

LAUNCH OF FIRST HALF 2011 INDUSTRIAL GOVERNMENT LAND SALES (GLS) PROGRAMME

The Ministry of Trade and Industry (MTI) today launched its Industrial Government Land Sales Programme for first half of 2011. In view of the sustained economic growth, and to continue to meet demand for industrial land, MTI will make available new sites for sale on the Confirmed List and replenish the supply of sites on the Reserve List. There will be four sites in the Confirmed List and seven sites in the Reserve List, with a total site area of 17.67ha. To ensure more timely supply of industrial space to meet demand, MTI has also reduced the Projection Completion Period for all industrial land sale sites.

Confirmed List

2. For the first half of 2011, MTI will place four sites on the Confirmed List. The four sites are as follows:

A. Confirmed List Sites for the First Half of 2011

No.	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Date of Announcement of Site Details for Tender	Sales Agent
1.	Ang Mo Kio Street 62 ⁽¹⁾	2.80	B1	2.5	60	January 2011	URA
2.	Fusionopolis Link ⁽²⁾	0.63	BP-W	4.0 W [40]	60	February 2011	JTC
3.	Irving Place ⁽²⁾	0.33	B1-W	3.5 [B1-2.5]	60	April 2011	URA
4.	Woodlands Avenue 12 (Parcel 2) ⁽¹⁾	2.06	B1	2.5	60	May 2011	URA

(1) Previously on 2H2010 Reserve List

(2) New site

Reserve List

3. In the second half of 2010, two Reserve List sites, namely Ubi Road 1 and Pioneer Road North/Soon Lee Street were sold. For the first half of 2011, MTI will introduce four new sites on the Reserve List, namely Pioneer Road North/Soon Lee Road (Parcel 3, 4), Woodlands Avenue 12 (Parcel 3), Gambas Avenue (Parcel Se) and Kaki Bukit Road 4/Bartley Road East. In addition, three sites from the second half of 2010 Reserve List will be carried forward to the first half of 2011. The details of the seven sites in the Reserve List for the first half of 2011 are as follows:

B. Reserve List of Industrial Sites for the First Half of 2011

No.	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date ⁽³⁾	Sales Agent
1.	Pioneer Road North/Soon Lee Road (Parcel 3, 4) ⁽⁴⁾	1.70	B2	2.0	30	February 2011	URA
2.	Woodlands Avenue 12 (Parcel 3) ⁽⁴⁾	1.88	B1	2.5	60	March 2011	URA
3.	Gambas Avenue (Parcel Se) ⁽⁴⁾	1.90	B1	2.5	60	June 2011	URA
4.	Kaki Bukit Road 4/Bartley Road East ⁽⁴⁾	2.63	B2	2.0	30	June 2011	URA
5.	Serangoon North Ave 4 (Parcel 1)	0.80	B1	2.5	60	Available	JTC
6.	Tuas View Square	0.44	B2	0.9	45		URA
7.	Kaki Bukit Road 4	2.50	B2	1.0	30		URA

(3) Refers to the estimated date the detailed conditions of sale will be made available and applications can be submitted.

(4) New site

4. Under the Reserve List, the Government will release a site for sale if:

- (a) An interested party submits an application for the site to be put up for tender with an offer of a minimum purchase price that is acceptable to the Government; or
- (b) There is sufficient market interest in the form of more than one unrelated party applications that are close to the Government's Reserve Price for the site within a reasonable period.

5. Developers who are interested in sites on the Reserve List can apply to the respective sales agents for the sites to be put up for tender.

Project Completion Period

6. Currently, a Project Completion Period (PCP) of 8 years is stipulated for all Industrial Government Land Sale (IGLS) sites to ensure that developments are completed within a reasonable period of time. To further ensure more timely supply of industrial space to meet demand, the PCP will be revised and implemented for sites triggered for sale from the Reserve List or launched for sale from the Confirmed List with effect from 1 Jan 2011 onwards. The details on revision in PCP are as follows:

Maximum Permissible Gross Floor Area (GFA)	Project Completion Period
GFA < 50,000 sqm	5 years
GFA ≥ 50,000 sqm	7 years

MINISTRY OF TRADE AND INDUSTRY
31 December 2010