



To: **All Bidders**

Subject: **Rental of Rose Hill Central Station's Area to a Property Developer for Transit Friendly Commercial Development.**

Procurement Ref No: **MEL/EOI/RHCD/62/24**

Date: 03<sup>rd</sup> June 2024

---

**Addendum No 1**

**EXTENSION OF ELIGIBILITY FROM "PROPERTY DEVELOPER" TO "PROPERTY DEVELOPER OR BUSINESS OPERATOR OR RETAIL CHAIN OR FRANCHISE"**

- i. The attention of the prospective bidders is drawn to the term "Property Developer" used in the bidding document:

Metro Express Ltd would like to provide some clarifications and details on the term "Property Developer" used in the bidding document. For this procurement exercise, Metro Express Ltd is looking for an entity (Individuals or Company or Consortium or JV) having the capacity to lease and develop the ground floor of Rose Hill Central Station which includes twelve (12) commercial units and open areas with existing landscaping islands.

Metro Express Ltd is looking for a single entity to whom the ground floor of Rose Hill Central Station including all the twelve (12) commercial units will be rented to. The single entity may be a Property Developer or Business Operator or Retail Chain or Franchise who will be renting the ground floor of the Rose Hill Central Station from Metro Express Ltd. The single entity will be allowed to sublet the area or part of the area to other entities if required as per its development plan.

To reflect the above, the bidding document shall be amended as follows:

The term “or Business Operator or Retail Chain or Franchise” to be attached to the term “Property Developer” in the bidding document. Hence instead of only the term “Property Developer”, the term “Property Developer or Business Operator or Retail Chain or Franchise” shall now be read.

**Page 5; Section 4. Eligibility; Part (i) and (ii)**

The Bidder (Individual or Consortium or JV) shall:

- (i) have general relevant experience of three years in the property development field or development of commercial spaces for provision of services as property developer or business operator or retail chain or franchise;
- (ii) (shall have at least two completed or ongoing works of similar nature during the last five years. (Similar nature means any type of commercial development involving the ~~leasing of units to tenants~~ renting of units from a lessor for its redevelopment and provision of commercial activities);