



2 September 2024

To all tenants at Pasir Panjang Wholesale Centre (PPWC)

INSPECTION OF PREMISES AT PPWC

1. The Singapore Food Agency (SFA) would like to inform you that SFA's facilities management contract (FMC), CBM Pte Ltd ("CBM") will visit and enter your premises, as and when required, to conduct inspection of the state of repair and condition of your premises. This is part of SFA's regular checks and effort to upkeep the whole facility, as the Master Tenant of PPWC.
2. Pursuant to Clause 4.12 – Rights of entry, read with Clause 4.12.1(a) to (h), it gives provision for SFA officers and respective agents to enter the premises in PPWC at all reasonable times on prior notice (or in the event of an emergency at any time without notice) for any purpose whatsoever, to inspect (and to open floors and ceiling where the same is required in order to view) the state of report and condition of the premises.
3. This circular is to inform you in advance of the inspections by CBM. During inspection at your premises, CBM may take photographs for documentation and recording purposes.
4. We seek your cooperation during the inspection of the works.
5. Should you require any clarification, please contact SFA's facility management contractor (FMC) for PPWC, CBM Pte Ltd at Tel: 6775 6355.

ISSUED BY:

Infrastructure Management Department
Food Infrastructure Development and Management Division
Singapore Food Agency

This is a computer-generated letter and no signature is required.

Annex A

Abstract from Tenancy Agreement for PPWC

4.12 Rights of entry

- 4.12.1 The Sub-Tenant shall allow, and ensure that all of its sub-tenants allow, the Landlord, the Master Tenant and their respective agents, with any necessary contractors and workmen, to enter the Premises at all reasonable times on prior notice (or in the event of an emergency at any time without notice) for any purpose whatsoever including the following:
- (a) to ascertain if the provisions of this Agreement have been observed and performed;
 - (b) to inspect (and to open floors and ceiling where the same is required in order to view) the state of repair and condition of the Premises;
 - (c) to monitor the progress of, and to inspect the Approved Works made on or to the Premises;
 - (d) to carry out any work to adjoining property owned by the Landlord or Master Tenant that cannot reasonably be carried out without access to the Premises, and any jointly used facility;
 - (e) to carry out such upgrading, retrofitting, repairs or any other works which the Landlord or Master Tenant considers necessary or desirable to any part of the Premises, including, without prejudice to the generality of the foregoing, laying or fixing all pipes, ducts, wires, cables and other apparatus for water, gas, sewerage, air-conditioning and electricity as the Landlord or Master Tenant may from time to time require for the general purposes of the Building or otherwise;
 - (f) to take inventories and soil samples;
 - (g) to carry out structural survey, GFA survey and any other survey in respect of the Premises and the Building; and
 - (h) to exercise any right granted or reserved to the Landlord or Master Tenant by this Agreement.