

Streamlined industrial lease assignment process

JTC will introduce a streamlined lease assignment process, where existing lessees assign the lease to another business owner, as a pro-enterprise initiative to better support companies looking to acquire small industrial sites with shorter remaining tenures. The new streamlined assignment process aims to reduce processing time for such cases. Details of the initiative will be shared by 1H2026.

Current industrial lease assignment framework

2. All lease assignment applications must currently 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 industrial activities that drive economic growth and job creation. The process typically takes approximately 2 months from full application.
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

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



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processing time for eligible assignment applications to within one month from the date of complete submission.

6. Based on historical assignment data, an estimated 25% of lease assignment applicants are expected to benefit from this initiative each year.

Exclusions

7. The streamlined process will not apply to:
 - a. Sites exceeding 1.5ha or with more than 15 years of remaining lease tenure;
 - b. Cases involving dormitory uses or substantial redevelopment; and
 - c. Cases involving self-storage uses.
8. For further enquiries, companies can contact JTC at askjtc@jtc.gov.sg.

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