

Prohibited uses for Land Parcel at Tuas Road (“The Land”)

- (i) Concrete-related industry
- (ii) Land-based logistics industry predominantly as “Inland Container Depot” i.e. use of open yard for storing of containers, dry box and associated depot activities
- (iii) Food or food-related usage
- (iv) Data Centre
- (v) Workers’ Dormitory
** Note: In light of URA’s Circular on 10 February 2023, temporary workers’ dormitories can be considered on this site for up to 3 years, subject to relevant authorities’ approvals. JTC reserves the right not to support renewal of the dormitory’s temporary permit subsequently. Any proposed workers’ dormitory, if supported by the relevant technical agencies such as and not limited to LTA, PUB, and NEA, can only commence operations after the proposed sewer upgrading project by JTC is completed and commissioned (refer to Clause 3.2.22 in Technical Conditions of Tender).*
- (vi) All trades involving any liquids, goods, materials or things of an offensive, dangerous, toxic, corrosive, explosive or combustible nature are strictly prohibited on the Land
- (vii) There shall be no Health and Safety buffer(s)¹ imposed by or arising from activities within the Land.

The above list of prohibited uses serves only as a guide and is by no means exhaustive or final.

Note

1. A Health and Safety buffer is caused by the storage, transport, and/ or processing of hazardous or flammable materials, within which individuals face a certain risk of getting injured due to those activities. It is defined by the Individual Risk (Injury) contour calculated during a Quantitative Risk Assessment (QRA) or injury hazard zone calculated under the Worst Case Scenario (WCS) during a transport QRA.