SUMMARY

Many countries, including Singapore, are convinced that the high technology sector has the capabilities to stimulate growth within an economy. In Singapore, the government has successfully capitalized on its natural resources to form a politically and economically stable nation, built up an excellent infrastructure and a readily expanding strong economy.

In the industrial market, it has won the confidence and trust of both local and overseas industrialists. However, to maintain such high recognition, Singapore has to review its position in the worldwide market at all times so as to remain competitive.

This study sets out to examine the different types of industrial premises available and the trend of the industrial market. The current trend toward high tech high value-added operations has made the conventional industrial premises functionally obsolete. On the other hand, some of the high tech industrial premises which were developed were over-specified (that is, users do not utilize all the feature) or are not really high tech. Thus, this study examines niche opportunities
available for the 'hybrid' class of industrial premises, specifically the
'hybrid' flatted factory.

Besides the financial viability, there are also other factors such as
building specifications which affect the performance of the 'hybrid'
industrial premises. Ultimately, the satisfaction of tenants or users is
what developers should aim for. This is because the premises which
are able to satisfy the needs of users are able to attract and retain
tenants, maintaining, if not, increasing its rental and capital.