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INDUSTRIAL & COMMERCIAL PROPERTY

The HUNTER Industrial Property Buyer Checklist

SINGAPORE B1 & B2 · EDITION SEPTEMBER 2026

Six checks before you commit your money — from hidden value and approved use to the real cash required for GST, stamp duty and operational fit.

> *The questions I wish I'd known to ask when I first started buying industrial property.*



H	U	N	T	E	R
HUNT FOR HIDDEN VALUE	UNDERSTAND THE USE	NUMBERS FIRST	TENANTABILITY	EXIT PLAN	RESTRICTIONS & RISKS

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WHY I CREATED HUNTER

I remember being the confused buyer.

When I first started buying industrial property, I had to figure things out one by one — lease, approved use, financing, GST, building specifications, restrictions, and what actually mattered to a future tenant. Nobody handed me a list.

I kept thinking: *"I wish someone had simply shown me what to check first."* That is what HUNTER is. Not every rule in the book — just a simple, repeatable way to look at an opportunity **before** you put your money in.

BEFORE THE SIX CHECKS

Why business owners and investors look at industrial in the first place

0% — STAMP DUTY

No residential ABSD

Second and third residential purchases attract heavy Additional Buyer's Stamp Duty. Pure industrial and commercial property carries no residential ABSD.

Cash flow — RENTAL INCOME

Income-producing by design

An industrial unit is bought to be used or let to an operating business. Whether the yield works depends entirely on the asset, the rent achievable and the price you pay — so run it per property.

2–3 yrs — LEASE TERMS

Operating-business tenants

Premises are leased to production, logistics and trade operators on formal multi-year commercial leases, usually with renewal options.

Strata — ENTRY QUANTUM

Smaller units, smaller entry

Strata factory and ramp-up units come in a wide range of sizes, so entry quantum varies widely. Ask for current transacted prices in the specific building you are looking at.

Note: Rental performance and tax treatment vary by property, tenure, financing and buyer structure. No yield, return or capital growth is implied or promised anywhere in this document. Seller's Stamp Duty applies on disposal within three years of acquisition. Always verify current rules with URA, JTC, IRAS and your own legal and tax advisers.

HOW TO USE THIS CHECKLIST

STEP 01

Print it and bring it

Tick the boxes on site. If you cannot tick a box, that is not a failure — it is your next question to the seller or the cobroke agent.

STEP 02

Ask the eight questions

Page 14 is a viewing question list with space to write answers. Hand it over, or read from it during the inspection.

STEP 03

Score before you offer

Page 15 is a one-page scorecard. Any letter you mark as a concern deserves more questions before an offer, not after.

THE HUNTER FRAMEWORK

Six questions. One clearer investment decision.

Each letter is one question I ask before I commit — together, a way to see past the price tag.

H	**Hunt for Hidden Value** LEASE · LOCATION · SCARCITY	*"What am I getting that the price tag doesn't show?"*
U	**Understand the Use** URA & SFA COMPLIANCE	*"Can this specific business trade legally operate inside this unit?"*
N	**Numbers First** TAX · CASHFLOW · TRUE COST	*"How much cash do I really need — and do the numbers still work?"*
T	**Tenantability** TENANT APPEAL & DEMAND	*"Who is my ideal tenant, and what will make them choose my unit?"*
E	**Exit Plan** CAPITAL PRESERVATION	*"Who could buy or rent this property from me later?"*
R	**Restrictions & Risks** JTC · MCST BY-LAWS	*"What could stop my plan from working as expected?"*

WHAT HUNTER IS — AND IS NOT

HUNTER is not designed to tell you what to buy. It is designed to help you recognise what deserves a closer look. A unit that clears all six checks still needs professional due diligence — and a unit that fails one may still be the right buy, as long as you knew before you signed.

WHERE EACH CHECK IS VERIFIED	PRIMARY SOURCE OF TRUTH
Lease & title	SLA / INLIS title search — exact lease commencement and remaining tenure
Approved use	URA Master Plan and written permission; SFA where food-related
Duties & GST	IRAS — Buyer's Stamp Duty, Seller's Stamp Duty, GST registration status
Land conditions	JTC head lease or private master title; MCST by-laws
Building specifications	Developer or MCST records — floor loading, power, headroom, loading access
Transacted prices	REALIS caveat data, verified — not portal listing figures

H

CHECK 01 OF 06

Hunt for Hidden Value

LEASE · FINANCING · RESALE

A cheap unit isn't always a bargain — and an expensive one isn't always overpriced. The real value is often hiding in what the listing doesn't shout about: a long remaining lease, a rare ramp-up layout, a location about to benefit from new infrastructure, or a unit scarce enough that tenants and buyers will always want it.

THE CORE QUESTION YOU MUST ASK

"What am I getting that the price tag doesn't show?"

WHAT YOU SHOULD VERIFY — TICK ON SITE

- [ ] **Remaining lease.** Industrial tenures range widely — 20, 30, 60, 99 years, or freehold. A longer remaining lease means better financing options and a wider future buyer pool.
- [ ] **Financing runway.** Banks typically require at least 30 years of lease remaining (some accept 20–25) at the *end* of the loan tenure — so the lease left affects how much you can borrow, and for how long.
- [ ] **Location advantages.** Upcoming infrastructure such as the Cross Island Line, proximity to expressways (TPE, KPE, PIE), and nearby amenities that make the unit more desirable to future tenants.
- [ ] **Scarcity.** Ramp-up factories with direct truck-to-door access are limited in supply. Where demand is steady and supply is tight, value tends to hold.
- [ ] **Building strengths.** Floor loading, ceiling height, power supply and column-free layouts all decide how many types of business can actually use the unit.
- [ ] **Verified comparables.** For a resale unit, check transacted prices in the same building from caveat data — not portal asking prices. For a new launch, benchmark against completed projects in the same cluster.

THE COSTLY TRAP IF SKIPPED

Agreeing on a price because the unit looks cheap, only to discover a weak lease, awkward layout or limited demand that future tenants and buyers will notice too.

W

WINSON'S ACTION TIP

Request the exact lease commencement date and remaining lease from an SLA / INLIS title search before signing an Option to Purchase. Don't just hunt for a low price — hunt for the hidden value that makes the property worth holding.

U

CHECK 02 OF 06

Understand the Use

URA & SFA COMPLIANCE

B1 or B2 zoning tells you the broad category — it does not mean every business can automatically operate there. The approved use of the unit, the 60:40 rule, and any food or environmental requirements all decide whether your trade actually fits. Get this right before you commit, not after.

THE CORE QUESTION YOU MUST ASK

“Can this specific business trade legally operate inside this unit?”

WHAT YOU SHOULD VERIFY TICK ON SITE

- [ ] **B1 (Light Industrial).** Nuisance buffer of 50m or less. Suitable for clean manufacturing, packing, qualifying e-business and software development activities.
- [ ] **B2 (General Industrial).** Accommodates heavier manufacturing, engineering and activities requiring a buffer greater than 50m.
- [ ] **The URA 60:40 rule.** A minimum 60% of gross floor area must be the predominant industrial use; a maximum 40% may be ancillary — office, meeting rooms, pantry. A standalone consultancy cannot use an industrial unit as its primary office.
- [ ] **Food and cold storage.** Food manufacturing and cold storage may require specific SFA food-zone approvals, dedicated exhaust provisions and PUB grease traps.
- [ ] **Your SSIC code.** Cross-check your registered activity and SSIC code against URA’s allowable-use guidelines before you assume the unit fits your trade.
- [ ] **Existing fit-out.** If the current occupier has over-renovated into office space, understand who carries the reinstatement obligation — and what it costs.

THE COSTLY TRAP IF SKIPPED

Assuming any “B1” factory suits your trade, then facing URA enforcement or costly reinstatement after over-renovating the unit into office space.

W

WINSON’S ACTION TIP

Plan your layout around the 60% operational zone first, then fit the office component around it. Confirm your intended activity is an approved predominant use before you sign anything.

CHECK 03 OF 06

Numbers First

TAX · CASHFLOW · TRUE COST

The purchase price is only the start. To know whether the deal works you need the full picture: down payment, stamp duty, GST, legal fees, fit-out, and ongoing holding costs such as maintenance charges and property tax. Run the numbers first — then decide.

THE CORE QUESTION YOU MUST ASK

"How much cash do I really need — and do the numbers still work?"

WHAT YOU SHOULD VERIFY — TICK ON SITE

- [ ] **Down payment.** Typically 20–30% of the purchase price, depending on your financing profile and whether you buy personally or through a company.
- [ ] **GST at 9%.** Generally payable upfront where the seller is GST-registered in a taxable capacity.
- [ ] **Non-residential Buyer's Stamp Duty.** Scales up to 5% on the portion above $1.5M, payable within 14 days of exercising the Option to Purchase.
- [ ] **No CPF.** CPF Ordinary Account funds cannot be used for industrial property — cash or a commercial bank facility only.
- [ ] **Seller's Stamp Duty on exit.** For industrial property acquired on or after 12 Jan 2013, SSD applies on disposal within three years: 15% in year 1, 10% in year 2, 5% in year 3, none after. It is charged on the higher of selling price or market value.
- [ ] **Holding costs.** Legal fees, fit-out, MCST maintenance and sinking fund, property tax and realistic vacancy — all modelled before you commit, not after.

THE COSTLY TRAP IF SKIPPED

Assuming the 20% down payment is all you need, then facing a six-figure immediate cash call for GST, stamp duty, legal costs and renovation.

W

WINSON'S ACTION TIP

If you own a GST-registered company, consider executing the purchase under the company name so input tax can be recovered. Use the stamp duty table on page 8 to estimate your upfront duty, then add the other cost items to see your true cash requirement. Confirm the structure with your tax accountant before you commit.

FINANCIAL GUARDRAILS

Money checks you cannot overlook

Industrial financing works under entirely different rules from residential. These four catch new buyers most often.

No CPF

CRUCIAL RULE

Cash or commercial loan only

CPF Ordinary Account funds cannot be used for industrial property. Prepare actual business capital or liquid funds before you shortlist units.

Up to 5%

14-DAY TIMELINE

Non-residential BSD

Non-residential Buyer's Stamp Duty scales up to 5% on the portion above $1.5M, and is payable within 14 days of exercising the Option to Purchase.

9% GST

CASHFLOW PLANNING

Payable if seller is registered

Where the seller is GST-registered, 9% is payable upfront. A GST-registered buyer may recover it as input tax through IRAS filing.

Up to 15%

3-YEAR RULE

Seller's Stamp Duty

On industrial property acquired on or after 12 Jan 2013: 15% in year 1, 10% in year 2, 5% in year 3, none after. Charged on the higher of price or market value.

GST CAUTION

If you buy under your personal name, you cannot claim the 9% GST back. If you buy under a company, that entity must be GST-registered before completion in order to recover input tax. Speak to your tax accountant early — the structure is difficult to change once the Option is exercised.

Estimated cost breakdown

Indicative ranges as at 2026 — confirm actual amounts with your lawyer, bank and the MCST.

COST ITEM	ESTIMATE
Legal, conveyancing & mortgage fees Option review, legal due diligence, title search, mortgage documentation, registration and completion. Bank legal fees are often partially subsidised by the financing package.	~$3,000 – $5,000
MCST maintenance & sinking fund Billed quarterly, quoted per sq ft per month. Covers building upkeep, lifts, carparks and security.	~$0.20 – $0.45 psf/mth
Property tax Singapore non-residential property tax is charged on the Annual Value assessed by IRAS.	10% of annual value

Fit-out — flooring, lighting, electrical distribution, partitioning — and any reinstatement provision sit on top of these, and are quoted per unit.

UPFRONT DUTY REFERENCE

Non-residential Buyer's Stamp Duty

Non-residential rates for industrial and commercial property, effective from 15 February 2023. BSD is payable within 14 days of exercising the Option to Purchase.

RATE TIERS

PORTION OF PURCHASE PRICE	RATE
First $180,000	**1%**
Next $180,000 ($180,001 – $360,000)	**2%**
Next $640,000 ($360,001 – $1,000,000)	**3%**
Next $500,000 ($1,000,001 – $1,500,000)	**4%**
Remaining amount (above $1,500,000)	**5%**

INDICATIVE UPFRONT CASH AT COMMON PRICE POINTS

PURCHASE PRICE	BSD PAYABLE	9% GST IF APPLICABLE	BSD + GST
$800,000	$18,600	$72,000	$90,600
$1,000,000	$24,600	$90,000	$114,600
$1,200,000	$32,600	$108,000	$140,600
$1,500,000	$44,600	$135,000	$179,600
$2,000,000	$69,600	$180,000	$249,600
$3,000,000	$119,600	$270,000	$389,600

GST applies only where the seller is GST-registered. A GST-registered buyer acquiring for taxable business use may claim the 9% back as input tax from IRAS. Figures above are computed on the tiers shown and are estimates only — confirm exact amounts with your conveyancing lawyer.

WHY THIS PAGE MATTERS

Buyer's Stamp Duty and GST are due early and in cash. They are not part of the loan. A buyer who has planned only for the down payment is the buyer who gets caught — which is what the worksheet on the next page is for.

RUN THE NUMBERS FIRST

Your true cash requirement

The purchase price is not the number that decides whether you can do the deal. This is.

WORKED EXAMPLE — A $1.2M STRATA FACTORY

Assume a 20% down payment, a GST-registered seller, and mid-range professional fees:

Down payment at 20%	$240,000
Buyer's Stamp Duty	$32,600
GST at 9% (recoverable if registered)	$108,000
Legal, conveyancing and mortgage fees	~$5,000
Indicative cash required before fit-out	**~$385,600**

This is the gap that catches buyers who budgeted only for the $240,000 down payment. Fit-out, and any reinstatement provision, sit on top of this figure. If the seller is not GST-registered, remove the GST line.

Now run yours

LINE ITEM	YOUR FIGURE	WHERE TO CONFIRM IT
Purchase price	$	Negotiated / price guide
Down payment (20–30%)	$	Your banker's indication
Buyer's Stamp Duty	$	Tier table, page 8
GST at 9%, if applicable	$	Vendor's GST status
Legal, conveyancing & mortgage fees	$	Lawyer's quote, bank's offer
Fit-out & electrical works	$	Contractor's quote
Total cash before handover	$	

THEN THE HOLDING COSTS, MONTHLY

MCST maintenance	Property tax / 12	Mortgage instalment	**Expected rent**

If expected rent does not comfortably cover the three cost columns — with a vacancy allowance on top — the deal does not work yet, whatever the headline yield suggests.

CHECK 04 OF 06

Tenantability

TENANT APPEAL & DEMAND

A unit that tenants love is a unit that stays rented. Instead of drowning in technical jargon, think about who actually wants to rent here — e-commerce businesses, central kitchens, trade contractors, light assemblers — and what makes the unit easy and attractive for them: clean driveway access, regular layouts, good natural light, practical door-front loading.

THE CORE QUESTION YOU MUST ASK

"Who is my ideal tenant, and what will make them choose my unit?"

WHAT YOU SHOULD VERIFY — TICK ON SITE

- [ ] **Ideal tenant profile.** Name it before you buy: e-commerce fulfilment, engineering workshop, trading firm, service centre, or light production.
- [ ] **Front-of-unit loading.** Can vans or small lorries park directly outside and drop goods quickly, or does every delivery queue for a shared lift?
- [ ] **Usable layout.** A regular, squarish or rectangular floor plate with minimal wasted corners, so tenants can fit shelving and workstations without paying for dead space.
- [ ] **Building vibe and amenities.** Clean common areas, an on-site canteen or nearby eateries, and easy transport for their staff all make your unit stand out from the one next door.
- [ ] **Lift and access capacity.** Number and size of cargo lifts, and whether they suit the building's occupancy at peak hours — verify with the MCST, or against the approved specifications for a new project.
- [ ] **Simple enhancements.** Fresh floor paint, clean LED lighting and ready electrical distribution points make a unit move-in ready — and rentable at a healthier rate.

THE COSTLY TRAP IF SKIPPED

Buying an awkward, dark or hard-to-access unit that sits empty for months because typical business owners pass on it for a friendlier space next door.

W

WINSON'S ACTION TIP

Walk the building in a tenant's shoes. Is it convenient for their staff to grab lunch, easy for delivery drivers to find, and clean enough to impress their own clients? A practical, pleasant unit rents faster and at better rates.

E

CHECK 05 OF 06

Exit Plan

CAPITAL PRESERVATION

You are not only buying for today — you are buying for the day you sell or lease it out. A property can suit you perfectly now and still be hard to exit if the remaining lease is short, the layout is too specialised, or the buyer pool is narrow. Think about your exit before you enter.

THE CORE QUESTION YOU MUST ASK

"Who could buy or rent this property from me later?"

WHAT YOU SHOULD VERIFY — TICK ON SITE

- [ ] **Remaining lease at exit.** If you hold for ten years, will the remaining tenure still let the next buyer secure a 20-year loan? Work this out now, on paper.
- [ ] **Specialisation versus generality.** Highly customised cleanrooms or food setups are valuable to niche tenants but expensive to reinstate for general buyers.
- [ ] **Precinct transformation.** Upcoming MRT stations and major infrastructure nearby can broaden future demand — and the absence of any can narrow it.
- [ ] **Buyer pool size.** A versatile B1 unit in a well-connected estate typically has a wider exit market than a highly specialised B2 unit in a remote location.
- [ ] **Lease decay comparison.** Compare the remaining lease against competing buildings in the same cluster. Two similar units at a similar price can carry very different runway.
- [ ] **Holding-period discipline.** Seller's Stamp Duty applies within three years. Make sure your exit plan does not depend on selling inside that window.

THE COSTLY TRAP IF SKIPPED

Buying an overly bespoke or very short-lease property that becomes practically illiquid at the point when you need to cash out.

W

WINSON'S ACTION TIP

Model your exit numbers before buying. Identify who the natural subsequent tenant or buyer would be, and whether the lease will still support their financing at that point.

R

CHECK 06 OF 06

Restrictions & Risks

JTC · MCST BY-LAWS

Even a perfect unit can come with strings attached. JTC land has assignment and subletting rules; private strata units have MCST by-laws; and every property must comply with its approved-use conditions. Know the restrictions before you build your rental or exit strategy around them.

THE CORE QUESTION YOU MUST ASK

"What could stop my plan from working as expected?"

WHAT YOU SHOULD VERIFY — TICK ON SITE

- [ ] **Land condition first.** Establish whether the property sits on a JTC head lease or a private master title. This single fact shapes what you can and cannot do.
- [ ] **JTC subletting cap.** JTC lessees are expected to occupy their premises for their own operations and may sublet only up to 30% of gross floor area, with JTC's prior approval. Verify the current policy with JTC for the specific property.
- [ ] **Subletting fees and consent.** A subletting fee may be payable to JTC on approved sublet space, and subletting without prior approval can attract substantially higher fees.
- [ ] **Private strata tenancies.** Private developments allow standard commercial tenancies, but tenant trades must still comply with allowable planning uses.
- [ ] **MCST by-laws.** Operating hours, renovation approvals, loading bay use, signage and waste handling can all affect how a tenant runs their business.
- [ ] **Outreach compliance.** If you plan to market the unit yourself, check the Do Not Call registry before any cold outreach and confirm owner consent before advertising a specific unit.

THE COSTLY TRAP IF SKIPPED

Buying a JTC-leased unit intending to sublet all of it, only to find the policy limits subletting to a minority of the floor area — and requires approval first.

W

WINSON'S ACTION TIP

Confirm whether the property has an underlying JTC head lease or private master title before formulating your leasing strategy. The land condition decides your options — not the brochure.

APPLYING HUNTER TO BOTH

New launch or resale — same six checks, different evidence

You can buy an industrial unit two ways: directly from a developer at launch, or from an existing owner in the resale market. Neither is better in the abstract. What changes is *where the evidence comes from* for each of the six checks.

	BUYING A NEW LAUNCH FROM THE DEVELOPER	BUYING A RESALE UNIT FROM AN OWNER
H	Full fresh tenure from completion — a new lease term or freehold, depending on the site — and current-generation building specifications. No transacted history in the building yet, so benchmark against completed projects nearby.	You can see the actual unit and real transacted prices in the same building. You also inherit whatever compromises the previous owner accepted.
U	Permitted uses are set out in the planning approval and the developer's sales documents. Confirm your trade qualifies before you book a unit.	Check the approved use on record — and whether any unauthorised works exist that you would inherit.
N	Where a project is sold under a progressive payment scheme, the cash is staged as construction proceeds rather than due all at once. GST applies, as the developer is GST-registered.	Funded at completion, typically within weeks of exercising the Option. GST applies only if that particular seller is GST-registered.
T	Judge from the floor plans, the specifications sheet and the showflat: loading, headroom, floor loading, power provision, stack position.	Walk it. You can watch the lifts at peak hour, see the driveway in use, and read how the building is actually managed.
E	You hold the maximum remaining tenure, which supports the next buyer's financing when you eventually sell. Income starts after completion.	Shorter remaining runway, but rental income can begin immediately if the unit is already tenanted.
R	Land conditions and any JTC or URA restrictions are set out at launch. Read them before you book, not after.	The same conditions apply, plus any by-laws and house rules the MCST has adopted since completion.

HOW TO CHOOSE BETWEEN THEM

A new launch suits a buyer who can wait for completion and wants maximum tenure, current specifications and first choice of stack. A resale suits a buyer who needs the space now, or wants rental income from day one. Run HUNTER on both and let the answers decide — the framework does not care which one you end up buying.

On developer launches: where I act on an appointed agency's allocation, commission is paid by the developer under the applicable agency arrangement. Availability, unit mix, specifications and pricing are set by the developer and are subject to change until launch.

TAKE THIS TO YOUR NEXT VIEWING

Eight questions for the seller or cobroke agent

Ask these during the site inspection and write the answers down. A seller who cannot answer them is telling you something too.

#	QUESTION & ANSWER
Q1	**What is the exact remaining lease tenure from the SLA title search?**
Q2	**Is this on a JTC lease or private title, and what subletting restrictions apply?**
Q3	**What is the exact approved use under the URA Master Plan — B1 clean / light, or B2?**
Q4	**What is the approved floor loading in kN/m² on this specific level?**
Q5	**What is the electrical power allocation — amperage and phase?**
Q6	**Can 20-foot or 40-foot container trailers park and unload directly at the unit?**
Q7	**Is the asking price subject to 9% GST, and is the vendor GST-registered?**
Q8	**What are the quarterly MCST maintenance and sinking fund charges?**

BEFORE YOU MAKE AN OFFER

The one-page HUNTER scorecard

One sheet per property. Mark each check **Clear**, **Needs answers**, or **Concern**. Any concern deserves more questions before an offer, not after.

PROPERTY / UNIT	ASKING PRICE	VIEWING DATE

	CHECK	CLEAR	NEEDS ANSWERS	CONCERN	NOTE
H	**Hidden value** Lease, location, scarcity, specs	☐	☐	☐	
U	**Approved use** Zoning, 60:40, SSIC, SFA	☐	☐	☐	
N	**The numbers** Down payment, BSD, GST, holding costs	☐	☐	☐	
T	**Tenantability** Tenant profile, loading, layout, lifts	☐	☐	☐	
E	**Exit plan** Lease at exit, buyer pool, specialisation	☐	☐	☐	
R	**Restrictions** Land condition, JTC rules, by-laws	☐	☐	☐	

OUTSTANDING QUESTIONS TO RESOLVE BEFORE OFFERING

INDICATIVE CASH REQUIRED

Down payment

BSD + GST

Legal + fit-out

Total

ABOUT WINSON

Internet marketer, property owner, then property agent.

I started in internet marketing in 2007, at 18. Being self-employed taught me how business owners actually think about space, cost and cashflow. Later I bought industrial property for cash flow — and had to learn the lease, use, financing, GST and restriction questions the hard way, one at a time.

Today I am a licensed salesperson with SN Real Estate, focused on industrial and commercial property island-wide — both resale units and new project launches under official agency appointment. I use marketing skills to market property, and investment skills to analyse it. HUNTER is the checklist I wish someone had handed me at the beginning.

The transparent deal: you get this checklist for free. If you later decide to acquire an industrial property, I would love the chance to represent you. Where I help complete a purchase under the applicable agency arrangement, I may be paid a commission from the seller side as a cobroke agent — so you receive advisory and walkthrough service without paying extra buyer commission on qualifying developer or cobroke transactions.

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HAVE A SPECIFIC PROPERTY IN MIND?

Message me privately on WhatsApp — +65 8865 4913

Tell me the trade you run or the returns you are aiming for, and I will tell you honestly whether industrial is the right fit — including when it isn't. Office hours, one reply from me, no call centre.

HOW I WORK WITH BUYERS

What actually happens if you get in touch

FIRST

A conversation, not a pitch

Tell me the trade you run or the outcome you want. If industrial is the wrong fit for it, I will say so — that answer is free and it saves us both time.

THEN

A shortlist, HUNTER-tested

I stress-test candidates against the same six checks in this document — approved use for your exact trade, land condition, loading, the real cash required — before you view anything.

AFTER

Viewings and the paperwork

We walk the shortlist, verify specifications with the MCST and title search, and I work the negotiation and the Option process with your lawyer and banker.

Please read the terms of use and disclaimer on the final page before acting on anything in this checklist.

OFFICIAL WHATSAPP CHANNEL



Winson Property Insights

Singapore industrial launches, prices and walkthrough notes — sent the moment I have them.

WHY JOIN

Industrial launches are released to registered interest first. By the time a project reaches the listing portals, the best stacks — ground floor frontage, wide roller shutters, direct ramp-up access — are usually spoken for. The channel is where I post them first.

01

Upcoming B1 / B2 launches

Early notice on new developer releases and registration-of-interest windows, before public launch.

02

Pricing & project previews

Indicative developer PSF, floor plans, unit mixes and the entry numbers that actually matter.

03

Walkthrough notes

What I see on site in buildings I have walked — loading, lifts, layout, and the hidden value.

04

Rental demand & exit reality

Who is actually renting in each cluster, and how buildings are holding up on resale.

SCAN TO JOIN — FREE

Point your phone camera at the code.

It opens WhatsApp and takes you straight to the channel. It is a broadcast channel, so your number stays private from other members — and you can leave any time.

whatsapp.com/channel/0029VbDac0iLo4hdNAJfdl3R

ONE MORE THING

Already on the channel? Send this checklist to someone you know who is looking at a factory, workshop or warehouse. It costs them nothing, and it may save them a very expensive assumption.

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IMPORTANT NOTICE

Terms of use and disclaimer

A starting point for your own due diligence — not a substitute for it, and not advice on any particular property.

1. General information only. This checklist is published for general information and education as at September 2026. It does not constitute legal, tax, accounting, valuation, town planning, architectural, structural engineering, financing or investment advice, and must not be relied upon as a substitute for advice from a qualified professional engaged by you.

2. Not an offer. Nothing here is an offer, invitation or recommendation to buy, sell or lease any property, nor a representation as to the suitability, condition, permitted use or value of any particular property.

3. No agency relationship. Receiving this document does not create any agency, advisory or fiduciary relationship. Any engagement of the author as your salesperson takes effect only under a signed estate agency agreement.

4. Rules change; figures are indicative. Zoning and permitted uses, URA, JTC and SFA policies, GST, Buyer's Stamp Duty, Seller's Stamp Duty, property tax rates and bank lending criteria are all subject to change without notice. All costs, ranges, rates and worked examples shown are indicative illustrations only, are not quotations, and will differ by property, transaction, structure and service provider.

5. Third-party information. Information attributed to third parties has not been independently verified by the author and is reproduced without warranty as to accuracy or completeness.

6. Verify before you commit. You must carry out your own due diligence and verify all matters with the relevant authorities — URA, JTC, SLA, SFA, IRAS and the MCST — and with your own lawyer, banker, tax adviser and contractor, before entering into any option, agreement or binding commitment.

7. No liability. To the fullest extent permitted by law, the author and SN Real Estate Pte Ltd accept no liability for any loss or damage, direct or indirect, arising from any use of or reliance on this document.

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WHERE TO VERIFY EACH ITEM YOURSELF

MATTER	AUTHORITY OR SOURCE OF RECORD
Zoning & permitted use	Urban Redevelopment Authority (URA) — Master Plan and written permission
Land & lease conditions	JTC Corporation, for JTC-leased premises; the master title for private developments
Lease tenure & ownership	Singapore Land Authority (SLA) / INLIS title search
Food-related uses	Singapore Food Agency (SFA); PUB for trade effluent
Maintenance & by-laws	The building's Management Corporation (MCST)
Stamp duties, GST, property tax	Inland Revenue Authority of Singapore (IRAS)
My licensing status	Council for Estate Agencies (CEA) Public Register — search R074499I

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