

LAUNCH OF FIRST HALF 2013 INDUSTRIAL GOVERNMENT LAND SALES (GLS) PROGRAMME

The Ministry of Trade and Industry (MTI) today launched its Industrial Government Land Sales Programme for the first half of 2013. To continue to meet potential demand for industrial land, there will be 13 sites in the Confirmed List and 9 sites in the Reserve List, with a total site area of 24.84 ha.

2. The proposed land quantum for the first half of 2013 is comparable to that of the second half of 2012. In 2012, a total of 47.69 ha of industrial land have been released. This is about 1.4 times than that released in 2011. The Government will continue to release ample land through the IGLS programme so as to meet the needs of industrialists and to moderate industrial land prices.

3. The Government will continue to cap the land tenure at 30 years. In addition, shorter land tenure of about 22 years, targeted at the small and medium enterprises (SMEs) will continue to be released. With shorter tenure and smaller size, industrialists can customise land-based facilities at more affordable prices.

4. To cater to the needs of SMEs who need larger industrial spaces, successful bidders of selected sites will be required to build a minimum number of large factory units. This is in addition to the set of conditions for all Business 1 and Business 2 sites in the IGLS programme which took effect from 1 January 2012 to ensure that new industrial space built by developers on IGLS parcels can better meet industrialists' needs for ready built space. (Please see details of the conditions at Appendix 1.)

Confirmed List

5. For the first half of 2013, MTI will place 13 new sites on the Confirmed List. The details of the 13 sites are listed in Table A below:

A. Confirmed List of Industrial Sites for the First Half of 2013

S/N	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date ¹	Sales Agent
1	Buroh Crescent ¹	1.77	B2	2.5	30	Jan 2013	JTC
2	Tuas Bay Walk ¹	0.57	B2	1.7	30	Jan 2013	JTC
3	Tuas Bay Drive ¹	2.40	B2	1.7	30	Feb 2013	JTC
4	Loyang Way ¹	2.10	B2	2.5	30	Mar 2013	JTC
5	Plot 1, Tuas South Street 6 ¹	0.46	B2	1.0	22	Apr 2013	JTC
6	Plot 3, Tuas South Street 6 ¹	0.30	B2	1.0	22	Apr 2013	JTC
7	Plot 5, Tuas South Street 6 ¹	0.30	B2	1.0	22	Apr 2013	JTC
8	Woodlands Industrial Park E9 ¹	1.67	B2	2.5	30	May 2013	URA
9	Mandai Link ¹	0.70	B2	2.5	30	May 2013	JTC
10	Tuas South Avenue 3 ¹	3.94	B2	1.4	30	June 2013	JTC
11	Plot 19, Tuas South Street 8 ¹	0.46	B2	1.0	22	Jun 2013	JTC
12	Plot 21, Tuas South Street 8 ¹	0.30	B2	1.0	22	Jun 2013	JTC
13	Plot 23, Tuas South Street 8 ¹	0.30	B2	1.0	22	Jun 2013	JTC
	Total	15.27					

¹ New sites

Reserve List

6 For the first half of 2013, MTI will introduce 7 new sites on the Reserve List. In addition, 2 remaining sites from the second half of 2012 Reserve List will be carried forward to the first half of 2013. The details of the 9 sites in the first half of 2013 Reserve List are listed in Table B below:

B. Reserve List of Industrial Sites for the First Half of 2013

S/N	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date	Sales Agent
Reserve List							
1	Tai Seng Street ²	1.17	B2-W	B2-2.5, W-1.0	30	Available	JTC
2	Woodlands Avenue 12 (Parcel 4) ²	4.03	B1	2.5	30	End-Dec 2012	URA
3	Plot 2, Tuas South Street 6 ¹	0.30	B2	1.0	22	Apr 2013	JTC
4	Plot 4, Tuas South Street 6 ¹	0.30	B2	1.0	22	Apr 2013	JTC
5	Plot 6, Tuas South Street 6 ¹	0.46	B2	1.0	22	Apr 2013	JTC
6	Plot 22, Tuas South Street 8 ¹	0.30	B2	1.0	22	May 2013	JTC
7	Plot 24, Tuas South Street 8 ¹	0.46	B2	1.0	22	May 2013	JTC
8	Gambas Avenue/Woodlands Avenue 10 ¹	1.23	B1	2.5	30	Jun 2013	URA
9	Gambas Avenue ¹	1.32	B1	2.5	30	Jun 2013	URA
	Total	9.57					

¹ New sites

² Previously in second half 2012 Reserve List

7 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.

8 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.

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Appendix 1

The following set of conditions is applicable for all Business 1 and Business 2 IGLS parcels, starting from the IGLS programme for the first half of 2012:

- a. For multiple-user developments, the gross floor area (GFA) comprised in a single unit shall not be less than 150m². If the successful tenderer decides to strata subdivide the development, the GFA comprised in a single strata unit should also not be less than 150m²;
- b. For multi-storey industrial developments¹, 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** for details;

Table 1: Minimum Provision of Goods Lift and Loading Bay

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

- c. The units in the development shall comply with technical specifications of minimum floor loading of 7.5 kN/m², minimum floor-to-ceiling height of 4.0m, and minimum electrical provision of 160 VA/m²;
- d. For selected sites near MRT stations or as decided by the Government, strata subdivision of 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 GFA comprised in a single strata unit should not be less than 150m².

¹ This applies to all industrial building(s) which have four storeys or more.