A. Appointment of Consultants and Contractors before issuance of Certificate of Statutory Completion

Appointment of Consultants

Prior to issuance of Certificate of Statutory Completion (CSC), the tenant is required to contact the following appointed original consultants for vetting, submission and endorsement.

1. Architectural (RSP Architects Planners & Engineers (Pte) Ltd): Seah Chee Kien:
   Contact details: 6737 7544 (main line), P15-43@rsp.sg (email address)

2. Civil & Structure (Meinhardt (Singapore) Pte Ltd): Kam Mun Wai:
   Contact details: 6273 5255 (main line), munwai.kam@meinhardtgroup.com (email address)

3. Mechanical and Electrical (M&E) (Squire Mech): Stephen Chen Kheng Chuen:
   Contact details: 6419 8788 (main line), stephenchen@squiremech.com (email address)

Before CSC is issued	After CSC is issued
The Tenant needs to appoint the original building's consultants for 1. Vetting of tenancy works 2. Submission of tenancy works 3. Endorsement of lighting power budget.	The Tenant is free to appoint their consultants, except if their A&A work will have impact on the centralized M&E system/ equipment or the building structure. For such works, the Tenant is required to appoint the building's original consultants for vetting the design.
Vetting 1) Architectural design: M/S RSP Architects Planners & Engineers (Pte) Ltd 2) Civil & Structure Design: M/S Meinhardt (Singapore) Pte Ltd 3) M&E design: M/S Squire Mech Pte Ltd	**Vetting** 1) Architectural design: M/S RSP Architects Planners & Engineers (Pte) Ltd 2) Civil & Structure Design: M/S Meinhardt (Singapore) Pte Ltd 3) M&E design: M/S Squire Mech Pte Ltd
Submission Appoint as QP and/or PE: 1) Architectural design: M/S RSP Architects Planners & Engineers (Pte) Ltd 2) Civil & Structure Design: M/S Meinhardt (Singapore) Pte Ltd 3) M&E design: M/S Squire Mech Pte Ltd	**Submission** Nil
Endorsement A PE appointed by the Tenant will endorse on the computation of lighting power budget.	**Endorsement** A PE appointed by the Tenant will endorse on the computation of lighting power budget.

Vetting and submission fees from Consultants

Tenancy works consultancy vetting services including review, check, comment and endorse on the layout drawings done by tenant's consultants and to inspect the tenancy works to ensure they are constructed in accordance with the approved design.

Tenancy works consultancy submission services including preparations of Building Plans, make submission and obtain approvals from Fire Safety and Shelter Department (FSSD) for Tenancy Submission leading to FSSD's issuance of Temporary Fire Permit/Fire Safety Certificate, and Building and Construction Authority (BCA) leading to BCA's issuance of Temporary Occupation Permit/Certificate of Statutory Completion (TOP/CSC) where applicable for A&A submissions subject to the finalised design drawings by the tenant's consultants.

The rates listed below are as at 11 June 2021 and may be subject to change from time to time. Please contact Tenant Service Centre at custsvc-cs@capitaland.com for the latest rates

Architectural Consultant Services

Company: M/S RSP Architects Planners & Engineers (Pte) Ltd
Contact Person: Seah Chee Kien
Email: p15-43@rsp.sg; yeap_yoon_thong@rsp.sg
Tel: 6737 7544

Floor Area	Vetting Only	Vetting & Submission (BCA, FSSD, CBPU)	Vetting & Submission (BCA, FSSD, CBPU & URA)	Floor Area	Vetting & Submission (FSSD only)
	Minimum Fee				Minimum Fee
≤ 300m^2	S$600.00	S$10,000.00	S$22,000.00	≤ 100m^2	S$4,000.00
				101m^2 to 200m^2	S$4,500.00
301m^2 to 500m^2	S$600.00	S$10,000.00	S$22,000.00	201m^2 to 500m^2	S$5,000.00
501m^2 to 1,000m^2	S$1,000.00	S$15,000.00	S$27,000.00	501m^2 to 1,000m^2	S$6,000.00
1,001m^2 to 2,000 m^2	S$2,000.00	S$20,000.00	S$40,800.00	1,001m^2 to 2,000 m^2	S$9,000.00
≥ 2,001m^2	S$2,000.00 + $1.00/m^2 in excess of 2,000m^2	S$20,000.00 + $18.00/m^2 in excess of 2,000m^2	S$40,800.00 + S$18.00/m^2 in excess of 2,000m^2	≥ 2,001m^2	S$9,000.00 + S$5.00/m^2 in excess of 2,000m^2

Civil and Structural Consultant Services

Company: M/S Meinhardt (Singapore) Pte Ltd
Contact Person: Kam Mun Wai
Email: munwai.kam@meinhardtgroup.com; mscs178057@meinhardtgroup.com
Tel: 6273 5255

Floor Area	Vetting Only	Vetting & Submission
	Minimum Fee	
≤ 300m^2	S$600.00	S$4,400.00
301m^2 to 500m^2	S$600.00 + S$2.90/m^2 in excess of 300m^2	S$4,400.00 + S$14.70/m^2 in excess of 300m^2
501m^2 to 1,000m^2	S$1,180.00 + S$2.20/m^2 in excess of 500m^2	S$7,340.00 + S$11.50/m^2 in excess of 500m^2
1,001m^2 to 2,000 m^2	S$2,280.00 + S$1.80/m^2 in excess of 1,000m^2	S$13,090.00 + S$8.50/m^2 in excess of 1,000m^2
≥ 2,001m^2	S$4,080.00 + S$1.50/m^2 in excess of 2,000m^2	S$21,590.00 + S$7.00/m^2 in excess of 2,000m^2

Mechanical and Electrical (M&E) Consultant Services

Company: M/s Squire Mech Pte Ltd
Contact Person: Stephen Chen
Email: stephenchen@squiremech.com
Tel: 6419 8788

Floor Area	Vetting Only	Vetting & Submission
	Minimum Fee	
≤ 100m^2	S$3,000.00	S$7,000.00
101m^2 to 300m^2	S$4,000.00	S$8,000.00
301m^2 to 1,000m^2	S$5,000.00	S$10,000.00
1,001m^2 to 2,000m^2	S$9,500.00	S$18,000.00
≥ 2,001m^2	S$9,500.00 + S$6.50/m^2 in excess of 2,000m^2	S$18,000.00 + S$10.00/m^2 in excess of 2,000m^2

Fire Safety Consultant Services

Company: M/S IGnesis Engineering Pte Ltd
Contact Person: Henry Ho
Email: proposal@ignesisconsultants.com
Tel: 6293 5431

Floor Area	Vetting Only	Vetting & Submission
	Minimum Fee	
≤ 300m^2	S$800.00	S$800.00
301m^2 to 1,000m^2	S$1,100.00	S$1,100.00
1,001m^2 to 2,000 m^2	S$1,400.00	S$1,400.00
2,001m^2 to 3,000 m^2	S$1,700.00	S$1,700.00
≥ 3,001m^2	Drawings to be reviewed and a fee quotation will be provided.	Drawings to be reviewed and a fee quotation will be provided.

Appointment of Contractors

The tenant is required to contact the following appointed contractor (refer to below Section C – List of Contractors):

1. Building Base Qualified Persons
2. Building Automation System/ Building Management System
3. Fire Protection System

	Before CSC is issued	After CSC is issued
M&E works	The Tenant can appoint their own contractors for both general ACMV and Electrical work. However, the Tenant is required to appoint the contractors nominated by the Landlord for: • Carrying out the tap-off from and/or termination to the Landlord's systems. • Condenser and chilled water flushing • The testing & commissioning of the building automation system if alteration and addition to the VAV Boxes needs to be carried out by the appointed Building's BMS vendors. • Fees to be borne by Tenants. For example, for termination to the fire alarm panel, the Tenant should engage appointed Building's fire vendors. General ducting and piping works including sprinkler pipes can be carried out by others.	The Tenant is in principle free to appoint their contractors, except if the A&A work will have impact on the centralized M&E system/ equipment (e.g. testing & commission of air-conditioning system, turn on of power supply) or the building structure. Nevertheless, the appointments are subject to the approval of Landlord.
Other works	The Tenant can appoint their own contractors for general interior work; plumbing, IT, AV and IT work subject to the approval of Landlord.	The Tenant is in principle free to appoint their contractors subject to the approval of Landlord.

B. Tenancy Design Guide

Office Tenant Unit

A) For Tenant that takes up the whole floor

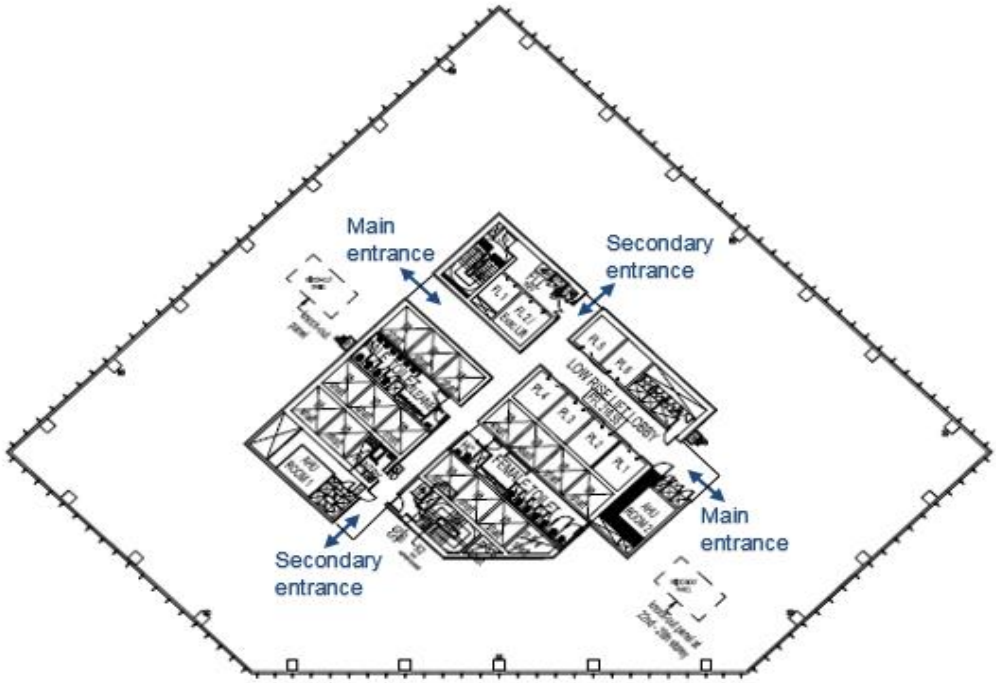
1 Clear sliding or openable glass doors with fixed glass panels are preferred to maintain transparency into the office unit from passenger lift lobby.

2 All signage / graphics / logo must be produced in high resolution and be installed on the inside of the glass panels / doors.

3 Tenant access card reader, intercom, etc to be mounted neatly at the vertical stainless-steel edge on either side of the entrance door, or on the fixed entrance door panel fronting the lift lobby.

4 Clear glass doors are preferred to be used for the secondary entrance facing the corridor.

5 Light / off white colour roller blinds are preferred. Should Tenant want to install roller blinds at the inner face of the external glass panels, it will be subject to the Landlord's approval.



B) For Multi-tenanted floor unit

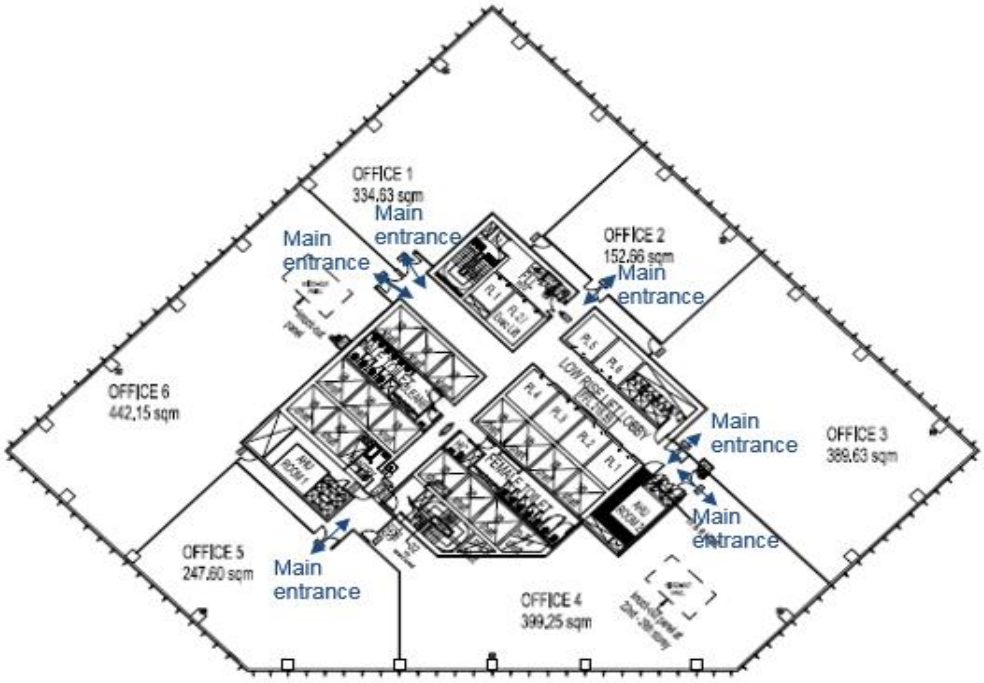
1 Clear sliding or openable glass doors with fixed glass panels are preferred to maintain transparency into the office unit

2 All signage / graphics / logo must be produced in high resolution and be installed on the inside of the glass panels / doors

3 Tenant access card reader, intercom, etc to be mounted neatly either at the core wall, or at the fixed glass panel portion of the unit entrance.

4 Clear glass doors are preferred to be used for the main entrance of all the subdivision units.

5 Light / off white colour roller blinds are preferred. Should Tenant want to install roller blinds at the inner face of the external glass panels, it will be subject to the Landlord's approval.



Note:

1 Designs that deviate from the above criteria shall be subjected to Landlord's review and approval based on design merits. The Tenancy Design Guide serves as a guidance and tenants designs are subjected to the Landlord's approval.
2 Tenants must ensure that their designs are in full compliance to the authorities' requirements. Approvals deemed necessary from the authorities must be obtained and submitted to Landlord prior to commencement of work.
3 Tenants must ensure that their works do not interfere with existing service or affect fire egress.
4 All dimensions are to be verified on site by Tenants.

C. List of Contractors

Landlord's Qualified Persons

Type	Company Name	Contact Person
Architect	M/S RSP Architects Planners & Engineers (Pte) Ltd	Name: Seah Chee Kien Tel: 6737 7544 Email: p15-43@rsp.sg; yeap_yoon_thong@rsp.sg
Civil & Structure Design	M/S Meinhardt (Singapore) Pte Ltd	Name: Kam Mun Wai Tel: 6377 9238 / 6377 9180 Email: munwai.kam@meinhardtgroup.com; mscs178057@meinhardtgroup.com
M&E Engineer	M/S Squire Mech Pte Ltd	Name: Stephen Chen Tel: 6378 5538 Email: stephenchen@squiremech.com
Licensed Electrical Worker	M/S LC Engineering Services Pte Ltd	Name: Darren Tan Zhi Hao Tel: 6567 4032 / 9100 9849 Email: darren@lces.com.sg
Fire Safety Engineer	M/S IGnesis Engineering Pte Ltd	Name: Henry Ho Tel: 6293 5431 Email: proposal@ignesisconsultants.com

Landlord's Base Vendors

Trade	Company Name	Contact Person
Fire Sprinkler Drainage	M/s APP Engineering Pte Ltd With effect 1 July 2023: M/s Rico Engineering Works Pte Ltd	Name: Nicholas Tan Tel: 9667 5996 Email: nicholastan@appengrg.com.sg With effect 1 July 2023: Name: Edison / Faizal / Clement Tel: 8338 2867 / 8338 2860 / 9046 6363 Email: edison@ricoeng.com.sg / faizal.shaik@ricoeng.com.sg / clement@ricoeng.com.sg
Fire Alarm System	M/s APP Engineering Pte Ltd With effect 1 July 2023: M/s Rico Engineering Works Pte Ltd	Name: Nicholas Tan Tel: 9667 5996 Email: nicholastan@appengrg.com.sg With effect 1 July 2023: Name: Edison / Faizal / Clement Tel: 8338 2867 / 8338 2860 / 9046 6363 Email: edison@ricoeng.com.sg / faizal.shaik@ricoeng.com.sg / clement@ricoeng.com.sg
Integrated Building Management	M/S Schneider Electric Singapore Pte Ltd	Name: Stephanie Tan Tel: 9338 7930 Email: Stephanie.Tan@se.com

Landlord's Base Vendors (Cont'd)

Trade	Company Name	Contact Person
PA System	M/s Rico Engineering Works Pte Ltd	Name: Edison / Faizal / Clement Tel: 8338 2867 / 8338 2860 / 9046 6363 Email: edison@ricoeng.com.sg / faizal.shaik@ricoeng.com.sg / clement@ricoeng.com.sg
CAS Infrastructure	M/S Beason Engineering Pte Ltd	Name: Dennis Boo Tel: 9667 7077 Email: Dennis.boo@beaconengr.sg
iMeter Management System	M/S Bencontrol Technologies Pte Ltd	Name: Angela Teck Tel: 9883 7583 Email: Sales@bencontrol.com.sg
Condenser & Chiller Water Flushing	M/S Ecolab Pte Ltd	Name: Qiu GuanXiang Tel: 9183 9430 Email: gxqiu@ecolab.com