

## LAUNCH OF FIRST HALF 2012 INDUSTRIAL GOVERNMENT LAND SALES PROGRAMME

The Ministry of Trade and Industry (MTI) today launched its Industrial Government Land Sales Programme (IGLS) for the first half of 2012. To ensure that the industrial property market remains stable and sustainable, more land will be released in the IGLS to meet potential demand. There will be 16 sites in the Confirmed List and 12 sites in the Reserve List, with a total site area of 23.97 ha.

2 For the first half of 2012, more sites of smaller size and shorter tenure have been released. Such sites would help meet the demand of industrialists who prefer to build their own customised facilities on their own. In addition, with shorter tenure, the sites will also be more affordable.

3 To better meet the industrialists' needs for ready-built industrial space, MTI has also introduced a set of new conditions on all B1 and B2 IGLS parcels, to take effect from 1 January 2012.

### Confirmed List

4 For the first half of 2012, MTI will place 16 sites on the Confirmed List. The details of the 16 sites are listed in Table A below:

**Table A: Confirmed List of Industrial Sites for the First Half of 2012**

S/N	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date	Sales Agent
1	Mandai Link <sup>2</sup>	2.20	B2	2.5	58	Jan 12	JTC
2	Serangoon North Avenue 4 (Parcel1) <sup>1</sup>	0.80	B1	2.5	60	Jan 12	JTC
3	Aljunied Road/ Sims Drive <sup>1</sup>	0.63	B1	2.5	60	Feb 12	URA
4	Tai Seng Link <sup>2</sup>	0.43	B2	2.5	30	Apr 12	JTC
5	Kaki Bukit Road5 /Kaki Bukit Avenue 6 <sup>2</sup>	1.29	B2	1.4	30	Apr 12	URA
6	Plot 7, off Tuas South Avenue 12 <sup>2</sup>	0.46	B2	1.0	19	Jun 12	JTC
7	Plot 9, off Tuas South Avenue 12 <sup>2</sup>	0.30	B2	1.0	19	Jun 12	JTC
8	Plot 11, off Tuas South Avenue 12 <sup>2</sup>	0.30	B2	1.0	19	Jun 12	JTC
9	Plot 13, off Tuas South Avenue 12 <sup>2</sup>	0.46	B2	1.0	19	Jun 12	JTC

10	Plot 15, off Tuas South Avenue 12 <sup>2</sup>	0.30	B2	1.0	19	Jun 12	JTC
11	Plot 17, off Tuas South Avenue 12 <sup>2</sup>	0.30	B2	1.0	19	Jun 12	JTC
12	Plot 25, off Tuas South Avenue 12 <sup>2</sup>	0.57	B2	1.0	19	Jun 12	JTC
13	Plot 27, off Tuas South Avenue 12 <sup>2</sup>	0.50	B2	1.0	19	Jun 12	JTC
14	Plot 3, Tampines Industrial Crescent <sup>2</sup>	3.88	B2	1.7	60	Jun 12	JTC
15	Bukit Batok Street 23 <sup>2</sup>	1.50	B1	2.5	60	Jun 12	URA
16	Yishun Avenue 9 (Parcel 5) <sup>1</sup>	1.99	B1	2.5	60	Jun 12	URA
<b>Total</b>		<b>15.91</b>					

(1) Previously in Reserve list

(2) New sites

## Reserve List

5 In the second half of 2011, two Reserve List sites, namely Woodlands Avenue 12 (Parcel 3) and Gambas Avenue / Gambas Crescent were sold. For the first half of 2012, MTI will introduce 11 new sites on the Reserve List, namely Tai Seng Street and 10 sites off Tuas South Avenue 12. In addition, one remaining site from the second half of 2011 Reserve List will be carried forward to the first half of 2012. The details of the 12 sites are listed in Table B below:

**Table B: Reserve List of Industrial Sites for the First Half of 2012**

S/N	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date	Sales Agent
1	Yishun Avenue 9 (Parcel 6) <sup>1</sup>	1.17	B1	2.5	60	Available	URA
2	Tai Seng Street <sup>2</sup>	1.17	B2-W	3.5 [B2-2.5]	58	Feb 12	JTC
3	Plot 8, off Tuas South Avenue 12 <sup>2</sup>	0.30	B2	1.0	19	Jun 12	JTC
4	Plot 10, off Tuas South Avenue 12 <sup>2</sup>	0.30	B2	1.0	19	Jun 12	JTC
5	Plot 12, off Tuas South Avenue 12 <sup>2</sup>	0.46	B2	1.0	19	Jun 12	JTC
6	Plot 14, off Tuas South Avenue 12 <sup>2</sup>	0.30	B2	1.0	19	Jun 12	JTC
7	Plot 16, off Tuas South Avenue 12 <sup>2</sup>	0.30	B2	1.0	19	Jun 12	JTC

8	Plot 18, off Tuas South Avenue 12 <sup>2</sup>	0.46	B2	1.0	19	Jun 12	JTC
9	Plot 26, off Tuas South Avenue 12 <sup>2</sup>	1.01	B2	1.0	19	Jun 12	JTC
10	Plot 30, off Tuas South Avenue 12 <sup>2</sup>	0.86	B2	1.0	19	Jun 12	JTC
11	Plot 31, off Tuas South Avenue 12 <sup>2</sup>	0.86	B2	1.0	19	Jun 12	JTC
12	Plot 32, off Tuas South Avenue 12 <sup>2</sup>	0.87	B2	1.0	19	Jun 12	JTC
	<b>Total</b>	<b>8.06</b>					

(1) Previously in Reserve list

(2) New sites

6 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 submitting minimum prices that are close to the Government's Reserve Price for the site within a reasonable period.

7 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.

### **New conditions for industrial developments**

8 Currently, developers have the flexibility to build and design industrial developments according to market demand for most sites released under the IGLS. To ensure that the building specifications would better meet the industrialists' needs for ready-built industrial space, additional conditions on all B1 and B2 IGLS parcels will be put in place from 1 January 2012.

9 Under one of the new conditions, developers are not allowed to strata subdivide the development on selected sites in the first 10 years after the completion of the project. Thereafter, developers are to retain at least 150m<sup>2</sup> of gross floor area (GFA) for each single strata unit. The details of other requirements are attached in Appendix I.

**MINISTRY OF TRADE AND INDUSTRY**  
**29 DECEMBER 2011**

**APPENDIX I**

The following new conditions will apply for all B1 and B2 IGLS parcels with effect from 1 January 2012:

(a) For selective sites near MRT stations or as decided by the Government, strata subdivision of industrial development is not allowed for a period of 10 years from the date of the issue of Temporary Occupation Permit (TOP). If the successful tenderer decides to strata subdivide the development upon expiry of the 10 year period, the gross floor area (GFA) comprised in a single strata unit should not be less than 150m<sup>2</sup>.

(b) For multi-user industrial developments, the GFA comprised in a single unit shall not be less than 150m<sup>2</sup>. If the successful tenderer decides to strata subdivide the development, the GFA comprised in a single strata unit should also not be less than 150m<sup>2</sup>.

(c) For multi-storey industrial developments<sup>1</sup>, based on the maximum permissible GFA of the land parcel, the following number of goods lifts (with minimum loading capacity of 2.5 tons and minimum lift car size of 2m x 3m), and loading bays are to be provided. Please refer to Table 1 below for details:

**Table 1: Minimum Provision of Goods Lift and Loading Bay**

Maximum Permissible GFA of Land Parcel	Technical Conditions
< 10,000m <sup>2</sup>	▪ Minimum 1 goods lift and 1 loading bay
10,000 - 30,000m <sup>2</sup>	▪ Minimum 2 goods lifts and 2 loading bays
> 30,000m <sup>2</sup>	▪ Minimum 3 goods lifts and 3 loading bays

(d) The units in the development shall comply with technical specifications of minimum floor loading of 7.5 kN/m<sup>2</sup>, minimum floor-to-ceiling height of 4.0m, and minimum electrical provision of 160 VA/m<sup>2</sup>.

<sup>1</sup> This applies to all high-rise industrial developments, regardless of whether it is single or multi-user development.