### Use Quantum

At least 60% of the total B2 industrial GFA (ie minimum 60%) shall be used for industrial purpose1. The remaining 40% may be used for ancillary (or supporting) uses. Tables 1 and 2 below shows the applicable use quantum control for a single-user or multi-user industrial development respectively.

1 This is also applicable to to B2-White sites.

Table 1: Single-User Development

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Industrial/B107_Single_User_Quantum.jpg?h=100%25&w=100%25>

*Single-User Use Quantum*

**Table 1: Single User Development**

|  |  |
| --- | --- |
| **Predominant** | **Ancillary** |
| Minimum 60% | Maximum 40% |

***Note****: For single-user developments, strata subdivision is not allowed. Sub-leasing of space is allowed.*

Single-user/owner developments (i.e. not strata subdivided) that sub-lease space to other tenants are subject to the same quantum controls as multi-user developments (see Table 2 below).

Table 2: Multi-User Development

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Industrial/B105_Multi_User_Quantum_A.jpg?h=100%25&w=100%25>

*Multi-User Development Overall Use Quantum*

<https://www.ura.gov.sg/-/media/Corporate/Guidelines/Development-control/Industrial/B106_Multi_User_Quantum_B.jpg?h=100%25&w=100%25>

*Use Quantum within each Strata Unit*

**Table 2: Multi-User Development**

|  |  |
| --- | --- |
| **Predominant** | **Ancillary** |
| **Entire Development** | |
| Minimum 60% | Maximum 40% |
| **Each Strata-subdivided Unit** | |
| Minimum 60% | Maximum 40% |

Up to 40% of the floor area of the development is for ancillary quantum at the development level, which comprises all common areas outside the units (such as common corridors, staircases, lifts, toilets, M&E spaces) and all secondary uses (see the *‘Guidelines for Allowable Uses’* section [here](https://www.ura.gov.sg/Corporate/Guidelines/Development-Control/Non-Residential/B2/Allowable-Uses)).

Within each strata-subdivided industrial unit, at least 60% of the floor area shall be used for industrial uses. Ancillary uses (e.g. ancillary office, meeting rooms) shall not occupy more than 40% of the unit’s floor area.

*Last updated on 21 February 2022*