SUMMARY

Intensification is seen in urban land use planning as a way of delivering sustainable development: it optimises the use of previously developed land, reduces travel demand and revitalises and repopulates cities. However, by drawing on existing research and data, some contradictions and complexities within both the content of intensification policies and their means of implementation are revealed. Is industrial land use intensification in Singapore an acceptable form of development?

The main objective of this thesis is to determine the acceptability by end-users of an intensified industrial development by examining the difficulties end-users may have operating in high-rise development and through the case study of a newly launched drive-in stack-up standard factory.

The thesis provides an overview of industrial land development in Singapore. It reviews the Government’s land productivity policy and industrial land plan for the 21st century. A questionnaire survey was conducted on the Jurong Town Corporation standard factory lessees to gather information on end-users’ concerns about operating in an intensified high-rise development and to assess the acceptability of the proposed drive-in stack-up standard factory.

The outcome of the survey found that:

(a) standard factory lessees generally shun from high-rise development due to the inability to have direct access to production floors which creates material handling difficulties, especially for heavy industries; and

(b) the drive-in stack-up standard factory is an acceptable form of intensified development to the end-users in light industries.

Industrial land cost in Singapore is high compared with other countries. To remedy that, plot ratios should be raised, differential premium cut and land rent hikes reined in. There should be a fundamental review of the land pricing mechanism. Global competition should be introduced as a factor in determining industrial land prices in Singapore. The revision of land prices, together with more customer-focused product designs will make industrial land use intensification more viable. Only then can the drive by the government towards industrial land use intensification stand a better chance of success.