






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


Photos	Location	Level/Unit	Trade	Area (Sqm)	Area (Sqft)	*Asking rental (\$ psf)	Tenure	*Tender Opening Date	*Tender Closing Date	Remarks
	Bukit Panjang Community Club 8 Pending Road, Singapore 678925	#01-03 ORA	Food & Beverage (Coffee Shop / Food Court) Only	177.3 30	1908.44 322.92	\$7.56**	3+ 3 years	Tuesday, 10 October 2023	Tuesday, 31 October 2023 / 5pm	Availability: Estimated 2nd Qtr 2024 Site Show: Tuesday, 17 October 2023 / 1.30pm – 2.00pm **Corrigendum issued on 13 October 2023
	Canberra Community Club 2 Sembawang Crescent, Singapore 757632	#01-03	Food & Beverage Only	41.07	442.07	\$8.00	3 + 2 years	Tuesday, 10 October 2023	Tuesday, 31 October 2023 / 5pm	Availability: Estimated 1st Qtr 2024 Site Show: Thursday, 19 October 2023 / 2.00pm – 2.30pm
	One Punggol 1 Punggol Drive, Singapore 828629	#01-04	Food & Beverage (except for Dessert / Bubble Tea Cafe, Western Cafe, Western / Chinese / Korean / Japanese cuisine Non-fast food Restaurant) Only	66.65	717.41	\$7.50	3 + 3 years	Monday, 2 October 2023	Monday, 30 October 2023 / 5pm**	Availability: Estimated 4th Qtr 2023 Site Show: Monday, 9 October 2023 / 2.30pm – 3.00pm **Corrigendum issued on 20 October 2023
	One Punggol 1 Punggol Drive, Singapore 828629	#01-05	Food & Beverage (Dessert / Bubble Tea Cafe) Only	68.57	738.08	\$4.00	3 + 3 years	Monday, 2 October 2023	Monday, 30 October 2023 / 5pm**	Availability: Estimated 4th Qtr 2023 Site Show: Monday, 9 October 2023 / 3.00pm – 3.30pm **Corrigendum issued on 20 October 2023
	One Punggol 1 Punggol Drive, Singapore 828629	#01-06	Food & Beverage (Western Cafe) Only	118.71	1,277.78	\$8.00	3 + 3 years	Monday, 2 October 2023	Monday, 30 October 2023 / 5pm**	Availability: Estimated 4th Qtr 2023 Site Show: Monday, 9 October 2023 / 3.30pm – 4.00pm **Corrigendum issued on 20 October 2023
	One Punggol 1 Punggol Drive, Singapore 828629	#01-10/11	Food & Beverage (Western / Chinese / Korean / Japanese cuisine Non-fast food Restaurant) Only	186.17	2,003.92	\$8.00	3 + 3 years	Monday, 2 October 2023	Monday, 30 October 2023 / 5pm**	Availability: Estimated 4th Qtr 2023 Site Show: Monday, 9 October 2023 / 4.00pm – 4.45pm **Corrigendum issued on 20 October 2023
	One Punggol 1 Punggol Drive, Singapore 828629	#02-40	Enrichment / Tuition Centre (Mother Tongue) Only	65.36	703.53	\$4.00	3 + 3 years	Monday, 2 October 2023	Monday, 30 October 2023 / 5pm**	Availability: Estimated 4th Qtr 2023 Site Show: Monday, 9 October 2023 / 1.30pm – 2.00pm **Corrigendum issued on 20 October 2023
	One Punggol 1 Punggol Drive, Singapore 828629	#02-43	Enrichment / Tuition Centre (all categories except for Mother Tongue) Only	100.45	1,081.23	\$4.00	3 + 3 years	Monday, 2 October 2023	Monday, 30 October 2023 / 5pm**	Availability: Estimated 4th Qtr 2023 Site Show: Monday, 9 October 2023 / 2.00pm – 2.30pm **Corrigendum issued on 20 October 2023

	Rivervale Community Club 2 Rivervale Close, Singapore 544583	#01-K1	Food & Beverage Preferred	46.75	503.21	\$12.00	3 + 3 years	Tuesday, 26 September 2023	Tuesday, 24 October 2023 / 5pm	Availability: Estimated 1st Qtr 2024 Site Show: Tuesday, 3 October 2023 / 3.30pm – 4.00pm **Corrigendum issued on 16 October 2023
	West Coast Community Centre 2 Clementi West Street 2, Singapore 129605	#01-04	Education & Enrichment Preferred	132	1420.84	\$5.00	3+ 3 years	Tuesday, 24 October 2023	Tuesday, 14 November 2023 / 5pm	Availability: Estimated 2nd Qtr 2024 Site Show: Tuesday, 31 October 2023 / 3.00pm – 3.30pm
	Woodlands Galaxy Community Club 31 Woodlands Avenue 6, Singapore 738991	#03-01	Education & Enrichment Preferred	108.88	1171.97	\$8.45	3 + 3 years	Tuesday, 17 October 2023	Tuesday, 7 November 2023 / 5pm	Availability: Estimated 2nd Qtr 2024 Site Show: Wednesday, 25 October 2023 / 3.00pm – 3.30pm
 <b>QUINVEST CHAMBERS</b> <b>Sole Leasing Agent:</b> Ming Leo 8139 4398 CEA Reg : R061057J ming.leo@quinvest-chambers.com.sg				 <b>QUINVEST CHAMBERS</b> <b>Sole Leasing Agent:</b> Wendy Low 9679 8093 CEA Reg : R056964C wendy.low@quinvest-chambers.com.sg						

**Disclaimer:** This List is prepared by Quinvest Chambers International Property Consultants Pte Ltd (QCI) for information only, as marketing agent for People's Association. The information contained herein including any specifications, illustrations, photographs, plans and any other visual representations is subject to change as may be approved or required by the relevant authorities and cannot form part of any offer or contract or constitute any warranty by People's Association or QCI. While every reasonable care has been taken in providing these information, People's Association and QCI make no representation as to the truth, accuracy or completeness of the information and cannot be held responsible for any inaccuracies, omissions or loss arising from or in reliance placed on the List or any part thereof. Illustrations and any other visual representations in the List and serve only to give an approximate idea of the project and cannot be regarded as statements or representations of fact. All units offered are subject to availability and contract.

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

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

Location	Level/ Unit	Preferred Trade	Area (sq.M)	Area (sq.ft)	Asking Rental (\$/psf)	Tenure	Tender Opening Date	Tender Closing Date	Remarks
 <p>Our Tampines Hub 1 Tampines Walk, Singapore 528523</p>	#03-03, #03-04 and #04 (Part)	An Infant and childcare Centre	1,006.04 sq.m	10,829.01 sq.ft	Yr 1: \$3.50psf Yr 2: \$3.70psf Yr 3: \$3.90psf	3 + 3 years	20 October 2023	03 November 2023, 4pm	<p><a href="https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml">Tender must be submitted through Government Electronic Business (GeBIZ) website. Please click on this link – CTRL+ Link to follow link in BLUE</a>  <a href="https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml">https://www.gebiz.gov.sg/ptn/opportunity/opportunityDetails.xhtml</a></p>

**\*\*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.