National Environment Agency
Safeguard · Nurture · Cherish

# TENDER NOTICE

**[Opening on 13 October 2026 at 10.30 am]**
**[Closing on 26 October 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<br>2025: $1,450<br>2024: $1,450 | $400 to $500 | $150 to $200 | - | - | **#02-121^** | 5.65 | 17 Amps |
| Blk 226D Ang Mo Kio Avenue 1 | Yr2026: $950<br>2025: $950<br>2024: $950 | | | - | **#01-110+^** | - | 8.89 | 10 Amps |
| Blk 341 Ang Mo Kio Avenue 1 | Yr2026: $1,100<br>2025: $1,100<br>2024: $1,100 | $500 to $600 | | - | - | **#01-13^** | 9.06 | |
| Blk 216 Bedok North Street 1 | Yr2026: $1,250<br>2025: $1,250<br>2024: $1,250 | $300 to $400 | $200 to $300 | - | - | **#01-15+^** | 6.23 | 5.2 Amps |
| Berseh Food Centre (166 Jalan Besar)** | Yr2026: $550<br>2025: $550<br>2024: $550 | $400 to $500 | $150 to $200 | **#01-010^**, **#01-018^** | #01-016 | - | 7.29 | 13.6 Amps |
| | | | | - | #01-022 | - | | |
| | | | | - | #01-030 **(See Note 1e)** | - | | |

* **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 163 Bukit Merah Central | Yr2026: $1,110<br>2025: $1,110<br>2024: $1,110 | $300 to $400 | $200 to $300 | - | - | **#02-23+^ (See Note 1f and 1i)** | 6.20 | 15 Amps |
| | | | | - | - | **#02-26+^ (See Note 1f and 1i)** | | |
| Blk 120 Bukit Merah Lane 1 | Yr2026: $870<br>2025: $870<br>2024: $870 | | | - | **#01-32+^** | #01-44 | 8.19 | 14.8 Amps |
| Blk 115 Bukit Merah View** | Yr2026: $850<br>2025: $850<br>2024: $850 | $400 to $500 | | - | #01-12 | - | 8.52 | |
| Blk 79 Circuit Road | Yr2026: $950<br>2025: $900<br>2024: $900 | $500 to $600 | | **#01-42+^ (See Note 1f)** | - | **#01-56^ (See Note 1f)** | 7.10 | |
| Commonwealth Crescent Market (31 Commonwealth Crescent) | Yr2026: $630<br>2025: $630<br>2024: $630 | | $150 to $200 | **#02-067+^** | - | - | 8.50 | 14.7 Amps |
| | | | | **#02-099^** | - | - | | |
| Dunman Food Centre (271 Onan Road) | Yr2026: $720<br>2025: $720<br>2024: $720 | $300 to $400 | | - | - | **#02-26^ (See Note 1e)** | 6.00 | 11.2 Amps |
| Blk 22B Havelock Road | Yr2026: $700<br>2025: $700<br>2024: $700 | | $200 to $300 | - | - | **#01-25^** | 7.44 | 10 Amps |
| Blk 4A Jalan Batu | Yr2026: $700<br>2025: $700<br>2024: $700 | $400 to $500 | >$300 **(See Note 1d)** | - | - | **#01-22^** | 10.26 | 14.8 Amps |
| Blk 1 Jalan Kukoh | Yr2026: $600<br>2025: $600<br>2024: $600 | $300 to $400 | $200 to $300 | - | **#01-07^ (See Note 1g)** | - | 7.85 | 17.4 Amps |
| Blk 159 Mei Chin Road** | Yr2026: $730<br>2025: $730<br>2024: $730 | | | - | #02-04, #02-25, #02-36 | **#02-44+^** | 8.99 | 24.8 Amps |
| Newton Food Centre*** (500 Clemenceau Avenue North) | Yr2026: $2,350<br>2025: $2,350<br>2024: $2,350 | >$600 | $150 to $200 | - | - | **#01-03^** | 6.75 | 20 Amps |
| Pasir Panjang Food Centre (121 Pasir Panjang Road) | Yr2026: $760<br>2025: $760<br>2024: $760 | $400 to $500 | | **#01-17^** | - | - | 5.40 | 14.1 Amps |
| Blk 85 Redhill Lane | Yr2026: $1,400<br>2025: $1,400<br>2024: $1,400 | $300 to $400 | $200 to $300 | - | **#01-03+^** | - | 6.75 | 20 Amps |
| Sembawang Hills Food Centre** (590 Upper Thomson Road) | Yr2026: $705<br>2025: $705<br>2024: $705 | | $150 to $200 | - | - | #01-017 | 5.00 | 17.6 Amps |
| Taman Jurong Market & Food Centre (3 Yung Sheng Road) | Yr2026: $560<br>2025: $560<br>2024: $580 | | | - | **#03-174+^** | - | 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 36 Telok Blangah Rise | Yr2026: $430<br>2025: $430<br>2024: $430 | $200 to $300 | $200 to $300 | **#01-37^** | - | - | 8.46 | 14.8 Amps |
| Blk 90 Whampoa Drive | Yr2026: $1,090<br>2025: $1,090<br>2024: $1,090 | $500 to $600 | | - | **(See Note 1h)**<br>**#01-04+^,**<br>**#01-57+^,**<br>**#01-71^** | - | 5.98 | 24.8 Amps |
| | | | | - | #01-64<br>**(See Note 1h)** | - | | |
| Blk 91 Whampoa Drive** | Yr2026: $1,070<br>2025: $1,070<br>2024: $1,070 | | | - | #01-08<br>**(See Note 1h)** | - | | |
| | | | | - | **(See Note 1h)**<br>**#01-26^,**<br>**#01-29+^** | - | | |

* **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" and "Cut Fruits" at <u>Berseh Food Centre, Blk 115 Bukit Merah View, Blk 159 Mei Chin Road, Sembawang Hills Food Centre and Blk 91 Whampoa Drive</u>.***

******* ***Not for sale of "Zhi Char", "BBQ Seafood", "Drinks" and "Cut Fruits" at <u>Newton Food Centre</u>. The table cleaning fee at Newton Food Centre is higher as this centre operates the full day till late at night.***

**<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. Service & Conservancy Charge is higher for a stall that is larger in size at **<u>Blk 4A Jalan Batu.</u>**

e. Please note that stalls **<u>#01-030 at Berseh Food Centre and #02-26 at Dunman Food Centre</u>** are not equipped with an exhaust hood. If stallholders plan to carry out cooking activities that generates fumes, oil and heat, the stallholders are required to submit Additions & Alterations (A&A) application for the installation of the exhaust hood **at his own expense (subject to NEA's requirement)**.

f. Please note that stalls **<u>#02-23, #02-26 at Blk 163 Bukit Merah Central, #01-42, #01-56 at Blk 79 Circuit Road</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.

g. Please note that a specialised Fire Suppression System is installed in stall **<u>#01-07 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.

h. 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.

i. For **Productive Hawker Centre** such as **Blk 163 Bukit Merah 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 628 Ang Mo Kio Avenue 4 | Yr2026: $780<br>2025: $780<br>2024: $780 | $100 to $200 | - | **Piece & Sundry Goods**<br>#01-03,<br>#01-24 | - | 7.41 |
| Blk 115 Bukit Merah View | Yr2026: $330<br>2025: $330<br>2024: $330 | | - | #01-115<br>(Piece & Sundry Goods) | - | 8.37 |
| Blk 80 Circuit Road | Yr2026: $350<br>2025: $350<br>2024: $350 | | - | #01-35<br>(Preserved & Dried Goods) | - | 11.00 |
| Blk 353 Clementi Avenue 2 | Yr2026: $400<br>2025: $400<br>2024: $410 | $50 to $100 | **Preserved & Dried Goods**<br>#01-47,<br>#01-48 | - | - | 8.68 |
| Geylang Serai Market (1 Geylang Serai) | Yr2026: $1,250<br>2025: $1,300<br>2024: $1,300 | | - | - | #01-180<br>(Preserved & Dried Goods) | 7.48 |
| Holland Village Market (1 Lorong Mambong) | Yr2026: $525<br>2025: $525<br>2024: $525 | | - | #01-33<br>(Preserved & Dried Goods) | - | 5.25 |
| Blk 505 Jurong West Street 52 | Yr2026: $360<br>2025: $360<br>2024: $360 | $100 to $200 | - | #01-94**<br>(Piece & Sundry Goods) | #01-81**<br>(Piece & Sundry Goods) | 3.00 |
| Blk 159 Mei Chin Road | Yr2026: $340<br>2025: $340<br>2024: $360 | | - | - | #01-17<br>(Preserved & Dried Goods) | 9.00 |
| Blk 270 Queen Street | Yr2026: $580<br>2025: $580<br>2024: $580 | | - | #03-87<br>(Preserved & Dried Goods) | - | 14.82 |
| Blk 335 Smith Street | Yr2026: $530<br>2025: $530<br>2024: $530 | | - | - | #01-096<br>(Piece & Sundry Goods) | 6.50 |
| Blk 36 Telok Blangah Rise | Yr2026: $235<br>2025: $235<br>2024: $245 | | - | #01-21<br>(Preserved & Dried Goods) | - | 9.16 |
| Blk 90 Whampoa Drive | Yr2026: $625<br>2025: $625<br>2024: $625 | | - | #01-91***<br>(Piece & Sundry Goods) | - | 7.96 |

* **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<br>2025: $65<br>2024: $70 | $40 to $100 | **Frozen Goods or Frozen Processed Food**<br>#01-103,<br>#01-104,<br>#01-131 | - | - | 3.00 |
| | | | #01-105,<br>#01-106,<br>#01-108,<br>#01-111,<br>#01-112 | - | - | |
| | | | #01-107 (Pork) | - | - | |
| | | | #01-122 (Pork) | - | **#01-119+**<br>(Frozen Goods or Frozen Processed Food) | 7.00 |
| Blk 226D Ang Mo Kio Avenue 1 | Yr2026: $210<br>2025: $210<br>2024: $210 | | - | #01-55 (Frozen Goods or Frozen Processed Food) | - | 6.24 |
| Blk 341 Ang Mo Kio Avenue 1 | Yr2026: $180<br>2025: $180<br>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<br>2025: $270<br>2024: $270 | | #01-91 (Poultry) | - | - | 6.48 |
| | | | **Frozen Goods or Frozen Processed Food**<br>#01-101,<br>#01-104 | - | - | |
| | | | **Pork**<br>#01-118,<br>#01-123 | - | - | |
| | | | #01-121,<br>#01-122 | - | - | |
| Blk 628 Ang Mo Kio Avenue 4 | Yr2026: $370<br>2025: $370<br>2024: $370 | | **Frozen Goods or Frozen Processed Food**<br>#01-138,<br>#01-178 | #01-149 (Frozen Goods or Frozen Processed Food) | - | 6.44 |
| Blk 527 Ang Mo Kio Avenue 10 | Yr2026: $270<br>2025: $270<br>2024: $270 | | #01-24 (Pork) | - | - | 5.52 |
| Blk 511 Bedok North Street 3 | Yr2026: $70<br>2025: $70<br>2024: $80 | | **#01-112+** | - | #01-117 (Frozen Goods or Frozen Processed Food) | 3.00 |
| | | | **Frozen Goods or Frozen Processed Food**<br>#01-106,<br>#01-116,<br>#01-118 | - | - | |
| | | | **Pork**<br>#01-130,<br>#01-139,<br>#01-140,<br>#01-141 | - | - | |
| Blk 538 Bedok North Street 3 | Yr2026: $180<br>2025: $190<br>2024: $210 | | **Frozen Goods or Frozen Processed Food**<br>#01-31,<br>#01-50 | - | #01-72 (Frozen Goods or Frozen Processed Food) | 7.28 |

* **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 *<br>+ 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 85 Bedok North Street 4 | Yr2026: $240<br>2025: $240<br>2024: $240 | $40 to $100 | - | - | #01-163 (Frozen Goods or Frozen Processed Food) | 5.76 |
| Blk 630 Bedok Reservoir Road | Yr2026: $170<br>2025: $190<br>2024: $190 | | **Frozen Goods or Frozen Processed Food**<br>**#01-68+**,<br>**#01-69+,**<br>**#01-73+** | #01-57<br>(Frozen Goods or Frozen Processed Food) | #01-61 | 5.28 |
| Blk 16 Bedok South Road | Yr2026: $210<br>2025: $210<br>2024: $210 | | - | - | #01-151 (Poultry) | 6.48 |
| | | | #01-178 | - | - | 6.24 |
| | | | #01-180 (Pork) | - | - | |
| Beo Crescent Market<br>(38A Beo Crescent) | Yr2026: $140<br>2025: $140<br>2024: $150 | | - | - | #01-19 (Poultry) | 6.11 |
| Blk 221A Boon Lay Place | Yr2026: $300<br>2025: $300<br>2024: $310 | | #01-12 (Poultry) | - | #01-13 (Poultry) | 5.29 |
| Blk 115 Bukit Merah View | Yr2026: $150<br>2025: $150<br>2024: $160 | $100 to $150 | #01-157 | - | - | 6.48 |
| | | | **Pork**<br>#01-158,<br>#01-161 | - | - | 6.48 |
| | | | **#01-168+** | - | - | |
| | | | **Frozen Goods or Frozen Processed Food**<br>#01-165,<br>#01-166,<br>#01-171,<br>#01-172 | - | - | |
| Blk 41A Cambridge Road | Yr2026: $190<br>2025: $190<br>2024: $190 | | #01-91 (Poultry) | - | #01-114 | 5.00 |
| | | | #01-99 (Pork) | - | - | |
| Blk 80 Circuit Road | Yr2026: $110<br>2025: $110<br>2024: $110 | $40 to $100 | #01-25 (Poultry) | - | - | 6.00 |
| Blk 353 Clementi Avenue 2 | Yr2026: $150<br>2025: $150<br>2024: $160 | | #01-06 | - | - | 5.72 |
| Commonwealth Crescent Market<br>(31 Commonwealth Crescent) | Yr2026: $205<br>2025: $205<br>2024: $205 | | #01-034 (Frozen Goods or Frozen Processed Food) | - | - | 6.95 |
| | | | #01-063 | - | - | |
| Blk 4A Eunos Crescent | Yr2026: $250<br>2025: $250<br>2024: $250 | | #01-100 (Frozen Goods or Frozen Processed Food) | #01-93 | - | 6.56 |
| Blk 44 Holland Drive | Yr2026: $300<br>2025: $300<br>2024: $300 | $100 to $150 | - | #01-27 (Pork) | - | 6.72 |
| Blk 4A Jalan Batu | Yr2026: $65<br>2025: $65<br>2024: $65 | $40 to $100 | #02-15 (Poultry) | - | - | 6.75 |

* **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 6 Jalan Bukit Merah | Yr2026: $260<br>2025: $260<br>2024: $260 | $100 to $150 | **Frozen Goods or Frozen Processed Food**<br>**#01-73+**,<br>#01-76 | **Frozen Goods or Frozen Processed Food**<br>#01-68,<br>#01-69 | - | 4.80 |
| | | | #01-77 | - | - | 4.80 |
| Blk 112 Jalan Bukit Merah | Yr2026: $185<br>2025: $185<br>2024: $195 | | #01-36 (Poultry) | #01-44 (Frozen Goods or Frozen Processed Food) | - | 6.24 |
| | | | #01-39 (Frozen Goods or Frozen Processed Food) | - | - | |
| Kallang Estate Market<br>(17 Old Airport Road) | Yr2026: $80<br>2025: $90<br>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<br>2025: $260<br>2024: $260 | | #01-447 (Frozen Goods or Frozen Processed Food) | - | - | 2.08 |
| Blk 58 New Upper Changi Road | Yr2026: $270<br>2025: $290<br>2024: $310 | | - | #01-54 | - | 5.28 |
| North Bridge Road Market<br>(861 North Bridge Road) | Yr2026: $130<br>2025: $130<br>2024: $130 | | **Frozen Goods or Frozen Processed Food**<br>#01-38,<br>#01-44 | #01-18 (Pork) | - | |
| | | | - | **#01-59+** | - | |
| Blk 270 Queen Street | Yr2026: $215<br>2025: $215<br>2024: $215 | $40 to $100 | | #01-36 (Frozen Goods or Frozen Processed Food) | - | 6.30 |
| Blk 79 Redhill Lane | Yr2026: $295<br>2025: $295<br>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<br>(49A Serangoon Garden Way) | Yr2026: $220<br>2025: $220<br>2024: $220 | $40 to $100 | #01-073 (Pork) | - | #01-065 (Frozen Goods or Frozen Processed Food) | 6.66 |
| Blk 320 Shunfu Road | Yr2026: $230<br>2025: $230<br>2024: $230 | $100 to $150 | #01-28 (Frozen Goods or Frozen Processed Food) | - | - | 8.00 |
| Blk 335 Smith Street | Yr2026: $210<br>2025: $210<br>2024: $210 | | #B1-196 | #B1-101 (Frozen Goods or Frozen Processed Food) | - | 6.58 |
| | | | - | #B1-197 (Poultry) | - | |

* **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 | |
| Tanglin Halt Market (48A Tanglin Halt Road) | Yr2026: $195<br>2025: $195<br>2024: $215 | $40 to $100 | #01-091 (Poultry) | - | - | 4.85 |
| | | | **Beef or Mutton or Poultry or Frozen Goods or Frozen Processed Food**<br>#01-106,<br>#01-107 | - | - | |
| | | | **#01-109+**,<br>**#01-110+** | - | - | |
| | | | **Frozen Goods or Frozen Processed Food**<br>#01-083,<br>#01-102 | - | - | 4.05 |
| Blk 6 Tanjong Pagar Plaza | Yr2026: $205<br>2025: $205<br>2024: $205 | $100 to $150 | **#01-15+** | - | - | 6.63 |
| | | | **Frozen Goods or Frozen Processed Food**<br>**#01-17+**,<br>**#01-18+** | - | - | |
| Blk 11 Telok Blangah Crescent | Yr2026: $205<br>2025: $205<br>2024: $205 | | **Frozen Goods or Frozen Processed Food**<br>**#01-30+**,<br>**#01-32+** | - | - | 6.35 |
| | | | **Pork**<br>#01-54,<br>#01-56 | - | - | |
| Blk 36 Telok Blangah Rise | Yr2026: $140<br>2025: $140<br>2024: $150 | | #01-11 (Frozen Goods or Frozen Processed Food) | #01-12 (Frozen Goods or Frozen Processed Food) | - | 7.20 |
| | | | #01-09,<br>#01-10,<br>**#01-15+**,<br>**#01-16+**,<br>**#01-17+**,<br>**#01-18+**,<br>#01-20 | - | - | |
| Blk 74 Toa Payoh Lorong 4 | Yr2026: $160<br>2025: $160<br>2024: $160 | | #01-11 (Frozen Goods or Frozen Processed Food) | - | - | 5.76 |
| | | | **#02-09+**,<br>**#02-10+**,<br>**#02-11+**,<br>**#02-13+** | - | - | |
| Blk 210 Toa Payoh Lorong 8 | Yr2026: $160<br>2025: $160<br>2024: $160 | | - | - | #01-127 (Frozen Goods or Frozen Processed Food) | 6.10 |
| Blk 17 Upper Boon Keng Road | Yr2026: $175<br>2025: $175<br>2024: $175 | $40 to $100 | #01-110 (Beef) | - | - | 6.48 |
| | | | #01-112 | - | - | |
| | | | **Frozen Goods or Frozen Processed Food**<br>#01-122,<br>#01-130 | - | - | |

* **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 92 Whampoa Drive | Yr2026: $245<br>2025: $245<br>2024: $245 | $40 to $100 | - | #01-154** (Pork) | - | 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.**

\+ **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 160 Ang Mo Kio Avenue 4 | Yr2026: $270<br>2025: $270<br>2024: $270 | $40 to $100 | - | #01-102 | - | 6.48 |
| Blk 527 Ang Mo Kio Avenue 10 | Yr2026: $270<br>2025: $270<br>2024: $270 | | #01-47,<br>#01-64 | - | - | 5.52 |
| Blk 511 Bedok North Street 3 | Yr2026: $70<br>2025: $70<br>2024: $80 | | #01-119,<br>#01-127,<br>#01-142,<br>#01-146 | - | #01-123 | 3.00 |
| Blk 630 Bedok Reservoir Road | Yr2026: $170<br>2025: $190<br>2024: $190 | | #01-74,<br>#01-75,<br>#01-83,<br>#01-84 | - | - | 5.28 |
| Blk 221A Boon Lay Place | Yr2026: $300<br>2025: $300<br>2024: $310 | | - | - | #01-79 | 5.67 |
| Blk 41A Cambridge Road | Yr2026: $190<br>2025: $190<br>2024: $190 | $100 to $150 | #01-120,<br>#01-121,<br>#01-124 | #01-123 | - | 5.00 |
| Blk 80 Circuit Road | Yr2026: $110<br>2025: $110<br>2024: $110 | $40 to $100 | #01-02,<br>#01-27 | - | - | 6.00 |
| Blk 89 Circuit Road | Yr2026: $130<br>2025: $140<br>2024: $150 | | #01-04 | #01-71,<br>#01-72 | - | 5.72 |
| Blk 448 Clementi Avenue 3 | Yr2026: $360<br>2025: $360<br>2024: $360 | | - | #01-97 | - | 6.33 |
| Commonwealth Crescent Market (31 Commonwealth Crescent) | Yr2026: $205<br>2025: $205<br>2024: $205 | | #01-036 | - | - | 6.95 |
| Blk 4A Eunos Crescent | Yr2026: $250<br>2025: $250<br>2024: $250 | | #01-99 | - | - | 6.56 |
| Blk 69 Geylang Bahru | Yr2026: $160<br>2025: $160<br>2024: $160 | | - | - | #01-95 | 6.40 |
| Blk 13 Haig Road | Yr2026: $130<br>2025: $130<br>2024: $130 | | - | - | #01-71 | 6.49 |
| Blk 44 Holland Drive | Yr2026: $300<br>2025: $300<br>2024: $300 | $100 to $150 | #01-61 | - | - | 6.72 |
| Blk 105 Hougang Avenue 1 | Yr2026: $330<br>2025: $350<br>2024: $350 | $40 to $100 | #01-28 | - | - | 5.20 |
| Blk 4A Jalan Batu | Yr2026: $65<br>2025: $65<br>2024: $65 | | - | - | #02-18 | 6.75 |
| Blk 6 Jalan Bukit Merah | Yr2026: $260<br>2025: $260<br>2024: $260 | $100 to $150 | #01-64,<br>#01-65 | - | - | 4.80 |
| | | | #01-66 | #01-70 | - | 4.95 |
| Blk 112 Jalan Bukit Merah | Yr2026: $185<br>2025: $185<br>2024: $195 | | #01-40 | - | - | 6.24 |
| Blk 50A Marine Terrace | Yr2026: $260<br>2025: $260<br>2024: $260 | $40 to $100 | #01-481,<br>#01-529 | - | - | 2.08 |
| North Bridge Road Market (861 North Bridge Road) | Yr2026: $130<br>2025: $130<br>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<br>2025: $295<br>2024: $305 | $100 to $150 | #01-43 | - | - | 6.24 |
| Blk 49 Sims Place | Yr2026: $225<br>2025: $225<br>2024: $225 | $40 to $100 | - | - | #01-117 | 6.40 |
| Blk 335 Smith Street | Yr2026: $210<br>2025: $210<br>2024: $210 | $100 to $150 | #B1-100 | #B1-054,<br>#B1-105 | - | 6.58 |
| Taman Jurong Market & Food Centre<br>(3 Yung Sheng Road) | Yr2026: $310<br>2025: $310<br>2024: $310 | $40 to $100 | #01-25 | - | - | 6.34 |
| Tanglin Halt Market<br>(48A Tanglin Halt Road) | Yr2026: $195<br>2025: $195<br>2024: $215 | | #01-096,<br>#01-097,<br>#01-098,<br>#01-099,<br>#01-100,<br>#01-101,<br>#01-103 | - | - | 4.05 |
| Blk 74 Toa Payoh Lorong 4 | Yr2026: $160<br>2025: $160<br>2024: $160 | $100 to $150 | #01-17,<br>#01-24,<br>#01-31,<br>#01-32 | - | - | 5.76 |
| Blk 502 West Coast Drive | Yr2026: $215<br>2025: $215<br>2024: $215 | $40 to $100 | - | - | #01-32 | 13.02 |
| Blk 92 Whampoa Drive | Yr2026: $245<br>2025: $245<br>2024: $245 | | - | #01-120**,<br>#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<br>2025: $180<br>2024: $180 | $40 to $100 | **Vegetables**<br>#01-75,<br>#01-76 | - | - | 4.83 |
| | | | - | #01-74<br>(Vegetables) | - | 3.93 |
| Blk 511 Bedok North Street 3 | Yr2026: $70<br>2025: $70<br>2024: $80 | | #01-74<br>(Vegetables) | - | #01-98<br>(Flowers) | 3.00 |
| | | | #01-101 | - | - | |
| Blk 538 Bedok North Street 3 | Yr2026: $180<br>2025: $190<br>2024: $210 | | #01-56 | - | - | 7.28 |
| Beo Crescent Market<br>(38A Beo Crescent) | Yr2026: $140<br>2025: $140<br>2024: $150 | | - | #01-34<br>(Vegetables) | - | 6.11 |
| Blk 221A Boon Lay Place | Yr2026: $300<br>2025: $300<br>2024: $310 | | - | - | #01-70<br>(Beancakes & Noodles) | 4.24 |
| Blk 41A Cambridge Road | Yr2026: $190<br>2025: $190<br>2024: $190 | | - | #01-72,<br>#01-73 | - | 5.00 |
| Blk 80 Circuit Road | Yr2026: $110<br>2025: $110<br>2024: $110 | | #01-14 | - | - | 6.00 |
| Blk 89 Circuit Road | Yr2026: $130<br>2025: $140<br>2024: $150 | | - | #01-55 | - | 5.72 |
| Blk 20 Ghim Moh Road | Yr2026: $330<br>2025: $310<br>2024: $290 | | - | #01-116 (Flowers) | - | 4.80 |
| Holland Village Market<br>(1 Lorong Mambong) | Yr2026: $150<br>2025: $150<br>2024: $160 | | - | - | #01-58<br>(Vegetables) | 3.80 |
| Blk 4A Jalan Batu | Yr2026: $65<br>2025: $65<br>2024: $65 | | **Vegetables**<br>#02-07,<br>#02-08,<br>#02-11 | #02-10<br>(Vegetables) | - | 6.75 |
| | | | #02-24 | - | - | |
| Blk 112 Jalan Bukit Merah | Yr2026: $185<br>2025: $185<br>2024: $195 | | #01-25 | - | - | 6.24 |
| | | | **Vegetables**<br>#01-26,<br>#01-27 | | | |
| Blk 159 Mei Chin Road | Yr2026: $135<br>2025: $135<br>2024: $145 | | #01-50,<br>#01-51,<br>#01-54 | - | - | 6.16 |
| Blk 79 Redhill Lane | Yr2026: $295<br>2025: $295<br>2024: $305 | | - | - | #01-95<br>(Vegetables) | 6.24 |
| Blk 335 Smith Street | Yr2026: $210<br>2025: $210<br>2024: $210 | | - | **Vegetables**<br>#B1-138,<br>#B1-147,<br>#B1-148 | - | 6.58 |
| Tanglin Halt Market<br>(48A Tanglin Halt Road) | Yr2026: $195<br>2025: $195<br>2024: $215 | | #01-058,<br>#01-059,<br>#01-060,<br>#01-062 | #01-061 (Flowers) | - | 4.05 |
| | | | **Vegetables**<br>#01-070,<br>#01-074 | - | - | |

* **Please choose only <u>ONE</u> 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 | |
| Tiong Bahru Market (30 Seng Poh Road) | Yr2026: $300<br>2025: $300<br>2024: $300 | $40 to $100 | - | #01-47 (Vegetables) | - | 5.79 |
| Blk 11 Telok Blangah Crescent | Yr2026: $205<br>2025: $205<br>2024: $205 | | #01-11 | #01-14 | - | 6.35 |
| Blk 17 Upper Boon Keng Road | Yr2026: $175<br>2025: $175<br>2024: $175 | | - | - | #01-104 (Vegetables) | 6.48 |

* **Please choose only <u>ONE</u> 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 117 Aljunied Avenue 2 | Yr2026: $65<br>2025: $65<br>2024: $70 | $40 to $100 | - | - | #01-142 (Whole Fruits) | 3.00 |
| Blk 341 Ang Mo Kio Avenue 1 | Yr2026: $180<br>2025: $180<br>2024: $180 | | - | #01-72 (Whole Fruits) | - | 4.83 |
| | | | - | #01-73 (Whole Fruits) | - | 3.93 |
| Blk 724 Ang Mo Kio Avenue 6 | Yr2026: $270<br>2025: $270<br>2024: $270 | | **<u>Whole Fruits</u>** #01-90, #01-91 | - | **<u>Whole Fruits</u>** #01-88, #01-89 | 5.51 |
| Blk 511 Bedok North Street 3 | Yr2026: $70<br>2025: $70<br>2024: $80 | | #01-69 (Eggs) | #01-72 (Whole Fruits) | - | 3.00 |
| | | | #01-71 (Whole Fruits) | - | - | |
| | | | #01-83 (Assorted Spices) | - | - | |
| Blk 29 Bendemeer Road | Yr2026: $373<br>2025: $373<br>2024: $373 | | - | - | #01-174 (Eggs) | 5.04 |
| Beo Crescent Market (38A Beo Crescent) | Yr2026: $140<br>2025: $140<br>2024: $150 | | - | - | #01-30 | 6.11 |
| Blk 665 Buffalo Road | Yr2026: $320<br>2025: $320<br>2024: $320 | $100 to $150 | - | #01-151 (Whole Fruits) | - | 5.29 |
| Blk 41A Cambridge Road | Yr2026: $190<br>2025: $190<br>2024: $190 | | #01-87 | - | - | 5.00 |
| Blk 4A Jalan Batu | Yr2026: $65<br>2025: $65<br>2024: $65 | $40 to $100 | #02-20, #02-21, #02-22 | - | - | 6.75 |
| Blk 112 Jalan Bukit Merah | Yr2026: $185<br>2025: $185<br>2024: $195 | $100 to $150 | **<u>Whole Fruits</u>** #02-01, #02-04 | #02-02 (Whole Fruits) | - | 6.24 |
| Blk 335 Smith Street | Yr2026: $210<br>2025: $210<br>2024: $210 | | #B1-023 (Whole Fruits) | - | - | 6.58 |
| Taman Jurong Market & Food Centre (3 Yung Sheng Road) | Yr2026: $310<br>2025: $310<br>2024: $310 | $40 to $100 | - | - | #01-20 (Whole Fruits) | 6.49 |
| Tanglin Halt Market (48A Tanglin Halt Road) | Yr2026: $195<br>2025: $195<br>2024: $215 | | #01-077 (Whole Fruits) | - | - | 4.05 |
| Blk 74 Toa Payoh Lorong 4 | Yr2026: $160<br>2025: $160<br>2024: $160 | $100 to $150 | - | - | **<u>Whole Fruits</u>** #01-47, #01-54 | 5.76 |

* **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: Oct 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 Oct 2026 Tender exercise which closes on 26 Oct 2026, tender results shall be released in about 5 to 7 weeks, and the Agreement shall commence on 1 Jan 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 Addition and Alteration (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.

**Schedule of Repairs & Redecoration as at 13 Oct 2026**

| S/N | Location | R&R Schedule | Tenancy Commencement Date* |
|---|---|---|---|
| 1 | Blk 36 Telok Blangah Rise | 1 Nov 2026 to 31 Dec 2026 | 1 Feb 2027 |

* Subject to changes

- 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.<br><br>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. |