

LAUNCH OF SECOND HALF 2012 INDUSTRIAL GOVERNMENT LAND SALES PROGRAMME

The Ministry of Trade and Industry (MTI) today launched its Industrial Government Land Sales (IGLS) Programme for the second half of 2012. To continue to meet potential demand for industrial land, there are 16 sites in the Confirmed List and 3 sites in the Reserve List, with a total site area of 23.72 ha.

2 The proposed land quantum for the second half of 2012 is comparable to that of the first half of 2012. Altogether, 47.69 ha of land will be issued in 2012, which is 1.4 times more than that in 2011. The Government will continue its efforts to release sufficient land through the IGLS programme, to moderate industrial land prices and provide adequate space for industrialists.

3 Similar to the first half of 2012, more sites of smaller size and shorter tenure will be released. This will help to meet the demand of industrialists who prefer to build their own customised facilities. With shorter tenure, the sites are expected to be more affordable to industrialists.

4 The Government has also shortened the tenure for all recommended sites in the IGLS programme for the second half of 2012 to a maximum term of 30 years, down from 60 years. The tenure reduction increases the Government's flexibility for land redevelopment and would help to make industrial property more affordable for industrialists. To ensure consistency, the tenure of all unsold sites¹ under the Confirmed and Reserve Lists in 1H 2012 IGLS programme are also capped at 30 years tenure.

5 In addition, the new set of requirements for all Business 1 and Business 2 sites in the IGLS programme effective from 1 January 2012 will continue to ensure that the new industrial space built by developers on IGLS parcels can better meet the industrialists' needs for ready-built industrial space. (Please see details of the new requirements at Appendix 1.)

Confirmed List

6 For the second half of 2012, MTI will place 16 sites on the Confirmed List. The details of the 16 sites are listed in Table A below:

¹ The remaining unsold sites include Mandai Link, Plot 3 at Tampines Industrial Crescent, Tai Seng Street, Bukit Batok Street 23, Yishun Avenue 9 (Parcel 5) and Yishun Avenue 9 (Parcel 6).

A. Confirmed List of Industrial Sites for the Second Half of 2012

S/N	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date	Sales Agent
1	Plot 26, Tuas South Street 7 ¹	1.01	B2	1.0	22	Jul 2012	JTC
2	Plot 31, Tuas South Street 6 ¹	0.86	B2	1.0	22	Jul 2012	JTC
3	Plot 12, Tuas South Street 8 ¹	0.46	B2	1.0	22	Aug 2012	JTC
4	Sunview Road ²	2.76	B2	2.0	30	Aug 2012	JTC
5	Plot 14, Tuas South Street 8 ¹	0.30	B2	1.0	22	Sept 2012	JTC
6	Plot 16, Tuas South Street 8 ¹	0.30	B2	1.0	22	Sept 2012	JTC
7	Serangoon North Avenue 5 ²	0.76	B1	2.5	30	Sept 2012	JTC
8	Plot 8, Tuas South Street 8 ¹	0.30	B2	1.0	22	Oct 2012	JTC
9	Plot 18, Tuas South Street 8 ¹	0.46	B2	1.0	22	Oct 2012	JTC
10	Woodland Avenue 10 ²	1.10	B2	2.5	30	Oct 2012	JTC
11	Plot 30, Tuas South Street 6 ¹	0.86	B2	1.0	22	Nov 2012	JTC
12	Plot 32, Tuas South Street 6 ¹	0.87	B2	1.0	22	Nov 2012	JTC
13	Buroh Street ²	2.70	B2	1.4	30	Nov 2012	JTC
14	Plot 10, Tuas South Street 8 ¹	0.30	B2	1.0	22	Dec 2012	JTC
15	Ubi Avenue 4 ²	0.35	B1	2.5	30	Dec 2012	JTC
16	Tuas South Avenue 5 ²	3.96	B2	1.4	30	Dec 2012	JTC
	Total	17.35					

1. Previously in Reserve list
2. New sites

Reserve List

7 For the second half of 2012, MTI will introduce one new site on the Reserve List, namely Woodlands Avenue 12 (Parcel 4). In addition, two remaining sites from the first half of 2011 Reserve List are carried forward to the second half of 2012. The details of the three sites in the Reserve List for the second half of 2012 are as follows:

B. Reserve List of Industrial Sites for the Second Half of 2012

S/N	Location	Site Area (ha)	Zoning	GPR	Tenure (years)	Estimated Available Date	Sales Agent
1	Yishun Avenue 9 (Parcel 6) ¹	1.17	B1	2.5	30	Available	URA
2	Tai Seng Street ¹	1.17	B2-W	3.5 [B2-2.5]	30		JTC
3	Woodlands Avenue 12 (Parcel 4) ²	4.03	B1	2.5	30	Dec 2012	URA
	Total	6.37					

1. Previously in Reserve list
2. New sites

- 8 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.
- 9 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.

Close Monitoring of Industrial Property Market

10 The Government continues to closely monitor the industrial property market and when necessary, introduce additional measures to meet demand, moderate prices and safeguard the space released for industrial activities. The Government expects an annual supply of 500,000 sqm of multiple-user factory space to be completed in 2012 and 2013. This is about three times the average annual supply for the past five years and will ensure that there is sufficient supply of affordable factory space for industrialists.

11 Since March 2012, developers are required to provide accurate information on the type of development and allowable use of the industrial property in the Option to Purchase, and the Sale and Purchase Agreement. To ensure that industrial land is safeguarded for industrial activities, the Government will not hesitate to take action against unauthorised usage.

MINISTRY OF TRADE AND INDUSTRY
11 June 2012

Appendix 1

NEW REQUIREMENTS FOR BUSINESS 1 AND BUSINESS 2 IGLS SITES

The following requirements are 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 developments², 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.

² This applies to all industrial building(s) which have four storeys or more.