

For Immediate Release

**LAUNCH OF SECOND HALF 2014 INDUSTRIAL GOVERNMENT LAND SALES (IGLS) PROGRAMME**

1. The Ministry of Trade and Industry (MTI) today launched its Industrial Government Land Sales Programme for the second half of 2014. To continue to meet potential demand for industrial land, there will be 9 sites in the Confirmed List and 6 sites in the Reserve List, with a total site area of 18.87 ha.
2. One of the sites targeted for multiple-user development will have a shorter tenure of 20 years. The shorter tenure will meet the needs of industrialists for multiple-user development at affordable prices. The site is at Penjuru Road. The proposed land quantum for the second half 2014 represents 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. In response to market feedback, MTI will revise the technical conditions on electrical provision and provision of goods lift on all B1 and B2 IGLS parcels to better meet the needs of industrialists. These changes will take effect from 1 July 2014 (refer to Appendix 1).

**Confirmed List**

4. For the second half of 2014, MTI will place 9 sites on the Confirmed List. The details of the 9 sites are listed in Table A below:

A. Confirmed List of Industrial Sites for the Second Half of 2014

S/N	Location	Site Area (ha)	Zoning	GP R	Tenure (years)	Estimated Available Date <sup>1</sup>	Sales Agent
1	Tuas Bay Close <sup>2</sup>	2.72	B2	1.7	30	Jul 2014	JTC
2	Plot 48, Tuas South Street 6	0.84	B2	1.0	21	Aug 2014	JTC
3	Plot 50, Tuas South Street 9	0.84	B2	1.0	21	Sep 2014	JTC
4	Plot 1, Tampines North Drive 2	2.79	B2	2.5	30	Sep 2014	JTC
5	Plot 52, Tuas South Street 9	0.84	B2	1.0	21	Oct 2014	JTC
6	Penjuru Road	1.63	B2	2.5	20	Oct 2014	JTC

7	Plot 40, Tuas South Street 11	1.00	B2	1.0	21	Nov 2014	JTC
8	Plot 8, Tampines Road	0.50	B2	1.4	20	Nov 2014	JTC
9	Plot 42, Tuas South Street 11	0.90	B2	1.0	21	Dec 2014	JTC
	<b>Total</b>	<b>12.06</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

5. For the second half of 2014, MTI will place 6 sites on the Reserve List. The details of the 6 sites are listed in Table B below:

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

S/N	Location	Site Area (ha)	Zoning	GP R	Tenure (years)	Estimated Available Date <sup>1</sup>	Sales Agent
1	Plot 41, Tuas South Street 11 <sup>2</sup>	0.80	B2	1.0	21	Available	JTC
2	Plot 1, Tuas South Avenue 7 <sup>2</sup>	3.33	B2	2.0	30	Jun 2014	JTC
3	Plot 43, Tuas South Street 11	0.90	B2	1.0	21	Aug 2014	JTC
4	Plot 46, Tuas South Street 6	0.70	B2	1.0	21	Sep 2014	JTC
5	Plot 53, Tuas South Street 7	0.50	B2	1.0	21	Oct 2014	JTC
6	Plot 9, Tampines Road	0.58	B2	1.4	20	Nov 2014	JTC
	<b>Total</b>	<b>6.81</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.

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. Parties 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**  
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**Appendix 1**

**Revision to the Technical Conditions**

The following revisions will apply to all B1 and B2 IGLS parcels with effect from the 2H 2014 IGLS programme:

**a) Minimum Electrical Provision**

Reduction of the Minimum Electrical Provision from 160VA/m<sup>2</sup> to 120 VA/m<sup>2</sup>.

**b) Minimum Provision of Goods Lift**

Successful tenderer can now replace the goods lift with a service lift, provided that the proposed development is a full ramp-up development and complies with the required number of lifts, loading capacity and lift car size.

The remaining requirements remain unchanged and will continue to apply for all B1 and B2 IGLS parcels:

- c) 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>;
- d) 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**

<b>Maximum Permissible GFA of Land Parcel</b>	<b>Technical Conditions</b>
< 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

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

- e) 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;
- f) 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>.