

Your Ref: ES20230804-14093

Our Ref: JTC(LPG)A21980/0006



26 Sep 2023

Ling Architects
3 Ang Mo Kio Street 62
#02-14 Link@AMK
Singapore 569139

JTC Corporation

The JTC Summit 8 Jurong
Town Hall Road Singapore
609434

contact centre 1800 568 7000

hotline

main line (65) 65600056

website www.jtc.gov.sg

Attn: Wilson Ling Huk Wai

Dear Sirs

JTC's CONSENT AS LANDOWNER

PROPOSED ADDITION AND ALTERATION WORKS TO ADD THREE NO. FLAMMABLE MATERIAL (4.1MÂ³) FOR PART 2-STOREY / PART 3-STOREY SINGLE-USER GENERAL INDUSTRIAL FACTORY WITH 1ST STOREY MEZZANINE AT MK05 OF LOTS 04937X & 07843X AT 2 PANDAN ROAD S(609254) (Property)

LESSEE: YHI CORPORATION (SINGAPORE) PTE LTD

- 1 Thank you for your e-submission ES20230804-14093 [CR20230915-23430] ("Proposal").
- 2 We are pleased to inform that we consent to your Proposal subject to your strict compliance with the following conditions:
 - 2.1 the Proposal must be submitted to the relevant governmental and statutory authorities ("Authorities") for their respective approval ("Approvals").
 - 2.2 plans in respect of the Proposal ("Plans") that have been consented to by us, must not be modified or amended without our prior consent even though the amendments may have been approved by the Authorities.
 - 2.3 to pay all applicable land betterment charges, development charges, differential premium, levy and any other charges payable to the Authorities and additional rent or premium (as stipulated by us) in connection with the Proposal or any consequential increase in the gross plot ratio of the Property.
 - 2.4 in respect of Plans (drawings and the like) submitted which are prepared by persons other than the applicant stated in the Application ("Applicant"), it shall be deemed that the Applicant has received the relevant consent or licenses for

the submission as well as usage of such Plans. We shall not be held liable in respect of any claims of whatever nature (including infringement of intellectual property) in respect of such Plans and the Applicant shall fully indemnify us against any such claims.

- 2.5 a copy of the Approvals, and all permits and certifications issued including but not limited to the Written Permission (with approved Plans), Temporary Occupation Permit, Certificate of Statutory Completion and Fire Safety Certificate, must be submitted to us:
- (a) as “Correspondence” in CORENET for our retention; and
 - (b) URA’s Provisional Permission requiring the DC/DP Payments by email to Ms Ng Jing Wen, email: Ng_Jing_Wen@jtc.gov.sg, if there are any development charges (DC), differential premium (DP), levy and any other charges payable to the Authorities in connection with the Proposal or any consequential increase in the gross plot ratio of the Property (“the DC/DP Payments”).

within one (1) week of your receipt of such Approvals, permits or certifications.

- 2.6 we note that this Proposal does not involve amalgamation or subdivision of land. If there are any intentions to amalgamate or subdivide land, you are required to please engage your Customer Engagement officer, then submit a separate e-submission for JTC’s assessment and obtain our consent as landowner prior to submitting the amalgamation/subdivision proposal to the relevant authorities.
- 2.7 we note that the Proposal does not relate to the installation of new tank(s), or retention/ continued use of existing tank(s), for storing Diesel or Petroleum and Flammable Material (P&FM). You are required to submit a separate e-submission for our assessment if there are any such tanks which require approval / consent from us or the relevant authorities.
3. In the event of a breach of any of the terms and conditions set out above, our consent herein shall automatically lapse and be null and void. In such event, works carried out on the Property shall immediately cease and you must at your cost and expense, reinstate the Property in accordance with the terms of the agreement with us in respect of the Property, to our and the Authorities' requirements.
4. Failure to observe and comply with any of the terms and conditions herein shall constitute a breach of your obligations and we shall, without prejudice to any other rights or remedies which we may have, be entitled to exercise all of our rights (including the right of re-entry) in respect of the Property.

Yours Sincerely

Lee Siew Siew
for Director
Land Planning Division
DID: 68833958
Email: LEE_Siew_Siew@jtc.gov.sg

cc:
YHI Corporation (Singapore) Pte Ltd
2 Pandan Road
Singapore 609254

INED - Automotive Dept - For information only. (E-Submission)

This is a digitally signed document.
bcc :

PE-Incharge:
Ishak_Jalil@jtc.gov.sg