



BUILDING INDUSTRIES

JTC awards tender for first IGLS site with adaptive reuse of industrial building at Kallang Way

Singapore, 20 November 2024 – JTC has awarded the [tender](#) for the industrial site at Kallang Way to CL Savour Property Pte Ltd, a subsidiary of CapitaLand Development, at a tendered sum of \$368,901,225. Launched on 25 June 2024, the tender closed on 1 October 2024, with 4 bids received.

2 This is the first Industrial Government Land Sales (IGLS) site with adaptive reuse, where an existing terrace factory is retained and adapted for continued industrial use. The site is part of a designated food zone, and the integration of adaptive reuse is strategically master planned and developed for the sustainable rejuvenation of the area, with the co-location of food manufacturing spaces and retail uses such as food & beverage (F&B) to inject vibrancy into industrial spaces and provide new amenities for surrounding community and residents.

3 Ms Tang Hsiao Ling, Director of Urban Planning & Architecture Division, JTC, said, “Sustainable development plays an important role in addressing environmental challenges, and the introduction of adaptive reuse at the IGLS site at Kallang Way is an effective way to reduce carbon emissions in the built environment while preserving the industrial legacy of the site. We are encouraged by the positive response to the tender, reflecting market acceptance by industry leaders like CapitaLand Development, who support our drive towards broader adoption of sustainable practices in the development of industrial estates across Singapore.”

4 The particulars of the awarded land parcel are as follows:

Location	Kallang Way
Zoning	Business 2 (Food)
Site Area	44,107.8 sqm
Tenure	33 years
Gross Floor Area	114,239.20 sqm (Max) 91,391.36 sqm (Min)
Project Completion Period	84 months

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About JTC

Since its inception in 1968, JTC has played a strategic role in ensuring Singapore stays innovative and dynamic amid global manufacturing trends. As a government agency under Singapore's Ministry of Trade and Industry, JTC is paving the way forward for Singapore's industrial landscape with green and smart estate masterplans such as one-north, Seletar Aerospace Park, Jurong Innovation District, and Punggol Digital District. Our estates attract new investment and foster collaborative ecosystems that strengthen Singapore's position as an advanced manufacturing hub. We also drive innovation in the Built Environment sector by piloting new construction technologies. For more information on JTC, visit www.jtc.gov.sg.