

## **FACTORY FACTSHEET**

<b>FACTORY SPECIFICATIONS</b>	
Location ("Property")	15C Tuas Road, Singapore 638519
Approx. Land Area (sqm) ("Land Area")	490.00
Approx. Floor Area (sqm)	1,509.00
Usage Zoning	B2
Maximum Electrical Loading without provision for a new substation (Source of information: SP Group as at 28 December 2021)	280kVA / 400Amps
Maximum Permissible Plot Ratio	1.4
Application Deposit (inclusive of Service Charge (if applicable))	\$15,506.97

## **AVAILABLE TENURE OPTION & APPLICABLE RATES**

<b>Tenancy ( Tenure : 3 + 3 years )</b>	
Rental (per month) *	\$14,796.47
Service Charge (per month) *	\$710.50

\* Valid till 30 June 2022

### Planning Considerations

URA's 60/40 quantum control	•Minimum of 60% of GFA for industrial activities and ancillary storage
	•Maximum of 40% of GFA for office, communal and neutral areas
Height restriction	Subject to consultations with relevant authorities
Building & civil works	Based on JTC's aesthetic control guidelines

### **Important Notes:**

1. Information and pricing provided in this Factsheet are subject to change without prior notice. JTC does not warrant the accuracy of any of the information herein and expressly disclaims all liability in respect thereto. Please make independent queries and check with relevant Authorities on all matters in respect of the Property and the proposed usage. Any purchase of plans from the relevant Authorities shall be at Applicant's own cost and expense.
2. Viewing is strictly by appointment only, to be arranged at least 2 working days in advance. Please refer to JTC Corporate website for more details.
3. Please contact us at 1800-568 7000 if you have any queries on the above.

## **SALIENT TERMS AND CONDITIONS APPLICABLE UPON SUCCESSFUL APPLICATION**

### **1. STATE AND CONDITION OF PROPERTY**

The Property is to be taken on an "as is where is basis", including any defects (latent, inherent or otherwise) and the Applicant shall be deemed to have full notice and knowledge, inter alia, of:

- (i) the actual state and condition of the Property including but not limited to its ground levels, topography, subterranean conditions, soil contaminants, content, compounds, characterization and condition as well as matters with regards to access, ingress and egress, drainage, and utility services, affecting the Property,
- (ii) the existence of any encroachment, structure or thing on or within the Property, any easements, rights of way and all other encumbrances, if any, affecting the Property,

and shall not raise any objection or requisition whatsoever in respect thereof regardless of whether the Applicant has inspected the Property AND further, the Applicant, shall execute such works as may be required to be done or as may be deemed necessary, by JTC.

### **2. CONSTRUCTION OF ACCESS, INFRASTRUCTURE AND SERVICES**

The Applicant must (if required), at its costs and expense, plan and construct all infrastructure such as access, roads, drains, including that for the supply of electricity, water and other services necessary for the Property, in accordance with the requirements of JTC and all relevant Authorities.

### **3. DIVERSION OF EXISTING UTILITIES & SERVICES**

In the event there are existing utility services such as pipes, cables etc. within the Property, the Applicant may be required to divert or protect such existing utility services and the cost of diversion, protection or repair (if any) shall be borne by the Applicant and paid forthwith on demand to the Public Utilities Board or other relevant Authorities, agencies, bodies or corporations having authority over or being in charge of the matter.

### **4. POSSESSION OF PROPERTY**

- (i) The Applicant shall accept the Property on an "as is where is" basis as regards to the matters mentioned in condition 1 and in all other respects, as at the date of delivery of possession of the Property, AND the Applicant shall not at any time:
  - (a) object to or refuse the delivery of possession of the Property;
  - (b) claim any compensation from JTC; or
  - (c) require JTC to remove any encroachment, structure, or thing present on or within the Property.
- (ii) Any additions or alterations to the Property shall be subject to JTC's prior approval and the Applicant must comply with prevailing regulations imposed by JTC and the relevant Authorities.

### **5. RESTRICTED USAGE**

- (i) Workers' Dormitory
- (ii) Concrete-related industries
- (iii) Data Centre
- (iv) Land-based logistics industry operating predominantly as "Inland Container Depot", i.e. use of open yard for storage of containers, dry box and associated depot activities

(v) Any Health and Safety buffer(s)<sup>1</sup> imposed by or arising from activities within the boundary of the Land are to be confined within the boundary of the Property

#### 6. LEGAL DOCUMENTS

The Applicant shall sign agreement(s) on such terms and conditions imposed by JTC. These terms and conditions are not negotiable.

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<sup>1</sup> 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 zone calculated under the Worst Case Scenario (WCS) during a transport QRA.