

ATRIX

PROPOSED ERECTION OF 6-STOREY MULTIPLE-USER (TOTAL 59 UNITS) LIGHT INDUSTRIAL DEVELOPMENT COMPRISING OF a 6-STOREY TOWER BLOCKS AND CARPARK AND ANCILLARY FACILITIES ON LOT03106K &03107N
PTMK24 AT 82 LORONG 23 GEYLANG (GEYLANG PLANNING AREA)



BRING YOUR BUSINESS TO GREATER HEIGHT AT ATRIX

- Prime Location for all your conveniences
- Strategically located opposite Aljunied MRT
- One Station from Paya Lebar MRT Interchange (Circle East/West Line), future commercial hub with offices, hotels, retails etc.
- Easy access to Pan-Island Expressway (PIE) and Kallang Paya Lebar Expressway (KPE)
- Approximate 10 minutes to Central Business District and Changi Airport
- Office-like environment for Light Industries (Business 1 Zoning)
- Ancillary Facilities like Pool & Eco-Deck for Relaxation and Rejuvenation
- High Rental Yield Expected as Industrial Space are in high Demand (See Article Below)



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Title :Strong rental prospects for Singapore's industrial property market

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SINGAPORE : Rental prospects for the industrial property market in Singapore are the strongest in the Asia Pacific region, according to a report by DTZ Research.

The real estate advisory company said prime industrial rental growth between 2011 and 2015 is forecast at about 5 per cent for Singapore. DTZ noted that industrial rents were already up 5 per cent in the first half of 2011 compared to the previous year. It added that as a key hub in the regional trading network, Singapore, "is expected to record the best rental performance over the forecast period".

Total returns of prime industrial property are expected to be in the region of 12 per cent over the next five years. This includes a capital growth component of about 5 per cent and an income returns component of about 7 per cent.

For the whole of the Asia Pacific region, overall industrial returns are expected to average 8.3 per cent per annum over the five years.

In comparison, Hong Kong is the weakest performer in the DTZ forecast of prime industrial markets. "Industrial demand is being undercut by cheaper locations in the Pearl River Delta, while scarcity of land is resulting in higher value usage replacing industrial space. Overall, the Hong Kong rental growth trend is flat," DTZ said.

Rental growth for industrial properties in Brisbane, Gold Coast, Taipei, Melbourne, Shanghai and Sydney is predicted to be around 3 per cent per annum through 2015. DTZ said Australia holds the top spot for the highest total returns market, led by Brisbane and the Gold Coast at around 13 per cent. "Double-digit annual returns, driven by high yields and steady rental growth, will be the norm in Australian industrial," it added.

Hong Kong and Taipei are notable under-performers. DTZ said the cities are dragged down by expected negative capital growth. Total returns per annum in Hong Kong are forecast to be 2.9 per cent and 0.8 per cent in Taipei.

- CNA/ms

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Units Breakdown

1 Block of 6-storey (Total 51 Production Units, 7 Warehouse, 1 Canteen and Recreational Facilities – Swimming Pool

Floor Description	Breakdown of Units	Range of Area	Floor to floor Height (approx.)	Floor Live Loading
1st Storey	7 Warehouse unit	121 - 237	7.2M	5 kN/m2

Floor Description	Breakdown of Units	Range of Area	Floor to floor Height (approx.)	Floor Live Loading
2nd Storey	7 Production Units	132 - 164	6M	5 kN/m2
3rd Storey	7 Production Units	132 - 164	6M	5 kN/m2
4th Storey	9 Production Units with 1 Ancillary Canteen	118 - 160	6M	5 kN/m2
5th Storey	14 Production Units	102 - 130	6M	5 kN/m2
6th Storey	14 Production Units	102 - 130	6M	5 kN/m2



APPENDIX 1

LIST OF CLEAN INDUSTRIES

- 1 Software design and development.
- 2 Product/prototype design, industrial and engineering design.
- 3 Fashion designing.
- 4 Manufacture of polyethylene products (not involving printing operation).
- 5 Assembly and repair of computer hardware, audio-visual equipment, and other communication/electronic equipment, apparatus and parts (not involving spray-painting, electroplating or galvanising operations. Only minor soldering will be allowed).
- 6 Information Technology (IT) technical support/maintenance centres.
- 7 Assembly and repair of office, computing and accounting machinery (not involving spray-painting, electroplating or galvanising operations).
- 8 Assembly and repair of electrical appliances and housewares (not involving spray-painting, electroplating or galvanising operations. Only minor soldering will be allowed).
- 9 Assembly and repair of photographic and optical goods (not involving spray-painting, electroplating or galvanising operations).
- 10 Manufacture and repair of watches and clocks (not involving spray-painting, electroplating or galvanising operations).
- 11 Warehousing activities and storage of finished products such as furniture, electric appliances, garments, canned food and beverages etc.
- 12 Manufacture of paper products without printing activities.
- 13 Manufacture of professional, scientific, measuring and controlling equipment (not involving the use of chemicals, inclusive of gaseous chemicals).
- 14 Diagnostics laboratories and referral laboratories.
- 15 International Specialist and engineering consultancy eg. oil exploration.
- 16 Medical and specialist centres eg. eye institutes, paediatrics, bionic limbs, health screening.

Clean industries are generally compatible to food industries. The food industries to be sited adjacent to clean industries shall not give rise to any emissions that may affect the activities of the clean industries.

APPENDIX 2

LIST OF LIGHT INDUSTRIES

Food industries:

- 1 Packing of dried foodstuff, blending of food ingredients, bottling of syrups/cordial juice.
- 2 Packing and bottling of medicinal herbs and medicated oil.

Others

- 3 Research & Development involving small quantities of chemicals.
- 4 Biotechnology.
- 5 Manufacture of made-up textile goods (except wearing apparel) without dyeing, bleaching and/or other finishing operations.
- 6 Knitting mills without dyeing, bleaching and/or other finishing operations.
- 7 Manufacture of carpets and rugs without dyeing, bleaching and/or other finishing products.
- 8 Manufacture of wearing apparel (except footwear) without dyeing and/or bleaching operations.
- 9 Manufacture of footwear, except for those made of plastic or vulcanised or moulded rubber.
- 10 Manufacture of products of leather and leather substitutes, except footwear and wearing apparel.
- 11 Printing, publishing and allied industries.
- 12 Mould-making without metal stamping, etching or electroplating.
- 13 Manufacture of plastic products, not elsewhere classified.
- 14 Manufacture of containers and boxes of paperboard.
- 15 Manufacture of paper products also involving printing activities without pulping works or bleaching operations.
- 16 Manufacture of aluminium window frames and grills from aluminium extrusions without spraypainting operations.
- 17 Servicing and refilling of fire extinguishers.

Other light industries are generally compatible to food industries. The food industries to be sited adjacent to light industries shall not give rise to any emissions that may affect the activities of the light industries