SPORT SINGAPORE (THE LESSOR OR "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. Prospects are advised to exercise due diligence and carry out their checks, where applicable, 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.

Heartbeat @ Bedok – 11 Bedok North Street 1 Singapore 469662

Leased Area	**Estimated Area (sqm)**[6]	**Preferred Usage** (*Other trades submitted will not be considered for further evaluation*)[1]	**Guide Rent ($pm)**	*** Estimated S&CC ($pm)**	**** Central Air-con Charge**	**Guide Lease Term**
#01-22	42.02/ 452.30 sqft	**Commercial School**	$2,260	$678.45	Estimated at $0.45 per RT per hour	3 years + Option to renew for next 3 years
#01-23	52.09/ 560.70 sqft	**Commercial School**	$2,800	$841.05		
#01-25	400.47/ 4,310.62 sqft	**Commercial School**	$17,400	$6,465.93		

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. ***It is mandatory for tenderers' proposed concepts to be on board Health Promotion Board's "Healthier Food and Beverage Policy" or is on HPB's Healthier Dining Partner Programme, at point of tender closing.***
3. *A Licence may be made available as part of this tender at the discretion of SportSG. Tenderers may choose to include or exclude the Licence in their bid. Should a tenderer opt to take up the Licence, the fee shall be fixed at a rate determined by SportSG and is* ***not*** *open to bidding. The Licence fee is applicable for the initial term only and will be subject to review at the option to renew, based on prevailing market valuation at that time.*
4. *Electricity Account Management Fees may be applicable at such other rates as may be prescribed by the Lessor and/or Building Management'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, waterborne 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. *Proposals will be evaluated based on (1) Design Concept; (2) Offered Rent; (3) Financial Record; (4) Experience; (5) Track Record-For Existing Tenants with SportSG.*

***Service and Conservancy Charges (S&CC) **estimated** at a rate of $1.50 psf per month or at such other rate or rates as may be prescribed by the Lessor and/or Head Tenant and/or Building Management (subject to change without prior notice). S&CC may be charged on a pro-rata basis for shop operating outside standard operating hours. (Operating hours: tentatively 9am to 10pm daily except on public holidays).*

***Central Air-Con Charges **estimated** at a rate of $0.45 per RT per hour or at such rate or rates as may be prescribed by the Lessor and/or Head Tenant and/or Building Management (subject to change without prior notice). It may be charged on a pro-rata basis for shop operating outside standard operating hours at a premium above the rate payable. (Operating hours: tentatively 9am to 10pm daily except on public holidays).*

***** 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 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) Preceding **3 years of audited financial records OR last 2 years of Notice of Assessment for sole proprietor.**
5) Business operations experience, including number of operational outlets under the Contracting Entity
6) Proposed business trade and concept.
7) Brief of business proposal [Concept to include i) photo examples ii) services/products offered to include price list, etc/course fees etc.].
8) Proposed design/layout plan/renovation details including works schedule, etc.
9) Copy of front and back NRIC/FIN/Employment pass of authorized signatory.
10) Requests for use/access to additional space/facilities (for supplementary uses, if any).

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 Lessor and/or Head Tenant and/or Building Management 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 Lessor and/or Head Tenant and/or Building Management, 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 Lessor and/or Head Tenant and/or Building Management.

2) Please note that **ALL tenants are to strictly comply** with Health Promotion Board's "Healthier Food and Beverage Policy" or "Healthier Dining Partner" which will apply to all settings within government premises, regardless of trades. 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. 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 the Lessor and/or Head Tenant and/or Building Management'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 the Lessor and/or Head Tenant and/or Building Management final approval.

5) According to the Building Fit-out Guide, any proposed fit out, enhancements or additions which may include plumbing & sanitary, sewerage, M&E and / or QP drawings / diagrams / details / plans for endorsement etc are to be submitted to the Lessor and/or Head Tenant and/or Building Management for final approval 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, the Lessor and/or Head Tenant and/or Building Management 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) Shop Signage or advertisements of any kind shall be submitted to the Lessor and/or Head Tenant and/or Building Management for prior approval. Fees may apply.

8) 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 all furniture, fixtures or fittings). Promotional signs (e.g. lunch menu promotions; course fee promotions etc), directional signs or any signs other than the main Signage of the establishment shall be kept within boundary and may be subject to approvals and/or monthly fees, as prescribed by the Landlord.

9) 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

10) All rates are subject to GST and any other taxes, fees and charges which may apply.

11) 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 after the Lessor and/or Head Tenant and/or Building Management 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.

12) There is no rent-free provided for reinstatement works of the Demised Premises. Reinstatement works & its related costings and timeline 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.

13) 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.

14) 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.

15) 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 SportSG and/or the representative's notification.

16) 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.

17) 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.

18) All information is subject to change as may be approved. While every reasonable care has been taken in providing this information, SportSG 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 to the information communicated, herein and part thereof.

SUBMISSION CLOSING: 10 DECEMBER 2026, 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**