

ALLIANCE FOR ACTION ON BUSINESS COMPETITIVENESS (LAND)

by

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As part of efforts to boost business competitiveness, the Alliance for Action (AfA) on Business Competitiveness, co-chaired by SBF and MTI, brought government and private sector leaders together to tackle business challenges, including issues relating to industrial land leases. Through the AfA, businesses called for longer lease tenures, clarity on lease renewals, and greater recognition of investments in digitalisation and innovation.

In response, JTC has implemented four key land lease enhancements:

- Introduced an additional three years to greenfield industrial land leases to cover the development period.
- Introduced a new Flexible Lease Extension Initiative (FLEXI) for eligible businesses with 20-year leases to receive up to two 5-year extensions with incremental investments made. (Details to be announced in December 2025)
- Extended the lease renewal application window from 6 years to 10 years before lease expiry.
- Expanded the definition of Plant and Machinery investments to recognise auditable investments in R&D, IP, and digitalisation.

These enhancements aim to improve planning certainty for industrialists, encourage additional investment in high-value activities, and support businesses to pursue transformation initiatives. Given our scarce land resources, optimising land use is critical to sustaining economic vitality and preserving Singapore's competitive edge in the global market. Together, these efforts strengthen Singapore's position as a global hub for innovation and enterprise.