FREQUENTLY ASKED QUESTIONS

1. Where should I submit my tender bid?

Tender bids must be submitted via the online submission form available on the website of Stellar Lifestyle Pte. Ltd. no later than the Tender Closing Date and Time. Tenderers are responsible for ensuring that the correct station name and unit number are accurately specified in their submission.

2. Can I not fill up all the details in Appendix 1 as some of them are not applicable to me?

Tenderers have to complete all the necessary submissions. All blanks in the forms have to be completed, if not, tenderers will risk being disqualified. Should the blanks not be applicable, please either indicate with 'N.A.' or 'NIL'.

3. What supporting documents do I need to submit for my tender bid?

Tenderers should refer to the Checklist for Tender Submission under the Tender Submission Form for the required documents.

4. Can I submit the tender documents on behalf of someone else?

Yes. However, the tenderer stated in the 'Tenderer's Particulars Form' shall be the party entering into the Lease Agreement with SG-JP if successful. The tenderer shall not assign, sub-let or part with possession of the whole or any part of the Retail Premises.

5. Is the Tender open to all businesses or restricted to selected trades?

The Tender is open to all trades, subject to the suitability of the proposed concept, applicable regulatory requirements and the technical provisions of each unit. Tenderers should refer to the respective unit layouts and M&E specifications when preparing their proposals.

6. Can I submit bids for more than one unit?

Yes. Tenderers may submit bids for multiple units, subject to the submission requirements for each unit.

7. Can I view the units before the submission of bids?

Yes. Please submit the site visit form available on the Stellar Lifestyle website within 5 working days from the date of the Tender. Viewing slots are on a first come first serve basis and viewing is limited to 2 persons per Tenderer.

8. What is the minimum/average rental for the units?

Unit	Floor area (sq ft)*	Indicative Rental (S$/sq ft/month)	Permitted Use/Restrictions	Remarks
Restaurant 1.1***	1,787.04	$8.00	F&B/Restaurant	Subjected to GTO
Restaurant 1.2***	2,740.08	$10.00	F&B/Restaurant	Subjected to GTO
Restaurant 1.3	2,253.34	$13.00	F&B/Restaurant	Subjected to GTO
Shop 1.2	5,034.43	$4.00	Service/Retail/Convenience	Subjected to GTO. No floor trap and water point

				available.
Shop 1.3	480.72	$7.00	Service/Retail/Convenience	Subjected to GTO. No floor trap and water point available.
B1.1	161.46	$10.00	Service/Retail/Convenience	Subjected to GTO**
B1.2	1,076.40	$7.00	Service/Retail/Convenience	Subjected to GTO**

*Subject to LTA's final build conditions, actual site conditions, and authorities' approvals.
**Excludes medical trade
***Restaurant 1.1 and 1.2 will be under a single package.

9. Can Tenderers propose alternative business concepts after the tender bid(s) has been submitted?

Yes, subject to Landlord's written approval.

10. Can the security deposit be provided through a Banker's Guarantee?

Yes. A Banker's Guarantee may be accepted, subject to the Landlord's prescribed format and requirements.

11. Are there any service charges, advertising and promotion fees, or other recurring charges?

Service charges form part of the rental structure and will be set out in the applicable rental terms. No separate advertising and promotion ("A&P") fee will be charged. Any other recurring charges, if applicable, will be specified in the resulting tenancy agreement.

12. Are utilities separately metered and charged?

Chilled water and electricity consumption will be billed by the Landlord to the Tenant, subject to the applicable metering and billing arrangements.

13. Are Tenants permitted to carry out addition and alteration works to the existing shop front?

Proposed additions and alterations to the shopfront will be reviewed on a case-by-case basis and are subject to the Landlord's prior written approval and all applicable regulatory approvals, including LTA's approval where required.

14. Will Additional Outdoor Refreshment Area (ORA) Be Permitted?

ORA is not permitted.

15. Is modification of power supply allowed?

Any proposed alternative arrangement will be subject to technical assessment, Landlord and LTA's approval. All costs related to fit out are to be borne by the Tenant.

16. Will Vetting or Consultation Fees Be Charged to Tenant for the Design, M&E and Architectural Plans?

Yes. Plan submission fees are imposed by the Land Transport Authority (LTA) and/or the RTS Operator, depending on the nature and scope of the proposed renovation works. These fees will be billed through the Landlord and subsequently passed on to the Tenant.
For the fit-out of a bare unit, such fees may amount to approximately $10,000, depending on the extent of the works and applicable submission requirements.

For more details, please refer to the lease agreement schedule provided on the Stellar Lifestyle website.

17. How long is the lease term?

The period of the tenancy shall be **6 years**, unless otherwise indicated by the Landlord.

18. When will I know the tender results?

The tender evaluation process will take about 3 weeks to complete. Successful tenderers will be notified by email by sending a written notice to the email address of the contact person stated in the Tenderer' Particulars Form. Such notice shall be deemed duly served immediately upon transmission. In proving such service, it shall be sufficient to show that the email was sent to the stated email address.

19. Who can I contact for enquiries?

Stellar Lifestyle Pte. Ltd.
Email: Tenants@stellarlifestyle.com.sg

20. Is there a deadline for enquiries?

Yes, 7 working days prior to the Tender Closing Date and Time.