TENDER NOTICE

[Opening on 13 November 2026 at 10.30 am]
[Closing on 26 November 2026 at 10.30 am]

Important Notes:

a. *1st Release & Previously Released Stalls with no bids*
All stalls which received single bids under these 2 categories may be re-tendered in the following months.

b. *2nd Release & Subsequent Release Stalls*
All stalls which received single or multiple bids under this category will be awarded.

c. *Assessed Market Rent (AMR) is determined by independent professional valuation. The valuation considers factors such as the location of a hawker centre, footfall and stall size etc. For an estimation of the monthly rental at a hawker centre, please take reference from the "Median Assessed Market Rent For the Hawker Centre".*

d. *Table Cleaning Fee. The range of monthly table cleaning fee indicated serves as a reference for a typical cooked food stall in the respective hawker centre, to assist tenderers in cost estimation only. The actual fee may be lower or higher depending on the table-cleaning contractor for the respective hawker centres.*

e. *Service & Conservancy Charge (S&CC). The range of monthly S&CC indicated serves as a reference to tenderers for cost estimation purpose only. For the actual S&CC, one should refer to the respective Town Council or National Environment Agency (NEA) for the centres under its charge.*

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	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Table Cleaning Fee (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)	Approved Electrical Design Load
				Previously Released with no bids	1st Release	2nd & Subsequent Release		
Amoy Street Food Centre (7 Maxwell Road, MND Building, Annex B)	Yr2026: $1,450 2025: $1,450 2024: $1,450	$400 to $500	$150 to $200	-	#02-131	-	5.70	17 Amps
Blk 630 Bedok Reservoir Road	Yr2026: $1,350 2025: $1,350 2024: $1,350		$200 to $300	-	-	**#01-02^**	8.70	24.8 Amps
Blk 16 Bedok South Road***	Yr2026: $1,100 2025: $1,100 2024: $1,100			-	#01-01 **(See Note 1k)**	**#01-10^** **(See Note 1k)**	9.29	14.8 Amps
Berseh Food Centre (166 Jalan Besar)	Yr2026: $550 2025: $550 2024: $550		$150 to $200	-	**#02-052+^**	-	7.29	13.6 Amps
				-	#02-033	-	10.08	
Blk 665 Buffalo Road***	Yr2026: $1,250 2025: $1,250 2024: $1,250		$200 to $300	-	#01-285 **(See Note 1e)**	-	6.15	10 Amps
				-	#01-314, #01-318	-		
Blk 163 Bukit Merah Central	Yr2026: $1,110 2025: $1,110 2024: $1,110	$300 to $400		-	-	**#02-23+^** **(See Note 1g and 1k)**	6.20	15 Amps
				-	-	**#02-26+^** **(See Note 1g and 1k)**		

* **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	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Table Cleaning Fee (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)	Approved Electrical Design Load
				Previously Released with no bids	1st Release	2nd & Subsequent Release		
Blk 3 Changi Village Road	Yr2026: $1,350 2025: $1,350 2024: $1,350	$400 to $500	$200 to $300	-	-	**#01-72^**	6.96	14.8 Amps
Chomp Chomp Food Centre*** (20 Kensington Park)	Yr2026: $1,750 2025: $1,750 2024: $1,850	$300 to $400	$150 to $200	-	-	**#01-10+^**	6.20	22.9 Amps
				-	-	#01-31		
Blk 79 Circuit Road	Yr2026: $950 2025: $900 2024: $900	$500 to $600	$200 to $300	-	-	**#01-56^ (See Note 1g)**	7.10	14.8 Amps
Blk 79A Circuit Road***	Yr2026: $950 2025: $900 2024: $900			-	-	**#01-75+^**, **#01-79+^ (See Note 1g)**		
				-	-	#01-91 **(See Note 1g)**		
Commonwealth Crescent Market (31 Commonwealth Crescent)***	Yr2026: $630 2025: $630 2024: $630		$150 to $200	**#02-067+^**	#02-098 **(See Note 1f)**	-	8.50	14.7 Amps
				#02-099^	-	-		
Blk 7 Empress Road***	Yr2026: $1,300 2025: $1,200 2024: $1,200	$300 to $400	$200 to $300	-	#01-105	-	7.14	24.8 Amps
Blk 20 Ghim Moh Road	Yr2026: $1,400 2025: $1,400 2024: $1,400	$400 to $500		-	-	**#01-07^ (See Note 1g)**	6.50	25 Amps
Blk 14 Haig Road***	Yr2026: $1,250 2025: $1,250 2024: $1,250			-	-	#01-17 **(See Note 1e)**	7.08	24.8 Amps
Blk 44 Holland Drive	Yr2026: $1,220 2025: $1,220 2024: $1,220	$300 to $400	>$300 **(See Note 1d)**	-	**#02-33^**	-	10.70	20 Amps
Blk 1 Jalan Kukoh	Yr2026: $600 2025: $600 2024: $600		$200 to $300	-	-	**#01-18^ (See Note 1h)**	7.85	17.4 Amps
Blk 84 Marine Parade Central***	Yr2026: $1,550 2025: $1,550 2024: $1,550	$400 to $500		-	-	#01-18 **(See Note 1g and 1k)**	8.40	15 Amps
				-	-	**#01-21^ (See Note 1g and 1k)**		
Blk 32 New Market Road Food Centre	Yr2026: $2,100 2025: $2,100 2024: $2,100	$500 to $600		-	**#01-1124B^**	-	4.48	24.8 Amps
Blk 58 New Upper Changi Road	Yr2026: $1,050 2025: $1,050 2024: $1,050	$300 to $400		-	-	**#01-151^**	8.40	10 Amps
Serangoon Garden Market (49A Serangoon Garden Way)	Yr2026: $1,650 2025: $1,650 2024: $1,650		$150 to $200	-	-	**#01-043^**	9.68	15.5 Amps
Blk 320 Shunfu Road	Yr2026: $1,010 2025: $1,010 2024: $1,010		>$300 **(See Note 1d)**	-	**#02-29+^ (See Note 1i)**	-	13.00	30 Amps
Blk 49 Sims Place	Yr2026: $1,250 2025: $1,250 2024: $1,250		$200 to $300	-	-	**#01-02^**	8.10	24.8 Amps
Taman Jurong Market & Food Centre (3 Yung Sheng Road)	Yr2026: $560 2025: $560 2024: $580		$150 to $200	-	#03-169	-	8.62	16.8 Amps

* **Please choose only <u>ONE</u> type of trade of sale**.

TRADE: COOKED FOOD or HALAL COOKED FOOD or INDIAN CUISINE or DRINKS or CUT FRUITS *								
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Table Cleaning Fee (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)	Approved Electrical Design Load
				Previously Released with no bids	1st Release	2nd & Subsequent Release		
Blk 127 Toa Payoh Lorong 1	Yr2026: $1,375 2025: $1,375 2024: $1,375	$400 to $500	$200 to $300	-	**#02-19^**	-	9.00	10 Amps
Blk 17 Upper Boon Keng Road**	Yr2026: $1,100 2025: $1,100 2024: $1,100	$300 to $400		-	#01-40	-	6.25	14.8 Amps
Blk 90 Whampoa Drive	Yr2026: $1,090 2025: $1,090 2024: $1,090	$500 to $600		**#01-57+^ (See Note 1j)**	-	-	5.98	24.8 Amps
Blk 91 Whampoa Drive	Yr2026: $1,070 2025: $1,070 2024: $1,070			**#01-26^ (See Note 1j)**	-	-		

* **Please choose only <u>ONE</u> type of trade of sale**

\+ ***For Halal Cooked Food only. (<u>Non-Muslim stallholder(s) must obtain Halal Certification from MUIS</u> for the sale of halal food.). Muslim stallholder(s) are excluded from this requirement.***

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 briyani, 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 <u>Blk 17 Upper Boon Keng Road.</u>***

*** ***Not for sale of "Drinks" and "Cut Fruits" at <u>Blk 16 Bedok South Road, Blk 665 Buffalo Road, Chomp Chomp Food Centre, Blk 79A Circuit Road, Commonwealth Crescent Market, Blk 7 Empress Road, Blk 14 Haig Road and Blk 84 Marine Parade Central</u>.***

<u>Note 1</u>:

a. The sale of solely alcohol is not allowed at drink stalls.

b. Stallholders shall not provide disposable crockery and cutlery for use by dine-in patrons.

c. 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.

d. The Service & Conservancy Charge is higher for a stall that is larger in size at **<u>Blk 44 Holland Drive and Blk 320 Shunfu Road.</u>**

e. Please note that stalls **<u>#01-285 at Blk 665 Buffalo Road and #01-17 at Blk 14 Haig Road</u>** are 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.

f. Please note that stall **<u>#02-098 at Commonwealth Crescent Market</u>** is not equipped with an exhaust hood. If stallholder plans to carry out cooking activities that generates 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)**.

g. Please note that stalls **<u>#02-23, #02-26 at Blk 163 Bukit Merah Central, #01-56 at Blk 79 Circuit Road, #01-75, #01-79, #01-91 at Blk 79A Circuit Road, #01-07 at Blk 20 Ghim Moh Road and #01-18, #01-21 at Blk 84 Marine Parade Central</u>** are not equipped with exhaust hood and Electrostatic Air Cleaner (EAC). Heavy cooking which generates excessive fumes, oil and heat are not allowed at these stalls. NEA will determine the food type before the allocation of stalls.

h. Please note that a specialised Fire Suppression System is installed in stall **<u>#01-18 at Blk 1 Jalan Kukoh</u>**. Prior approval has to be obtained from NEA before any alteration/modification can be carried out to the Fire Suppression System.

i. Please note that stall **#02-29 at Blk 320 Shunfu Road** does not have a roller shutter. Stallholder may install it **at his own expense (subject to NEA's requirement).**

j. For **Blk 90 Whampoa Drive and Blk 91 Whampoa Drive**, stallholders are required to:
   a) operate at least 5 days weekly for a minimum of 8 hours a day across 2 mealtimes; and
   b) purchase contents insurance with public liability coverage throughout the tenancy term for protection from unforeseen circumstances.

k. For **Productive Hawker Centres** such as **Blk 16 Bedok South Road, Blk 163 Bukit Merah Central and Blk 84 Marine Parade Central**, stallholders are to subscribe to 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.

Tenders for Rental of Market Stalls at:

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

Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 527 Ang Mo Kio Avenue 10	Yr2026: $675 2025: $675 2024: $675	$50 to $100	-	-	#01-93 (Preserved & Dried Goods)	9.30
Blk 16 Bedok South Road	Yr2026: $730 2025: $730 2024: $730		-	#01-84 (Preserved & Dried Goods)	-	8.64
Blk 115 Bukit Merah View	Yr2026: $330 2025: $330 2024: $330	$100 to $200	-	#01-122 (Piece & Sundry Goods)	-	8.37
Blk 80 Circuit Road	Yr2026: $350 2025: $350 2024: $350		-	-	#01-39 (Piece & Sundry Goods)	11.00
Blk 353 Clementi Avenue 2	Yr2026: $400 2025: $400 2024: $410	$50 to $100	**Preserved & Dried Goods** #01-47, #01-48	**Preserved & Dried Goods** #01-38, #01-41	-	8.68
Blk 4A Eunos Crescent	Yr2026: $580 2025: $580 2024: $580	$100 to $200	-	#01-50 (Piece & Sundry Goods)	-	8.40
Golden Mile Food Centre (505 Beach Road)	Yr2026: $330 2025: $330 2024: $330	$50 to $100	-	#02-209 (Piece & Sundry Goods)	-	8.20
			-	#02-210 (Piece & Sundry Goods)	-	9.00
Blk 112 Jalan Bukit Merah	Yr2026: $300 2025: $300 2024: $300	$100 to $200	-	#02-30 (Preserved & Dried Goods)	-	9.33
Blk 347 Jurong East Avenue 1	Yr2026: $395 2025: $395 2024: $395		-	#01-72 (Piece & Sundry Goods)	-	8.62
Blk 50A Marine Terrace	Yr2026: $260 2025: $260 2024: $260	$50 to $100	-	#01-347** (Preserved & Dried Goods)	-	2.08
Blk 37A Teban Gardens Road	Yr2026: $395 2025: $395 2024: $395		-	#01-29 (Piece & Sundry Goods)	-	10.22
			-	**Preserved & Dried Goods** #01-30, #01-31	-	
Blk 90 Whampoa Drive	Yr2026: $625 2025: $625 2024: $625	$100 to $200	-	#01-46*** (Piece & Sundry Goods)	-	7.96
Blk 92 Whampoa Drive	Yr2026: $600 2025: $600 2024: $600		-	**Piece & Sundry Goods** #01-90*** #01-93***	-	7.70

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

** **No roller shutter.**

*** **Stallholders are required to purchase contents insurance with public liability coverage throughout the tenancy term for protection from unforeseen circumstances.**

(2) TRADE: PORK or BEEF or MUTTON or POULTRY or FROZEN GOODS or FROZEN PROCESSED FOOD * + For HALAL Items only						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 117 Aljunied Avenue 2	Yr2026: $65 2025: $65 2024: $70	$40 to $100	**Frozen Goods or Frozen Processed Food** #01-103, #01-104, #01-131	-	-	3.00
			#01-105, #01-106, #01-108, #01-111, #01-112	-	-	
			#01-107 (Pork)	-	-	
			#01-122 (Pork)	-	**#01-119+** (Frozen Goods or Frozen Processed Food)	7.00
Blk 226D Ang Mo Kio Avenue 1	Yr2026: $210 2025: $210 2024: $210		#01-55 (Frozen Goods or Frozen Processed Food)	-	-	6.24
Blk 341 Ang Mo Kio Avenue 1	Yr2026: $180 2025: $180 2024: $180		#01-114 (Frozen Goods or Frozen Processed Food)	-	-	3.93
			#01-115 (Frozen Goods or Frozen Processed Food)	-	-	4.83
Blk 160 Ang Mo Kio Avenue 4	Yr2026: $270 2025: $270 2024: $270		#01-91 (Poultry)	-	-	6.48
			Frozen Goods or Frozen Processed Food #01-101, #01-104	-	-	
			Pork #01-118, #01-123	-	-	
			#01-121, #01-122	-	-	
Blk 628 Ang Mo Kio Avenue 4	Yr2026: $370 2025: $370 2024: $370		**Frozen Goods or Frozen Processed Food** #01-138, #01-149, #01-178	-	-	6.44
Blk 527 Ang Mo Kio Avenue 10	Yr2026: $270 2025: $270 2024: $270		#01-24 (Pork)	#01-64 (Frozen Goods or Frozen Processed Food)	-	5.52
Blk 511 Bedok North Street 3	Yr2026: $70 2025: $70 2024: $80		**#01-112+**	-	-	3.00
			Frozen Goods or Frozen Processed Food #01-106, #01-116	-	-	
			Pork #01-130, #01-139, #01-140, #01-141	-	-	

* **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.**

(2) TRADE: PORK or BEEF or MUTTON or POULTRY or FROZEN GOODS or FROZEN PROCESSED FOOD * + For **HALAL Items** only						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 538 Bedok North Street 3	Yr2026: $180 2025: $190 2024: $210	$40 to $100	**Frozen Goods or Frozen Processed Food** #01-31, #01-50	-	-	7.28
Blk 630 Bedok Reservoir Road	Yr2026: $170 2025: $190 2024: $190		**Frozen Goods or Frozen Processed Food** #01-57 **#01-68+**, **#01-73+**	**#01-67+** (Poultry)	#01-61	5.28
Blk 16 Bedok South Road	Yr2026: $210 2025: $210 2024: $210		-	-	#01-151 (Poultry)	6.48
			#01-178	-	-	6.24
			#01-180 (Pork)	-	-	
Beo Crescent Market (38A Beo Crescent)	Yr2026: $140 2025: $140 2024: $150		-	-	#01-19 (Poultry)	6.11
Blk 221A Boon Lay Place	Yr2026: $300 2025: $300 2024: $310		#01-12 (Poultry)	-	-	5.29
Blk 115 Bukit Merah View	Yr2026: $150 2025: $150 2024: $160	$100 to $150	#01-157	-	#01-164 (Frozen Goods or Frozen Processed Food)	6.48
			Pork #01-158, #01-161	-	-	
			#01-168+	-	-	
			Frozen Goods or Frozen Processed Food #01-165, #01-166, #01-171, #01-172	-	-	
Blk 41A Cambridge Road	Yr2026: $190 2025: $190 2024: $190		#01-91 (Poultry)	-	-	5.00
			#01-99 (Pork)	-	-	
Blk 80 Circuit Road	Yr2026: $110 2025: $110 2024: $110	$40 to $100	#01-25 (Poultry)	-	-	6.00
Blk 89 Circuit Road	Yr2026: $130 2025: $140 2024: $150		-	-	#01-05 (Frozen Goods or Frozen Processed Food)	5.72
Blk 353 Clementi Avenue 2	Yr2026: $150 2025: $150 2024: $160		#01-06	-	-	5.72
Commonwealth Crescent Market (31 Commonwealth Crescent)	Yr2026: $205 2025: $205 2024: $205		#01-034 (Frozen Goods or Frozen Processed Food)	**Frozen Goods or Frozen Processed Food** #01-057, #01-058	-	6.95
			#01-063	-	-	

* **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.**

(2) TRADE: PORK or BEEF or MUTTON or POULTRY or FROZEN GOODS or FROZEN PROCESSED FOOD * + For HALAL Items only						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 4A Eunos Crescent	Yr2026: $250 2025: $250 2024: $250	$40 to $100	#01-93	-	-	6.56
			#01-100 (Frozen Goods or Frozen Processed Food)	-	-	
			-	-	#01-98 (Frozen Goods or Frozen Processed Food)	6.55
Blk 44 Holland Drive	Yr2026: $300 2025: $300 2024: $300	$100 to $150	#01-27 (Pork)	-	-	6.72
Blk 4A Jalan Batu	Yr2026: $65 2025: $65 2024: $65	$40 to $100	#02-15 (Poultry)	#02-14 (Poultry)	-	6.75
Blk 6 Jalan Bukit Merah	Yr2026: $260 2025: $260 2024: $260	$100 to $150	**Frozen Goods or Frozen Processed Food** #01-68, #01-69, #01-76	-	-	4.80
			-	#01-66 (Frozen Goods or Frozen Processed Food)	-	4.95
Blk 112 Jalan Bukit Merah	Yr2026: $185 2025: $185 2024: $195		#01-36 (Poultry)	-	-	6.24
			Frozen Goods or Frozen Processed Food #01-39, #01-44	-	-	
Kallang Estate Market (17 Old Airport Road)	Yr2026: $80 2025: $90 2024: $90	$40 to $100	#01-045 (Frozen Goods or Frozen Processed Food)	-	-	5.00
			#01-092 (Pork)	-	-	5.90
Blk 50A Marine Terrace	Yr2026: $260 2025: $260 2024: $260		#01-447 (Frozen Goods or Frozen Processed Food)	-	-	2.08
Blk 58 New Upper Changi Road	Yr2026: $270 2025: $290 2024: $310		#01-54	-	-	5.28
North Bridge Road Market (861 North Bridge Road)	Yr2026: $130 2025: $130 2024: $130		#01-18 (Pork)	-	-	
			Frozen Goods or Frozen Processed Food #01-38, #01-44	-	-	
			#01-59+	-	-	
Blk 79 Redhill Lane	Yr2026: $295 2025: $295 2024: $305	$100 to $150	#01-22 (Frozen Goods or Frozen Processed Food)	-	#01-26 (Frozen Goods or Frozen Processed Food)	6.24
Serangoon Garden Market (49A Serangoon Garden Way)	Yr2026: $220 2025: $220 2024: $220	$40 to $100	-	#01-073	-	6.66
Blk 320 Shunfu Road	Yr2026: $230 2025: $230 2024: $230	$100 to $150	#01-28 (Frozen Goods or Frozen Processed Food)	-	-	8.00

***** **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.**

(2) TRADE: PORK or BEEF or MUTTON or POULTRY or FROZEN GOODS or FROZEN PROCESSED FOOD * + For **HALAL Items** only						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 335 Smith Street	Yr2026: $210 2025: $210 2024: $210	$100 to $150	#B1-101 (Frozen Goods or Frozen Processed Food)	-	-	6.58
			#B1-196	-	-	
			#B1-197 (Poultry)	-	-	
Tanglin Halt Market (48A Tanglin Halt Road)	Yr2026: $195 2025: $195 2024: $215	$40 to $100	#01-091 (Poultry)	-	-	4.85
			Beef or Mutton or Poultry or Frozen Goods or Frozen Processed Food #01-106, #01-107	-	-	
			#01-109+, **#01-110+**	-	-	
			Frozen Goods or Frozen Processed Food #01-083, #01-102	-	-	4.05
Blk 6 Tanjong Pagar Plaza	Yr2026: $205 2025: $205 2024: $205	$100 to $150	**#01-15+**	#01-22 (Frozen Goods or Frozen Processed Food)	-	6.63
			Frozen Goods or Frozen Processed Food **#01-17+**, **#01-18+**	-	-	
Blk 37A Teban Gardens Road	Yr2026: $270 2025: $270 2024: $270	$40 to $100	-	#01-77 (Pork)		6.24
Blk 11 Telok Blangah Crescent	Yr2026: $205 2025: $205 2024: $205	$100 to $150	**Frozen Goods or Frozen Processed Food** **#01-30+**, **#01-32+**	-	-	6.35
			Pork #01-54, #01-56	-	-	
Tiong Bahru Market (30 Seng Poh Road)	Yr2026: $300 2025: $300 2024: $300	$40 to $100	-	-	#01-105 (Frozen Goods or Frozen Processed Food)	5.79
Blk 74 Toa Payoh Lorong 4	Yr2026: $160 2025: $160 2024: $160	$100 to $150	#01-11 (Frozen Goods or Frozen Processed Food)	-	-	5.76
			#02-09+, **#02-10+**, **#02-11+**, **#02-13+**	-	-	
Blk 210 Toa Payoh Lorong 8	Yr2026: $160 2025: $160 2024: $160		-	#01-127	-	6.10

* **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.**

(2) TRADE: PORK or BEEF or MUTTON or POULTRY or FROZEN GOODS or FROZEN PROCESSED FOOD * + For **HALAL Items** only						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 17 Upper Boon Keng Road	Yr2026: $175 2025: $175 2024: $175	$40 to $100	#01-110 (Beef)	-	#01-109 (Beef or Mutton or Poultry or Frozen Goods or Frozen Processed Food)	6.48
			#01-112	-	-	
			Frozen Goods or Frozen Processed Food #01-122, #01-130	-	-	
Blk 92 Whampoa Drive	Yr2026: $245 2025: $245 2024: $245		#01-154** (Pork)	#01-97** (Frozen Goods or Frozen Processed Food)	-	6.46
			-	**Pork** #01-150** #01-153**	-	

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

** **Stallholders are required to purchase contents insurance with public liability coverage throughout the tenancy term for protection from unforeseen circumstances.**

+ 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	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 226D Ang Mo Kio Avenue 1	Yr2026: $210 2025: $210 2024: $210	$40 to $100	-	-	#01-20, #01-21	6.24
Blk 160 Ang Mo Kio Avenue 4	Yr2026: $270 2025: $270 2024: $270		#01-102	-	-	6.48
Blk 628 Ang Mo Kio Avenue 4	Yr2026: $370 2025: $370 2024: $370		-	#01-201	-	6.44
Blk 511 Bedok North Street 3	Yr2026: $70 2025: $70 2024: $80		#01-119, #01-127, #01-142, #01-146	#01-118	#01-123	3.00
Blk 630 Bedok Reservoir Road	Yr2026: $170 2025: $190 2024: $190		#01-83, #01-84	-	-	5.28
Blk 16 Bedok South Road	Yr2026: $210 2025: $210 2024: $210		-	#01-190	-	6.24
Blk 221A Boon Lay Place	Yr2026: $300 2025: $300 2024: $310		-	-	#01-79	5.67
Blk 41A Cambridge Road	Yr2026: $190 2025: $190 2024: $190	$100 to $150	#01-120, #01-121, #01-123, #01-124	-	-	5.00
Blk 80 Circuit Road	Yr2026: $110 2025: $110 2024: $110	$40 to $100	#01-02, #01-27	-	#01-29	6.00
Blk 89 Circuit Road	Yr2026: $130 2025: $140 2024: $150		#01-04, #01-72	-	-	5.72
Blk 448 Clementi Avenue 3	Yr2026: $360 2025: $360 2024: $360		-	-	#01-104	6.33
Commonwealth Crescent Market (31 Commonwealth Crescent)	Yr2026: $205 2025: $205 2024: $205		#01-036	-	-	6.95
Blk 4A Eunos Crescent	Yr2026: $250 2025: $250 2024: $250		#01-99	-	-	6.56
Blk 20 Ghim Moh Road	Yr2026: $330 2025: $310 2024: $290		-	-	#01-139	4.80
Blk 44 Holland Drive	Yr2026: $300 2025: $300 2024: $300	$100 to $150	#01-61	-	-	6.72
Blk 105 Hougang Avenue 1	Yr2026: $330 2025: $350 2024: $350	$40 to $100	#01-28	-	-	5.20
Blk 4A Jalan Batu	Yr2026: $65 2025: $65 2024: $65		-	-	#02-18	6.75
Blk 6 Jalan Bukit Merah	Yr2026: $260 2025: $260 2024: $260	$100 to $150	#01-64, #01-65,	-	-	4.80
			#01-70	-	-	4.95
Blk 50A Marine Terrace	Yr2026: $260 2025: $260 2024: $260	$40 to $100	#01-481, #01-529	-	-	2.08
Blk 21 Marsiling Lane	Yr2026: $400 2025: $400 2024: $400		-	#01-33	-	6.27
North Bridge Road Market (861 North Bridge Road)	Yr2026: $130 2025: $130 2024: $130		#01-40	-	-	5.28

* **Please choose only <u>ONE</u> type of trade of sale if not indicated.**

(3) TRADE: FRESH SEAFOOD or PROCESSED RAW SEAFOOD *						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 79 Redhill Lane	Yr2026: $295 2025: $295 2024: $305	$100 to $150	#01-43	-	-	6.24
Blk 335 Smith Street	Yr2026: $210 2025: $210 2024: $210		#B1-054, #B1-100 #B1-105	-	#B1-104	6.58
Taman Jurong Market & Food Centre (3 Yung Sheng Road)	Yr2026: $310 2025: $310 2024: $310	$40 to $100	#01-25	-	-	6.34
Blk 6 Tanjong Pagar Plaza	Yr2026: $205 2025: $205 2024: $205	$100 to $150	-	#01-16	-	6.63
Tanglin Halt Market (48A Tanglin Halt Road)	Yr2026: $195 2025: $195 2024: $215	$40 to $100	#01-096, #01-097, #01-098, #01-099, #01-100, #01-101, #01-103	-	-	4.05
Tiong Bahru Market (30 Seng Poh Road)	Yr2026: $300 2025: $300 2024: $300		-	#01-134, #01-135, #01-136	-	5.79
Blk 74 Toa Payoh Lorong 4	Yr2026: $160 2025: $160 2024: $160	$100 to $150	#01-17, #01-24, #01-31, #01-32	-	-	5.76
Blk 93 Toa Payoh Lorong 4	Yr2026: $140 2025: $140 2024: $140		-	#01-01, #01-02, #01-03	-	5.74
Blk 502 West Coast Drive	Yr2026: $215 2025: $215 2024: $215	$40 to $100	-	-	#01-32	13.02
Blk 92 Whampoa Drive	Yr2026: $245 2025: $245 2024: $245		#01-120**, #01-121**	-	-	6.46

* **Please choose only <u>ONE</u> type of trade of sale if not indicated.**

** **Stallholders are required to purchase contents insurance with public liability coverage throughout the tenancy term for protection from unforeseen circumstances.**

(4) TRADE: BEANCAKES & NOODLES or VEGETABLES or FLOWERS *						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 341 Ang Mo Kio Avenue 1	Yr2026: $180 2025: $180 2024: $180	$40 to $100	**Vegetables** #01-75, #01-76	-	-	4.83
			#01-74 (Vegetables)	-	-	3.93
Blk 511 Bedok North Street 3	Yr2026: $70 2025: $70 2024: $80		#01-74 (Vegetables)	#01-98	-	3.00
			#01-101	-	-	
Blk 538 Bedok North Street 3	Yr2026: $180 2025: $190 2024: $210		#01-56	**Vegetables** #01-54, #01-55	-	7.28
Blk 85 Bedok North Street 4	Yr2026: $240 2025: $240 2024: $240		-	**Flowers** #01-134, #01-136, #01-137	-	5.76
Beo Crescent Market (38A Beo Crescent)	Yr2026: $140 2025: $140 2024: $150		#01-34 (Vegetables)	-	-	6.11
Blk 221A Boon Lay Place	Yr2026: $300 2025: $300 2024: $310		-	-	#01-70 (Beancakes & Noodles)	4.24
Blk 665 Buffalo Road	Yr2026: $320 2025: $320 2024: $320		-	**Vegetables** #01-173, #01-174, #01-175	-	5.29
Blk 41A Cambridge Road	Yr2026: $190 2025: $190 2024: $190		#01-72, #01-73	-	-	5.00
Blk 80 Circuit Road	Yr2026: $110 2025: $110 2024: $110		#01-14	#01-21 (Flowers)	-	6.00
			-	#01-22 (Vegetables)	-	7.00
Blk 89 Circuit Road	Yr2026: $130 2025: $140 2024: $150		-	-	#01-22 (Vegetables)	5.72
Holland Village Market (1 Lorong Mambong)	Yr2026: $150 2025: $150 2024: $160		-	#01-58	-	3.80
Blk 209 Hougang Street 21	Yr2026: $370 2025: $370 2024: $370		-	#01-111 (Vegetables)	-	6.38
Blk 4A Jalan Batu	Yr2026: $65 2025: $65 2024: $65		**Vegetables** #02-07, #02-08, #02-10, #02-11	-	-	6.75
			#02-24	-	-	
Blk 112 Jalan Bukit Merah	Yr2026: $185 2025: $185 2024: $195		#01-25	-	-	6.24
			Vegetables #01-26, #01-27	-	-	
Blk 58 New Upper Changi Road	Yr2026: $270 2025: $290 2024: $310		-	**Vegetables** #01-61, #01-62	-	5.28

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

(4) TRADE: BEANCAKES & NOODLES or VEGETABLES or FLOWERS *						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Tanglin Halt Market (48A Tanglin Halt Road)	Yr2026: $195 2025: $195 2024: $215	$40 to $100	#01-058, #01-059, #01-060, #01-062	-	-	4.05
			#01-061 (Flowers)	-	-	
			Vegetables #01-070, #01-074	-	-	
Tiong Bahru Market (30 Seng Poh Road)	Yr2026: $300 2025: $300 2024: $300		#01-47 (Vegetables)	-	-	5.79
Blk 11 Telok Blangah Crescent	Yr2026: $205 2025: $205 2024: $205		#01-11, #01-14	-	-	6.35
Blk 127 Toa Payoh Lorong 1	Yr2026: $190 2025: $190 2024: $190		-	**Vegetables** #01-08, #01-09, #01-17	-	5.37
Blk 17 Upper Boon Keng Road	Yr2026: $175 2025: $175 2024: $175		-	-	#01-104 (Vegetables)	6.48
Blk 92 Whampoa Drive	Yr2026: $245 2025: $245 2024: $245		-	#01-135** (Vegetables)		6.46

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

** **Stallholders are required to purchase contents insurance with public liability coverage throughout the tenancy term for protection from unforeseen circumstances.**

(5) TRADE: WHOLE FRUITS or EGGS or ASSORTED SPICES*						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 117 Aljunied Avenue 2	Yr2026: $65 2025: $65 2024: $70	$40 to $100	-	-	#01-142 (Whole Fruits)	3.00
Blk 226D Ang Mo Kio Avenue 1	Yr2026: $210 2025: $210 2024: $210		-	-	#01-12 (Assorted Spices)	6.24
Blk 341 Ang Mo Kio Avenue 1	Yr2026: $180 2025: $180 2024: $180		#01-72 (Whole Fruits)	-	-	4.83
Blk 160 Ang Mo Kio Avenue 4	Yr2026: $270 2025: $270 2024: $270		-	-	#01-72 (Whole Fruits)	6.48
Blk 724 Ang Mo Kio Avenue 6	Yr2026: $270 2025: $270 2024: $270		**Whole Fruits** #01-90, #01-91	-	**Whole Fruits** #01-88, #01-89	5.51
Blk 511 Bedok North Street 3	Yr2026: $70 2025: $70 2024: $80		#01-69 (Eggs)	-	-	3.00
			Whole Fruits #01-71, #01-72	-	-	
			#01-83 (Assorted Spices)	-	-	
Blk 85 Bedok North Street 4	Yr2026: $240 2025: $240 2024: $240		-	-	#01-138 (Whole Fruits)	5.76

* **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	Median Assessed Market Rent For the Hawker Centre (per month, before GST)	Service & Conservancy Charge (per month, before GST)	Stall Number			Approx. Stall Area (m^2)
			Previously Released with no bids	1st Release	2nd & Subsequent Release	
Blk 29 Bendemeer Road	Yr2026: $373 2025: $373 2024: $373	$40 to $100	-	-	#01-174 (Eggs)	5.04
Beo Crescent Market (38A Beo Crescent)	Yr2026: $140 2025: $140 2024: $150		-	-	#01-17 (Eggs)	6.11
			-	-	#01-30	
Blk 41A Cambridge Road	Yr2026: $190 2025: $190 2024: $190	$100 to $150	#01-87	-	-	5.00
Blk 13 Haig Road	Yr2026: $130 2025: $130 2024: $130	$40 to $100	-	#01-45 (Eggs)	-	6.49
Blk 4A Jalan Batu	Yr2026: $65 2025: $65 2024: $65		#02-20, #02-21, #02-22	-	-	6.75
Blk 112 Jalan Bukit Merah	Yr2026: $185 2025: $185 2024: $195	$100 to $150	**Whole Fruits** #02-01, #02-02, #02-04	-	-	6.24
North Bridge Road Market (861 North Bridge Road)	Yr2026: $130 2025: $130 2024: $130	$40 to $100	-	#01-30 (Eggs)	-	5.28
Blk 335 Smith Street	Yr2026: $210 2025: $210 2024: $210	$100 to $150	#B1-023 (Whole Fruits)	-	-	6.58
Blk 137 Tampines Street 11	Yr2026: $320 2025: $320 2024: $320	$40 to $100	-	**Assorted Spices** #01-110, #01-111	-	6.02
Tanglin Halt Market (48A Tanglin Halt Road)	Yr2026: $195 2025: $195 2024: $215		-	#01-077	-	4.05
			-	#01-112 (Assorted Spices)	-	
Blk 74 Toa Payoh Lorong 4	Yr2026: $160 2025: $160 2024: $160	$100 to $150	-	-	**Whole Fruits** #01-47, #01-54	5.76
Blk 17 Upper Boon Keng Road	Yr2026: $175 2025: $175 2024: $175	$40 to $100	-	-	**Whole Fruits** #01-105, #01-106, #01-107	6.48

* **Please choose only <u>ONE</u> 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 debarred from holding a Singapore Food Agency (SFA) stall licence. 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. Tenderers must not be renting or a joint operator of two cooked food stalls in markets/hawker centres managed by NEA.

- Undischarged bankrupts who became bankrupt due to unemployment/retrenchment/ill health/failure in previous business venture/liabilities due to guarantees through no fault of his/her own, but are now healthy and ready to operate a small business may tender for a stall. Each undischarged bankrupt is only allowed to rent a maximum of one (1) market/cooked food stall. In the event that an undischarged bankrupt submits bids for more than one (1) market/cooked food stall, and emerges as the highest bidder for more than one (1) market/cooked food stall, NEA reserves the right (but shall not be obliged) to award up to one (1) market/cooked food stall to him. The tender award shall be at the sole discretion of NEA.

- Tenderers are advised to consider the overall overhead costs for their business carefully before submitting tender bids and tender at a rent which is sustainable. Tenderers should conduct an assessment of the location and business volume of the stall. Tenderers may wish to refer to NEA website for the list of successful tender bids in the past 12 months. This information can serve as a reference for tenderers as they decide how much they should bid for a stall in a particular hawker centre. Tenderers shall read carefully the **Terms and Conditions of Tender (Ver 1: Nov 2026)** as set out at **go.gov.sg/tendernotice** which will form part of the terms and conditions of the Agreement. By proceeding with the Tender process, tenderers acknowledge that they understand and agree to be bound by the Terms and Conditions of Tender.

- Tender bids shall be submitted through NEA's electronic tendering system (E-Tender) using FormSG. **Tenderers shall refer to NEA website at go.gov.sg/tendernotice for NEA's E-Tender system.** Tenderers will require SingPass to log into the E-Tender FormSG.

- When submitting the Form of Tender via FormSG, the tendered rent shall not include the Service and Conservancy Charges (S&CC), refuse removal fee, licence fees and the Goods and Services Tax (GST). The NEA reserves the right to revise the S&CC from time to time. The successful tenderer shall bear the GST to be levied on the tendered rent and S&CC. Tenderers shall submit their tendered rent offer to the nearest cent. In the event that the tenderer submits its tendered rent offer with a price containing more than 2 decimal places, the tendered rent shall be rounded to the nearest 2nd decimal place. For example, if the tendered rent offered is $100.336, the final tendered rent used for evaluation shall be rounded to the nearest 2nd decimal place, i.e. $100.34.

- When submitting the Form of Tender via FormSG, tenderers are required to pay a **tender deposit of $500** for each stall tendered for before the tender closing date and time. Payment of the tender deposit can be made by debit card, credit card or PayNow.

- Tenderers are **not to** discuss the bid prices or consult anyone else regarding the tender details (e.g. bid prices, factors used to calculate bid prices, the decision to tender). If tenderers are unable to fill in the Form of Tender by themselves and need to seek assistance from another person, tenderers are to ensure that they do not discuss the bid prices with that or any other person or consult that or any other person regarding the tender details. **Tenderers shall read and comply with the requirements as set in the Terms and Conditions – Anti-Collusion**

Things to Note When Tendering for Hawker/Market Stall			
DO's		**DON'Ts**	
✓	Submit 1 bid per stall by yourself	✗	Ask an agent or another person to submit the bid on your behalf
✓	Complete the Form of Tender through FormSG by yourself	✗	Discuss or share the tender details (e.g. bid prices, factors used to calculate bid prices, the decision to tender etc.) with family members, friends or anyone else
✓	Comply to the 'Declaration on Non-Collusion'	✗	Arrange to tender for the stall with another person

- 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.

- The 5 highest Tender bids may be released within 2 weeks after Tender closing date. When released, the 5 highest Tender bids will be posted on NEA website and displayed on the notice board at our One-Stop Information and Service Centre (OSISC) located at 480 Lorong 6 Toa Payoh, #26-01, HDB Hub (East Wing), Singapore 310480. Tenderers who do not meet the following criteria such as less than 21 years old, non-Singapore Citizen/Permanent Resident or submitted more than 1 bid for the same stall, will be indicated as 'Disqualified' in the 5 highest Tender bids. The Tender evaluation and approval may take about 5 to 7 weeks, depending on the Tender bids and complexity of the evaluation process. The estimated timelines herein serve as guide and are not binding on NEA.

- **The NEA reserves the right not to accept the highest bid or any bid at all and the decision of the NEA shall be final.**

- Once the tender results are finalised, the tender results/bids will be displayed at the NEA website and OSISC Notice Board. The NEA does not place tenderers as reserves. Fresh tenders will be called if the successful tenderers do not take up the stalls.

- As a guide and subject to confirmation by NEA, the Agreement shall commence on the 1st of the following month after the release of the Tender results [i.e. for the Nov 2026 Tender exercise which closes on 26 Nov 2026, tender results shall be released in about 5 to 7 weeks, and the Agreement shall commence on 1 Feb 2027 (always the 1st of the month)].

- The Agreement with any successful tenderer for a cooked food stall or market stall shall be for a period of **thirty-six (36) months**. Subsequent renewals may be refused or granted on such terms and conditions to be determined by the NEA. Where an Agreement has been renewed, the rental may be revised as determined by the NEA. For successful tendered rent that are below the Assessed Market Rent (AMR), the rent at renewal is determined by NEA and NEA may moderate the rental increase at each tenancy term to reach the AMR. For successful tendered rent that are higher than AMR, the NEA will stagger the downward adjustment of tendered stall rentals. At the point of first tenancy renewal, the rental for such stalls will be adjusted downwards by 50% of the difference between their tendered rent and AMR. At the next or subsequent tenancy terms, the NEA will adjust the stall rentals to the AMR.

For example, if the tendered rent is $5,000 in the first tenancy term (Year 1 to 3) and AMR is $1,000, the renewed rental will be $3,000 from Year 4 to 6, and the subsequent renewed rental will be at the AMR of $1,000 from Year 7 to 9.

- After signing the Agreement, stallholders can apply and carry out the Additions & Alterations (A&A) works upon approval. Once the Agreement 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 the Agreement commences.

- For enquiries, please call NEA Contact Centre at 6225 5632, or submit the Online Feedback Form on our NEA website at https://www.nea.gov.sg/feedback.

Important Notes for All Tenderers

- Term of tenancy: 3 years.

- 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 & Alterations (A&A) works to the stall. Any reinstatement works expenses will be borne by the applicant (including, but not limited to, 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 requirements).

- Please note that if the stall does not come with water meter and/or electrical meter and/or gas meter, the successful tenderer shall install the water meter and/or electrical meter and/or gas meter at his own cost and expense.

- If the stall is equipped with Electrostatic Air Cleaner (EAC), stallholder is required to maintain the EAC regularly, i.e at least once every 2 months and ensure that the EAC is in working condition.

- In addition to the payment of the monthly rent, the successful tenderer is required to pay the monthly S&CC, table-cleaning charges (for cooked food stalls only), and SFA stall licence fee (where applicable).

- For cooked food stalls, the successful tenderer and their assistants must submit the SkillsFuture Singapore (SSG) Food Safety Course Certificates at the time of signing the Agreement for the stall. NEA will not issue the SFA stall licence to the successful tenderer to operate the stall if he fails to submit the above document. The tenderer will not be allowed to commence operation of the stall without a food stall licence.

- Please note that during the tenancy period, hawker centres may be affected by **Repairs and Redecoration (R&R)** 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.

- 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.

- As part of the Smart Nation initiative to promote and incorporate the use of cashless payment, successful tenderers are required to have a **PayNow** bank account linked to their NRIC number before signing the Agreement. If the successful tenderer fails to fulfil this requirement, the tender deposit will be forfeited and the stall will be returned to the Tender pool.

A GUIDE TO ARTICLES OF SALE

Item	Trade	Article of Sale
	MARKET STALL	
1	Piece & Sundry Goods	Includes kitchen ware, hardware, textiles, toiletries, clothing, footwear, watches, fashion accessories, costume jewellery, toys, sports accessories. Sale of jewellery, computer games/ videos, handphones and tablets are not allowed. Services such as beauty and photocopying services are also not allowed.
2	Preserved & Dried Goods	Includes salted vegetables/ fish/ eggs, dried prawns, cuttlefish/ mushrooms, onions, garlic, potatoes and provision goods like canned food, cooking oil, sauces, sugar, flour, salt, rice, other condiments, pre-packed titbits (inclusive of biscuits and sweets) and bottled/ canned/ packet drinks (not in chilled form).
3	Pork	Means exclusively pork. Sale of other types of meat together with pork is not allowed.
4	Beef	Means exclusively beef. Sale of other types of meat together with beef is not allowed.
5	Mutton	Means exclusively mutton. Sale of other types of meat together with mutton is not allowed.
6	Poultry	Means exclusively poultry. Sale of other types of meat together with poultry is not allowed.
7	Frozen Goods	Means various types of frozen meat, including the viscera, frozen peas and pre-packed frozen foodstuffs, in a frozen state. Meat in chilled state is not allowed.
8	Frozen Processed Food	Means various types of pre-packed foodstuffs, peas, in a frozen state. Sale of frozen or chilled meat, including the viscera is not allowed.
9	Fresh Seafood	Means fresh fish, squids, prawns, crabs, lobsters and other shellfish. Sale of live frogs and turtles are not allowed.
10	Processed Raw Seafood	Means processed raw seafood products like fish balls, fish cakes and "Yong Tau Foo" items.
11	Whole Fruits	Means all types of fruits in whole. Sale of cut fruits is not allowed.
12	Vegetables	Means all types of vegetables and include roots like lotus roots, sweet potatoes, tapioca, radish and fruits that are used for preparation of meals, like gourds, tomatoes, pumpkin and unripe papayas.
13	Flowers	Means all types of fresh flowers and potted plants.
14	Beancakes & Noodles	Includes bean-cakes, "Mee", "Kway Teow" and "Bee Tai Mak". Sale of bean sprouts and pre-packed vegetarian products are allowed.
15	Eggs	Includes eggs of hens and quails.
16	Assorted Spices	Means all types of assorted spices.
	COOKED FOOD STALL	
1	Halal Cooked Food	Sale of cooked food (Halal) only. Sale of non-halal food is not allowed.
2	Indian Cuisine	Sale of cooked food (Indian cuisine) only. Some examples of Indian cuisine include vadai, thosai, roti prata, nasi briyani, putu mayam, masala/ tandoori chicken. Sale of non-Indian cuisine is not allowed.
3	Cooked Food	Sale of any type of cooked food, and hot and cold desserts.
4	Drinks	Sale of hot and cold drinks which include package/ bottled/ dispenser drinks, small food items like cakes and buns, or sale of other cold drinks such as soya beans drinks, grass jelly drinks, sugar-cane juice. The sale of solely alcohol is not allowed at drink stalls.
5	Cut Fruits	Sale of all types of fruits in ‘cut’ form. Sale of jelly, sugar-cane juice and grinded fruit juice are allowed except bottled/ prepared drinks.