

1 Dec 2023

Dear Bukit Timah Residents,

BUKIT TIMAH INTEGRATED DEVELOPMENT & INTERIM HAWKER CENTRE/MARKET

We would like to update you on the progress of the Bukit Timah Integrated Development (“BTID”) and Bukit Timah Interim Hawker Centre/Market (“IHCM”).

这是一封有关武吉知马综合发展项目和巴刹与熟食中心搬迁至临时巴刹的信件。欲阅读中文版本，请浏览

<https://www.btcares.sg/ihc> 。

Surat ini adalah berkenaan dengan perkembangan Pembangunan Bersepadu Bukit Timah dan Pusat Penjaja/Pasar Sementara Bukit Timah. Untuk membaca versi Bahasa Melayu surat ini, sila layari <https://www.btcares.sg/ihc>.

புக்கிட் தீமா ஒருங்கிணைக்கப்பட்ட மேம்பாடு, புக்கிட் தீமா இடைக்கால உணவங்காடி நிலையம்/சந்தை ஆகியவற்றின் முன்னேற்றம் குறித்து இக்கடிதத்தின்வழி உங்களுக்குத் தகவல் அளிக்கிறோம். இக்கடிதத்தின் தமிழ்ப் பதிப்பு, <https://www.btcares.sg/ihc> இணையத்தளத்தில் கிடைக்கும்.

2 You may have come across recent news reports about the BTID and IHCM. These were based on a tender published on the Government’s e-procurement portal, GeBIZ in October 2023. This tender was called by the People’s Association (PA) to seek accredited checkers to ensure the structural safety of the BTID project.

BTID project timeline

3 PA is leading a multi-agency effort to plan and design the BTID, which is planned to house an expanded Bukit Timah Community Club, an enhanced Bukit Timah Market & Food Centre (“BT Market”), Pei Hwa Presbyterian Primary School’s new Indoor Sports Hall as well as other community amenities at the doorstep of Beauty World MRT Station.

4 The project team began consulting residents, hawkers and other stakeholders on the planning and design of the BTID project in 2019. Subsequently, the COVID-19 pandemic caused some delays to the design process, as specifications such as space norms needed to be reviewed. We were further informed this year that, due to the site conditions and technical complexities, more time would be needed to finalise the design of BTID. As the result, the new projected completion date of the BTID is now estimated to be in the 2nd half of 2029 (subject to change).

5 The BTID is planned to be developed on the site of the current BT Market, the adjacent open-air carpark, and the vacant land lying between BT Market and the Esso petrol station. We would be able to share more details on the facilities and design, e.g. the layout of the BTID and artists' impressions, only after all technical approvals have been secured.

6 We will also take into account the views of residents living at Blocks 1 and 2 of Toh Yi estate gathered during a dedicated consultation session in March 2023.

Bukit Timah Interim Hawker Centre/Market (“IHCM”)

7 Demolition work for the existing BT Market would commence in 2nd half of 2024 (subject to change), followed by construction of the BTID.

8 BT Market will operate at its current site until demolition work commences. 92 stallholders from BT Market will relocate to the IHCM led by the Bukit Timah Market Association, located at Jln Seh Chuan and near the current site. The list of stalls moving to the IHCM can be found at [<https://www.btcares.sg/ihc>].

9 The IHCM is commissioned and funded by the 92 stallholders through a “build-to-lease” model, where the rent that the stallholders pay to the operator, after they have moved in, will offset the cost of the facility’s development. A private operator has been appointed by the IHCM committee to build and run the site.

10 Bukit Timah Grassroots Organisations, People's Association and various agencies have been working to help the Bukit Timah Market Association ensure that the IHCM remains viable and mitigate cost escalation due to the changes to the overall project timeline. To this end, Levels 2 and 3 of the building has been identified for a temporary accommodation for public sector healthcare workers. The hawkers' future operations on the ground floor will not be affected.

11 For FAQs pertaining to the IHCM, please refer to [Annex](#).

Next steps

12 In preparation for the development of the BTID, service diversion works for power, gas and telecommunications pipelines around the proposed site of BTID are expected to commence from mid December 2023 onwards. There shall be no disruption to supply of these services though there may be some inconvenience such as temporary traffic diversions. Every effort would be made to minimise inconvenience to residents and motorists resulting from the works and subsequent operations of BTID and IHCM.

13 We thank residents for your support, patience and participation in previous feedback-gathering sessions related to BTID. Should you have any queries, please email PA_BukitTimahCC@pa.gov.sg.

Yours sincerely,



**Dr Kenny Sim, BBM
(Covid-19), PBM**
Chairman
Bukit Timah Citizens'
Consultative Committee



Mr Loh Chao Kiat
Chairman
Bukit Timah IHCM
Project Committee



Mr Lim Jit Kai
Director
North West Community
Development Division
People's Association

Q1: *If BT Market hawkers are commissioning the building of the IHCM, why do they still have to pay stall rent?*

A1: Market/Hawker Associations would typically pool together funds from its members and appoint a contractor to build an interim hawker centre/market, if they do not wish to operate temporarily at other hawker centres/markets. There would be no issue of rent at the interim hawker centre/market as hawkers would have paid their share of the construction cost upfront.

In the case of BT Market, many stallholders are interested in having an IHCM but preferred to have an operator who will bear the upfront cost of building the IHCM and then leasing the stalls back to them. The Bukit Timah Market Hawkers' Association agreed on a "build-to-lease" model with the IHCM operator, whereby the IHCM operator will bear the building and operational costs of the IHCM, collect rental deposit and monthly rental from the stallholders.

Q2: *For BT Market hawkers who choose not to operate at the IHCM, what other options do they have?*

A2: Some costs are unavoidable whether the stallholders pool together some money upfront to build the IHCM themselves or appoint an operator to build the IHCM and lease it back to them. For hawker centres/markets that are scheduled for redevelopment, NEA will serve notice, ahead of the centre's closure, to hawkers. This is so that hawkers have time to make plans for the interim – whether to take a break or operate temporarily at IHCM or other hawker centres/markets. NEA will make arrangements for hawkers who wish to operate temporarily at other centres, on request and subject to stall availability.

Q3: *How long will the IHCM be in operation?*

A3: Based on current projections, the IHCM is expected to commence operations sometime in the 2nd half of 2024 and continue until the 2nd half of 2029 (subject to change) when the new BTID is expected to be completed and becomes operational.

Q4: *For BT Market hawkers who choose not to operate at the IHCM, could they still get a stall at BTID when it eventually opens?*

A4: All existing BT Market hawkers will be offered a stall at the new BTID, regardless of whether they choose to move to the IHCM.