



Land Intensification Allowance

LIA

Introduction

1. In his Budget Statement 2010, the Minister for Finance introduced the Land Intensification Allowance (LIA), a targeted scheme to promote the intensification of industrial land use towards more land-efficient and higher value-added activities. Enhancements to the LIA were also made in 2014, 2016 and 2017. The LIA is subject to provisions of Income Tax (Land Intensification Allowance) Regulations 2012.
2. The LIA is available to businesses in manufacturing and logistics sectors which have large land takes and low Gross Plot Ratios (GPR). Approved LIA recipients will enjoy an initial allowance of 25% and annual allowances of 5% on qualifying capital expenditure incurred for the construction or renovation/extension of a qualifying building or structure. Annual allowances of 5% are granted until total allowance amounts to 100% of qualifying capital expenditure.
3. Approvals for the incentive to these sectors will be granted by the Economic Development Board (EDB) from 1 July 2010 to 31 December 2025 (both dates inclusive). Applications submitted after 30 Sept 2025 (less than 3 months from the incentive expiry date) will not be considered, unless the incentive is subsequently extended past 31 Dec 2025.
4. This factsheet summarises the key details of the LIA for manufacturing and logistics sectors.
5. From 8 March 2017, LIA will also support several trades or businesses carried out in an integrated construction and prefabrication hub. This will be administered by the Building and Construction Authority (BCA). For more information, contact BCA at 1800 342 5222.

Summary of Qualifying Criteria

6. The key qualifying criteria are summarised in the table below.

Qualifying Criteria	Effective from 23 Feb 2010 to 21 Feb 2014	Effective from 22 Feb 2014 to 24 March 2016	Effective from 25 March 2016 to 31 December 2025
a. Zoning	<ul style="list-style-type: none">• B1/B2 land	<ul style="list-style-type: none">• B1/B2 land• Airport/Port land	
b. Trade or business	<ul style="list-style-type: none">• Specified manufacturing activities	<ul style="list-style-type: none">• Specified manufacturing activities• Specified Logistics activities	

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c. Minimum GPR	<ul style="list-style-type: none"> • Prescribed GPR benchmark for specified qualifying trade or business for buildings that have yet to meet that. 	<ul style="list-style-type: none"> • Prescribed GPR benchmark for specified qualifying trade or business for buildings that have yet to meet that. • Incremental 10% GPR improvement for buildings that have already met prescribed GPR benchmark. 	<ul style="list-style-type: none"> • Prescribed GPR benchmark for specified qualifying trade or business for buildings that have yet to meet that. • Incremental 10% GPR improvement for buildings that have already met prescribed GPR benchmark. • Highest GPR benchmark among those prescribed for each specified qualifying trade or business.
d. User(s) and use(s) occupying at least 80% of building's gross floor area (GFA)	<ul style="list-style-type: none"> • Must be used by a single user • Must be used for a single qualifying trade or business 		<ul style="list-style-type: none"> • May be used by a single user • May be used by multiple users related by at least 75% shareholding • May be used by multiple qualifying trades or businesses
e. Relationship between user(s) and owner ¹ of the building	<ul style="list-style-type: none"> • None 		<ul style="list-style-type: none"> • Must be related by at least 75% shareholding
f. Expression of interest to apply for the LIA			<ul style="list-style-type: none"> • All prospective applicants which receive their "URA's Grant of Written Permission"/"JTC Consent as Landowner (URA Plan Lodgement Scheme)" on or after 1 April 2021 must register their interest to apply

¹ Legal owner which owns and incurs qualifying expenditure on the construction or renovation of a building/structure.

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		for the LIA within 3 months of the Written Permission date. (Please refer to clause 27 for more details)
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7. The set of qualifying criteria relevant to each LIA application is dependent on the building’s URA Planning Permission or Conservation Permission (referred to as Planning Permission in this brochure) application date. The Planning Permission must be applied during the period in which the relevant set of qualifying criteria is effective.
8. All prospective LIA applications with Planning Permission application date on or after 25 March 2016 will be assessed against the latest set of qualifying criteria.

Details on Qualifying Criteria

9. A qualifying building or structure (referred to as LIA building in this circular) must be built on land that is zoned as Business 1, Business 2 (excluding Business 1 White or Business 2 White) or Airport/Port under the Urban Redevelopment Authority (URA) Master Plan as at the Planning Permission application date.
10. The specified manufacturing or logistics activities that are conducted within the LIA building must fall within the qualifying SSIC codes listed in Annex A.
11. The minimum GPR benchmarks are reviewed and updated every 3 to 4 years. The relevant GPR shall be the prevailing GPR benchmark at the planning Permission application date. Please refer to relevant columns in Annex A for the respective prevailing GPR benchmarks for each qualifying activity.

Planning Permission Application Date	Relevant GPR
From 23 rd February 2010 to 30 th July 2013	Column A
From 1 st August 2013 to 14 th December 2017	Column B
From 15 th December 2017 onwards	Column C

12. For LIA buildings that have multiple qualifying trades or businesses that fulfil the minimum 80% GFA requirement, the applicable GPR benchmark for the building will be the highest GPR benchmark among those prescribed for each of the qualifying trade or business.
 13. Prior to 25 March 2016, at least 80% of the GFA must be used by a single user and for a single qualifying trade or business. With effect from 25 March 2016, multiple related users conducting multiple qualifying trades or businesses may fulfil this requirement. To be
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considered related, the users must have at least 75% of their shareholdings held in common (or have entitlement to at least 75% of the income in the case of a partnership), whether directly or indirectly.

Planning Permission Application Date	GFA Requirement
From 23 rd February 2010 to 24 th March 2016	80% of GFA used by single user for single qualifying business
From 25 th March 2016 onwards	Multiple users with at least 75% of shareholdings held in common may fulfil 80% GFA requirement.

14. Prior to 25 March 2016, the LIA applicant (i.e. the building owner) need not be related to the building user(s). With effect from 25 March 2016, the LIA applicant and the user(s) fulfilling the 80% minimum GFA requirement must have at least 75% of their shareholdings held in common (or have entitlement to at least 75% of the income in the case of a partnership), whether directly or indirectly.

Planning Permission Application Date	Ownership Requirement
From 23 rd February 2010 to 24 th March 2016	LIA Applicant and user need not be related
From 25 th March 2016 onwards	LIA Applicant and user must have at least 75% shareholdings held in common

15. The Planning Permission application date refers to the date of first submission to URA or relevant agency and does not include any amendment application dates.

Qualifying expenditure

16. Capital expenditure incurred from the start of the relevant policy effective date to the date of completion of the approved LIA building can qualify for the LIA. The date of completion refers to the Temporary Occupation Permit (TOP) of the approved LIA building. For construction where no TOP is or will be issued, the date of completion can refer to the date of Certificate of Statutory Completion (CSC).

17. Capital expenditure incurred on the construction or renovation/extension of the building to increase the GPR to meet or exceed the relevant minimum GPR can qualify for the LIA. This excludes the purchase price of any existing building or structure. In cases in which

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there is an existing building or structure, only the additional capital expenditure incurred on renovation/extension would qualify for the LIA.

18. The following are the capital expenditure that can qualify for the LIA:

- (a) cost of feasibility study on the layout of the building or structure;
- (b) design fees of the building or structure;
- (c) cost of preparing plans for obtaining approval for the building or structure;
- (d) piling, construction and renovation/extension costs;
- (e) demolition costs of an existing building or structure;
- (f) legal and other professional fees in relation to the approved construction or approved renovation/extension; and
- (g) stamp duties payable in respect of title of the building or structure.

The LIA incentive

19. An initial allowance at 25% of the qualifying capital expenditure incurred on the construction or renovation/extension of the approved LIA building will be granted in the year of assessment relating to the basis period during which the capital expenditure is incurred. Upon issuance of the TOP for the completed LIA building and where it meets all qualifying criteria, annual allowance at 5% of the qualifying capital expenditure incurred will be granted until total allowance amounts to 100% of qualifying capital expenditure. Please refer to Annex B on the example of how the initial and annual allowances will be computed.

20. LIA Applicant is only eligible if conditions can be met at the point of TOP. LIA applicants must comply with all approved conditions (i.e. GPR condition and 80% GFA requirement) upon the completion of their building works and throughout the duration of the LIA incentive. EDB reserves the right to revoke the incentive by recovering initial and/or annual allowances if conditions are not met.

21. In cases where the completed building or structure fails to meet the relevant GPR benchmark, the initial and/or annual allowances will be recovered through re-assessment of preceding tax years.

22. For any basis period where there are any changes to qualifying user(s) and/or use(s) that count towards the minimum 80% GFA requirement, the applicant shall inform EDB of the change, and the change shall be assessed by EDB according to prevailing criteria and benchmarks at the time of application. If approval is granted by EDB, the taxpayer shall be allowed to continue to claim the LIA under the new qualifying use(s). Otherwise, the annual

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allowance will not be granted for the year of assessment relating to that basis period. If change is permanent, no further annual allowances will be granted to the taxpayer from the year of assessment relating to the basis period during which the permanent change occurs and the LIA incentive shall be terminated with effect from that year of assessment.

23. When the approved LIA building is sold at any time when there is still a balance of qualifying capital expenditure remaining to be claimed or after the qualifying capital expenditure has been fully claimed, any balance of the qualifying capital expenditure still remaining will be disregarded and there will not be any balancing adjustment on the seller of the building.
24. Where the LIA building is transferred to an amalgamated company under a qualifying amalgamation under section 34C of the Income Tax Act (ITA), the annual allowances will be given to the amalgamated company until the remaining qualifying capital expenditure is fully claimed, subject to the amalgamated company meeting the same conditions for the LIA incentive. The taxpayer is required to notify the EDB of the amalgamation.
25. When there is insufficient income in any year of assessment to absorb the initial or annual allowances, any unutilised LIA can be carried forward to offset against the taxpayer's income in future years of assessment, subject to the taxpayer meeting the prevailing conditions for carry forward of unutilised allowances. Any unutilised allowances can also qualify for carry back under the Carry-Back Relief System or for transfer under the Group Relief System, subject to the taxpayer meeting the prevailing conditions under those systems.
26. Entities are not eligible for the incentive if it falls within any of the following categories:
 - Entities which fall within sanctions lists maintained by the Singapore Government, or entities controlled or owned by individuals / entities / countries which fall within such lists;
 - Entities engaged in activities which are illegal under the laws of Singapore;
 - Entities engaged in the manufacture, distribution, sale, import or export of goods or technology that is regulated under the Strategic Goods (Control) Act or the Arms and Explosives Act;
 - Entities engaged in the manufacture, distribution, sale, import or export of tobacco products, as defined under the Tobacco (Control of Advertisements and Sale) Act, and related activities;
 - Entities under investigation or prosecution for, or having a history of, regulatory issues, such as corruption, fraud, anti-competitive issues or other regulatory breaches;
 - Entities which are licensed financial institutions (including banks, fund managers and capital market players) or licensed insurance players which are regulated by Monetary

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Authority of Singapore (MAS), unless specifically referred by MAS to apply for the incentive;

- Entities which are ship owners or operators, or in the business of providing maritime leasing, ship financing, ship broking, ship management, ship agency, marine insurance or other shipping-related support services (excluding ports and shipyards) which are regulated by Maritime and Port Authority of Singapore (MPA), unless specifically referred by MPA to apply for the incentive.

EDB reserves the right to revoke or terminate the incentive if the entity falls within any of the categories listed above during the tenure of the incentive.

Application and Claim Processes

27. A building owner who proposes to construct or renovate/extend a building or structure that meets the above qualifying criteria may apply to the EDB for the LIA incentive.
28. All prospective applicants which receive their “URA’s Grant of Written Permission” /“JTC Consent as Landowner (URA Plan Lodgement Scheme)” on or after 1 April 2021 must register their interest to apply for the LIA within 3 months of the Written Permission date. This can be done by submitting the “Expression of interest to apply for the LIA Form” (Annex D) to the EDB within the 3 month window.
29. All applications must be submitted to the EDB within 3 months from the date of TOP issuance, with the completed application form and a copy of the Written Permission issued by URA. Please refer to (Annex C) for a flowchart of the application process.
30. Non compliance with clauses 28 and 29 will result in the LIA applications being rejected. There will be no exceptions made.
31. Upon approval by EDB, the applicant will receive a letter of Award (LOA) from EDB, stating the terms and conditions attached to the award. The approval is subject to the completed building or structure meeting the relevant GPR benchmark.
32. Upon the issuance of the Temporary Occupation Permit (TOP) of the LIA building, the approved applicant is required to submit a verification form (attached to LOA) within 3 months to the EDB. The verification form should have a declaration made by a qualified person (either a registered architect or a registered professional engineer) to confirm the GPR of the completed LIA building, and that at least 80% of the GFA is used by the approved user(s) and use(s).

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33. Taxpayers will claim the LIA when submitting their income tax returns to the Inland Revenue Authority of Singapore (IRAS) and are not required to submit any supporting documents. However, they should still maintain the following documents as the IRAS may request for them when reviewing the tax returns:

- (a) a copy of the LOA from EDB;
- (b) details of qualifying capital expenditure incurred on the construction or renovation/extension of the approved LIA building or structure and a computation of the amounts of initial or annual allowance to be claimed;
- (c) a copy of the verification form(s) submitted to EDB previously

34. The LIA applicant must not file with IRAS any annual allowance claims under LIA for the basis period in which there are any changes to approved conditions and fulfilment of qualifying criteria. The applicant must also indicate these changes in EDB's annual request for conditions declaration, and EDB reserves the right to revoke the incentive and recover any allowances previously granted if the above conditions are not met.

Enquiries

35. Any questions or requests for clarification can be submitted to LIA administrator at Alger_Ang@edb.gov.sg.

36. For enquiries relating to filing of LIA claims, refer to the LIA claim procedure on IRAS' website.

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ANNEX A – QUALIFYING ACTIVITIES AND GPR BENCHMARKS

Cluster	GPR benchmark			SSIC code (2010)	Industry Description
	A	B	C		
Food, Beverages & Tobacco	0.99	1.00	1.04	1010	Processing and Preserving of Meat
				1020	Processing and Preserving of Fish, Crustaceans and Molluscs
				1030	Processing and Preserving of Fruits and Vegetables
				1040	Manufacture of Vegetable and Animal Oils and Fats
				1050	Manufacture of Dairy Products
				1061	Manufacture of Grain Mill Products
				1062	Manufacture of Starches and Starch Products
				1071	Manufacture of Bakery Products
				1072	Manufacture of Sugar
				1073	Manufacture of Cocoa, Chocolate and Sugar Confectionary
				1074	Manufacture of Macaroni, Noodles, Vermicelli and other Related Products
				1075	Manufacture of Prepared Meals and Dishes
				1076	Manufacture of Coffee, Tea and Related Products
				1079	Manufacture of Other Food Products necessary
				1080	Manufacture of Prepared Animal Feeds
1101	Distilling, Rectifying and Blending of Spirits				
1102	Manufacture of Wine				

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				1103	Manufacture of Malt Liquors and Malt
				1104	Manufacture of Soft Drinks, Production of Mineral Waters and other Bottled Waters
				1200	Manufacture of Tobacco Products
Cluster	GPR benchmark			SSIC code (2010)	Industry Description
	A	B	C		
Printing and Recorded Media	1.02	1.98	2.24	1811	Printing
				1812	Service Activities related to Printing
				1820	Reproduction of Recorded Media
Manufacture of Coke and Refined Petroleum Products	0.33	0.4	0.41	1910	Manufacture of Coke Oven Products
				1920	Manufacture of Refined Petroleum Products
Manufacture of Petrochemicals and Petrochemicals Products	0.58	0.69	0.69	2013	Manufacture of Petrochemicals and Petrochemical Products
Manufacture of other chemicals	0.6	0.7	0.71	2011	Manufacture of Basic Chemicals
				2012	Manufacture of Fertilisers and Nitrogen Compounds
				2021	Manufacture of Pesticides and other Chemical Products
				2022	Manufacture of Paints, Varnishes and Similar Coatings, Printing Ink and Mastics
				2023	Manufacture of Soap and Detergents, Cleaning and Polishing Preparations, Perfumes and Toilet Preparations
				2024	Manufacture of Additives

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				2029	Manufacture of Other Chemical Products necessary
				2030	Manufacture of Man-Made Fibres except Glass
Manufacture of Pharmaceuticals and Biological Products	0.6	0.67	0.68	2101	Manufacture of Pharmaceutical Products
				2102	Manufacture of Biological Products
				2103	Manufacture of Traditional Chinese Medicine
				2620	Manufacture of Computers and Peripheral Equipment
Manufacturing of Computers and Peripheral Equipment, and Consumer Electronics	2.45	2.45	2.47	2640	Manufacture of Consumer Electronics
Cluster	GPR benchmark			SSIC code (2010)	Industry Description
	A	B	C		
Manufacture of Semiconductor Devices, Electronics modules & components and Communications Equipment	1.4	1.69	1.71	2611	Manufacture of Semiconductor Devices
				2612	Manufacture of Other Electronic Components and Boards
				2630	Manufacture of Communications Equipment
				2651	Manufacture and Repair of Measuring, Testing, Navigating and Control Equipment
				2652	Manufacture of Watches and Clocks
				2660	Manufacture and Repair of Irradiation, Electromedical and Electrotherapeutic Equipment
				2670	Manufacture of Optical Instruments and Photographic Equipment
				2680	Manufacture of Magnetic and Optical Media

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				2710	Manufacture and Repair of Electric Motors, Generators, Transformers, Electricity Distribution and Control Apparatus
				2720	Manufacture of Batteries and Accumulators
				2732	Manufacture of Electronic and Electric Wires and Cables
				2733	Manufacture and Repair of Wiring Devices
				2740	Manufacture and Repair of Electric Lighting Equipment
				2750	Manufacture of Domestic Appliances
				2790	Manufacture of other Electrical Equipment
Land Transport	0.71	0.73	1.23	2910	Manufacture of Motor Vehicles
				2920	Manufacture of Motor Vehicle Bodies (Coachwork), trailers and semi-trailers
				2930	Manufacture of Parts and Accessories for Motor Vehicles
				3020	Manufacture of Railway Locomotives and Rolling Stock
				3040	Manufacture of Military Fighting Vehicles
Cluster	GPR benchmark			SSIC code (2010)	Industry Description
	A	B	C		
Land Transport	0.71	0.73	1.23	3091	Manufacture of Motorcycles
				3092	Manufacture of Bicycles and Invalid Carriages
				3099	Manufacture of other Transport Equipment necessary
Aerospace	0.63	1.00	1.09	3030	Manufacture of Air and Spacecraft and Related Machinery

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Marine & Offshore Engineering	0.45	0.7	0.7	3011	Building and Repairing of Ships and Boats
				3012	Building of Pleasure Boats and Sporting Boats
Medical Technology	1.8	1.8	2.34	3250	Manufacture of Medical and Dental Instruments and Supplies
Machinery & Systems	0.76	0.78	0.85	2811	Manufacture and Repair of Engines and Turbines except Aircraft, Vehicle and Cycle Engines
				2812	Manufacture and Repair of Pumps, Compressors, Taps and Valves
				2814	Manufacture of Bearings, Gears, Gearing and Driving Elements
				2815	Manufacture and Repair of Ovens, Furnaces and Furnace Burners
				2816	Manufacture and repair of Lifting and Handling Equipment
				2817	Manufacture and Repair of Office Machinery and Equipment (except Computers and Peripheral equipment)
				2819	Manufacture and Repair of other General Purpose Machinery
				2821	Manufacture and Repair of Agricultural and Forestry Machinery
Cluster	GPR benchmark			SSIC code (2010)	Industry Description
	A	B	C		

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Machinery & Systems	0.76	0.78	0.85	2822	Manufacture and Repair of Metal-Forming Machinery and Machine Tools
				2824	Manufacture and Repair of Machinery for Mining, Quarrying and Construction
				2825	Manufacture and Repair of Machinery for Food, Beverage and Tobacco Processing
				2826	Manufacture and Repair of Machinery for Textile, Apparel and Leather Production
				2827	Manufacture and Repair of Semiconductor-related equipment
				2829	Manufacture and Repair of Other Special Purpose Machinery
				2830	Installation of Industrial Machinery and Equipment
Other Manufacturing Industries	0.82	0.85	0.98	1310	Spinning, Weaving and Finishing of Textiles
				1391	Manufacture of Knitted and Crocheted Fabrics
				1392	Manufacture of Made-up textile articles except Apparel
				1393	Manufacture of Carpets and Rugs
				1394	Manufacture of Cordage, Rope, Twine and Netting
				1399	Manufacture of Other Textiles necessary
				1410	Manufacture of Wearing Apparel except fur apparel
				1420	Manufacture of Articles of Fur
				1430	Manufacture of Knitted and Crocheted Apparel
				1511	Tanning and Dressing of Leather, Dressing and Dyeing of Fur

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Cluster	GPR benchmark			SSIC code (2010)	Industry Description
	A	B	C		
				1512	Manufacture of Luggage, Handbags and the Like, Saddlery and Harness
Other Manufacturing Industries	0.82	0.85	0.98	1520	Manufacture of Footwear
				1610	Sawmilling and Planing of Wood
				1621	Manufacture of Veneer Sheets and Wood-based panels
				1622	Manufacture of Builders' Carpentry and Joinery
				1623	Manufacture of Wooden Containers
				1629	Manufacture of Other products of wood and articles of Cork, Straw and Plaiting Materials
				1701	Manufacture of Pulp, Paper and Paperboard
				1702	Manufacture of Corrugated Paper and Paperboard and that of Containers of Paper and Paperboard
				1709	Manufacture of Other Articles of Paper and Paperboard
				2211	Processing of Natural Rubber and Gums
				2212	Manufacture of Rubber Tyres and Tubes, Retreading and Rebuilding of Rubber Tyres
				2219	Manufacture of other Rubber Products except Rubber Footwear and Toys
				2221	Manufacture of Plastic Products except Plastic Footwear and Toys
				2222	Plastic Product Services
				2310	Manufacture of Glass and Glass Products

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				2391	Manufacture of Structural Clay Products
				2393	Manufacture of other Porcelain and Ceramic Products
				2394	Manufacture of Cement, Lime and Plaster
				2395	Manufacture of Articles of Concrete, Cement and Plaster
				2396	Cutting, Shaping and Finishing of Stone
				2399	Manufacture of other Non-Metallic Mineral Products necessary
Cluster	GPR benchmark			SSIC code (2010)	Industry Description
	A	B	C		
Other Manufacturing Activities	0.82	0.85	0.98	2410	Manufacture of Basic Iron and Steel
				2420	Manufacture of Basic Precious and Non-Ferrous Metals
				2431	Casting of Iron and Steel
				2432	Casting of Non-Ferrous Metals
				2511	Manufacture of Structural Metal Products
				2512	Manufacture and Repair of Tanks, Reservoirs and Containers of Metal
				2513	Manufacture and Repair of Steam Generators except Central Heating Hot Water Boilers
				2520	Manufacture and Repair of Weapons and Ammunition
				2591	Forging, Pressing, Stamping and Roll-Forming of Metal; Powder Metallurgy
				2592	Treatment and Coating of Metals
				2593	Manufacture of Cutlery, Hand Tools and General Hardware

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				2594	Manufacture of Wire and Cable Products except Insulated Wire
				2595	Manufacture of Metal Cans, Containers and Related Products
				2599	Manufacture of other Fabricated Metal Products necessary
				3100	Manufacture of Furniture
				3211	Manufacture of Jewellery and Related Articles
				3212	Manufacture of Imitation Jewellery and Related Articles
				3220	Manufacture of Musical Instruments
				3230	Manufacture of Sports Goods
				3240	Manufacture of Games and Toys
				3290	Other Manufacturing necessary
Cluster	GPR benchmark			SSIC code (2010)	Industry Description
	A	B	C		
Logistics Activities	1.58			4923	Freight Land Transport
				5210	Warehousing & Storage
				5222	Supporting Services to Water Transport
				5224	Cargo Handling
				5229	Other Transportation Support Services
				5320	Courier Activities other than national post activities

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ANNEX B – EXAMPLE OF INITIAL AND ANNUAL ALLOWANCE COMPUTATION

Company A (with accounting year-end 31 December), which is engaged in the manufacture of pharmaceutical products, is approved by EDB for the LIA incentive. It incurs the following qualifying capital expenditure on the construction of the approved LIA building:

<u>Year ended:</u>	<u>Capital expenditure incurred</u>
31 Dec 2011	\$1,000,000
31 Dec 2012	\$3,000,000
31 Dec 2013	\$2,000,000

Upon completion of the construction works in June 2013, the GPR of the completed building meets the relevant GPR benchmark.

The computation of LIA for the years of assessment (YA) 2012 to 2028 is as follows:

Qualifying capital expenditure -	Year ended 31 Dec 2011	1,000,000
	Year ended 31 Dec 2012	3,000,000
	Year ended 31 Dec 2013	2,000,000
		6,000,000
YA 2012 – initial allowance	[25% x 1,000,000]	250,000
YA 2013 – initial allowance	[25% x 3,000,000]	750,000
YA 2014 – initial allowance	[25% x 2,000,000]	500,000
YA 2014 to 2028 – annual allowance	[5% x 6,000,000 x 15 years]	4,500,000
		6,000,000
Total allowances claimed		6,000,000

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ANNEX C – APPLICATION PROCESS

Expression of Interest to apply for the LIA

All prospective applicants which receive their “URA’s Grant of Written Permission”/“JTC Consent as Landowner (URA Plan Lodgement Scheme)” on or after 1 April 2021 must register their interest to apply for the LIA within 3 months of the Written Permission date. This can be done by submitting the “Expression of interest to apply for the LIA” Form (Annex D) to EDB at Alger_Ang@edb.gov.sg

This is not required for prospective applicants which received its “URA’s Grant of Written Permission”/“JTC Consent as Landowner (URA Plan Lodgement Scheme)” before 1 April 2021.

Preliminary Assessment

Complete the Preliminary Assessment Checklist (PAC) to ensure fulfilment of the qualifying criteria for the scheme as set out within this brochure. Please refer to (Annex E) for the PAC.

Submit the following documents to EDB at Alger_Ang@edb.gov.sg to indicate interest to apply for LIA incentive, together with:

- 1) A soft copy of completed PAC
- 2) A copy of the “URA Grant of Written Permission” /“JTC Consent as Landowner (URA Plan Lodgement Scheme)” (indicating application date* and proposed GPR)
- 3) A copy of the floor plan
- 4) A copy of BCA’s approved plans showing the building’s SGFA/TFA
- 5) A copy of the registered SSIC codes with ACRA
- 6) A document showing the 75% shareholding relatedness for multiple users of the building
- 7) A document showing the building’s existing GPR for existing building that is going for renovation & extension (aka alteration & additional) works.
- 8) A copy of the TOP document (*if it has already been issued*)

**The Planning Permission application date can be found on the URA Written Permission (WP) or Provisional Permission (PP). The appropriate date is in the “Decision No.” (top right box) and the format of the date is reflected as PDDMMYY-XXXX-XXXX (e.g. P251115-12A3-B000 to mean 25 Nov 2015). Any subsequent amendment application date after the first submission will not be considered as a planning permission application date.*

If an applicant applied for a JTC Plan Lodgement Scheme as an alternative to URA’s PP or WP, please refer to JTC Consent as Landowner (URA Plan Lodgement Scheme) as a substitute. The appropriate date is in the “Your Ref:” (top of the letter) and the format of the date is reflected as ESYMMDDD-XXXXX (e.g. ES20161125 to mean 25 Nov 2016). For cases where there are multiple applications to JTC for the same project, the appropriate date must be taken from the first version of JTC’s Acknowledgement of URA Plan Lodgement Submission document.



Formal Application via EDB Portal

After evaluation of the Preliminary Assessment Checklist, EDB will notify applicant via email to apply for the incentive through the EDB Portal.

The application form should be submitted not later than 3 months from the date of TOP issuance for the approved LIA building. Example, if TOP date is 2 January 2019, application deadline will be 2 April 2019.

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Upon approval, a letter of Award (LOA) will be issued to the applicant. Terms and conditions of the award will be set out within the letter. The acceptance of the LOA should be submitted to EDB not later than 30 days from the LOA issuance.

The LOA must be retained and submitted to IRAS upon request.



Once the TOP has been issued for the approved LIA building, the LIA applicant is required to submit a verification form** (attached to the LOA) to the EDB not later than 3 months from the date of TOP issuance.

*** In cases where approved building or structure has multiple TOPs, the applicant must submit interim verification forms at each TOP. If the approved building or structure has multiple TOPs, applicant should submit Verification Form Annex 1 (which will be attached to the letter of offer) within 3 months of each interim TOP, and Verification Form Annex 2 within 3 months of final TOP. Annual allowances relating to the total qualifying capital expenditure will be granted upon verification at final TOP.*

If an applicant with multiple TOPs wishes to claim the annual allowances pertaining to the specific building that has received an interim TOP, the applicant is required to declare in Verification Form Annex 1 that the qualifying user(s) performing the qualifying activity(s) take up at least 80% of the total floor area of that specific building.

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ANNEX D – EXPRESSION OF INTEREST TO APPLY FOR THE LIA FORM

All prospective applicants which receive their “URA’s Grant of Written Permission”/“JTC Consent as Landowner (URA Plan Lodgement Scheme)” on or after 1 April 2021 must register their interest to apply for the LIA within 3 months of the Written Permission date. This can be done by submitting the “Expression of interest to apply for the LIA” Form (Annex D) to EDB at Alger_Ang@edb.gov.sg

This is not required for prospective applicants which received its “URA’s Grant of Written Permission”/“JTC Consent as Landowner (URA Plan Lodgement Scheme)” before 1 April 2021.

CHECKLIST QUESTIONS	RESPONSE (Please fill in or circle the answer where applicable)
1) Name of Applicant (owner of industrial building)	
2) Business sector of User(s)	Manufacturing / Logistics
3) Singapore Standard Industrial Classification (SSIC) code(s)	
4) Please indicate the nature of the building project	New Construction / Extension & Renovation work
5) Has the “URA Grant of Written Permission”/“JTC Consent as Landowner (URA Plan Lodgement Scheme)” been issued?	Yes / No Please attached a copy of the letter if available.
6) Gross Plot Ratio before extension/renovation work (the “Current GPR”), where applicable	
7) Estimated Final built up GPR of building	

Company Contact Person:

Designation:

Company:

Contact Number:

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ANNEX E – PRELIMINARY ASSESSMENT CHECKLIST (“PAC”)

Please send the completed Checklist back to EDB together with the required documents and further queries you may have.

CHECKLIST QUESTIONS	RESPONSE (Pls fill in / Circle the answers where applicable)	
1) Name of Applicant (building owner)		
2) Property zone	B1 / B2 / Airport or port land Address of the property:	
3) Please provide the name of all business entities (users/occupants of the LIA building), along with a description of their corresponding principal business activities and the registered SSIC codes. Note: The highest GPR benchmark among the multiple SSIC codes will be used for the LIA.	<u>Business Entity/ies (with business descriptions)</u>	<u>SSIC Codes</u>
	1.	
	2.	
	3.	
	4.	

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	5.	
<p>4) For a building with Multiple users/occupiers, are the owners and users related by at least 75% shareholding?</p> <p>(please submit documentation for verification purposes)</p>	Yes / No	
<p>5) Is at least 80% of the property's gross floor area (GFA) used for the qualifying activities?</p>	Yes / No	
<p>6) Please answer either 6a. or 6b.</p> <p>a. For Construction of New Building, please indicate</p>	<p>Projected GPR:</p> <p>GPR Benchmark: (Refer to Annex A)</p>	
<p>b. For Extension/Renovation works please provide:</p>	<p>Projected GPR:</p> <p>Existing GPR:</p> <p>GPR benchmark: (Refer to Annex A)</p>	
<p>7) Please provide the Temporary Occupation Permit (TOP)** information.</p>	<p>Estimated TOP date:</p> <p>Actual TOP date (if available):</p>	

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<p>If TOP has already been issued, please provide a copy of the TOP document.</p> <p>**The Certificate of Statutory Completion (CSC) can be used as a substitute, <u>only if</u> no TOP is issued or to be issued.</p>	
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