Q&As for Potential Applicants:

EOI Launch and Process

Q1: How long will the EOI be launched?
The EOI will be launched for 8 weeks i.e.23 September (Wednesday), 1pm to 17 November 2026 (Tuesday), 1pm. Note that any documents or applications made after 1pm on 17 November 2026 will not be accepted as part of the EOI evaluation.
Q2: What happens after EOI closes?
Firstly, all applications will be screened for eligibility against (1) the disqualification criteria set out in Section 5.2 and (2) provision of documents set out in Section 6.3 and 6.4. Eligible applications will then be assessed based on the evaluation criteria set out in Section 5.3. and scored based on the weightage set in Appendix 4. The assessment will provide a shortlist of applicants that will be eligible for Stage 2.
Q3: How long do I (the applicant) have to respond to NAC's clarification on my application?
The applicant should first provide a working email and contact to NAC in its application. The applicant will be given seven (7) working days after the date of NAC's clarification to provide full and comprehensive written response.
Q4: What will the validity of the EOI applications?
EOI applications submitted shall remain valid for acceptance by the NAC for the period of one hundred and eighty (180) days (excluding public holidays in Singapore) commencing on the Closing Date, 23 Oct 26. Applicants are not allowed to withdraw their EOI applications after the Closing Date.
Q5: Will there be a EOI briefing?
Yes. There will be an EOI briefing conducted on 29 Sep 5 pm (Singapore Time). For any queries, please contact the following officers at their respective emails: (1) Mr. Steven Cheong Email: Steven_CHEONG@nac.gov.sg (2) Ms Cheryl Chng Email: Cheryl_CHNG_from.TP@nac.gov.sg Do allow us 3 working days (Singapore Time) to provide an answer to your queries.
Q6: Who can apply for the Final Selection process?
Only Shortlisted applicants from the EOI stage will be invited to participate in Stage 2 process. More details will be provided only to the shortlisted.

On Eligibility and Application

Q7: Who can apply?
NAC welcomes applications from venue operators, arts organisations, cultural institutions and other entities with a strong track record in the arts sector. Applicants who can demonstrate the following will be preferred: • A demonstrated track record in the arts scene; • Experience in community engagement and placemaking; • Financial capacity and experience to manage and operate a theatre of this scale. Applicants who do not meet all of the above but can demonstrate a compelling case for their suitability are encouraged to apply. NAC will disqualify applicants who: • Have been debarred from public sector contracts for any line of business • Is bankrupt and/or has any pending material litigation (whether in Singapore or elsewhere) that could affect the applicant's ability to fulfil the operator role • Owes monies to NAC, including but not limited to outstanding invoices, grants to be returned, or other government receivables • Did not submit all the documents or information stated in sections 6.3 and 6.4
Q8: What does an international company need to take note when applying?
International applicants must have local partner(s) - be it through a joint venture, consortium or through programming. Applicants are encouraged to explore potential local partner(s) early, as this will be a mandatory requirement at Stage 2. To ensure more local theatre companies have opportunities to manage presentation spaces, local applicants must not be operating a presentation space supported through the Community Sports Facilities Scheme (CSFS) at the time of submission. Where a joint venture or consortium is proposed, applicants should provide details of the proposed arrangement and the roles of each partner. For programming partnerships such as residencies, programmes or other collaborations, with a locally registered arts company that meets the requirements and ask seen in section 5.1.2. EOI pack.
Q9: Are joint venture and consortium applications permitted?
Yes. For applicants pursuing a joint venture or consortium arrangement, there are some requirements that should be considered: • The locally registered arts company must own or co-invest at least 30% of the joint venture. All members must demonstrate financial health • Partner companies must be well established in performing arts management and operations within their local arts scene • The local arts company must fulfil all requirements in Section 5.1.2 • All parties must be registered as a single entity in ACRA or Registry Of Societies (ROS)

Q10: What are the local arts programming partners requirements?

The Local Programming Partner(s) must hold an official status or role within the organization such as “Resident Arts Group” and/or have an official role in shaping the artistic direction of the local programming. The partner arts company cannot function solely as a venue hirer. In stage 2, the formal appointment of the Local Arts programming Partner must be submitted with Memorandum of Understanding (MOUs).

Local arts applicants / partners must also fulfil the following requirements:

- A locally registered arts company
- Preferably has theatre as its main artform, OR has presented major theatre productions
- Is well established in the local arts scene, with at least 10 years of operation

Q11: What financial documents are required?

Applicants are required to submit financial statements for the past three years, including but not limited to profit and loss accounts, balance sheets and cash flow statements. These documents serve to demonstrate financial capability to manage operational budgets of a comparable scale.

On the Property and Tenancy Terms

Q12: What are the key details of the property?

Tanglin Theatre is a purpose-built proscenium theatre with a net lettable area of 97,370 sqft and a seating capacity of approximately 1,000 seats.

Q13: What are the tenancy terms?

The total tenure is 20 years. Base rent is waived for the full 20-year period. Service charge and property tax to be borne by the theatre operator.

Q14 : As the service charge is not made known, how do I provide a financial sustainability plan over the initial lease term of 7 years?

Applicants can use a projected service charge rate based on the current market rates for their own calculations. Please ensure that your projected service charge rate per square foot is made clear in the business and financial sustainability plan.

Q15: Who is responsible for fitting-out?

The fitting out of the back of house will be done by the landlord. However, operator may carry out fitting out works to customise the ancillary spaces within the back of house. For example, office, pantry and storage. All costs associated with such works are to be borne fully by the operator.

Q16: Who is responsible for the Cyclical Asset Maintenance?

Operator must, or upon NAC’s notice or direction, carry out cyclical asset maintenance and/ or upgrade for the theatre to uphold a best-in-class theatre going experience for audiences. This includes, but is not limited to, the replacement of carpeting, mechanical systems, and equipment due to wear and tear.