



People will be reminded and get excited about Dempsey all over again, says Chef Sia

Tender for two more Dempsey blocks for F&B, retail use

Joint move by SLA and STB aims to strengthen Tanglin Village lifestyle cluster

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THE Singapore Land Authority (SLA) and the Singapore Tourism Board (STB) will be conducting a tender to develop Blocks 17 and 18 Dempsey Road for food and beverage (F&B) and retail use, the two agencies jointly announced on Thursday.

The tender for the two blocks within Tanglin Village opened on Thursday, and is targeted at strengthening the former army barrack's position as a unique lifestyle enclave, as well as encourage the further development of interesting lifestyle concepts in Tanglin Village.

The agencies emphasised that the site may not be awarded to the operator that submits the highest bid price. Instead, the quality of the proposed concept will be a key consideration in determining the winning bid.

The tender will be evaluated according to its price and quality, with 40 per cent of the overall score deter-

mined by the bid price offered and 60 per cent by the quality of the concept, said the SLA. Asking rents for retail and F&B units in surrounding blocks in the cluster currently range from S\$6.50 to S\$8 per square foot.

The two blocks sit on a total of 5,268 square metres of land with a gross floor area of 3,086 square metres, and will be tendered out as a single unit. Block 17 is vacant while Block 18 is tenanted by a deli-cum-butchery, a Korean restaurant and an antiques shop, which will vacate by early next year. Closing date for tender submissions is Sept 15 and the expected date of award is Dec 14.

The SLA's director of land operations (private) division, Lee Seng Lai, explained: "The introduction of the Price and Quality Tender will help bolster Tanglin Village's unique character and charm as a popular lifestyle enclave for all Singaporeans".

Ranita Sundramoorthy, STB's director of attractions, dining and retail, added that the Dempsey cluster's appeals to both locals and visitors lies in its unique character, diverse dining experiences and retail options.

"As co-evaluators in the revised tender process, we hope to see exciting new brands and concepts that can further enhance the buzz of the

precinct, and continue to sustain the vibrant Dempsey atmosphere," she said.

Existing operators cheered the tender as a welcome move to re-invigorate the lifestyle cluster, which has seen fierce competition from other entertainment and dining hot spots that have emerged around the island after the Dempsey Road area was re-developed and rebranded as Tanglin Village in 2006.

Daniel Sia, founder and executive chef of The Disgruntled Chef restaurant, said: "People will be reminded and get excited about Dempsey all over again."