

# F1 PIT BUILDING

GUIDE TO EVENT SPACE RENTAL



Official (Open), Non-Sensitive

Information in this kit is accurate as of 21 Aug 2023



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# EXECUTIVE SUMMARY

Located at 1 Republic Boulevard, the iconic Pit Building is home to the world-renowned Formula 1 night race. During non-race periods, from 1 November till 31 July, 17 areas in the Pit Building is available for rent.

This guide brings you the essential information that you will need to organise your event successfully. Rates as well as the permissible uses of various premises will be included in this guide.

All interested parties, be sure to submit your booking application at least 3 months prior to event at <https://go.gov.sg/f1pitbldgrental>.



# ABOUT THE PREMISES

The iconic Pit Building, located at 1 Republic Boulevard, was constructed by the Singapore Tourism Board (STB) to hold the world's first Formula 1 (F1) night race since 2008.

During the non-race periods (1 November to 31 July), 17 areas with an average floor area of 1,200 m<sup>2</sup> (approx. 12,917 sqft) will each be available for rent. These include nine areas across the second and third floors which are used as hospitality suites during the F1 race, and four garages on the ground floor.

The Pit Building's scenic waterfront location, coupled with competitive rental rates, makes it a unique venue for product launches, gala dinners and bazaar sales.

**Building Height:** 3 storeys

**Site Area:** 20,392 m<sup>2</sup>

**Gross Floor Area:** 24,220 m<sup>2</sup>

**Address:** F1 Pit Building, 1 Republic Boulevard, Singapore 038975

# RENTAL RATES

## 1 May 2023 to 31 December 2023

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Unit	Location	Size (sqm)	Short-Term ≤ 3 months		Long-Term > 3 months	Remarks
			Weekday rental charge per day (S\$, incl 8% GST)	Weekend/ Public Holidays rental charge per day (S\$, incl 8% GST)	Weekday/ weekend/ Public Holidays rental charge per day (S\$, incl 8% GST)	
Garage	#01-01	1,132	1,692.36	2,534.76	1,641.60	Without aircon
	#01-02	1,134	1,692.36	2,534.76	1,641.60	
	#01-03	1,134	1,692.36	2,534.76	1,641.60	
	#01-04	1,134	1,692.36	2,534.76	1,641.60	
Paddock Club Suites	#02-01	1,366	2,286.36	3,406.32	2,214.00	Air-conditioned
	#02-02	1,183	2,059.56	3,074.76	1,922.40	
	#02-03	1,397	2,617.20	3,859.20	2,268.00	
	#03-01	1,468	2,445.12	3,668.76	2,419.20	
	#03-02	1,269	2,167.56	3,247.56	2,084.40	
	#03-03	1,244	2,149.20	3,222.72	2,052.00	
	#03-04	1,329	2,257.20	3,380.40	2,192.40	
Temasek Suite	#03-05	1,176	2,499.12	3,751.92	2,430.00	Air-conditioned, carpeted, bar counter, lounge
Temasek Suite Extension	#03-05	477	482.76	720.36	-	Air-conditioned, carpeted, bar counter, lounge. Must be booked with Temasek Suite.
Media Conference Room	Level 2	226.5	464.40	702.00	-	Air-conditioned, carpeted
Pit Lane	N.A.	4,475.25	1,797.12	2,689.20	1,695.60	-
Level 1 Clerk of Course	Level 1	15	64.80	97.20	54.00	Air-conditioned, carpeted
Sky Deck	Rooftop	475	572.40	853.20	453.60	-

**Note:**

All the above rates include utility charges and are subjected to the prevailing GST charge. A security deposit is required to book the units. The security deposit is calculated as follows:

Total rental charge for the first day + S\$1,000 per unit per day from the second day onwards.

# RENTAL RATES

## 1 January 2024 to 31 March 2024

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Unit	Location	Size (sqm)	Short-Term ≤ 3 months		Long-Term > 3 months	Remarks
			Weekday rental charge per day (S\$, incl 9% GST)	Weekend/ Public Holidays rental charge per day (S\$, incl 9% GST)	Weekday/ weekend/ Public Holidays rental charge per day (S\$, incl 9% GST)	
Garage	#01-01	1,132	1,708.03	2,558.23	1,656.80	Without aircon
	#01-02	1,134	1,708.03	2,558.23	1,656.80	
	#01-03	1,134	1,708.03	2,558.23	1,656.80	
	#01-04	1,134	1,708.03	2,558.23	1,656.80	
Paddock Club Suites	#02-01	1,366	2,307.53	3,437.86	2,234.50	Air-conditioned
	#02-02	1,183	2,078.63	3,103.23	1,940.20	
	#02-03	1,397	2,641.43	3,894.93	2,289.00	
	#03-01	1,468	2,467.76	3,702.73	2,441.60	
	#03-02	1,269	2,187.63	3,277.63	2,103.70	
	#03-03	1,244	2,169.10	3,252.56	2,071.00	
Temasek Suite	#03-04	1,329	2,278.10	3,411.70	2,212.70	Air-conditioned, carpeted, bar counter, lounge
	#03-05	1,176	2,522.26	3,786.66	2,452.50	
Temasek Suite Extension	#03-05	477	487.23	727.03	-	Air-conditioned, carpeted, bar counter, lounge. Must be booked with Temasek Suite.
Media Conference Room	Level 2	226.5	468.70	708.50	-	Air-conditioned, carpeted
Pit Lane	N.A.	4,475.25	1,813.76	2,714.10	1,711.30	-
Level 1 Clerk of Course	Level 1	15	65.40	98.10	54.50	Air-conditioned, carpeted
Sky Deck	Rooftop	475	577.70	861.10	457.80	-

**Note:**

All the above rates include utility charges and are subjected to the prevailing GST charge. For full payments completed in Year 2023, the prevailing GST charge of 8% will be applied.

A security deposit is required to book the units. The security deposit is calculated as follows:

Total rental charge for the first day + S\$1,000 per unit per day from the second day onwards.



# RENTAL RATES

## 1 April 2024 to 31 March 2025

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Unit	Location	Size (sqm)	Short-Term ≤ 3 months		Long-Term > 3 months	Remarks
			Weekday rental charge per day (S\$, incl 9% GST)	Weekend/ Public Holidays rental charge per day (S\$, incl 9% GST)	Weekday/ weekend/ Public Holidays rental charge per day (S\$, incl 9% GST)	
Garage	#01-01	1,132	1,890.06	2,827.46	1,656.80	Without aircon
	#01-02	1,134	1,890.06	2,827.46	1,656.80	
	#01-03	1,134	1,890.06	2,827.46	1,656.80	
	#01-04	1,134	1,890.06	2,827.46	1,656.80	
Paddock Club Suites	#02-01	1,366	2,576.76	3,823.72	2,234.50	Air-conditioned
	#02-02	1,183	2,271.56	3,372.46	1,940.20	
	#02-03	1,397	2,775.87	4,094.77	2,289.00	
	#03-01	1,468	2,755.52	4,135.46	2,441.60	
	#03-02	1,269	2,413.26	3,612.26	2,103.70	
	#03-03	1,244	2,376.20	3,562.12	2,071.00	
	#03-04	1,329	2,517.90	3,771.40	2,212.70	
Temasek Suite	#03-05	1,176	2,788.22	4,194.32	2,452.50	Air-conditioned, carpeted, bar counter, lounge
Temasek Suite Extension	#03-05	477	636.56	952.66	621.30	Air-conditioned, carpeted, bar counter, lounge. Must be booked with Temasek Suite.
Media Conference Room	Level 2	226.5	577.70	872.00	555.90	Air-conditioned, carpeted
Pit Lane	N.A.	4,475.25	1,959.82	2,921.20	1,711.30	-
Level 1 Clerk of Course	Level 1	15	65.40	98.10	54.50	Air-conditioned, carpeted
Sky Deck	Rooftop	475	577.70	861.10	457.80	-

**Note:**

All the above rates include utility charges and are subjected to the prevailing GST charge. A security deposit is required to book the units. The security deposit is calculated as follows:

Total rental charge for the first day + S\$1,000 per unit per day from the second day onwards.

# RENTAL RATES

## 1 April 2025 to 31 March 2026

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Unit	Location	Size (sqm)	Short-Term ≤ 3 months		Long-Term > 3 months	Remarks
			Weekday rental charge per day (S\$, incl 9% GST)	Weekend/ Public Holidays rental charge per day (S\$, incl 9% GST)	Weekday/ weekend/ Public Holidays rental charge per day (S\$, incl 9% GST)	
Garage	#01-01	1,132	2,071.00	3,095.60	1,656.80	Without aircon
	#01-02	1,134	2,071.00	3,095.60	1,656.80	
	#01-03	1,134	2,071.00	3,095.60	1,656.80	
	#01-04	1,134	2,071.00	3,095.60	1,656.80	
Paddock Club Suites	#02-01	1,366	2,844.90	4,207.40	2,234.50	Air-conditioned
	#02-02	1,183	2,463.40	3,640.60	1,940.20	
	#02-03	1,397	2,910.30	4,294.60	2,289.00	
	#03-01	1,468	3,041.10	4,567.10	2,441.60	
	#03-02	1,269	2,637.80	3,945.80	2,103.70	
	#03-03	1,244	2,583.30	3,869.50	2,071.00	
	#03-04	1,329	2,757.70	4,131.10	2,212.70	
Temasek Suite	#03-05	1,176	3,052.00	4,599.80	2,452.50	Air-conditioned, carpeted, bar counter, lounge
Temasek Suite Extension	#03-05	477	784.80	1,177.20	621.30	Air-conditioned, carpeted, bar counter, lounge. Must be booked with Temasek Suite.
Media Conference Room	Level 2	226.5	686.70	1,035.50	555.90	Air-conditioned, carpeted
Pit Lane	N.A.	4,475.25	2,103.70	3,128.30	1,711.30	-
Level 1 Clerk of Course	Level 1	15	65.40	98.10	54.50	Air-conditioned, carpeted
Sky Deck	Rooftop	475	577.70	861.10	457.80	-

### Note:

All the above rates include utility charges and are subjected to the prevailing GST charge. A security deposit is required to book the units. The security deposit is calculated as follows:

Total rental charge for the first day + S\$1,000 per unit per day from the second day onwards.



# PREMISE USAGE



## F1 Pit Building Indoor Units



Indoor Units	Permissible Uses	Non-Permissible Uses
L1 Garages L2 & L3 Suites	Art Gallery Meetings Museum Product Launch Gala Dinner Wedding, ROM, Solemnisation Ceremony / Banquet / Reception	Cooking Funeral Parlour Place of Worship



## F1 Pit Building Outdoor Units



Outdoor Premises	Permissible Uses	Non-Permissible Uses
Paddock Area Water Tank Area Pit Straight Turn 1-3 Duck Tour Access/F1 Village Turn 20-23 Concrete Area Marina Promenade Field Sand pit Green Pit Area Pit Lane	Concert Event Space Art Gallery Museum Product Launch Sports Activities Gala Dinner	Funeral Parlour Place of Worship Wedding, ROM, Solemnisation Ceremony/ Banquet/ Reception

**Note:**

STB reserves the right to increase the security deposit based on the type of usage of the area (indoor and outdoor) rented.

# TERMS AND CONDITIONS



1. Booking application must be submitted at least three (3) months prior to event. Event date includes setup and dismantling day(s) if applicable.
2. Prior appointment must be made for any site viewings.
3. Booking is only confirmed upon receipt of payment for Security Deposit and Rental, in addition to the signing of the Licence Agreement.
4. Payment shall be received at least two (2) months prior to start of booking date, else the booking might be cancelled.
5. A cancellation fee of 10% of the rental will be charged for cancellation of any confirmed booking(s) with less than two (2) weeks' notice. This will be deducted from the Security Deposit before refund and is subject to prevailing GST charges.
6. STB shall have the right to provide no less than thirty (30) days' prior to event date with a written notice to the Event Organiser (EO), if STB requires the Licensed Area for any other valid purposes (including national needs), and the EO shall vacate the Licensed Area to STB for such periods that STB requires.
7. Damages resulting from use will have to be made good by the EO at the EO's own cost before handing back the unit(s).
8. If the damages cannot be rectified by the EO, a representative from Exceltec to assess the cost of repair and the EO shall engage Exceltec separately to rectify the damages.
9. Refund of Security Deposit will be issued by STB after the complete handover and acknowledgment of the refund forms by EO (after rectification work is completed in a satisfactory condition, if any).
10. External catering services are permitted but no disposal of oil is allowed at the premises.
11. EO is to engage own cleaners during the event and to arrange for waste disposal for all waste resulting from the event. All areas, including the surrounding external areas are to be kept clean and tidy at all times. If the cleanliness of the rented venue is deemed unsatisfactory and our cleaners are engaged for this service, such costs will be borne by EO.
12. Published rates are subjected to change without prior notice.
13. All payments for rental and security deposits are to be made payable to: Singapore Tourism Board.
14. STB reserves the right to reject any booking applications.
15. The full terms and conditions can be found together with the Licence Agreement.

# THINGS TO NOTE



## **1. Pre- and Post- Event Survey**

EOs must do a pre-event condition survey before any setup, which entails walking through the event site and taking photos of the existing site conditions. This will serve as a reference point in case new defects are found after the event.

After the event, a post-event condition survey needs to be done by both the EO (may include sub-contractors, cleaners, etc.) and Exceltec, similar to the pre-event condition survey.

## **2. Beer and Liquor Consumption**

STB's approval must be obtained for beer and liquor consumption to be allowed during events. STB reserves the right to call off an event if approval is not sought nor given. EOs are responsible to obtain liquor licence as well as Public Entertainment Licence (SPF). A copy of the relevant licences should be provided to Exceltec for record purposes.

## **3. Cleaning Requirements, Rubbish Disposal and Illegal Parking**

Rubbish, whether inside or outside of the rented/designated area, should be disposed properly at the end of each day.

If the event organiser requires the use of any of the toilets at the Pit Building, i.e 1st level common toilets between the garages & toilets on the 2nd and 3rd level, the EO's cleaning contractor will have to clean up the toilets after each event. Alternatively, the event organiser may engage our in-house cleaning services. Separate rates are available upon request.

No parking is allowed around the immediate Pit Building vicinity that is not rented/designated to the EOs; this rule applies to all EOs, their vendors and event participants.



# THINGS TO NOTE



## 4. Operational Matters

For events held at the external areas where the erecting of tentages are required, cushion pads, wooden plates, cork boards or carpets must be placed underneath the base of all structural support trusses to even out load distribution. There should also not be any heavy point load or solvents applied directly onto the road tarmac.

Under Fire Safety Regulations stipulated by SCDF, there should be no obstruction to any entrance or exit from an event suite or garage.

All outdoor activities are to be concluded by 2230hrs. Extension of an outdoor event's duration is assessed by the Police on a case-by-case basis. The Singapore Police Force (SPF) has issued a directive stating that EOs operating in the external areas of the Pit Building vicinity have to seek approval not only from them, but also from the following stakeholders;

- The Ritz-Carlton, Millenia Singapore;
- Parkroyal Collection Marina Bay;
- Singapore Flyer; and
- Tanjong Rhu Residences.

## 5. Active Mobility Act Exemption

The use of motor vehicles and active mobility devices on footpaths, specifically Areas B, C, D, E, J and L in Site Plan A, require an exemption from the Active Mobility Act. A footpath is defined as any place that is not ordinarily accessible to motor vehicles.

## 6. Areas Within and Around Pit Building Vicinity

Please refer to Site Plan A for the respective landlord/parties in charge of the various areas around the Pit Building vicinity. Points of contact for the respective government agencies can be found at the end of this kit.

# USAGE OF F1 TRACK



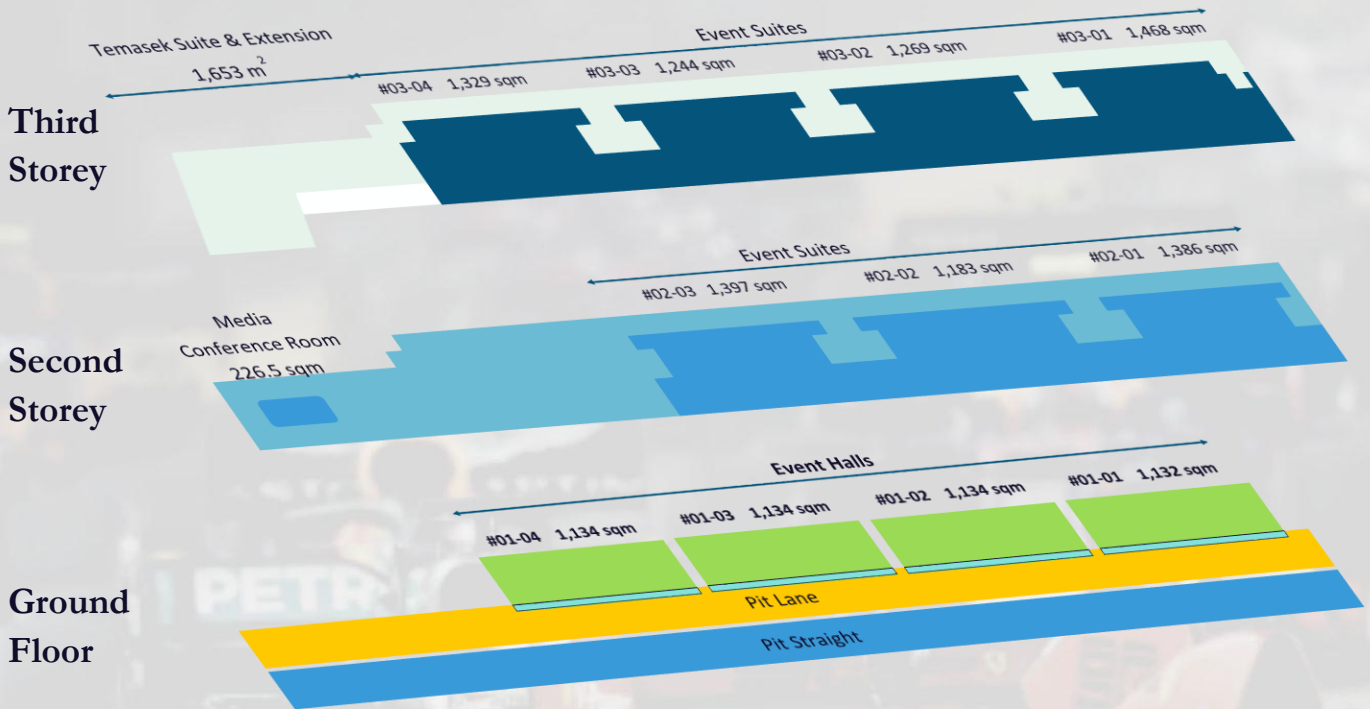
For the use of the Pit Straight, Pit Lane and F1 Track (i.e., Turns 1 to 3 and Turns 16 to 19), permission will have to be obtained from the relevant agencies listed on Site Plan A. EO is to provide the period of use (including setup and teardown) and event details and activities to be conducted onsite.

Please refer to the full Terms and Conditions for Use of F1 Track, available upon request.



# OVERALL FLOOR PLAN

## Sectional Overview



## Approximate Unit Sizes (sqm)

Temasek Suite & Ext	#03-04 1,329	#03-03 1,244	#03-02 1,269	#03-01 1,468
		#02-03 1,397	#02-02 1,183	#02-01 1,366
	#01-04 1,134	#01-03 1,134	#01-02 1,134	#01-01 1,132

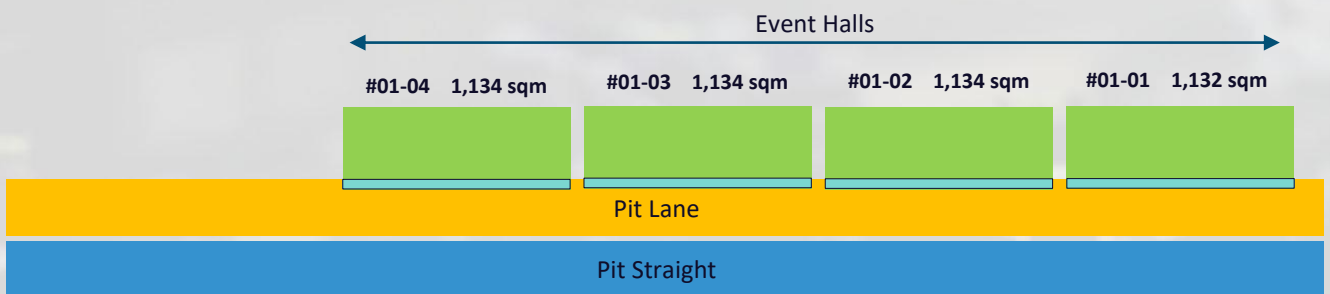


# FLOOR PLAN

# 1<sup>st</sup> STOREY EVENT HALL

## FLOOR SPECIFICATIONS

1. Dimensions per unit (approx.) – 54m (l) x 18m (w) x 3.25m (h)
2. Columns – 6m Intervals
3. Maximum Loading – 5 kN/sqm



Event Hall  
Interior



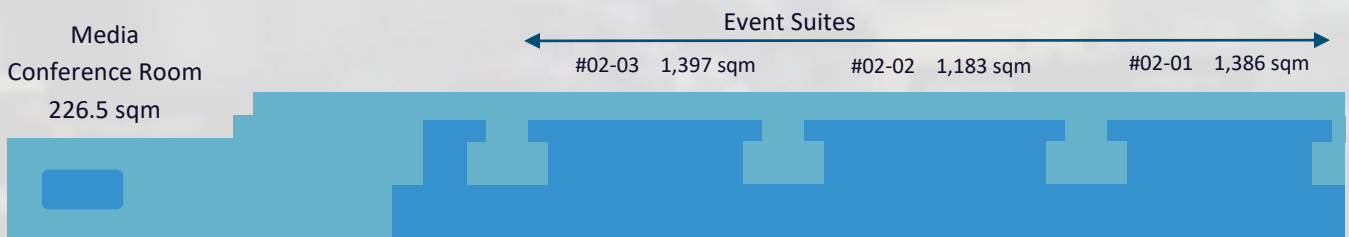
Pit Lane &  
Pit Straight

# FLOOR PLAN

# 2<sup>nd</sup> STOREY EVENT SUITE

## FLOOR SPECIFICATIONS

1. All units come with lighting and centralised aircon
2. Dimensions per unit (approx.) - 41.6m (l) x 22.6m (w) x 3m (h)
3. Columns - 6m Intervals
4. Maximum Loading - 4 kN/sqm for all units



**Event Suite  
Interior**



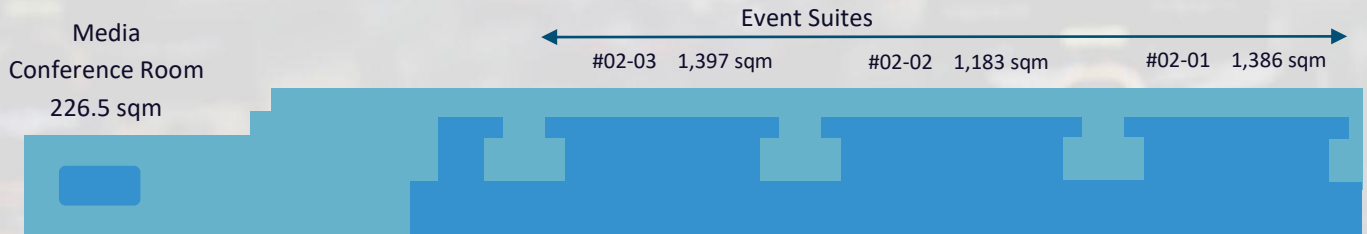
**2nd Floor  
Walkway**

# FLOOR PLAN

## 2<sup>nd</sup> STOREY MEDIA CONFERENCE ROOM

### FLOOR SPECIFICATIONS

1. Lighting and centralised aircon
2. Dimensions per unit (approx.) – 20.82m (l) x 8.8m (w) x 3m (h)
3. Carpeted flooring with soundproof wall
4. Maximum Loading – 3.5 kN/sqm



**Entrance to Media Conference Room**



**Walkway towards Media Conference Room**



**Media Conference Room Interior**

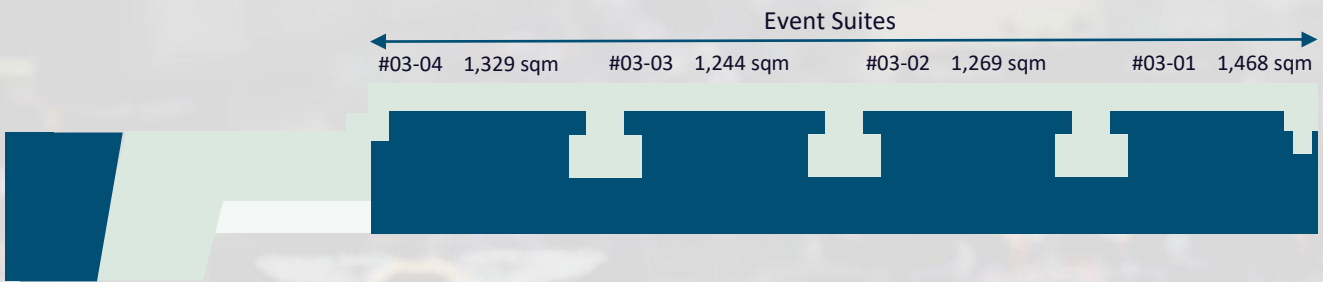


# FLOOR PLAN

# 3<sup>rd</sup> STOREY EVENT SUITE

## FLOOR SPECIFICATIONS

1. All units come with lighting and are fully air-conditioned
2. Dimensions per unit (approx.) - 41.6m (l) x 22.6m (w) x 3m (h)
3. Columns - 6m Intervals
4. Maximum Loading - 4 kN/sqm



**Event Suite  
Interior**



**Event Suite  
Interior**

# FLOOR PLAN

# 3<sup>rd</sup> STOREY TEMASEK SUITE

## FLOOR SPECIFICATIONS

1. Unit is carpeted, fully air-conditioned and comes with ceiling lights

Temasek Suite  
1,176 m<sup>2</sup>



**Temasek Suite  
Interior**



**Temasek Suite  
Interior**

# FLOOR PLAN

# 3<sup>rd</sup> STOREY TEMASEK SUITE EXTENSION

## FLOOR SPECIFICATIONS

1. Unit has an enclosed, fully-air conditioned and carpeted area. Comes with open-air carpeted outdoor porch that overlooks iconic attractions like Marina Bay Sands, Gardens by the Bay, Marina Barrage and Marina Bay Financial Centre.

Temasek Suite  
Extension  
477 m<sup>2</sup>



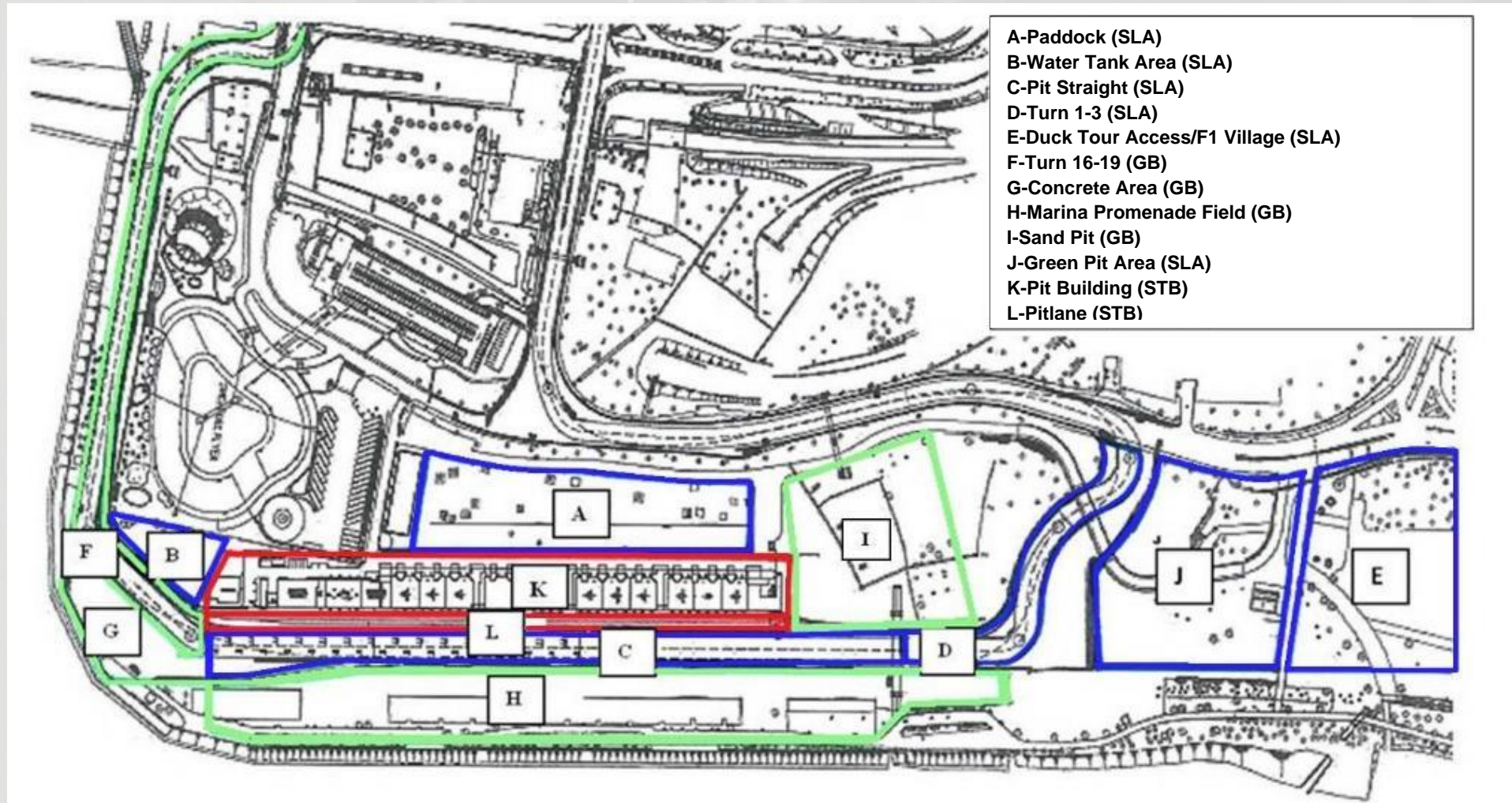
**Temasek Suite Extension**



**Temasek Suite Extension  
(outdoor porch)**

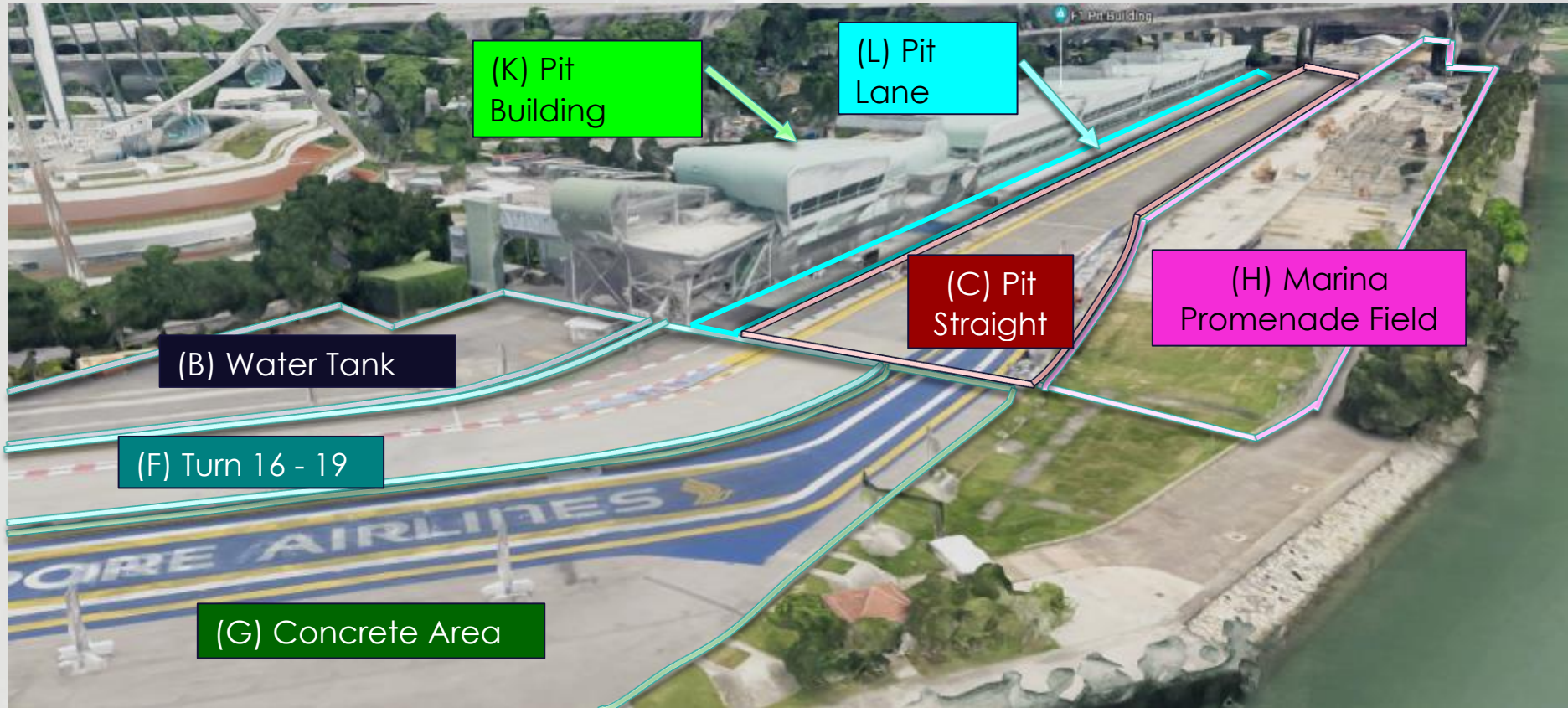


# SITE PLAN A



SLA – Singapore Land Authority  
GB – Gardens by the Bay  
STB – Singapore Tourism Board

# SITE PLAN A





# SITE PLAN A





# SITE PLAN A



# OTHER INFORMATION

1. Some rates of repair for damages are listed below.

Item	Description	UOM	Rate (\$\$)
Painting	2 coats of white paint to internal wall surface including preparing surfaces and patching up holes as specified (Paddock Club/Garage)	Lot	1,900
Handrail	Re-securing of existing handrail (Paddock Club)	Each	200
Ceiling Board	Supply and install ceiling board (Paddock Club)	Box of 10s	210

**Note: The rates are indicative and for reference only. This list is not exhaustive.**

2. Request for standby M&E Technician and/or Supervisor shall be charged as follows:

<u>Weekdays (Mondays to Fridays)</u>		
8.30 am – 5.30 pm	Each Technician	\$80/hour
5.30 pm – 8.30 am	Each Technician	\$115/hour
<u>Weekend and Public Holidays</u>		
<u>Saturday</u> 8.30 am – 12.30 pm	Each Technician	\$80/hour
12.30 pm – 12.00 am	Each Technician	\$115/hour
<u>Sunday and Public Holidays</u> 12.00 am – 12.00 am	Each Technician	\$160/hour

**Note: The EO will need to engage a minimum 2-hour period for such services.**

3. Payment for reinstatements and additional manpower provision shall be made directly to **Exceltec Property Management Pte Ltd.** Prevailing GST charge is applicable.



# LICENCE GUIDELINES

*This only serves as an advisory note to further assist EO's understanding of the deliverables required when applying for the various agencies' licences. Exceltec will not be responsible for the outcome of the licence application. This list is not exhaustive and EO must be responsible to ensure that all relevant licences are in order prior to event.*

*Any endorsement required from STB for the licence applications shall be submitted no later than 2 weeks before the event.*

## 1. Singapore Food Agency (SFA) Food Shop Licence

- Required if there are any food and/or sale of goods in the event.
- Application must be submitted to SFA 2 weeks before booking period.

## 2. Building and Construction Authority (BCA) Sign Display Guidelines and Requirements

- Required for any signage that is projected on to any exterior surface of a building or structure by light or any other means. (Signage includes banners, backdrop structures etc.)
- Refer to [BCA website](#) for more details.

## 3. Singapore Police Force (SPF) Liquor and Public Entertainment Licence

- Liquor Licence is required if alcohol is served. Refer to [SPF website](#) for more details.
- Public Entertainment Licence is required if any form of music or entertainment is involved. Refer to [SPF website](#) for more details.

## 4. Singapore Civil Defence Force (SCDF)'s Clearance/ Temporary Change of Use

- Required if current fire safety provision of the building is affected or there is partitioning in the unit.
- EO to
  - Engage a qualified architect or engineer to submit and endorse plans and calculations that state that the premises meet fire safety regulations, especially for means of escape and its travel distances.
  - Engage a professional engineer to verify that the premises are not overloaded structurally.

## 5. Active Mobility Act Exemption

- Required if motor vehicles and/or active mobility devices are used on Areas B, C, D, E, J and L.
- Refer to [LTA website](#) for more details.

## 6. All Electrical Installations

- Including tapping into the building's distribution board
- EO to engage a Licensed Electrical Worker (LEW) to liaise with the building's LEW and endorse the installation's single line diagram.
- This will be submitted as an application to the building's LEW.

## 7. All Plumbing or Sanitary Installations

- EO to engage a licensed plumber or registered plumber respectively and submit his endorsed installation plans to the building owner for approval.

## 8. Compliance with Workplace Safety and Health Act

- EO to ensure that any use of chemicals or heavy equipment, hot works, lifting works, working at heights etc. during the construction and tear down would be safely carried out
- EO to engage a registered construction safety officer to certify and oversee the construction and the tear down.

## 9. Note: Organiser must forward all the licences/approvals once obtained from the relevant agencies.



# LIST OF AGENCIES

## **Singapore Tourism Board (STB)**

Mr. Ji Min Sheng  
F1 | 6831 3968  
JI\_Min\_Sheng@stb.gov.sg

Ms. Serene Ko  
F1 | 6831 3422  
Serene\_KO@stb.gov.sg

## **Facilities Management Agent: Exceltec Property Management Pte Ltd (Exceltec)**

Ms. Yvonne Lim  
Facilities Manager | 6884 6940  
yvonnelim@exceltec.com.sg

Mr. Muhammad Nur Syafie  
Asst. Facilities Manager | 6884 6940  
syafie@exceltec.com.sg

Mr. Mohd. Nor  
Asst. Facilities Manager | 6884 6940  
mohdna@exceltec.com.sg

## **Land Transport Authority – LTA (Track)**

Mr. Joel Ong  
Executive Engineer (Main POC) | 8028 2459  
Joel\_ONG@lta.gov.sg

## **Land Transport Authority – LTA (Use of Motor Vehicles and Active Mobility Devices for Events Unrelated to Tourism)**

Mr. Jonathan Seet  
Assistant Manager | 6702 7222  
Jonathan\_SEET@lta.gov.sg

# LIST OF AGENCIES

## Singapore Land Authority (SLA)

Ms. Carmen Kerh  
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