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CIRCULAR TO PROFESSIONAL INSTITUTES

Who should know

Developers, architects, engineers, owners and tenants

Effective date

With immediate effect from 24 November 2014

REVISED GUIDELINES FOR SUPPORTING USES IN INDUSTRIAL DEVELOPMENTS

1. The Government carefully calibrates industrial land policies to meet Singapore's economic objectives. A key guiding principle is that industrial activities, such as manufacturing and warehousing, should take place on industrial land that has been specifically set aside for such uses.
2. The Urban Redevelopment Authority (URA), together with the Ministry of Trade and Industry (MTI) and the economic agencies, has reviewed the allowable supporting uses in industrial developments¹, and will make the following changes to better meet the needs of industrial users.

Industrial canteens

3. Under previous guidelines, staff canteens within industrial developments were restricted to serving staff working within the same building. To expand the range of food options within industrial estates, URA will now allow such canteens to serve not only the workers of the same building but also external customers. These canteens which serve primarily workers in the industrial estate will now be termed as "industrial canteens".
4. New industrial canteens will be:
 - (i) Capped at a size of 700 sqm or 5% of the total proposed Gross Floor Area (GFA) per development, whichever is lower;
 - (ii) Levied Industrial "D" rates when computing Development Charge/Differential Premium; and
 - (iii) Approved on Temporary Permission (TP) for up to 3 years.

¹ All supporting uses must be kept within the 40% ancillary component of industrial developments. The 60% predominant component is safeguarded for core industrial uses such as manufacturing and warehousing. Appendix 1 provides an overview of the uses allowed in industrial developments.

Showrooms

5. Showrooms can be allowed in industrial developments under the existing guidelines. They are meant for the display² of two categories of products primarily:
 - a. Products that are not typically transacted or exchanged over the counter (e.g. furniture); and
 - b. Products that are predominantly delivered and installed off-site (e.g. floor tiles).
6. Under the revised guidelines, URA will only consider showroom proposals as part of a Change of Use application, after the building has obtained the Temporary Occupation Permit (TOP) and when the potential occupier or business operator for the spaces is known. If supported, showrooms will be approved on TP and levied Commercial “A” rates as is currently the case.

Selected commercial uses

7. URA will now allow selected commercial uses (i.e. clinic, banking hall/ATM, minimart and fitness centre/gym) in outlying industrial estates which are located far from existing commercial nodes, as these are basic amenities which serve the needs of industrial workers. Appendix 2 shows the outlying industrial estates where such selected commercial uses can be allowed.
8. These commercial uses will be capped at a size of 200 sqm or 10% of the total proposed GFA per development, whichever is lower. They have to be located on the first storey of the building. If supported, the uses will be approved on TP for up to three years and levied Commercial “A” rates.

Childcare centres

9. Childcare centres are important amenities at workplaces as they provide childcare support for working parents. Some childcare centres are located in industrial developments to serve parents working in the industrial estates. Under the revised guidelines, all childcare centres within industrial developments will be levied Civic & Community Institution (C&CI) “E” rates.

Implementation

10. The revised guidelines will apply with immediate effect to all new applications submitted on or after 24 November 2014. Only formal development applications (excluding Outline Applications) submitted before the effective date of 24 November which have already been granted Provisional Permission or which

² Incidental sale of small items or “cash-and-carry” may be considered provided the main activity of the showroom is for the display of the 2 categories of products listed in Para 5.

will result in a Provisional Permission, will not be subject to the revised guidelines³.

11. I would appreciate it if you could convey the contents of this circular to the relevant members of your organisation. If you or your members have any queries concerning this circular, please call our Development Control Group (DCG) Enquiry Line at Tel: 6223 4811 or e-mail us at ura_dcd@ura.gov.sg. For your information, past circulars and guidelines are available at our website <http://www.ura.gov.sg>.

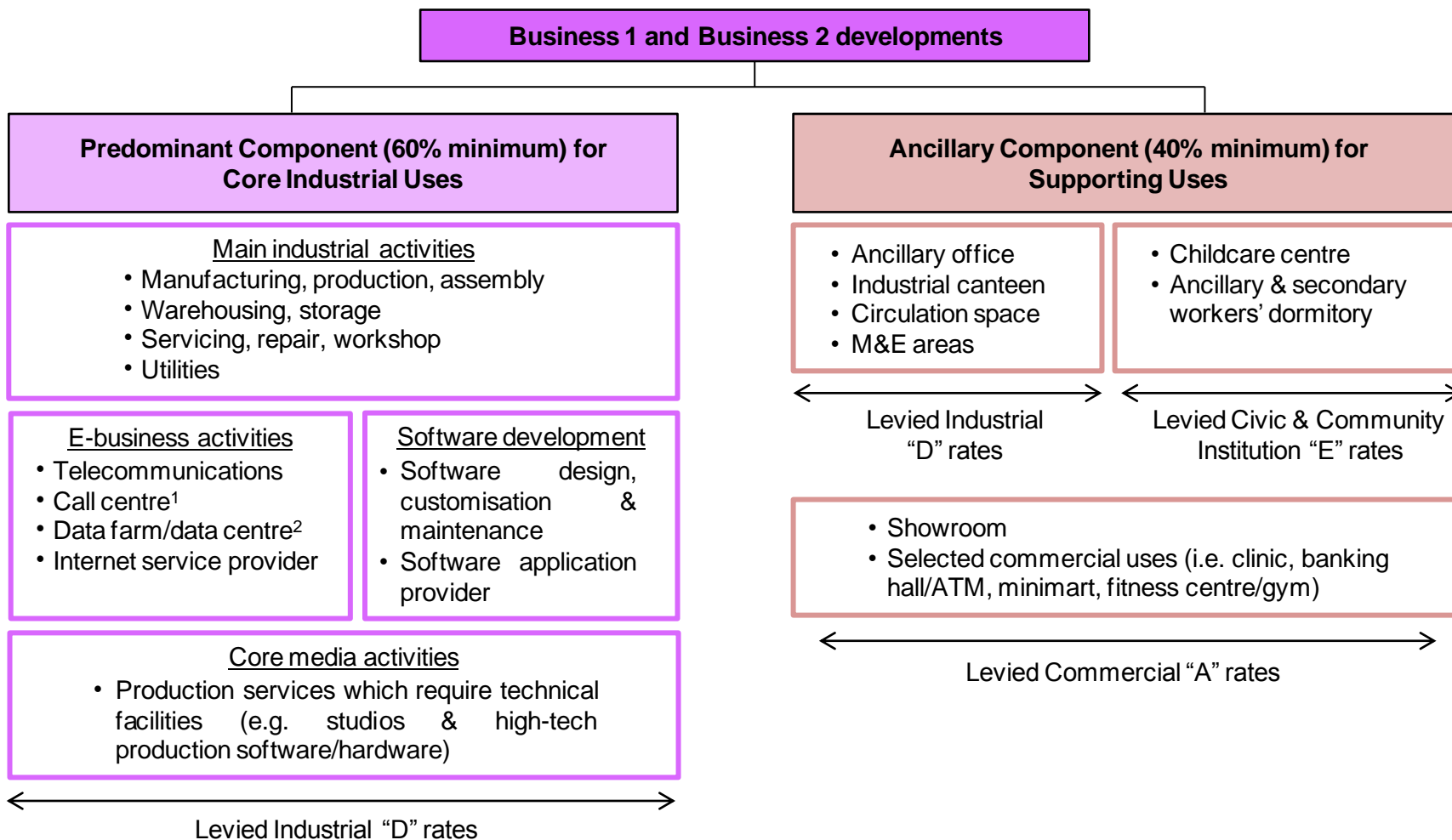
Thank you.

HAN YONG HOE
GROUP DIRECTOR (DEVELOPMENT CONTROL)
for CHIEF EXECUTIVE OFFICER
URBAN REDEVELOPMENT AUTHORITY

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³ Development applications submitted before the effective date of 24 November 2014 resulting in an Advice or Refusal of Written Permission (RWP) will be evaluated based on the revised guidelines upon resubmission after the Advice or RWP.

Overview of uses allowed in industrial developments



¹ Call centre can be located in Business Park and Business 1 developments, but not in Business 2 developments.

² A data farm/data centre requires the use of predominantly heavy equipment (e.g. servers) to process data. It excludes data processing that can be run on desktop computers or laptops.

Outlying areas in which selected commercial uses can be allowed

