

APPENDIX 4 TO CONDITIONS OF TENDER

TECHNICAL CONDITIONS OF TENDER

Annex-4A : Tenancy Design Guidelines

Annex-4B : Technical Requirements

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(Unless the context otherwise requires, terms and references used in this Appendix have the same meaning and construction as defined or construed in the Conditions of Tender for the aforesaid Tender.)

ANNEX 4A: TENANCY DESIGN GUIDELINES

The following are guidelines to be adhered with for the Tender. The Successful Tenderer shall ensure that the guidelines stated in this Tender are complied with throughout the tenancy Term.

JTC will review the architectural design elements submitted in the Tenderer's Concept Proposal so as to achieve the objectives of the Tender, the original design and intent of PDD and/or Market Village, and ensure compliance with this Annex 4A. In this regard, JTC will require improvements to the Successful Tenderer's proposal for any guidelines which are not adhered to. The Successful Tenderer is required to address comments from JTC and incorporate the necessary changes in the plans when the Successful Tenderer seeks JTC's prior written consent before commencing any works at the premises.

In addition, proposed works that are visible from external/public area – such as signage works and works to the Outdoor Refreshment Area (ORA) – is subject to JTC approval's before commencement of the works.

Upon the completion of the CAPEX Works, JTC will conduct site inspection(s) to verify if the works have been carried out in accordance with the plans submitted by the Successful Tenderer and approved by JTC.

The Tenderer shall be fully bound by the contents of their proposal and shall not be entitled to amend or deviate from the proposal after submission, without the written approval of JTC.

Please refer to “**Annex 4A1_TDG**”, “**Annex 4A2_Shopfront Control Illustrations**” and “**Annex 4A3_Shopfront Type Legend**” for more details.

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ANNEX 4B: TECHNICAL REQUIREMENTS

Whilst every care and attention has been taken in the compilation and preparation of all information, JTC does not warrant that the contents herein represent all the conditions and requirements of the relevant public authorities/Public Utility Licensees in respect of the proposed Fitting Out Works at the Premises or that they are free from errors or omissions whatsoever. The contents herein are subject to changes by the relevant public authorities/Public Utility Licensees concerned.

A summary of the initial services requirements of the relevant public authorities/Public Utility Licensees is set out herein serves only as an indication of the possible work involved with regards to the scope of services requirements and is by no means exhaustive or final.

Mechanical and Electrical (M&E) Systems

1 Conformity with Regulation, Codes, Standards and Specifications

1.1 All proposed works shall comply with the relevant codes of practices, standards and regulations stipulated by the relevant authorities of Singapore.

2 Diversion and Provision of Utilities Services (if applicable)

2.1 The Successful Tenderer shall ensure that the following requirements are complied with:

2.1.1 Consult and liaise directly with the relevant public authorities/Public Utility Licensees regarding the actual locations of all service mains within the Premises and on the requirements and conditions for services diversion and provision, if any, prior to the commencement of any works at the Premises. All necessary precautions shall be taken by the Successful Tenderer to safeguard the service mains before they are diverted.

2.1.2 Ensure that all service mains that do not need to be diverted are identified and provided with protection, if necessary, throughout the construction period of the Premises. The cost of repairs to any damaged service main as a result of works carried out by the Successful Tenderer shall be borne by the Successful Tenderer.

2.1.3 Arrange with the relevant public authorities/Public Utility Licensees and pay for the cost of any diversion and/or “capping off” of existing services, provision of service mains and connection fees if any, in connection with the proposed works at the Premises.

- 2.1.4 Consult and liaise directly with the relevant public authorities/Public Utility Licensees to provide all the internal distribution for water, electricity, gas, drainage and sanitary discharge for the proposed works at the Premises.
- 2.2 The Successful Tenderer shall comply with all the necessary requirements as stipulated by the relevant public authorities/Public Utility Licensees.
- 2.3 The Successful Tenderer shall at its own cost and expense install separate utility meters and pay for consumption of utility direct to the Public Utilities Board (PUB), SP Services Ltd and SP PowerGrid Ltd.
- 2.4 The Successful Tenderer shall at its own cost and expense make its own arrangements with the relevant service Departments or public authorities and shall pay for its own service connection including any diversion and provision of service mains. The Successful Tenderer shall also provide for its own internal distribution for water, electricity and sanitary discharge including sewer line, construction of substation or transformer in connection with the proposed usage. Any new service lines serving the Premises shall be contained within the boundary of the Premises.
- 2.5 The Successful Tenderer shall also comply with the requirements of the relevant Departments or public authorities in relation to his service requirements such as provision of an electrical substation or transformer room etc. if required by SP PowerGrid Ltd.
- 2.6 The Successful Tenderer shall liaise with the Telecommunication System Licensee pursuant the provisions of the Telecommunications Act, for the telecommunication supply at the Premises.
- 2.7 If necessary, the Successful Tenderer shall provide the facilities for telecommunication services, such as Telecom riser ducts, lead-in pipes and manholes etc., within the Premises. All Telecom facilities shall be provided according to the prevailing Infocommunications Media Development Authority (IMDA) of Singapore's "Code of Practice for Info-communications Facilities in Buildings".
- 2.8 The Successful Tenderer is advised to approach the Telecommunication Facility Co-ordination Committee (TFCC) and StarHub Cable Vision Ltd (SCV) early during the planning stage for consultation on the location and diversion of existing Telecom services with the Telecommunication System Licensees, proposed connection and design of Telecom facilities. The detailed Telecom facilities shall be submitted and duly verified by TFCC and SCV, and approved by IMDA of Singapore prior to commencement of works.

Civil and Structural (C&S)

All proposed works shall comply with the relevant codes of practices, standards and regulations stipulated by the relevant authorities of Singapore