

COMMERCIAL SPACE FOR LEASE

The following table covers the evaluation consideration of proposals that are submitted to Arts House Limited and will be assessed on these criteria in a 2-envelope process. Please read through the requirements thoroughly.

Prospects who are keen in the space are required to submit the proposal in **2 parts** with the necessary information. Please send the respective parts to the 2 email addresses **separately**. You may include other information that is deemed essential to present the concept.

Please send the details listed in Part 1 & Part 2 accordingly to the separate email address below. Do not send to the wrong email address.

	Item	Please send to the respective email address as follows <u>only</u>
Part 1:	Concept proposal (including but not limited to proposed Fitting Out Period and required Lead Time)	Email: salynyap@artshouse.sg (omit the Rental proposal – see part 2)
Part 2:	Rental proposal: 1. Gross Rent in \$psf eg. \$10.50psf 2. Gross Turnover (GTO) proposal eg. 1%	1. Email subject header: Rental Proposal – [Name of Centre] [Unit number] 2. Email: receivables@artshouse.sg

Part 1: Concept, Fitting Out Period and Lead Time proposal to send to salynyap@artshouse.sg (omit the Rental proposal – see part 2).		
Weightage	Quality Criteria	Evaluation Consideration
70%	Track Record / Growth & Expansion (Weightage 15%)	Track record of Prospect and Parent Company
		Level of Areas of Expertise within the Prospect's team and/or Parent Company
		Growth / Expansion in the next 3 years - Project description
	Concept Proposal (Weightage 25%)	Strategy to deliver and execute the proposed concept to create awareness and reach out to the target market
		Unique Selling Point with innovation or attractive use of the Space
		Level of market appeal of the concept
		Design of the shop
	Business sustainability (Weightage 20%)	Financial Strength of the Prospect and Parent company
		Potential to increase footfall
		Concept sustainability in the long term to adapt to evolving market needs
	Place-making Potential (Weightage 10%)	Alignment with Centre's positioning and presents value to the Centre
		Opportunity for festival and artist collaboration

Part 2: Gross Rent (inclusive of service charge) and GTO proposal to send to: receivables@artshouse.sg

Weightage	Price Criteria	Evaluation Consideration
30%	Gross Rent + X% of Monthly Gross Turnover	Gross Rent
		X% (where X% = GTO %)

Other conditions:

- Proposed Gross Rents are inclusive of Service Charge, subject to prevailing GST
- Security Deposit: Equivalent to Three (3) months of Highest Committed Gross Rent in cheque
- Fitting Out Deposit: \$3,000 (3,000sf and below); \$5,000 (above 3,000sf)
- Utility Deposit: To be advised
- Stamp Duty fee to be borne by tenant
- Rental, additional Rent and Utilities payment through GIRO
- Submission of Audited GTO Statement within Three (3 months) by an authorised auditor for each Financial Year
- All renovation works are subject to the submission and approval of the renovation plan, material board and work schedule prior to commencement of works. Fitting Out Works in accordance to Landlord's Fitting Out Guidelines.

ALIWAL ARTS CENTRE



Pictures for illustrations only

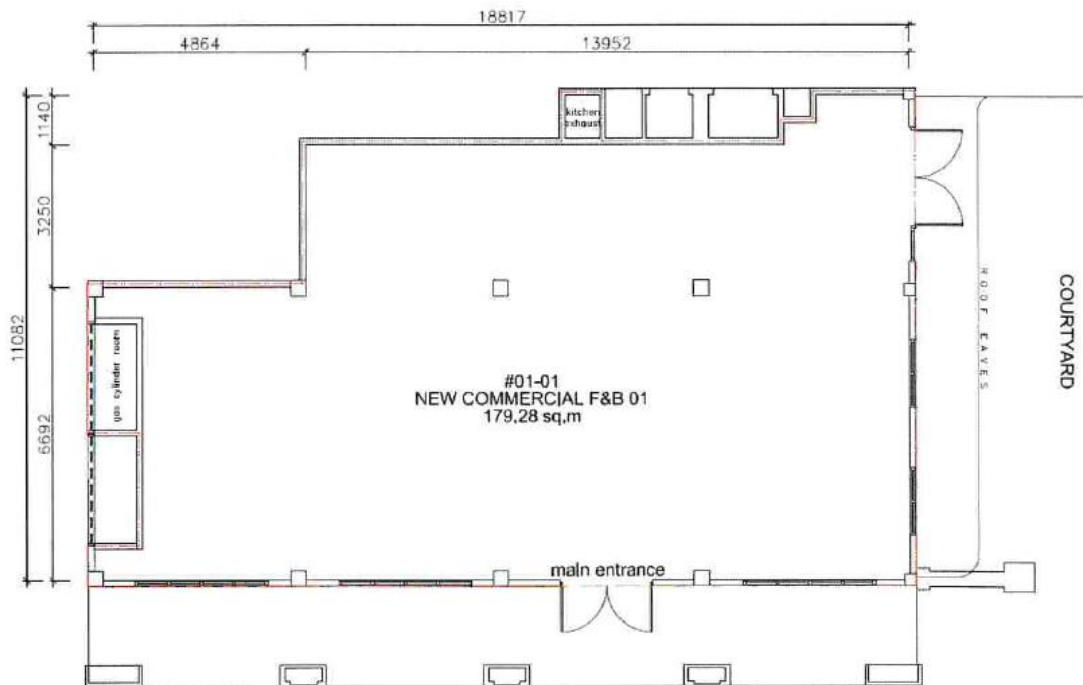
Location	Zone / Description	Introduction	Remarks
28 Aliwal Street, Singapore 199918	Commercial, Conserved Building	Aliwal Arts Centre is a multidisciplinary arts centre with a strong focus on performing arts located at the former Chong Cheng and Chong Pun Schools at 28 Aliwal Street within the Kampong Glam conservation district. It offers a conducive environment to support the artistic development of both contemporary and traditional arts groups, drawing inspiration from the rich cultural heritage in the area.	Open-air public carpark in front of Aliwal Arts Centre and parking lots around Kampong Gelam along Aliwal Street, Kandahar Street and Pahang Street.

UNIT AVAILABILITY – Deadline for offer submission: 28 September 2023

The following is Landlord's asking terms, subject to negotiation. Please propose your best terms in the proposal.

Unit No.	Area (sf) (subject to survey)	Asking Rent (psf pm)	Lease term	Lead time to takeover premises	Fitting Out Period	Availability	M&E Provision *subject to final site verification	Preferred Trade
01-01	1,929.77	\$6.80 + 1% monthly GTO	3 + 3 years	Please propose the best lead time to take over the premises from the notification of the award	2 months	12 Jan 2024 or later	1. Flooring: Cement 2. Electrical: 100A 3 Phase 3. Water Supply: Yes 4. Grease Trap: No 5. Kitchen Exhaust: Yes 6. Air-conditioning: No	Casual F&B

FLOOR PLAN



All plans are not drawn to scale and subject to changes. Floor plans are based on original condition and added architectural features may not be reflected. All floor areas are estimated and subject to final survey. M&E provisions are subject to final confirmation and site conditions at handover.