

19 August 2024

To all tenants at Pasir Panjang Wholesale Centre (PPWC) and Jurong Fishery Port (JFP)

## **UNAUTHORIZED USE, ACTIVITY AND PERSON IN PREMISES**

1 The Singapore Food Agency (SFA) would like to highlight incidences that had happened at the premises located at Pasir Panjang Wholesale Centre (PPWC) and Jurong Fishery Port (JFP) respectively.

### **(A) PPWC**

2 On 8 August 2024, officers from SFA and the Ministry of Manpower (MOM) found some tenants of PPWC had constructed unauthorized partitions/fixtures in the shops. These structures were hidden at the mezzanine level. The partitioned spaces were used as workers' dormitory and in breach of the tenancy agreement.

3 Pursuant to Clause 4.7 of the Tenancy Agreement for PPWC, it stipulates "*The Sub-Tenant shall use the Premises for the Approved Use only subject to and in accordance with the approval of the competent authority under the Planning Act (Cap. 232), and in compliance with the directions and requirements of the Singapore Food Agency established under the Singapore Food Agency Act 2019 (Act 11 of 2019), as well as the provisions of this Agreement including all the attached Schedules, and shall not use the Premises for any other purposes.*"

4 Pursuant to Clause 4.9.2 of the Tenancy Agreement for PPWC, it indicates that the Sub-Tenant "*must not use any part of the Premises for sleeping accommodation or residential purposes*".

5 In addition, one tenant was found with food processing activity and to be unlicensed. Illegal processing of food at unlicensed facilities poses a food safety risk. Under the Sale of Food Act and the Environmental Public Health Act in Singapore, no person shall operate a food establishment without a valid licence. Offenders shall be liable on conviction to a fine not exceeding \$10,000 and, in the case where the person is a repeat offender, the person shall be liable on conviction to a fine not exceeding \$20,000 or to imprisonment for a term not exceeding three months or to both.

**(B) JFP**

- 6 On 14 August 2024, officers from SFA found some employees operating at the market lots at JFP who were not as the same as the list of employees registered with SFA. This irregularity is in breach of the tenancy agreement.
- 7 Pursuant to Clause 2.2 of the Tenancy Agreement for the market lot at JFP, it stipulates *“That only the Tenant and his employees may make use of the Premises and a list of names and addresses of such employees shall be registered with the Chief Executive Officer of the Agency upon signing the of the Tenancy. The Tenant shall also notify the Chief Executive Officer of the Agency in writing whenever there is any addition or deletion to the list.”*
- 8 SFA takes a serious view on the infringements found at PPWC and JFP. SFA is assessing all facts of case to determine the appropriate actions to be taken against the tenants concerned in respect of the infringements. MOM will also be taking necessary actions if required.
- 9 It is essential that you strictly adhere to the terms and conditions contractually, as stated in the tenancy agreements that you have signed with SFA. You are also reminded to comply with the regulatory requirements.
- 10 Should you require any clarification, please contact SFA's Facility Management Contractor (FMC) at the respective SFA-managed facilities.
- a. Pasir Panjang Wholesale Centre (PPWC) : CBM Pte Ltd at Tel: 6775 6355
  - b. Jurong Fishery Port (JFP) : STIE Pte Ltd at Tel: 6262 3661

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.*