




INVITATION TO TENDER – AVAILABLE SPACES FOR RENT AT COMMUNITY CENTRES/CLUBS AND OTHER PA PREMISES

Photos	Location	Level/Unit	Type of Trade	Area (SqM)	Area (Sqft)	*Asking rental (\$\$ psf)	Tenure	*Tender Opening Date	*Tender Closing Date	Remarks
	Fengshan Community Club 20 Bedok North Street 2 Singapore 649520	#03-05	Education & Enrichment Preferred	53.43	575.12	\$5.50	3+ 3 years	Tuesday, 21 May 2024	Tuesday, 11 June 2024 / 5pm	Availability: Estimated 3rd Qtr 2024 Site Show: Tuesday 28 May 2024 / 3.00pm – 3.30pm
	Geylang Serai Community Club 1 Engku Aman Turn, Singapore 408528	#01-03	Food & Beverage(Restaurant) Preferred	#01-03 147.04 ORA-58.27 Total:205.31	#01-03-1582.73 ORA-627.21 Total:2209.94	\$5.00	3 + 3 years	Tuesday, 7 May 2024	Tuesday, 28 May 2024 / 5pm	Availability: Estimated 2nd Qtr 2025 Site Show: Tuesday, 14 May / 1.30pm – 2.00pm
	Geylang Serai Community Club 1 Engku Aman Turn, Singapore 408528	#01-04	Food & Beverage(Restaurant) Preferred	#01-04-156.93 ORA-56.17 Total-213.1	#01-04-1689.18 ORA-604.61 Total-2293.79	\$5.00	3 + 3 years	Tuesday, 7 May 2024	Tuesday, 28 May 2024 / 5pm	Availability: Estimated 2nd Qtr 2025 Site Show: Tuesday, 14 May / 2.00pm – 2.30pm
	Geylang West Community Club 1205 Upper Boon Keng Road, Singapore 387311	#01-06	Food and Beverage Cafe Preferred	61.52	662.20	\$3.30	3 + 3 years	Monday, 27 May 2024	Tuesday, 18 June 2024 / 5pm	Availability: Estimated 3rd Qtr 2024 Site Show: Monday, 3 June 2024 / 2.00pm – 2.30pm
	Geylang West Community Club 1205 Upper Boon Keng Road, Singapore 387311	#01-06A	Food and Beverage Cafe Preferred	72.51	780.49	\$2.00	3 + 3 years	Monday, 27 May 2024	Tuesday, 18 June 2024 / 5pm	Availability: Estimated 3rd Qtr 2024 Site Show: Monday, 3 June 2024 / 2.30pm – 3.00pm
	Jalan Besar Community Club 69 Jellicoe Road, Singapore 208737	#01-02A	KTV and Education and Enrichment Preferred	39.51	425.28	\$5.50	3 + 3 years	Monday, 20 May 2024	Monday, 10 June 2024 / 5pm	Availability: Estimated 3rd Qtr 2024 Site Show: Monday, 27 May 2024 / 3.00pm – 3.30pm
	Jurong Green Community Club 6 Jurong West Avenue 1, Singapore 649520	#02-01 #02-02	Education and Enrichment Preferred	31.1 111.9 Total:143	334.76 1204.48 Total:1539.24	\$5.50	3+ 3 years	Tuesday, 28 May 2024	Tuesday, 18 June 2024 / 5pm	Availability: Estimated 2nd Qtr 2025 Site Show: Tuesday, 4 June 2024 / 2.00pm – 2.30pm
	Our Tampines Hub 1 Tampines Walk, Singapore 528523	#B1-K24	A F&B Kiosk Serving Turkish And/Or Mediterranean Cuisine or Kebab	18.96	204.09	Yr 1: \$17.20 psf Yr 2: \$17.60 psf Yr 3: \$18.00 psf Please note that rents offered which are lower than the Minimum Guide Rent will not be considered	3 + 3 years	Friday, 24 May 2024	Friday, 7 June 2024 / 4pm via Gebiz Tender must be submitted through Government Electronic Business (GeBIZ) https://www.gebiz.gov.sg/ptn/opportunity/directlink.xhtml?docCode=PAS000ETT24000065	Availability: Estimated 1 December 2024 Site Show: Friday, 31 May 2024 / 2.30pm to 3.00pm (By Appointment Only)

	Our Tampines Hub 1 Tampines Walk, Singapore 528523	#B1-K5	A F&B Kiosk Serving Fried Snacks/Taiwanese Street Food	39.93	429.81	Yr 1: \$17.70 psf Yr 2: \$18.00 psf Yr 3: \$18.30 psf Please note that rents offered which are lower than the Minimum Guide Rent will not be considered	3 + 3 years	Friday, 24 May 2024	Friday, 7 June 2024 / 4pm via Gebiz Tender must be submitted through Government Electronic Business (GeBIZ) https://www.gebiz.gov.sg/ptn/opportunity/directlink.xhtml?docCode=PAS000ETT24000066	Availability: Estimated 25 October 2024 Site Show: Friday, 31 May 2024 / 3.00pm to 3.30pm (By Appointment Only)
	Our Tampines Hub 1 Tampines Walk, Singapore 528523	#B1-K28	A Kiosk Serving Churros	10.13	109.04	Yr 1: \$14.20 psf Yr 2: \$14.50 psf Yr 3: \$14.80 psf Please note that rents offered which are lower than the Minimum Guide Rent will not be considered	3 + 3 years	Friday, 24 May 2024	Friday, 7 June 2024 / 4pm via Gebiz Tender must be submitted through Government Electronic Business (GeBIZ) https://www.gebiz.gov.sg/ptn/opportunity/directlink.xhtml?docCode=PAS000ETT24000064	Availability: Estimated 12 October 2024 Site Show: Friday, 31 May 2024 / 11.00am to 11.30am (By Appointment Only)
	Wisma Geylang Serai 1 Engku Aman Turn, Singapore 408528	#02-06 #02-06A	Food & Beverage Preferred	70.67 88.3	760.69 950.45	\$3.50	3 + 3 years	Tuesday, 7 May 2024	Tuesday, 28 May 2024 / 5pm	Availability: Estimated 1st Qtr 2025 Site Show: Tuesday, 14 May 2024 / 3.00pm – 3.30pm



Sole Leasing Agent:
Ming Leo
8139 4398
CEA Reg : R061057J
ming.leo@quinvest-chambers.com.sg





Sole Leasing Agent:
Wendy Low
9679 8093
CEA Reg : R056964C
wendy.low@quinvest-chambers.com.sg

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INVITATION TO TENDER – AVAILABLE SPACES FOR RENT AT OUR TAMPINES HUB

**** For Gebiz @ Our Tampines Hub**

	Location	Level/Unit	Preferred Trade	Area (Sqm)	Area (Sqft)	*Asking rental (\$\$ psf)	Tenure	*Tender Opening Date	*Tender Closing Date	Remarks
	Our Tampines Hub 1 Tampines Walk, Singapore 528523	#01-84	A F&B outlet serving Korean Fusion Burger or Asian Dim Sum / Handmade Pau and Chinese noodle/porridge	27.52	296.23	Yr 1: \$21.90 psf Yr 2: \$22.30 psf Yr 3: \$22.70 psf Please note that rents offered which are lower than the Minimum Guide Rent will not be considered	3 + 3 years	Friday, 24 May 2024	Friday, 7 June 2024 / 4pm via Gebiz https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT24000067&origin=email Tender must be submitted through Government Electronic Business (GeBIZ)	Availability: 13 August 2024 Site Show: 30 May 2024 at 4.30pm (to meet outside #01-84 (opposite Fish & Co) Please RSVP by 29 May 2024, 5pm to <ng_siok_fun@pa.gov.sg> and <Claudia_Ng@pa.gov.sg>
	Our Tampines Hub 1 Tampines Walk, Singapore 528523	#03-02	Management of an Indoor Playground Facility	284.81	3,065.69	Yr 1: \$6,200 per month Yr 2: \$6,500 per month Yr 3: \$6,800 per month Please note that rents offered which are lower than the Minimum Guide Rent will not be considered	3 + 3 years	Friday, 24 May 2024	Friday, 7 June 2024 / 4pm via Gebiz https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml?code=PAS000ETT24000068&origin=email Tender must be submitted through Government Electronic Business (GeBIZ)	Availability: 5 November 2024 Site Show: 30 May 2024 at 2.30pm (to meet at 1 Tampines Walk, #02-01 (outside Tampines Regional Library) Please RSVP by 29 May 2024, 5pm to <ng_siok_fun@pa.gov.sg> and <Claudia_Ng@pa.gov.sg>

****Note:**

- Minimum guide base rent shall not be construed as the Final rent. For the avoidance of doubt, rents offered which are lower than the Minimum Guide Rent mentioned in tender document will not be considered. The rental fee offered shall be a fixed figure. No Estimates and/or range is allowed. This Minimum Guide Rent excludes the Service & Conservancy Charge (S&CC) \$1.90psf pm and Advertising & Promotions (A&P) Fee of \$0.30psf pm.
- Closing Date of the Tender is the final date and time that a tenderer should submit his tender proposal. Late submissions are not accepted.
- Monthly Rental fee, Utility charges & Service and Conservancy Charge (S&CC) are subject to the prevailing Goods & Services Tax (GST).
- The area (sq m/sq ft) provided herein for unconstructed and new CC's are subject to final measurement and survey.
- Successful Tenant shall apply to the utility provider for separate electricity and water meters and tenants shall bear all costs of equipment and installation if none exists in the premises.
- Successful Tenant is to apply to the relevant local authority for Change of Use of the premise at their own cost.
- Successful Tenant is to obtain clearance from the Fire Safety Bureau (FSB) at their own cost.
- Cost of appointment for Qualified Person and Licensed Electrical Worker (LEW) are to be borne by the successful Tenant.
- Successful Tenant shall apply for all relevant licenses as required by the local authorities to operate their business, cost of such application shall be borne by the successful tenant.
- The mode of sourcing for tenants is by way of tender. Interested parties, kindly contact the following below-mentioned personnel for Site Show-round and the Tender documents.
- No Commission is payable to the Marketing Agent.
- Should there be a discrepancy between this List of Available Space and the marketing Material and the Tender documents, the information given on the marketing material and the Tender documents shall prevail.