

F1 PIT BUILDING

GUIDE TO EVENT SPACE RENTAL





INSIDE THIS GUIDE

Executive Summary	3
About the Premises	4
Rental Rates	5
Premise Usage	7
Terms & Conditions	8
Things to Note	9
Usage of F1 Track	11
Floor Plan	
- Overall	12
- 1st Storey: Event Hall	13
- 2nd Storey: Event Suite	14
- 3rd Storey: Event Suite	16
- 3rd Storey: Singapore Suite	17
- 3rd Storey: Singapore Suite Extension	18
Site Plan A	19
Other Information	23
Licence Guideline	24
List of Agencies	25



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 30 June, 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 30 June), 17 areas with an average floor area of 1,200 m² (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 FORMULA 1 race, a media conference room on the second floor, four garages and a clerk area 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 m²
Gross Floor Area: 24,220 m²

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

RENTAL RATES

1 April 2026 to 31 March 2029

.....

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	2,219.24	3,327.77	1,656.80	Without aircon
	#01-02	1,134	2,222.51	3,334.31	1,656.80	
	#01-03	1,134	2,222.51	3,334.31	1,656.80	
	#01-04	1,134	2,222.51	3,334.31	1,656.80	
Paddock Club Suites	#02-01	1,366	3,059.63	4,589.99	2,234.50	Air-conditioned
	#02-02	1,183	2,649.79	3,975.23	1,940.20	
	#02-03	1,518.24	3,400.80	5,101.20	2,485.20	
	#03-01	1,468	3,288.53	4,932.25	2,441.60	
	#03-02	1,269	2,842.72	4,264.08	2,103.70	
	#03-03	1,244	2,786.04	4,180.15	2,071.00	
	#03-04	1,329	2,976.79	4,465.73	2,212.70	
Singapore Suite	#03-05	1,176	3,234.03	4,857.04	2,452.50	Air-conditioned, carpeted, bar counter, lounge
Singapore Suite Extension	#03-05	477	882.90	1,326.53	621.30	Air-conditioned, carpeted, bar counter, lounge. Must be booked with Singapore Suite.
Media Conference Room	Level 2	226.5	729.21	1,094.36	555.90	Air-conditioned, carpeted
Pit Lane and Slowpit	N.A.	4,475.25	2,237.77	3,356.11	1,711.30	-
Level 1 Clerk of Course	Level 1	15	67.58	101.37	54.50	Air-conditioned, carpeted
Sky Deck	Rooftop	475	1,003.89	1,509.65	709.59	-

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.

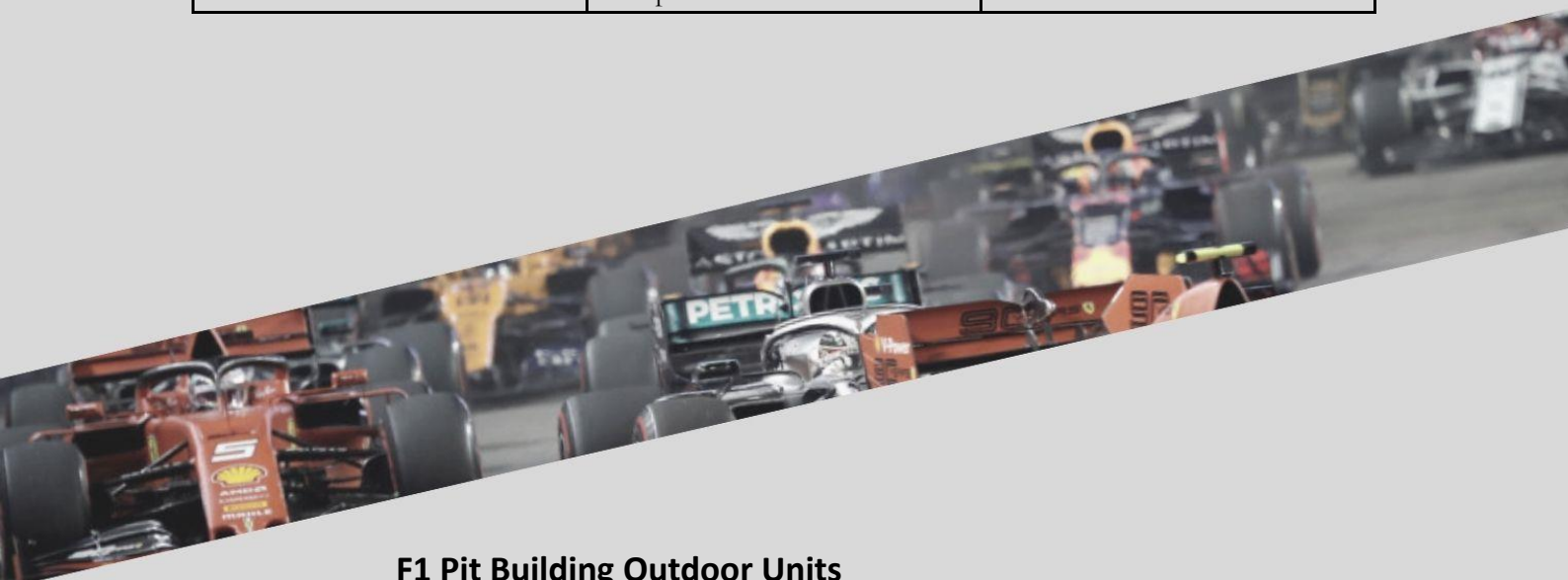
PREMISE USAGE



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 16-19 Concrete Area Marina Promenade Field Sand pit Green Pit Area Pit Lane and Slowpit	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 can be made up to twelve (12) months before your event date and at least three (3) months before the event date. 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 of the Security Deposit and rental amount, in addition to the signing of the Licence Agreement.
4. Payment of the Security Deposit and rental amount must be made within 30 days from issuance of the invoice to secure the booking, failing which the booking shall be cancelled. A cancellation fee of 10% of the rental amount will be charged for cancellation of any confirmed booking(s) with less than two (2) weeks' notice prior to the event date. This will be deducted from the Security Deposit before refund and is subject to prevailing GST charges.
5. If STB requires the Licensed Area for any valid purposes (e.g., national interests), STB shall have the right to provide no less than thirty (30) days prior written notice to the Event Organiser (EO) and the EO shall vacate the Licensed Area to STB for such periods that STB requires.
6. The EO has to make good for damages resulting from your rental usage to Exceltec's satisfaction at your own cost before handing back the unit(s) to STB.
7. If the damages cannot be rectified or repaired by the EO to Exceltec's satisfaction, a representative from Exceltec will assess the cost of repair and the EO shall engage Exceltec separately at your own cost to rectify the damages.
8. 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 to Exceltec, if any).
9. External catering services are permitted but no disposal of oil is allowed at the premises.
10. The EO is to engage your own cleaners during the event and 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. Where the cleanliness of the rented venue is deemed unsatisfactory by Exeltec and Exceltec's cleaners have to be engaged to provide additional cleaning services, the cleaning and any associated costs will be borne by EO.
11. Published rates are subjected to change without prior notice.
12. All payments for rental and security deposits are to be made payable to: Singapore Tourism Board.
13. STB reserves the right to reject any booking applications.
14. 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 tentage is 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



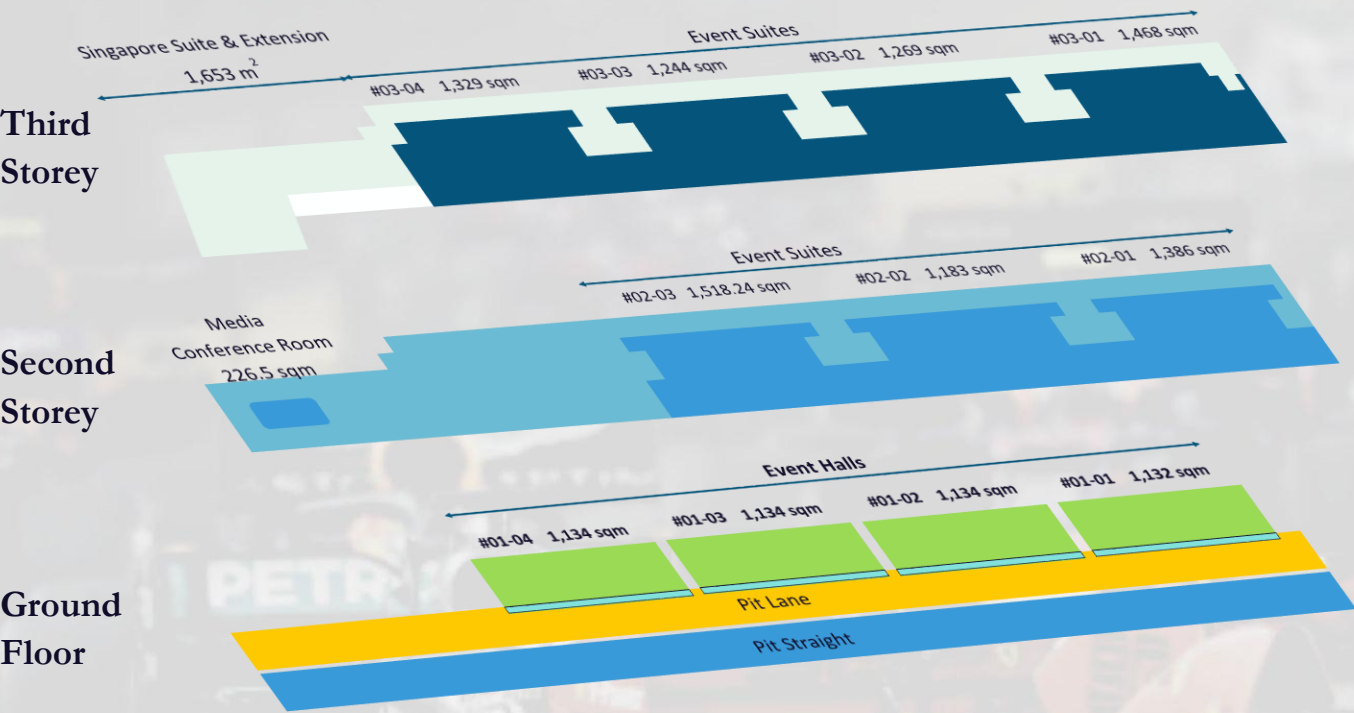
For the use of the Pit Straight, Pit Lane, Slowpit and F1 Track (i.e., Turns 1 to 3 and Turns 16 to 19), permission will have to be obtained from the relevant agencies listed on Site Plan A. The EO is to provide the period of use (including setup and teardown) and event details and activities to be conducted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

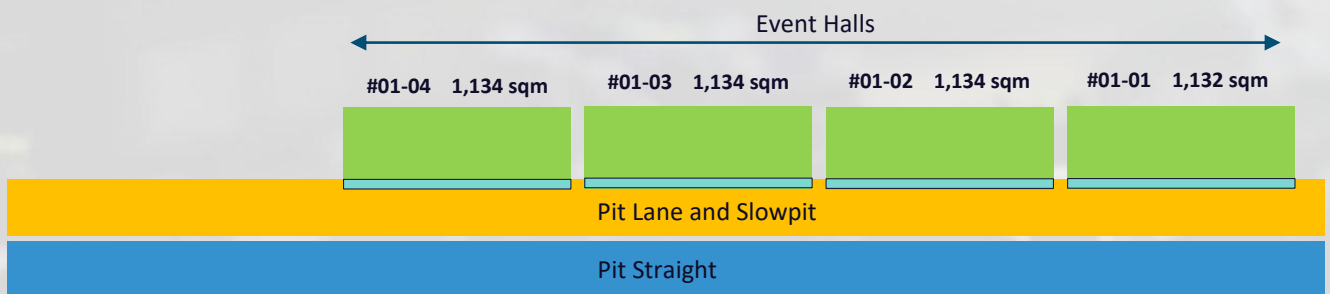
Singapore Suite & Ext	#03-04 1,329	#03-03 1,244	#03-02 1,269	#03-01 1,468
		#02-03 1,518.24	#02-02 1,183	#02-01 1,366
	#01-04 1,134	#01-03 1,134	#01-02 1,134	#01-01 1,132

FLOOR PLAN

1st 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



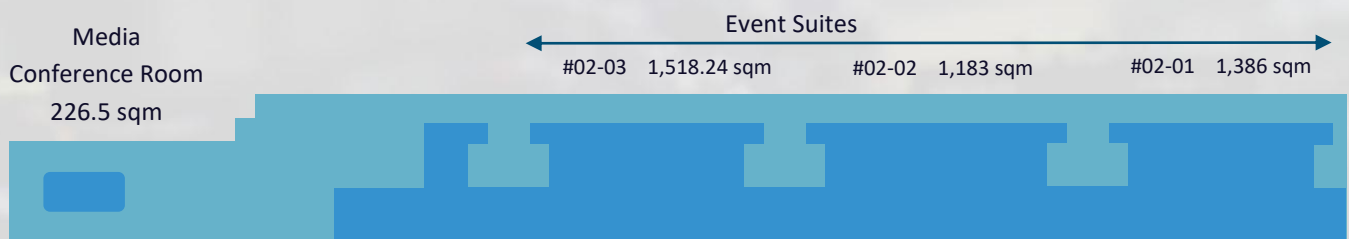
Pit Lane,
Slowpit &
Pit Straight

FLOOR PLAN

2nd 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



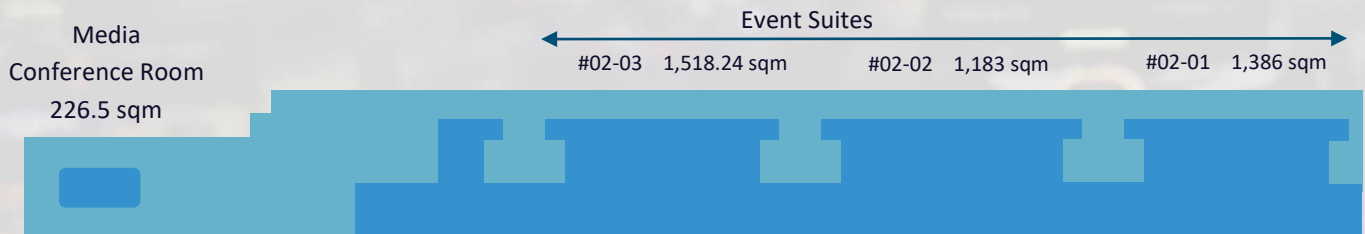
2nd Floor
Walkway

FLOOR PLAN

2nd 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**



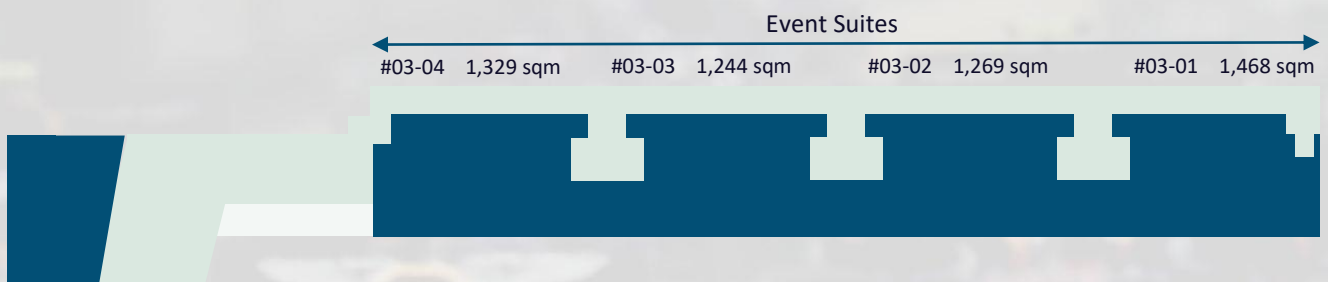
**Media Conference
Room Interior**

FLOOR PLAN

3rd 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

3rd STOREY SINGAPORE SUITE

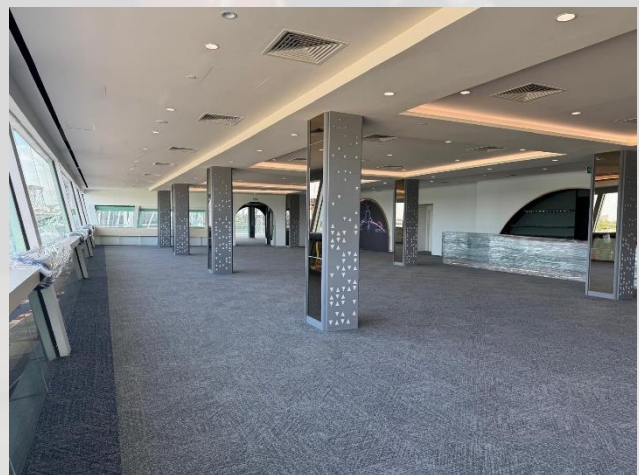
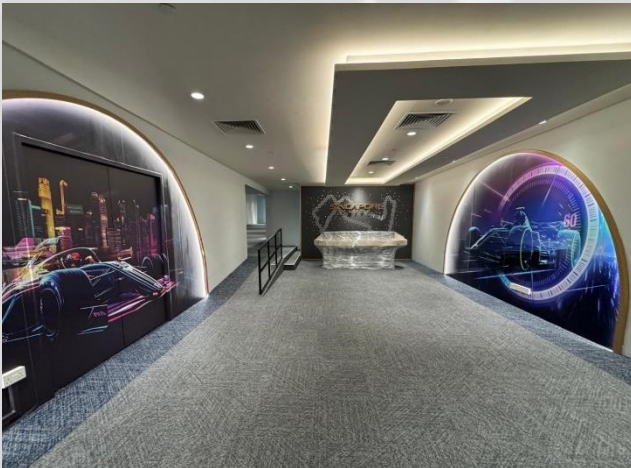
FLOOR SPECIFICATIONS

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

Singapore Suite
1,176 m²



Singapore Suite Interior



FLOOR PLAN

3rd STOREY SINGAPORE 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.

Singapore Suite
Extension

477 m²

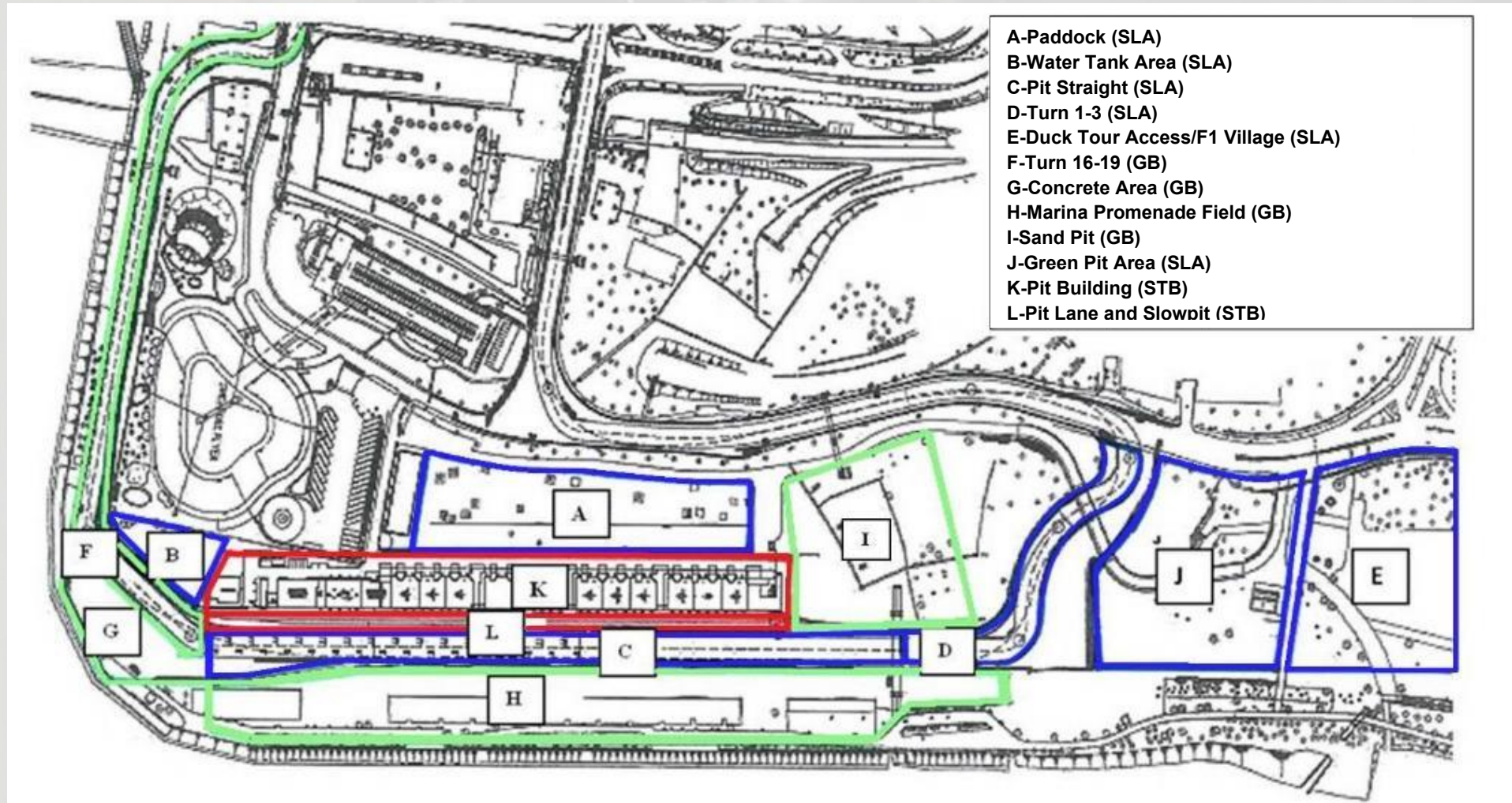


Singapore Suite Extension Interior



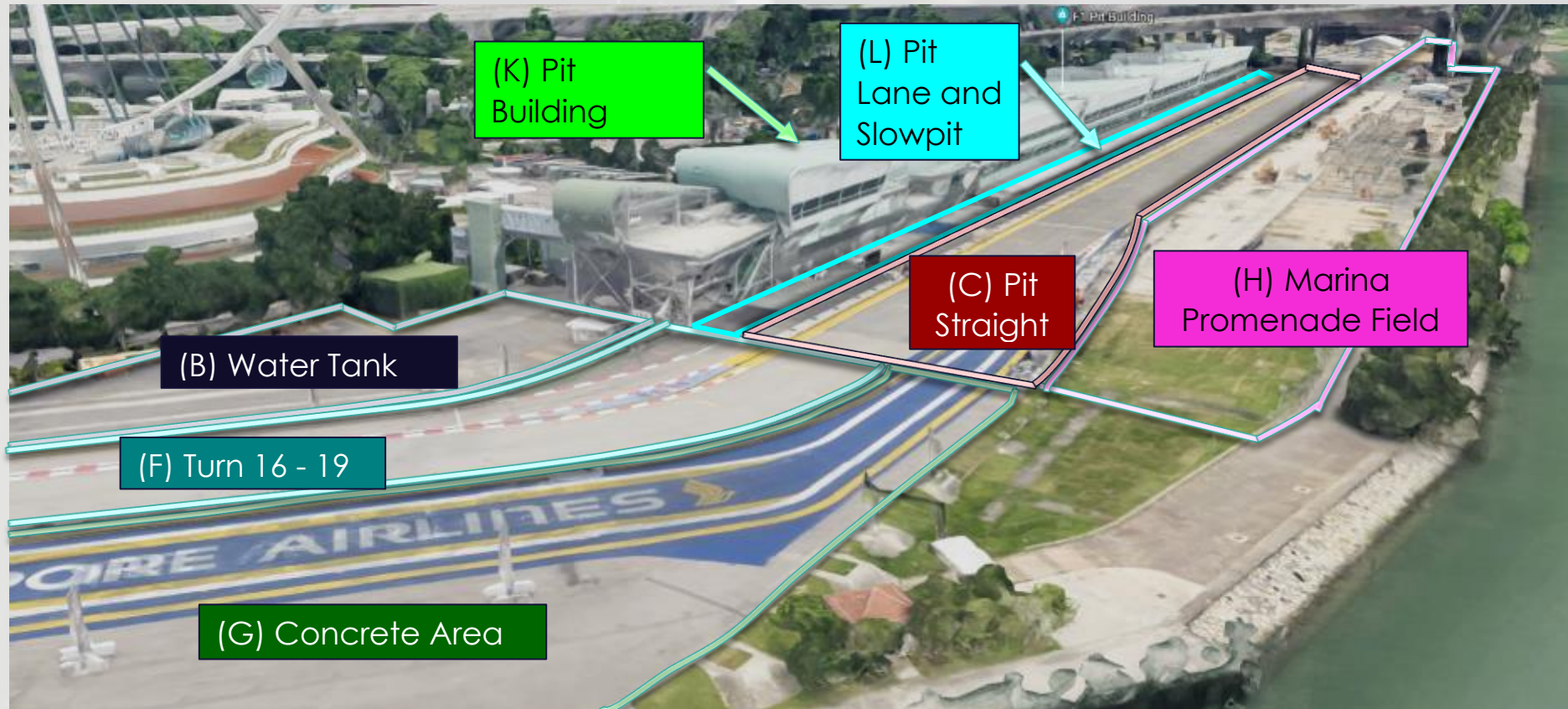
Singapore Suite Extension (Outdoor Porch)

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 (S\$)
Painting	2 coats of white paint to internal wall surface including preparing surfaces and patching up holes as specified (Paddock Club/Garage)	Lot	2,300
Handrail	Re-securing of existing handrail (Paddock Club)	Each	300
Ceiling Board	Supply and install sound proof ceiling board (Whole Building)	Box of 10s	360

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)

Ms. Serene Ko Senior Manager, F1 6831 3422 Serene_KO@stb.gov.sg	Ms. Weixian T. Senior Officer, Sports Business & Partnerships 6831 6931 TNG_Weixian@stb.gov.sg
---	---

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

Mr. Muhammad Nur Syafie Facilities Manager 6884 6940 syafie@exceltec.com.sg	Mr. Mohd. Nor Asst. Facilities Manager 6884 6940 mohdna@exceltec.com.sg
---	---

Amanda Bartz
Facilities Executive | 6884 6940
amandabartz@exceltec.com.sg

Land Transport Authority – LTA (Track)

Mr. Eugene Teo
Deputy Project Manager, Road Facility
Construction (Main POC) | 8339 5987
Eugene_yj_teo@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
Head | Social & Infrastructure
6478 3872
Carmen_KERH@sla.gov.sg

Ms. Vanessa Tay
Assistant Manager | Social &
Infrastructure
6478 3708
Vanessa_TAY@sla.gov.sg

Gardens by the Bay (GB)

Ms. Christina Quek
Senior Manager | Event Venue Sales
6636 2063
Christina.quek@gardensbythebay.com.sg

Ms. Goh Hui Wen
Senior Manager | Event Venue Sales
6636 2084
Goh.hui.wen@gardensbythebay.com.sg