

Annex A: This is a List of Works / Additions & Alterations that do not require JTC's consent (Applicable for Land Lease, Land Custom Built and JTC-built detached standard factories on lease)

Note: While JTC's consent is not needed, the relevant submission to other authorities is still required. JTC's consent is required for all other Works/ Additions & Alterations that do not fit into any of the categories below.

1. Installation of machinery inside the factory.
2. Internal partitioning or re-partitioning that does not result in changes in the factory quantum and change of use.
3. Installation of air-conditioning and mechanical ventilation system within the interior of land lease factories and JTC-built detached standard factories.
4. Installation of sanitary and plumbing system of land lease factories and JTC-built detached standard factories.
5. Installation of sewerage and drainage system of land lease factories and JTC-built detached standard factories.
6. Installation of fire alarm and sprinkler systems.
7. Erection of site office, temporary store and builder's shed situated within the boundaries of the site (excluding temporary marine structures) during the construction of the property.
8. Erection of temporary hoarding and sign boards in connection with any construction work.
9. Additions and alterations to concrete pavement and hardstanding area.
10. Construction of culverts.
11. Erection of flag poles.
12. Installation of 1 signage per development at high level based on 12(a) and 12(b) below. All subsequent or additional signage require JTC's prior consent.
 - a. The signage shall be placed at the crown of the building facades, towards the corner of the building facade.
 - b. The dimension of the signage is to be capped to maximum height of 1:15 of the overall building height or 1/3 the length of the façade, or capped to maximum 3m x 3m, or whichever is smaller.
13. Installation of solar photovoltaic (PV) panels and supporting equipment that i) do not result in changes in the Authorized Use, gross floor area, use quantum as specified by URA and plot ratio, and (ii) do not affect the structural integrity of an existing building.

Note: For JTC Flatted Factories, Terrace Workshops or T9 Terrace Factories, the list of works above will still require JTC's consent as landowner.