

USAGE GUIDELINES FOR JTC PREMISES

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Updated 26 Aug 2019

1 Usage Guidelines

- 1.1 Applicants are required to comply with other Government Agencies' rules and regulations relating to usage, including but not but limited to the following:
 - 1.1.1 URA's land use zoning and development control requirements (e.g. B1, B2, Business Park Zone and 60:40 industrial space usage requirement) (For more information, please refer to URA's website at <http://www.ura.gov.sg>)
 - 1.1.2 NEA's Code of Practice on Pollution Control (For more information, please refer to NEA's website at <http://www.nea.gov.sg>)
 - 1.1.3 SCDF's Fire Safety (Petroleum and Flammable Materials Regulations) (For more information, please refer to SCDF's website at <http://www.scdf.gov.sg>)
- 1.2 The Applicant's usage must be compatible with JTC's usage zoning i.e:
 - 1.2.1 Food or food-related industries to be located within JTC's Food Zone (Refer to location map found in [Section 6](#))
 - 1.2.2 B1 activities to be located within 100 metres buffer from JTC's Food Zone (Refer to location map found in [Section 6](#))
 - 1.2.3 Activities that fall within the List of Allowable Activities in Business Parks as set out in [Section 3](#), to be located within JTC's Business Parks
 - 1.2.4 Biomedical or biomedical-related activities to be located within JTC's Tuas Biomedical Park (Refer to location map found in [Section 6](#))
 - 1.2.5 Activities that fall within the List of Prohibited Usages and Activities as set out in [Section 4](#), are **not allowed** to be located within 1 km from Tuas Biomedical Park. (Refer to location map found in [Section 6](#))
 - 1.2.6 Activities that fall within the List of Prohibited Usages and Activities as set out in [Section 5](#), are not allowed to be located within 600 metres to 800 metres from Wafer Fab Parks (refer to location map found in [Section 6](#)).
 - 1.2.7 Furniture or interior design-related activities to be located within JTC's Sungei Kadut Furniture Zone
- 1.3 The Applicant's usage **should not include** the following activities in the Negative List:
 - 1.3.1 Concrete industry (Change/extension of use from non-concrete to concrete is not allowed)
 - 1.3.2 Motor workshops (Change/ extension of use from non-motor workshop to motor workshop is not allowed for workshop and flatted factory tenants/ lessees. This restriction is not applicable to land and standard factory tenants/ lessees)

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- 1.3.3 Land-based logistics industry operating predominantly as “Inland Container Depot”, ie use of open yard for storing of containers
- 1.4 Applicants for JTC’s waterfront land must be involved in marine industrial activities which utilise the waterfront area within the subject premises
- 1.5 If approved, Applicants whose activities are potentially pollutive i.e. activities that fall within the List of Pollutive Activities Subject to Site Assessment Before Change of Use or Rezoning as set out in Appendix 21 of NEA’s Code of Practice on Pollution Control, will be required to conduct an Environmental Baseline Study (EBS). (For more information on EBS requirements, please refer to JTC’s website at <http://www.jtc.gov.sg/policies-and-procedures/Pages/Environmental-Baseline-Study.aspx>)

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2 Further Assessment List

If the Applicant's proposed usage is one of the following, the application requires further assessment:

Part A

- 1.1 Waste Management / Recycling industry
- 1.2 Chemical, chemical warehousing, petrochemical and petroleum refineries
- 1.3 Wood Products and Wood Furniture industry
- 1.4 Activities which impose Health & Safety Buffer or Height Constraint on the surrounding area
- 1.5 Activities within Flatted Factory premises which:
 - 1.5.1 require storage of controlled hazardous chemicals; or
 - 1.5.2 require burning of fuel, oil, diesel or gas; or
 - 1.5.3 generate toxic or medical wastes; or
 - 1.5.4 emit smell, chemical fumes, smoke or dust particles; or
 - 1.5.5 involve metal stamping, shot blasting, spray painting, electroplating, sputtering, wood working or chemical etching activities; or
 - 1.5.6 involve the use of machinery which emit strong vibrations or loud or high frequency noises e.g. cutting and drilling etc.

Part B (Not applicable to Flatted Factory tenants/lessees)

- 2.1 Usage on sites adjacent to MRT lines
- 2.2 Export Processing Zone
- 2.3 Motor repair activities in Standard Factory / Land sites

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3 Activities Allowed in Business Parks

1. Audio/Video Product Design	26. Oil Rig Design
2. Automation Equipment & Systems Design	27. Opto-electronics Devices Design & Development
3. CAD/CAM/CAE Support	28. Plastic Product Design & Development
4. Communication Equipment Design	29. Product Demonstration
5. Computer-related Services	30. Production Planning, Technology & Engineering Development
6. Computer System Integration	31. Projection Planning & Management
7. Computer Systems Design	32. Prototype Making
8. Development/production of Software, Maintenance of Software and User Training	33. Publishing
9. Diagnostic Product Design e.g. Medical, Biotech	34. Quality Assurance, Technical Inspection & Testing Services
10. Electric Motors Design	35. R & D Laboratory
11. Electrical Appliances & Devices Design	36. Ship Design
12. Electronic Control Systems Design	37. Storage Device (Disk Drives) Design & Development
13. Electronic Instruments & Device Design e.g. IC	38. Systems Customising Centre
14. Engineering Design & Development Centre	39. Technical Service Centre
15. Equipment & Component Applications Engineering	40. Tooling Design
16. Factory Automation/CIM Design & Development	41. Upgrading of Software
17. Fashion, Furniture, Jewellery & Exhibition Design	
18. Geological Analysis on Well Samples and Rocks	
19. Hybrid Circuit Modules Devices Design	
20. Industrial Training	
21. Information Systems Design & Development	
22. Materials Application Centre	
23. Mechatronics Components Design & Development	
24. Office Automation Equipment Design	
25. Offshore Structure Design	

Source: Urban Redevelopment Authority (URA) Development Control Parameters for Non-residential Development

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4 List of Prohibited Usages and Activities within 1 kilometre from Tuas Biomedical Park

- (i) Open stockpiles for stone, sand, slag, clay/dirt mix, clay and fly ash;
- (ii) Glass product processing;
- (iii) Timber and wood product manufacturing;
- (iv) Battery manufacturing;
- (v) Bricks, ceramics, clay product manufacturing;
- (vi) Metal foundries;
- (vii) Pre-casting yards;
- (viii) Abrasive blasting except conducted in chambers;
- (ix) Pulp and paper manufacturing;
- (x) Concrete batching plants; and
- (xi) Power plants, refineries, incinerators, and furnaces

Updated 23 Nov 2022

5 List of Prohibited Usages and Activities within 600 to 800 metres from Wafer Fab Parks

The following activities are not allowed within 800 metres from Wafer Fab Park. Activities indicated by (*) may be allowed within 601 to 800 metres from Wafer Fab Park, subject to JTC's further assessment.

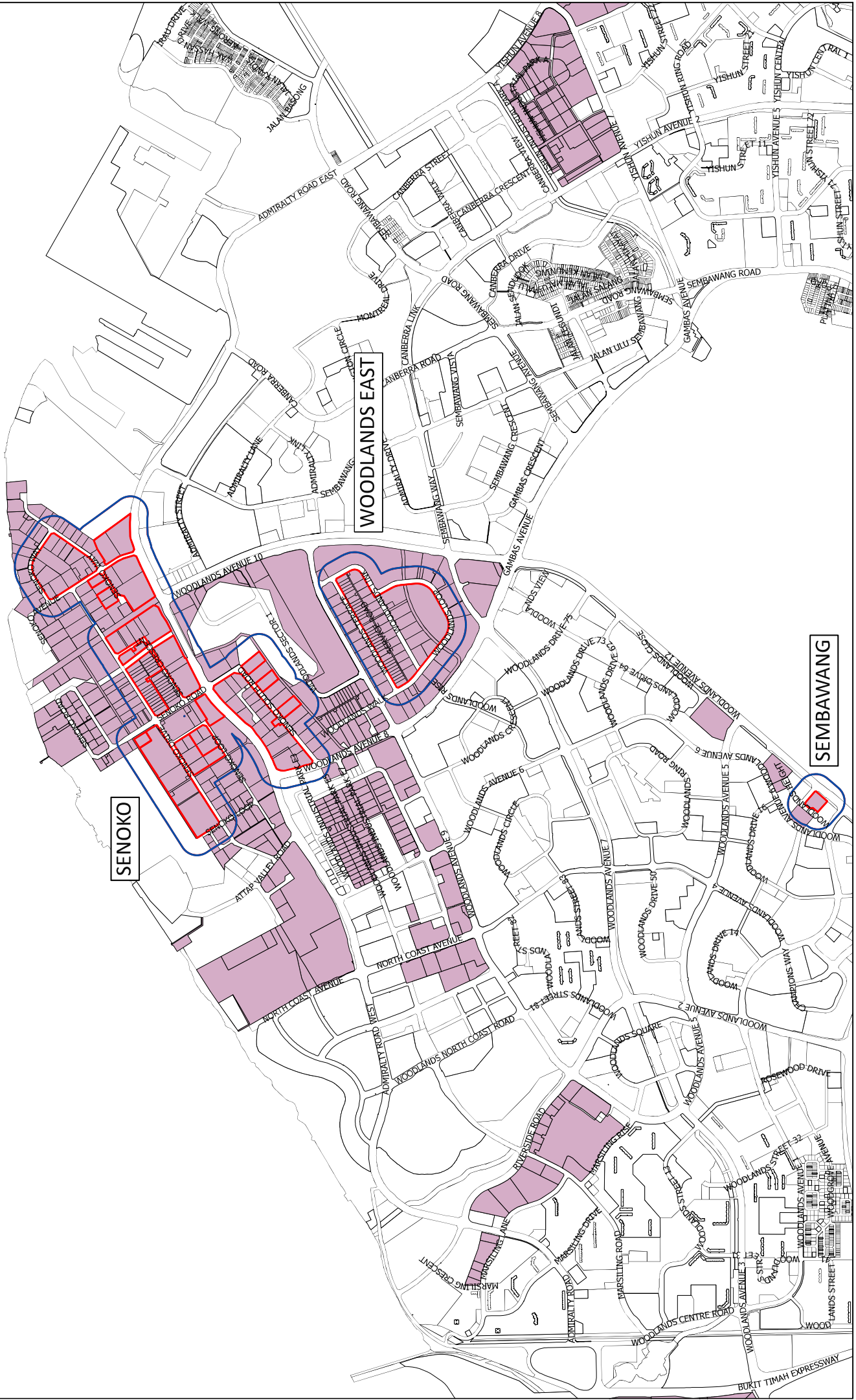
- a) Construction methods that could generate excessive vibration. These include:
 - (i) vibro-compaction;
 - (ii) driven hammer piling;
 - (iii) casing extraction;
 - (iv) sheet pile driving/extraction
 - (v) drilled/ bore piling; (*)
 - (vi) micro piling; or (*)
 - (vii) silent piling (*)
- b) Chemical and chemical related industries
- c) Oil & gas/ petroleum related industries, oil refineries, refueling depots, coke or charcoal works, gas works
- d) Waste treatment and waste recycling related industries, treatment of sewage, landfill site for municipal or industrial wastes
- e) Heavy engineering (e.g. metal stamping, refining furnace, oil quench, steel casting, grit blasting, scrap metal recovery works, etc)
- f) Concrete batching plant and fabrication yards for precast concrete
- g) Central kitchen, food/fruit processing, vegetable farming, livestock farming & slaughter
- h) Mineral processing industries including crushing, grinding and milling works
- i) Stock pile of quarry dust, graded stones, granite, excavated materials including sand and earth
- j) Integrated construction and pre-fabrication hub
- k) Ceramics works (*)
- l) Works involving electroplating, spray painting (*)
- m) Motor vehicles repair or servicing including all related trades (e.g. installation and related tyres services) (*)
- n) Wood products or furniture industries, wood treatment and preservation facilities, pulping works, funeral parlour businesses (*)
- o) Scrap yard storage (*)

Updated 26 Aug 2019

6 Location Maps of JTC's Food Zone, Biomedical Park and Wafer Fab Park

Updated 26 Aug 2019

SENOKO / WOODLANDS EAST / SEMBAWANG



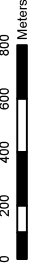
LEGEND

- FOOD ZONE
- 100m FROM FOOD ZONE
- JTC Land

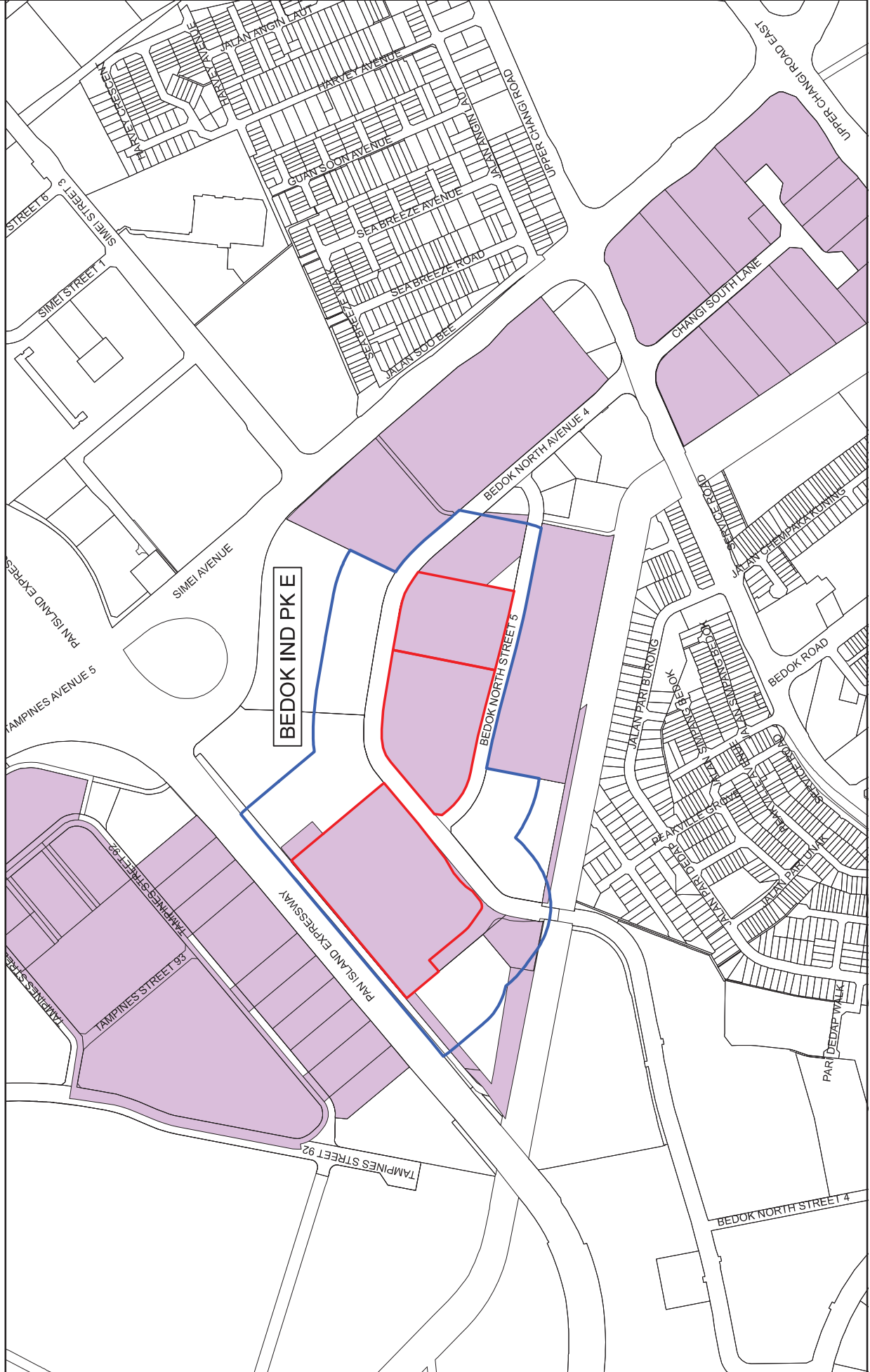
FOOD ZONE & 100m BUFFER



SCALE: 1:20,000(A3)



BEDOK INDUSTRIAL PARK E



LEGEND

- FOOD ZONE (Red outline)
- 100m FROM FOOD ZONE (Blue outline)
- JTC LAND (Purple shading)

SCALE 1:5,000 (A3)

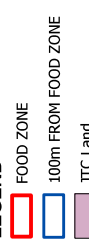
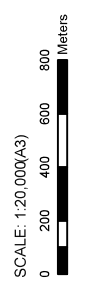
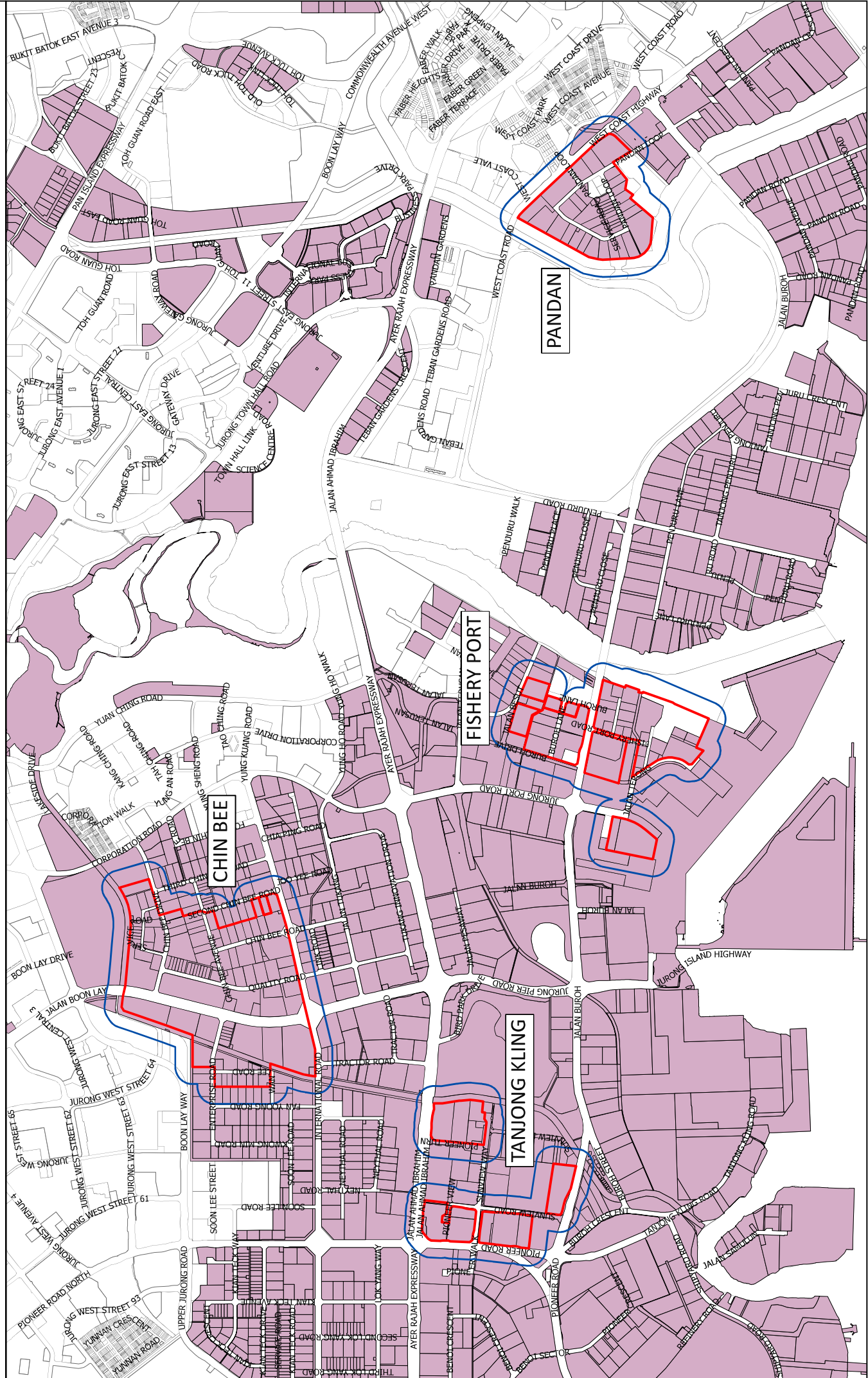
0 50 100 150 200m

N

PLAN NO: JTC / 18 / P13-BE
DATE: 12.09.2018
PREPARED BY: EVELYN

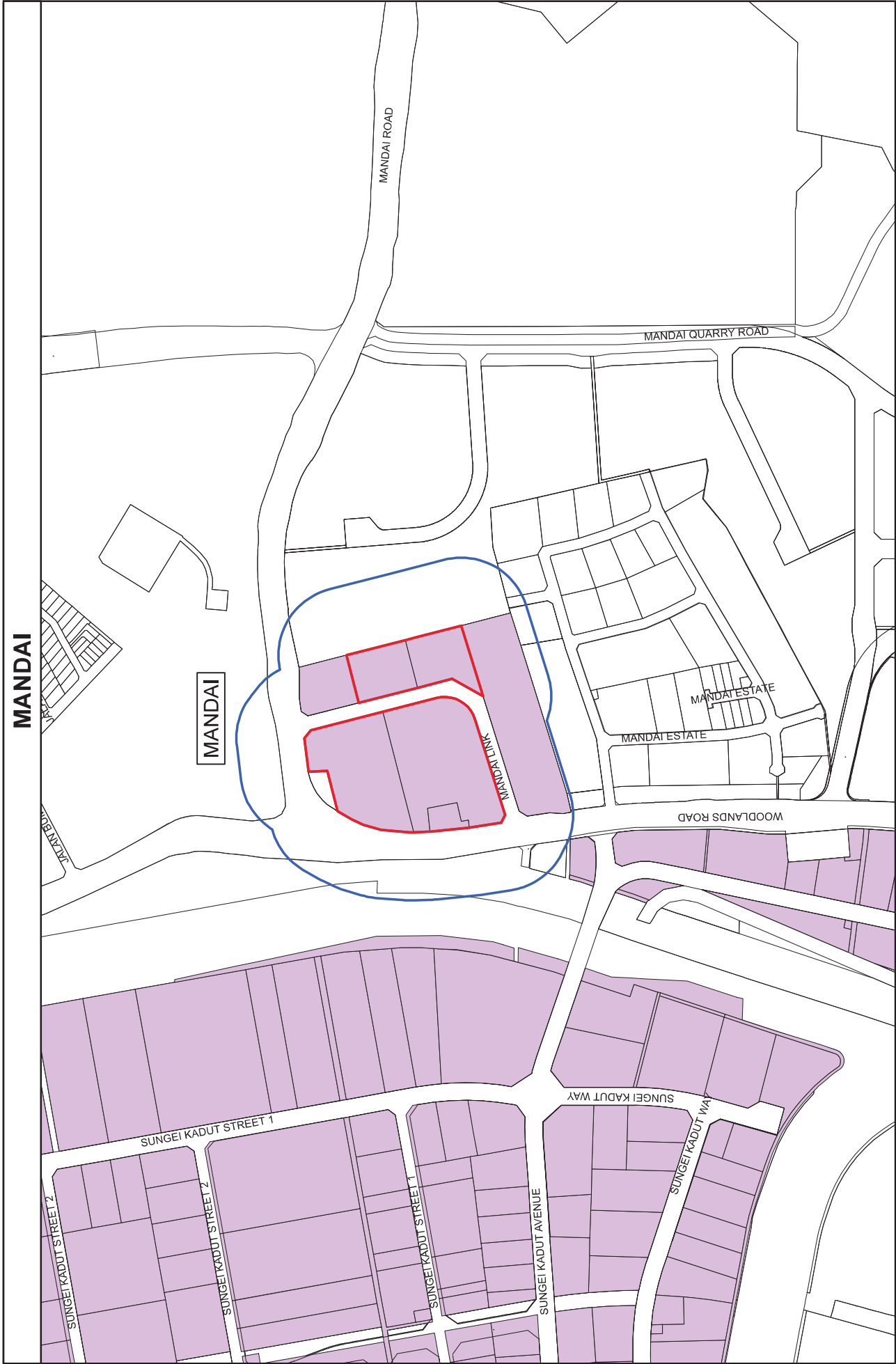
FOOD ZONE & 100m BUFFER

JURONG - CHIN BEE / TANJONG KLING / FISHERY PORT / PANDAN



FOOD ZONE & 100m BUFFER

MANDAI



LEGEND

- FOOD ZONE
- 100m FROM FOOD ZONE
- JTC LAND

SCALE 1:5,000 (A3)

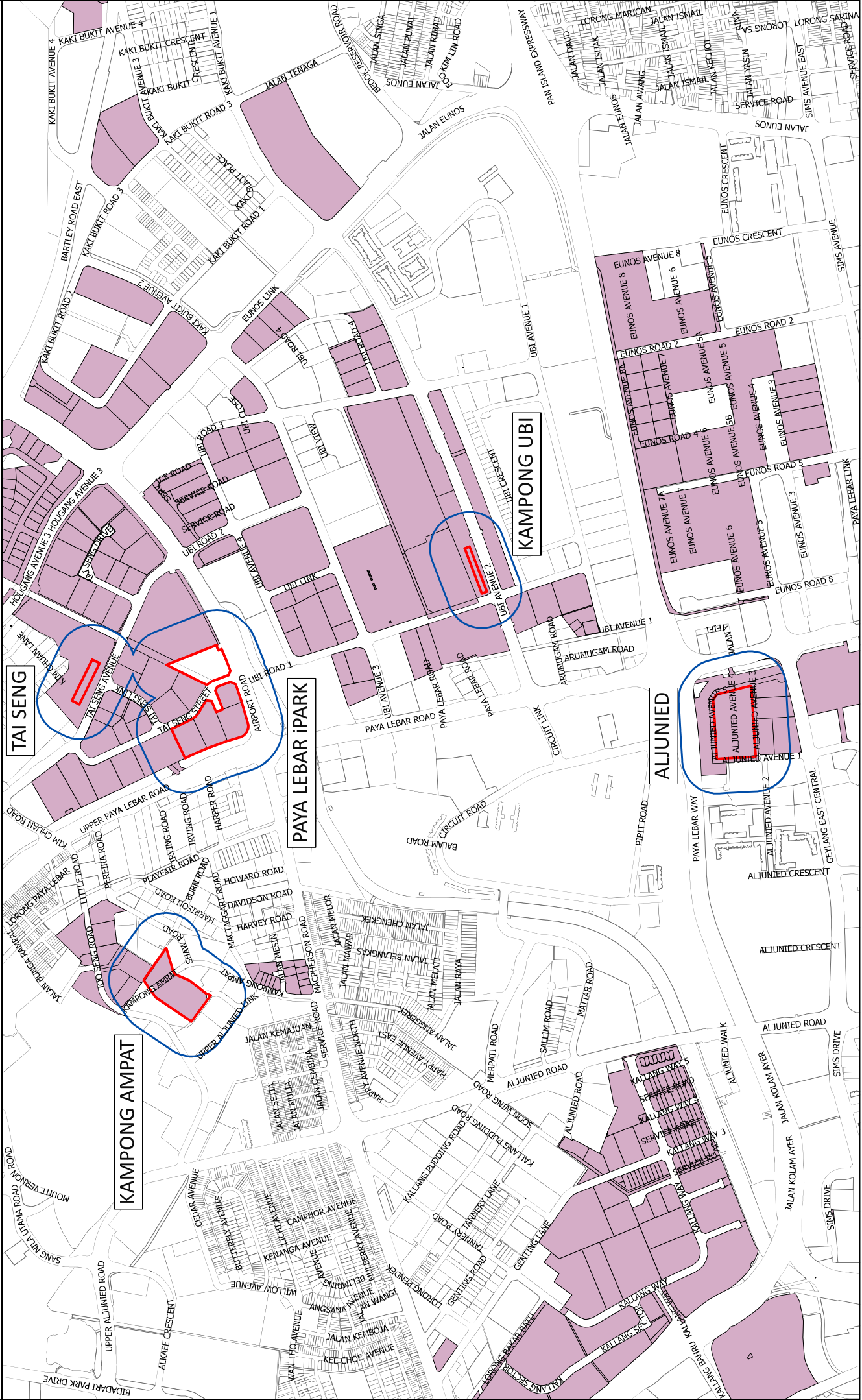
0 50 100 150m



PLAN NO: JTC / 18 / P13-SE
DATE: 06.09.2018
PREPARED BY: EVELYN

FOOD ZONE & 100m BUFFER

KG AMPAT / PAYA LEBAR iPARK / TAI SENG / KG UBI / ALJUNIED



LEGEND

- FOOD ZONE
- 100m FROM FOOD ZONE
- JTC Land

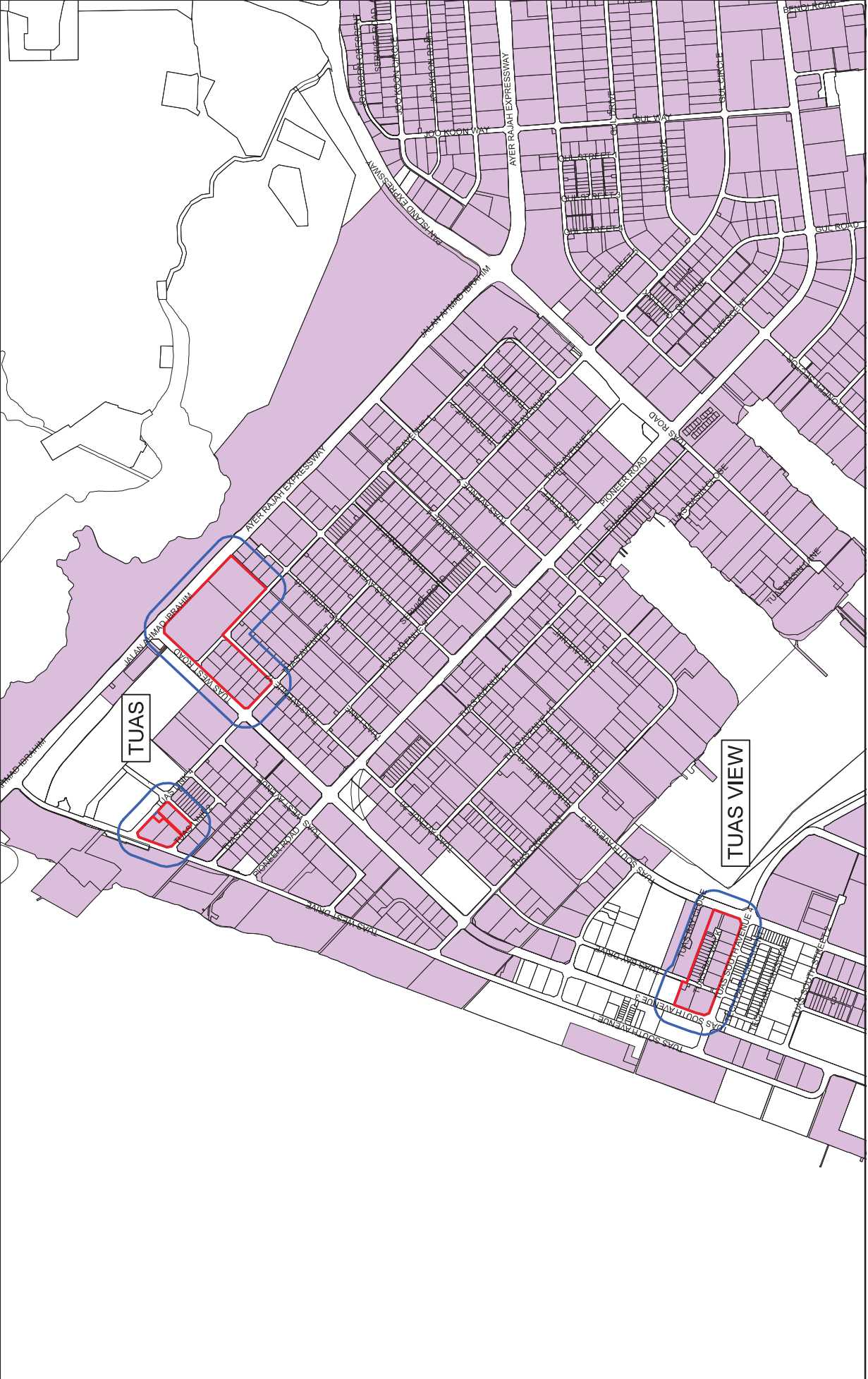
FOOD ZONE & 100m BUFFER



SCALE: 1:10,000 (A3)



JURONG - TUAS / TUAS VIEW



PLAN NO: JTC / 18 / P13-TUAS
DATE: 06.09.2018
PREPARED BY: EVELYN

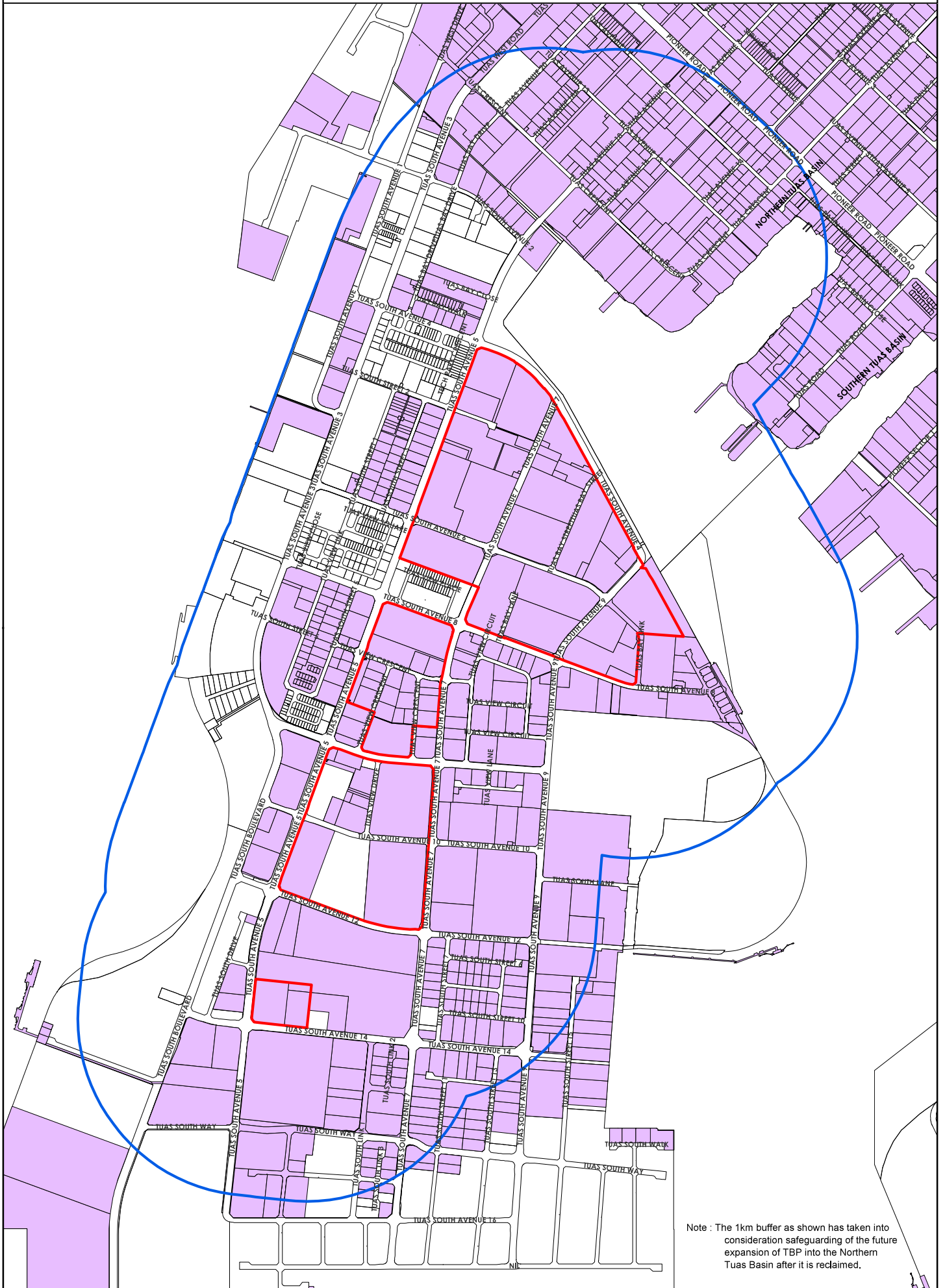
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0 200 400 600m

N

LEGEND
FOOD ZONE
100m FROM FOOD ZONE
JTC LAND

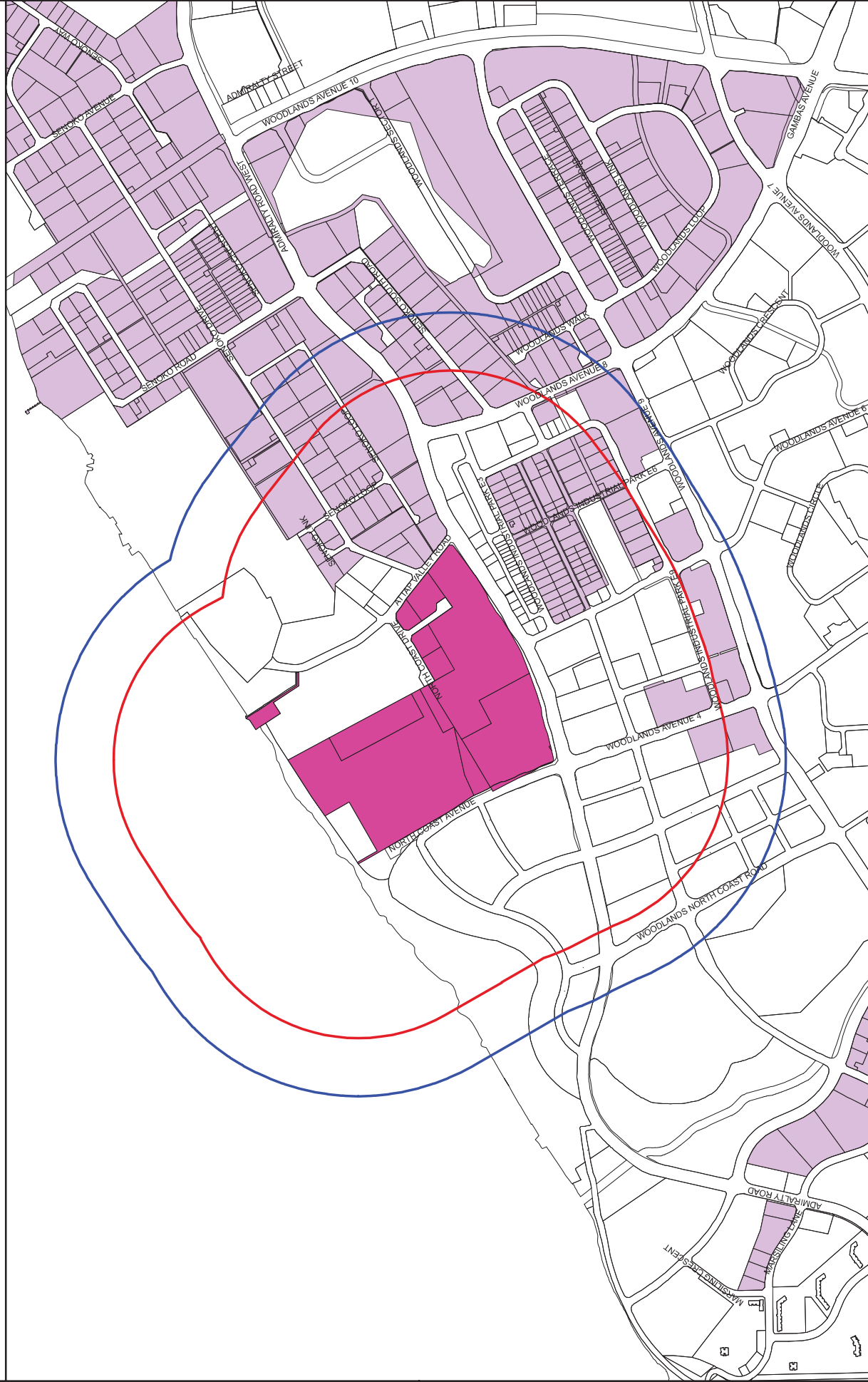
FOOD ZONE & 100m BUFFER

TUAS BIOMEDICAL PARK



Note : The 1km buffer as shown has taken into consideration safeguarding of the future expansion of TBP into the Northern Tuas Basin after it is reclaimed.

NORTH COAST WAFER FAB PARK

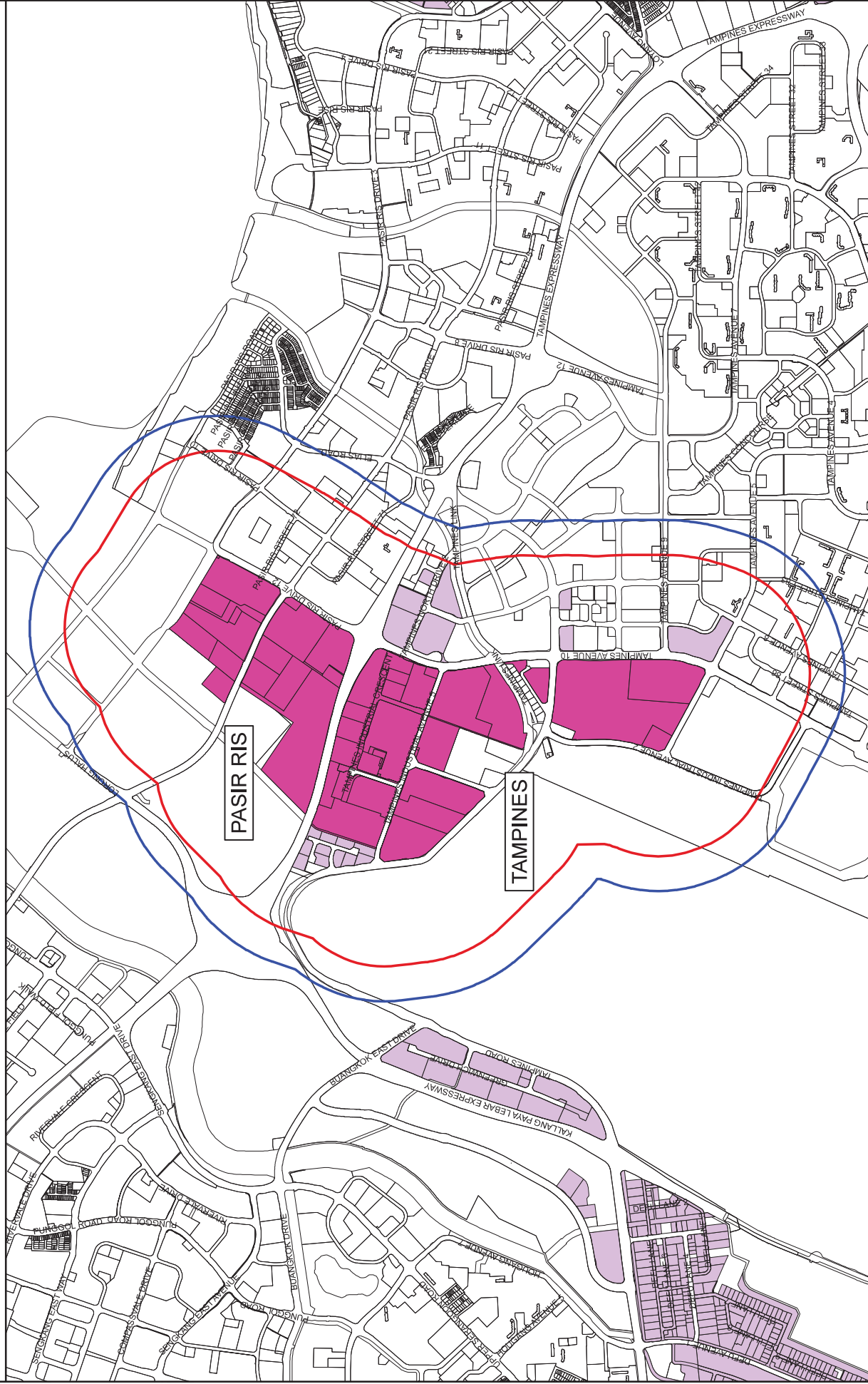


WAFER FAB PARKS

- LEGEND**
- WAFER FAB PARK
 - JTC LAND
 - 600m FROM WAFER FAB PARK
 - 800m FROM WAFER FAB PARK



PASIR RIS / TAMPINES WAFER FAB PARK



LEGEND

- WAFER FAB PARK
- JTC LAND
- 600m FROM WAFER FAB PARK
- 800m FROM WAFER FAB PARK

WAFER FAB PARKS

JTC Corporation
LAND PLANNING DIVISION



SCALE 1:20,000 (A3)



PLAN NO. JTC / 18 / PT3-WFP
DATE: 17.09.2018
PREPARED BY: EVELYN

WOODLANDS WAFER FAB PARK



LEGEND

- WAFER FAB PARK
- JTC LAND
- 600m FROM WAFER FAB PARK
- 800m FROM WAFER FAB PARK

WAFER FAB PARKS

