



**SPORT SINGAPORE (THE “SPORTSG”) FACILITIES
REQUIREMENTS FOR SUBMISSION OF PROPOSAL**

The premises listed shall be available for submission of proposal by prospects and prospects shall be deemed to have done the necessary due diligence upon submission of proposal.

The premises shall be leased out in their original bare/current (“as is where is”) condition at the discretion of SportSG and in the current/previous approved usage (excluding for the fixtures and fittings belonging to the current Tenant). Prospects are advised to exercise due diligence and carry out their checks on current approved usage, enhancement and/or applications including Change of use, etc required for the proposed business operations and all costs borne fully by the prospects. No maintenance, renovation or rectification works will be carried out by SportSG.

190 Stadium Boulevard Singapore 397800

Leased Area	Estimated Area (sqm)⁶	Preferred Usage <i>(Other trades submitted may not be considered for further evaluation)¹</i>	Guide Rent (\$pm)	Estimated S&CC (\$pm)₂	Guide Lease Term
Main Premises	715.20	F&B	\$50,000.00	\$772.42	First 3 years + Option to renew for remaining term expiring 30 June 2030 ⁵
Bin Centre	25.70	Refuse disposal to support the F&B operations <i>(All costs for maintenance and related refuse disposal services borne by Tenant)</i>	\$400.00	\$27.76	
<i>(Optional)</i> Lane Only - Drive Through	96.10	Drive Through Service to support the F&B operations <i>(All costs for construction; maintenance and related services borne by Tenant)</i>	\$8,000.00	\$103.80	

Site viewing is MANDATORY for submission to be considered. Prospects are required to register their particulars with SportSG on <https://www.activesgcircle.gov.sg/marketplace>

INFORMATION:

1. Where the tenderer's proposal/proposed usage differs from the above, SportSG reserves the right to exclude the respective submission/proposal from further assessment/evaluation. Tenderers' proposed use /concepts are subject to URA's guidelines if they fall within the usage category.
2. **For proposals to be considered, it is mandatory to comply with Health Promotion Board's "Healthier Food and Beverage Policy" or is on HPB's Healthier Dining Partner Programme.**
3. Service and Conservancy Charges (S&CC) is estimated at a rate of \$1.08 psm per month or at such other rate or rates as may be prescribed by the Landlord and subject to changes from time to time.
4. Electricity Account Management Fees may be applicable at such other rates as may be prescribed by the Landlord's Appointed Electricity Retailer and determined by the capacity of the distribution board/s in the premises.
5. The Tenant shall pay all charges (including any taxes imposed now or in the future) in respect of utilities, including but not limited to gas, water, electricity, water borne sewerage system (if any) imposed by the utility supplier or other Authorities in respect of the said premises.
6. Options to renew (if any) are at the discretion of SportSG and subject to subsequent approvals by other relevant authorities, at prevailing market rent to be determined during renewal.
7. All floor areas stated herein are estimated figures only.
8. Requests for use/access to additional space/facilities shall be submitted to Landlord for prior approval. Fees and all other charges relating to the request may apply.
9. Proposals will be evaluated based on (1) Design Concept; (2) Offered Rent; (3) Financial Record; (4) Experience (Track Record), Company Profile, Market Reputation.

**** Tender Interview/s may be conducted via online TEAMS or Face-to-Face Meeting. More information will be furnished in due course.**

SUBMISSION DETAILS:

Kindly be informed that the following documents shall be required to be submitted in full. Prospects may submit any information over and above the required as they shall deem necessary.

Documents to be submitted and attention to SportSG in sealed envelope:

- 1) Letter of Intent (printed on the prospect's company letterhead).
*Do not amend any terms and conditions on the letter of intent.
 - 2) Intent deposit in the form of a cheque/cashier's order equivalent to nett offered rent per month stated in the Letter of Intent (Payable to 'Singapore Sports Council').
 - 3) Latest Business registration profile with ACRA AND Questnet report on:
 - a. **Enhanced Individual Search** for sole proprietor.
 - b. **Enhanced Corporate Search** for company.
 - 4) Business operations experience and preceding **3 years of audited financial records OR last 2 years of Notice of Assessment for sole proprietor.**
 - 5) Proposed business trade and concept including sports concepts or collaborations with SportSG.
 - 6) Brief of business proposal [Concept to include i) photo examples ii) services/products offered to include price list, etc/course fees etc.].
 - 7) Proposed design/layout plan/renovation details including works schedule, etc.
 - 8) Copy of front and back NRIC/FIN/Employment pass of authorized signatory.
 - 9) Requests for use/access to additional space/facilities (for supplementary uses, if any).
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Things to Note:

- 1) The premises shall be leased out in their original bare/current (“as is where is”) condition at the discretion of SportSG and in the current/previous usage. Any enhancements, additions and/or applications including Change of Use with URA, Fire Safety Bureau clearance, appointment for Qualified Person (QP)/Licensed Plumber/Licensed Electrical Worker (LEW) etc required for the fit out works proposed shall be carried out and kept strictly and confined to within the demarcated area. All related costs including installation, renovation, upgrading etc. are to be borne by the Successful Tenderer/s and copies of all the certifications and approved as-built drawings are to be submitted to SportSG upon completion of fit out. All works, concepts, proposals, designs, pricing proposed by the Successful Tenderer/s for the Demised Premises shall be subject to the prior written approvals of SportSG and/or its representative’s, all relevant government agencies, and competent authorities. The Successful Tenderer/s shall be responsible for obtaining all such approvals at his own cost and expense and shall furnish evidence of such approvals and copies of all the certifications and approved as-built drawings to SportSG and/or its representatives.
- 2) Please note that **ALL tenants are to strictly comply** with Health Promotion Board’s “Healthier Food and Beverage Policy” which will apply to all settings within government premises, regardless of trades.
 - a. Retailers, Takeaway & Bakery – to comply with 100% healthier drinks.
 - b. All other F&B categories, including Restaurant, café, Snack bar, Eating house/Canteen/Food court etc – Option to become HPB OR comply with the Policy.
 - c. All other trades/tenants are to comply with the policy in relation to any drinks sold or supplied at the premises.
 - d. Please refer to HPB’s website below for more information.
<https://hpb.gov.sg/healthy-living/food-beverage/wog-healthier-food-and-beverage-policy>
- 3) Please note that the Successful Tenderer/s are to adhere to the Building/Relevant Authority’s requirements for Green Mark Certification under the BCA Green Mark Scheme or SG Green Plan. F&B tenants may be required to comply with the initiatives of the SG Green Plan i.e. no disposables allowed for dine-in at the outlet/s etc.
- 4) SportSG may also require the Successful Tenderer/s to engage SportSG’s appointed LEW in relation to any electricity related works i.e. power upgrade etc. and all related costs to be borne by the Successful Tenderer/s and subject to SportSG’s final approval.
- 5) Any proposed fit out, enhancements or additions which may include plumbing & sanitary, sewerage etc are to be submitted to SportSG for review and all related costs including installation, renovation, upgrading, vetting fees, engaging Licensed Plumber etc. are to be borne by the Successful Tenderer/s.
- 6) The Successful Tenderer/s shall apply to the relevant authorities for installation of electricity and water meters and all related costs are to be borne by the Successful Tenderer/s. Prior to commencement of fit out works, SportSG may require the Successful Tenderer/s to install temporary meters for calculation of utility usage and/or charge a fixed utility rate in lieu of a temporary utility meter/s.
- 7) Notwithstanding the present boundary of the Premises, the Successful Tenderer shall surrender to SportSG free of charge any part or parts of the Premises as may be required by the Authorities from time to time for roads, drainage or public purposes as may be declared or notified to the Successful Tenderer in a notice by SportSG or the Authorities and the Successful Tenderer shall accept as conclusive evidence that such part or parts of the Premises is or are required for the purpose declared or notified in the said notice. No claims for compensation, damages or otherwise shall be made by the Successful Tenderer against SportSG or the relevant Authorities in respect of the aforesaid surrender.

- 8) The Successful Tenderer shall carry out the Periodical Inspection of Building (PIB), as required by the relevant authorities. The inspection report shall be submitted to SportSG for records when requested.
- 9) The Successful Tenderer shall remove all refuse generated by the Premises to the said Bin Centre at their own cost daily. The Successful Tenderer shall also maintain the Bin Centre in an operational and clean/ hygienic condition in accordance with the relevant government authorities' regulations and guidelines. In addition, the Successful Tenderer shall undertake the maintenance or any repair work to upkeep the exterior and interior of the entire Bin Centre.
- 10) Shop Signage or advertisements of any kind shall be submitted to Landlord for prior approval. Fees may apply, subject to Landlord's review.
- 11) The Successful Tenderer shall ensure that there shall be no third-party advertisement/branding allowed on the Premises at any time (including without limitation to façade of the Demises Premises, on the all furniture, fixtures or fittings). Promotional signs (e.g. lunch menu promotion), directional signs or any signs other than the main Signage of the establishment shall be kept within boundary and may be subject to monthly fees, as prescribed by the Landlord.
- 12) The Successful Tenderer/s shall make the following payments (where applicable) upon signing the Letter of Acceptance and/or Tenancy Agreement:
 - a. Security deposit equivalent to 3 months of Rent and S&CC
 - b. First month advance Rent and S&CC
 - c. Renovation deposit
 - d. Stamp Duty
- 13) All rates are subject to GST and any other taxes, fees and charges which may apply.
- 14) The rent-free fitting-up period shall be for the period of fitting up of the Demised Premises, capped at the maximum of one (1) month and must be utilized by the Tenant within 6 months from the date of commencement of the Term. For the avoidance of doubt, during this fitting-up period, the Tenant shall not commence any business. Rent free may be prorated accordingly. It shall be processed only after the completion of such works and SportSG and/or its representative's review of completed documents. The approved fit-out documents are to be duly endorsed by the relevant certified technical professionals at the Tenant's own cost.
- 15) There is no rent-free provided for reinstatement works of the Demised Premises. Reinstatement works & its related costs are to be planned for, carried out and completed within the Tenancy Term. Rent and all other charges remain payable until the expiry of the term.
- 16) The prospect is deemed to have read and accepted the marketing materials and shall ensure that all the information and particulars provided in respect of its submissions are true, accurate and complete.
- 17) Any Tenderers found to be in breach, termination/abandonment of contracts, providing false information and withdrawals of offers after the Closing Date of the Tender/Marketing may be subject to forfeiture of deposits, penalties and/or debarment actions from future government tenders.
- 18) In the event that SportSG seeks clarification upon any aspect of the proposal, the prospect shall provide full and comprehensive response within three (3) working days of receiving SportSG and/or the representative's notification.
- 19) SportSG reserves the right (i) to allocate the appropriate scoring for any missing information which are required in the evaluation assessment (ii) to reject any submissions that are incomplete or not in accordance with the above submission instructions and/or with SportSG's clarifications (iii) not to accept any submission from prospects who have not attended the mandatory site viewing.

- 20) SportSG is not bound to release/provide the reasons for the award/no award of the marketing to any tenderer/s. SportSG also reserves the right (i) to award in phases (ii) not to award the premises if the proposals submitted are not acceptable/suitable and does not bind itself to accept the highest or any bid. In no case will any Tenderer be allowed to claim against SportSG for any expense incurred by him in the preparation of his tender/offer/proposals.
- 21) All information is subject to change as may be approved. While every reasonable care has been taken in providing this information, SportSG makes 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 to the information communicated, herein and part thereof.

SUBMISSION CLOSING: 4 FEBRUARY 2025, 12 NOON

Kindly submit by hand all proposals in a sealed envelope and specify clearly at the back of the envelope (i) Unit number offered (ii) name and address of tenderer to:

**Tender Box D
Sport Singapore
3 Stadium Drive
Singapore 397630**

For clarifications or to request for the sample Tenancy Agreement, please email to **Commercial_Spaces@sport.gov.sg**