### Standard Factory Launch - Factsheet

**Date:** Tuesday, 25 August 2020

#### Factory Specifications

<table>
<thead>
<tr>
<th>Location</th>
<th>51 Kallang Place</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Approx. Land Area (sqm)</strong></td>
<td>723.20</td>
</tr>
<tr>
<td><strong>Approx. Floor Area (sqm)</strong></td>
<td>405.00</td>
</tr>
<tr>
<td><strong>Usage Zoning</strong></td>
<td>B2</td>
</tr>
<tr>
<td><strong>Maximum Electrical Loading without provision for a new substation</strong> (Source of information: SP Group as at 18 August 2020)</td>
<td>280 kVA / 400 Amps</td>
</tr>
<tr>
<td><strong>Maximum Permissible Plot Ratio</strong></td>
<td>2.5</td>
</tr>
</tbody>
</table>

**Application Deposit:** $12,900.00

#### Available Tenure Options

**A. Tenancy (Tenure: 3 + 3 years)**

- **Rental (per month)**: $12,900.00

**B. Lease (Tenure: 10 years)**

<table>
<thead>
<tr>
<th>Unit Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Rent</strong></td>
<td>$65.53 psm pa</td>
</tr>
<tr>
<td><strong>Building Price</strong></td>
<td>-</td>
</tr>
</tbody>
</table>

**Upfront Payment Option**

<table>
<thead>
<tr>
<th>Unit Rate</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Land Price</strong></td>
<td>-</td>
</tr>
<tr>
<td><strong>Building Price</strong></td>
<td>-</td>
</tr>
</tbody>
</table>

**Investment Requirement**

- **Minimum Plant & Machinery Investment**: $166.67 psm Land area $120,536

* Valid till 24 November 2020

#### 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. Application Deposit is payable upon submission of Application Form to JTC, and must reach JTC by 4pm on the closing date.
2. Application Deposit has to be made via bank transfer to JTC’s OCBC Account No.: 501-104970-001. Please instruct the bank to include a description "[Company Name]/SF [Location of factory unit], e.g. ABC PTE LTD/SF 51 Kallang Place" for the transaction. When you submit your Application Form, you must also attach a copy of the completed Direct Credit Authorisation form (DCA) [Annex D] endorsed by your authorised bank.

3. Applicants will be assessed on the following:
   - **Applicants’ need for land based facility**.
   - **Applicants’ economic contribution**, proposed investment, quality of jobs created and land optimisation.

4. Building price excludes mechanical and electrical (M&E) and any other fixtures and fittings in the factory building. Rates quoted exclude taxes, duties, fees and charges payable.

5. Information and pricing provided are subject to change without prior notice. JTC does not warrant the accuracy of the above list and expressly disclaims liability for errors or omission therein. Please make independent queries and check with relevant Competent Authorities for clarifications. Any purchase of plans from the relevant Competent Authorities shall be at Applicant’s own cost and expense.

6. Viewing of factories is strictly by appointment only, to be arranged at least 2 days in advance. Please refer to JTC Corporate website for the contact details.
TERMS AND CONDITIONS FOR STANDARD FACTORY LAUNCH

1. STATE AND CONDITION OF LAND & BUILDING
The said land and building is to be taken on an "as is where is basis", including any defects (latent, inherent or otherwise) and each Applicant shall be deemed to have full notice and knowledge, inter alia, of:

(i) the actual state and condition of the said land and building including but not limited to its ground levels, topography, subterranean conditions, soil contaminants, content, compounds, characterization and conditions as well as matters with regards to access, ingress and egress, drainage, and utility services, affecting the said land and building,

(ii) the existence of any encroachment, structure or thing on or within the said land and building any easements, rights of way and all other encumbrances, if any, affecting the said land and building,

(iii) the cables, wires, pipes, pipelines, trenches and other such structures or facilities carrying, transporting, conveying or delivering services of sewage, water, electricity, telecommunications and gas (collectively "Services Infrastructure") belonging to the relevant Competent Authorities and third-party service providers exist adjacent to, across, around, on, under or within the said land and building and the relevant Competent Authorities and third-party service providers may require the Services Infrastructure to be protected or diverted. In this regard, the Successful Applicant shall comply with all such requirements of the relevant Competent Authorities and third party service providers in connection with the Services Infrastructure, as well as ensure that the Development and all activities at the said land and building shall not in any way affect the Services Infrastructure,

(iv) Any Health and Safety buffer(s)* imposed by or arising from activities within the boundary of the Land are to be confined within the boundary of the Land.

2. CONSTRUCTION OF ACCESS, INFRASTRUCTURE AND SERVICES
The Successful Applicant shall at his own cost and expense plan and construct all infrastructure within the said land and building such as access, roads drains, electricity, water and other services necessary for the whole of the said development in accordance with the requirements of JTC and all relevant Competent Authorities.

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

4. POSSESSION OF LAND & BUILDING
(i) Vacant possession of the land and building shall be delivered to the Successful Applicant upon full acceptance by the Successful Applicant.

(ii) The Successful Applicant shall accept the said land and building 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 said land and building, AND the Successful Applicant shall not at any time:

a) object to or refuse the delivery of possession of the site to him; 

b) claim for any compensation or reduction of the building price, or 

c) require JTC to remove any encroachment, structure, or thing present on or within the said land and building.

(iii) Any A&A works shall be subject to JTC’s approval and comply with prevailing regulations imposed by the relevant Competent Authorities.

5. RESTRICTED USAGE
(i) Worker's Dormitory

(ii) Concrete-related industries

(iii) Data Centre

(iv) Land-based logistics industry operating predominantly as "Inland Container Dept", i.e. use of open yard for storing of containers

(v) Subject site falls within the Marina water catchment zone - Please refer to Annex E for the list of negative uses.

(vi) Any Health and Safety buffer(s)* imposed by or arising from activities within the boundary of the Land are to be confined within the boundary of the Land.

Note 1: Health and Safety buffer is defined by Individual Risk (Injury) contour from the site and/or pipeline Quantitative Risk Assessment (QRA) and injury hazard zone of Worst Case Scenario (WCS) for transport QRA.

6. COMPANY VISIT / INTERVIEW
JTC shall visit / interview selected Applicants in order to better assess the selected Applicants’ businesses. JTC shall inform the selected Applicants in advance the dates and time of the visits / interviews.

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

8. APPLICATION DEPOSIT
In the event:

(i) the Applicant withdraws the application after the closing date of the launch; or 

(ii) JTC makes an offer of the factory to the Successful Applicant and the Successful Applicant fails to accept the offer within the stipulated time, 

the Application Deposit shall be FORFEITED without prejudice to JTC’s rights to recover other damages which JTC may have suffered.

9. COMPLETE SUBMISSION
Applicants must submit the followings with the Application Form:

(i) Latest audited statement of accounts*;

(ii) Application Deposit;

(iii) DCA form completed with bank endorsement; and

(iv) Detailed Business Plan. The Business Plan should follow the prescribed format stated in the Guide For Business Plan Submission [Annex A]

* Sole proprietors may submit unaudited statement of accounts

JTC reserves the right to accept or reject any Application.
10. SUBMISSION DETAILS
(i) Applicants are to indicate the preferred tenure option (either 3+3 years or 10 years) in the Application Form.
(ii) Applicant can apply for more than one unit. However, JTC reserves the right to allocate only one unit to the Successful Applicant. JTC is not under any obligation to disclose any reason for its decision.
(iii) For Applicants applying for more than 1 unit, please indicate the location of the units in order of preference under Section II, "INFORMATION ON PROPOSED SITE" in the Application Form.
(iv) Applicants are to email their Application Form together with all supporting documents to JTC_StandardFactory_Application@jtc.gov.sg by 15 September 2020, 4pm.

11. VALIDITY OF INFORMATION
(i) Information and pricing are subject to change without prior notice.
(ii) JTC does not warrant the accuracy of the above list and expressly disclaims liability for errors or omission therein.
(iii) Please make independent queries and check with relevant Competent Authorities for clarifications.

For any other queries, please contact our officers at 1800-568 7000 for assistance.
List of Industries Not allowed in New Water Catchments

(Revised Negative List) Oct 03

<table>
<thead>
<tr>
<th>S/N</th>
<th>Description</th>
</tr>
</thead>
<tbody>
<tr>
<td>1</td>
<td>Bulk storage of toxic and hazardous substances</td>
</tr>
<tr>
<td>2</td>
<td>Industries with main activities involving dyeing, bleaching, tanning operations</td>
</tr>
<tr>
<td>3</td>
<td>Industries with main activities involving electroplating, galvanizing operations</td>
</tr>
<tr>
<td>4</td>
<td>Industries with main activities involving use of organic solvents</td>
</tr>
<tr>
<td>5</td>
<td>Industries with main activities involving use of radioactive materials</td>
</tr>
<tr>
<td>6</td>
<td>Petroleum refineries</td>
</tr>
<tr>
<td>7</td>
<td>Shipbuilding and repairing</td>
</tr>
<tr>
<td>8</td>
<td>Slaughtering, preparing and preserving meat</td>
</tr>
<tr>
<td>9</td>
<td>Manufacture of drugs and medicines</td>
</tr>
<tr>
<td>10</td>
<td>Manufacture of paints, varnishes and lacquers</td>
</tr>
<tr>
<td>11</td>
<td>Manufacture of basic industrial chemicals</td>
</tr>
<tr>
<td>12</td>
<td>Manufacture of fertilisers, pesticides and herbicides</td>
</tr>
<tr>
<td>13</td>
<td>Manufacture of pulp, paper and paperboard</td>
</tr>
<tr>
<td>14</td>
<td>Manufacture of soaps and cleaning preparations, perfumes, cosmetics and other toilet preparations (except those without chemical reactions)</td>
</tr>
<tr>
<td>15</td>
<td>Manufacture of synthetic resins, plastic materials and man-made fibres and foams, except those made of glass</td>
</tr>
<tr>
<td>16</td>
<td>Manufacture of miscellaneous products of petroleum and coal</td>
</tr>
<tr>
<td>17</td>
<td>Processing of waste oils and waste chemicals</td>
</tr>
<tr>
<td>18</td>
<td>Processing of food wastes, including composting plant</td>
</tr>
</tbody>
</table>

Notes:

Industries, not classified in the above negative list, are allowed to be sited in the new catchments subject to the following conditions:

i They are to strictly comply with the pollution control measures as governed by the Environmental Pollution Control Act and the Sewerage & Drainage Act.

ii All the sewage and sullage are to be discharged to public sewers. Trade effluent discharges are to strictly comply with the allowable limits under the Trade Effluent Regulations.

iii All activities are to be strictly confined within enclosed areas and any wastewater discharges are to be channelled into public sewers. Such activities are not allowed to be sited within open areas.

iv Enforcement actions by the competent authorities eg NEA, JTC, HDB against the offenders are to be stepped up to ensure strict compliance.