

For Immediate Release

LAUNCH OF FIRST HALF 2015 INDUSTRIAL GOVERNMENT LAND SALES (IGLS) PROGRAMME

1. The Ministry of Trade and Industry (MTI) today launched its Industrial Government Land Sales Programme for the first half of 2015. To meet potential demand for industrial land, there will be 9 sites in the Confirmed List and 5 sites in the Reserve List, with a total site area of 14.08 ha.
2. The Government will continue to release sufficient land, through the IGLS programme, to provide adequate industrial space for industrialists.

Confirmed List

3. For the first half of 2015, 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 First Half of 2015¹

S/N	Location	Site Area (ha)	Zon-ing	GPR	Tenure (years)	Estimated Available Date ²
1	Plot 43, Tuas South Street 11 ³	0.84	B2	1.0	20	Jan 2015
2	Plot 46, Tuas South Street 6 ³	0.70	B2	1.0	20	Feb 2015
3	Plot 4, Tampines Industrial Drive	0.57	B2	1.4	20	Mar 2015
4	Woodlands Avenue 10	1.37	B2	2.0	20	Apr 2015
5	Plot 4, Tuas South Ave 7	0.79	B2	1.4	20	Apr 2015
6	Plot 8, Tuas South Ave 7	0.60	B2	1.4	20	May 2015
7	Plot 11, Tampines Industrial Drive	0.52	B2	1.4	20	May 2015
8	Plot 6, Tampines Industrial Drive	0.47	B2	1.4	20	Jun 2015
9	Ubi Ave 1	0.60	B1	2.5	30	Jun 2015
	Total	6.46				

¹ JTC will be the sales agent for all the sites except for the Ubi Ave 1 site which will be launched for sale by HDB.

² Refers to the estimated date when the detailed conditions of sale will be made available and tenders can be submitted.

³ Previously in the 2H 2014 Reserve List.

Reserve List

4. For the first half of 2015, MTI will place 5 sites on the Reserve List. The details of the 5 sites are listed in Table B below:

B. Reserve List of Industrial Sites for the First Half of 2015¹

S/N	Location	Site Area (ha)	Zon-ing	GPR	Tenure (years)	Estimated Available Date ²
1	Plot 1, Off Tuas South Avenue 14 ³	3.33	B2	2.0	30	Available
2	Plot 9, Tampines Industrial Drive ³	0.58	B2	1.4	20	Available
3	Plot 12, Tampines Industrial Drive	0.48	B2	1.4	20	Apr 2015
4	Plot 5, Tampines Industrial Drive	0.51	B2	1.4	20	May 2015
5	Tuas Bay Close ⁴	2.72	B2	1.7	30	Jun 2015
	Total	7.62				

¹ JTC will be the sales agent for all the sites.

² Refers to the estimated date when the detailed conditions of sale will be made available and applications can be submitted.

³ Previously in the 2H 2014 Reserve List.

⁴ Previously in the 2H 2014 Confirmed List.

5. 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.

6. 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.

Revision to the Technical Conditions

7. In response to feedback from developers and industrialists, MTI will remove the goods lift and loading bay requirement for all full ramp-up developments on B1 and B2 IGLS parcels launched from 1 Jan 2015 onwards. (For more information, please refer to Appendix 1.)

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Appendix 1

Revision to the Technical Conditions

The following revision will apply to all B1 and B2 IGLS parcels launched from 1 Jan 2015 onwards:

a) Minimum Provision of Goods Lift and Loading Bay

Removal of the goods lift and loading bay requirement provided that the proposed development is a full ramp-up development. Otherwise, for multi-storey industrial developments¹, the successful tenderer is still required to provide the minimum number of goods/service lifts (with minimum loading capacity of 2.5 tons and minimum lift car size of 2m x 3m) and loading bays based on the maximum permissible GFA of the land parcel. Please refer to **Table 1** for details.

Table 1: Minimum Provision of Goods/Service Lift and Loading Bay

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

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

- b) 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;
- 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, minimum electrical provision of 120 VA/m² and;
- 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

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

development upon expiry of the 10 year period, the GFA comprised in a single strata unit should not be less than 150m².