



Our Ref: MLM-CMA-00003738
Case Number : 784424

22 November 2024

Rejoice Container Services (Pte) Ltd
7 Keppel Road
#03-22 Tanjong Pagar Complex
Singapore 089053

Attention: Ms Ow Poo Bee

Dear Madam,

TENDER REFERENCE NO.: JTC/PRD/SF/25062024/14BS
LEASE OF JTC LAND KNOWN AS PTE LOT A7019938 AT 14 BENOI SECTOR SINGAPORE 629847 (“Property”)

1 GENERAL

1.1 With reference to our acceptance of your tender under the aforesaid Tender by way of the Letter of Award (defined in paragraph 1.3 below), we hereby issue this letter pursuant to the Conditions of Tender (defined in paragraph 1.3 below).

1.2 This letter, together with –
(a) the attached Key Terms, Special Terms and Standard Terms;
(b) each document comprised in the Tender Packet (defined in paragraph 1.3 below);

(which shall include all variations, amendments and modifications to each of them made prior to the Tender Closing Date (defined in the Conditions of Tender)); and

(c) the Letter of Award,

(collectively, the “Offer”, which definition will take precedence over the definition of “Offer” in Clause 1.1 of the Standard Terms) comprise the terms and conditions relating to the lease of the Property for the Lease Term.

1.3 In the Offer –

(a) “Conditions of Tender” means the Conditions of Tender comprised in the Tender Packet, including (for clarity) all addenda and corrigenda announced or published by us;

Address: The JTC Summit, 8 Jurong Town Hall Road, Singapore 609434 | Tel: 1800 568 7000 | Web: www.jtc.gov.sg

- (b) “Tender Packet” means the Tender Notice with our invitation to participate under the aforesaid Tender, and all documents and forms enclosed or forming part of it (including (for clarity) all addenda and corrigenda announced or published by us);
- (c) “Letter of Award” means our letter of award/acceptance of tender dated 22 November 2024.

2 **PROPERTY, ZONING AND AUTHORISED USE**

- 2.1 The lease of the Property to you is on an “as is” basis. You must use the Property based on the zoning and for the Authorised Use only. Details of the Property are as follows:-

(a)	Address:	14 Benoi Sector Singapore 629847
(b)	Land Area (“<u>Area</u>”):	11,889.20 square metres
	Gross Floor Area (“<u>Floor Area</u>”):	2,778.95 square metres
	Maximum Floor Loading:	Ground Floor: Non-suspended Office & others: 2.5 kiloNewtons per square metre
(c)	Maximum Gross Plot Ratio:	1.4
(d)	Plan of Property:	As attached
(e)	Lot No.:	Private Lot No. 7019938 also known as Government Survey Lot No. MK07-00128P.
(f)	Zoning:	Industrial (Business 2)
(g)	Authorised Use:	Storage of general cargoes, crane boom, construction machinery & accessories only

3 **POSSESSION DATE, COMMENCEMENT DATE AND LEASE TERM**

(a)	Possession Date:	Date within 2 months before the Commencement Date.
		This is the date we hand over possession of the Property.
(b)	Commencement Date:	26 February 2025
		This is the start date of your Lease Term.
(c)	Lease Term:	20 years from the Commencement Date

4 **LAND & BUILDING PREMIUM AND PAYMENTS**

- 4.1 You are required to pay the Land and Building Premium set out below:-

(a)	Land and Building Premium:	\$17,000,000.00.
	You must pay 10% of the Land and Building Premium upon acceptance of the Offer. The balance premium is payable before the Commencement Date.	

4.2 [Not Used]

4.3 [Not Used]

4.4 All payments are subject to Goods and Services Tax ("GST") at the prevailing rate.

5 DECLARED INVESTMENT AND BUILDING WORKS

5.1 **Declared Investment**
[Not Used]

5.2 **Building Works**
[Not Used]

5.3 **Green Building Obligations**

(a) JTC is committed to environmental sustainability. We encourage you to adopt suitable green building measures for the Property.

(b) Solar Panel System Requirements

(b1) You must install Solar Photovoltaic Panels ("Solar Panels") on the roof of the Building if the Building has an available contiguous roof area of at least 800sqm. Installation of Solar Panels on roof with an available contiguous area of less than 800sqm or on other parts of the Property, requires consultations and our consent.

(b2) By the Completion Submission Date, you must submit to us either:

(b2.1) certification that the available contiguous roof area of the Building is less than 800sqm; or

(b2.2) (where the Building has an available contiguous roof area of at least 800sqm) -

(b2.2.1) the as-built drawings of the Solar Panels installed;

(b2.2.2) certification that the Solar Panels installed are in accordance with the Approved Plans; and

(b2.2.3) all other details pertaining to Solar Panels provisions as requested by us.

(b3) You must maintain and ensure that the Solar Panels installed are consistent with the as-built drawings submitted to us and are fully and continuously operational throughout the Lease Term. You must notify and submit to us the revised as-built plans and such details as may be required by us in the event there are any additions or alterations to the Solar Panels.

- (b4) The Solar Panels installed must be removed, unless we issue a letter for retention of the Solar Panels, at the end of the Lease Term, by expiry or otherwise (including termination of the Agreement for Lease of the Lease).
- (b5) Certification under paragraph (b2) can be furnished by either a Qualified Person or a Solar Vendor approved by us.

5.4 **Completion Submission Date**

Completion Submission Date:	2 years from lease commencement
------------------------------------	---------------------------------

By the Completion Submission Date, you must provide us with information (using prescribed forms) that:-

- (a) [Not Used];
- (b) [Not Used]; and
- (c) you have fulfilled the Green Building Obligations.

6 **TO ACCEPT**

6.1 **Mode of Acceptance**

As required under the Conditions of Tender, you must let us have all the following items by **13 December 2024** ("Expiry Date"):

- (a) duly signed original Letter of Acceptance (format attached). The letter of acceptance must be stamped within **14 days** from the date of the letter of acceptance and a copy of the Certificate of Stamp Duty is to be furnished to us thereafter. Your lawyer will advise you on the stamp duty payable to IRAS and arrange for the stamping. (Information is also available at the IRAS website at <http://www.iras.gov.sg>).
- (b) payment of all the sums set out in the Payment Table,

failing which it is a breach of the Conditions of Tender and amongst other things, all payment (including the Tender Deposit paid to us under the Conditions of Tender) will be forfeited and all our rights are reserved.

Yours faithfully,



Jet Liao
Manager
Ind Estates (West) Dept 2
Ind Estates (West) Cluster
DID: 68833272
E-MAIL: jet_liao@jtc.gov.sg

Encl

ATTACHMENTS

The following enclosures marked ✓ are attached to this offer letter:

- ✓ **Annex A1: Plan of the Property**
- ✓ **Annex A2: Payment Table**
- ☐ **Annex A3: [Not Used]**
- ✓ **Key Terms**
 - ☐ **Appendix A: [Not Used]**
- ✓ **Format of Letter of Acceptance**
- ✓ **Special Terms and Conditions for -**
 - ✓ **Standard Factory**
- ✓ **Standard Terms and Conditions (ML IH/624434S)**
- ☐ **Form of Lease**
- ✓ **GIRO Application Form**
- ☐ **Plan Submission Fact Sheet**
- ✓ **E-Statement for all new JTC contracts (CSP member) <https://www.jtc.gov.sg/get-help/about-the-customer-service-portal/introduction-to-csp>**
- ✓ **Schedule of Statutory Controls for Land, Standard Factory and Workshop Customers**
- ☐ **Tenant's Handbook**
- ☐ **Form of Declaration for Declaration of Actual Value Added, Remuneration & Number of Workers**
- ✓ **QP Certification Form**
- ☐ **Jurong Island Landscaping Guidelines**
- ☐ **Urban Design Guidelines**
- ✓ **The Easy & Practical Housekeeping Guide**
- ✓ **IRAS Circular on Property Tax**
- ☐ **Information on lodgment of caveats with SLA**

PAYMENT TABLE

TENDER REFERENCE NO.: JTC/PRD/SF/25062024/14BS

LEASE OF JTC LAND KNOWN AS PTE LOT A7019938 AT 14 BENOI SECTOR SINGAPORE 629847

	Amount	GST at prevailing rate
10% of the full Land and Building Premium	\$1,700,000.00	\$153,000.00
Survey fee (subject to adjustment on completion of final survey)	\$11,993.90	\$1,079.45
Cost of preparation of the Lease	\$150.00	\$13.50
Sub-Total	\$1,712,143.90	\$154,092.95
Total Payable (inclusive of GST at prevailing rate)	\$1,866,236.85	
Less Application Deposit (if paid):	\$200,000.00	
Total Amount Payable	\$1,666,236.85	

If your GIRO arrangement has not been effected, the Total Amount Payable, as well as all subsequent payments, must be by bank transfer to our designated bank account, or any other method as indicated on our website at <http://www.jtc.gov.sg>, details of which are as follows:-

Account Name	JTC Corporation
Bank Name	Oversea-Chinese Banking Corporation Limited
Bank Account Number	501104970001
SWIFT code	OCBCSGSG

Please quote the reference number A7019938 in your payment and provide us with a copy of the payment advice for our verification. For subsequent payments, please quote your JTC account number in your payment. The amount payable should be in Singapore Dollars, exclusive of any bank charges and/or administrative fees which shall be paid by you.

Format of Letter of Acceptance

Letter Of Acceptance

[On the Letterhead of the Customer]

Date : <To be dated on the day this letter is forwarded to JTC>

Jurong Town Corporation
Ind Estates (West) Cluster
The JTC Summit
8 Jurong Town Hall Road
Singapore 609434

Attn : Mr Jet Liao
Ind Estates (West) Dept 2

Dear Sir,

**TENDER REFERENCE NO.: JTC/PRD/SF/25062024/14BS
ACCEPTANCE FOR LEASE OF JTC LAND KNOWN AS PTE LOT A7019938 AT 14 BENOI
SECTOR SINGAPORE 629847**

1. We refer to your letter dated 22 /11/2024 the Key Terms, the Building Terms (if any), the Special Terms and Standard Terms and the Conditions of Tender referred to therein, (collectively, "Offer") for the lease of the Property.
2. As required, we forward the following as confirmation of our acceptance:
 - (a) a copy of Payment Advice for S\$_____ paid to **JTC CORPORATION**, being the Total Amount Payable as indicated in the Payment Table; and
 - (b) [all other items/documents required under the Letter and pursuant to the Conditions of Tender].
3. We understand and agree that we will only be able to access, print and download our Statement of Accounts (SA) through JTC's Customer Service Portal (CSP). We will refer to your Customer Service Portal guideline available at <https://www.jtc.gov.sg/get-help/about-the-customer-service-portal/introduction-to-csp> for more information.

Yours faithfully,

For and on behalf of _____ *[insert Company's Name]*

Signature of authorised signatory
Name of authorised signatory: _____
Designation: _____

in the presence of :

Name of witness:
NRIC No: