



BUILDING INDUSTRIES

Streamlined Industrial Transfer of Lease/Assignment Process

JTC will introduce a streamlined transfer of lease/assignment process as a pro-enterprise initiative to better support companies looking to acquire small industrial sites with shorter remaining tenures.

Current industrial transfer of lease/assignment framework

2. All transfer of lease/assignment applications currently must undergo a comprehensive assessment of buyers' business plans, economic contributions and infrastructure requirements where applicable regardless of land area or remaining lease tenure. This ensures Singapore's scarce industrial land is allocated to quality industrial activities that drive economic growth and job creation. The process typically takes up to 2 months from full application, as JTC works with companies to review and assess their business plans and projections.

3. To help companies remain agile, JTC will adopt a more calibrated approach, introducing a streamlined lease assignment process for companies seeking to acquire small sites with shorter remaining leases.

Eligibility criteria

4. The streamlined process will apply to industrial sites that meet the following conditions¹:

- a. Small sites of area up to 1.5ha;
- b. Remaining lease tenure of no more than 15 years;
- c. Proposed use supports manufacturing activities; and
- d. Sufficient infrastructure capacity is available to support the proposed usage.

5. Eligible applications will be exempted from the full assignment assessment process. JTC will conduct the requisite checks to ensure compliance with approved industrial use and prevailing policy and land use guidelines. This will reduce the processing time for eligible assignment applications to within one month from the date of complete submission.

¹ Lease assignment applications will be considered only if the lease is outside the Assignment Prohibition Period



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Exclusions

7. The streamlined process will not apply to:
 - a. Sites exceeding 1.5ha or with more than 15 years of remaining lease tenure, which will continue under the full assessment process given their greater land footprint and longer-term impact on industrial land supply;
 - b. Cases involving dormitory uses or substantial redevelopment, which will continue to fall under the full assessment process as they require infrastructure assessment checks to ensure adequate capacity;
 - c. Cases involving self-storage uses, which will continue to fall under the full assessment process as industrial land is prioritised for manufacturing-related activities; and
8. For further enquiries, companies can contact JTC at askjtc@jtc.gov.sg or consult the Customer Engagement Officer assigned to your property.

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