

## TENDER NOTICE

[Opening on **14 April 2025 at 10.30 am**]  
[Closing on **28 April 2025 at 10.30 am**]

### Important Notes:

- 1st Release & Previously Released Stalls with no bids  
All stalls which received single bids under these 2 categories may be re-tendered in the following months.
- 2nd Release & Subsequent Release Stalls  
All stalls which received single or multiple bids under this category will be awarded.
- Assessed Market Rent (AMR) is determined by independent professional valuation. The valuation considers factors such as the location of a hawker centre, footfall and stall size etc. For an estimation of the rental at a hawker centre, please take reference from the "Median Assessed Market Rent For the Hawker Centre".
- Table Cleaning Fee. The range of table cleaning fee indicated serves as a reference for a typical cooked food stall in the respective hawker centre, to assist tenderers in cost estimation only. The actual fee may be lower or higher depending on the table-cleaning contractor for the respective hawker centres.
- Service & Conservancy Charge (S&CC). The range of S&CC indicated serves as a reference to tenderers for cost estimation purpose only. For the actual S&CC, one should refer to the respective Town Council or NEA for the centres under its charge.

### Tenders for Rental of Cooked Food Stalls at:

TRADE: COOKED FOOD or HALAL COOKED FOOD or INDIAN CUISINE or DRINKS or CUT FRUITS *								
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Table Cleaning Fee (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )	Approved Electrical Design Load
				Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release		
Amoy Street Food Centre (7 Maxwell Road, MND Building, Annex B)	Yr2024: \$1,450 2023: \$1,450 2022: \$1,450	\$400 to \$500	\$150 to \$200	-	-	#01-072+^	5.65	17 Amps
Blk 162 Ang Mo Kio Avenue 4	Yr2024: \$1,005 2023: \$1,005 2022: \$1,005	\$300 to \$400		-	-	#01-09^	6.63	24.8 Amps
Beo Crescent Market (38A Beo Crescent)	Yr2024: \$1,160 2023: \$1,160 2022: \$1,160	\$400 to \$500		-	-	#01-92+^ (See Note 1f)	6.95	10.8 Amps
Berseh Food Centre (166 Jalan Besar)	Yr2024: \$550 2023: \$550 2022: \$550			-	-	#02-054+^	7.29	13.6 Amps
Blk 665 Buffalo Road***	Yr2024: \$1,250 2023: \$1,250 2022: \$1,250		\$200 to \$300	-	#01-292 (See Note 1g)	-	6.15	10 Amps
				-	#01-320	-		
Chomp Chomp Food Centre (20 Kensington Park)	Yr2024: \$1,850 2023: \$1,850 2022: \$1,900	\$300 to \$400	\$150 to \$200	-	-	#01-11^	6.20	22.9 Amps
Blk 79/79A Circuit Road***	Yr2024: \$900 2023: \$900 2022: \$860	\$500 to \$600	\$200 to \$300	-	#01-52 (See Note 1f), #01-69 (See Note 1f)	#01-79+^ (See Note 1f)	7.10	14.8 Amps

\* Please choose only **ONE** type of trade of sale.

TRADE: COOKED FOOD or HALAL COOKED FOOD or INDIAN CUISINE or DRINKS or CUT FRUITS *								
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Table Cleaning Fee (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )	Approved Electrical Design Load
				Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release		
Blk 80 Circuit Road**	Yr2024: \$565 2023: \$565 2022: \$585	\$300 to \$400	>\$300 (See Note 1d)	-	-	#02-04	12.00	10 Amps
Blk 89 Circuit Road	Yr2024: \$600 2023: \$600 2022: \$600		\$200 to \$300	-	#01-112	-	6.09	24.8 Amps
Commonwealth Crescent Market*** (31 Commonwealth Crescent)	Yr2024: \$630 2023: \$650 2022: \$650	\$500 to \$600	\$150 to \$200	-	#02-084	#02-092^	8.50	14.7 Amps
Dunman Food Centre (271 Onan Road)	Yr2024: \$720 2023: \$720 2022: \$720	\$300 to \$400		-	-	#02-26^ (See Note 1e)	6.00	11.2 Amps
Blk 7 Empress Road***	Yr2024: \$1,200 2023: \$1,200 2022: \$1,100		\$200 to \$300	-	#01-105	-	7.14	24.8 Amps
Golden Mile Food Centre*** (505 Beach Road)	Yr2024: \$1,055 2023: \$1,055 2022: \$1,055	\$400 to \$500	\$150 to \$200	-	#B1-27+^	-	6.50	10.6 Amps
				-	#01-70	-		
				-	#01-62 (See Note 1e)	-	6.40	
Blk 22B Havelock Road	Yr2024: \$700 2023: \$700 2022: \$700	\$300 to \$400	\$200 to \$300	-	#01-22^	-	7.44	10 Amps
Blk 44 Holland Drive	Yr2024: \$1,220 2023: \$1,220 2022: \$1,220			-	-	#02-44^	9.00	20 Amps
Blk 105 Hougang Avenue 1	Yr2024: \$1,200 2023: \$1,200 2022: \$1,200	\$500 to \$600		-	-	#02-35^	9.60	10 Amps
Blk 4A Jalan Batu	Yr2024: \$700 2023: \$700 2022: \$700	\$300 to \$400	>\$300 (See Note 1d)	-	#01-14	-	10.26	14.8 Amps
Blk 6 Jalan Bukit Merah	Yr2024: \$1,350 2023: \$1,350 2022: \$1,350	\$400 to \$500	\$200 to \$300	-	#01-13+^	-	5.64	24.8 Amps
Maxwell Food Centre (1 Kadayannallur Street)	Yr2024: \$1,850 2023: \$1,850 2022: \$1,850	\$500 to \$600	\$150 to \$200	-	-	#01-079^	9.20	14.8 Amps
Blk 159 Mei Chin Road	Yr2024: \$730 2023: \$730 2022: \$750	\$300 to \$400	\$200 to \$300	-	#02-33 (See Note 1g)	-	8.99	24.8 Amps
				-	#02-44+^	-		
Sembawang Hills Food Centre (590 Upper Thomson Road)	Yr2024: \$705 2023: \$705 2022: \$705		\$150 to \$200	-	-	#01-006^, #01-036^	5.00	17.6 Amps
Blk 335 Smith Street**	Yr2024: \$950 2023: \$950 2022: \$950	\$400 to \$500	\$200 to \$300	-	-	#02-004+^	8.67	10 Amps
				-	#02-073	-	8.48	
				-	#02-083	-	8.66	
Taman Jurong Market & Food Centre (3 Yung Sheng Road)	Yr2024: \$580 2023: \$580 2022: \$580	\$300 to \$400	\$150 to \$200	-	-	#02-109+^	8.62	16.8 Amps
Blk 11 Telok Blangah Crescent	Yr2024: \$1,030 2023: \$1,030 2022: \$1,030	\$200 to \$300	\$200 to \$300	-	#01-102	-	9.30	14.8 Amps
Blk 127 Toa Payoh Lorong 1	Yr2024: \$1,375 2023: \$1,375 2022: \$1,375	\$400 to \$500		-	-	#02-19^	9.00	10 Amps
Blk 93 Toa Payoh Lorong 4	Yr2024: \$630 2023: \$630 2022: \$630			-	-	#01-55+	5.75	24.8 Amps

\* Please choose only ONE type of trade of sale.

TRADE: COOKED FOOD or HALAL COOKED FOOD or INDIAN CUISINE or DRINKS or CUT FRUITS *								
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Table Cleaning Fee (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )	Approved Electrical Design Load
				Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release		
Blk 22 Toa Payoh Lorong 7	Yr2024: \$1,000 2023: \$1,000 2022: \$1,000	\$400 to \$500	\$200 to \$300	-	-	#01-50 <sup>^</sup>	8.84	20 Amps

\* Please choose only **ONE** type of trade of sale.

- + **For Halal Cooked Food only.** (Non-Muslim stallholder(s) must obtain Halal Certification from MUIS for the sale of halal food.). Muslim stallholder(s) are excluded from this requirement.

**Stall designated for sale of 'Halal Cooked Food' may not be a 'Halal stall' in its previous tenancy. If ritual cleansing is required, the expenses will be borne by the tenderers.**

- <sup>^</sup> **For Indian Cuisine only.** Some examples of Indian cuisine include vadai, thosai, roti prata, nasi briyani, putu mayam, masala/ tandoori chicken. (Not for sale of cut fruits and drinks).

- +<sup>^</sup> **For Indian Cuisine or Halal Cooked Food only.** (Not for sale of cut-fruits and drinks).

- \*\* **Not for sale of "Drinks" at Blk 80 Circuit Road and Blk 335 Smith Street.**

- \*\*\* **Not for sale of "Drinks" and "Cut Fruits" at Blk 665 Buffalo Road, Blk 79/79A Circuit Road, Commonwealth Crescent Market, Blk 7 Empress Road and Golden Mile Food Centre.**

**Note 1:**

- The sale of solely alcohol is not allowed at drink stalls.
- Stallholders shall not provide disposable crockery and cutlery for use by dine-in patrons.
- Please note that the allowable electrical load differs in each market and food centre. Tenderers are advised to check the approved electrical loading stated and ensure that the electrical load meets the operational requirements before tendering. Successful tenderers are to accept and comply with the existing approved electrical loading.
- The Service & Conservancy Charge is higher for a stall that is larger in size at **Blk 80 Circuit Road and Blk 4A Jalan Batu.**
- Please note that stalls **#02-26 at Dunman Food Centre and #01-62 at Golden Mile Food Centre** are not equipped with an exhaust hood. If stallholders plan to carry out cooking activities that generates fumes, oil and heat, the stallholders are required to submit Additions & Alterations (A&A) application for the installation of the exhaust hood at **his own expense (subject to NEA's requirement).**
- Please note that stalls **#01-92 at Beo Crescent Market, #01-52, #01-69 and #01-79 at Blk 79/79A Circuit Road** are not equipped with exhaust hood and Electrostatic Air Cleaner (EAC). Heavy cooking which generates excessive fumes, oil and heat are not allowed at these stalls. NEA will determine the food type before the allocation of stalls.
- Please note that stalls **#01-292 at Blk 665 Buffalo Road and #02-33 at Blk 159 Mei Chin Road** are located next to a Halal Cooked Food Stall. The stallholders are to exercise sensitivity in the choice of food type. NEA will determine the sensitivity of the food type before the allocation of stalls.

## Tenders for Rental of Market Stalls at:

<b>(1) TRADE: PIECE &amp; SUNDRY GOODS or PRESERVED &amp; DRIED GOODS *</b>						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )
			Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release	
Blk 160 Ang Mo Kio Avenue 4	Yr2024: \$650 2023: \$650 2022: \$650	\$100 to \$200	-	#01-50 (Piece & Sundry Goods)	-	9.30
Blk 538 Bedok North Street 3	Yr2024: \$505 2023: \$540 2022: \$540	\$50 to \$100	-	-	#01-82 (Preserved & Dried Goods)	9.60
Blk 16 Bedok South Road	Yr2024: \$730 2023: \$730 2022: \$730	\$100 to \$200	-	#01-78 (Piece & Sundry Goods)	-	8.64
Blk 41A Cambridge Road	Yr2024: \$190 2023: \$190 2022: \$190	\$100 to \$150	#01-62** (Preserved & Dried Goods)	-	-	5.00
Blk 80 Circuit Road	Yr2024: \$350 2023: \$350 2022: \$350	\$100 to \$200	-	#01-40 (Piece & Sundry Goods)	-	11.00
Blk 4A Eunus Crescent	Yr2024: \$580 2023: \$580 2022: \$600		-	#01-48 (Piece & Sundry Goods)	-	8.40
Golden Mile Food Centre (505 Beach Road)	Yr2024: \$330 2023: \$330 2022: \$330	\$50 to \$100	-	#02-122 (Piece & Sundry Goods)	-	8.30
Blk 4A Jalan Batu	Yr2024: \$320 2023: \$320 2022: \$320	\$100 to \$200	-	#02-27 (Piece & Sundry Goods)	-	9.85
Blk 159 Mei Chin Road	Yr2024: \$360 2023: \$380 2022: \$400		-	-	#01-18 (Preserved & Dried Goods)	9.00
Blk 335 Smith Street	Yr2024: \$530 2023: \$530 2022: \$530		-	#B1-010 (Preserved & Dried Goods)	-	9.45
Blk 127 Toa Payoh Lorong 1	Yr2024: \$450 2023: \$450 2022: \$450		-	-	#01-70 (Preserved & Dried Goods)	5.74
Blk 93 Toa Payoh Lorong 4	Yr2024: \$320 2023: \$320 2022: \$320		-	-	#01-20 (Preserved & Dried Goods)	

\* Please choose only **ONE** type of trade of sale if not indicated.

\*\* No roller shutter.

(2) TRADE: PORK or BEEF or MUTTON or POULTRY or FROZEN GOODS or FROZEN PROCESSED FOOD * + For <u>HALAL</u> Items only						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )
			Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release	
Blk 117 Aljunied Avenue 2	Yr2024: \$70 2023: \$70 2022: \$70	\$40 to \$100	#01-105 (Pork)	-	-	3.00
			#01-106, #01-108, #01-111	-	-	
Blk 341 Ang Mo Kio Avenue 1	Yr2024: \$180 2023: \$180 2022: \$180		#01-105	-	-	4.84
Blk 160 Ang Mo Kio Avenue 4	Yr2024: \$270 2023: \$270 2022: \$270		#01-123 (Frozen Goods or Frozen Processed Food)	-	#01-122	6.48
Blk 527 Ang Mo Kio Avenue 10	Yr2024: \$270 2023: \$270 2022: \$270		-	#01-41 (Frozen Goods or Frozen Processed Food)	-	5.52
Blk 511 Bedok North Street 3	Yr2024: \$80 2023: \$90 2022: \$100		#01-111, #01-139, #01-140	<b>Pork</b> #01-130, #01-141	-	3.00
			<b>Frozen Goods or Frozen Processed Food</b> #01-106, #01-116, #01-123	-	-	
Blk 538 Bedok North Street 3	Yr2024: \$210 2023: \$240 2022: \$240		#01-31 (Frozen Goods or Frozen Processed Food)	-	-	7.28
Blk 85 Bedok North Street 4	Yr2024: \$240 2023: \$240 2022: \$240		-	#01-166 (Frozen Goods or Frozen Processed Food)	-	5.76
Blk 630 Bedok Reservoir Road	Yr2024: \$190 2023: \$200 2022: \$210		-	#01-67 (Beef or Mutton or Poultry or Frozen Goods or Frozen Processed Food)	#01-71 (Frozen Goods or Frozen Processed Food)	5.28
			-	#01-73 (Frozen Goods or Frozen Processed Foods)	-	
Blk 16 Bedok South Road	Yr2024: \$210 2023: \$210 2022: \$210		-	#01-178 (Frozen Goods or Frozen Processed Food)	-	6.24
			-	#01-179 (Frozen Goods or Frozen Processed Food)	#01-151	6.48
Blk 115 Bukit Merah View	Yr2024: \$160 2023: \$160 2022: \$170	\$100 to \$150	#01-161 (Pork)	<b>Pork</b> #01-157, #01-158	<b>Frozen Goods or Frozen Processed Food</b> #01-166, #01-168	
Blk 41A Cambridge Road	Yr2024: \$190 2023: \$190 2022: \$190		-	#01-99	-	5.00
Blk 80 Circuit Road	Yr2024: \$110 2023: \$110 2022: \$110	\$40 to \$100	-	-	<b>Poultry</b> #01-25, #01-26	6.00
Blk 353 Clementi Avenue 2	Yr2024: \$160 2023: \$170 2022: \$180		#01-06 (Pork)	-	#01-11 (Frozen Goods or Frozen Processed Food)	5.72
Commonwealth Crescent Market (31 Commonwealth Crescent)	Yr2024: \$205 2023: \$215 2022: \$215		<b>Poultry</b> #01-033, #01-063	-	#01-056 (Frozen Goods or Frozen Processed Food)	6.95
			#01-058 (Frozen Goods or Frozen Processed Food)	-	-	
Blk 69 Geylang Bahru	Yr2024: \$160 2023: \$160 2022: \$160		<b>#01-98+</b>	-	-	6.40

\* Please choose only ONE type of trade of sale if not indicated.

+ Non-Muslims who tender for sale of Halal products should not be existing stallholders selling Non-Halal products in the same market.

(2) TRADE: PORK or BEEF or MUTTON or POULTRY or FROZEN GOODS or FROZEN PROCESSED FOOD * + For <u>HALAL</u> Items only						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )
			Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release	
Blk 44 Holland Drive	Yr2024: \$300 2023: \$300 2022: \$310	\$100 to \$150	#01-28 (Frozen Goods or Frozen Processed Food)	-	#01-27 (Poultry)	6.72
Blk 4A Jalan Batu	Yr2024: \$65 2023: \$65 2022: \$65	\$40 to \$100	#02-10 (Frozen Goods or Frozen Processed Food)	-	-	6.75
			#02-15, #02-18	-	-	
Blk 6 Jalan Bukit Merah	Yr2024: \$260 2023: \$260 2022: \$270	\$100 to \$150	#01-63 (Frozen Goods or Frozen Processed Food)	-	-	4.95
Kallang Estate Market (17 Old Airport Road)	Yr2024: \$90 2023: \$90 2022: \$95	\$40 to \$100	-	-	<b>Pork</b> #01-085, #01-092	5.90
Blk 84 Marine Parade Central	Yr2024: \$340 2023: \$360 2022: \$360		-	-	<b>#01-91+</b> (Mutton)	6.00
Blk 159 Mei Chin Road	Yr2024: \$145 2023: \$145 2022: \$145	\$100 to \$150	#01-56 (Frozen Goods or Frozen Processed Food)	-	-	6.16
Blk 58 New Upper Changi Road	Yr2024: \$310 2023: \$310 2022: \$310	\$40 to \$100	#01-54 (Pork)	-	-	5.28
			#01-77	-	-	
North Bridge Road Market (861 North Bridge Road)	Yr2024: \$130 2023: \$130 2022: \$130		#01-40 (Frozen Goods or Frozen Processed Food)	-	-	
Blk 79 Redhill Lane	Yr2024: \$305 2023: \$315 2022: \$325	\$100 to \$150	#01-43 (Frozen Goods or Frozen Processed Food)	-	-	6.24
Blk 335 Smith Street	Yr2024: \$210 2023: \$210 2022: \$210		#B1-039 (Pork)	#B1-194	-	6.58
			#B1-054 (Frozen Goods or Frozen Processed Food)	-	-	
Blk 137 Tampines Street 11	Yr2024: \$320 2023: \$320 2022: \$320		-	-	#01-91 (Pork)	6.04
Tanglin Halt Market (48A Tanglin Halt Road)	Yr2024: \$215 2023: \$215 2022: \$225	\$40 to \$100	#01-106	<b>#01-108+</b> (Frozen Goods or Frozen Processed Food)	#01-107	4.85
			#01-091 (Poultry)	<b>#01-110+</b>	-	
			<b>#01-109+</b>	-	-	
Blk 6 Tanjong Pagar Plaza	Yr2024: \$205 2023: \$205 2022: \$205	\$100 to \$150	#01-096 (Frozen Goods or Frozen Processed Food)	-	#01-083 (Frozen Goods or Frozen Processed Food)	4.05
			-	-	#01-16 (Poultry)	6.63
Blk 11 Telok Blangah Crescent	Yr2024: \$205 2023: \$215 2022: \$215		#01-54 (Pork)	-	-	
			#01-56	-	-	
Blk 36 Telok Blangah Rise	Yr2024: \$150 2023: \$150 2022: \$150		#01-10 (Pork)	#01-09	-	7.20
			<b>Frozen Goods or Frozen Processed Food</b> <b>#01-16+</b> , #01-20	<b>#01-15+</b> (Frozen Goods or Frozen Processed Food)	-	
			#01-18 (Poultry)	-	-	

\* Please choose only ONE type of trade of sale if not indicated.

+ Non-Muslims who tender for sale of Halal products should not be existing stallholders selling Non-Halal products in the same market.

(2) TRADE: PORK or BEEF or MUTTON or POULTRY or FROZEN GOODS or FROZEN PROCESSED FOOD * + For <u>HALAL</u> Items only						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )
			Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release	
Blk 74 Toa Payoh Lorong 4	Yr2024: \$160 2023: \$160 2022: \$160	\$100 to \$150	<b><u>Frozen Goods or Frozen Processed Food</u></b> #01-17, #01-32, <b>#02-11+,</b> <b>#02-22+</b>	-	#02-15	5.76
			<b>#02-09+,</b> <b>#02-10+,</b> <b>#02-13+,</b> #02-17	-	-	
Blk 210 Toa Payoh Lorong 8	Yr2024: \$160 2023: \$160 2022: \$160		<b><u>Frozen Goods or Frozen Processed Food</u></b> #01-126, #01-127, #01-128, #01-143	-	-	6.10
Blk 17 Upper Boon Keng Road	Yr2024: \$175 2023: \$175 2022: \$175	\$40 to \$100	-	#01-109 (Frozen Goods or Frozen Processed Food)	-	6.48
Blk 531A Upper Cross Street	Yr2024: \$140 2023: \$140 2022: \$140	\$100 to \$150	-	#01-14 (Frozen Goods or Frozen Processed Food)	-	6.53

\* Please choose only ONE type of trade of sale if not indicated.

+ Non-Muslims who tender for sale of Halal products should not be existing stallholders selling Non-Halal products in the same market.



<b>(3) TRADE: FRESH SEAFOOD or PROCESSED RAW SEAFOOD *</b>						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Service & Conservancy Fee (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )
			Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release	
Blk 117 Aljunied Avenue 2	Yr2024: \$70 2023: \$70 2022: \$70	\$40 to \$100	#01-131	-	-	3.00
Blk 160 Ang Mo Kio Avenue 4	Yr2024: \$270 2023: \$270 2022: \$270		#01-101	#01-102, #01-104	-	6.48
Blk 628 Ang Mo Kio Avenue 4	Yr2024: \$370 2023: \$370 2022: \$370		#01-205	-	#01-173, #01-207	6.44
Blk 527 Ang Mo Kio Avenue 10	Yr2024: \$270 2023: \$270 2022: \$270		#01-63, #01-64	-	#01-34, #01-45, #01-47, #01-60	5.52
Blk 511 Bedok North Street 3	Yr2024: \$80 2023: \$90 2022: \$100		#01-119, #01-127, #01-142, #01-146	-	-	3.00
Blk 538 Bedok North Street 3	Yr2024: \$210 2023: \$240 2022: \$240		#01-50, #01-51	-	-	7.28
Blk 630 Bedok Reservoir Road	Yr2024: \$190 2023: \$200 2022: \$210		-	-	#01-84	5.28
Blk 115 Bukit Merah View	Yr2024: \$160 2023: \$160 2022: \$170	\$100 to \$150	#01-165	-	-	6.48
Blk 41A Cambridge Road	Yr2024: \$190 2023: \$190 2022: \$190		#01-120, #01-121, #01-124	-	#01-114	5.00
Blk 80 Circuit Road	Yr2024: \$110 2023: \$110 2022: \$110	\$40 to \$100	#01-27	#01-02	#01-29	6.00
Blk 353 Clementi Avenue 2	Yr2024: \$160 2023: \$170 2022: \$180		#01-22	-	-	5.72
Blk 448 Clementi Avenue 3	Yr2024: \$360 2023: \$360 2022: \$360		#01-104	-	-	6.33
Blk 105 Hougang Avenue 1	Yr2024: \$350 2023: \$350 2022: \$350		#01-22	-	-	5.20
Blk 6 Jalan Bukit Merah	Yr2024: \$260 2023: \$260 2022: \$270	\$100 to \$150	#01-64	-	-	4.80
			#01-66	-	-	4.95
Blk 159 Mei Chin Road	Yr2024: \$145 2023: \$145 2022: \$145	\$40 to \$100	#01-34, #01-47, #01-48, #01-49	-	-	6.16
Blk 58 New Upper Changi Road	Yr2024: \$310 2023: \$310 2022: \$310		#01-20	-	#01-07	5.28
North Bridge Road Market (861 North Bridge Road)	Yr2024: \$130 2023: \$130 2022: \$130		-	-	#01-42	
Blk 79 Redhill Lane	Yr2024: \$305 2023: \$315 2022: \$325	\$100 to \$150	-	-	#01-21	6.24
Serangoon Garden Market (49A Serangoon Garden Way)	Yr2024: \$220 2023: \$220 2022: \$220	\$40 to \$100	-	-	#01-065	6.66
Blk 320 Shunfu Road	Yr2024: \$230 2023: \$230 2022: \$230	\$100 to \$150	#01-28	-	-	8.00
			#01-29	-	-	13.00

\* Please choose only ONE type of trade of sale if not indicated.



<b>(3) TRADE: FRESH SEAFOOD or PROCESSED RAW SEAFOOD *</b>						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )
			Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release	
Blk 335 Smith Street	Yr2024: \$210 2023: \$210 2022: \$210	\$100 to \$150	#B1-104	-	-	6.58
Taman Jurong Market & Food Centre (3 Yung Sheng Road)	Yr2024: \$310 2023: \$310 2022: \$310	\$40 to \$100	#01-25	-	-	6.34
Tanglin Halt Market (48A Tanglin Halt Road)	Yr2024: \$215 2023: \$215 2022: \$225		#01-097, #01-098, #01-099	#01-100, #01-101, #01-103	-	4.05
Blk 6 Tanjong Pagar Plaza	Yr2024: \$205 2023: \$205 2022: \$205	\$100 to \$150	#01-17	-	-	6.63
Blk 11 Telok Blangah Crescent	Yr2024: \$205 2023: \$215 2022: \$215		#01-30, #01-32	#01-37, #01-38, #01-39, #01-40	-	6.35
Blk 36 Telok Blangah Rise	Yr2024: \$150 2023: \$150 2022: \$150		#01-12	-	-	7.20
Blk 127 Toa Payoh Lorong 1	Yr2024: \$190 2023: \$190 2022: \$190		-	-	#01-86	5.37
Blk 74 Toa Payoh Lorong 4	Yr2024: \$160 2023: \$160 2022: \$160		#01-24	-	#01-11, #01-31	5.76

\* Please choose only **ONE** type of trade of sale if not indicated.

(4) TRADE: BEANCAKES & NOODLES or VEGETABLES or FLOWERS *						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )
			Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release	
Blk 117 Aljunied Avenue 2	Yr2024: \$70 2023: \$70 2022: \$70	\$40 to \$100	-	<u>Flowers</u> #01-123, #01-124	-	3.00
Blk 341 Ang Mo Kio Avenue 1	Yr2024: \$180 2023: \$180 2022: \$180		-	-	#01-71 (Vegetables)	4.83
Blk 453A Ang Mo Kio Avenue 10	Yr2024: \$300 2023: \$300 2022: \$300		#01-109 (Vegetables)	-	#01-110 (Vegetables)	5.36
Blk 511 Bedok North Street 3	Yr2024: \$80 2023: \$90 2022: \$100		#01-74	-	-	3.00
Blk 538 Bedok North Street 3	Yr2024: \$210 2023: \$240 2022: \$240		#01-54 (Vegetables)	-	-	7.28
Blk 115 Bukit Merah View	Yr2024: \$160 2023: \$160 2022: \$170		-	-	#01-124 (Flowers)	6.48
Blk 41A Cambridge Road	Yr2024: \$190 2023: \$190 2022: \$190		#01-74 (Vegetables)	<u>Vegetables</u> #01-71, #01-72, #01-73	-	5.00
			#01-91 (Beancakes & Noodles)	-	-	
Blk 80 Circuit Road	Yr2024: \$110 2023: \$110 2022: \$110		-	-	<u>Vegetables</u> #01-19, #01-21	6.00
Blk 89 Circuit Road	Yr2024: \$150 2023: \$170 2022: \$180		-	#01-22	-	5.72
			-	#01-55 (Vegetables)	#01-50 (Vegetables)	
Blk 4A Jalan Batu	Yr2024: \$65 2023: \$65 2022: \$65		<u>Beancakes &amp; Noodles</u> #02-09, #02-20	-	-	6.75
Blk 6 Jalan Bukit Merah	Yr2024: \$260 2023: \$260 2022: \$270		-	<u>Vegetables</u> #01-82, #01-83	-	4.80
			-	#01-85 (Vegetables)	-	5.05
Blk 112 Jalan Bukit Merah	Yr2024: \$195 2023: \$205 2022: \$215		#01-24	-	-	6.24
			#01-28 (Vegetables)	-	-	
Blk 254 Jurong East Street 24	Yr2024: \$360 2023: \$360 2022: \$360		-	-	#01-104 (Beancakes & Noodles)	5.43
Blk 159 Mei Chin Road	Yr2024: \$145 2023: \$145 2022: \$145		#01-25 (Beancakes & Noodles)	-	<u>Vegetables</u> #01-62, #01-63	6.16
			#01-61 (Vegetables)	-	-	
North Bridge Road Market (861 North Bridge Road)	Yr2024: \$130 2023: \$130 2022: \$130		#01-06 (Flowers)	-	-	5.28
Blk 79 Redhill Lane	Yr2024: \$305 2023: \$315 2022: \$325		-	-	#01-108 (Vegetables)	6.24
Blk 49 Sims Place	Yr2024: \$225 2023: \$225 2022: \$225		-	#01-127 (Vegetables)	-	6.40

\* Please choose only **ONE** type of trade of sale if not indicated.

(4) TRADE: BEANCAKES & NOODLES or VEGETABLES or FLOWERS *						
Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )
			Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release	
Tanglin Halt Market (48A Tanglin Halt Road)	Yr2024: \$215 2023: \$215 2022: \$225	\$40 to \$100	<u>Vegetables</u> #01-058, #01-060, #01-061, #01-062, #01-070, #01-074	#01-059 (Vegetables)	-	4.05
Blk 11 Telok Blangah Crescent	Yr2024: \$205 2023: \$215 2022: \$215		#01-18 (Vegetables)	-	-	6.35
			#01-28 (Beancakes & Noodles)	-	-	
Blk 36 Telok Blangah Rise	Yr2024: \$150 2023: \$150 2022: \$150		#01-13 (Beancakes & Noodles)	-	-	7.20
Blk 531A Upper Cross Street	Yr2024: \$140 2023: \$140 2022: \$140		#01-34	-	-	6.53

\* Please choose only **ONE** type of trade of sale if not indicated.





**(5) TRADE: WHOLE FRUITS or EGGS or ASSORTED SPICES\***

Location of Hawker Centre	Median Assessed Market Rent For the Hawker Centre (before GST)	Service & Conservancy Charge (before GST)	Stall Number			Approx. Stall Area (m <sup>2</sup> )
			Previously Released with no bids	1 <sup>st</sup> Release	2 <sup>nd</sup> & Subsequent Release	
Blk 511 Bedok North Street 3	Yr2024: \$80 2023: \$90 2022: \$100	\$40 to \$100	#01-65, #01-71, #01-83	-	-	3.00
			#01-69 (Eggs)	-	-	
Blk 29 Bendemeer Road	Yr2024: \$373 2023: \$373 2022: \$373	\$40 to \$100	-	#01-177 (Assorted Spices)	-	5.04
Beo Crescent Market (38A Beo Crescent)	Yr2024: \$150 2023: \$160 2022: \$160		-	#01-30 (Assorted Spices)	-	6.11
Blk 41A Cambridge Road	Yr2024: \$190 2023: \$190 2022: \$190	\$100 to \$150	<u><b>Whole Fruits</b></u> #01-63, #01-64	-	-	5.00
Blk 80 Circuit Road	Yr2024: \$110 2023: \$110 2022: \$110	\$40 to \$100	-	-	#01-17 (Whole Fruits)	6.00
Blk 89 Circuit Road	Yr2024: \$150 2023: \$170 2022: \$180		-	#01-27 (Eggs)	-	5.72
Holland Village Market (1 Lorong Mambong)	Yr2024: \$160 2023: \$170 2022: \$180		-	#01-53 (Assorted Spices)	-	3.80
Blk 4A Jalan Batu	Yr2024: \$65 2023: \$65 2022: \$65		#02-22 (Eggs)	-	-	6.75
Blk 112 Jalan Bukit Merah	Yr2024: \$195 2023: \$205 2022: \$215	\$100 to \$150	<u><b>Whole Fruits</b></u> #02-01, #02-03, #02-04	-	-	6.24
Blk 335 Smith Street	Yr2024: \$210 2023: \$210 2022: \$210		#B1-035 (Whole Fruits)	-	-	6.58
Blk 6 Tanjong Pagar Plaza	Yr2024: \$205 2023: \$205 2022: \$205	\$40 to \$100	#01-51 (Assorted Spices)	-	-	6.63

\* Please choose only **ONE** type of trade of sale if not indicated.

## Details of Tender

- Eligibility Criteria: Tenderers must be an individual Singapore Citizen or Permanent Resident and not less than 21 years of age. Tenderers must not be an undischarged bankrupt. Tenderers must not be debarred from holding a Singapore Food Agency (SFA) stall licence. All former registered assistants and/or nominees who have been de-registered by the National Environment Agency shall not be eligible to tender. All persons who are debarred by the Government or Statutory Boards from participating in tenders for all lines of business shall also not be eligible to tender. Tenderers must not be renting or a joint operator of two cooked food stalls in markets/hawker centres managed by NEA.
- Tenderers are advised to consider the overall overhead costs for their business carefully before submitting tender bids and tender at a rent which is sustainable. Tenderers should conduct an assessment of the location and business volume of the stall. Tenderers may wish to refer to NEA website for the list of successful tender bids in the past 12 months. This information can serve as a reference for tenderers as they decide how much they should bid for a stall in a particular hawker centre. Tenderers shall read carefully the **Terms and Conditions of Tender (Ver 1: Apr 2025)** as set out at [go.gov.sg/tendernotice](https://go.gov.sg/tendernotice) which will form part of the terms and conditions of the Agreement. By proceeding with the Tender process, tenderers acknowledge that they understand and agree to be bound by the Terms and Conditions of Tender.
- Tender bids shall be submitted through NEA's electronic tendering system (E-Tender) using FormSG. **Tenderers shall refer to NEA website at [go.gov.sg/tendernotice](https://go.gov.sg/tendernotice) for NEA's E-Tender system.** Tenderers will require SingPass to log into the E-Tender FormSG.
- When submitting the Form of Tender via FormSG, the tendered rent shall not include the Service and Conservancy Charges (S&CC), refuse removal fee, licence fees and the Goods and Services Tax (GST). The NEA reserves the right to revise the S&CC from time to time. The successful tenderer shall bear the GST to be levied on the tendered rent and S&CC. Tenderers shall submit their tendered rent offer to the nearest cent. In the event that the tenderer submits its tendered rent offer with a price containing more than 2 decimal places, the tendered rent shall be rounded to the nearest 2<sup>nd</sup> decimal place. For example, if the tendered rent offered is \$100.336, the final tendered rent used for evaluation shall be rounded to the nearest 2<sup>nd</sup> decimal place, i.e. \$100.34.
- When submitting the Form of Tender via FormSG, tenderers are required to pay a **tender deposit of \$500** for each stall tendered for before the tender closing date and time. A processing fee of \$10 (non-refundable) is payable for each E-Tender submission. Payment of the tender deposit can be made by debit card, credit card or PayNow.
- Tenderers are **not to** discuss the bid prices or consult anyone else regarding the tender details (e.g. bid prices, factors used to calculate bid prices, the decision to tender). If tenderers are unable to fill in the Form of Tender by themselves and need to seek assistance from another person, tenderers are to ensure that they do not discuss the bid prices with that or any other person or consult that or any other person regarding the tender details. **Tenderers shall read and comply with the requirements as set in the Terms and Conditions – Anti-Collusion**

Things to Note When Tendering for Hawker/Market Stall			
DO's		DON'Ts	
	Submit 1 bid per stall by yourself		Ask an agent or another person to submit the bid on your behalf
	Complete the Form of Tender through FormSG by yourself		Discuss or share the tender details (e.g. bid prices, factors used to calculate bid prices, the decision to

			tender etc.) with family members, friends or anyone else
☑	Comply to the 'Declaration on Non-Collusion'	☒	Arrange to tender for the stall with another person

- The NEA reserves the right to withdraw any of the units from the tender exercise at any time, before or after the tender closing date, without prior notice given.
- The 5 highest Tender bids may be released within 1 week after Tender closing date. When released, the 5 highest Tender bids will be posted on NEA website and displayed on the notice board at our One-Stop Information and Service Centre (OSISC) located at 480 Lorong 6 Toa Payoh, #26-01, HDB Hub (East Wing), Singapore 310480. Tenderers who do not meet the following criteria such as less than 21 years old, non-Singapore Citizen/Permanent Resident or submitted more than 1 bid for the same stall, will be indicated as 'Disqualified' in the 5 highest Tender bids. The Tender evaluation and approval may take about 5 to 7 weeks, depending on the Tender bids and complexity of the evaluation process. The estimated timelines herein serve as guide and are not binding on NEA.
- **The NEA reserves the right not to accept the highest bid or any bid at all and the decision of the NEA shall be final.**
- Once the tender results are finalised, the tender results/bids will be displayed at the NEA website and OSISC Notice Board. The NEA does not place tenderers as reserves. Fresh tenders will be called if the successful tenderers do not take up the stalls.
- As a guide and subject to confirmation by NEA, the Agreement shall commence on the 1<sup>st</sup> of the following month after the release of the Tender results [i.e. for the Apr 2025 Tender exercise which closes on 28 Apr 2025, tender results shall be released in about 5 to 7 weeks, and the Agreement shall commence on 1 Jul 2025 (always the 1<sup>st</sup> of the month)].
- The Agreement with any successful tenderer for a cooked food stall or market stall shall be for a period of **thirty-six (36) months**. Subsequent renewals may be refused to granted on such terms and conditions to be determined by the NEA. Where an Agreement has been renewed, the rental may be revised as determined by the NEA. For successful tendered rent that are below the Assessed Market Rent (AMR), the rent at renewal is determined by NEA and NEA may moderate the rental increase at each tenancy term to reach the AMR. For successful tendered rent that are higher than AMR, the NEA will stagger the downward adjustment of tendered stall rentals. At the point of first tenancy renewal, the rental for such stalls will be adjusted downwards by 50% of the difference between their tendered rent and AMR. At the next or subsequent tenancy terms, the NEA will adjust the stall rentals to the AMR.  
  
For example, if the tendered rent is \$5,000 in the first tenancy term (Year 1 to 3) and AMR is \$1,000, the renewed rental will be \$3,000 from Year 4 to 6, and the subsequent renewed rental will be at the AMR of \$1,000 from Year 7 to 9.
- After signing the Agreement, stallholders can apply and carry out the Addition and Alteration (A&A) works upon approval. Once the Agreement date has commenced, rental would be collected. No rent-free fitting period will be given to the successful tenderer if more time is required for renovation after the Agreement commences.
- For enquiries, please call NEA Contact Centre at 6225 5632, or submit the Online Feedback Form on our NEA website at <https://www.nea.gov.sg/feedback>.

### **Important Notes for All Tenderers**

- Term of tenancy: 3 years.
- Stallholders are to personally operate and are not allowed to sublet their stalls. All stalls **are let out in its existing state**. The successful applicant must obtain the written approval of NEA before carrying out any Additions & Alterations (A&A) works to the stall. Any reinstatement works expenses will be borne by the applicant (including, but not limited to, the installation of exhaust hood, any electrical installation/extension or rewiring/piping works at the stall). If the stall does not come with an exhaust hood and the successful tenderer plans to carry out cooking activities that generate fumes, oil and heat, the successful tenderer shall submit A&A application for the installation of the exhaust hood at his own expense (subject to NEA's requirements).
- Please note that if the stall does not come with water meter and/or electrical meter and/or gas meter, the successful tenderer shall install the water meter and/or electrical meter and/or gas meter at his own cost and expense.
- If the stall is equipped with Electrostatic Air Cleaner (EAC), stallholder is required to maintain the EAC regularly, i.e at least once every 2 months and ensure that the EAC is in working condition.
- In addition to the payment of the monthly rent, the successful tenderer is required to pay the monthly S&CC, table-cleaning charges (for cooked food stalls only), and SFA stall licence fee (where applicable).
- For cooked food stalls, the successful tenderer and their assistants must submit the SkillsFuture Singapore (SSG) Food Safety Course Certificates at the time of signing the Agreement for the stall. NEA will not issue the SFA stall licence to the successful tenderer to operate the stall if he fails to submit the above document. The tenderer will not be allowed to commence operation of the stall without a food stall licence.
- Please note that during the tenancy period, hawker centres may be affected by **Repairs and Redecoration (R&R)** carried out by NEA or the respective Town Councils. Hawker centres would also be closed for regular **spring-cleaning** (generally on a quarterly) basis. Stallholders may be required to cease business during R&R and spring cleaning.

### **Schedule of Repairs & Redecoration at 14 April 2025**

S/N	Location	R&R Schedule	Tenancy Commencement Date*
1	Blk 341 Ang Mo Kio Avenue 1	2 May 2025 to 30 Jun 2025	1 Aug 2025
2	Berseh Food Centre	3Q/4Q 2025 (Tentative)	1 Jul 2025
3	Blk 79/79A Circuit Road	Sep 2025 to Nov 2025 (Tentative)	1 Jul 2025
4	Blk 127 Toa Payoh Lorong 1	2 June 2025 to 31 July 2025	1 Sep 2025
5	Blk 531A Upper Cross Street	3Q 2025 (Tentative)	1 Jul 2025

\* Subject to changes

- The Tanglin Halt Estate has been selected for the Selective En-bloc Redevelopment (SERS) by the HDB. Majority of the residents around Tanglin Halt Market have returned their SERS flats to HDB. Please note that new tenderers at **Tanglin Halt Market** are not eligible for rental rebates.



- As part of the Smart Nation initiative to promote and incorporate the use of cashless payment, successful tenderers are required to have a **PayNow** bank account linked to their NRIC number before signing the Agreement. If the successful tenderer fails to fulfil this requirement, the tender deposit will be forfeited and the stall will be returned to the Tender pool.

## A GUIDE TO ARTICLES OF SALE

Item	Trade	Article of Sale
<b>MARKET STALL</b>		
1	Piece & sundry goods	Includes kitchen ware, hardware, textiles, toiletries, clothing, footwear, watches, fashion accessories, costume jewellery, toys, sports accessories.  Sale of jewellery, computer games/ videos, handphones and tablets are not allowed. Services such as beauty and photocopying services are also not allowed.
2	Preserved & dried goods	Includes salted vegetables/ fish/ eggs, dried prawns, cuttlefish/ mushrooms, onions, garlic, potatoes and provision goods like canned food, cooking oil, sauces, sugar, flour, salt, rice, other condiments, pre-packed tins (inclusive of biscuits), bottled/ canned/ packet drinks and sweets.
3	Pork	Means exclusively pork. Sale of other types of meat together with pork is not allowed.
4	Beef	Means exclusively beef. Sale of other types of meat together with beef is not allowed.
5	Mutton	Means exclusively mutton. Sale of other types of meat together with mutton is not allowed.
6	Poultry	Means exclusively poultry. Sale of other types of meat together with poultry is not allowed.
7	Frozen goods	Means various types of frozen meat, including the viscera, frozen peas and pre-packed frozen foodstuffs, in a frozen state. Meat in chilled state is not allowed.
8	Frozen processed food	Means various types of pre-packed foodstuffs, peas, in a frozen state. Sale of frozen or chilled meat, including the viscera is not allowed.
9	Fresh seafood	Means fresh fish, squids, prawns, crabs, lobsters and other shellfish. Sale of live frogs and turtles are not allowed.
10	Processed raw seafood	Means processed raw seafood products like fish balls, fish cakes and "Yong Tau Foo" items.
11	Whole fruits	Means all types of fruits in whole. Sale of cut fruits is not allowed.
12	Vegetables	Means all types of vegetables and include roots like lotus roots, sweet potatoes, tapioca, radish and fruits that are used for preparation of meals, like gourds, tomatoes, pumpkin and unripe papayas.
13	Flowers	Means all types of fresh flowers and potted plants.
14	Beancakes & noodles	Includes bean-cakes, "Mee", "Kway Teow" and "Bee Tai Mak". Sale of bean sprouts and pre-packed vegetarian products are allowed.
15	Eggs	Includes eggs of hens and quails.
16	Assorted Spices	Means all types of assorted spices.
<b>COOKED FOOD STALL</b>		
1	Cooked food (Halal)	Sale of cooked food (Halal) only. Sale of non-halal food is not allowed.
2	Cooked food (Indian Cuisine)	Sale of cooked food (Indian cuisine) only. Some examples of Indian cuisine include vadai, thosai, roti prata, nasi briyani, putu mayam, masala/ tandoori chicken. Sale of non-Indian cuisine is not allowed.
3	Cooked food	Sale of any type of cooked food, and hot and cold desserts.
4	Drinks	Sale of hot and cold drinks which include package/ bottled/ dispenser drinks, small food items like cakes and buns, or sale of other cold drinks such as soya beans drinks, grass jelly drinks, sugar-cane juice. The sale of solely alcohol is not allowed at drink stalls.
5	Cut-fruits	Sale of all types of fruits in 'cut' form. Sale of jelly, sugar-cane juice and grinded fruit juice are allowed except bottled/ prepared drinks.