

## **Concept and Price Tender (CPT) for Market Village, Punggol Digital District**

*FAQ 1 dated 8 Oct 2024*

**Q: Would the Tender Deposit of amount \$10,964 (per Parcel) be returned to the tenderers if they are not awarded the tender?**

A: The Tender Deposit will be returned to unsuccessful tenderers via bank transfer after the tender has concluded.

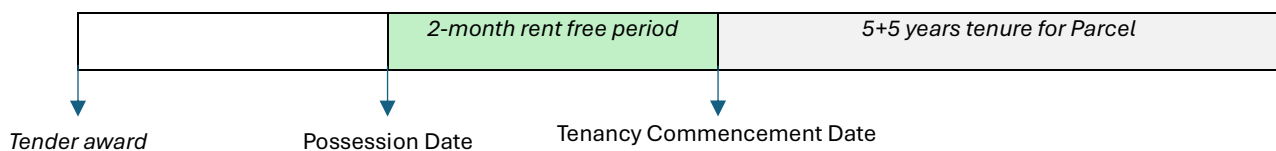
For the avoidance of doubt, tenderers are to note that the Tender Deposit amount of \$10,964 applies for one Parcel only; tenderers who are bidding for more than one Parcel would need to submit a Tender Deposit for each Parcel.

**Q: What does the Service Charge cover?**

A: The service charge of \$4.20 psm pm (over the total NLA of each Parcel, including the ORA) is an Estate Service Charge levied for the general operations and maintenance of the common and centralised facilities and service provisions within the estate for all occupants within PDD.

**Q: Is there a rent-free period given to the Successful Tenderer of each Parcel?**

A: The Successful Tenderer of each Parcel is entitled to a two-month rent-free period. The rent-free period commences upon the handover of the premises to the Successful Tenderer (“Possession Date” of site). The tenancy commences immediately after the rent-free period (“Tenancy Commencement Date”), which equivalent to two months after the Possession Date of the site in this case.



**Q: What is the percentage of revenue to be shared with JTC?**

A: The revenue share for Market Village is fixed at 1.5% of the GTO per month for the first 5 years of tenancy. The optional term of 5 years would be renewed at JTC’s discretion and be subjected to market rental rates.

**Q: What is the Security Deposit amount to be paid by the Successful Tenderer?**

A: The Successful Tenderer of each Parcel would have to pay a Security Deposit equivalent to 3 months’ tendered base rent to JTC upon acceptance of the Tenancy Offer issued by JTC. Tenderers can refer to *Conditions of Tender - Appendix 6 (Draft Tenancy Offer)* for a specimen of the tenancy terms and conditions for Market Village.

**Q: Are there any restrictions on live band/ music at Market Village?**

A: JTC encourages tenderers to propose initiatives that would make the space lively and vibrant on weekday evenings and weekends, while taking into consideration the potential dis-amenities towards the nearby communities (e.g. HDB residents at Punggol Point Cove, SIT students). The Successful Tenderer would also need to obtain the regular licenses to conduct any live bands or music at Market Village and should adhere to the guidelines stipulated by the relevant agencies.

**Q: Why is there a District Cooling System (DCS) at PDD?**

A: PDD is Singapore's first smart and sustainable business district that showcases our Smart Nation ambitions and will be the largest Green Mark Platinum mixed-use district in Singapore. As part of a holistic estate-wide strategy to promote a more sustainable district management, PDD will house Singapore's first urban district-level smart grid as well as integrated utilities such as an interconnected district cooling plant with a combined cooling capacity of over 30,000 refrigeration tons and an underground pneumatic waste conveyance system. Across the district, solar panels will be installed across rooftops producing over 3,000 megawatt hours of clean energy annually, equivalent to the annual energy consumption of 11,000 three-room Housing and Development Board flats.

The Successful Tenderer(s) of Market Village would need to signed a separate Chilled Water Service Agreement (CWSA) with our appointed DCS operator, Engie, to obtain chilled water supply to the Parcels. The rates for the chilled water would be negotiated between the Successful Tenderer(s) and Engie.

Lastly, as part of JTC's commitment in sustainability, all tenants at PDD would have to adhere to the Green Building Requirements stipulated as part of the tenancy documents throughout the tenancy term(s).

**Q: What is the handover condition of Market Village?**

A: Market Village would be handed over on a core-and-shell basis to the Successful Tenderer(s). Tenderers can refer to *Conditions of Tender - Appendix 1 (Brief Details of Premises)*, *Annex 1B\_Floor Plans for Market Village*, and *Annex 1C1\_Market Village Ceiling Plans* for more details on the specifications and handover condition of each Parcel. Any additional fitting out works beyond the baseline specifications stated in the aforementioned documents would be at the Successful Tenderer's own cost and expense.

**Q: Is there any gas provision at Market Village?**

A: There are gas pipes connected to each Parcel of Market Village. Please refer to *Appendix 1 (Brief Details of Premises)* for more details.

**Q: Where is the nearest waste disposal area for Market Village's tenants?**

A: The nearest bin centre is located at Basement 2 of Tower 10.