commonwealth Crescent)	-	-	#01-024	8.95	\$79.00
Golden Mile Food Centre (505 Beach Road)	-	#02-218** (Preserved & Dried Goods)	-	8.00	\$67.00
	-	-	#02-162 (Piece & Sundry Goods)	8.20	\$79.00
Blk 159 Mei Chin Road	-	-	#01-15 (Preserved & Dried Goods)	9.00	\$96.00
Blk 335 Smith Street	#01-093 (Piece & Sundry Goods)	-	-	6.50	\$124.00
	-	-	#01-255 (Piece & Sundry Goods)	6.76	

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

\*\* For sale of titbits, biscuits and/or snacks only.

<b>(2) TRADE: PORK or BEEF or MUTTON or POULTRY or FROZEN GOODS * + For <u>HALAL</u> Items only</b>					
Location of Hawker Centre	Stall Number			Approx. Stall Area (m <sup>2</sup> )	Current Service & Conservancy Fee (w/GST)
	Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release		
Blk 117 Aljunied Avenue 2	#01-106	#01-105 (Pork)	#01-123 (Frozen Goods)	3.00	\$93.50
	-	#01-108	-		
Blk 226D Ang Mo Kio Avenue 1	#01-56 (Pork)	-	#01-08 (Poultry)	6.24	\$88.00
Blk 341 Ang Mo Kio Avenue 1	-	#01-105 (Pork)	-	4.83	
Blk 511 Bedok North Street 3	#01-116 (Frozen Goods)	-	-	3.00	\$78.50
Beo Crescent Market (38A Beo Crescent)	-	#01-19 (Frozen Goods)	-	6.11	\$67.00
Blk 41A Cambridge Road	#01-107 (Frozen Goods)	-	#01-101	5.00	\$96.00
	-	-	#01-120 (Frozen Goods)		
Blk 353 Clementi Avenue 2	#01-05 (Frozen Goods)	#01-02	-	5.72	\$90.50
Commonwealth Crescent Market (31 Commonwealth Crescent)	#01-063	-	#01-044 (Beef or Mutton or Poultry or Frozen Goods)	6.95	\$67.00
Blk 69 Geylang Bahru	-	-	#01-97 (Poultry)	6.40	\$99.00
Blk 4A Jalan Batu	#02-20 (Poultry)	-	-	6.75	\$93.50
Blk 6 Jalan Bukit Merah	<b>#01-73+</b> (Frozen Goods)	-	<b>#01-72+</b> (Frozen Goods)	4.80	\$96.00
Blk 159 Mei Chin Road	<b>Poultry</b> #01-35, #01-36	-	-	6.16	\$96.00
Blk 58 New Upper Changi Road	-	#01-54 (Pork)	-	5.28	\$95.50
North Bridge Road Market (861 North Bridge Road)	-	-	<b>#01-49+</b>	5.28	\$67.00
Blk 270 Queen Street	-	#01-37 (Frozen Goods)	-	6.30	\$99.00
Blk 335 Smith Street	#B1-041	-	-	6.58	\$104.00
Tanglin Halt Market (48A Tanglin Halt Road)	#01-091	-	-	4.85	\$67.00
	<b>#01-108+</b>	-	-		
	<b>Frozen Goods</b> #01-083, #01-110	-	-		
Blk 6 Tanjong Pagar Plaza	#01-17 (Poultry)	-	-	6.63	\$96.00
Blk 82 Telok Blangah Drive	#01-31 (Poultry)	-	-	7.00	\$93.63
Blk 127 Toa Payoh Lorong 1	<b>Poultry</b> #01-102, #01-103	-	-	7.06	\$105.91
Blk 74 Toa Payoh Lorong 4	#02-14 (Pork)	<b>Frozen Goods</b> #02-10, #02-12	-	5.76	

\* 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 Hawker Centre	Stall Number			Approx. Stall Area (m <sup>2</sup> )	Current Service & Conservancy Fee (w/GST)
	Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release		
Blk 341 Ang Mo Kio Avenue 1	#01-115	-	-	4.83	\$88.00
Blk 85 Bedok North Street 4	-	#01-172	-	5.76	\$95.50
Blk 665 Buffalo Road	-	-	#01-26	5.29	\$96.00
Blk 41A Cambridge Road	#01-124	-	-	5.00	
Blk 209 Hougang Street 21	-	#01-67, #01-87	-	6.38	\$92.00
Blk 6 Jalan Bukit Merah	#01-66	-	#01-63	4.95	\$96.00
	#01-68	-	-	4.80	
North Bridge Road Market (861 North Bridge Road)	#01-40, #01-42	-	-	5.28	\$67.00
Blk 320 Shunfu Road	-	#01-02, #01-27	-	8.00	\$105.91
Blk 335 Smith Street	#B1-117	-	-	6.58	\$104.00
Tanglin Halt Market (48A Tanglin Halt Road)	-	-	#01-096	4.05	\$67.00
Blk 6 Tanjong Pagar Plaza	-	-	#01-21, #01-22	6.63	\$96.00
Blk 11 Telok Blangah Crescent	#01-29	-	-	6.35	
Tiong Bahru Market (30 Seng Poh Road)	-	#01-128, #01-129	-	5.79	\$67.00
Blk 502 West Coast Drive	-	#01-37	-	9.94	\$93.63

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

**(4) TRADE: BEANCAKES & NOODLES or VEGETABLES or FLOWERS \***

Location of Hawker Centre	Stall Number			Approx. Stall Area (m <sup>2</sup> )	Current Service & Conservancy Fee (w/GST)
	Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release		
Blk 117 Aljunied Avenue 2	#01-148 (Flowers)	-	-	3.00	\$57.50
Blk 511 Bedok North Street 3	-	-	<b>Beancakes &amp; Noodles</b> #01-92, #01-93	3.00	\$49.50
Blk 89 Circuit Road	-	#01-23 (Beancakes & Noodles)	-	5.72	\$57.50
Commonwealth Crescent Market (31 Commonwealth Crescent)	#01-058 (Beancakes & Noodles)	-	-	6.95	\$42.00
Holland Village Market (1 Lorong Mambong)	-	#01-58 (Vegetables)	#01-51 (Beancakes & Noodles)	3.80	\$42.00
Blk 4A Jalan Batu	-	-	#02-26 (Flowers)	6.75	\$57.50
Blk 347 Jurong East Avenue 1	-	-	#01-31 (Beancakes & Noodles)	5.79	\$56.20
Blk 11 Telok Blangah Crescent	-	#01-14 (Vegetables)	-	6.35	\$85.00

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

**(5) TRADE: WHOLE FRUITS or EGGS or ASSORTED SPICES\***

Location of Hawker Centre	Stall Number			Approx. Stall Area (m <sup>2</sup> )	Current Service & Conservancy Fee (w/GST)
	Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release		
Blk 117 Aljunied Avenue 2	#01-153 (Whole Fruits)	-	-	3.00	\$93.50
Blk 511 Bedok North Street 3	-	-	#01-83 (Assorted Spices)		\$49.50
Commonwealth Crescent Market (31 Commonwealth Crescent)	-	#01-046 (Whole Fruits)	-	6.95	\$67.00
Blk 112 Jalan Bukit Merah	#01-25 (Assorted Spices)	-	-	6.24	\$85.00
Blk 347 Jurong East Avenue 1	-	-	#01-32 (Assorted Spices)	5.79	\$56.20

\* 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: 27 December 2022 (Tuesday) @ 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 1<sup>st</sup> of the following month after release of the Tender results i.e. for December 2022 Tender exercise which closed on 27 December 2022, tender results shall be released in about 3 - 4 weeks, and TA shall commence on 1<sup>st</sup> February 2023 (always the 1<sup>st</sup> 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: December 2022) are as set out at NEA's website [www.nea.gov.sg](http://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 13 December 2022**

<b>S/N</b>	<b>Location</b>	<b>R&amp;R Schedule</b>	<b>Tenancy Commencement Date*</b>
1	Blk 117 Aljunied Avenue 2	1 March 2023 to 30 June 2023	1 February 2023
2	Holland Village Market	May 2023 to July 2023 Tentative	1 February 2023

\* Subject to changes

5. The Tanglin Halt Estate has been selected for the Selective En-bloc Redevelopment (SERS) by the HDB. Majority of the residents around Tanglin Halt Market have returned their SERS flats to HDB. Please note that new tenderers at **Tanglin Halt Market** are not eligible for rental rebates.
6. As part of the Smart Nation initiative to promote and incorporate the use of cashless payment, successful tenderers are required to have a **PayNow** account linked to their NRIC number at the point of signing the Tenancy Agreement. If the successful tenderer fails to fulfil this requirement, the tender deposit will be forfeited and the stall will be released to Tender.