Breaking New Ground

Sharing on JTC's Innovative Infrastructure Solutions For The Precision Engineering Industry

For SPETA – 29 July 2015

Presentation Outline

- Overview of JTC
  - Mission & Role
  - Current Environment
- Next Generation Facilities to Support Precision Engineering Cluster
- Q&A

Overview of JTC

MISSION

To strengthen competitiveness and catalyze the transformation of industries and enterprises

ROLE

To provide land, space and information to support industries and enterprises

Current Environment

- Increasing global competition
- Constrained Land resource
- Rising business costs

JTC's Role Is To Help Industries Transform

- As industries transform and grow, JTC will build ***next generation industrial facilities*** to support their operations and growth

- JTC will help industries move from ***land to space,*** achieve economies of scale and reduce their business costs.


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Next Generation Facilities
to Support Precision
Engineering Cluster

JTC Surface Engineering Hub (TOP: Dec 2013)

- First multi-tenanted development to integrate entire value chain of companies within the surface engineering industry
- Centralised wastewater treatment plant will reduce tenants' space requirements and upfront capital investments and cut down on long-term operating costs
- 30% of space has been leased out

JTC Surface Engineering Hub

Factory Unit Specifications	JTC Surface Engineering Hub
Unit Sizes	200 to 700sqm
Floor-to-floor Height (m)	1st floor: 10 2nd to 4th floor: 8
Floor Loading (kN/m2)	20
Electrical Provision Per Factory Unit (amperes)	130 to 460
Loading/Unloading Bay	8 x 40 footer bays
M&Es	2 x passenger lifts 6 x 3-ton cargo lifts 2 x chemical hoist
Building Rent	1st floor: $19.08 psm pm 2nd to 4th floor: $16.38 psm pm
Service Charge	$4.12 psm pm

JTC Space @ Tanjong Kling (TOP: Jan 2013)

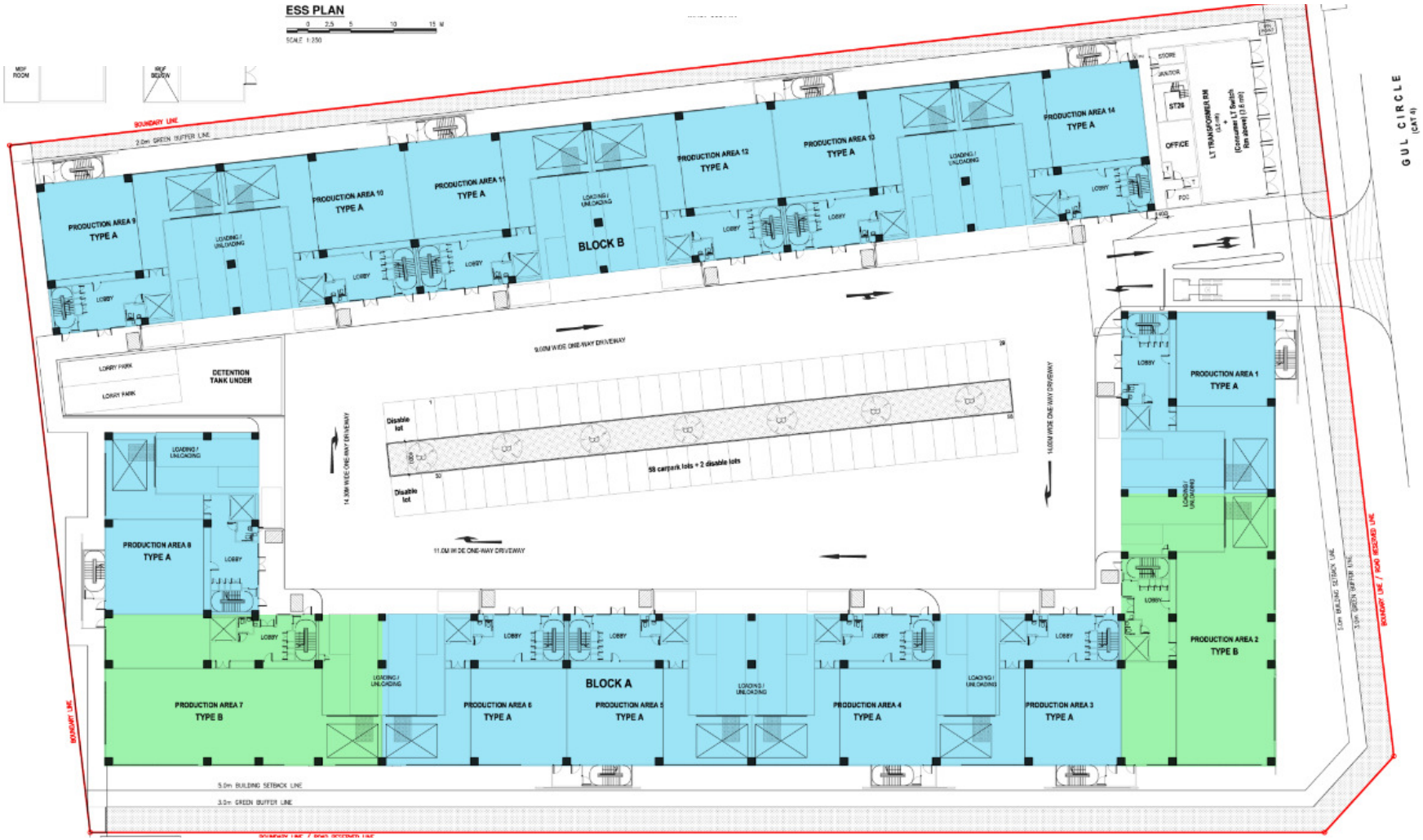
- Three-storey standard factories for precision engineering and general manufacturing companies
- Small land footprint to lower land rent; higher land productivity
- Structural provisions in each unit for company to install their choice material handling systems
- 78% occupied

JTC Space @ Gul (Expected TOP end 2016)

- Improved small footprint standard factories with design improvements and enhanced building specifications
- Caters to a broader segment of land based users in precision engineering and general manufacturing who cannot operate in space
- Structural and mechanical provisions like pre-installed service lift and dock leveller to facilitate efficient people and goods movement

JTC Space @ Gul - Development Layout

- 14 units of 3-Storey Terrace Factories
- 12 units Type A (1,097 sqm each) & 2 units Type B (1,747 sqm each)
- Dev GFA: 17,684 sqm
- Dev PR: 1.28
- 86 Surface Parking Car Lots and 16 Heavy Vehicles Lots (40 footer)



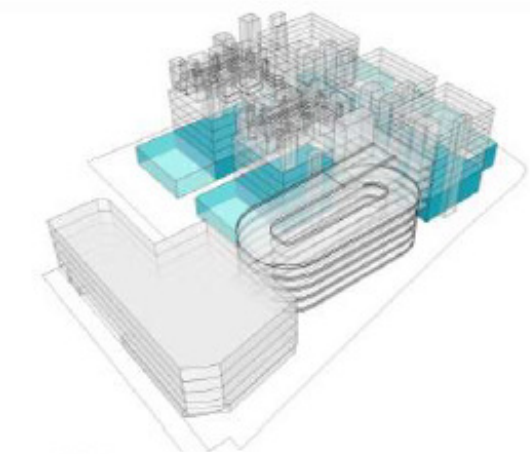
JTC Space @ Gul - Improved Factory Features

Factory Unit Specifications	JTC Space @ Gul	JTC Space @ Tanjong Kling
Floor-to-floor Height (m)	1st floor: 9 2nd & 3rd floor: 7	1st floor: 6 to 7 2nd & 3rd floor: 6 to 6.6
Floor Loading (kN/m2)	1st floor: 15 2nd & 3rd floor: 12.5	12.5 on all floors
Electrical Provision Per Factory Unit (amperes)	600 to 800	300 to 400
Column Grid Size (m)	Standard 12 x 10.8	Non-standard
Provision for Material Handling Systems	1st floor : 10 tons 2nd & 3rd floor: 5 tons	Up to 2 tons on all floors
Loading/Unloading Bay	1 x 40 footer	1 x 20 footer
M&Es	Service Lift & Dock Leveller	Nil
GreenMark Certification	Gold+	Min. Certified
Pricing	TBC	Rent: $17.15 to $17.75 Buy: $1,880 to $1,964

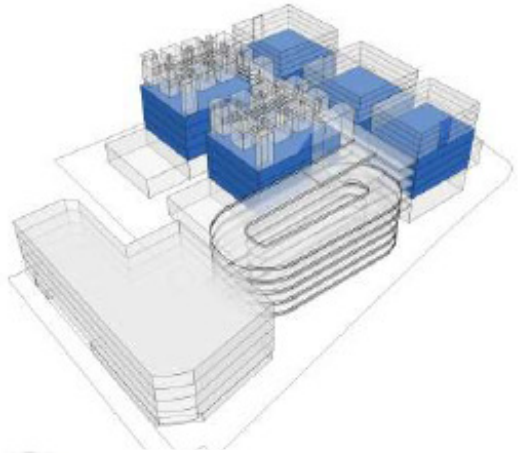
JTC Space @ Tuas (Expected TOP 2017)

- Land-based and ramped-up units integrated with high-rise facilities
- Supported by shared amenities such as dormitory housing, heavy vehicle parking and an amenity centre
- Targeted at light to heavy industries including companies in oil and gas industries

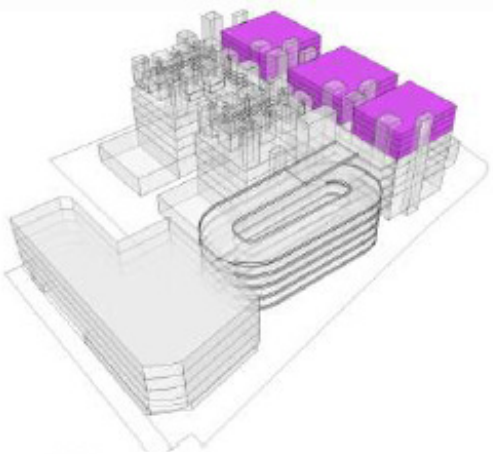
JTC Space @Tuas – '6-in-1' Concept



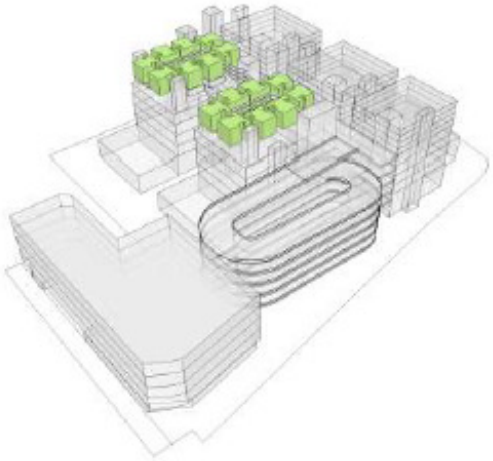
1. Land Based Factories
(22,316 sqm NFA)



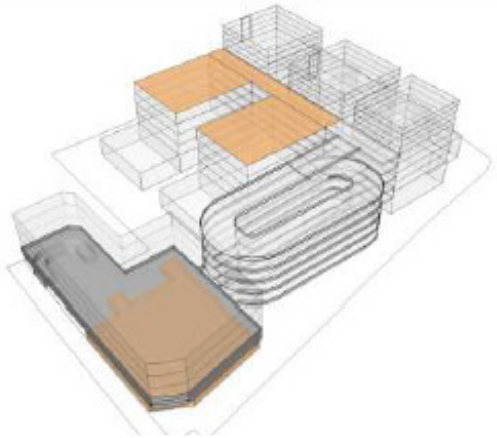
2. Ramped Up Factories
(67,201 sqm NFA)



3. Flatted Factories
(15,451 sqm NFA)



4. Workers Dormitories
(1,344 Beds)



5. Amenities
6. Heavy Vehicular parking
(623 CP, 237 HV CP)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Thank You