

The Negative List

Change/extension of use will not be allowed if the proposed usage falls within the Negative List.

1. Concrete industry
 - Change/extension of use from non-concrete to concrete is not allowed.
2. Motor workshops
 - Change/extension of use from non-motor workshop to motor workshop is not allowed.
3. Section (a) and (b) of the List of Scheduled Premises in Annex 7 for sites within 1 Km from Biomedical Park, except for boilers using natural gas. Location map of the 1km boundary from Biomedical Park can be found in Annex 8.
4. Land-based logistics industry operating predominantly as “Inland Container Depot”, i.e. use of open yard for storing of containers

The Further Assessment List

If the proposed usage is one of the following, the application requires further assessment:

Part A

1. Waste Management / recycling industry
2. Usage which imposes Health & Safety Buffer / Height constraint on surrounding area
3. Food Industry outside Food Zone (*location maps can be found in Annex 4*)
4. Activities that are not within the List of Usages that are Compatible with Food Industries (Annex 12) and located within 100 metres from the Food Zone (*location maps can be found in Annex 13*)
5. Chemical, chemical warehousing, petrochemical and petroleum refineries
6. Activities generating excessive noise and vibration eg. activities such as metal stamping and high speed machining. (*This is only applicable to flatted factory cases*)
7. Wood Products and Wood Furniture industry

Part B (*Not applicable to Flatted Factory tenants/lessees*)

1. Usage within Sg. Kadut Estate that are not:
 - Manufacture and ancillary warehousing of home/office furniture & furnishing, such as sofas, tables, chairs, beds, kitchen cabinets, wardrobes, garden furniture, display cabinets, TV console, book shelves, storage; or;
 - Interior design
2. Biomedical industry outside Biomedical Park (location maps can be found in Annex 9)
3. Usage on sites within 100 metres from the Biomedical Park (location maps can be found in Annex 14)
4. Section (c) of the List of Scheduled Premises (Annex 7) for sites within 1 Kilometer from the Biomedical Park (location map can be found in Annex 8).
5. Usage on sites within 100 metres from Paya Lebar iPark (location maps can be found in Annex 15)
6. Usage on waterfront sites (please note that waterfront sites are restricted to **marine industrial** activities that utilize the waterfront)
7. Usage on sites adjacent to MRT lines
8. Motor repair activities
9. Export Processing Zone