

INNOVATIVE SPACE SOLUTIONS HELP COMPANIES BOOST PRODUCTIVITY AND REMAIN COMPETITIVE

The National Productivity and Continuing Education Council (NPCEC), led by Chairman, Deputy Prime Minister Tharman Shanmugaratnam, visited two local SMEs operating in JTC Space @ Tanjong Kling today. This is an innovative industrial infrastructure that enables companies, especially SMEs, to raise productivity and enhance competitiveness.

2. JTC Space @ Tanjong Kling¹ is developed by JTC Corporation and comprises 18 units of three-storey factories. This next generation factory incorporates structural provisions that allow companies the flexibility of installing their preferred material handling systems to move goods and machinery between floors. As operations can now be integrated over multiple floors, companies can enjoy lower land rental without sacrificing their gross floor area (GFA), thus optimising industrial land usage.

3. DPM Tharman and members of the NPCEC visited two companies supporting the manufacturing sector - Chan Kian Metal Works and Delta Optics. By relocating to JTC Space @ Tanjong Kling, both companies were able to upgrade their capabilities, increase their production capacity and expand into higher value-added activities.

Chan Kian Metal Works and Delta Optics benefit from their move to JTC Space

4. Chan Kian Metal Works designs and fabricates hydraulic manifolds with integrated circuit found in offshore / marine equipment and construction machinery. When the company decided to expand, their fabrication space at Pandan Loop was insufficient for their operational needs to take on higher value-added projects. Chan Kian Metal Works moved into JTC Space @ Tanjong Kling in January 2014. The

¹ Formally known as Small Footprint Standard Factories

company installed a goods handling system within their 3-storey factory which has enabled them to integrate their production line vertically - moving their raw materials

and final products seamlessly between floors. This allowed them to enjoy immediate improvement in land productivity by three times. The unit also provides them with sufficient space to take on higher value-added activities such as the sub-assembly of hydraulics system.

5. Delta Optics, on the other hand, specialises in the design and ultra-precision machining of optical mould inserts used in plastic injection moulding of lens for the Optics and Consumer Electronics industries. Initially located at four flatted factories at Ayer Rajah, Delta Optics consolidated its operations and took up a larger production space at JTC Space @ Tanjong Kling. They have upgraded their capabilities by forming business collaborations with major MNCs and expand into new higher value-added activities such as injection moulding of silicon and progressive lenses.

JTC Space @ Tanjong Kling helps SMEs raise their productivity

6. Speaking at the visit, DPM Tharman said, “The Government is actively developing innovative space solutions and infrastructure to help our SMEs transform and upgrade business processes. The JTC Space @ Tanjong Kling, with its unique structural features, has enabled companies like Chan Kian and Delta Optics to configure their own space and integrate their processes over multiple floors. It also allows them to grow by building new capabilities and expanding into higher value-added activities.”

7. JTC Space @ Tanjong Kling has enjoyed a good take up rate, with 15 of its 18 units occupied to date. JTC is currently exploring the development of an improved version of the small footprint factory concept. The new development will not only incorporate the unique structural provisions, but could also provide higher building

specifications including higher floor loading and ceiling height, allowing industrialists to undertake a broader range of manufacturing processes.

8. The visit is organised as part of the “Way to Go Singapore!” campaign, a national outreach effort under NPCEC to rally Singaporeans to embrace productivity. It seeks to facilitate the sharing of knowledge and best practices amongst SMEs and across sectors.

NATIONAL PRODUCTIVITY AND CONTINUING EDUCATION COUNCIL (NPCEC)
11 JULY 2014

FACTSHEET ON COMPANIES

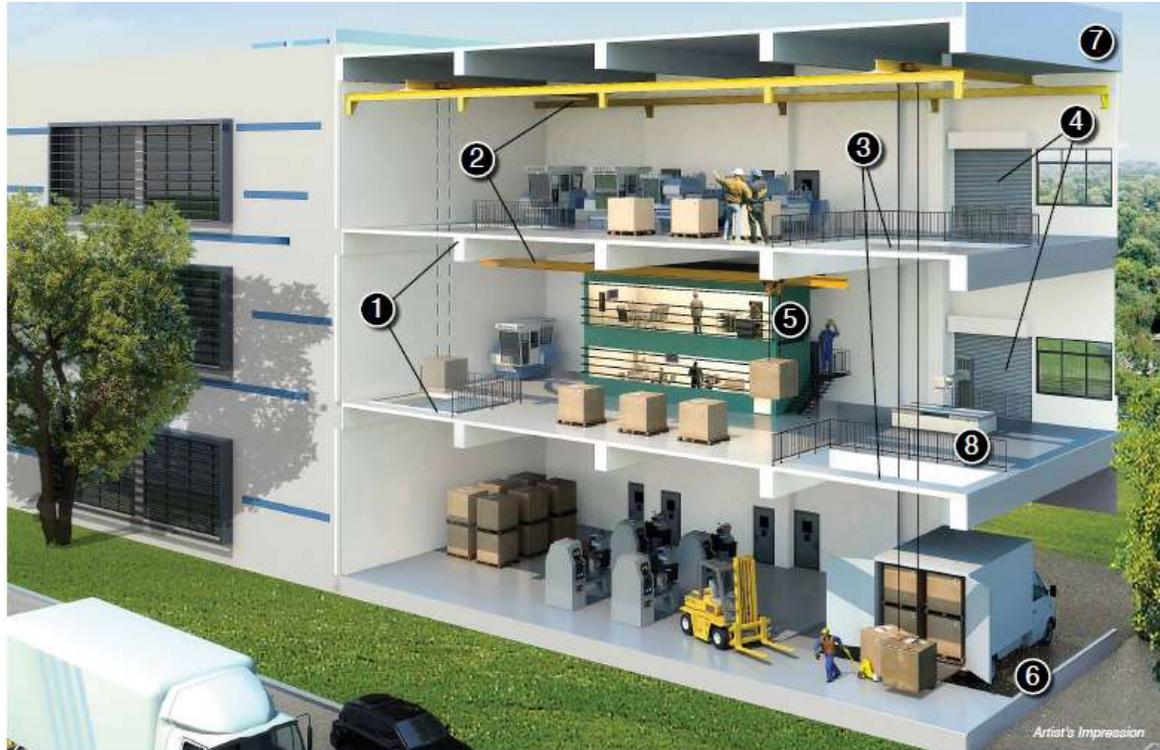
Chan Kian Metal Works primarily serves the Oil & Gas, Construction and Automation Industry and specialises in the design and fabrication of hydraulic manifolds with integrated circuit found in offshore / marine equipment and construction machinery such as cranes and automated process systems. The company has been operating since 1982 and has 16 staff. When the company decided to expand, their fabrication space at Pandan Loop Workshop was insufficient for their operational needs to take on higher value-added projects. They found the JTC Space @ Tanjong Kling an appropriate alternative and took the opportunity to reorganise their activities across 3 floors. This allowed them to enjoy immediate improvement in land productivity by three times (232 sqm to 711 sqm).

The unit will also provide them with sufficient space to move up the value chain and take on higher value-added activities such as the sub-assembly of hydraulics system. With these changes, the company expects their revenue to increase by about four times.

Delta Optics specialises in the design and ultra-precision machining of optical mould inserts used in plastic injection moulding of lens for the Optics and Consumer Electronics industries. Since 2009, they have been an important supplier to these industries. By consolidating their operations and taking up a larger production space at the JTC Space @ Tanjong Kling (with a gross floor area of 1001.59 sqm), the 10-man company is able to upgrade their capabilities by forming business collaborations with major MNCs and expand into new higher value-added activities such as injection moulding of silicon and progressive lenses.

FACTSHEET ON JTC SPACE @ TANJONG KLING

Next Generation Standard Factories



- 1-3. Structural provision, including removable concrete slabs and internal void openings, for easy installation of material handling system of up to two tons
4. Units are designed and installed with roller shutters on every floor for easy movement of machineries in and out of units without the need to hack walls
5. Units are largely columns-free with no pre-constructed mezzanine space. Industrialists have the flexibility to decide on their desired location of their office space
6. Elevated platform for easy loading and unloading
7. Units to come with eco-friendly green roofs to reduce ambient heat and minimum east-west facing of units to maximize natural ventilation and optimize energy efficiency
8. Modular design with flexibility to combine 2 smaller units into larger floor plates to facilitate expansion of business operations
9. High ceiling height and floor to floor loading of 12.5KN/sqm on every floor