

## **LAUNCH OF FIRST HALF 2014 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 2014. To continue to meet potential demand for industrial land, there will be 8 sites in the Confirmed List and 5 sites in the Reserve List, with a total site area of 20.42 ha.

2 The proposed land quantum for the first half 2014 reflects a continuation of the Government's efforts to release sufficient land, through the IGLS programme, to moderate industrial land prices and to provide adequate industrial space for industrialists.

3 The tender conditions on all B1 and B2 sites in the IGLS programme which took effect from 1 January 2012 remain unchanged. This will ensure that the new industrial space built by developers can better meet the industrialists' needs for ready-built industrial space (Please see details of the conditions in Appendix 1.)

4 JTC, as the main Government agency overseeing the industrial property market, will take over the land sales agent role from URA for all new State land parcels launched under the IGLS programme, with effect from the first half of 2014. Meanwhile, URA will remain the land sales agent for two sites as indicated below.

### **Confirmed List**

5 For the first half of 2014, MTI will place 8 sites on the Confirmed List. The details of the 8 sites are listed in Table A below.

### A. Confirmed List of Industrial Sites for the First Half of 2014

S/ N	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date <sup>1</sup>	Sales Agent
1	Plot 45, Tuas South Street 6	0.70	B2	1.0	21	Feb 14	JTC
2	Plot 47, Tuas South Street 6	0.70	B2	1.0	21	Feb 14	JTC
3	Plot 49, Tuas South Street 9	0.80	B2	1.0	21	Mar 14	JTC
4	Plot 51, Tuas South Street 9	0.80	B2	1.0	21	Mar 14	JTC
5	Tuas Avenue 11	0.90	B2	1.4	30	Apr 14	JTC
6	Woodlands Avenue 12 (Parcel 4) <sup>2</sup>	4.03	B1	2.5	30	Apr 14	URA
7	Gambas Crescent (Parcel 4) <sup>2</sup>	1.57	B1	2.5	30	Jun 14	URA
8	Plot 12, Tuas South Avenue 7	2.57	B2	2.0	30	Jun 14	JTC
	<b>Total</b>	<b>12.07 ha</b>					

<sup>1</sup> Refers to the estimated date when the detailed conditions of sale will be made available and applications can be submitted.

<sup>2</sup> Previously in Reserve List.

### **Reserve List**

6 For the first half of 2014, MTI will introduce 4 new sites on the Reserve List, namely Tuas South Street 7, 11 and Tuas South Avenue 7. In addition, 1 site from the second half of 2013 Reserve List will be carried forward to the first half of 2014. The details of the 5 sites in the first half of 2014 Reserve List are as follows:

### B. Reserve List of Industrial Sites for the First Half of 2014

S/ N	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date <sup>1</sup>	Sales Agent
1	Tuas Bay Close <sup>2</sup>	2.72	B2	1.7	30	Available	JTC
2	Plot 39, Tuas South Street 11	1.00	B2	1.0	21	Feb 14	JTC

S/ N	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date <sup>1</sup>	Sales Agent
3	Plot 41, Tuas South Street 11	0.80	B2	1.0	21	Feb 14	JTC
4	Plot 44, Tuas South Street 7	0.50	B2	1.0	21	Feb 14	JTC
5	Plot 1, Tuas South Avenue 7	3.33	B2	2.0	30	Jun-14	JTC
<b>Total</b>		<b>8.35 ha</b>					

<sup>1</sup> Refers to the estimated date when the detailed conditions of sale will be made available and applications can be submitted.

<sup>2</sup> Previously in 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.

**MINISTRY OF TRADE AND INDUSTRY**  
**16 December 2013**

## Appendix 1

The following requirements will apply for all B1 and B2 IGLS parcels starting from the 1H 2012 IGLS programme onwards:

- (a) For multiple-user developments, the gross floor area (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>;
- (b) 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** 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

- (c) 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>;
- (d) For selective 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 150m<sup>2</sup>.

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