

CIRCULAR

Ref: UTP/CIR/2016/002

8 July 2016

To: All Subsidiary Proprietors / Occupiers of Ubi Techpark
 10, 20, 30, 40, 50, 60 & 70 Ubi Crescent

Dear Sir/Madam,

GUIDELINES FOR URBAN REDEVELOPMENT AUTHORITY (URA) LAND USE ZONE FOR UBI TECHPARK

We refer to our circular dated 9 September 2014 on the above-mentioned.

This circular serves to inform/remind you that Ubi Techpark is classified as Business 1 (B1) under the URA Master Plan. The approved use as follows:

Zoning	Uses	Examples Of Developments	Remarks
Business 1 (B1)	<p>These are areas used or intended to be used mainly for clean industry, light industry, warehouse, public utilities, and telecommunication uses and other public installations for which the relevant authority does not impose a nuisance buffer greater than 50m.</p> <p>Certain general industrial uses that are able to meet the nuisance buffer requirements of not more than 50m imposed by the relevant authority may be allowed in the B1 zones, subject to evaluation by the relevant authority and the competent authority.</p>	<p>Developments for:</p> <ol style="list-style-type: none"> 1. Computer software development 2. Distribution services 3. Assembly and repair of computer hardware and electronic equipment 4. Printing, publishing and allied industries 5. Packing of dried foodstuff 6. Warehouse except for storage of chemicals 	<p>The quantum of permitted ancillary uses shall not exceed 40% of the total floor area.</p> <p>The types of B1 and ancillary uses that may be allowed are subject to the evaluation of the competent authority and other relevant authorities.</p>


We would like to highlight that any other planning that were not approved by URA, will require an application for change of use through all relevant authorities and subject to permission granted.

In view of the zoning planning, we would like to advise you to comply as stipulated in the statutory master plan.

For more information, please refer to guidelines and procedures from URA website: <http://www.ura.gov.sg/uol/guidelines.aspx>.

We thank you for your attention.

Yours faithfully,
 Savills Property Management Pte Ltd


 Ann Wee (for Complex Manager)
 As Managing Agent
 For and On behalf of The MCST Plan No. 2719