

Balestier Market tender goes to Hua Hng Trading: a dining hall and grocer space on a 5 + 4-year SLA lease

Description

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Balestier Market at 411 Balestier Road has a new tenant lined up. The Singapore Land Authority (SLA) has awarded the tender for the state property to Hua Hng Trading Co Pte Ltd, and the plan keeps food at the centre while adding a grocer space that SLA calls a modern take on the traditional wet market.

SLA announced the award on the evening of 24 November, together with concept images from Hua Hng Trading. The tenderâ??s indicative award date was 30 November, so the result was out six days ahead of that.



A concept image of the planned central dining hall. Image: Hua Hng Trading Co Pte Ltd, via SLA

What the new market is meant to look like

In SLAâ??s words, the concept brings together â??accessible, diverse F&B and retail offerings, including a modern take on the traditional wet market through a grocer spaceâ?•. SLA describes a central dining hall, self-service beverage stations and an outdoor refreshment area, set among colours, textures and details meant to recall the bustle of a wet market. The idea is that visitors can eat, browse the shops and pick up fresh produce in one trip.

Regular events tied to the precinctâ??s history are also planned, for residents and visitors alike. The concept images carry the name ORKIO, which echoes Or Kio Pa Sat, or â??black bridge marketâ?•, the name the place took from a black wooden bridge nearby. It was also known as Tee Pa Sat, the â??iron marketâ?•, after the metal fence that once ringed it. It began in 1922 as a concrete platform,

and food has drawn people to the site ever since.



Balestier Market at 411 Balestier Road today. Image: Singapore Land Authority

The terms the operator signed up to

The tender terms explain a lot about the concept. The tenancy for 411 Balestier Road runs for 5 + 4 years: an initial five-year term that SLA may renew for a further four, at its discretion. The site covers 23,984 sq ft of land, with 15,159 sq ft of gross floor area on a single storey.

SLA allowed F&B, retail, office uses such as co-working, and fitness uses such as a gym or pilates studio. Any outdoor refreshment area has to sit along Balestier Road and is capped at 100 sqm, or 1,076.4 sq ft. Fitness activities must stop by 10pm daily, and any gym use or heavy equipment needs BCA approval at the tenantâ??s own cost. The tender opened on 3 June and closed at 11am on 15 July 2026.

It was a price and quality tender, so the winner was the bid with the highest combined score, not simply the highest rent offered.



The ORKIO entrance concept. Image: Hua Hng Trading Co Pte Ltd, via SLA

What has not been made public

SLA has not released the winning bid, a renovation start date or a reopening date. There is also no official word on whether the hawkers trading there now get a place in the new layout, or on what rents in the grocer space and dining hall will be, so regulars are left waiting on a timeline from SLA or Hua Hng Trading.

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Author
rachelng