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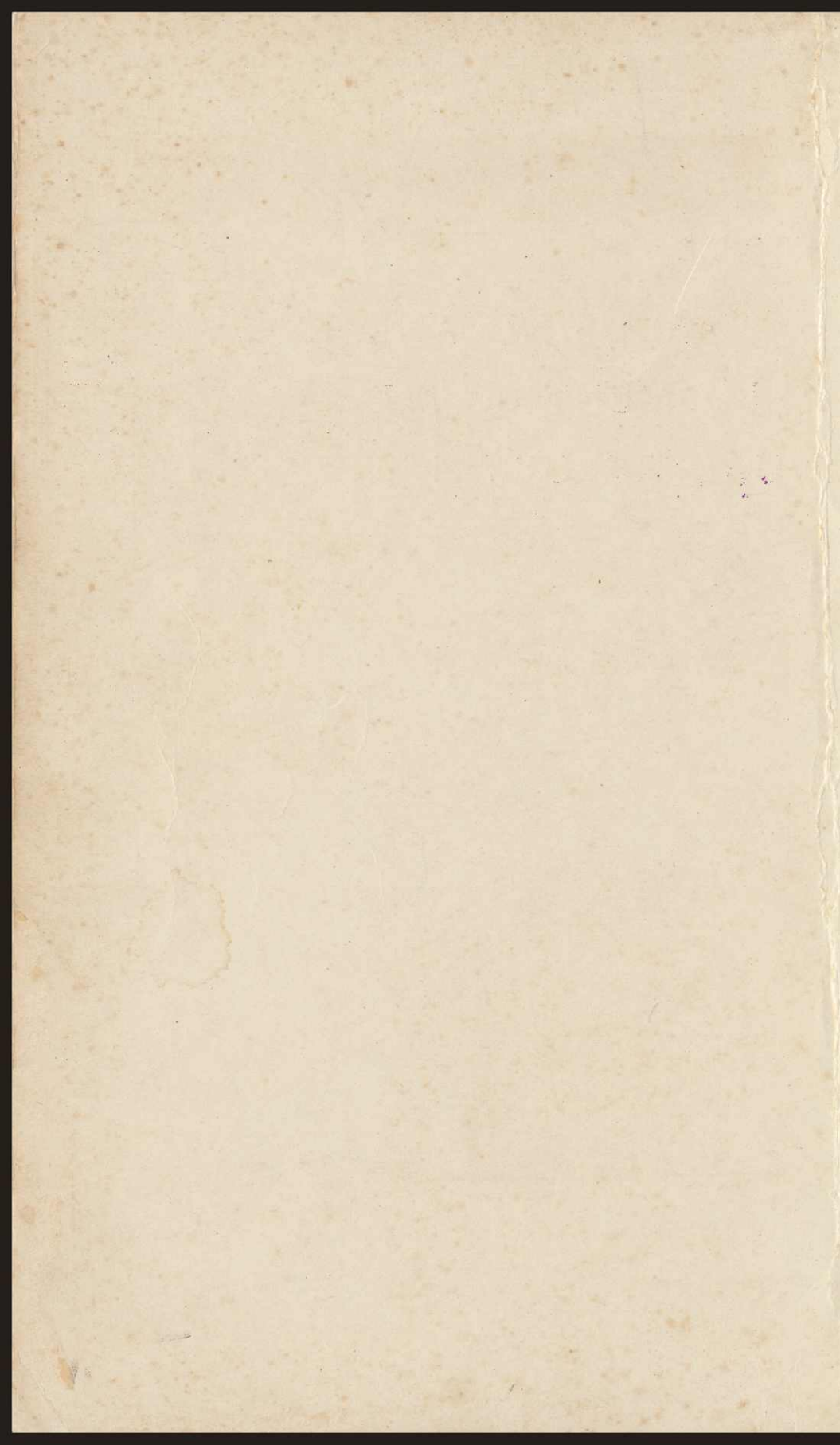
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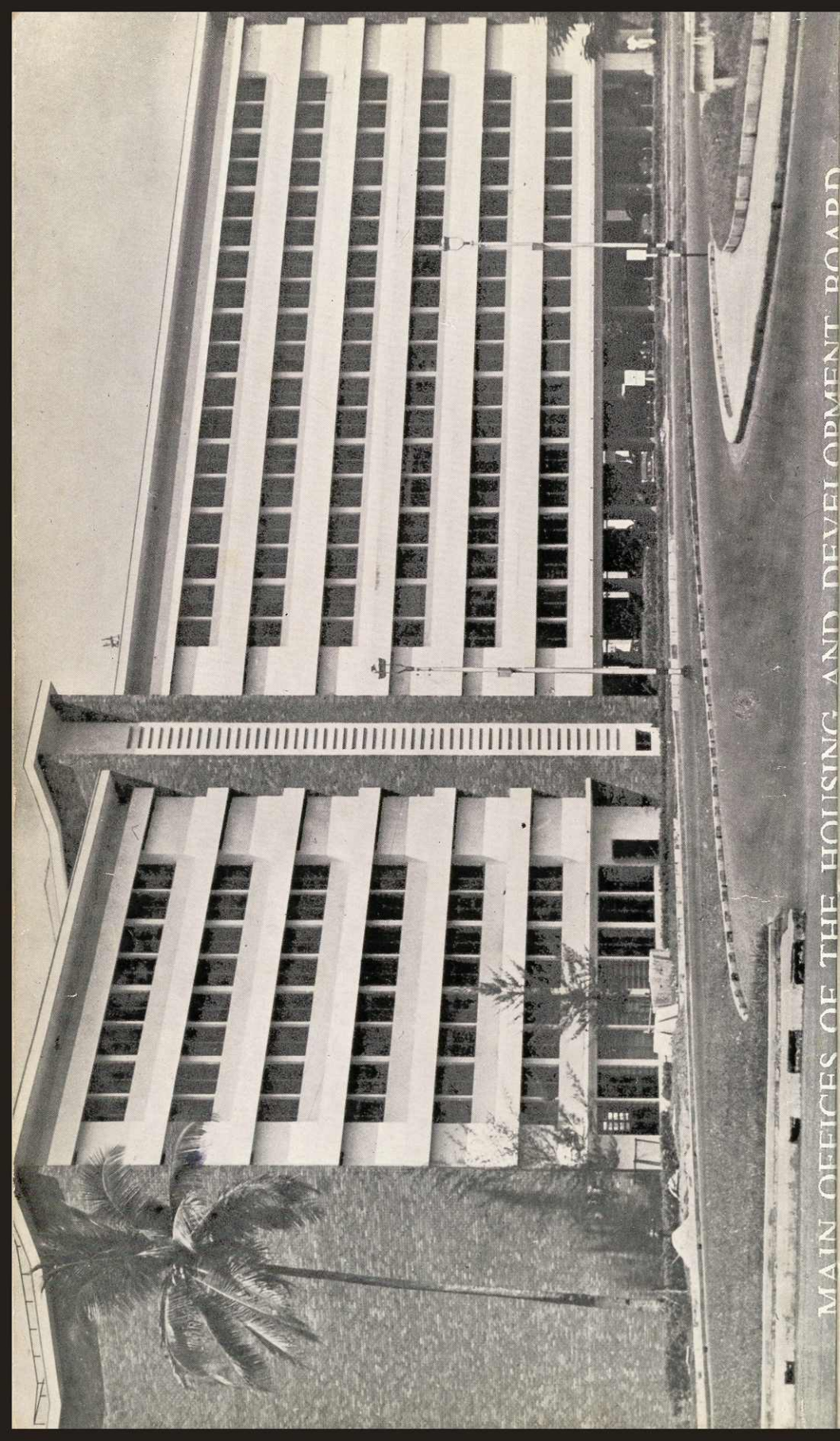
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ANNUAL REPORT 1960





D A T E D U E



MAIN OFFICES OF THE HOUSING AND DEVELOPMENT BOARD

HOUSING AND DEVELOPMENT BOARD

SINGAPORE

Annual Report 1960



PRINTED BY THE GOVERNMENT PRINTING OFFICE, SINGAPORE
1963

Price: \$2.50

PLANNING AND DEVELOPMENT BOARD

SINGAPORE

Annual Report 1966

PLANNING AND DEVELOPMENT BOARD

PLANNING AND DEVELOPMENT BOARD
SINGAPORE
1966

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MEMBERS OF THE BOARD AS AT 31ST DECEMBER, 1960

Chairman	-	-	-	-	Mr. LIM KIM SAN.
Deputy Chairman	-	-	-	-	Mr. REGINALD QUAHE.
Member	-	-	-	-	Mr. CHENG KAI SHUI.
Member	-	-	-	-	Dr. FONG KIM HENG.
Member	-	-	-	-	Mr. LIM CHONG KEAT.

Mr. Teo Kah Leong (Permanent Secretary to the Ministry of National Development) was on the Board from 10th December, 1959 to 31st January, 1960 as Chairman, Singapore Improvement Trust. The Housing and Development Board was established from 1st February, 1960.

Mr. Tan Gak Eng	}	were on the Board from 5th August, 1959 to 31st January, 1960.
Mr. Yip Kiaw Seng		
Mr. Sze Lih Hwa		

Legal Advisers - - - Messrs. Donaldson & Burkinshaw.

LIST OF SENIOR OFFICERS AT 31st DECEMBER, 1960

Chief Executive Officer ...	Howe Yoon Chong ...	B.A. (HONS.) (MALAYA).
Secretary ...	D. Wong Chin Duing	
Assistant Secretary ...	Lim Koon Poh ...	B.A. (MALAYA).
Assistant Secretary ...	Kwok Chee Weng	
Financial Officer ...	Lim Chee Poe ...	A.A.C.C.A., F.C.I.S.
Senior Assistant Financial Officer ...	R. F. Scully	
Chief Architect ...	Teh Cheang Wan ...	B.ARCH. (SYDNEY), A.R.A.I.A., A.R.I.B.A.
Senior Architect ...	Ng Chee Sen ...	B.ARCH. (MELBOURNE), A.R.A.I.A., A.R.I.B.A.
Contracts Officer ...	Chan Wan Hang ...	A.R.I.C.S.
Architect/Planner ...	Alan Choe Fook Cheong ...	B.ARCH. (MELBOURNE), DIP. TOWN & REGN. PLAN., A.R.V.I.A., A.R.A.I.A., M.A.P.I., A.M.T.P.I., A.R.I.B.A.
Assistant Architect ...	Lee Sian Teck ...	B.ARCH. (SYDNEY), A.R.A.I.A., A.R.I.B.A.
Assistant Architect ...	Si Hoe Kok Sing ...	B.ARCH. (N.Z.), A.N.Z.I.A., A.R.I.B.A.
Assistant Architect ...	Tan Soo Seng ...	B.ARCH., A.R.I.B.A. CERT. IN TROP. ARCH. A.A. LONDON.
Assistant Architect ...	Wong Wai Ying ...	A.R.A.I.A., A.R.I.B.A.
Assistant Architect ...	Mrs. Wong Choon Leng ...	B.ARCH. (MELBOURNE), A.R.I.B.A.
Assistant Architect ...	Mrs. Theresa Lim ...	B.ARCH. (SYDNEY), A.R.A.I.A., A.R.I.B.A.
Assistant Architect ...	Mrs. Yap Lau Wai Chen ...	B.ARCH. (DURHAM), A.R.I.B.A.
Architectural Assistant ...	Chee Teck Chiang ...	B.ARCH. (MELBOURNE).
Senior Civil Engineer ...	J. T. Stevens ...	A.M.I. MECH.E., A.M.I.STRUCT.E.
Civil Engineer ...	H. H. Hufford ...	A.M.I.C.E.
Civil Engineer ...	Dr. Lau You Dong ...	PH.D. (C.E.), B.SC. (ENGR.) (HONS.).
Assistant Engineer (Civil) ...	Tay Eng Seng ...	B.SC. (C.E.) (SCOTLAND).
Assistant Civil Engineer ...	Liu Hua An ...	B.ENG. (HONS.) (ADELAIDE).
Assistant Civil Engineer ...	Au Eng Kok ...	B.ENG. (TASMANIA).
Assistant Civil Engineer ...	Tan Sin Eng ...	B.SC. (ENG.) (LONDON 1ST CLASS HONS.), A.C.G.I.
Assistant Civil Engineer ...	Chew Seong Yean ...	DIP. (C.E.).
Structural Engineer ...	Wong Gai Hong ...	M.I.STRUCT.E., M.SOC.C.E. (FRANCE).
Assistant Structural Engineer ...	Chung Cheng Chek ...	A.M.I.STRUCT.E.
Estates Manager ...	Tan Tian Boon ...	B.SC. (MALAYA), A.A.I., A.I.HSG., A.A.L.P.A.
Estates Officer (Lettings) ...	Ng Boon Ong ...	A.A.I., A.I.HSG., A.A.L.P.A.
Estates Officer (General) ...	Choo Kia Peng ...	A.I.HSG.
Lands Manager ...	J. W. Hill ...	F.R.I.C.S., F.A.I.
Lands Officer ...	W. R. Jansen ...	A.A.I.
Surveyor-in-Charge ...	W. H. Smart ...	F.R.I.C.S., M.I.S. (N.Z.).
Surveyor ...	V. Fernando ...	B.SURV. (QUEENSLAND), A.I.S. (AUSTRALIA).
Administrative Officer (Resettlement) ...	Heng Joo Seng	
Surveyor and Planner ...	H. A. J. Fryer ...	M.B.E. (MILITARY), M.F. (U.S.), F.I.S., M.P.I. (AUSTRALIA).
Resettlement Engineer ...	J. A. T. Horsley ...	B.E., A.M.I.E. (AUST.) CHARTERED CIVIL ENGR.

INTRODUCTION

This report covers the period 1st February to 31st December, 1960 and is the first Annual Report of the Housing and Development Board which was constituted for the purpose of implementing the public housing policy of the Government, under the Housing and Development Ordinance (No. 11 of 1959). The formation of the Housing and Development Board marks a definite stage in the history of public housing in Singapore and it will not be inappropriate here to trace the deteriorating housing problem that has been an affliction on the City since the turn of the century.

As early as 1907, reports were submitted by visiting health and sanitary authorities on the deplorable overcrowding and insanitary conditions in the thicker populated parts of the City. In 1918 a Housing Commission reported that the poorer classes could not afford to pay rent for individual houses per family and "in consequence there was general subdivision of housing space into cubicles thus further aggravating the overcrowding conditions and leading to a high percentage of sickness and a high rate of mortality." It recommended the setting up of an Improvement Commission and this later resulted in the creation of the Singapore Improvement Trust in 1927 under the Singapore Improvement Ordinance (Cap. 259). This Ordinance provided for a Board of Trustees, eleven in number, with a Chairman appointed by the Governor of the Colony. Official members were the Financial Secretary, Chairman of the Rural Board, Director of Public Works and the City Health Officer. The remaining six unofficial members were nominated, three by the Governor, two by the City Council and one by the Rural Board.

The main functions of the Singapore Improvement Trust were to prepare and maintain the General Improvement Plan; the most important duties involved the planning and construction of backlanes between the rows of shophouse type blocks which had been built back-to-back and were now very much overcrowded. The idea was to provide better lighting, ventilation and access to old buildings as well as to make conservancy facilities and the installation of modern sanitation possible. To discharge these functions and duties the Singapore Improvement Trust had the benefit of the 2 per cent Improvement Rate levied on properties in the City area plus an equivalent contribution from Government revenue. The experience of the Trust, however, was that such backlane construction reduced the living space available and in the face of the acute housing shortage did not improve but rather aggravated the situation. The provision of public housing was not originally any concern of the Singapore Improvement Trust.

With the increase in population and the expansion of the Port, the pressure from acute housing shortage conditions was so great that the Government was stirred into some form of activity by 1936. The Singapore Improvement Trust was then required to act as agents for the Government in providing low cost housing. To do this it invoked Section 44 (3) of the Singapore Improvement Ordinance which permitted the Trust to erect, with Government approval, such buildings as it thought fit.

The first public housing scheme was started in 1936 when the Trust built one block of flats on a modified shophouse plan in Tiong Bahru and advertised them for sale. The sale was a failure as the upset price was not reached at the auction. Undaunted by this failure the Trust continued to build flats in the Tiong Bahru area and to develop a large estate of single-storey artisan quarters in the Balestier area. In the few fortunate cases

where land became available in the congested parts of the City, some blocks of tenement buildings were also constructed.

In 1938 some 100 acres of old and derelict properties in the City area reverted to the Crown and in order to make the best use of this available valuable land, a Committee was set up to investigate and to make recommendations for remedial measures to alleviate the housing shortage. This Weisberg Committee came to the same conclusions as other preceding housing committees, i.e. that the housing shortage was becoming more and more acute and that it was not financially attractive to provide housing for the poorer classes unless gross overcrowding and consequently the creation of slum conditions was accepted. It recommended therefore that a public housing authority should be set up to work with little profit or if necessary at a loss, to provide public housing for the poorer classes. The Singapore Improvement Trust was then the only organisation in existence that approximated to a public housing authority and eventually it was recommended that a housing programme should be drawn up for the years 1939-1942 which at an expenditure of \$8 million would provide some alleviation of the housing shortage.

The advent of the Pacific War in 1941 made the implementation of the Weisberg Committee report impossible. It also made matters very much worse for the population of Singapore where housing was concerned. Thousands of houses were destroyed and as a result of lack of control during the Japanese occupation thousands of people constructed their own unauthorised houses and dwellings. By the end of the War tens of thousands of people were living in huts made of attap, old wooden boxes, rusty corrugated iron sheets and other such salvage material. They lived in congested squatter settlements with no sanitation, water or any of the elementary health facilities. After the War attempts were made to provide houses for the lower income groups but a brief survey of the situation made it clear that the postwar problems were very much greater than those prewar. By 1947 the housing shortage had reached famine proportions and a Housing Committee was formed to look into the problems. This Committee in a report published in 1947 illustrated clearly the housing famine and made recommendations regarding types of buildings, finance and the preparation of a Master Plan which would provide for satellite towns, industrial estates and expensive land acquisition. It also recommended that the Singapore Improvement Trust should continue to be the planning and housing authority responsible for the planning and control of land use in the Island and the provision of public housing for the population. By then the Trust had already started its postwar programme of public housing construction and in 1948 it received its first housing loan from the Government.

The 1947 Housing Committee Report showed that many blocks in the City area contained populations of well over 1,000 persons to the acre. In one area of 1,000 acres more than 300,000 people lived and worked. The squatter problem was growing in intensity and the population was increasing at the rate of 40,000 a year.³ Land was getting scarcer and more expensive as time went on and the need for a Master Plan to provide a long term programme of development and land use as well as a long term programme for housing within the Plan was of the utmost urgency.

Considering the housing problem in retrospect, it is clear that the housing shortage had existed as long ago as 1907 when the town population was less than 250,000 and there were more than 20,000 buildings, representing 9.7 persons per building. By 1931 the population had increased to 567,000 and there were some 37,000 buildings, representing 15 persons per building.

In 1947 the population had increased to 938,000. Some 700,000 of these lived in the 20,000 acre area that made up the Singapore Municipality where there were then 38,437 buildings. Though not all these buildings were dwelling houses, nevertheless the congestion in the City area worked out to 18 persons per building. The housing problem had therefore become more pronounced through the years. Added to this there were definite factors that changed the character of the population from a migratory into a permanently settled one. In 1931 the sex ratio was 357 males to 209 females but by 1957 this ratio had been reduced to 1,000 males to 876 females in the population. As the population became more settled and stable the demand for housing increased. The war years saw widespread destruction but no new building construction, and the properties that were in existence further deteriorated due to lack of maintenance. What was much more serious was the squatter problem. Colonies of squatter huts had been built to accommodate tens of thousand of people in many areas within the City where land was not properly controlled. In these squatter settlements the poorer people lived in conditions of filth, squalor and disease.

The Housing Committee of 1947 was fully aware of the housing crisis. There was every indication that it appreciated the magnitude and urgency of the problems. Reproduced below are two paragraphs of their report regarding long term recommendations:—

“Population to be moved.

A quarter of a million people already require housing. The population is increasing at a rate of between 25,000 to 30,000 a year. This will mean a further quarter of a million in ten years. A programme covering ten years should therefore provide for housing half a million people. If the population of the Municipal area is limited to, say, 800,000 (or 40 persons per acre), then 400,000 people must be housed outside Municipal limits within the next ten years. This means two main policies:—

- I. A Master Development Plan for Singapore;
- II. The Establishment of New or Satellite Towns.

GIGANTISM.

The disease from which Singapore is suffering is Gigantism. A chaotic and unwieldy megalopolis has been created, as in other countries, by haphazard and unplanned growth. The symptoms are obvious. Shops, residences, and factories are huddled together with patches of undeveloped land where the owners are waiting for unearned incremental values. No provision is made for road improvements, open spaces or public buildings or amenities, the land for which has to be purchased by the public later at enormous cost, while in the meantime a generation has lived and grown under conditions which are detrimental to health and morals. In an island the size of Singapore, and with the population which it carries, the whole area must have a Master Development Plan.”

In spite of these insights into the housing crisis the Committee only came forth with recommendations which at best could hardly come anywhere near easing the housing problem. Its recommendation for immediate measures for the years 1948 to 1950 were to provide for the following units to be built to accommodate 35,700 people at a cost of more than \$31 million:—

	1948	1949	1950	Total for 3 years
Flats	396	1,008	1,100	2,504
Artizan Quarters	670	..	500	1,170
Tenements	162	400	100	662
Shops	117	148	..	265
Population Housed	9,300	13,000	13,400	35,700
Cost	\$7,062,000	\$12,400,000	\$12,360,000	\$31,822,000

The costs however did not include the cost of land which was then made available to the Trust by Government. The maximum effort at best could provide over a period of three to four years, what the increase of population demanded in one year! When a programme to provide housing for half a million people over ten years was clearly needed, it is indeed a matter of regret that the Housing Committee's recommendations went only as far as to build in three to four years sufficient units to house only 35,700 people. Little indication was given as to how the balance of the requirements was to be met; it being fully appreciated that the lower income groups would not be catered for by private enterprise even though they formed the vast majority of those most in need of housing.

In 1951 the Singapore Improvement Trust was given the additional duty of preparing a Diagnostic Survey and Master Plan for Singapore. In early 1952 the Master Plan Team was formed to carry out this work. Since that date the Trust in addition to acting as the Government's public housing authority became also a planning authority. The Master Plan was submitted in November 1955 and was not finally approved by the Government until 8th August, 1958. All this while the housing programme of the Singapore Improvement Trust had been going on providing on the average 1,720 houses a year when the need was almost ten times this number. It was clear that the position could not be maintained for long. By the end of 1958 recommendations were made for the dissolution of the Singapore Improvement Trust and for two separate Ordinances to provide for the constitution of a new Housing and Development Authority and a separate Planning Authority to take over the functions hitherto exercised by the Trust. The Ordinances were passed early in 1959, but it was not until February 1960 that the Housing and Development Board was constituted and the Planning Department set up within the central Government machinery.

To summarise one could say that the history of public housing in Singapore is one long record of reports of insanitary and overcrowding conditions in the congested parts of the City, dating as far back as 1907, of inquiry commissions and committees into the housing problems, their recommendations and suggestions for improvements. Notwithstanding the various committees and recommendations it is clear that a full appreciation of the deteriorating housing situation was not obtained nor was enough done to rectify the extremely bad state of affairs. The achievements for the period 1947-1959 while being an improvement on what had happened before the war was hardly adequate to meet the problems faced by the State in the field of housing. Thus the year started with having to cope with the backlog of inadequate handling of a deteriorating housing problem in a State where the population was increasing at an extremely fast rate.

PUBLIC HOUSING 1947-1959

Following the Housing Committee Report 1947, efforts were made to increase the pace of building flats and housing units. For the three years 1948-1950 the total number of housing units completed was 2,530 and for the 5 years 1947-1951 the total was only 4,061, which was still short of the number of units recommended to the Government by the Committee for 1948-1950. These new units could at best meet a small fraction of the demand and the housing shortage remained critical. Renewed efforts were made and the number of completed units rose year by year from 1,307 in 1951 to 3,841 in 1958. This last was the highest number ever attained by the Singapore Improvement Trust in its 32 years of existence.

For the whole period 1947-1959 a total of 20,907 units were built by the Singapore Improvement Trust, averaging 1,740 units per annum. Private enterprise built some 19,000 units over the same period. Thus the housing situation continued to deteriorate. The population increased from 938,000 in 1947 to 1,579,000 in 1959 while the total number of new housing units produced to meet the needs of the increased population was only 40,000, i.e. one new unit for every increase of 16 persons in the State. The cumulative effects of this inability to meet the demands for housing of the increasing population will be felt in the coming years. Its immediate effects are to further congest the already overcrowded and in many cases dilapidated old structures in the central areas of the City, and to give rise to a spate of unauthorised construction in the squatter settlements and in any vacant land that is not properly controlled or supervised. Racketeers have been quick to seize this opportunity and make quick profits on the sufferings of their fellow citizens and many ignorant people have been led to purchase unauthorised attap structures which have sprung up like mushrooms in different parts of the town. The Government is hard put when confronted with the situation to eject families out of their homes however temporary or unauthorised the structures might be. Drastic action has to be taken to crack down on racketeers and to nip nefarious activities in the bud though this is by no means easy.

BUILDINGS COMPLETED IN RELATION TO POPULATION 1947-1959

	UNITS COMPLETED			ESTIMATED POPULATION (000's)	
	By S.I.T.	Private	Total	Annual Increase	Total
1947	224	*	224	*	938†
1948	597	360	957	34	962
1949	828	685	1,513	19	981
1950	1,105	839	1,944	34	1,015
1951	1,307	780	2,087	27	1,042
1952	1,886	1,486	3,372	35	1,077
1953	2,074	2,054	4,128	46	1,123
1954	1,908	2,124	4,032	42	1,165
1955	2,907	3,202	6,109	45	1,211
1956	1,275	2,000	3,275	51	1,262
1957	1,344	1,851	3,195	222	1,484†
1958	3,841	1,833	5,674	30	1,514
1959	1,611	1,787	3,398	65	1,579
Total 1947 to 1959	20,907	19,001	39,908	641	..

* Figures not available.

† Census figures.

The Singapore Improvement Trust utilised a total of \$134.65 million from the loans that were made available by Government for low cost housing at interests varying from 3 per cent to 5½ per cent over sixty years. It also used up a portion of its cash reserves. On the average over this period the construction cost worked out to \$7,000 per low cost housing unit. ✓

Staff
Estab

As an organisation the Singapore Improvement Trust was run by permanent senior officers who were all expatriates. Little regard was given to the policy of Malayanisation and the few local men who were able to attain senior officers' status had little or no say in the running of the organisation. The theory held was that unless technical officers had years of experience in addition to professional qualifications there could be no success in the provision of low-cost housing. It must however be remembered that the few local men as were available for appointment in the senior grades were, in most cases, young men who returned from abroad after obtaining professional qualifications or technical training but who had not had the opportunity to gain experience in other countries. So long as it was felt that officers had to have considerable experience before appointment local officers were debarred from entry into the Trust senior officers grades and consequently there was a tendency to recruit senior officers from the United Kingdom, Australia or elsewhere.

These overseas officers did not have an adequate understanding of the local building industry and held the view that the maximum capacity of the building industry in Singapore was limited to five to six thousand units. They suggested that building in excess of this number would bring about serious price increases which would make low-cost housing uneconomical. Yet their building costs averaged at \$7,000 per unit which is way above the figure at which the Housing and Development Board is producing housing units.

The political changes in Singapore in 1958-1959 caused great anxiety to the expatriate officers of the Trust and when the new fully-elected Government came into power in June 1959 most of them elected to leave the service, collecting Provident Fund benefits on the higher scale. The mass resignation of experienced officers greatly demoralised the remaining staff and shattered the Singapore Improvement Trust organisation. The Housing and Development Ordinance had in the meantime been passed and with the dissolution of the Singapore Improvement Trust being imminent, practically no work was done in building low-cost housing units for the second half of 1959.

If in the building of low cost houses to meet the demands of the majority of the population the Singapore Improvement Trust proved inadequate, in its management of its finances the Trust fared even worse. It was fortunate that the Trust had ample revenue derived from three sources (i) rents from houses built out of its own reserves for which houses no loan charges were payable (ii) proceeds from the sale of lots of land not required for development and (iii) the 2 per cent Improvement Rate on all properties within the City, plus an equal Government contribution. This last item had been increasing from just under \$1.0 million in 1947 to more than \$3.5 million in 1959. In spite of all these funds the accounts of the Trust were in the red in 1959. The reason is not far to seek. Inadequate attention was paid to balancing the budget or to the practice of economy. The rent formula conforms to no set of consistent principles. Rents were decided on an ad hoc basis as each housing estate or each phase of a development was completed. Some rents were calculated on the basis of costs of construction, others on political expediency and still other on no apparent basis at all. The result was that for 20,907 units built by the Trust after the War, there obtained more than 100 categories of rents ranging from \$9 p.m. through various differentials often as little as 5 cents to \$105 p.m. Often similar units in the same locality carried vastly different rents.

THE NEW PUBLIC HOUSING AUTHORITY

Few new public housing authorities in the world could have been confronted with so many problems and so formidable a task (relative to the resources available) as the Housing and Development Board when it first came into being on 1st February, 1960.

The natural rate of increase of population was 4.3 per cent per annum—a very high figure by any standard for this means some 60,000 citizens are being added to the community each year. The number of houses needed both to house these new citizens and to replace the old structures slowly falling to pieces, is estimated to be at least 15,000 each year. Due to past inability to tackle the housing problem realistically, the housing shortage has become acute. The financial resources of the State are by no means unlimited and the priorities for housing have to be determined after the claims of other urgent social services such as education and health have been met. It was not easy to raise loans from World Bank or United Nations sources as housing does not come under the category of productive investment which will help directly in the industrial development of an underdeveloped country.

The organisation the Board inherited from the Singapore Improvement Trust was in February 1960, thoroughly confused and the staff completely demoralised. The majority of the experienced technical and professional officers who were mainly expatriates, had resigned or left the service leaving only a handful to carry on as best they could. The few local officers as were recruited were relatively new to their jobs and many of them had little or no experience other than their academic training. The Chairman and members of the new Board were themselves not experienced in low cost public housing. The pundits of the Singapore Improvement Trust had proclaimed that low cost housing was a matter for experienced experts and that the building industry in Singapore could not build more than 6,000 units per year without price being pushed very high. The prospects of alleviating the acute housing shortage were grim indeed. In fact for some time there was considerable adverse comment and serious doubts were expressed whether the new Housing and Development Board could be able to tackle the task ahead. The immediate step was therefore to re-organise the machinery to get it in readiness for the important tasks of building construction that lay ahead.

RE-ORGANISATION OF THE ADMINISTRATIVE AND TECHNICAL STAFF

As mentioned earlier the organisation which the Board inherited from the Singapore Improvement Trust had already been depleted of its senior technical staff and what remained was thoroughly demoralised as a result of the buffeting received in the period of political change. Nevertheless it was essential that the morale be restored and new blood infused into the organisation if the different sections dealing with administration, planning, design, drafting, construction and supervision, management and maintenance were to be geared to deal with problems three to four times the size of those ever attended to by the Singapore Improvement Trust.

Early action was taken to put right the many anomalies that existed in the organisation, and every effort was made to recruit qualified local men as well as to retain those experienced officers who had some contribution to make to the organisation. The new Board attended to most of the important matters, delegating the executive authority to the Chairman. The various departments—Administrative, Building, Estates, Finance, Lands and Resettlement—worked directly to the Chief Executive Officer and the Chairman instead of to various Committees and Sub-Committees as in the Trust. In this way decisions were obtained quickly and delays reduced to a minimum. In dealing directly with the different departments the Chairman and the Chief

Executive Officer were able to co-ordinate work most effectively and in the early stages this contributed to the restoration of confidence and morale among the members of the staff.

In the course of the re-organisation it became evident that the Building, Finance, Lands and Resettlement departments which were crowded either in part or in whole in an Office Block at Upper Pickering Street were not in occupation of office accommodation that was conducive to efficiency. There was need to have reasonably good office space if draughtsmen, designers and architects were to produce good work. The Board decided therefore to move its main offices to Princess House, Alexandra Road and this move was completed in July 1960.

THE BOARD'S FIVE YEAR BUILDING PROGRAMME

The new Board after taking stock of the situation decided that the housing problem could best be met by the implementation of the following measures:—

- (a) an immediate programme to build as many low cost housing units as possible to meet the needs of people in the lower-income groups whose requirements had never been catered for by private enterprise. This would form part of a short-term plan to relieve the acute congestion in the central areas of the City by the creation of new centres of population in the form of properly planned housing estates which would be within easy means of communication to the City.
- (b) a long-term plan to provide for the eventual redevelopment of the City—this would need more detailed study and assistance of a team of urban renewal experts would be sought.

Preliminary studies, confirmed by actual analysis of the 10,125 applicants on the Housing Register (please see tables 1, 2 and 3 on Appendix IV) indicated clearly that the majority of the people most in need of public housing were entirely dependent on central area activities for their livelihood and they would not be prepared to move to housing estates away from their places of employment if transport costs were to pose a problem. The Board soon realised that relative to the earnings of the people the costs of public transport in Singapore were very high indeed. Unless the maximum fares charged can be brought down to 25 cents or less irrespective of the distance travelled, it is not likely that the poorer classes can be attracted to live in housing estates more than 5 miles from the City centre. As there is little likelihood of cheap public transport being available within the foreseeable future, the Board decided to concentrate its building activities in housing estates which were within a radius of five miles from the city centre, viz: in Tiong Bahru, Alexandra and Queenstown in the West, St. Michael's Estate, Toa Payoh and MacPherson Estate in the North and Kallang Estate in the East.

The Board's Five-Year Building Programme which was later approved with some modifications by the Government provides for the building of 52,842 units at a cost of \$230 million over the period 1960/1964. The Programme aims at building an average of 10,000 units of low-cost public housing per year, although the need is estimated to be 15,000. It is intended that the remainder of the annual requirements should be left to private enterprise which would cater for those in the upper-middle and higher income brackets. The following table shows the original basis of the Five-Year Building Programme, which was subsequently slightly amended and dovetailed into the Government Development Plan 1961-1964. Under the

Plan 51,031 units are to be built over the years 1961-1964 at an estimated cost of \$194.1 million, leaving a balance of 11,760 units to be completed after the period of the Plan.

	1960	1961	1962	1963	1964	Remarks (To be completed after 1964)
Estimated No. of Units to be completed under Board's original Programme (52,842 units)	1,491	11,001	10,650	14,760	10,210	4,730
Revised estimated completions as per Government Development Plan (51,031 units)	*	7,096	9,735	9,690	12,750	11,760

* 1,682 units were completed in 1960.

It is the intention that the Plan should be as flexible as possible as it is anticipated that once building activities revive, competition for available resources in the industry could well force up prices and slow down the Programme. Delays in clearing squatters in certain areas would also necessitate selection of alternative sites for early development. In addition to making every effort to cut down capital costs of construction without increasing the need for additional maintenance after completion, the Board also investigated possible methods of mass production or prefabrication of housing units. The main purpose of this was to find methods of ensuring the continuous production of housing units even after the building industry in the State was pushed to full capacity. Western European methods were examined including those from British, French, Danish and Swedish firms. They were in the main labour and time-saving processes and were invariably much more costly than the traditional methods in use in Singapore. Nevertheless, because of the likelihood of inflation and probable shortage of skilled labour and building materials when the Programme got into stride, the Board was prepared if necessary to invest in capital equipment in any suitable economic assembly line method of producing prefabricated components for housing units that could be found. Such capital investment would be made either solely by the Board or in co-operation with foreign building firms which might hold special or patented rights to any method of prefabrication. After more than half a year of thorough investigations, the Board found no satisfactory and acceptable method and performance was required to continue with the present traditional methods of building construction. Happily the costs of construction had not been much affected at the end of the period covered by this Report, and although 6,608 units of housing are now under construction, the cost has not gone up appreciably between the first and last contracts given out in 1960. The average cost (excluding piling and land) works out to \$8 per sq. ft. of living area with water, electricity and modern sanitation, as well as public roads, drains, car parks and open spaces thrown in. This cost compares favourably with the HK\$25 per sq. ft. which the Hongkong Housing Authority spends on similar type of housing, in spite of the fact that in Hongkong labour is only paid less than half the wages now earned by our construction workers.

By the end of 1960, the building programme was well in hand and although 1960 may not be a year fruitful of many completed housing units the foundations of an expanding public housing programme have been laid.

It is necessary for a building project once started to take some 9 to 12 months to complete. Hence by the end of 1960 only 1,682 units of housing were completed although some 6,608 other units were still under construction in varying stages of completion. In 1961 it is expected at least 7,000 units will be available for allocation.

The Housing and Development Board was so fully pre-occupied with the re-organisation of the machinery to implement its Five-Year Building Programme to meet the immediate needs of the people for housing that it could not devote the time necessary to study and work out details to provide for the eventual redevelopment of the City. It decided with the approval of the Ministries concerned that this matter would best be left to a team of experts as it would involve ways and means of replanning a new layout for the City. It was agreed that United Nations assistance should be sought in the first instance for a town-planning expert to study the problem and submit a preliminary survey and later to seek a team of experts to work out the best method of solving the problem.

For the immediate future or for the next five years at least the Housing and Development Board must ensure that on an average 10,000 units of public housing are provided although it is estimated that at least 15,000 units will be required per year over the next 10 years to relieve the present housing shortage. The Board hopes that private enterprise will increase its output in the building of houses for those in the middle and higher income brackets and thus provide the remainder required.

Affecting maximum economies, increasing sources of revenue and cutting down on management and administrative costs, just as much as finding new and cheaper methods of construction will facilitate the provision of suitable housing to meet the needs of the lower income groups. The Board has made detailed study of its administrative machinery, its estates management methods and its finance and other departments in order to achieve these ends.

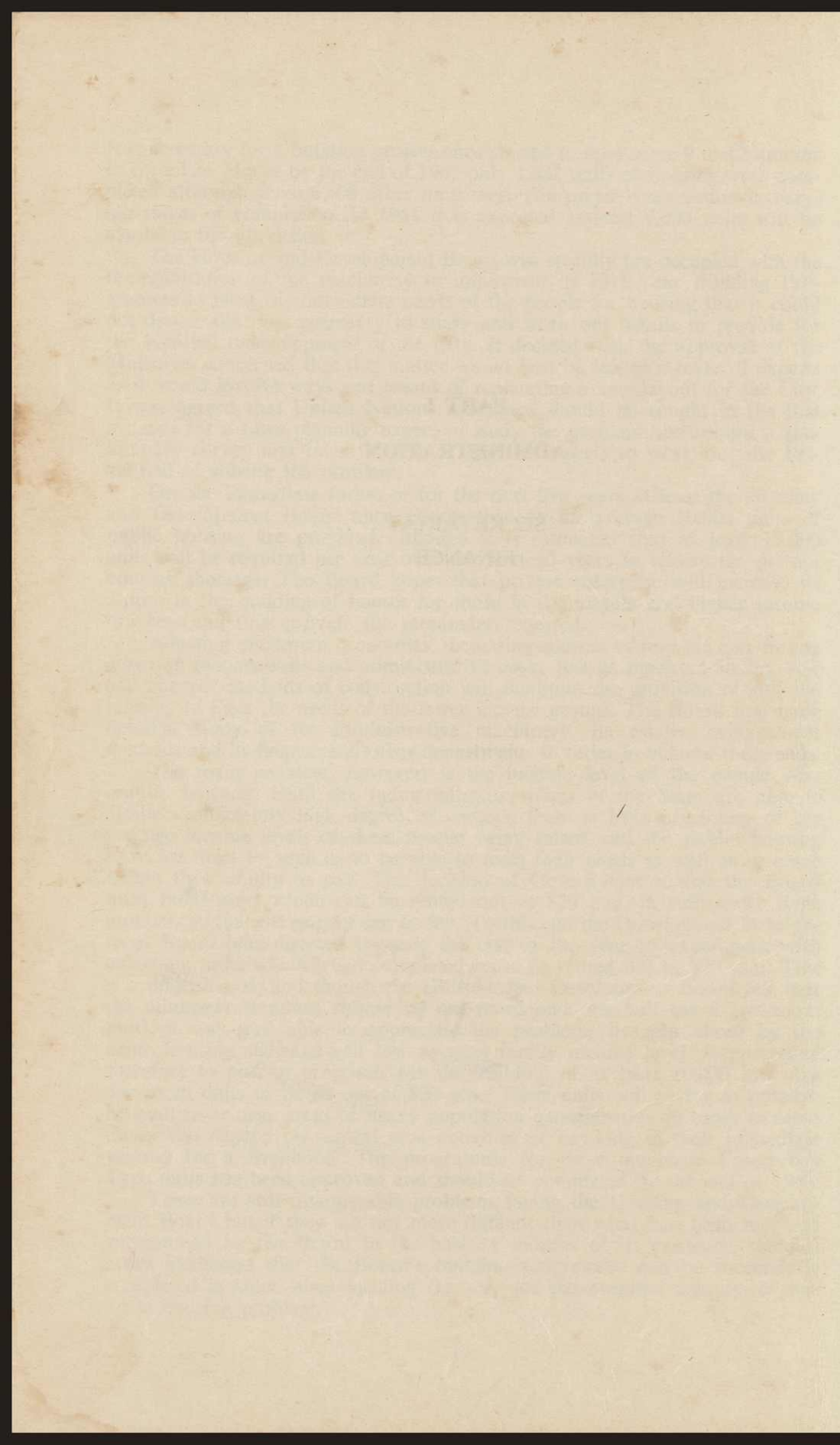
The main problem, however, is the income level of the people who require housing. Until the industrialisation plans of the State are able to attain a sufficiently high degree of success, there is little possibility of the average income levels of these people being raised and the public housing provided must be such as to be able to meet their needs as well as to come within their ability to pay. The decision of Government is that the Board must build units which can be rented out at \$20 p.m. in sufficiently large numbers so that the impact can be felt. To this end the Housing and Development Board was directed towards the end of the year to experiment with one-room units which when completed must be rented out at \$20 p.m. This is a difficult task and though the Housing and Development Board felt that the minimum standard should be one-room and one hall (or a two-room unit), it was well able to appreciate the problems brought about by the acute housing shortage and low average family income level. It proceeded therefore to put up proposals for the building of at least 10,000 low cost one-room units to be let out at \$20 p.m. These units will as far as possible be built in or near areas of heavy population concentration in order to serve those who depend on central area activities or hawking in their immediate vicinity for a livelihood. The programme for these one-room Emergency Type units has been approved and should be completed by the end of 1962.

There are still innumerable problems facing the Housing and Development Board but if they are not more difficult than what had been met and surmounted by the Board in the past 11 months of its existence, there is every likelihood that the Board's building programme can be successfully completed in time—thus opening the way for the eventual solution of our acute housing problem.

PART I
ADMINISTRATION

SECRETARIAT
FINANCE

Housing & Development Board
LIBRARY
National Development Building
Marshall Road,
Singapore 2.



SECRETARIAT

The Government's declared policy of dissolving the Singapore Improvement Trust and replacing it with a Housing and Development Board to concentrate on erection of public housing on the one hand, and with a Planning Authority to provide for the planning and improvement of Singapore on the other, was implemented on 1st February, 1960 when the Housing and Development Ordinance No. 11/59 and the Planning Ordinance No. 12/59 were brought into operation. These two Ordinances jointly repealed the Singapore Improvement Ordinance (Cap. 259) and brought to an end the existence of the Trust which had been Singapore's statutory planning authority since 1927 and the recognised public housing authority since 1936. Four senior and 82 junior Trust officers who were exclusively engaged on planning functions were transferred to Government to operate the provisions of the Planning Ordinance. The remaining Trust staff were transferred to the Housing and Development Board.

The Housing and Development Ordinance provides for a Board of five members, all of whom were appointed within two weeks of the Ordinance being brought into force. Members of the Board hold office for a period of three years from the date of their respective appointments and are eligible for reappointment on completion of that period. The Board is responsible to the Minister for National Development.

ESTABLISHMENT AND PERSONNEL

One of the first tasks which engaged the Board's attention was that of recruiting additional qualified and experienced staff to replace the 84 officers, both senior and junior, who left the service in 1959. A comprehensive review of the Board's establishment and staffing position was made and immediate steps were taken to recruit the additional staff required. A senior civil servant was seconded from the Government service to be the Board's Chief Executive Officer. During the year 17 new senior officers were appointed, whilst 7 left. 83 junior staff were engaged, 47 left the service. On 31st December, 1960 the total Board staff was made up as follows:—

Senior officers	...	...	...	38*
Junior officers	...	...	...	299
Subordinate officers	...	...	...	26
Open Vote	...	...	...	719
				<hr/>
				1,082
				<hr/>

* Six of the 38 senior officers were expatriates.

A table showing the authorised establishment and strength of the various Board departments at the end of the year is at page 15.

TERMS AND CONDITIONS OF SERVICE

The Secretariat is responsible for the administration and record of all staff matters. Because of the many changes which have been made over the years, staff and salary regulations had become complicated and the opportunity was taken in 1960 to embody all these regulations into a single book of rules for ease of reference. Amendments are made to this book of rules as and when new policy decisions governing conditions of service are taken.

On the 1st December, 1960 the Board adopted a scheme of Professional Allowances under which special allowances are paid to professionally qualified senior officers holding specific posts on the establishment. The rates of allowance are similar to those payable to professional officers in the Government service but the principles governing payment have been slightly modified in the Board's scheme.

COMMITTEES

Four standing committees were appointed during the year to assist the Board. These are the Allocations Committee, the Resettlement Advisory Committee, the Public Relations and Advisory Committee and the Housing Sites Committee.

GENERAL

The main offices of the Board were moved from Upper Pickering Street to Princess House, Queenstown in the middle of the year, but area offices continued to function in the central, southern and northern parts of the island for the convenience of Board tenants resident in those areas.

A member of the Board and the Chief Architect represented Singapore at an International Seminar on Housing held in Israel from 4th May to 15th June, 1960. Later in the year two other Board members attended an ECAFE Working Party on Housing and Building Materials held in Bangkok in November, 1960.

An Exhibition of the work of the Housing and Development Board was held from the 10th to 18th December, 1960. Scale models, photographs and explanatory posters depicting the functions of the various Board departments were displayed. A feature of the Exhibition which attracted considerable attention was a full scale model of the self-contained one-room unit which the Board is building to let at a rental of \$20 per month. Special low-cost furniture designed for use in this unit was also displayed. Great interest was shown in the Exhibition by the public and an estimated 80,000 persons attended. More detailed information about this Exhibition is given elsewhere in this Report.

STAFF ESTABLISHMENT 1960

ESTABLISHMENT AT 31-12-60

APPOINTMENTS FILLED AT 31-12-60

Senior Officers	Intermediate Officers	Junior Officers	Sub-ordinate Division Officers	Open Vote Employees, (Mandores, Labourers etc.)	Total	Departments	Senior Officers	Intermediate Officers	Junior Officers	Sub-ordinate Division Officers	Open Vote Employees, (Mandores, Labourers etc.)	Total
4	2	18	8	..	32	Secretariat	4	1	17	8	..	30
2	..	70	2	..	74	Finance ..	2	..	64	2	..	68
22	2	72	4	47	147	Building ..	22	2	64	4	36	128
6	9	70	7	649	741	Estates ..	3	8	66	7	585	669
2	1	30	1	16	50	Lands ..	2	1	23	1	16	43
2	2	36	2	50	92	Survey ..	2	1	24	2	48	77
3	1	30	2	41	77	Resettlement	3	1	27	2	34	67
41	17	326	26	803	1,213	Total ..	38	14	285	26	719	1,082

FINANCE

GENERAL

The Housing and Development Ordinance 1959, which came into operation on 1st February, 1960 does not provide for the use by the Board of the amount raised through the Improvement Rate to which Government added an equivalent contribution. Thus the Board's income (as compared with that of the Singapore Improvement Trust) is reduced by a sum which in 1959 reached \$3.5 million, or 22 per cent of its total income for that year.

As a result of this abatement in income the Board's future revenue accounts cannot avoid a deficit.

This deficit cannot entirely be off-set by reducing and/or keeping down Board expenditure. Rates of interest on building loans which have reached $5\frac{1}{4}$ per cent per annum, are not likely to become lower in the near future. More than one-third of the rent received is for meeting property tax, and it is not always possible to find low-priced land on which to build. The fixing of these charges are for determination by the government, but they are matters wherein it may be possible for the Board to be given considerable relief and assistance in its efforts to provide badly needed housing for those receiving low incomes. Consideration ought to be given to reducing the Board's burden in respect of these commitments, particularly in view of the fact that existing rent fixing policies do not permit an economic return.

RENT INCOME

This is the Board's main revenue item. The amount of rent, service and conservancy charges receivable for the 11 months was \$12.304 million, less amounts deductible for properties void, etc. during the period amounting to \$0.386 million. (The full year 1960 showed rent, service and conservancy charges of \$13.468 million with deductions for voids, etc. of \$0.447 million as compared with \$12.623 million and \$0.855 million in 1959).

At the end of the year Rents in Arrears amounted to \$295,274, (which is 2.19 per cent of the annual rent). The amount is broken down as follows:—

	\$
Arrears of 1 month	186,945 (63.31%)
Arrears of over 1 month	108,329 (36.69%)
Total	<hr/> 295,274 (100%) <hr/>

It will be seen that virtually the whole of the rent owing tenants fall under the "1 month arrears" class. The tenancy agreement requires rent in advance, but in practice it may be tendered and accepted up to the end of the month concerned. Those in arrears thereafter receive special attention from the Collecting Section. Every effort is needed to keep to the minimum the incidence of debt among those especially whose incomes are low, bearing in mind that this group constitutes the greater proportion of the Board's tenants.

The Fire Victims (Kampong Koo Chye, Kampong Tiong Bahru, Joo Chiat and Tembeling Roads, etc.) for some months initially given free housing, now pay a monthly rental at an assisted rate.

When it succeeded the former Singapore Improvement Trust, the Board decided it reasonable that tenants should contribute to the cost of conservancy and common service cost and maintenance. The application of this principle, however, has only so far affected tenants accepting allocations in new units as from 22nd June, 1960.

CHANGES, ANNUAL EXPENDITURE AND CAPITAL DEVELOPMENT

As mentioned previously, the Board no longer enjoys the valuable annual assistance formerly received through the yearly grant of an Improvement Rate. However, it has been agreed by the Ministry of Finance that the balance standing to the Revenue Account of the former Trust on its being succeeded by the Board should vest in the latter. Under the Ordinance the Board also succeeds to all the property, rights, and interests, as well as the liabilities and obligations of the former Singapore Improvement Trust.

In accordance with Section 47 (3) (b) (iv) of the Housing and Development Ordinance, an annual provision is now being set aside under a Maintenance Fund for housing repairs, redecoration, etc. The Ordinance also provides for the drawing up of Financial Regulations, as well as the establishment of a Provident Fund for staff of the Board. Proposals in draft form are now almost ready and it is hoped that they will be operative in the early part of 1961.

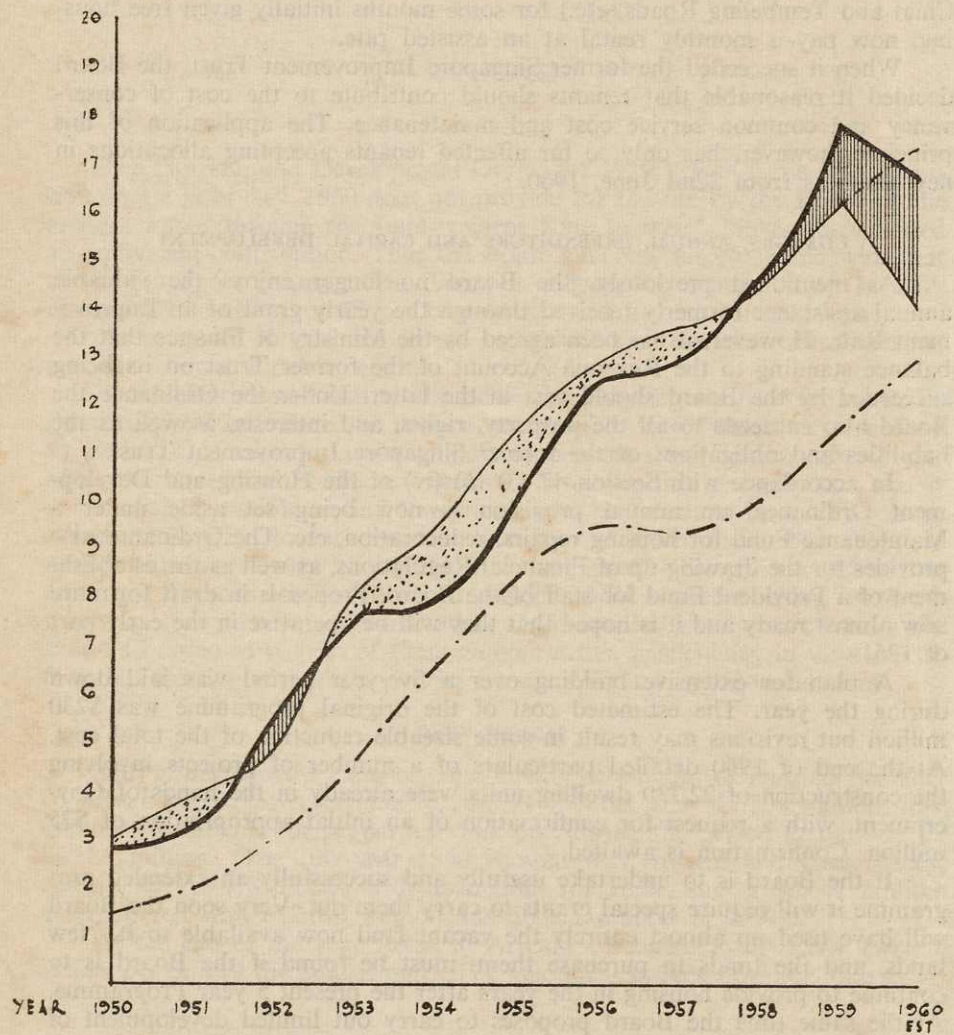
A plan for extensive building over a five-year period was laid down during the year. The estimated cost of the original programme was \$230 million but revisions may result in some sizeable reduction of the total cost. At the end of 1960 detailed particulars of a number of projects involving the construction of 22,730 dwelling units were already in the hands of Government, with a request for confirmation of an initial appropriation of \$75 million. Confirmation is awaited.

If the Board is to undertake usefully and successfully an extended programme it will require special grants to carry them out. Very soon the Board will have used up almost entirely the vacant land now available to it. New lands, and the funds to purchase them, must be found if the Board is to continue to provide housing in the years after the present 5 year Programme. At the same time the Board proposes to carry out limited development of some industrial sites in conjunction with its other normal works.

The provision of adequate (and if necessary revolving and temporary) funds for the above new activities is being taken up with Government in the first place, and an early decision and supply of the necessary monies (estimated for the time being to be in the region of \$15 million to \$20 million) is urgently awaited.

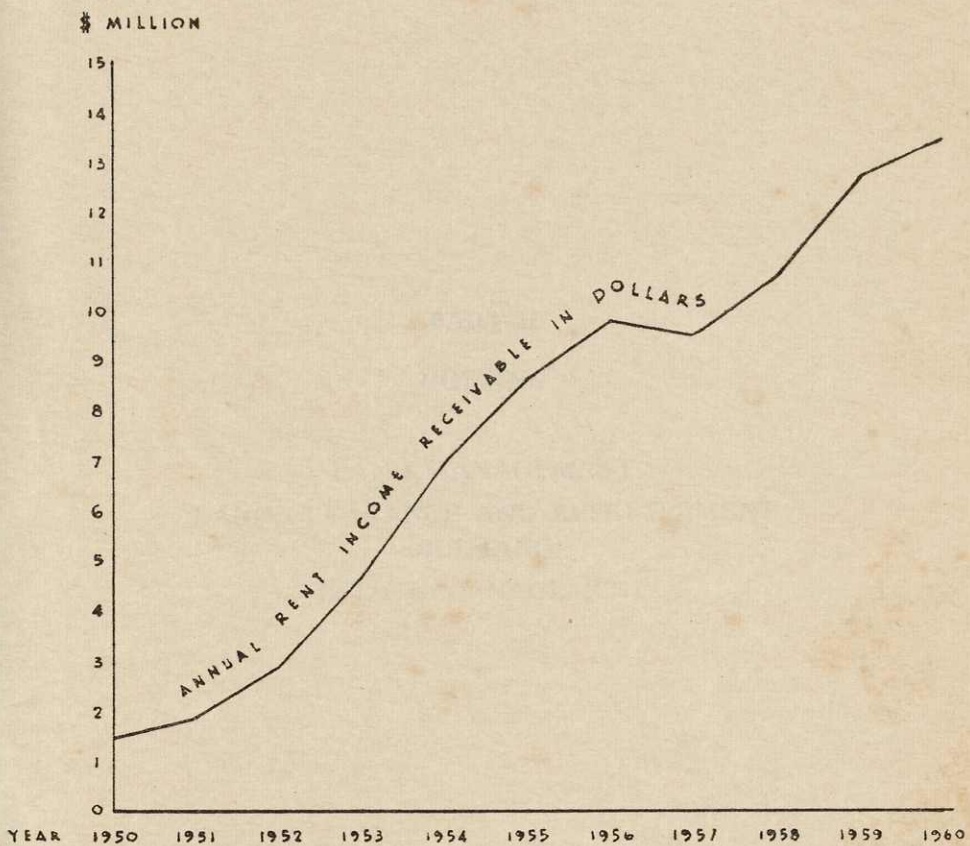
A close study is being made on further mechanisation of the accounting system. The methods now in use will not, it is felt, serve satisfactorily the huge tenant population of the near future. At the same time, the greater volume to be handled will render economical the introduction of more mechanisation.

\$ MILLION

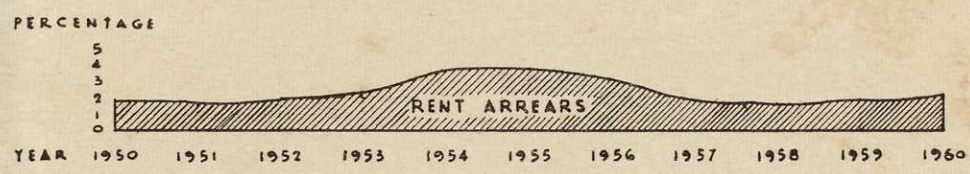


TOTAL INCOME
 TOTAL REVENUE EXPENDITURE
 NET RENT, SERVICE & CONSERVANCY CHARGES RECEIVABLE
 ESTIMATED TOTAL INCOME PROJECTED FROM 1959
 (INCLUDING IMPROVEMENT RATE & GOVERNMENT CONTRIBUTION)

 SURPLUS
 DEFICIT.



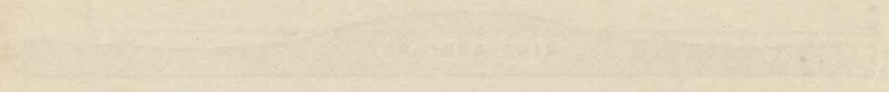
ANNUAL RENT INCOME



ARREARS AT 31ST DECEMBER AS PERCENTAGE OF ANNUAL RENT INCOME



ANNUAL RENT INCOME



STATEMENT OF THE DEPARTMENT OF AGRICULTURE
OF ANNUAL RENT INCOME

THE DEPARTMENT OF AGRICULTURE HAS THE HONOR TO ANNOUNCE THAT THE FOLLOWING STATEMENT OF THE ANNUAL RENT INCOME OF THE STATES AND TERRITORIES FOR THE YEAR 1910 IS HEREBY SUBMITTED TO THE PUBLIC.

STATE OF ALABAMA
 STATE OF ARIZONA

PART II

HOUSING

LAND MANAGEMENT

LAND CLEARANCE AND RESETTLEMENT

BUILDING

ESTATE MANAGEMENT

PART II

INDEX

AND MANAGERIAL

LANDS AND RESOURCES

BUILDING

ESTATE MANAGEMENT

LAND MANAGEMENT

The structure of the Lands Department was not affected by the many changes in organisation of the Board's departments throughout 1959 and 1960. The personnel and functions continued with little change throughout the period of transition from the former Singapore Improvement Trust to the new Housing and Development Board. Land policies were under constant review to accord with the new outlook of the Board and Government. As expected the Land Department's functions have continued to increase considerably, consistent with the heavy housing and industrial development programmes.

The Housing and Development Board is one of the largest landowners in Singapore and the need to have firm land control has always been recognised. The Department is responsible as land agent for all matters affecting the Board as a landowner.

These functions consist of acquisitions, sales, leases, land management, housing sites, clearance co-ordination, house sale schemes, promotion of industrial estate schemes, protection of the Board's land interests generally together with a new commitment—the letting of Board land and premises for advertising purposes.

The Housing and Development Board as a public housing authority and as an agent for Government in undertaking an industrial development programme has a constant need for new sites. Particular attention was devoted during the latter part of the year to the examination of various large and small areas in private and public ownership with a view to acquisition.

Emphasis has been laid on the acceleration and promotion of industrial development projects as an integral part of the Government's industrialisation programme. It is expected that this aspect will increase in importance considerably in view of the constant problem of unemployment.

LAND ACQUISITION

The planning and improvement work previously undertaken by the S.I.T. has been transferred to Government. Various outstanding acquisitions under the following types of schemes were completed:—

- (i) Planning Schemes—Amendments and Additions to the General Improvement Plan.
- (ii) Slum clearance—improvement schemes.
- (iii) Main road improvement schemes.

Compensation payable under such cases in 1960 amounted to \$105,241. Further acquisitions under this planning function will be undertaken by the Commissioner of Lands on behalf of the Planning Department.

Under arrangements made between Government and the former Singapore Improvement Trust large areas of suitable Crown land were set aside for housing sites, and where the land was in private ownership the Commissioner of Lands purchased the land on behalf of the Trust. Under the new Housing and Development Ordinance and present arrangements with Government, the Board undertakes direct purchase of sites by private treaty or by compulsory acquisition.

Sites in public ownership are also purchased on the basis of agreed values by arrangement with the City Council or Commissioner of Lands. Where there may be conflicting claims for the site the matter is resolved by the Master Plan Committee. At the beginning of 1960 when the ambitious 5 year Development Programme was embarked on the Board held approximately 1,300 acres of land. This land extends over various sites and is expected to be virtually exhausted in undertaking the Board's Building Programme. It is therefore of paramount importance to investigate fully the purchase of adequate additional land. Many sites have been examined by the Housing Sites Committee set up for this purpose.

The purchase of certain large sites was considered and approved by the Board, e.g. at Henderson Road, Mount Faber, Geylang Serai, Changi Road, East Coast Road, Redhill, Kampong Tiong Bahru and central areas. Several small sites in public and private ownership are under investigation with a view to completion of purchase in 1961. Larger sites in Queenstown and elsewhere are under review to ensure flexibility and so that the continuity of of a heavy development programme is in no way hindered by the shortage of land and the subsequent difficulties of land clearance. The cost of this land acquisition is expected to be a heavy commitment and the financial position is constantly under review.

Whilst the present tendency is to prefer sites in central areas where the demand for low rental housing is considerable, the Board must expect to face a difficult problem in securing suitable sites within its means. A trend towards the development of satellite—new towns such as Jurong and Woodlands will ease the land acquisition position considerably.

DISPOSAL OF LAND

Land values were low and unsettled during the early part of the year. Action for disposal of small parcels of surplus land to private owners was temporarily suspended. Negotiations in various cases under previous agreements proceeded to the point of completion and issue of title wherever possible.

The Board holds approximately 21 parcels of land surplus to previous schemes that can be developed independently. These areas have now been offered to other Ministries before release. When appropriate these parcels are alienated by public tender on a Building Agreement and 99 year lease for appropriate permanent development.

There are a further 101 acres too small to be developed privately. These will be sold to the adjacent private owner unless they are suitable for some special community purpose.

During 1960 fifteen leases, 4 Building Agreements and 13 sale actions reached the point of completion for sums totalling \$426,891.

In step with housing development new sites are set aside for schools, markets, open spaces, clinics and various other community purposes. Sites are also earmarked for industry, places of worship, cinemas and general commercial purposes. Community sites are sold to Government at agreed values whilst sites for private development are leased for 99 years following completion of development under a 2 year Building Agreement.

Under the Planning Ordinance certain lands held by the former Singapore Improvement Trust require to be transferred to Government. Following recommendations of a Special Committee a schedule and plans of these lands to be transferred have been prepared. The schedule is under consideration by the Planning Department. Further consultations will be required with the

Commissioner of Lands before the instrument of transfer and handover of lettings can be completed. This will enable the Board to relinquish lands held for incomplete planning, road improvement and backlane schemes and devote its attention exclusively to housing functions.

HOUSES FOR SALE

Early in the year the Board decided not to proceed with the sale scheme for 100 terrace houses at St. Michael's Estate. The premises were duly let to applicants on the Housing Register.

A scheme was prepared by the Board on behalf of Government for the construction and sale of 192 terrace houses and 28 shops at the Kampong Koo Chye Fire Site. The former fire victims were registered by the Social Welfare Department and allocation of the premises was completed satisfactorily by public ballot at the Guillemard Road Community Centre on 26th November, 1960.

The land and premises were sold on a 60 year lease at cost. The various public donations and Government and City Council contributions were applied to reduce the purchase price. An agency agreement was concluded with the Malaya Borneo Building Society who are undertaking the mortgage arrangements on behalf of Government.

The final selling prices were \$4,940 for the 192 dwellings and \$6,339 for the 28 shops. All purchasers paid an initial low deposit of \$350, the balance of the purchase price being recovered in monthly instalments over 15 years.

The former fire victim families were given temporary Board accommodation at Kallang Estate and elsewhere, and are happy to return to their former neighbourhood.

The Board's functions having been completed satisfactorily the premises are now under continued management by the Commissioner of Lands.

LAND MANAGEMENT

Throughout the year the Department continued to pay special attention to the control and management of the extensive areas of land held for future development together with the many small parcels of land surplus to completed schemes.

Many private landowners have considerable difficulty in containing the state of their lands and preventing new unauthorised encroachments. It is essential that Board lands should be maintained in a static condition as far as possible in order to keep the clearance commitment to the absolute minimum.

The Board land rental policy has been reviewed. Old land rentals were invariably low and bear no relationship to the area and state of land occupied. Many land tenants make a considerable profit from subletting of their plank and attap huts and shops and to this extent aggravate the ultimate clearance problem. The current land rental policy endeavours to assess a standard rent based on land use and introduces a new factor to discourage excessive subletting.

Simplified procedures are being formulated with the Chief Building Surveyor and Planning Department to expedite the handling of applications for approval to undertake minor building works to temporary premises on Board land. It is acknowledged that periodic maintenance and minimum reconstruction work is required to keep the dwellings in a suitable state of repair. Furthermore special consideration is given to normal amenities such as kitchens and bathrooms where these are not available. Subject to these cases building works are generally discouraged as the expenditure by the tenants proves to be abortive on clearance and demolition.

Prevention of new unauthorised buildings and extensions was more effective in 1960. New unauthorised premises are demolished immediately on detection where unoccupied. If occupied the sanction of the Court is secured before eviction.

As new areas are purchased a complete field survey is required to impose immediate and effective management control.

In order to assure complete control over a new acquisition area at Kampong Tiong Bahru and two areas at Toa Payoh and MacPherson Road (South) previously managed on Crown Temporary Occupation Licence, a special programme for the conversion of these Temporary Occupation Licences to Board monthly tenancies has been undertaken since April. Temporary staff were recruited and the work has proceeded steadily and is due to be completed early in 1961. The monthly land tenancy contains full details of structures, occupation of the land and premises and is considered to be a more effective instrument of control than a T.O.L. The information obtained in the field survey and recorded in the tenancy is a valuable guide to the ultimate clearance commitments.

At the end of the year the Department had under management approximately 2,128 T.O.Ls., and 3,750 monthly land tenancies. 100 lettings were reviewed during 1960 and 1,113 lettings were converted from T.O.L. to tenancy during the conversion programme.

CLEARANCE

Clearance of housing sites at Queenstown and elsewhere has proceeded steadily with the resumption of the housing programme following the formation of the Housing and Development Board. Further details of clearance work are available elsewhere in this report. Coupled with the urgent need for a supply of land is the problem to clear it in advance of building requirements. The Lands Department processes housing site clearance requirements by co-ordination with the Building and Resettlement Departments.

The Department is responsible for certain miscellaneous aspects of clearance such as grave exhumation on housing sites and industrial resettlement. Recent housing schemes at Tiong Bahru have utilised previous cemeteries and exhumation arrangements have been completed by the Commissioner of Lands with the former Trustees of the cemeteries.

It has become apparent that a special policy is required for the resettlement of small industries displaced on clearance. Proposals have been submitted to Government that will facilitate solving this problem and alleviate hardship as far as possible. This problem will increase on resumption of the development of central sites particularly in the Beach Road area.

ADVERTISING

The Department has prepared and introduced successfully a new policy of offering selected sites and premises for commercial advertising facilities. Whilst private landlords have been aware of the financial advantages of letting advertising facilities, the Singapore Improvement Trust was reluctant to permit advertising on its property.

The first group of advertising sites were approved by an *ad hoc* Board Committee on 12th June, 1960. These sites were duly released following planning and building approval. The initial response was slow as commercial organisations and advertising agencies were not accustomed to considering Board sites. As anticipated, interest has increased considerably and release of sites is proceeding smoothly.

INDUSTRIAL DEVELOPMENT

The promotion of industrial projects was accelerated by the Housing and Development Board throughout 1960 consistent with the Government's industrialisation policy. The Redhill and Tanglin Halt Industrial Estate Schemes were approved and released in 1960.

A summary of the position to date indicates the degree and significance of this work.

<i>Completed Schemes</i>	<i>Area</i>	<i>Factories completed</i>	<i>Factory sites pending construction</i>
Alexandra Industrial Estate ...	50 acres	28	6
Leng Kee Road Scheme ...	6 acres	26 (S.F.D.L.)*	—
<i>Approved Schemes (1960)</i>			
<i>Approved Schemes (1960)</i>	<i>Area</i>	<i>Factories to be built by S.F.D.L.</i>	<i>Prepared sites for private development</i>
Redhill Industrial Estate ...	23 acres	34	11
Tanglin Halt Industrial Estate	42 acres	—	62
<i>Schemes in preparation</i>			
Bendemeer Road ...	3½ acres	10	9
Kampong Ampat ...	3½ acres	11	7
Kallang Reclamation ...	75 acres	— layout in preparation	
Tanjong Rhu ...	9 acres	— layout in preparation	
Toa Payoh ...	72 acres	— layout in preparation	

* Singapore Factory Development Ltd.

Each of these various schemes offers its particular features of interest. Further details of the various schemes are as follows:—

(i) *Alexandra Industrial Estate*.—The completion and development of this estate has taken about 10 years and the alienation of the plots has been influenced considerably by the many constitutional changes in Singapore during the decade. The last 6 sites have been allocated and one is under development for a printing press and the other 5 will be under development in 1961 for the manufacture of biscuits, nails, general joinery workshops, etc. A photographic plant has been completed on 99-year lease in 1960 and is understood to represent the most substantial photographic plant in South East Asia.

(ii) *Leng Kee Road 6-Acre Scheme*.—This was the first partnership scheme undertaken by the S.I.T. with Singapore Factory Development Ltd.—a subsidiary of the Colonial Development Corporation. The site was cleared, prepared and roads constructed by the S.I.T. 26 small premises were built by Singapore Factory Development Ltd. for sale on 99-year leases, repayment extending over 10 years. The scheme was completed in 1958 and has been a useful guide to successive partnership schemes.

(iii) *Redhill Industrial Estate*.—This is a further partnership scheme with Singapore Factory Development Ltd. The Housing and Development Board has promoted the scheme and is undertaking administration as agent for Government, the land being Crown land. The site of 23 acres has been cleared and Singapore Factory Development Ltd. are undertaking site preparation, building of roads, and the erection of 34

or more small factory units for sale. The floor area of these small factories is 4,100 sq. ft. The premises will cost approximately \$45,000 and may be purchased with an initial 20 per cent deposit, the balance repayable over 15 years. 11 larger plots are reserved for private factory development. 10 of the small factories and 6 of the larger plots were allocated by the end of 1960. A Government 99-year lease will be issued over the sites at a nominal annual ground rent.

There has been considerable enquiry and interest in this particular scheme. Allocations can be expedited when applicants can see the first factories under construction by March 1961.

The 23 acre site is the first phase of a proposed industrial sector extending over a further 50 acres to Henderson Road. Preparation for the extension scheme is just in hand in order to assure continuity of factory premises and sites for applicants.

(iv) *Tanglin Halt Industrial Estate*.—This is a Board scheme for the industrial development of 42 acres at Tanglin Halt coupled with Neighbourhoods III and IV Queenstown. The site has been cleared and site preparation is almost complete. Access roads will be constructed in 1961. A layout has been approved for 62 factory plots with an average area of 18,000 sq. ft. Sites will be amalgamated or subdivided for disposal as may be required by individual applicants.

The plots are available for private factory development under a 16-month Building Agreement to be followed by the issue of a 99-year lease. Sites are alienated at current market values with a nominal annual ground rent. The first allocations of factory sites will be made early in 1961. In this scheme the availability of housing accommodation in Queenstown should be an encouragement to industrialists.

(v) *Bendemeer Road and Kampong Ampat*.—These are 2 industrial schemes of 3½ acres each where it is proposed to make available:—

- (a) Small prepared sites having an average area of 8,000 sq. ft. for private factory development on 99-year lease;
- (b) Two-storey terrace workshops having a ground floor area of 2,800 sq. ft. with living accommodation on the first floor—costing approximately \$35,000 to be erected by Singapore Factory Development Ltd.

Financial assistance will be available in this and all other schemes to purchase the land and premises over 15 years.

Land values are inevitably higher in the central schemes and larger developers are encouraged to consider outlying estates as at Redhill and Tanglin Halt. There has been a large number of enquiries for these two small schemes which will be released as soon as preparations have been completed and Government approval secured.

Other schemes are being prepared for the Kallang Reclamation area, Tanjong Rhu, MacPherson Road (South), Toa Payoh, and elsewhere. Arrangements have been completed for the financing of new industrial schemes.

Considerable valuable experience has been secured in this special field and it is apparent that the Board will be able to extend its promotion of industrial schemes both on Board land and as agent for Government in accordance with the extensive Government industrial development programme. The Board confidently expects to make an even greater contribution to industry in the near future.

ADMINISTRATION

The approved establishment at the end of the year comprised 2 senior posts, 1 intermediate professional post, 6 land inspectorate, 9 clerical administrative staff, 15 temporary staff for the tenancy conversion programme and 16 field staff. One officer was promoted to the post of Assistant Lands Officer following success in the professional examinations, and there have been four staff changes in junior posts.

The Department has settled down well under the new administration of the Board and has had to bear increasingly heavy commitments throughout the year.

LAND CLEARANCE AND RESETTLEMENT

The function of land clearance and resettlement of settlers to be displaced was undertaken by the Singapore Improvement Trust from 1957 on the request of Government. With the establishment of the Housing and Development Board in February 1960, this work was assumed by the Board through its Resettlement Department.

The Department continued to function on the same lines as when it was established in 1957, with its duties divided into four sections, Surveying and Planning, Engineering, Land Clearance and Resettlement and Administration.

During the year there were a number of staff changes in the Department through re-organisation. The administration of the Department is placed in the hands of the Administrative Officer (Resettlement) who co-ordinates the work of the Department and who is responsible to the Chief Executive Officer as the Head of the Department. Throughout the year the staff establishment of the Department remained constant, but three vacancies were not filled.

The Board is assisted on matters relating to resettlement by a Resettlement Advisory Committee which was re-constituted in April 1960 comprising the following:—

Dr. Fong Kim Heng	...	...	...	Chairman
Chief Executive Officer, Housing and Development Board	...	...	...	Member
Deputy Commissioner of Lands	...	...	...	Member
An Assemblyman	...	...	...	Member

Mr. Tee Kim Leng, M.L.A., Assemblyman for Pasir Panjang was invited to serve on this Committee. The Committee met on four occasions during the year and dealt with sixteen items of major issues.

Land investigation for the purpose of resettlement is undertaken by the Surveyor and Planner, and in cases where an area has potentialities for agricultural development, detailed mapping is carried out preparatory to a design being drawn up. Close liaison is maintained by the Surveyor and Planner with Government Departments which deal with land to ensure that the requirements of these Departments are complied with.

In 1960, mapping on new areas for resettlement was carried out in 13 areas covering 2,616 acres. Revisional mapping to pick up additional information was also carried out in 8 other areas covering 1,937 acres. Apart from investigation of land for resettlement purposes, special investigation on the possible use of estuarine lands located at Sungei Gedong, Sungei Sarimbun, Sungei Kangkar, Sungei Murai, Sungei Makwai and Sungei Peng Siang was carried out.

In conjunction with the Economic Development Division of the Ministry of Finance, the Surveyor and Planner, submitted a preliminary report on the Jurong Industrial Project. A Japanese Survey Team was invited by the Government to investigate further into this Scheme, and an interim report prepared by the team is being studied by a Technical Committee which has been formed by the Ministry of Finance.

The Resettlement Engineer carried out engineering surveys, which covered 15 Resettlement Areas, for the purpose of road construction and for the erection of basic houses. During the year, the scope of engineering

work carried out was very much limited, as funds provided for the purpose were not released. However, in order to proceed with the development of Resettlement Areas, the Works Brigade was asked to undertake the construction of roads and drains in two Resettlement Areas situated at Sembawang and Jurong. Camp Sites in these two Resettlement Areas were established towards the close of the year for work to be carried out in 1961. The Department with limited financial resources could only construct 5,716 lineal ft. of roads, 3,193 lineal ft. of major drains and 1,445 lineal ft. of concrete lined drains, at a total cost of \$26,995.10.

The number of basic houses constructed during the year was 115 costing \$125,246.63. The average cost of one basic house in 1960 was \$1,090 against \$1,087.77 in 1959 and \$1,230.77 in 1958.

Wherever possible and where funds were available, piped water supplies were laid into Resettlement Areas and the settlers served by means of stand-pipes. In 1960 water supplies were installed in seven Resettlement Areas at a total cost of \$259,581.78, payment of which was made by the Land Office.

In 3 Resettlement Areas, where piped water supplies could not be made available immediately, the Department provided a pumped water supply in each of the 3 Resettlement Areas located at Rifle Range Road, Kranji and Sembawang. The total cost for the provision of the pumped water supplies in the 3 Resettlement Areas amounted to \$33,661.58

The total expenditure on capital works carried out in 1960 amounted to \$185,903.31 expended through 7 major and 5 minor contracts.

At the close of the preceding year, 57 sites were on record for clearance. In 1960, 31 new requests for clearance were made to the Department and of the total of 88 requests, 23 sites were cleared for development for various public purposes, as housing, schools, parks, road improvements and drainage schemes. 10 sites were deleted as development plans were either shelved or were not pressing. Of the remaining 55 sites, 27 were in varying stages of clearance.

During the year, 126 huts, 1 temple and 1 Government reverted building were demolished and the number of families affected by clearance was 384 of whom 128 were resettled in Resettlement Areas, 45 rehoused in various Estates of the Board, 88 found their own accommodation and 123 were cases where improvements were only affected. Of the 128 families resettled in Resettlement Areas, 60 were farming cases and the remaining 68 were resettled in semi-urban settlements.

A total of 115 basic houses were built during the year of which 102 were occupied by the end of the year. In 1960, 19 cases were permitted to build their own houses in lieu of the basic houses, compared with 28 cases in 1959. The number of self-built houses including those carried forward from 1959 that were occupied in 1960 was 26.

A sum of \$329,596.95 was paid in 1960 as compensation to settlers who were displaced or affected by clearance for Government, City Council and the Board's development projects.

In the course of the year, several settlers who were affected by clearance schemes made representations to the Board and to the Minister for National Development. Their appeals were sympathetically considered by the Minister resulting in certain modifications to the policy on resettlement.

With the progress of construction in the field of housing, schools and other public utility buildings envisaged in 1961, it is expected that the resources of the Department will be fully committed.

BUILDING DEPARTMENT

HOUSING POLICY

The formation of the Housing and Development Board on 1st February, 1960 marked a definite advance in the housing policy of the Singapore Government. As part of the State's Five Year Development Plan the Board prepared a comprehensive Five Year Building Programme which is the biggest step ever taken towards the solving of the very acute housing problems of Singapore. The target of the Programme is to provide 52,842 units of housing at a cost of \$230 million over the period 1960-1964. When this Programme is completed it will greatly ease the current acute housing shortage.

Singapore will be one of the few states in the world able to provide public housing for approximately 25 per cent of its total population.

The housing policy of the Government is to provide, within the limits of the resources available, as many low-cost housing units as possible in order that citizens in the lower income groups can, with the assistance of the Government, obtain a decent standard of housing. Without the assistance of the Government, it is likely that many will have to continue to live in congested and overcrowded conditions as their needs will not be catered for by private enterprise.

The types of houses fall into the following categories:—

- (i) Emergency type one room flats—this type of flats provides 120 sq. ft. of living space and 80 sq. ft. of service area with bathrooms, and cooking facilities. Eventually the living space provided will be expanded to 140 sq. ft. and each such flat will be self-contained.
- (ii) Self-contained flats with two to three living rooms with kitchens, bathrooms and modern sanitation.

The housing programmes of the Board are extensive and comprehensive and in all the housing estates, essential services, such as electricity, gas and pipe water are available. Communal facilities such as shopping centres, markets, schools, community centres, clinics, children's playgrounds and open spaces, etc. are also provided either in the estates themselves or within walking distance of the flats.

BUILDING INDUSTRY

The building industry responded exceedingly well to the volume of building work put out for tender by the Housing and Development Board. It had been a popular conception of the previous Singapore Improvement Trust that it was not possible to construct more than 6,000 units of flats in a year and that if this figure were exceeded, the building industry would be seriously affected whilst prices soared. However, during the year, the Board let out contracts for a total of 7,138 units without adverse effects.

Building costs remained fairly stable throughout 1960. The Board has been able to build its standard flats of about 400 sq. ft. floor area at a cost of \$3,200 per unit inclusive of building, sanitation, electricity, roads and drains, lift services, etc. but excluding cost of land and piling, if any. This cost works out to about \$8 per sq. ft. for a multi-storeyed building of up to 12 storeys and is one of the lowest in the world.

During the second half of 1960 tenders were called for the emergency type 6 storey one-room flats. The cost of this type of flats works out to be \$1,400 per unit inclusive of building, sanitary, electrical, roads and drains, etc. but excludes the cost of land and lifts. Cost per sq. ft. is about \$7.

Many foreign experts in the building field, on passing through Singapore, have paid visits to the Board's estates during the year and have commented on the low building costs and the high standard of the flats.

The Board's building programme has given a boost to the local building industry which suffered a slump in 1959. Suppliers of building materials enjoyed steady business throughout the year, so much so that in the later part of the year some contractors experienced a temporary shortage of granite, sand, steel and cement.

STRUCTURAL SYSTEM

Owing to the shortage of land and the rapid rate of population increase, the building structures erected by the Housing and Development Board are increasing in height. The Board is, however, studying new systems of structures which may either reduce the cost of construction or shorten the time taken for their erection.

On the formation of the Board, letters inquiring about the prefabrication system of construction were sent out to European firms. After lengthy and extensive discussions with the representatives of the oversea firms, quotations were received from European firms using the English, French and Danish systems of constructing multi-storeyed flats based on the assembly line prefabrication system. The components would be manufactured in factories but the erections would be carried out at the site with the aid of heavy machinery and cranes. However, the European systems cost about 89 per cent to 113 per cent more than the traditional system based on 1960 tender prices and none of these quotations was therefore accepted. The Board will, however, continue to seek better methods of construction with a view to reducing costs and shortening construction time.

At present the Board uses only reinforced concrete structures rising up to 14 storeys in height, but recently work has started on the construction of a reinforced concrete structure of 20 storeys.

The partition walls in the flats are either of bricks or concrete hollow blocks. Recently, 2½" hollow blocks were introduced into multi-storeyed flats and, so far, these have proved to be most economical for building partitions. The following is a comparison of the cost of materials used for partitions:—

Material	Cost per sq. ft.	Weight lbs./sq. ft.
3" brick-on-edge, reinforced and plastered on both sides	70 cts.	45
2" 'Woodwool slab' with plaster on both sides	66 cts.	15
2½" hollow blocks, reinforced without plastering	33 cts.	18

The above table shows that 2½" hollow blocks are the cheapest and by far the best material to use for non-load-bearing partition walls although 2" 'Woodwool slabs' are 3 lb. lighter. Hence where cost is concerned, hollow blocks have an advantage over 'Woodwool slabs'.

Every endeavour is being made by the Board to search for other materials which may be cheaper or better than those in use at present.

(a) Queenstown

Queenstown, the first statellite town in Singapore, is divided into five neighbourhoods. The Singapore Improvement Trust erected 2,291 units of flats and shops in Neighbourhood I and 1,010 units of flats and shops in Neighbourhood II. After the formation of the Housing and Development Board tenders were called for the construction of a total of 232 units of flats and shops at Clarence Lane Housing Scheme to complete the Neighbourhood I development. In Neighbourhood II, contracts were awarded for Contract VII and Contract IV with a total of 1,223 units to complete the residential development in this neighbourhood. The original plan for Neighbourhood V to provide 996 units has been subsequently revised by the Board; the amended building scheme providing 1,948 units is well at hand and to date 1,808 units are under construction. Earthworks for Neighbourhood IV was almost complete by the end of the year. The clearance of squatters in Neighbourhood III has been in progress throughout the year. The first two tenders for 1,002 units in Neighbourhood IV were called for at the end of the year.

The basic pattern of the major road system in Queenstown has remained the same as that previously planned by the Singapore Improvement Trust but the internal arrangement of part of Neighbourhood II and the whole of Neighbourhoods III, IV and V was substantially revised on the following principles:—

- (i) The density in all the undeveloped neighbourhoods had to be substantially increased to cater for the increase of population as the estimates in Master Plan have become out of date. The population in Singapore will have increased to 2 million in 1966/67 instead of in 1975 as originally envisaged.
- (ii) Economy is the most important factor in the laying out of housing estates. The basis has been that solid ground capable of taking multi-storey flats should be developed to the fullest extent while filled ground previously occupied by swamps should be left for the development of playing fields, open spaces, and other recreational facilities. The cost of piling should be avoided wherever possible as piling costs often constitute 15 per cent to 25 per cent of the total building cost.
- (iii) The industrial estate plan at Tanglin Halt has been revised to provide approximately 40 acres instead of 20 acres to cater for the expected demand of industrial sites in the years to come as industrial development expands.

The amended Queenstown plan caters for a population of about 150,000 instead of 60,000 to 70,000 as originally planned. If the building work proceeds as scheduled and the remaining squatters co-operate with the Government, the whole of Queenstown is expected to be fully developed by 1963/64.

(b) Toa Payoh New Town

The proposed Toa Payoh New Town will be the second satellite town in Singapore. It is bounded by Thomson Road on the West, Kallang River on the East, Braddell Road on the North and Sungei Whampoa on the South, and covers an area of about 600 acres of land. The Toa Payoh area is heavily encumbered with squatters.

A Working Committee on Toa Payoh New Town was formed during the year to compile statistics and plan a programme for the construction of the new town. A census of the existing population is being taken for Phase I of the development of the area and clearance is expected to begin in 1961.

Whether this scheme succeeds or not will largely depend on the attitude of the squatters. If they co-operate with the Government and cause no obstruction, clearance will not be delayed and the programme for Toa Payoh will proceed smoothly, thus enabling a quarter of a million of the population in Singapore to live comfortably in healthy flats in this area in a few years' time. If the squatters' are unco-operative, thus hindering clearance, the housing programme will be completely out of gear, and this will result in delays in the development of the new town and substantial loss of public funds.

(c) Kampong Tiong Bahru Fire Site

The development of Kampong Tiong Bahru Fire Site is almost complete and tenants began moving in to occupy the new flats in December. This new development will have 1,025 units of shops and flats. A health clinic is also included in the scheme and construction of the clinic is expected to begin early in 1961.

The Kampong Tiong Bahru Fire Site is a part of a very extensive and unhealthy slum in the town area. The Board is preparing a plan for the gradual clearance of these slums and, with the co-operation of the squatters, it may be possible to achieve good results in slum clearance in the course of the next few years. The existing slum population will then be provided with housing in a more decent and healthy environment.

(d) Tiong Bahru Cemetery Site

The construction of 1,360 units of flats has commenced on this site, 904 units of which will be new emergency type flats. This type of emergency one room unit is to be let out at \$20 per month per flat so as to bring the rent well within the means of the poorer section of the population.

(e) Alexandra Hill

Earthworks for this scheme has commenced for the erection of 2,519 units of flats in the whole area. Construction is expected to begin in 1961.

This housing scheme is surrounded by the Alexandra and Redhill Industrial Area. It is hoped that the workers around this industrial area may be eventually housed in these flats which are close to their place of work. This will enable them to save time and travelling expenses while going to and from their work places.

(f) St. Michael's Estate

Piling for the remaining 2,296 units of the St. Michael's Scheme has started. The first contract of 816 units of emergency type one-room flats is expected to be ready for occupation at the end of 1961. When the estate is completed it will have a total of 3,707 units and will house about 26,000 persons. The new units being built in this estate should, it is hoped greatly help in the clearance of the Toa Payoh satellite town as it is adjacent to the proposed new town. The existing squatters in Toa Payoh can be offered rehousing in these new flats when they are ready for occupation.

(g) *Selegie Road*

The Selegie Road development is part of the Central Area Redevelopment scheme. The former obsolete shops standing in this area have been demolished. A new scheme has been prepared for the erection of 10 and 20 storeyed flats in this area. Tenders for piling have been called for and a contract has been awarded. Piling work was to have begun at the end of 1960, but owing to the site being used for an exhibition, the programme was postponed and work is expected to begin in January 1961 instead.

(h) *Tanjong Rhu/Mountbatten Road Scheme*

Piling for 1,144 units in this area will commence at the end of the year. The construction of the buildings is expected to follow in 1961.

(i) *Kallang Estate*

This estate will be fully developed when Contract VIII of the building scheme is completed. Piling work for this contract of 520 units began in 1960.

On the completion of both the Tanjong Rhu/Mountbatten Road and Kallang schemes, a very extensive residential development will be executed in the eastern section of the city. The final development of the whole area will consist of about 5,000 units of flats to house a total population of 35,000.

(j) *Kampong Koo Chye Fire Site*

The Housing and Development Board is acting as an agent for the Government in the construction of 220 units of terrace houses and shops for sale to the fire victims. Substantial filling and siteworks were carried out in this area to provide sufficient ground for this scheme. The buildings were completed about one and a half months ahead of schedule and the keys to these houses were handed to the respective owners on 30th December, 1960.

(k) *Jalan Eunus Malay Settlement*

The Housing and Development Board, acting as agent for the Government, constructed 100 units of timber houses for the Malay Settlement. These houses were completed in May 1960 and are now fully occupied. This experimental scheme is the first of its kind in Singapore to provide housing especially for the Malay population who prefer a Kampong community life.

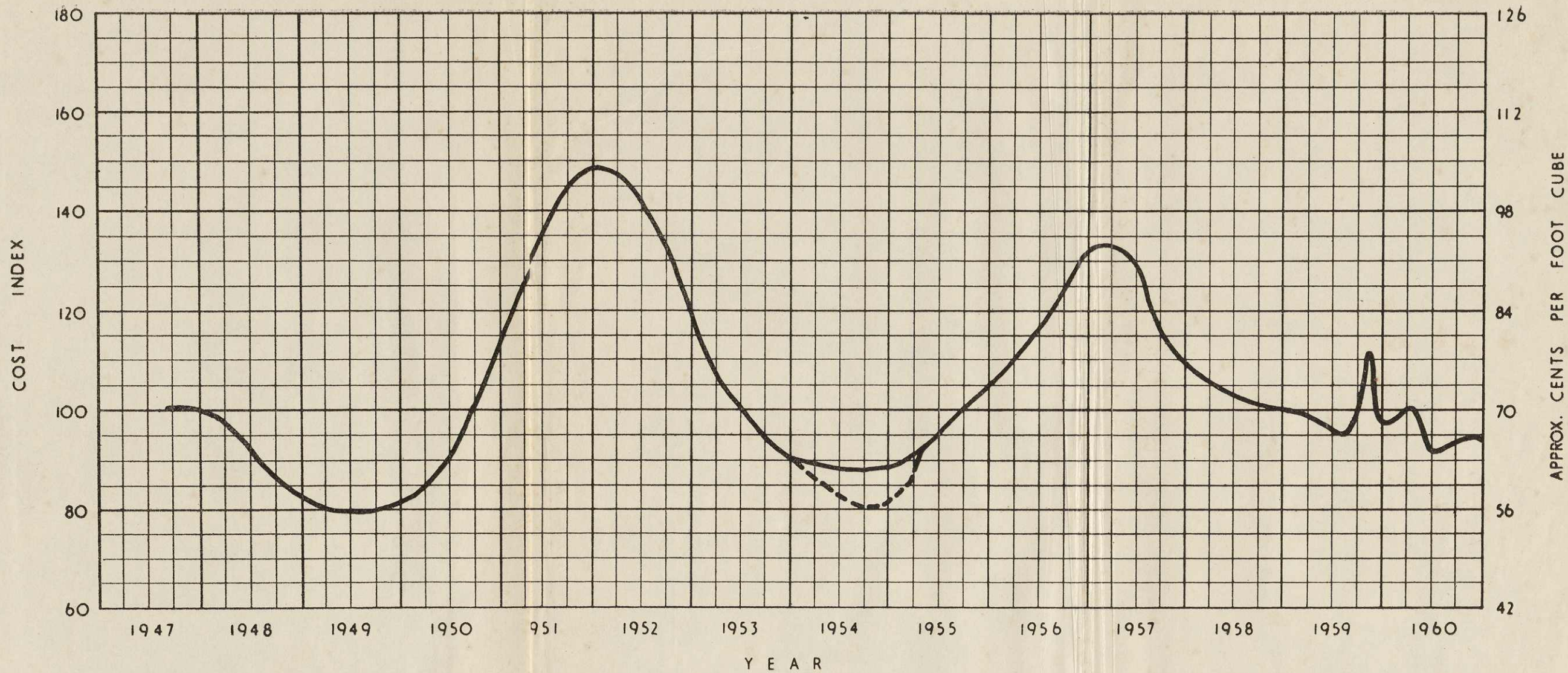
(l) *Macpherson Road Scheme*

This scheme comprises 1,360 units of flats and shops, the construction of which has been progressing according to plan. These units are expected to be ready for occupation about the middle of 1961.

ESTABLISHMENT

Despite the very substantial increase in building activity, the staff of the Building Department have faced up to the challenge extremely well. 1960 has been a year of rapid Malayanisation of technical personnel. During the year, the Architectural Section was fully Malayanised. The number of Architects was increased to 12 and Structural Engineers to 4. The Civil Engineering Section has a total of 7 engineers and only two expatriate officers now remain in the whole Building Department.

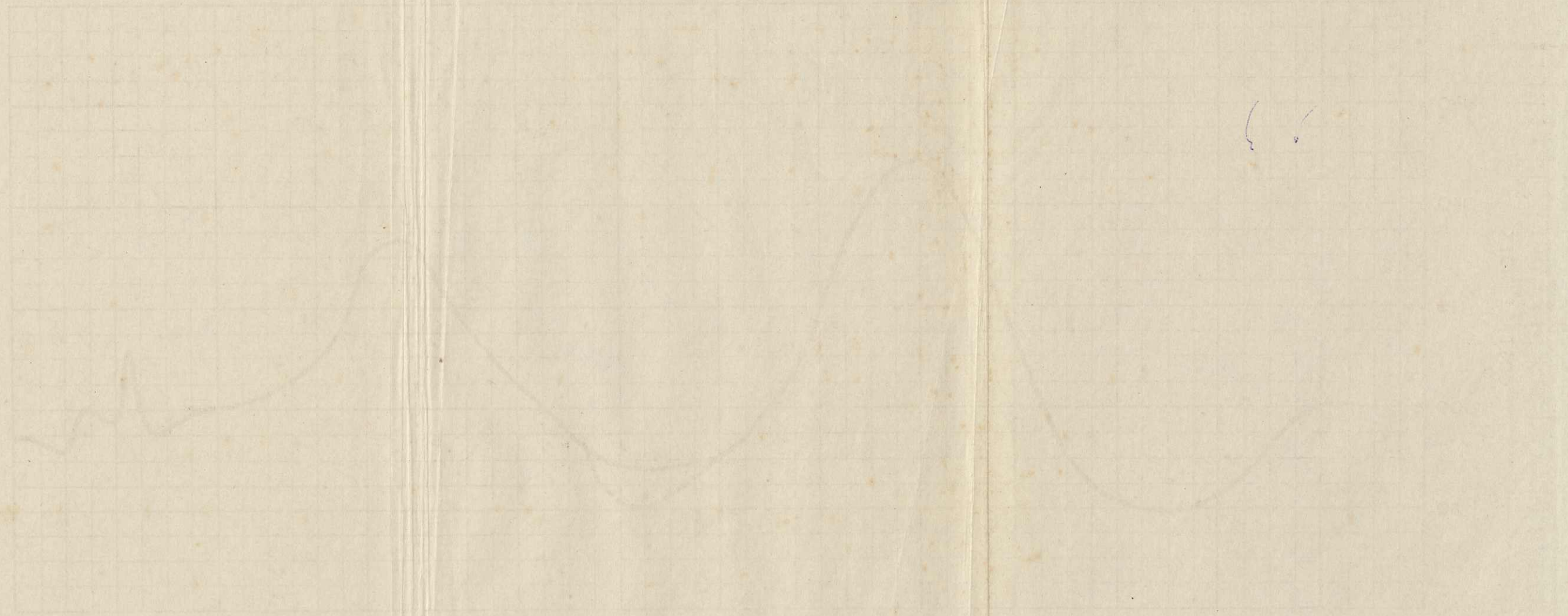
The establishment of junior officers—Draughtsmen, Clerks of Works, and other administrative personnel—was also brought up to full strength to enable the Department to cope with the extended Five Year Building Programme.



NOTE: 100 APPROXIMATES TO 70 CENTS PER FOOT CUBE
 (EXCLUDING ROADS, DRAINS, PILING & MAJOR EARTHWORKS.)
 1940 INDEX APPROXIMATELY 30.
 ----- ACTUAL COST DUE TO REDUCTION IN STANDARDS.

DRAWING No: - 230/60/11
 DATE: 24/1/1962.

BUILDING DEPARTMENT.



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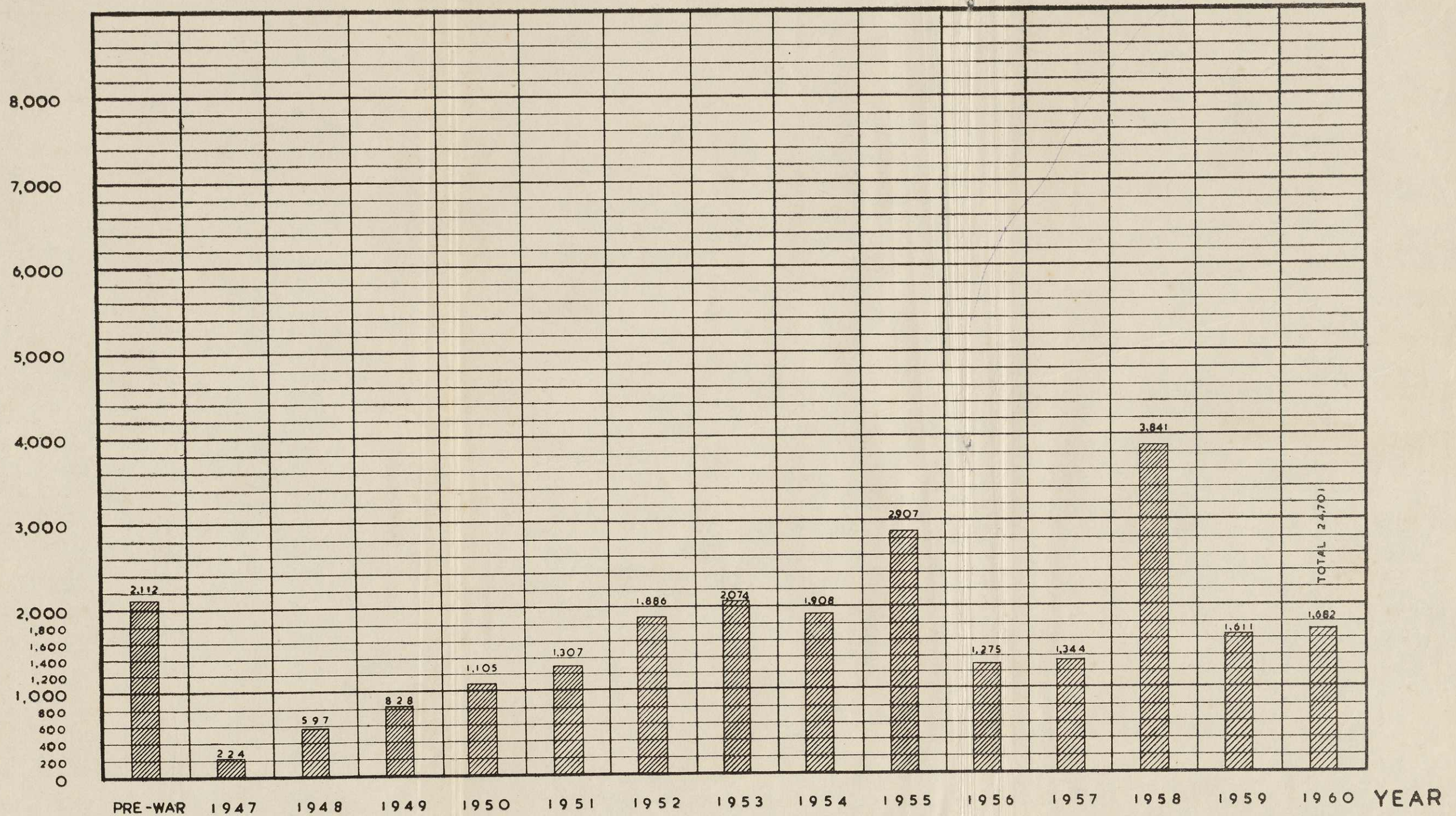
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UNITS



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BUILDING DEPARTMENT.

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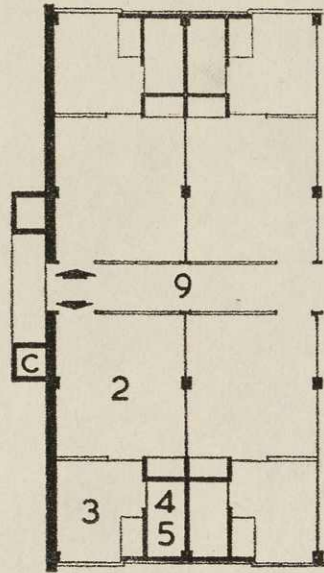
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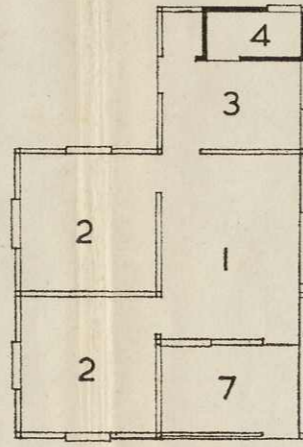
HOUSING & DEVELOPMENT BOARD

TYPICAL PLANS OF HOUSING UNITS



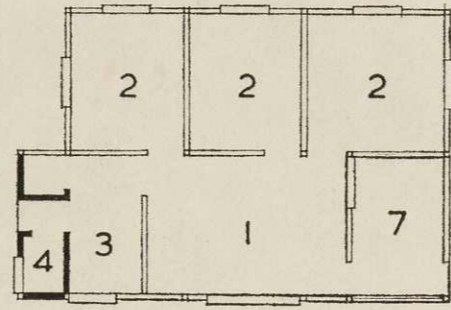
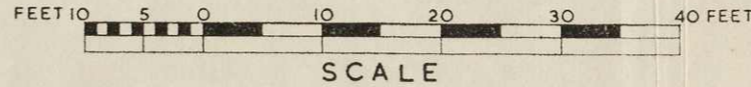
ONE-ROOM EMERGENCY SELF-CONTAINED FLAT

AREA 210 SQ. FT. ≈ 19.5 SQ. M.
COST \$1,847/-



THREE-ROOM TIMBER HOUSE

AREA 735 SQ. FT. ≈ 68.3 SQ. M.
COST \$3,025/-



FOUR-ROOM TIMBER HOUSE

AREA 830 SQ. FT. ≈ 77.1 SQ. M.
COST \$3,415/-

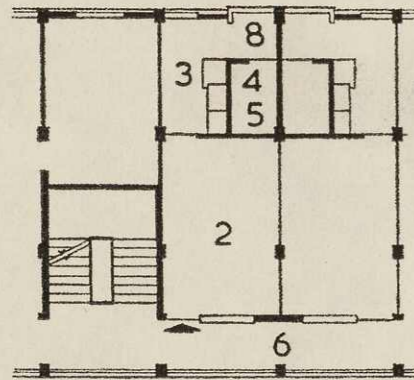
LEGEND

- 1 LIVING ROOM
- 2 BEDROOM
- 3 KITCHEN
- 4 BATH
- 5 W C
- 6 ACCESS BALCONY
- 7 VERANDAH
- 8 BALCONY
- 9 CORRIDOR
- C REFUSE CHUTE

NOTE:

COST INCLUDES INSTALLATION OF WATER, SANITARY, ELECTRICITY, (LIFT IF ANY), CONSTRUCTION OF SEWER, ROADS AND DRAINS, BUT EXCLUDES LAND AND PILING.

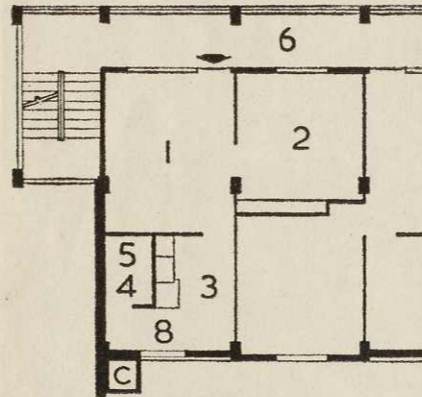
ALEXANDRA HILL ESTATE



ONE-ROOM SELF-CONTAINED FLAT

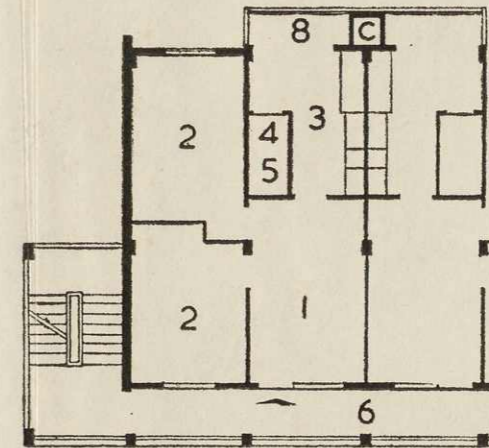
AREA 244 SQ. FT. ≈ 22.7 SQ. M.
COST \$2,192/-

JALAN EUNOS



TWO-ROOM SELF-CONTAINED FLAT

AREA 351 SQ. FT. ≈ 32.6 SQ. M.
COST \$4,104/-



THREE-ROOM SELF-CONTAINED FLAT

AREA 583 SQ. ≈ 54.2 SQ. M.
COST \$5,031/-

QUEENSTOWN NEIGHBOURHOOD V

MACPHERSON ROAD SOUTH PHASE I

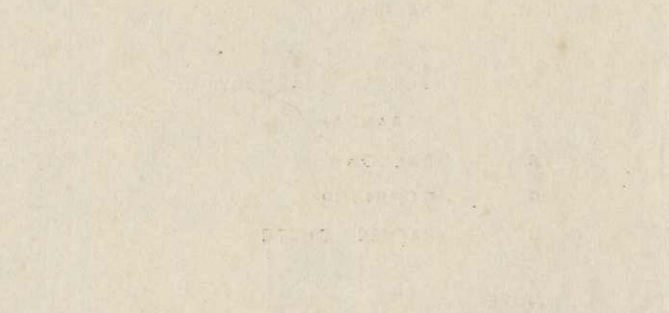
TIONG BAHRU CEMETERY SITE

HOUSING DEVELOPMENT BOARD
TYPICAL PLANS OF HOUSING UNITS

Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"

Scale: 1/4" = 1'-0"

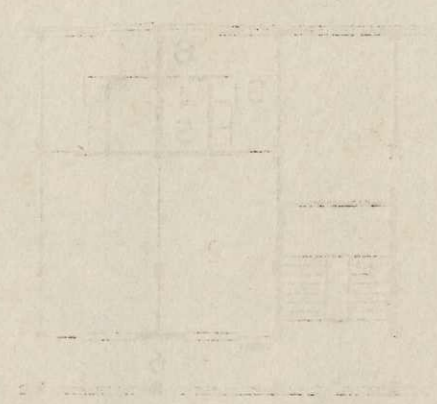
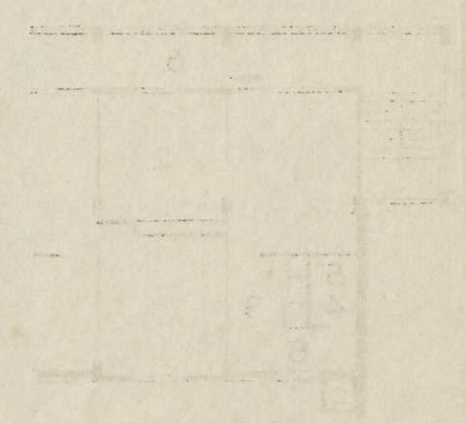
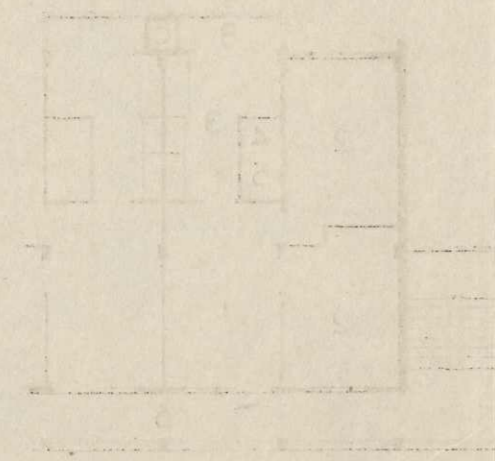


ONE ROOM SELF-CONTAINED UNIT
WITH BATH AND KITCHEN

ONE ROOM SELF-CONTAINED UNIT
WITH BATH AND KITCHEN

ONE ROOM SELF-CONTAINED UNIT
WITH BATH AND KITCHEN

ALEXANDRA HILL ESTATE



ONE ROOM SELF-CONTAINED UNIT
WITH BATH AND KITCHEN

ONE ROOM SELF-CONTAINED UNIT
WITH BATH AND KITCHEN

ONE ROOM SELF-CONTAINED UNIT
WITH BATH AND KITCHEN

MACPHERSON ROAD
SOUTH PHASE

QUEENSTOWN
NEIGHBORHOOD

EXHIBITION AT SELEGIE ROAD

The first major exhibition was held at the Selegie Road/Short Street site which has been prepared for the multi-storey flat-cum-shopping centre development. This site is located in a fairly central and densely populated area. The exhibition which was named the Housing and Development Board Exhibition was declared open by the Minister for National Development, Mr. Tan Kia Gan on the 10th December, 1960. The Exhibition terminated on the 18th December, 1960. In spite of unfavourable weather conditions, the Exhibition attracted a record estimated crowd of 80,000 people which proved its appeal to and popularity with the public.

The aims of this Exhibition were:—

- (i) To familiarise the public with the functions and workings of the Housing and Development Board.
- (ii) To inform the public of the method and the requirements necessary for an application for a flat from the Board.
- (iii) To educate the tenants on the care and maintenance of their flats.
- (iv) To educate the tenants on ways of furnishing the various types of units designed by the Board with a limited budget and to make better and fuller use of the space provided by the use of collapsible and dual purpose types of furniture in order to cater for the varied needs of a family and to promote healthier and better living conditions.
- (v) To publicise the proposed Selegie Road/Short Street multi-storey flat-cum-shopping centre project to be located at the same site used for this Exhibition.
- (vi) To illustrate the idea of decentralised planning, photographs, models, charts, etc. were exhibited to the public to show that in all of the Board's housing estates, the Board does not only build houses, but also sets aside suitable sites for the construction of schools, health centres, creches, community centres, markets, shopping centres, religious buildings, theatres, playing fields, parks, public buildings, and in some cases factories. It is the Board's aim to provide all these essential facilities within convenient walking distances from the tenants' flats without their having to leave the housing estate to travel long distances to the congested town areas.

The opportunity for holding such an exhibition presented itself when the Selegie Road/Short Street site was finally cleared and levelled for commencement of the proposed multi-storey flat-cum-shopping centre project. This site was ideal for holding an exhibition as it had been cleared and levelled and is in a fairly central and congested area.

An Exhibition Sub-Committee was set up to plan and organise this Exhibition.

The task was a formidable one in view of the limited time and budget available for this Exhibition. As the duration of the Exhibition was fairly short, the aim was to design temporary and portable types of structures and equipment. It was also decided that the exhibition panels and any other materials where the Board spent money on, should be appropriate for reuse in future publicity work. Materials for the temporary structures were mainly on loan from building supplier firms and this helped to cut the cost for the Exhibition tremendously.

Architecturally, the temporary structures for housing the exhibits comprised of 3 simple pavilions. They were made of portable arcon steel frame structures with corrugated asbestos cement roofing sheets. The floors were 2" precast concrete slabs laid dry. All these materials were loaned from the manufacturers of these products.

It was also felt that to carry the Board's message home to the public, the exhibits should mainly be in the form of photographs, models, drawings and graphic illustrations so that they could be easily understood. Four languages—Malay, Chinese, Tamil and English were also used wherever possible in order to cater for the general public irrespective of their race and education.

To try and give a variety of ideas and suggestions on how to furnish their flats, the Board organised a competition for the Singapore Polytechnic architectural students. The competition was for the design of adaptable and flexible low cost furniture for use in the Board's flats. The winning design of this competition was made into a sample set for display at this Exhibition. The Singapore Boys' Town made this set for the Exhibition based on the winner's design.

In order to create a carnival like atmosphere to the Exhibition grounds, caterers and soft drink manufacturers were invited to participate and organise outdoor canteens. A zoned area was marked out for street vendors to ply their goods thereby giving them an opportunity to sell their goods without creating confusion within the Exhibition grounds.

The Singapore Polytechnic Students helped paint murals to give a touch of gaiety to the Exhibition.

Other public authorities that had allied interests with the Board such as the Planning Department, the City Council (Parks and Gardens, Markets and Hawkers, Cleansing, etc.), Health Department, Education Ministry, People's Association, etc. were invited to display their activities in this Exhibition.

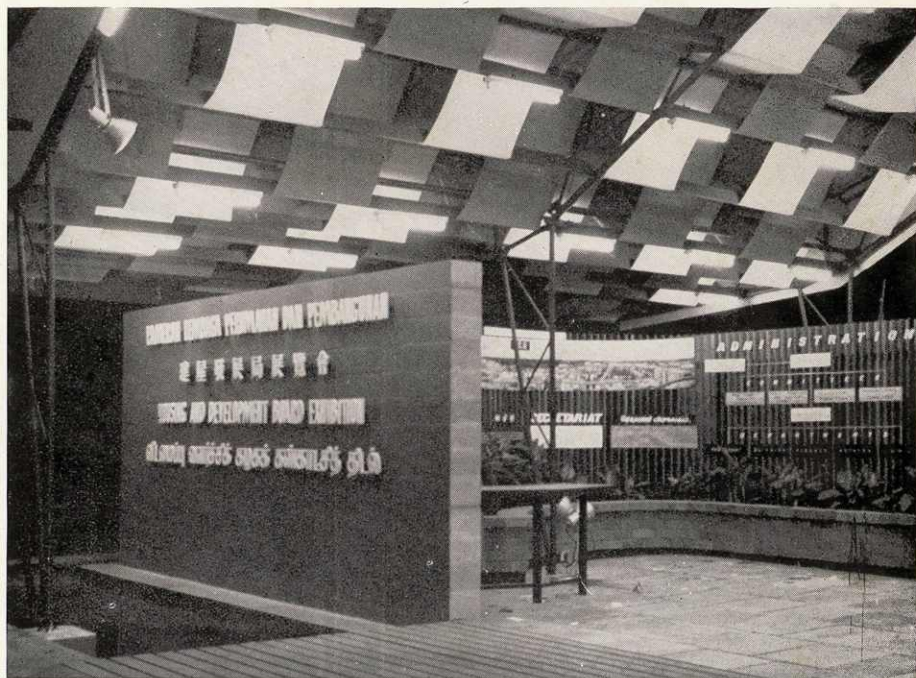
Throughout the duration of this Exhibition it was well attended by large crowds. So successful was the display of the sample low cost furniture that for the first three evenings, queues formed to see the sample furniture.

The Exhibition was well publicised by the newspapers and also Radio Singapore.

It also featured in the film "Highlights of 1960" from the series "The People of Singapore" produced by the Ministry of Culture.



A bird's eye view of the Selegie Road Exhibition grounds and structures taken before the opening date



A close up shot of the entrance and Enquiry Pavilion



A general view showing method of displaying models



A close up showing some of the models and proposed schemes on display



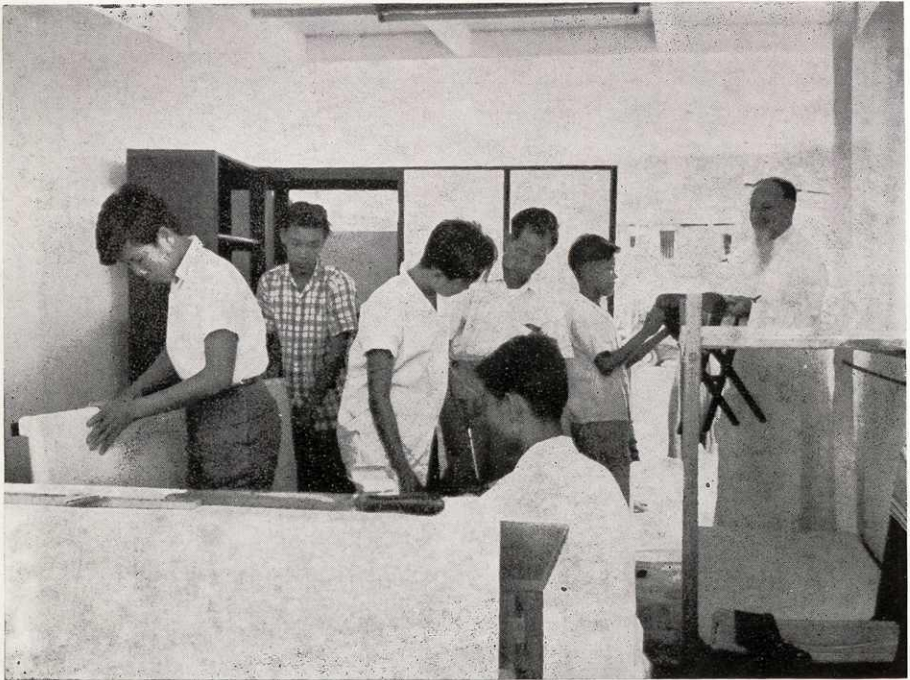
A view of one of the Exhibition structures. Mural at end wall was painted by the Singapore Polytechnic students



Another view of one of the Exhibition structure with model of one room unit in background where sample low cost furniture was housed



Architectural Students of the Singapore Polytechnic seen applying final touches to the huge mural painted on one of the end walls of the Exhibition structures



Boys' Town Carpentry students putting final touches to the model set of low cost furniture for display at the Exhibition



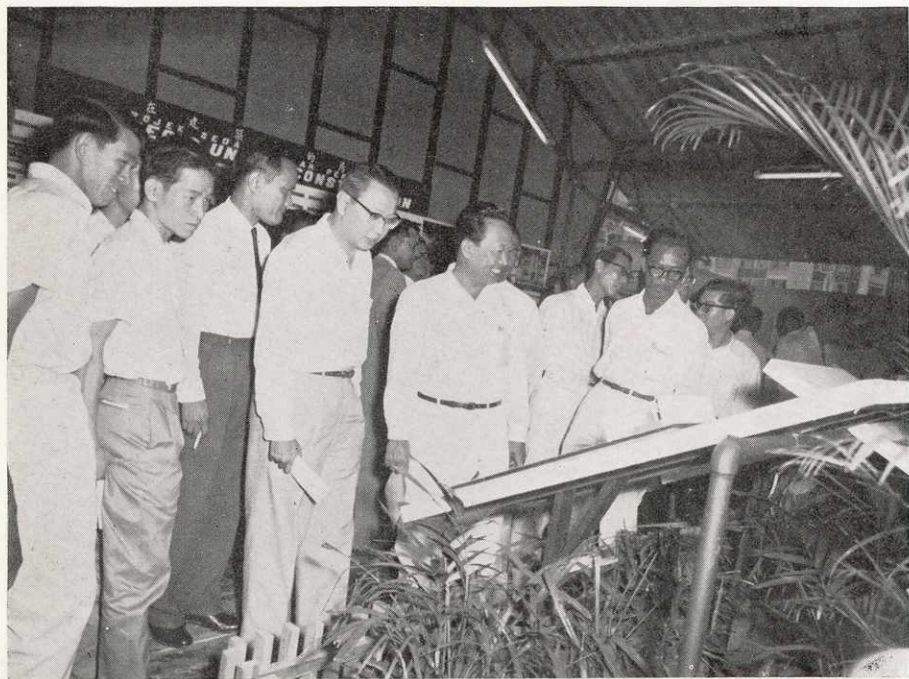
A team of draughtsmen arranging Exhibition materials



The Chairman, Board members and some members of staff visiting Exhibition site on eve of opening date to see the progress of work for the Exhibition



The Model one room unit furnished with low cost furniture based on winner's design from the competition organised by the Board.



The Chairman of the Housing and Development Board escorting the Hon. Minister for National Development, Mr. Tan Kia Gan around the exhibits on the opening day



A section of the crowd waiting to examine the model low cost furniture



A cross section of the crowd studying a model of the Selegie/Short Street multi-storey scheme at the Exhibition



Photo of crowd examining the display of models of proposed housing schemes



A general view of a night crowd attending the Exhibition

LAND SURVEYS

The number of recorded surveys completed in 1960 and the costs recoverable from these surveys is shown in the schedule on page 46. This shows that there has been a general decrease in the number of recorded surveys completed during the year. As from 1st April, 1960 the department ceased to carry out requisition or title surveys and this work was handed back to the Government Survey Department.

In February, the flow of requests for topographical and general surveys from the Planning Department stopped when the latter came under direct Government control, hence the decrease in the number of topographical and general surveys against the figures for 1959.

Against this general decrease, there has been an increase in the amount of unrecorded engineering survey work carried out for the Building Department. This is the day to day engineering survey work necessary on sites where construction is being carried out and consists of setting out and giving levels for building platforms, pile positions, positions of building blocks, road formation, drains, car-parks, sewers and essential services such as water and gas mains, electric and telephone cables, etc. In 1959 the cost of this work was \$81,000 whereas in 1960, it amounted to \$147,000.

A departure from normal survey work was made during the year in the construction of scale models. Two depicting the Toa Payoh area were made—one showing the topographical features, buildings, etc., as at present and one showing the proposed scheme. Each of these embraced over 600 acres to a scale of 264 feet to an inch horizontal and 80 feet to an inch vertical. Three others to a scale of 66 feet to an inch horizontal and 40 feet to an inch vertical were made, showing proposed completed schemes at Kampong Tiong Bahru, Tiong Bahru Cemetery and Alexandra Hill sites.

At the end of June, the department moved from Fullerton Building where it had been housed adjacent to the Government Survey Department since 1928 to Princess House, Alexandra Road.

STAFF

At the beginning of 1960, there was a working staff of 34 against an establishment of 42. Of this staff, three were seconded to the Resettlement Department and an additional officer was seconded later in the year. During the year the contract of 1 surveyor was terminated, 1 senior draughtsman retired at the age of 55, 1 junior draughtsman and the clerk-typist resigned—subsequently 1 clerk-typist was seconded from the Building Department—leaving an actual working staff of 27 composed of 2 senior officers, 1 assistant surveyor, 1 chief subordinate surveyor, 9 subordinate surveyors, 1 chief draughtsman, 7 survey draughtsmen, 1 computer, 2 survey apprentices, 1 clerk-typist, 1 plan printer and 1 peon—the plan printer being engaged full time in the main plan printing room.

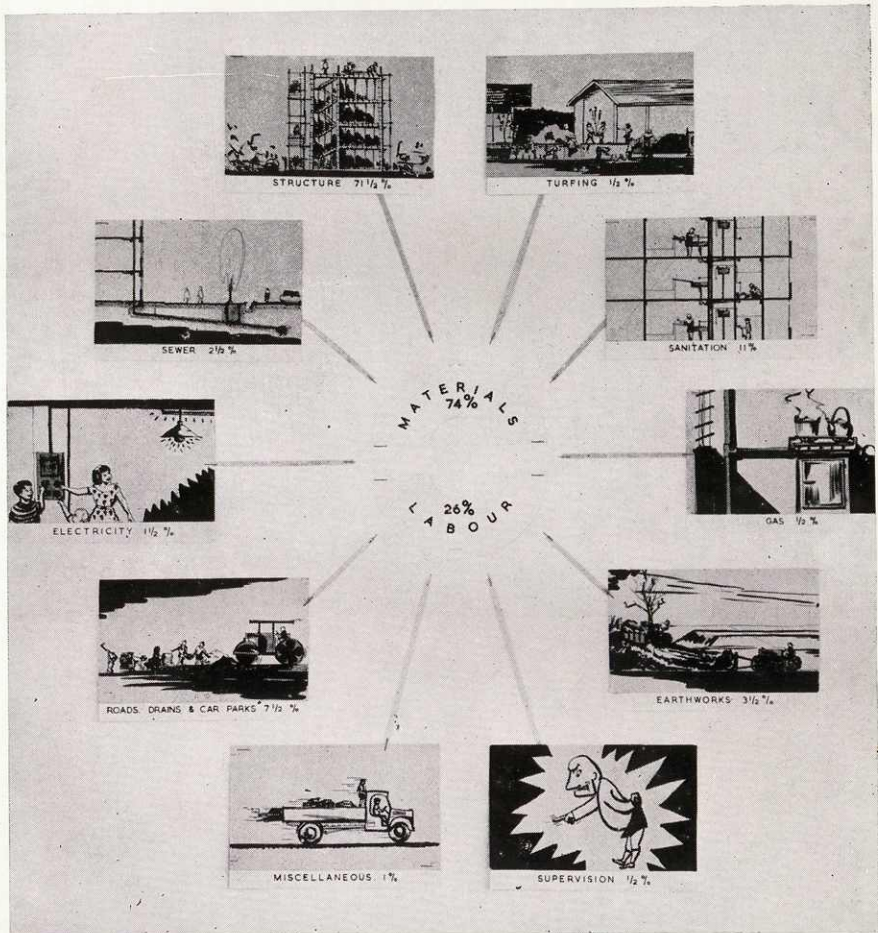
A working staff of 48 Open Vote employees against an establishment of 50, composed of Land Survey Mandores, Head Chainmen, Instrument Carriers and Chainmen were employed during the year.

RETURN OF RECORDED SURVEYS COMPLETED

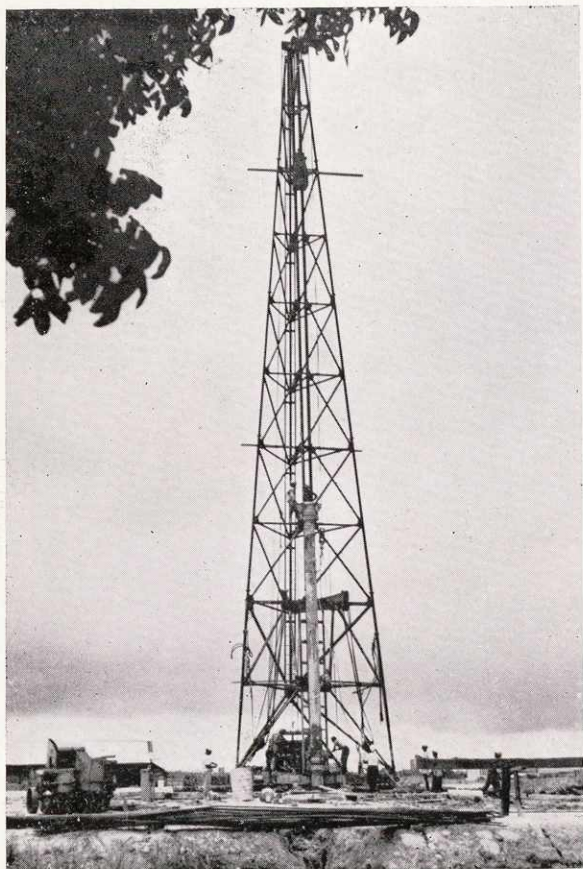
	1958	1959	1960
Requisition Surveys	24	21	7
Building Plan Surveys	123	59	23
Engineering Surveys	6	36	34
Topographical Surveys	19	22	14
General Surveys	134	207	144
Deed Plans, sets	9	7	6
Declaration Plans, sets	6	5	1

SURVEY COST RECOVERABLE FROM ABOVE SURVEYS

	\$	\$
Building Plan Surveys—City Council		6,683
Requisition Surveys—City Council ...	7,911	
H. & D.B. ...	512	
	<hr/>	8,423
Deed Plans		352
Declaration Plans (City Council) ...		196
General Surveys—City Council ...	3,872	
Others ...	730	
	<hr/>	4,602
		<hr/>
		20,256
		<hr/>



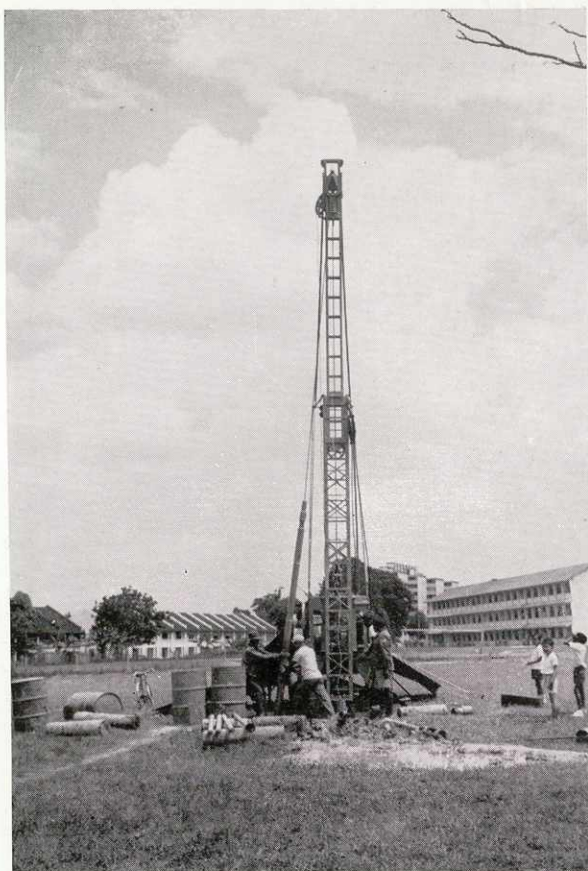
Graphical illustration on the breakdown costs involved on the construction and completion of flats



Drilling machine in
operation at Newton
Circus



Survey team on setting
out platform and survey
at Alexandra Hill



Piling operation under way
at the Tanjong Rhu Estate



Piling operations at the Kallang Estate



Road construction in progress for the MacPherson (S) Estate



The Board's earthmoving machinery fleet in operation on levelling of platforms for Queenstown Neighbourhood IV



Construction and laying of roadside drains for Housing and Development Board Estates



Road, roadside drains and footways being constructed at Queenstown Neighbourhood V



Kampong Koo Chye 22 blocks of 2 storey 3 room terrace houses and shops completed in 1960. These houses are sold to fire victims



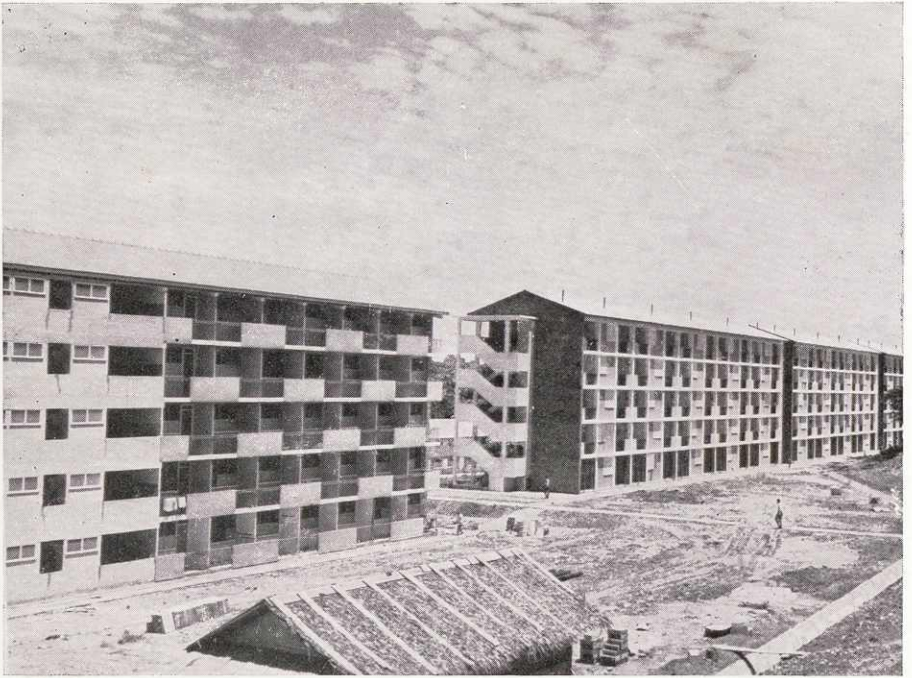
Another view of the above estate



Kampong Tiong Bahru Fire Site Phase I. Comprising 2 storey 3 room terrace houses completed in 1960



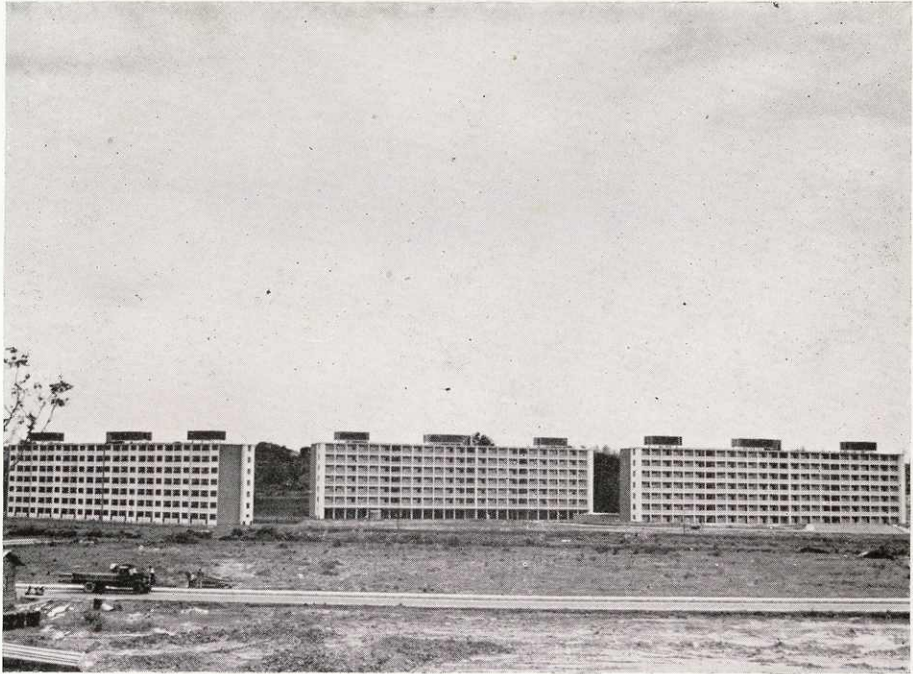
Kampong Tiong Bahru Fire Site Phase II. Comprising 5 storey 2 room self contained and 1 room tenement flats completed in 1960



Kampong Tiong Bahru Fire Site Phase II. Comprising 5 storey 2 room self-contained and 1 room tenement flats completed in 1960



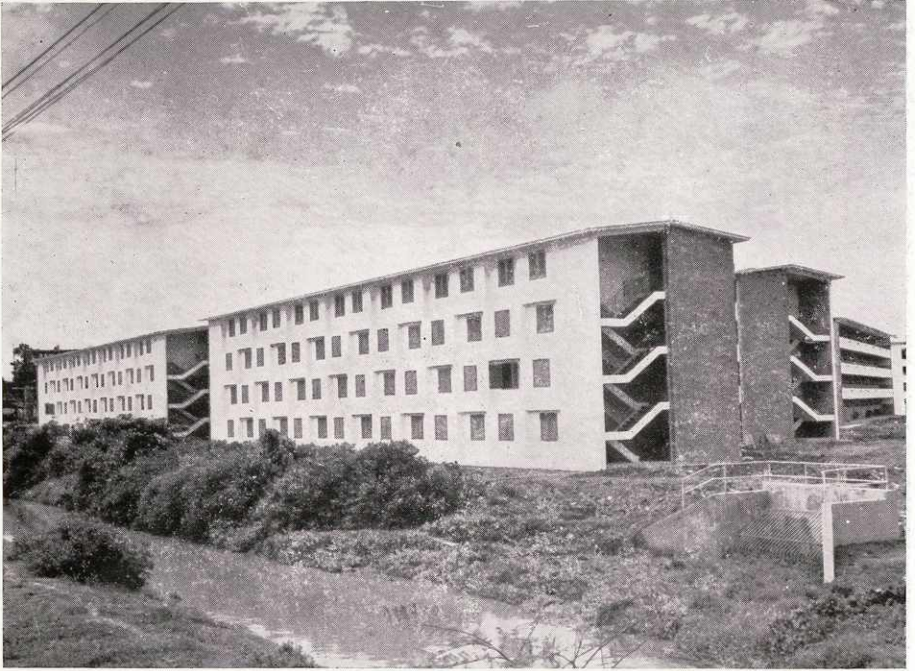
Another view of the above scheme



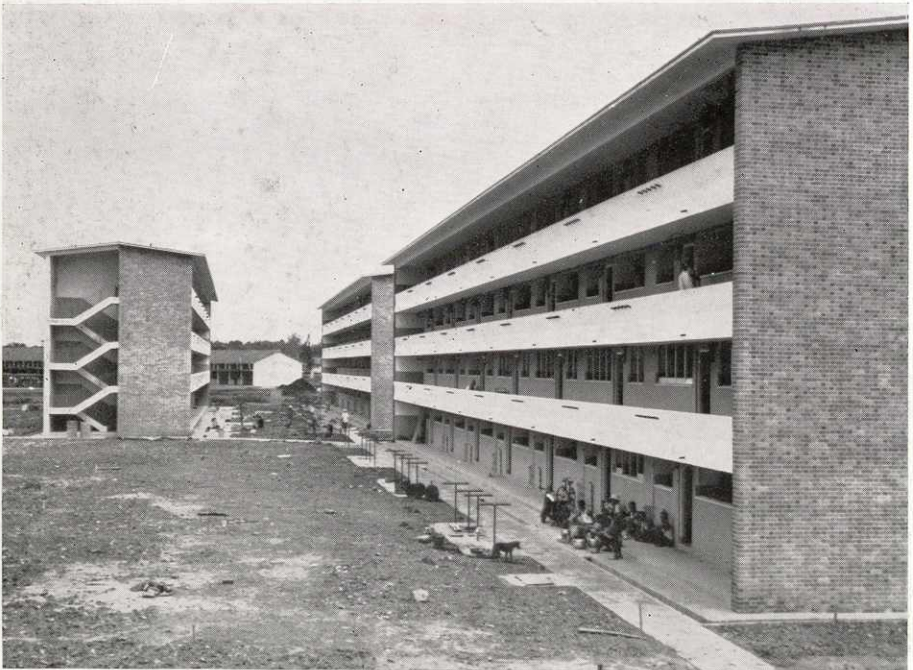
Duchess Estate Contract IV. Comprising 7 storey flats of 1, 2 and 3 room units with shopping provision at ground floor. Completed in 1960



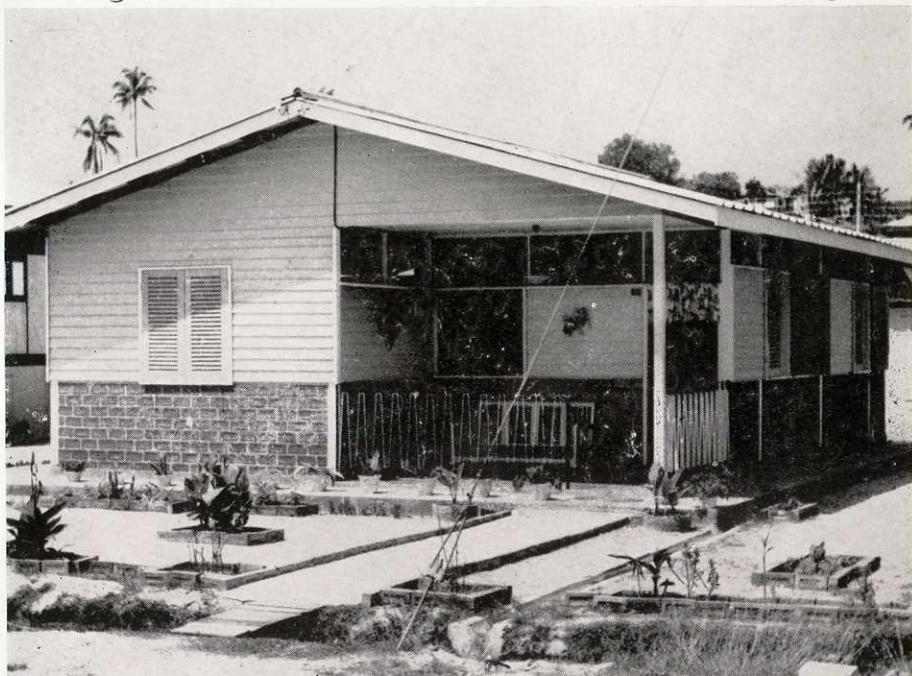
Another view of the above flats



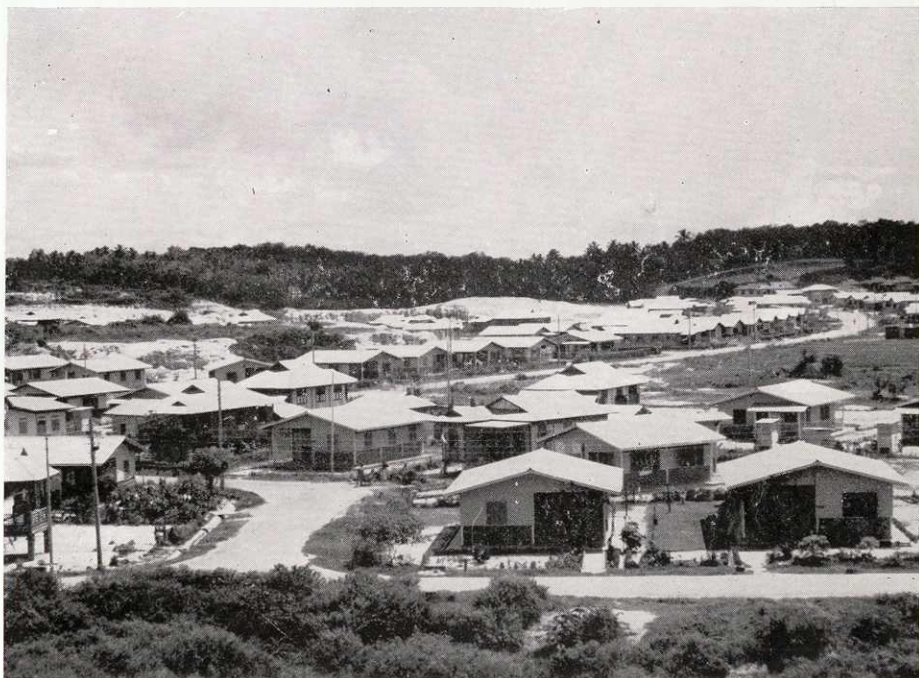
Clarence Lane Contract I. Comprising 4 storey 2 room units. Completed in 1960



Clarence Lane Contract I. View showing access balcony. Completed in 1960



Jalan Eunus Timber Houses completed in 1960. Single storey with 3 and 4 rooms



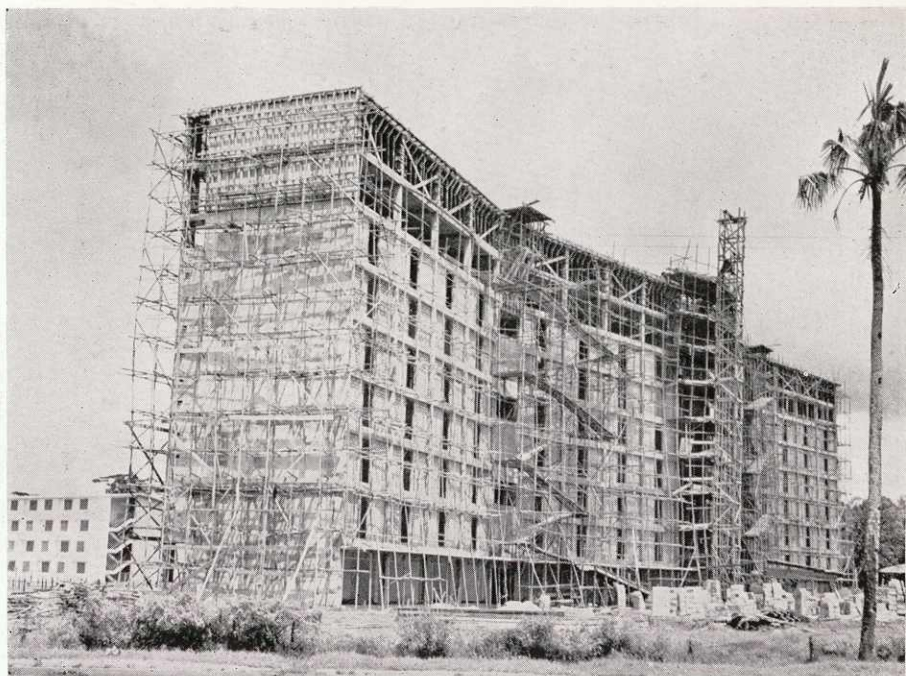
Aerial view of Jalan Eunus Malay Settlement. Completed in 1960



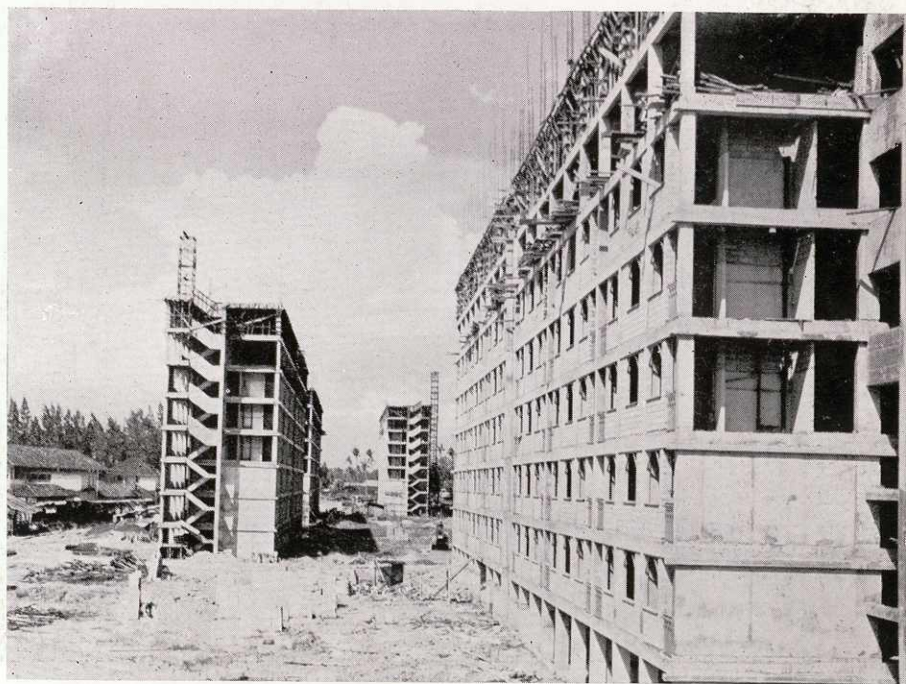
Duchess Estate Contract 7 Phase II. Comprising 4 and 7 storey flats of 2 and 3 room units (under construction)



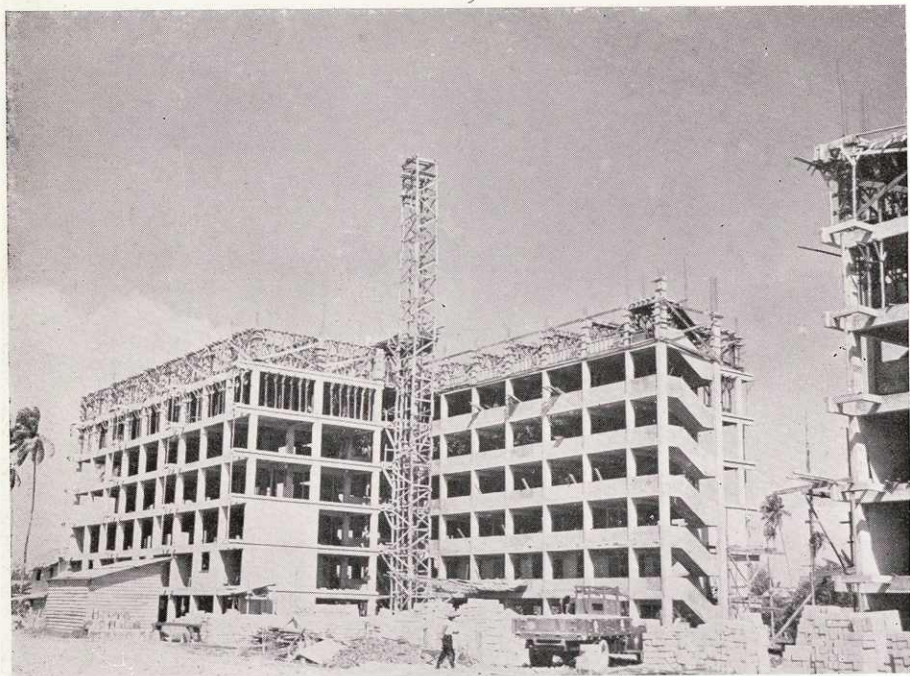
Duchess Estate Contract 7 Phase I. Comprising 4 and 7 storey flats of 1, 2 and 3 room units with shopping facilities at ground floor (under construction)



Clarence Lane Contract II (under construction) 9 storey with shops at ground floor and 3 room flats on upper floors



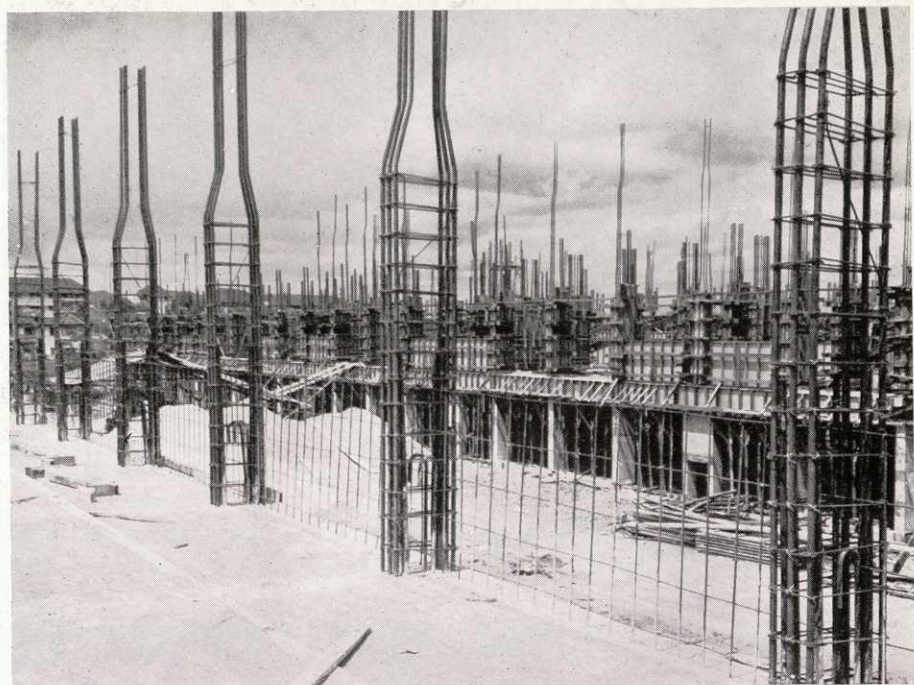
MacPherson Road (S) Phase I Contract II. 10 storey 2 room flats under construction



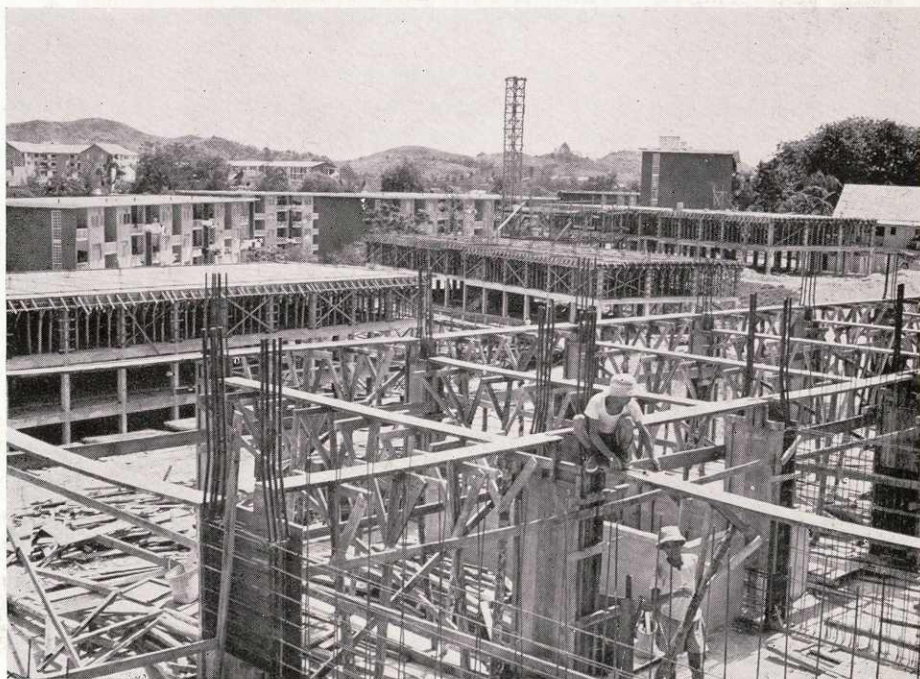
MacPherson Road (S) Phase I Contract II & III. Comprising 10 storey 2 room flats under construction



Kampong Tiong Bahru Fire Site Phase III, 5 and 9 storey 2 room units with shopping facilities at ground floor under construction



Queenstown—Neighbourhood V Phase III. Comprising 7, 8 and 12 storey flats of 2 and 3 room units with shopping facilities under construction



Kampong Tiong Bahru Cemetery Site Phase I comprising 9 and 10 storey flats of 2 and 3 room units with shopping provision at ground floor under construction

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ESTATE MANAGEMENT

In 1960, a total of 1,090 properties were taken over for management. Appendix I is an analysis of the type of accommodation in the Board's housing estates as at 31st December, 1960.

Management of estates continued to be decentralised with three area offices at Cambridge Road, Upper Pickering Street and Princess House. These area offices are easily accessible to tenants.

The Applications and Lettings Section of the Department remained at Upper Pickering Street for the convenience of the majority of applicants who reside in the city area. The Central Administration Section of the Department was shifted to the Main Offices of the Housing and Development Board at Princess House, Queenstown.

In housing management, it is essential for the landlord to maintain good relationship with the tenant, particularly, through personal contacts. A pilot scheme of Resident Housing and Maintenance Inspectors was introduced during the latter part of the year. By this means, an official of the Board is available to give advice to tenants and attend to their complaints even after office hours. It is hoped that through this scheme Board/Tenant relationship can be further improved.

On the 29th February, 1960 the management of State Reverted Properties was handed back to the Land Office. Between September 1959, when the Estates Department took over the management of these properties, and February 1960, arrears of licence fees amounting to \$25,074 were recovered on behalf of the Land Office.

The presence of hawkers in Board's estates has always been a problem in estates management. In almost every large estate, unauthorised hawkers' stalls have been erected. They are found in the vicinity of estate markets, on roads, car parks and pavements. Whilst the Board is not against the principle of hawking, the presence of these unauthorised structures causes traffic congestion, difficulty in keeping the estates clean and, in a number of cases, prevents siteworks being completed. Continuance of this situation can only result in rapid deterioration of the high standard of sanitation maintained in Board estates.

In view of the seriousness of this problem, firm action was taken with the co-operation of the Markets and Hawkers Department and the police to clear St. Michael's Estate. Similar action is now being pursued in stages in other estates and it is hoped that in the course of time the situation can be kept under control.

The keeping of domestic animals and poultry is unsuitable in housing estates where families live in close proximity to each other, particularly, in compact multi-storeyed flats.

In the past strict control was kept to prevent poultry nuisance in housing estates. Tenants were warned to slaughter their poultry when they became too large in number and if the warning was not heeded, any poultry

found running wild in the open spaces were rounded up and handed over to Social Welfare Department. Owing to the temporary cessation of preventive action in 1959 the keeping of poultry and domestic animals grew to such an extent that numerous complaints were received from tenants and the general public. In view of these complaints, preventive action was resumed in 1960 to curb this nuisance.

The Public Relations and Advisory Committee was formed this year. One of the terms of reference of this committee is to improve and maintain good relationships between the Board and its tenants. A tenant's handbook dealing with day to day problems in the home and showing ways and means of how tenants can co-operate in preserving the amenities provided in the estates is in the course of preparation.

APPLICATIONS AND LETTINGS

The points system continues to be operated in respect of applications for housing accommodation.

A few amendments have been made to the basic rules governing acceptance of applications for housing accommodation. One of these amendments is the restriction of incomes permitting only applicants with individual incomes of not more than \$500 per month or a total family income of not more than \$800 per month to apply. This will ensure that accommodation will go to those who can ill afford high market rental accommodation or purchase their own houses.

The position regarding the application register is as follows:—

No. on 1st January, 1960	13,324
Plus No. registered during the year	2,627
	<hr/>
	15,951
Less No. accommodated	954
	<hr/>
	14,997
Less No. cancelled	1,484
	<hr/>
	13,513

Prior to 1960, the selection of tenants in order of Points priority was left in the hands of the Senior Officer in charge of the Lettings Section who submitted periodically the letting lists to the Board for scrutiny and confirmation. This method, however, gave rise to allegations of favouritism and corruption. To remove these criticisms, an Allocations Committee comprising a member of the Board, the Chief Executive Officer, the Estates Manager and four Assemblymen was formed to deal with the selection of tenants and transfers of premises.

The lettings of shops continued to be operated by the tender system. As far back as 1958 the difficulties in the letting of shops were felt. By February 1960 when the Housing and Development Board was formed there were already 141 vacancies. The problem is due not only to the general slackness

in trade with traders reluctant to start businesses in competition with the older shop tenants in Board's estates but also to the growing presence of hawkers in the estates. Positive steps were taken to let these shops by way of the following inducements:—

- (i) The application of the "rising rent" system whereby tenders are accepted below a certain percentage of the minimum rents fixed in respect of shop premises which remain vacant over a certain period. The incoming tenant is required to pay equal yearly increases over the next three years to bring the figure up to the minimum rents. This is to permit the incoming tenant an opportunity to establish goodwill and to make a success of the business within the first three years.
- (ii) Additional siteworks carried out to improve and make more attractive the surroundings of shop premises.
- (iii) The provision of dwelling accommodation within shop premises.

By the end of 1960, 162 shop lettings were made.

For the first time since the operation of the points system in 1951 a complete analysis of applications on the housing register has been made with the assistance of the Chief Statistician, Government Statistics Department. This analysis gives a clear picture of the demands for types of units, the localities where the applicants intend to reside, the size and composition of families and incomes, their rent ability and their concentration within the 51 electoral divisions. The more important schedules of the analysis are given in Appendix IV.

REHOUSING

Five requests for emergency rehousing of fire victims were received from the Social Welfare Department during the year. The total number of families involved was 56 of which 22 were rehoused by the Board. The remainder found their own accommodation elsewhere. The Department undertook not only the rehousing of fire victims but also the rehousing of families displaced through clearance of sites for public purpose, demolition of dangerous properties and redevelopment schemes. Details of these rehousing schemes are given in Appendix II.

COMMUNITY CENTRES

Co-operation has been maintained with the Social Welfare Department, and in the latter part of the year with the People's Association which took over the management of Community Centres. Additional Basket-ball Pitches, Badminton Courts and Sepak Raga Courts, have been provided. An official of this department also gave talks at various Community Centres.

Appendix III shows details of the Board's housing estates under management at 31st December, 1960.

HOUSING STATISTICS

APPENDIX I

	DWELLINGS No. of Rooms					SHOPS		Miscel- laneous	Total	Estate Totals
	1	2	3	4	5	Cum dwgs.	Lock- up			
1959 Report	1,057	6,357	11,420	2,049	44	382	454	154	..	21,917
Properties taken over for management in 1960	340	570	151	..	..	11	18	..	1,090	1,090
	1,397	6,927	11,571	2,049	44	393	472	154	..	23,007
<i>Minus</i> 20 units demolished at Duchess Contract 3, and Miscellaneous units at Princess House (conversion of 1 office keeper's flat and 1 cigarette stall) and one property under Houses pending demolition demolished .. .. .	..	16	..	4	..	..	..	3	..	23
As at 31-12-60	1,397	6,911	11,571	2,045	44	393	472	151	..	22,984

DETAILS OF NEW ESTATES HANDED OVER FOR MANAGEMENT IN 1960

Duchess Contract VA .. .. .	..	..	20	..	..	..	18	..	38	..
Duchess Contract IV	60	220	40	..	..	11	..	..	331	369
Clarence Lane Contract I .. .. .	..	160	..	..	..	..	..	..	160	160
Kampong Tiong Bahru Contract I .. .. .	..	..	91	..	..	..	..	..	91	..
Kampong Tiong Bahru Contract II	280	190	..	..	..	..	..	..	470	561
	340	570	151	..	..	11	18	..	..	1,090

REHOUSING STATISTICS

REHOUSING SCHEMES FOR 1960

1. Families rehoused	...	...	48
2. Dwellings used	...	...	46
3. Businesses/Industries resettled	...	...	—
4. Shops used	...	...	1

Clearance Schemes undertaken and Completed:—

<i>Action requested by</i>	<i>Schemes/Addresses</i>
1. Resettlement Department	... MacPherson Road South Part II Clearance Site.
2. Resettlement Department	... Norfolk Road School Clearance.
3. Resettlement Department	... Drainage Reserve Lot 370 Mukim 17 off Serangoon Road.
4. Resettlement Department	... Gentle Road School Site Clearance.
5. Commissioner of Lands	... Beach Road Clearance—St. John's Ambulance Association HQ.
6. Resettlement Department	... Recovery Home—Thomson Road Clearance.
7. Senior Architect, P.W.D.	... 3 & 3-1 Palembang Road—Dangerous premises.
8. Lands Department ...	... Chong Teik School—57 Kim Seng Road.
9. Lands Department ...	... Tiong Bahru Burial Ground—Demolition of Care-takers Quarters.
10. Resettlement Department	... Outram Hill Clearance (State Land).
11. Resettlement Department	... Henderson Road Industrial Site.
12. Resettlement Department	... Alexandra Hill Clearance.

HOUSING STATISTICS

HOUSING ESTATES AS AT 31ST DECEMBER, 1960

Estate	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs.	Lock-up			
✓ Tiong Bahru Estate ..	✓ 1936	54	14	..	21	..	10	4	..	103	2,243
	1937	..	6	68	107	..	12	6	..	199	
	1938	..	8	90	109	..	..	4	Garages 48	259
	1939	..	11	32	53	2	..	2	..	100	
	1940	..	23	68	157	..	7	3	..	258	
	1948	..	32	32	..	..	..	..	..	64
	1949	..	..	264	..	..	..	..	..	264
	1950	..	..	339	55	..	..	66	..	460
	1952	..	..	60	60	..	..	..	..	120
	1953	..	..	136	136	..	..	..	..	272
✓ 1954	..	24	96	24	..	..	..	..	144	
Bailestier Estate ..	1931	..	76	..	..	..	..	..	..	76
	1932	..	148	..	..	..	..	..	..	148
	1937	..	232	..	..	..	..	..	..	232
	1939	..	78	..	..	..	..	..	..	78
	1947	..	364	20	..	..	..	12	..	396
	1948	..	384	..	..	..	43	8	..	435
	1949	..	20	..	..	..	..	..	..	20
	1950	..	42	..	..	..	..	..	..	42
	1951	..	..	9	15	..	..	13	..	37
	1,464										
Temple Estate ..	1954	..	54	360	54	..	13	3	484
Lavender Street Estate	1928	..	26	92	..	..	..	..	..	118
	1951	..	..	..	18	18	..	..	..	36
	1952	..	..	..	36	24	..	..	..	60
Farrer Park Estate	1941	..	..	17	..	..	..	..	..	17
	1947	..	..	11	1	..	..	12	..	24
	1948	..	..	64	..	..	..	..	..	64
	1950	..	216	129	47	..	..	..	..	392
Henderson Estate ..	1928	..	110	..	..	..	..	..	..	110
	1948	..	44	..	..	..	..	..	..	44
	1949	..	52	48	..	..	10	2	..	112
Alexandra (South) ..	1951	..	142	..	..	..	30	2	..	174
	1952	..	..	64	..	..	..	..	..	64
266											
238											
Carried forward	54	2,106	1,999	893	44	125	137	48		5,406

APPENDIX III—continued

HOUSING ESTATES AS AT 31ST DECEMBER, 1960

Estate	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs.	Lock-up			
<i>Brought forward</i>		54	2,106	1,999	893	44	125	137	48		5,406
Kampong Silat Estate	1948	..	..	..	..	..	18	3	..	21	
	1949	..	64	..	..	..	..	..	..	64	
	1950	..	..	190	8	..	..	..	..	198	
	1952	..	..	104	80	..	..	..	..	184	467
Madras Street Estate	1940	..	3	6	..	..	..	..	..	..	9
New Bridge Rd. Estate	1930	141	..	..	..	..	..	1	..	142	
	1931	62	..	..	..	..	..	2	..	64	
	1938	152	..	..	..	..	5	5	..	162	
	1940	42	..	..	..	..	1	3	..	46	
	1948	21	81	..	..	..	2	31	..	135	549
Albert Street	.. 1932	26	..	..	..	..	..	4	..	30	
	1949	27	3	..	..	..	..	5	..	35	65
Cheng Yan Place	.. 1949	12	18	..	..	..	..	5	..	..	35
Delta Estate	.. 1950	..	68	160	80	..	19	2	..	329	
	1952	..	..	56	56	..	..	..	..	112	
	1953	..	..	96	48	..	..	..	..	144	585
Princess Elizabeth Estate	1951	..	84	..	..	..	14	4	..	102	
	1952	..	..	60	24	..	..	..	..	84	
	1953	..	..	84	..	..	..	..	..	84	270
Alexandra (North)	.. 1952	..	..	63	63	..	10	2	..	138	
	1953	..	..	189	189	..	14	2	..	394	
	1954	..	..	..	252	..	..	..	..	252	
	1955	..	..	450	..	..	6	..	..	456	
Stamford Estate	.. 1952	..	..	112	..	..	..	..	..	112	1,240
	1957	..	196	8	..	..	..	32	Stalls 2	238	
	1958	..	130	5	..	..	..	26	..	161	511
Jalan Besar	.. 1952	..	..	176	..	..	..	..	..	176	
	1954	..	20	64	12	..	..	..	..	96	272
Bukit Merah Estate	.. 1952	..	40	132	..	..	..	..	..	172	
	1953	..	156	60	..	..	17	1	..	234	
	1954	..	..	672	..	..	..	..	..	672	
	1955	..	..	210	..	..	16	..	..	226	1,304
<i>Carried forward</i>	..	537	2,969	4,896	1,705	44	247	265	50		10,713

HOUSING ESTATES AS AT 31ST DECEMBER, 1960

Estate	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs.	Lock-up			
<i>Brought forward</i> ..		537	2,969	4,896	1,705	44	247	265	50		10,713
Pickering Street Estate	1952 ..	..	..	35	..	..	..	15	Offices 5 Sub. Stn. 1	56	
	1958 ..	..	98	7	7	..	..	14	Offices 16 Stalls 3	145	201
Princess Estate	1952 ..	..	..	222	..	..	..	..	..	222	
	1955 ..	..	..	424	..	..	23	..	..	447	
	1956 ..	96	394	609	..	..	25	..	..	1,124	
	1957 ..	..	320	88	..	..	22	..	..	430	2,223
Kampong Java	1952 ..	..	..	406	126	..	12	12	..	556	
	1953 ..	..	104	361	111	..	..	..	..	576	
	1954 ..	..	..	2	..	..	..	..	..	2	1,134
Upper Aljunied Road	1953 ..	..	191	..	..	..	4	1	..	..	196
Kolam Ayer Estate	1953 ..	..	..	138	..	..	5	1	..	144	
	1954 ..	..	..	2	..	..	..	..	..	2	146
Outram Hill	1953 ..	..	..	126	..	..	..	..	..	..	126
Brickworks Estate	1954 ..	..	..	362	..	..	20	..	..	..	382
Lorong Tiga	1955 ..	..	..	190	..	..	8	..	..	..	198
Guillemard Road	1955 ..	..	..	564	..	..	16	..	..	..	580
Queen Street	1955 ..	..	129	2	..	..	..	8	Stall 1	..	140
Victoria Street	1956 ..	..	..	..	..	..	..	8	..	..	8
Bukit Panjang	1957 ..	..	..	200	..	..	..	..	..	..	200
Winstedt Court	1957 ..	4	162	30	..	..	..	2	..	..	198
✓ Duchess Estate	1958 ..	..	236	476	32	..	..	8	..	752	
	1959 ..	..	84	82	28	..	..	6	..	200	
	1960 ..	60	220	60	..	..	11	18	..	369	1,321
Kallang Airport Estate	1958 ..	..	840	1,228	..	..	..	44	W/Shp. 24	2,136	
	1959 ..	420	448	..	..	..	..	..	..	868	3,004
<i>Carried forward</i> ..		1,117	6,195	10,510	2,009	44	393	402	100		20,770

APPENDIX III—continued

HOUSING ESTATES AS AT 31ST DECEMBER, 1960

Estate	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs.	Lock-up			
<i>Brought forward</i> ..		1,117	6,195	10,510	2,009	44	393	402	100		20,770
St. Michael's ..	1959	..	364	961	15	..	..	70	..	..	1,410
Kay Siang Road ..	1931	..	..	..	3	..	..	..	..	3	
	1937	..	..	..	1	..	..	..	..	1	
	1939	..	2	..	..	..	..	..	..	2	
	1940	..	..	..	4	..	..	..	..	4	
	1948	..	..	3	..	..	..	..	..	3	
	1950	..	..	..	3	..	..	..	..	3	16
Ridout Road ..	1952	..	..	6	..	..	..	..	..	6	
	1955	..	..	..	4	..	..	..	..	4	
	1956	..	..	..	6	..	..	..	..	6	16
Houses pending demolition ..	..	..	..	..	..	..	..	..	51	..	51
Clarence Lane ..	1960	..	160	..	..	..	..	..	..	..	160
Kampong Tiong Bahru	1960	280	190	91	..	..	..	..	..	..	561
Total ..		1,397	6,911	11,571	2,045	44	393	472	151	..	22,984

TABLE I (A)—LOCALITIES PREFERRED BY APPLICANTS

Localities preferred	Queenstown/ Alexandra Road/ Delta Bukit Merah Estates	Tg. Bahru/ Kg. Tg. Bahru/ Kg. Silat Estates	Kallang/ Guillemard/ Lorong Tiga Estates	Upper Pickering Street/New Bridge Road/ Albert Street/ Queen Street Estates	St. Michael's/ Temple/ Balesier Estates	MacPherson Road and Other Estates
Percentage of Applicants	9.5%	16%	33.5%	16.5%	8.5%	16%

TABLE I (B)—YEAR OF APPLICATION

Year of Application	1955	1956	1957	1958	1959	1960
Percentage of Applicants	12.5%	11%	17%	29%	26%	4.5%

TABLE I (C)—RENT PAID BY APPLICANT AT HIS PRESENT ACCOMMODATION

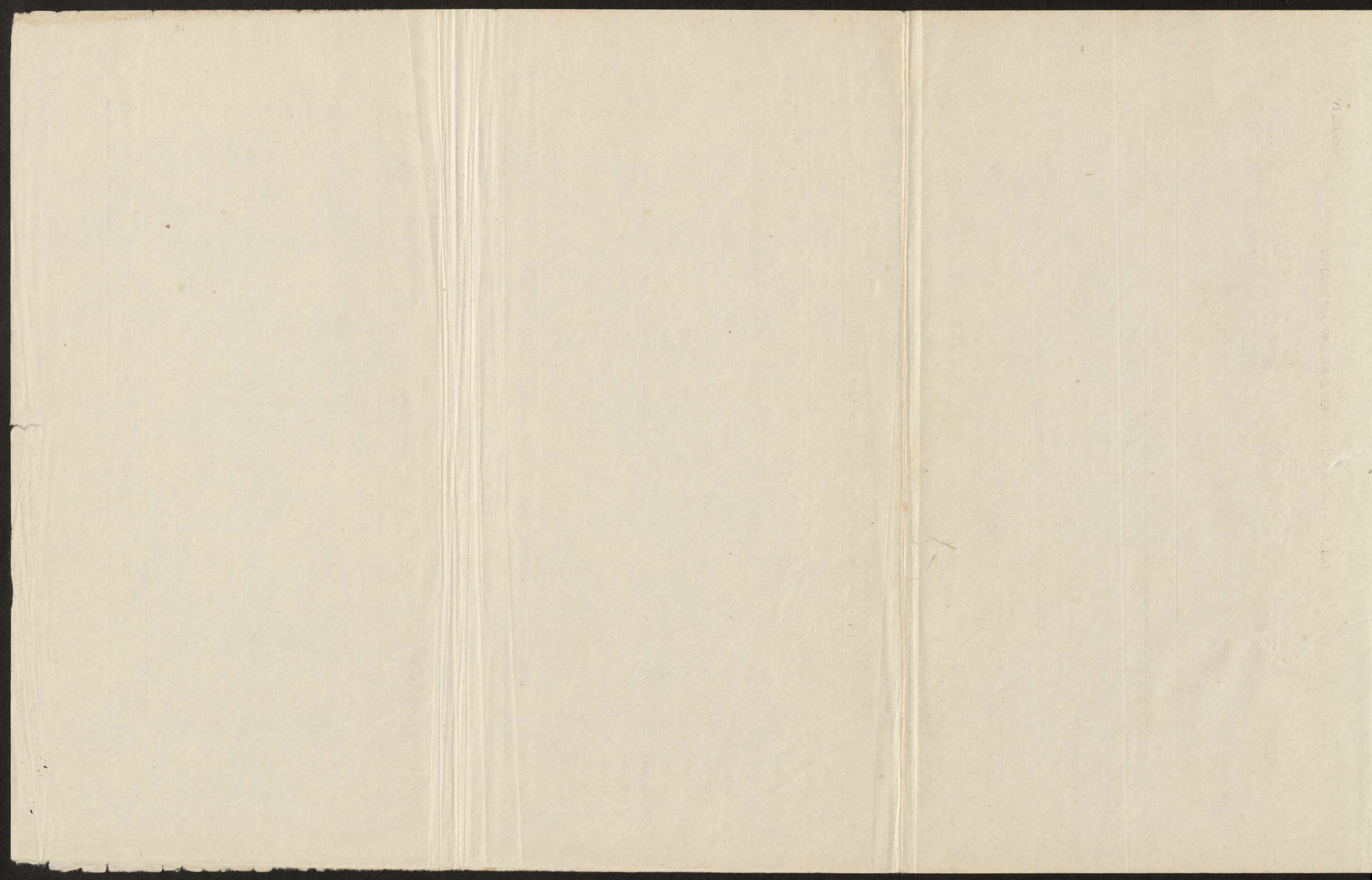
Percentage of Applicants	8%	22%	51%	13%	3.5%	2.5%
Residing with parents/relatives Not paying any rent						
Rent paid for Present Accommodation	\$19 and below	\$20 to \$29	\$30-\$39	\$40-\$49	\$50-\$59	\$60 to \$79
Percentage of Applicants	\$19 and below	\$20 to \$29	\$30-\$39	\$40-\$49	\$50-\$59	\$60 to \$79
Percentage of Applicants	\$80 and above	\$40 to \$59	\$20 to \$39	\$40-\$49	\$50-\$59	\$80 and above

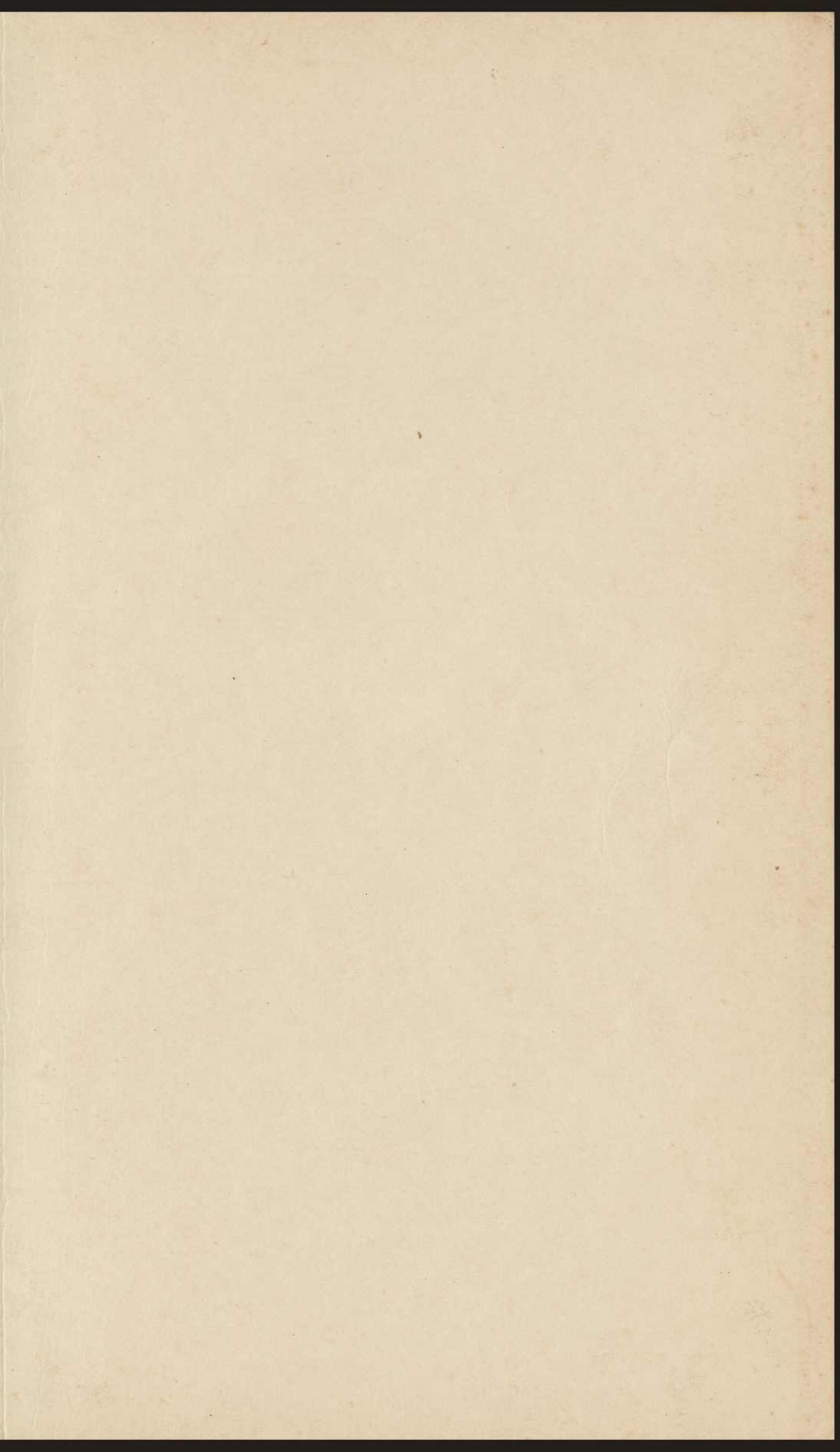
TABLE II—ANALYSIS OF FAMILY INCOME OF APPLICANTS AND THE RENTS THEY ARE PREPARED TO PAY FOR BOARD ACCOMMODATION

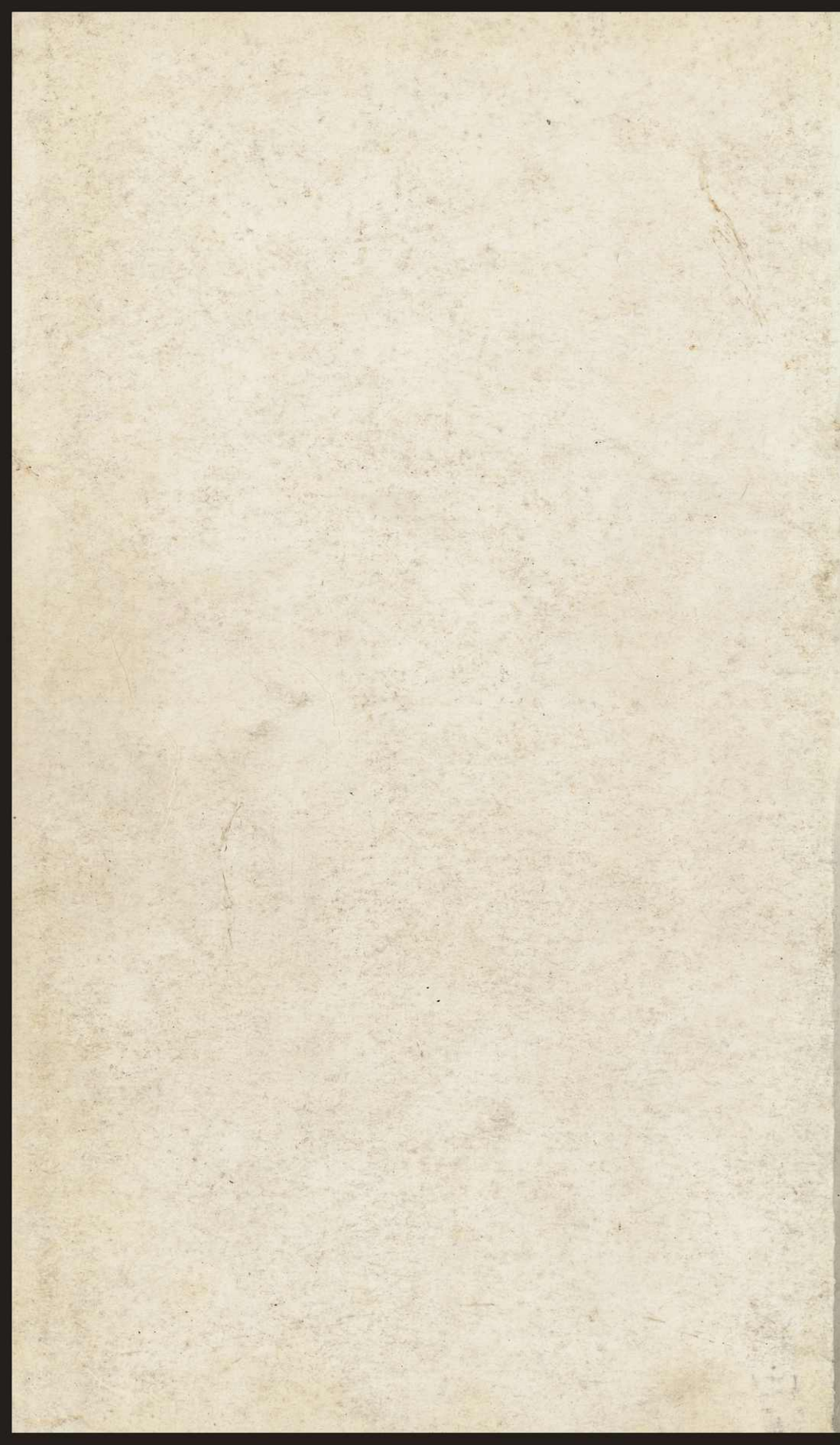
Family Income	Number of Applications	RENTS WHICH APPLICANTS ARE PREPARED TO PAY									
		\$19 and less	\$20-\$29	\$30-\$39	\$40-\$49	\$50-\$59	\$60-\$69	\$70-\$79	\$80-\$89	\$90 and above	
Less than \$100	No. 65	5	28	23	5	3	1	..	..	..
\$100-\$199	% 0.5	16	352	820	108	61	1	..	..	..
\$200-\$299	No. 3,999	..	194	1,786	908	1,037	59	9	6	..	
\$300-\$399	% 32.0	1	11	415	621	1,802	262	78	24	11	
\$400-\$499	No. 983	..	2	29	51	328	341	118	68	46	
\$500-\$599	% 9.5	..	..	2	6	27	113	81	36	54
\$600-\$699	No. 319	..	..	..	1	5	25	28	21	25
\$700-\$799	% 1.0	..	..	..	..	..	10	11	6	13
Above \$799	No. 40	..	..	..	..	..	4	6	8	13
	% 0.5	..	..	..	..	..	..	..	..	..
Total	No. 10,125	22	587	3,075	1,700	3,263	816	331	169	162	

TABLE III—ANALYSIS OF SIZE OF FAMILY AND PRESENT ACCOMMODATION OF APPLICANTS

Size of Family	No. of Applications	NO. OF ROOMS IN PRESENT ACCOM.							LIVING SPACE PER PERSON IN SQUARE FEET				
		1	2	3	4	Above 4	9sq. and below	10sq. to 12' sq.	13sq. to 15' sq.	16sq. to 19' sq.	20sq. to 24' sq.	25sq. to 29' sq.	30sq. to and above
5	No. 2,913	..	560	134	20	7	4	14	59	275	464	602	1,495
6	% 28.5	..	675	140	25	8	7	43	163	369	513	478	1,200
7	No. 2,773	..	526	143	28	11	11	51	176	279	393	367	696
8	% 19.5	..	441	113	22	9	17	54	99	193	274	248	379
9	No. 1,264	..	251	75	20	4	13	28	58	114	134	90	207
10	% 6.5	..	96	49	14	6	11	18	37	46	40	44	94
11	No. 290	..	66	33	12	3	4	6	9	20	35	24	64
12	% 1.5	..	30	15	6	2	1	2	8	11	5	11	33
Above 12	No. 71	..	7	8	9	4	2	4	..	5	4	6	14
	% 0.5	..	7	8	9	4	2	4	..	5	4	6	14
Total	No. 10,125	6,553	2,652	710	156	54	70	220	609	1,312	1,862	1,870	4,182







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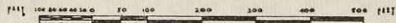
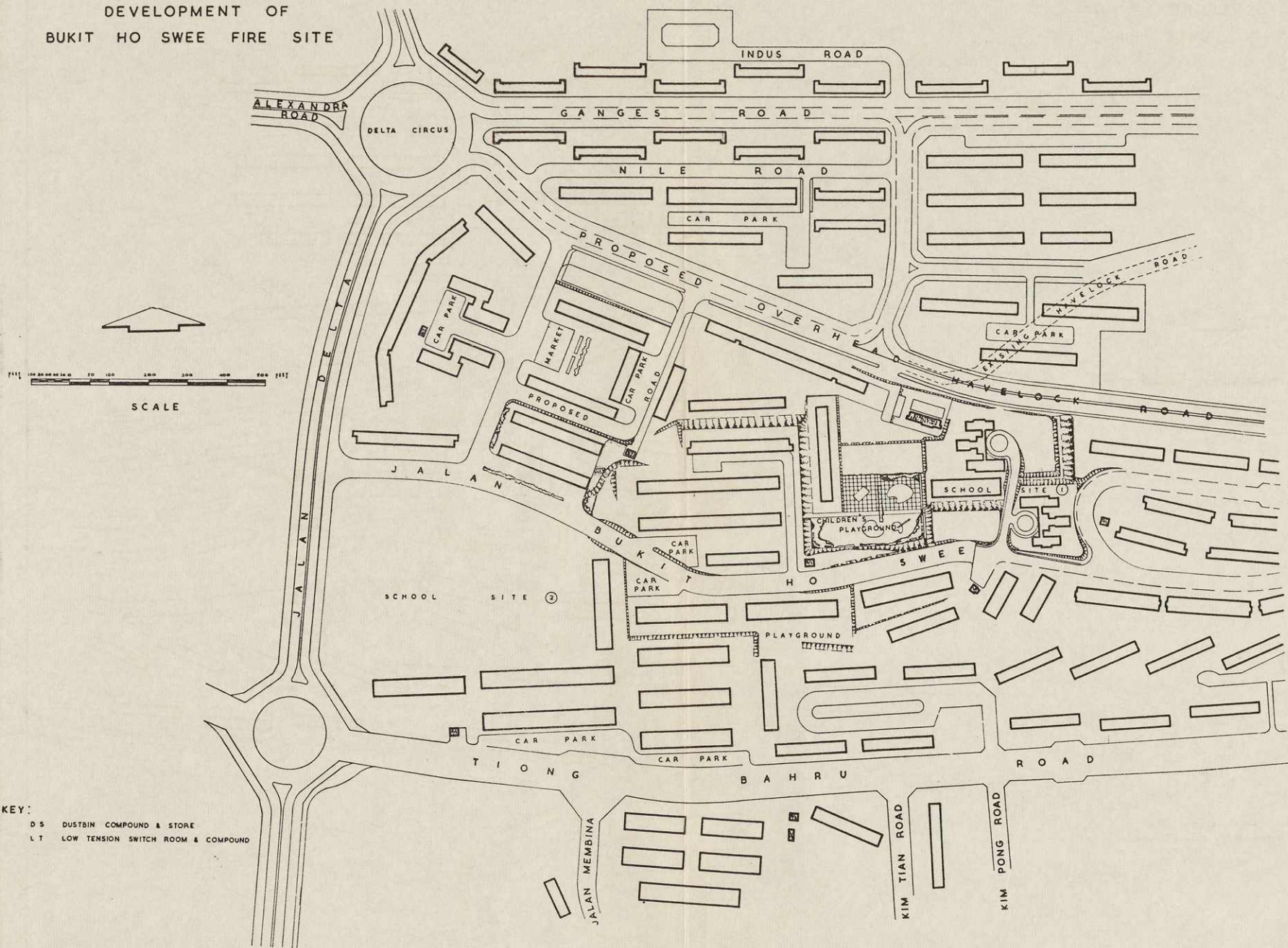
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ANNUAL REPORT

1961

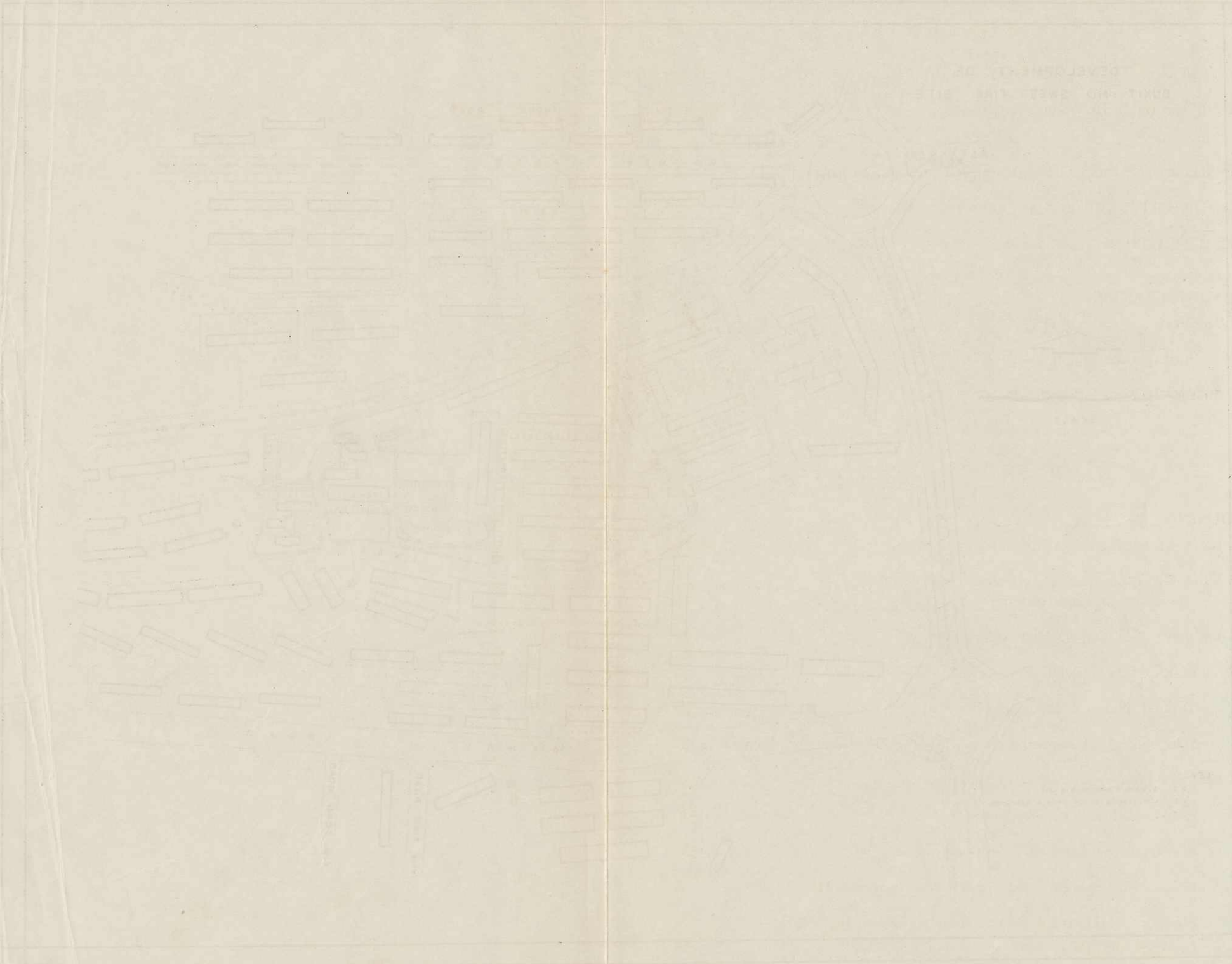
Price: \$2-50

DEVELOPMENT OF
BUKIT HO SWEE FIRE SITE



SCALE

DEVELOPMENT OF
DUNIT AND SWIFT LIME SITE



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Layout for Bukit Ho Swee Fire Site	frontispiece
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MEMBERS OF THE BOARD AT 31st DECEMBER, 1961

Chairman	Mr. Lim Kim San
Deputy Chairman	Mr. Reginald Quahe
Member	.. .. .	Mr. Cheng Kai Shui
Member	.. .. .	Dr. Fong Kim Heng
Member	.. .. .	Mr. Lim Chong Keat

Legal Advisers: Messrs. Donaldson & Burkinshaw

STANDING COMMITTEES AT 31st DECEMBER, 1961

Committee	Chairman	Member
Allocations	Dr. Fong Kim Heng	Inche Yaacob bin Mohamed, M.L.A. Mr. Chor Yoke Eng, M.L.A. *Inche Mohd. Ismail bin Abdul Rahim, M.L.A. *Madam Chan Choy Siong, M.L.A. Chief Executive Officer Estates Manager

* Replacing Mr. Chan Chee Seng, M.L.A. and Dr. Lee Siew Choh, M.L.A. who were on this Committee from 1st January to 20th May, 1961.

Resettlement Advisory	Dr. Fong Kim Heng	Dy Commissioner of Lands Chief Executive Officer
	Mr. Tee Kim Leng, M.L.A. and Mr. Wong Soon Fong, M.L.A. were on this Committee from 1st January to 22nd July, 1961.	

Public Relations & Advisory	Mr. Lim Chong Keat	Mr. Cheng Kai Shui Chief Executive Officer Chief Architect Estates Manager
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Housing Sites	Mr. Lim Chong Keat	Chief Executive Officer Commissioner of Lands Chief Planner City Assessor Chief Architect Lands Manager
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LIST OF SENIOR OFFICERS AT 31st DECEMBER, 1961

Chief Executive Officer	— S. Thiruchelvam	— B.A. (Hons.) (Malaya).
Secretary	— D. Wong Chin Duing	—
Assistant Secretary	— Lim Koon Poh	— B.A. (Malaya).
Financial Officer	— Lim Chee Poe	— A.A.C.C.A., F.C.I.S.
Senior Assistant Financial Officer	— R. F. Scully	
Chief Architect	— Teh Cheang Wan	B.Arch. (Sydney), A.R.I.B.A., A.R.A.I.A.
Senior Architect	— Ng Chee Sen	— B.Arch. (Melbourne), A.R.I.B.A., A.R.A.I.A.
Contracts Officer	— Chan Wan Hang	— A.R.I.C.S., A.I.Arb.
Architect/Planner	— Alan Choe Fook Cheong	— B.Arch. (Melbourne), Dip.Arch. (F.R.M.T.G.), Dip. Town & Regn. Plan., A.R.A.I.A., A.R.V.I.A., M.A.P.I., A.M.T.P.I., A.R.I.B.A.
Asst. Architect	— Wong Wai Ying	— B Arch. (Sydney) A.R.A.I.A., A.R.I.B.A.
” ”	— Mrs. Wong Choong Leng	— B.Arch. (Melbourne), A.R.I.B.A.
” ”	— Tan Soo Seng	— B A. Arch. (Sheffield), A.R.I.B.A., Cert. in Trop.Arch., A.A. London.
” ”	— Si Hoe Kok Sing	— B.Arch. (N.Z.), A.N.Z.I.A., A.R.I.B.A.
” ”	— Mrs. Yap Lau Wai Chen	— B.Arch. (Durham), A.R.I.B.A.
” ”	— Chu Pak Chow	— B.Arch. (Melbourne), A.R.A.I.A., A.R.I.B.A.
” ”	— Chee Teck Chiang	— B.Arch. (Melbourne), A.R.A.I.A., A.R.I.B.A.
Senior Civil Engineer	— J. T. Stevens	— A.M.I.Mech.E., M.I.Struct.E., M.A.S.C.E.
Civil Engineer	— Dr. Lau Yu Dong	— B.Sc. (C.E.) (Hons.) (Leeds), Ph.D. (C.E.) (Leeds), Grad.I.C.E., A.M.M.S.E.
Asst. Civil Engineer	— Au Eng Kok	— B.Eng. (Tasmania), Grad.I.E. (Australia), A.M.M.S.E.
” ” ”	— Liu Hua An	— B.Eng. (Hons.) (Adelaide).
” ” ”	— Chew Seong Yean	— Dip. (C.E.) (Melbourne).
” ” ”	— Quah Choon Huat	— B.Eng. (New South Wales), A.M.I.E. (Australia).
” ” ”	— Cheng Ching Tang	— F.R.M.I.T. (Civil Engineering).
Structural Engineer	— Wong Gai Hong	— M.I.Struct.E., M.Soc.C.E. (France).
Asst. Structural Engineer	— Tan Tiong Beng	— A.M.I.Struct.E.
” ” ”	— Chung Cheng Chek	— A.M.I.Struct.E.
” ” ”	— Tan Sin Eng	— B.Sc. (Engr.) (Hons.) (London), A.C.G.I.
Surveyor	— V. Fernando	— B.Surv. (Queensland), A.I.S. (Australia).
”	— C. E. Perry	— L.S.E. (Aust. & N.Z.), L.S. (S'pore).
Estates Manager	— Tan Tian Boon	— B.Sc. (Malaya), F.A.I., F.I.Hsg., A.A.L.P.A.
Estates Officer (Central)	— Ng Boon Ong	— A.A.I., A.I.Hsg., A.A.L.P.A.
Estates Officer (General)	— Choo Kia Peng	— A.I.Hsg.
Lands Manager	— J. W. Hill	— F.R.I.C.S., F.A.I.
Lands Officer	— W. R. Jansen	— A.A.I.
Lands Officer (Sup.)	— Ong Huck Jin	— A.A.I., A.R.V.A.
Administrative Officer (Resettlement)	— Kwok Chee Weng	
Surveyor & Planner	— Lee Eng Kwang	— L.S.E. (Aust. & N.Z.), L.S. (S'pore).

INTRODUCTION

The year 1961 saw the Housing & Development Board move into stride after getting through its teething troubles in 1960. The eleven months of the Board's infancy in 1960 was primarily a period of assessment of the housing problem and its solution, the recruitment of replacements for those who had left, planning and preparatory work for construction. A record total of 7,320 housing units were completed in 1961 and 11,364 units were under construction at the end of year. The preparatory work of 1960 was showing dividends.

The magnitude of the achievement can well be visualised when the previous highest total ever by the Singapore Improvement Trust was 3,841 units in 1958.

The housing policy of the Government is to provide low-cost housing for the lower income groups at rentals which are within their capacity to pay. Private housing developers do not cater for persons in the lower income groups, and the Board's present programme provides for the construction of the following three types of flats in the proportion of 40% one room units, 30% two room units and 30% three room units to be let at rentals of \$20 p.m., \$40 p.m. and \$60 p.m. respectively:—

Type of Units	Rental
(a) One room units with about 140 sq.ft. of bed/sitting room, 80 sq.ft. of service area consisting of a bathroom and W.C. combined, cooking area and a balcony for eating, washing and drying purposes	\$20 per month
(b) Two room flats with living room, bedroom, kitchen, bathroom and W.C. combined and a balcony of total floor area of about 400 to 450 sq.ft.	\$40 per month
(c) Three room flats with living room, two bedrooms, kitchen, bathroom and W.C. combined and a balcony of total floor area of about 550 to 600 sq.ft.	\$60 per month

These rents have been fixed by Government in order that the benefits of public housing may be conferred upon those people most in need of such housing in the lower income groups. The economic rents for these units, having regard to the cost of land, site preparation and construction, will in most cases be beyond the capacity to pay of the sections of the public for whom these houses are built. The difference between the economic rents and the rents charged will therefore have to be met by a Government subsidy.

HOUSING PROBLEM

In spite of the efforts in the past the housing shortage is still one of the most serious social problems in the State. A survey of the housing needs in Singapore indicates that over the ten year period from 1961—1970 at least 147,000 housing units will be necessary:—

(i) Existing deficiency arising out of overcrowding in urban areas	80,000 units
(ii) Required for central area redevelopment	20,000 „
(iii) Required for natural increase in population	47,000 „
Total need	<u>147,000</u> „

INCREASE IN POPULATION

The increase of the population in Singapore has maintained at an exceedingly high rate. The population has jumped from 938,144 in 1947 to 1,445,926 in 1957 — an increase of approximately 50% in ten years. The estimated population at the end of 1961 is 1.7 Millions. If the rate of increase does not change very substantially, Singapore will have a population of 2 Millions by 1966/67, 2.7 Millions in 1972 and 3.2 Millions in 1982. *2.4m in 1982 — actual figures*

SQUATTERS AND ATTAP SLUMS

Due to the population increase after the Second World War, and insufficient number of permanent housing units constructed during the same period, the squatter huts and shacks have cropped up at an unprecedented rate to satisfy the demand for accommodation. It is estimated that about 200,000 to 250,000 people live in the following slum areas within the City Limits :

Siglap, Lorong Tai Seng area, Sims Avenue and Paya Lebar, Kallang Basin, Toa Payoh, Kampong Chai Heng, Farrer Road area, Tiong Bahru, Pasir Panjang and Telok Blangah areas.

OVERCROWDING IN THE TOWN CENTRE

Very severe overcrowding conditions have occurred in the obsolete properties in the Town Centre. Due to rent control the landlords have allowed their properties to fall into dis-repair. The chief tenants of these properties have been benefitted financially by the rent control on one hand and the heavy demand for accommodation in the Town Centre on the other. Partition upon partition have been erected in these old properties to subdivide the cubicles for subtenants. It is estimated that a quarter of a million people require rehousing in the City centre popularly known as "Chinatown" extending from Kallang in the East to Outram Road in the West.

It is hoped that when the five year building programme has been completed the housing problem will be solved half-way. If a further programme is followed up, the solution to one of the worst social evils in the State may be in sight.

CLEARANCE

From the experience gained in 1961 it is apparent that given cleared sites the Board's Five-Year Building Programme can be successfully carried out as the technical staff of the Board and the building industry can cope with the construction of 10,000 to 15,000 units of housing per year.

The only threat to the successful fulfilment of the programme is the clearance of building sites. Throughout the year, great difficulty was experienced in moving squatters and their huts from areas earmarked for development and as a result of organised resistance the earthworks for Toa Payoh cannot even be initiated.

BUILDING INDUSTRY

The heavy building programme of the Board has greatly benefitted the building industry in Singapore. Throughout the year some 4,000 workers enjoyed full direct employment on Board projects. It is estimated that a further 4,000 people were employed indirectly in transporting and manufacturing of building materials, etc. for the Board's building schemes.

The firms handling the building materials, the brick kilns, the quarries and the sand suppliers have enjoyed an unprecedented prosperity due to the demands of the Board's housing programme.

Tender prices have remained very stable throughout the year and the Board is able to build the multi-storey flats at a cost of around \$8 per square foot of net floor area inclusive of lifts, roads and other services but excluding piling and land costs. From the reports of various oversea publications the \$8 per square foot inclusive cost for the multi-storey flats is the cheapest in the world. Towards the end of the year there were indications of a minor increase in the tender prices as a result of the prosperity in the industry. Prices for bricks and granite also showed a slight increase due to the heavy demand from the Government development programme and a revival in private housing.

In the months of August/September sand was in short supply because of exceptionally dry weather which rendered the sand washing operations extremely difficult.

The Board is keeping a watchful eye over the position of the supply of the building materials and appropriate measures will be taken to ensure that the building industry will not be over-strained and that no inflation of prices occurs.

Particularly significant is that for the first time in the history of the State positive and realistic steps have been taken to cope with the housing problem that has existed for well over 60 years. Notwithstanding the claims of earlier pundits, the Board has been able to embark on a most ambitious programme with costs at a level never previously anticipated.

Also worthy of mention is the Bukit Ho Swee Fire of 25th May 1961 when 16,000 people were rendered homeless over an area of 60 acres. Within a fortnight all those who wanted new homes in Board flats were given alternative accommodation.

On the whole, the year has been one of great achievement and it is anticipated that in 1962 the progress will be even greater.

The firm handling the business maintains the belief that the quantity and the quality have enjoyed an unprecedented prosperity due to the demands of the home's business programme.

There is no doubt that the multi-story flat at a cost of around \$6 per square foot of floor area is a feature of this kind with distinctive but excluding plans and details. From the technical studies we have published in the past, we have learned a great deal for the multi-story flat which is being developed in the United States. At the end of the year there was indication of a minor increase in the trade price as a result of the prosperity in the industry. These low prices and profits also showed a slight increase due to the heavy demand from the Government's development programme and a slight increase in the price of the flat.

It is the opinion of the firm that the demand for such supply houses will be correspondingly greater and that the building programme will be correspondingly greater.

The Board is further convinced that the position of the supply in the building, industrial and engineering programme will be better to ensure that the building industry will not be overburdened and that an efficient use of the programme is made for the first time in the history of the State.

Particularly significant is that for the first time in the history of the State, positive and realistic steps have been taken to solve the housing problem. The Board has been able to secure for well over 60 years. Now, regarding the claims of public health, the Board has been able to secure for a new building programme which will be a great benefit to the State.

After having been in the State for over 100 years, the Board has been able to secure for the State a new building programme which will be a great benefit to the State. The Board has been able to secure for the State a new building programme which will be a great benefit to the State.

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Particularly significant is that for the first time in the history of the State, positive and realistic steps have been taken to solve the housing problem. The Board has been able to secure for well over 60 years. Now, regarding the claims of public health, the Board has been able to secure for a new building programme which will be a great benefit to the State.

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On the whole, the Board is convinced that the building industry will be correspondingly greater and that the building programme will be correspondingly greater.

The Board is further convinced that the position of the supply in the building, industrial and engineering programme will be better to ensure that the building industry will not be overburdened and that an efficient use of the programme is made for the first time in the history of the State.

Particularly significant is that for the first time in the history of the State, positive and realistic steps have been taken to solve the housing problem. The Board has been able to secure for well over 60 years. Now, regarding the claims of public health, the Board has been able to secure for a new building programme which will be a great benefit to the State.

PART I
ADMINISTRATION
SECRETARIAT
FINANCE

SECRETARIAT

PART I

ADMINISTRATION

SECRETARIAT

FINANCE

SECRETARIAT

The Housing & Development Board which was established on 1st February, 1960 comes under the portfolio of the Minister for National Development to whom the Board is responsible. The composition of the Board of five members, details of whom are given on page 1, remained unaltered throughout 1961. One of the members, Mr. Cheng Kai Shui, was on leave in the United Kingdom from February to July.

COMMITTEES

The four Standing Committees which were appointed to assist the Board in the formulation of policy continued to function throughout the year. These are the Allocations Committee, the Resettlement Advisory Committee, the Public Relations & Advisory Committee and the Housing Sites Committee. The Committees meet whenever necessary to make recommendations to the Board and to give directions to the staff on matters coming within their respective terms of reference. Details of the officers who served on these Committees during 1961 are given on page 1.

TRAINING OF OFFICERS

The Board's policy of sending selected local officers on overseas scholarships leading to recognised professional qualifications with a view to their filling senior posts resulted in the promotion during 1961 of two officers as Surveyors and one as Lands Officer. A further scholarship was awarded during the year to an officer for a course in the United Kingdom on Soil Mechanics and Foundation Engineering and Concrete Technology.

Four officers who had previously been sent on scholarships to the Kuala Lumpur Technical College returned to Singapore in 1961 after obtaining their Diploma in Civil Engineering.

In implementing its large building programme (a record number of 7,320 units were completed during 1961 and approximately 10,000 units are planned for completion in each of the years 1962 to 1965 inclusive), the Board experienced great difficulty in recruiting Clerks-of-Works of acceptable standard to ensure proper supervision of its contracts. To solve this shortage of trained works supervisors, the Board introduced during the year a scheme drawn up in consultation with officials of the Singapore Polytechnic, for the training of Works Apprentices. These apprentices are given both practical and theoretical training for one year. During the working day they are posted to work sites to observe and gain practical experience in works supervision. In the evenings they attend lectures given by Board officers on site organisation and site management, building construction, building science, surveying, quantities, services and equipment. Laboratory experiments are conducted at the Singapore Polytechnic in connection with the subject of building science. The scheme has been successful and already 26 of the apprentices have passed their preliminary examinations.

Another training scheme started during 1961 is for Technical Assistants and leads to the qualification of A.R.I.C.S. (Building Surveying Section). Four apprentices have been recruited and are being given practical training in the office and on site during the course of their official duties. Theoretical training is given through a recognised correspondence course under the guidance of Board officers.

Apart from the training schemes afforded by the Board itself, training facilities are also offered by the Singapore Polytechnic. During 1961 forty-two Board officers continued to attend Polytechnic courses leading to Diplomas in Architecture and Architectural Draughtsmanship (11), Civil and Structural Engineering (10), Accountancy (2), and Clerks-of-Works and Building Inspectorate (19). Officers are released on full pay for one whole day (or two half days) per week to attend lectures and must also attend evening classes. They are required to serve the Board for a minimum of 3 years after completing their courses.

PERSONNEL

During the year 8 senior officers (4 of them expatriates) left the Board's service, and at the end of 1961 the organisation was almost completely Malayanised, there being only 2 expatriate officers still in the Board's employ. One of these went on furlough from mid October and will not be returning to Singapore when his leave expires in March, 1962 as his contract of service will have lapsed by then. Forty-nine junior staff also left the service in 1961. Eight locally domiciled senior officers and 116 junior officers were engaged during the year, and at 31st December, 1961 the total Board staff comprised :—

Senior officers	..	..	..	38	(2 expatriates)
Junior officers	..	..	..	327	
Subordinate division officers	..			24	
Open Vote	..	..	..	800	

The authorised establishment and actual strength of the various Board departments at the end of 1961 is shown on page 10. The former Survey Department's establishment is not separately indicated as it was merged with the Building Department at the beginning of the year.

CONDITIONS OF SERVICE

Variable allowance for local officers which had been reduced, and in the case of officers drawing a basic salary of over \$505 p.m. abolished, since 1st July 1959 were partially restored at the beginning of 1961. In September 1961 these allowances were wholly restored in line with a Government policy decision, and the Professional allowances introduced in 1960 were abolished.

During the year the Board approved, subject to the Minister's concurrence, the establishment of a Provident Fund scheme for the payment of superannuation benefits to officers on their retirement from service. Ministerial approval for the Scheme to be implemented as from 1st January, 1961 has been sought.

INDUSTRIAL RELATIONS

A Housing & Development Board branch of the Amalgamated Union of Public Employees was established during the course of the year, and was afforded recognition in July 1961 as being representative of the interests of the Board's monthly-rated employess.

Members of the Board's Daily-Rated Workers' Union, which is affiliated to the Public Daily-Rated Employees Unions Federation, went on strike on 31st October 1961 for improved conditions of service. The strike lasted for 26 days and the workers resumed duty on 25th November, 1961 after agreement was reached on all points at issue except one which has been submitted to the Industrial Arbitration Court.

PUBLIC RELATIONS

An exhibition of low cost furniture and household appliances was organised by the Board to mark the official opening of its MacPherson Road Estate on 12th August, 1961. More than 35 manufacturers and firms dealing in furniture and household appliances participated in the exhibition which remained open until 20th August, 1961. The exhibition was a great success and attracted over 300,000 visitors.

During the year a coloured brochure entitled "Homes for the People" was produced with the assistance of the Ministry of Culture in order to publicise the work of the Board. The brochure illustrates some of the many attractive housing estates and amenities such as schools, playgrounds, markets and community centres which are being provided for the citizens of Singapore. Details of the basic qualifications which applicants for Board accommodation must possess are shown in the brochure, and an indication is given of the extent to which Government subsidises the tenants of the Board's one and two room flats which are let at \$20 p.m. and \$40 p.m. respectively. A copy of the brochure is enclosed with the Report.

Throughout the year a stream of overseas and local visitors called at the Board's headquarters in Queenstown to learn more about the Board's achievements in the field of public housing. Many of them were taken on conducted tours of the Board's various housing estates. The 1961 visitors included the Ceylon Minister for Local Government & Housing, the Indonesian Minister for Trade, the Israeli Minister for Health, the Madras Minister for Finance, the Minister for Planning, Shan States, Burma, the Chairman of the United Nations Self-help Housing Mission and many other important personages from all parts of the world connected with housing, architecture, planning, engineering and trade.

SYMPOSIUM ON THE DESIGN OF HIGH BUILDINGS

In September, 1961 The Hong Kong University organised a conference to consider and discuss the various theories and methods used in the design of tall buildings. The Board sent two representatives—the Chief Architect and an Assistant Structural Engineer—to attend this conference. The papers presented to the conference were extremely interesting and informative. The representatives also made use of this opportunity to visit the Housing Society and Housing Authority in Hong Kong to study the housing problems there and their methods of solving the problems.

GENERAL

One of the worst fires ever experienced in Singapore broke out on the afternoon of 25th May 1961. The fire devastated an area of some 60 acres and rendered about 2,700 families comprising 16,000 persons homeless. The Board's staff played a major part in the emergency operations for the rehousing of the fire victims, first in relief camps and thereafter in the new Housing & Development

Board flats. Within a fortnight of the fire some 1,300 of the families affected had been rehoused in Board accommodation. The remaining 1,400 families moved out of the relief camps to stay with relatives and friends, but 600 of these later also asked for and were rehoused in Board flats. A local newspaper described the speed and efficiency with which the rehousing operations were carried out as "a remarkable achievement". For their part in these operations the Board's staff received an appreciation from the Minister for National Development.

At the beginning of the year the Board's Survey Department was merged with the Building Department.

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SYMPHONY FOR THE DESIGN OF HIGH BUILDINGS

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GENERAL

One of the most fine year operations in Singapore took off on the 1st of January 1961. It was a day of great significance for the Board's Survey Department. The Survey Department was merged with the Building Department at the beginning of the year.

STAFF ESTABLISHMENT 1961

ESTABLISHMENT AT 31.12.61

APPOINTMENTS FILLED AT 31.12.61

10

Senior Officers	Inter-mediate Officers	Junior Officers	Sub-ordinate Division Officers	Open Vote Employees (Mandores, Labourers, etc.)	Total	DEPARTMENTS	Senior Officers	Inter-mediate Officers	Junior Officers	Sub-ordinate Division Officers	Open Vote Employees (Mandores, Labourers, etc.)	Total
4	2	18	7	—	31	Secretariat	3	1	17	6	—	27
2	—	70	2	—	74	Finance	2	—	67	2	—	71
26	4	103	8	108	249	Building	25	4	99	7	88	223
6	9	78	7	733	833	Estates	3	9	77	7	654	750
3	—	18	1	17	39	Lands	3	—	18	1	17	39
2	1	39	2	41	85	Resettlement	2	1	34	1	41	79
43	16	326	27	899	1,311	Total	38	15	312	24	800	1,189

FINANCE DEPARTMENT

Pending finalisation of the subsidy question, the Board, without the Improvement Fund formerly available to the Singapore Improvement Trust, shows again a deficit, in this, its second year. It is hoped that this outstanding and urgent matter will soon find agreement between Government and the Board, on the latter of whose shoulders rests the burden of executing the current Five Year Low Cost Housing Programme.

Though in administration the most severe economy measures are always being sought and implemented, the growth of the Board's activities in new construction as well as management must sooner or later outstrip existing resources. Thus new methods are being introduced side by side with some inevitable expansion. For example, we must look forward to the time very shortly when we shall handle over 50,000 Tenants Accounts, and arrangements are in hand to introduce greater mechanisation.

The Board is becoming increasingly conscious of the growing weight of some of its recurrent charges. Future loans borrowed by the Board will cost $5\frac{3}{4}\%$ per annum interest instead of $5\frac{1}{4}\%$ hitherto, while the repayment period will in future be cut down to 20 years from the previous 60. The imposition of Property Tax, from which the Board is not exempt, is expected to increase our costs, since we have not yet succeeded in obtaining any undertaking that our vacant units will not be liable to Property Taxation. On the other hand, the proposal to peg rents at \$20, \$40 and \$60 for 1-Room, 2-Room, and 3-Room dwellings is being implemented, and being below economic levels, produces consequential deficits.

The Board has acquired some 287 acres in Bedok as well as sizeable lots in Tiong Bahru and other areas including Bukit Ho Swee. On the other hand, it disposed to the Services the 44.5 acres housing estate at Clementi Road, occupied by Service Personnel since 1955 when it was developed by the Singapore Improvement Trust on land belonging to the War Department.

THE FIVE YEAR PROGRAMME

This keeps well to schedule. In 1961 the Board entered into commitments worth \$41 Million. We expect the tempo to become more rapid in 1962, the 3rd year of our Five Year Programme.

HOUSING MANAGEMENT

Although the proportion of tenant accounts in arrear has shown an increase, a good number of those not up-to-date with their rents are those rehoused as a result of the serious Bukit Ho Swee Fire. We believe that the tenants concerned are making every effort to pay the overdue rents, whilst on the side of the Board's collecting office every understanding is being shown in cases of hardship.

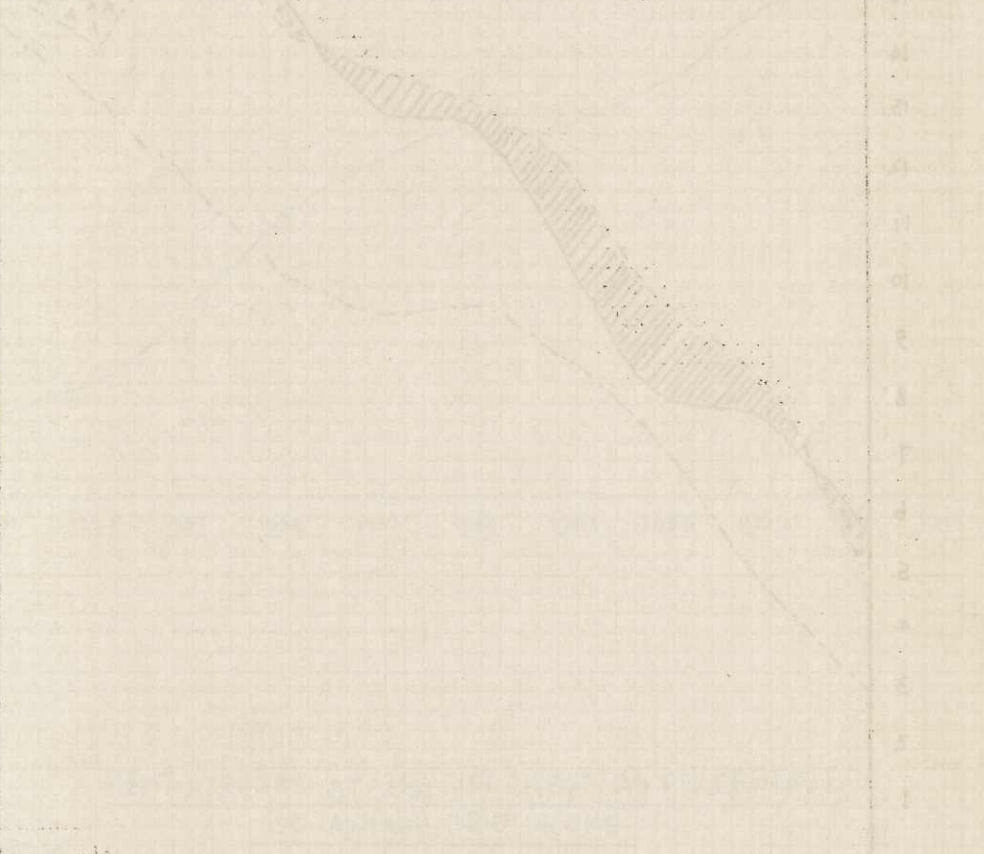
LIQUIDITY

The annual cash turnover is now approaching \$60 Million, but the level of liquid funds is being kept to pre-5 Year Programme levels. This entails careful forecasting, and we feel that all available funds are active in some form or another.

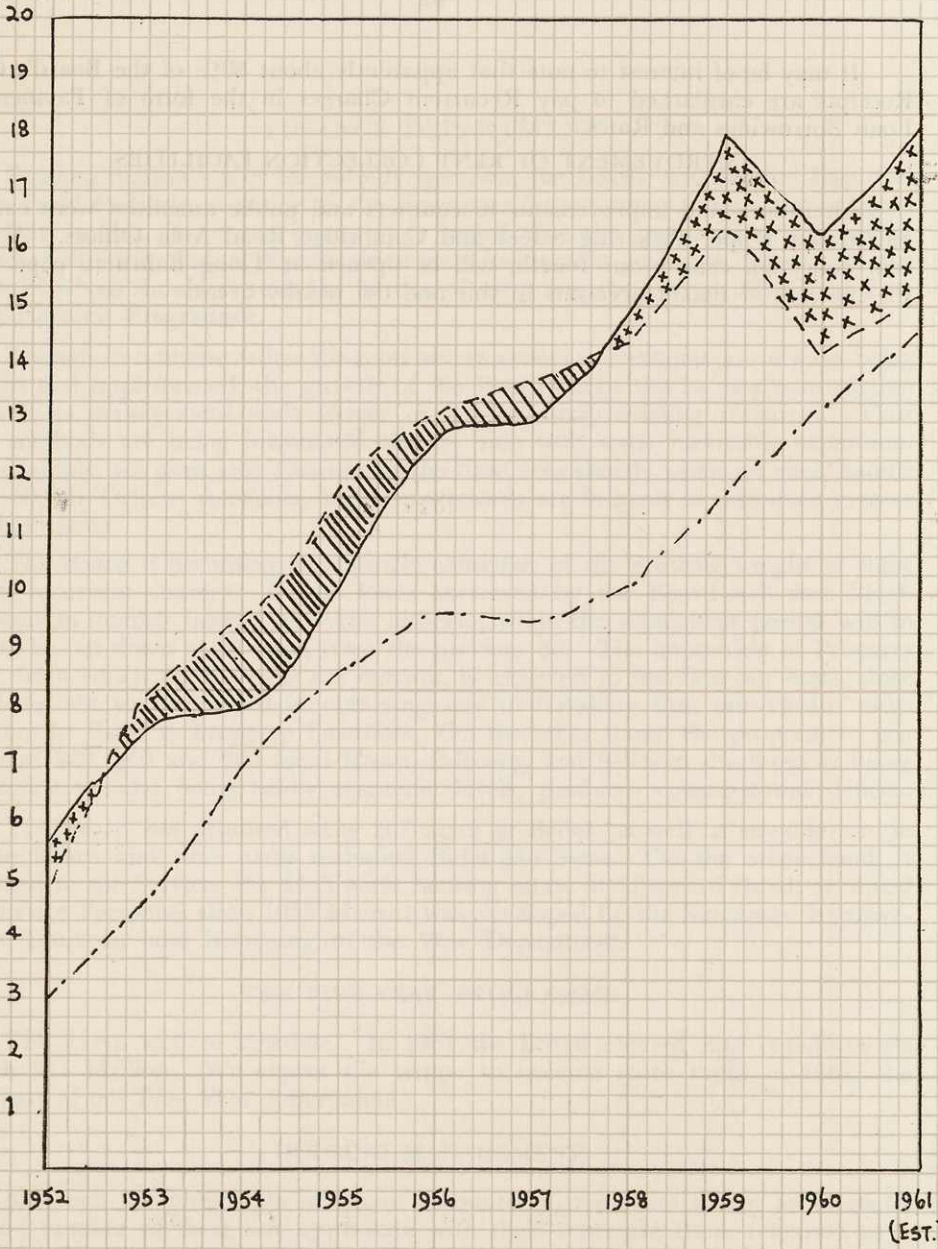
It may be of interest to note that apparently about 80% of the Board's Cash Receipts are earmarked to pay Recurrent Charges in the form of Payment of Loan Borrowings and Rates.

IMPROVEMENT OF RENT COLLECTION FACILITIES

Alterations and improvements to counters and public amenities were carried out at our Upper Pickering Street and Cambridge Road Area Offices. A new rent collection centre, our fourth, will be opened at Tiong Bahru to cope with the increase of tenant accounts in this and the nearby areas.

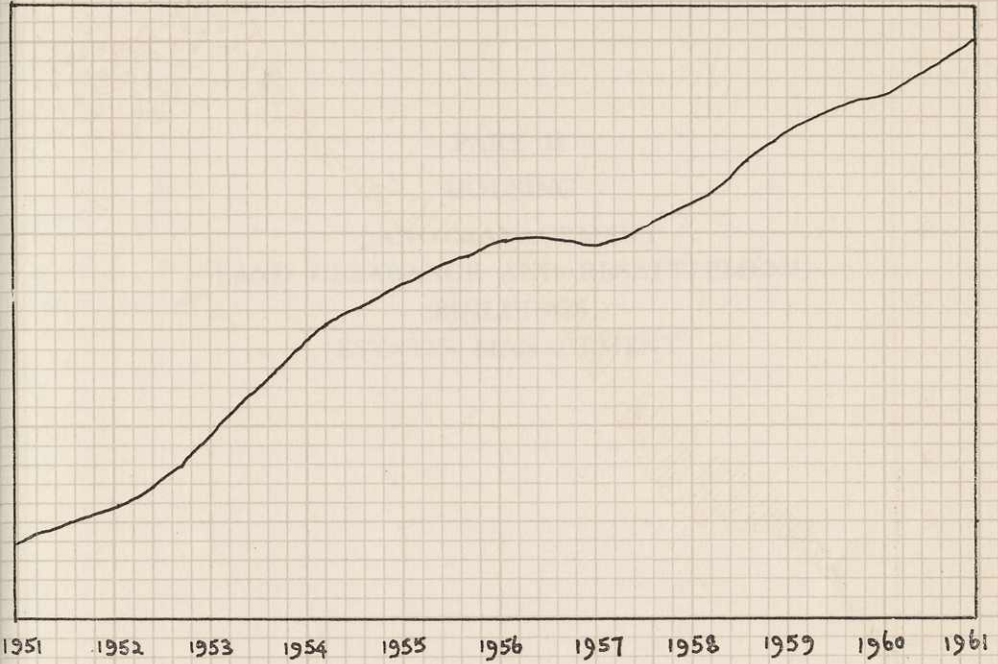


\$ MILLION

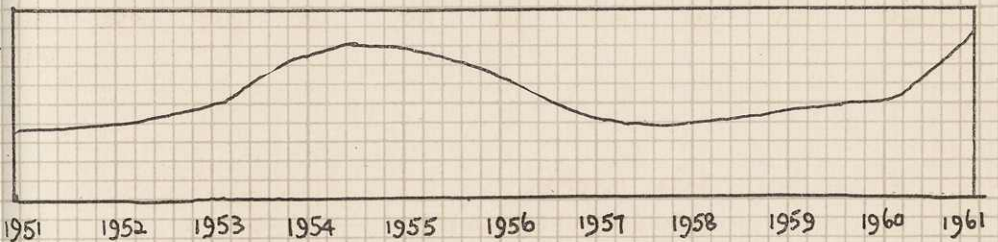


TOTAL INCOME - - - - -
 TOTAL REVENUE EXPENDITURE _____
 NET RENT INCOME - · - · -
 SURPLUS // // // // // // // //
 DEFICIT x x x x x x x x x x x x x x

BILLION

ANNUAL RENT INCOMERENT ARREARS AT 31ST DECEMBER AS PERCENTAGE OF ANNUAL RENT INCOME

PERCENTAGE



ANNUAL RENT INCOME



PERCENTAGE OF RENT INCOME AT RENTERS' DISPOSITION



1937

1936

1935

1934

1933

1932

1931

1930

1929

1928

1927

PART II

HOUSING

LAND MANAGEMENT

LAND CLEARANCE AND RESETTLEMENT

BUILDINGS

ESTATES MANAGEMENT

PART II
HOUSING
LAND MANAGEMENT
LAND CLEARANCE AND RESETTLEMENT
BUILDINGS
ESTATES MANAGEMENT

LANDS DEPARTMENT

The work of the Lands Department during the year was greatly influenced by the Board's ambitious Building Programme. The Department contributed its share to the noteworthy housing achievements of the Board by making available land required for the Board's housing projects by compulsory acquisition or otherwise. Particular mention should be made of the gazetting of some 36 acres of land at Bukit Ho Swee for compulsory acquisition following one of the biggest fires in Singapore which completely destroyed a densely populated squatter area between Havelock Road and Tiong Bahru Road. A Declaration for compulsory acquisition was made to allow complete redevelopment of the fire area by the Board. More attention was given to acquisition of land and promotion of small industrial schemes than to sales and leases. Compulsory acquisitions of land previously conducted by Collectors in the Government Land Office on behalf of the Housing & Development Board were handled by the professional officers in the Lands Department during the latter half of the year.

By the end of the year the department's officers were also doing valuations for the Board—this function was previously carried out by the Consultant Assessor of the Department of Inland Revenue, Property Tax Division, acting as Board Valuer. By mutual arrangement the Government Valuer and the Consultant Assessor assist the Board officers by discussions on values of properties to be acquired for the Board.

The few sales which materialised during the year were to Government for a school and two community centres. The Board's policy on alienation of land is not to sell to private purchasers on freehold title land which is capable of independent development. However, surplus Board land which is incapable of independent development is sometimes sold to adjoining owners on similar title to that held by the private owner subject to Board and Ministerial approvals.

As in previous years management of land tenancies continued to require daily and careful attention to prevent erection of unauthorised buildings. There have been fewer attempts at erection of unauthorised buildings on Board land for dwelling purposes than in previous years due no doubt to the Government's firm action in dealing with such cases and the production of more housing units for the lower income groups. In this connection the following details give an indication of the size of the problem being tackled:—

Total acreage of undeveloped Board land under monthly tenancies scattered throughout the Island	1,545 acres
Total number of tenancies	4,157
Total number of unauthorised buildings demolished ..	47

ACQUISITION

4 acquisitions by private treaty were completed during the year 1961. Three were purchases to provide additional land for the extension of the Kampong Tiong Bahru housing development scheme area. A total of 15.8 acres in the Kampong Tiong Bahru area was acquired in this way at a cost of \$195,900.85. The fourth acquisition was in respect of some 287 acres of good hilly land about half a mile away from the Bedok Village. The land stretches from Upper Changi Road in the north to Upper East Coast Road in the south. The Board paid \$1,345,412.38 for this land. The total area of land acquired by private treaty during the year was 303 acres approximately at a little more than \$1½ Million.

Besides the acquisitions by private treaty Government approved the Board's application to acquire compulsorily two areas of land destroyed by fire for re-development by the Board. Declarations were accordingly published in the Government Gazette for the compulsory acquisition of these lands and possession was taken under the provisions of the Land Acquisition Ordinance. The two areas acquired in this manner were Bukit Ho Swee—36 acres approximately and Lorong Tai Seng—28,925 sq.ft. (scaled).

As a result of the Bukit Ho Swee Fire an important amendment to Section 26 of the Land Acquisition Ordinance was passed by Government affecting the assessment of compensation payable to the owners of land within the areas gazetted for compulsory acquisition.

LEASES & SALES

A few disposals of land on 99 year leases were completed during the year on satisfactory development of Board land under 2 year Building Agreements. Since 1927 the Board has issued a total of 243 99-year leases. Management of 68 of these leases has been transferred to the Government Land Office. The ground rents recoverable under the remaining 175 leases amount to \$66,900.73 per annum.

Five sales of land were completed in 1961. The proceeds from the sales amounted to \$72,848.30. Government was the main purchaser requiring land for the erection of a school and two community centres within Board housing estates.

LAND MANAGEMENT

The Board owns 1,545 acres of undeveloped land and there were 4,157 monthly land tenancies managed by the Lands Department as at 31.12.61. During the year the management position was satisfactory. Unauthorised temporary structures found unoccupied were demolished soon after they were spotted. 47 unauthorised buildings were demolished in this manner. Where it was not possible to demolish unauthorised buildings because they were completed and occupied during holidays or over week ends, the occupiers were summoned to Court under the provisions of the Crown Lands Encroachment Ordinance and Warrants to dispossess obtained. Occupiers of such unauthorised buildings are usually given sufficient time before execution of the Warrants to find alternative accommodation, especially so if the unauthorised buildings are erected and sold by racketeers leaving the occupiers to bear the consequences. The Government's tireless efforts in repeatedly warning purchasers of temporary buildings through the medium of the press to make quite certain before buying these houses that they are authorised by building permits from the Chief Building Surveyor's Department is highly commendable and has already shown signs of having the desired effects. Firm action by the Government to smash this racket wherever it is apparent that the buyers have been duped into buying these unauthorised buildings has helped a great deal in preventing the erection of unauthorised buildings on Board land. A healthy sign in this connection is that private developers have been able to proceed with their building projects by either keeping their lands clear for building purposes or evicting the squatters on their lands when the lands are required for development. Gradually, the concerted action of the various Government Departments responsible for the management of State lands is making members of the public realise that the erection of unauthorised buildings and encroachments on land without the landowner's permission is illegal and will not be tolerated.

INDUSTRIAL ESTATES

The Board acting as agent for Government worked in close co-operation with the Singapore Factory Development Ltd. for the success of the Redhill Industrial Estate. The Redhill Industrial Estate covers an area of 23 acres and is made up of 45 factory plots. The development of the Estate is in two phases. Phase I provides for the erection of 34 standard factory units to be sold with the land on 99 year leases, whilst Phase II caters for the industrialist who wishes to erect his own factory on a prepared site under a 2 year Building Agreement. As in Phase I, 99 year leases are issued on satisfactory completion of factory buildings in Phase II. By the end of 1961 the Singapore Factory Development Ltd. had sold 27 factory plots in Phase I and 7 plots in Phase II. 10 factory units were completed and handed over to the purchasers and 2 factory units were nearing completion in Phase I, whilst in Phase II 6 purchasers had begun building their own factories.

Also with the co-operation of the Singapore Factory Development Ltd., which assists industrialists to purchase factory buildings and land by granting mortgage loans, the Board decided to start one large and two small industrial estates on Board land. The large industrial estate known as the Tanglin Halt Industrial Estate is situated in Queenstown, a new town covering an area of approximately 500 acres, and provides 62 factory plots in a 42 acre site. The other two small industrial estates known as the Bendemeer Road & Kampong Ampat Industrial Estates cover a total area of 7 acres and provide for 34 factory plots. Layout plans for these three industrial estates were completed during the year and in principle approvals for the estates were obtained from the Planning Department. There has been a heavy demand for factory plots in the Bendemeer Road Industrial Estate.

ADMINISTRATION

There were two important staff changes during the year. The Lands Manager proceeded on leave to the United Kingdom in October 1961, on expiry of his contract, and the post of Lands Supervisor which fell vacant by resignation was filled.

There was a considerable increase in the work of the Department due to the intensified housing programme and the promotion of industrial schemes, also the assumption of new duties such as compulsory acquisitions, valuations, etc. The staff was hard pressed to cope with the added responsibilities resulting from the increased duties but work proceeded smoothly.

RESETTLEMENT DEPARTMENT

The Resettlement Department continued to carry out the functions of land clearance and resettlement of displaced settlers in accordance with the policy laid down in the 1956 Report of the Land Clearance and Resettlement Working Party. The Resettlement Advisory Committee which has been re-constituted met but once in February when five major issues were dealt with.

The year 1961 saw considerable administrative changes in the Department. The services of the Resettlement Engineer was terminated on 31st May, 1961 and the Engineering Section was merged with the Surveying & Planning Section with effect from 1st June, 1961. The posts of Resettlement Engineer and Assistant Resettlement Engineer were abolished from that date. The former Deputy Surveyor & Planner took over control of the Surveying, Planning & Engineering Section from 1st August, 1961 as Surveyor & Planner. His predecessor was transferred to the Ministry of Finance (Economic Development Board).

During the year three Technical Assistants were appointed to fill vacancies in the Engineering Section.

In the Land Clearance & Resettlement Section the services of the Resettlement Officer was terminated from 1st October, 1961 and his duties were assumed by the Administrative Officer (Resettlement) whose post was subsequently filled by an officer seconded from the Secretariat. A new post of Liaison Officer was created and filled on 1st November, 1961 by an Assemblyman whose duties are to liaise with Assemblymen, officials, settlers and members of the public on problems connected with resettlement and housing.

The Surveyor & Planner continued to maintain close liaison with various Government Departments which deal with land matters. In 1961 mapping work was carried out in five new areas covering approximately 411 acres. Re-mapping in eight areas was also carried out to pick up additional details covering 814 acres. Apart from this, the Surveying & Planning Section carried out pegging of lots and roads, sub-division of lots and reserves, demarcation of boundaries of existing settlers and siting of basic and self-built houses in a number of Areas.

During the year 39 basic houses were completed at a cost of \$48,197.45. The average cost of one basic house in 1961 was \$1,235.83 as against \$1,090/- in 1960, \$1,087.77 in 1959 and \$1,230.77 in 1958. The Department constructed 1,769 ft. run of roads, 439 ft. run of major drains, 229 ft. run of concrete drains, 1,660 ft. run of roadside drains, 120 ft. run of subsoil drains and 60 ft. run of culverts. At the end of the year, contracts were awarded for the construction of 8,908 ft. run of roads, 2,500 ft. run of concrete drains, 6,500 ft. run of roadside drains, 200 ft. run of culverts and two bridges. The total cost of constructional work was \$54,826/-.

Work in connection with water supply to four Resettlement Areas carried forward from 1960 was completed by the end of 1961.

The total expenditure of Capital Works carried out in 1961 amounted to \$103,023.45 expended through four major and four minor contracts.

At the end of 1960, fifty-five sites were on record for clearance, 26 new requests for clearance were submitted making a total of 81 sites. 19 sites were completely cleared during the year and 26 were deleted as development plans were not known leaving a balance of 60 sites scheduled for clearance at the close of 1961. Of the 60 sites, 29 were under active clearance action.

The number of huts demolished in 1961 was 114 involving the clearance of 294 families, of which 57 families were resettled in Resettlement Areas, 77 were rehoused in Housing & Development Board flats, 79 found their own accommodation whilst 81 were recorded as encroachment cases where only improvements were affected. A total of 19 farm plots, 35 house lots with 38 Basic Houses and 19 self-built houses were occupied during the year.

A sum of \$272,500.47 was paid in 1961 as compensation to settlers who were displaced or affected by clearance for Government, City Council and the Board's development projects.

In the course of the year, 10 Resettlement Areas and 4 semi-urban settlements were placed under the control of the Land Clearance & Resettlement Section. Two completed Areas were handed over to the Land Office for management. One other Resettlement Area which was acquired for resettlement was taken over by the Lands Department of the Housing & Development Board as a site for permanent industrial schemes. Of the remaining 7 Resettlement Areas under the control of this Section, 2 have already been infilled and would be handed over to the Land Office for management when the allocation of land to existing settlers has been completed.

In the later part of the year, 5 monthly-rated and 6 daily-rated staff from the Department were fully engaged on work in connection with the Jurong Industrial Project undertaken by the Economic Development Board. In view of the magnitude of this project it was necessary to form a separate clearance and control unit with its offices in Jurong. This unit will be under the direction of the Resettlement Department and the recruitment of staff for this unit is expected to be finalised by March, 1962.

BUILDING DEPARTMENT

1961 has been described by the Government as the year of construction and in the field of public housing the Board has carried out the building programme for low-cost housing well in advance of the target laid down in the State of Singapore Development Plan 1961—1964.

Target listed in the Development Plan			Work achieved by the Housing & Development Board		
1961	..	7,096 units	1961	..	.. 7,320 units
1962	..	9,735 units			
1963	..	9,690 units			
1964	..	12,750 units			

By the end of 1961, 11,364 units were under construction and it is expected that about 13,000 units will be completed in 1962. If no difficulties arise as to the availability of cleared sites, the Board's Five-Year Building Programme for the construction of 52,842 units will be achieved in less than five years' time.

The total number of units completed by the Board and its predecessor up to the end of 1961 was 32,021 plus 14 markets and 1 health clinic. This comprised 30,988 dwellings and 1,033 shops and provides housing for about 200,000 people. When the Board's Five-Year Building Programme has been completed, a further 300,000 people will be provided with public housing; by then a total of half million people will be housed in the Board's flats. This would represent about 25% of the total population in the State. In the field of public housing, Singapore can proudly claim not only to be one of the best countries in Asia but indeed one of the best in the world.

PREFABRICATED METHODS OF CONSTRUCTION

The structures used by the Board for the multi-storey flats are the traditional reinforced concrete with infilling hollow block walls. This system has so far proved to be extremely economical and requires very low maintenance. However, the Board has made a constant study of new and better methods of construction either prefabricated or otherwise which may either reduce costs or shorten the time of construction.

In the middle of the year the Board invited tenders for a new system of structures using Roll Steel Joist frame, precast concrete floor slabs and hollow block partition walls. The tenders received indicated that the prices for this type of structure are about ½% cheaper than those for the traditional structure. However doubts were expressed as to the suitability of this type of structure for multi-storey dwellings. Further investigations are being conducted and other housing authorities and building research stations are being asked for their views.

BUILDING SCHEMES — QUEENSTOWN

Queenstown, the first satellite town in Singapore, saw the most intense building activity during the year. By the end of 1961 3,040 units of flats and shops had been completed and a further 3,222 units were under construction. This result is more than the combined efforts since 1954 when the development of Queenstown first began.

During 1961 the last contracts in Neighbourhood I for a 9-storey block of 64 flats and 8 shops were completed. In Neighbourhood II a further 768 units of flats were also completed. The whole of Neighbourhood V was almost developed within the year — 1,398 units of flats and 24 shops were completed in 1961 and a further 360 units will be completed in early 1962; the only remaining work in Neighbourhood V is a market in the shopping centre. In Neighbourhood IV earthworks were finalised in the early part of the year and intense building activity was undertaken in the first half of Neighbourhood IV. By the end of the year 780 units had been completed in this Neighbourhood and a further 24 blocks of 9 and 10 storey flats were in various stages of construction.

Satisfactory progress was made during the year on earthworks for Neighbourhood III with the use of the Board's own machinery. The 110' hills in Neighbourhood III had been brought down to 70' at the end of the year and it is expected that the final phases of earthworks will be completed in the first quarter of 1962 for the whole of Queenstown.

By 1964, when Queenstown is fully developed, it will have a total of 17,500 dwelling units and will house approximately 150,000 persons.

BUKIT HO SWEE

On 25th May 1961 a disastrous fire broke out in the Bukit Ho Swee slum area and devastated an area of about 60 acres extending from the southern side of Tiong Bahru Road to the northern side of Havelock Road. The fire rendered 16,000 people homeless.

The Board was immediately instructed by the Government to prepare for the development of the fire site and the surrounding area totalling approximately 150 acres. The Board concentrated its energies on the preparation of schemes for this project and plans were drawn up for the building of 12,000 units of flats and shops on this site. Construction work for these units was pushed ahead immediately. Clearance of debris at the site was completed in three weeks and earthworks for the first building contract were carried out and completed in a record time of a further three weeks. By this time tenders had already been invited for Contract I and the successful tenderer was able to commence building operations six weeks after the outbreak of the fire. The contract period for these 768 units of emergency one room type of flats is 7½ months and by the end of 1961 they were almost completed. Thus the promise which the Prime Minister made when he toured the fire site on the morning after the outbreak of the fire that within nine months new public housing would be ready on the site for occupation is well on the way to fulfilment.

Earthworks for half of the fire site were completed during the year and about a quarter of a million cubic yards of earth were carted away from the site to reclaim about 25 acres of industrial land at the Kallang Basin in Bendemeer Road.

The first contract for piling was let by the end of the year. Contract II for a further 1,296 units in the fire site was also let towards the end of the year. Further contracts for the remainder of the fire site are expected to be let throughout 1962.

Before the outbreak of the fire 1,360 units of flats and shops were under construction on the land adjoining the fire site known as Tiong Bahru Cemetery Site. The first contract of 904 units of the new emergency one room type flats on this site was completed in September. More than 700 units of these \$20 per month flats were allocated to the Bukit Ho Swee fire victims, the majority of whom were initially temporarily housed at Queenstown following the fire.

ALEXANDRA HILL

Earthworks for the Alexandra Hill scheme which were initiated at the end of 1960 were completed in April 1961. The building contracts for almost the whole estate were let during the second half of the year and by the end of the year 2,204 units of flats and shops were under construction. When this housing scheme is completed workers in the surrounding Alexandra and Redhill industrial site will be able to apply for accommodation near their place of work and thus save substantial travelling time and expenses.

ST. MICHAEL'S ESTATE

Piling for the remaining 2,296 units to be constructed in St. Michael's Estate was carried out during the year. The first contract of 816 units of emergency one room flats was completed during the year in accordance with our programme. The second contract of 760 units of flats was let and by the end of the year construction work had almost reached the roof level of the blocks. The third contract of 720 units was also let, and foundation work for these flats had been started by the end of the year.

KAMPONG TIONG BAHRU FIRE SITE

Development of the Kampong Tiong Bahru fire site was completed in 1961 with 1,015 units of flats and one health clinic. When the Bukit Ho Swee fire broke out in May, about 400 families of fire victims moved into the flats in this housing estate.

Singapore has experienced two of the worst fires in recent years, one in Kampong Tiong Bahru and the other in Bukit Ho Swee and it is a rather ironical coincidence that the flats erected at the first fire site were completed just in time to house the victims of the second fire.

MACPHERSON ROAD (SOUTH)

During the year a total of 1,543 units of flats and 18 shops were completed in the MacPherson Road (South) Estate. The estate has proved to be very popular as it is the second estate completed on the eastern side of the City, the first being Kallang Estate.

Schemes have been prepared for the development of the balance of this estate and when the estate is fully developed it will have a total of 8,000 residential units and provide housing for about 50,000 people.

SELEGIE ROAD/SHORT STREET

The development of Selegie Road/Short Street is part of the Central Area Redevelopment Scheme. Piling work was completed in the record time of five months and the building contract for 505 units of flats and shops has been let. It is expected that the flats will be ready for occupation in early 1963.

The Selegie Road/Short Street development is the tallest development so far attempted by the Housing & Development Board or its predecessor. When the building is completed the tenants on the uppermost floor, 20 storeys high, will have a panoramic view of the City of Singapore.

TANJONG RHU/MOUNTBATTEN ROAD

Piling for the 1,144 units in this scheme was completed in 1961 and the first building contract of 360 units was let during the year. The whole scheme is expected to be completed by the end of 1962.

KALLANG ESTATE

The remaining two contracts of 1,218 units in Kallang Estate were let during the year. The whole estate is expected to be fully developed in 1962.

FORT ROAD

This site which is five acres in extent and which is next to the Tanjong Rhu/Mountbatten Road scheme has been acquired by the Board for development. Earthworks for Fort Road site were completed in 1961 and piling work for 1,800 units of emergency-type flats is expected to begin in early 1962.

When the Kallang, Tanjong Rhu/Mountbatten, Fort Road schemes are fully completed this area will have a total of about 8,000 units and will house approximately 50,000 persons.

LORONG TAI SENG

At the end of August a fire broke out in the shopping centre of Lorong Tai Seng and destroyed about half an acre, rendering 19 shopkeepers out of business. The Board was directed by Government to redevelop the fire site as quickly as possible. Redevelopment plans were immediately prepared and by the end of the year the building contractor had already put in the final touches to these shops. It is expected that the shopkeepers will be able to return in early 1962 to resume their business.

TOA PAYOH NEW TOWN

Toa Payoh, the second satellite town in Singapore, has an area of about 600 acres. When the town is fully developed it will have 30,000 units of flats and housing population of quarter million. A working committee on Toa Payoh new town was formed in 1960 to compile statistics and plan the programme of construction of the new town. Census for the Phase I area has been completed and a start has been made in the clearance. Due to difficulties in clearance as a result of organised resistance, it has not yet been possible to commence development work but substantial progress has been made on the planning of the layout, sewers, drainage and other services.

KALLANG BASIN RECLAMATION

Kallang Basin — bounded by Serangoon Road, MacPherson Road, Aljunied Road, Kallang Road and Lavender Street — consists of about 1,000 acres in area of which 387 acres are under high tide flood level. This area has been zoned in the Master Plan for industry.

In planning the Toa Payoh scheme it was noted that a substantial quantity of earth—three to four million cubic yards—can be made available, and this excess earth can be utilised for the reclamation of the Kallang Basin. The operation is considered most ideal owing to the proximity of the two sites. If the Toa Payoh clearance had not been held up during the second half of the year the reclamation of Kallang Basin could have been proceeded with at much greater speed.

After the outbreak of the Bukit Ho Swee fire about a quarter of a million cubic yards of earth was available from the fire site and this earth was carted to Kallang Basin to reclaim about 25 acres of very valuable industrial site.

VETERINARY CENTRES AT SOMAPAH ROAD, CHANGI AND YIO CHU KANG ROAD

Towards the end of 1961 the Government requested the Board to build two veterinary centres as a crash programme for the Primary Production Division. The work was immediately put in hand and it is expected that the centres will be completed in January, 1962.

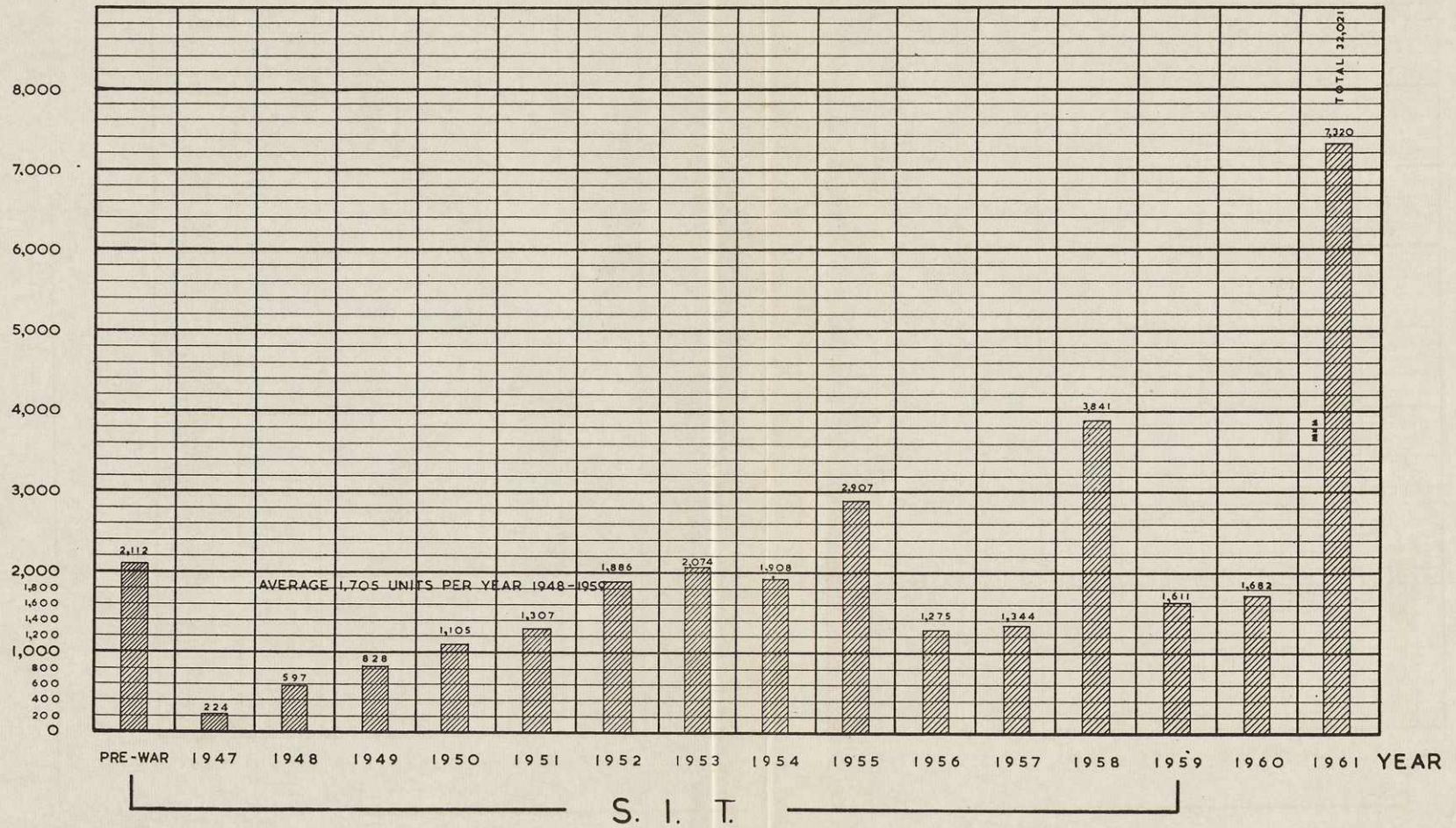
ESTABLISHMENT

There has been no increase in the establishment of the Board's architects but two additional engineers were recruited. The Malayanisation of the staff is more or less fully accomplished, the services of only one expatriate officer with wide experience being retained in the Civil Engineering Section.

HOUSING & DEVELOPMENT BOARD

— BUILDING STATISTICS —

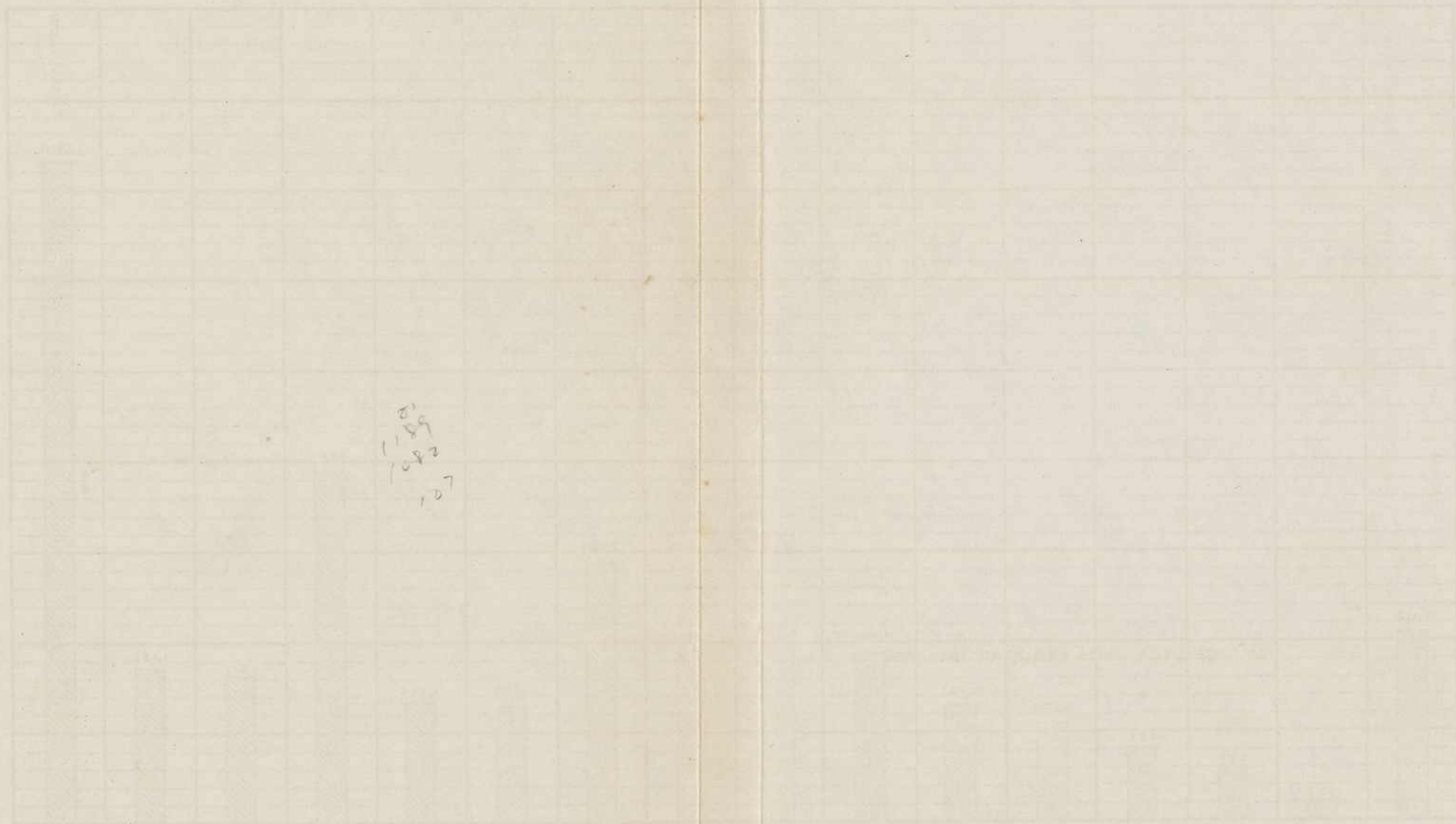
UNITS COMPLETED



HOUSING & DEVELOPMENT BOARD

BUILDING STATISTICS

UNITS COMPLETED



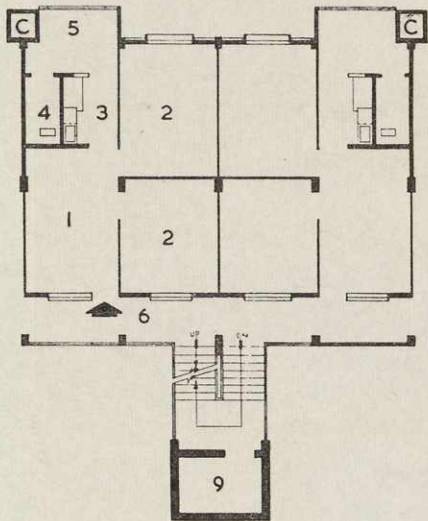
55
52
51

YEAR 1951 1952 1953 1954 1955 1956 1957 1958 1959 1960

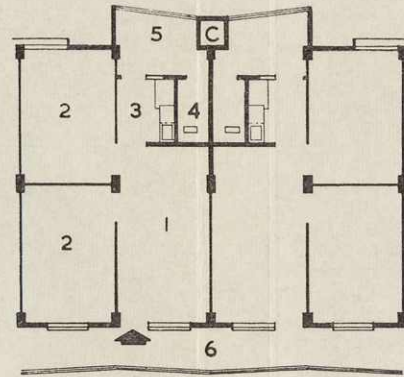
UNITS COMPLETED 0 100 200 300 400 500 600 700 800 900 1000 1100 1200 1300 1400 1500 1600 1700 1800 1900

HOUSING & DEVELOPMENT BOARD

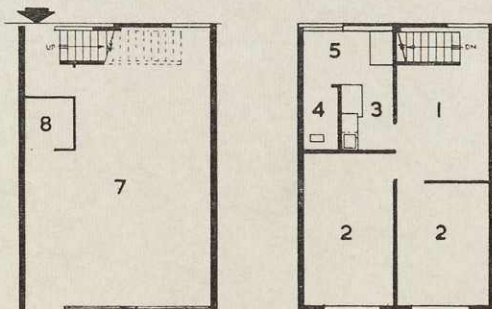
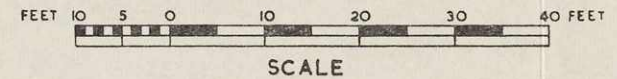
TYPICAL PLANS OF HOUSING UNITS



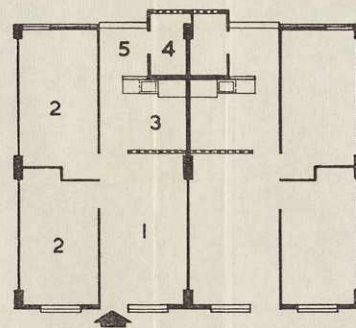
THREE - ROOM SELF-CONTAINED FLAT
ST. MICHAEL'S ESTATE —
PHASE II CONTRACT 5



THREE-ROOM SELF-CONTAINED FLAT
KALLANG AIRPORT ESTATE
CONTRACT 8



SHOP WITH LIVING QUARTERS
ON FIRST FLOOR
MACPHERSON ROAD SOUTH
PHASE I CONTRACT 4



THREE-ROOM SELF-CONTAINED FLAT
SELEGIE ROAD DEVELOPMENT

LEGEND

- 1 LIVING ROOM
- 2 BEDROOM
- 3 KITCHEN
- 4 BATH & W.C.
- 5 BALCONY
- 6 ACCESS BALCONY
- 7 SHOP
- 8 STORE
- 9 LIFT WELL
- C REFUSE CHUTE

HOUSING & DEVELOPMENT BOARD

TYPICAL PLAN OF HOUSING SITE



Scale: 1/4" = 1'-0"

PLAN OF HOUSING SITE



Scale: 1/4" = 1'-0"

PLAN OF HOUSING SITE



Scale: 1/4" = 1'-0"

PLAN OF HOUSING SITE



Scale: 1/4" = 1'-0"

PLAN OF HOUSING SITE



PLAN OF HOUSING SITE



Scale: 1/4" = 1'-0"

PLAN OF HOUSING SITE



Scale: 1/4" = 1'-0"



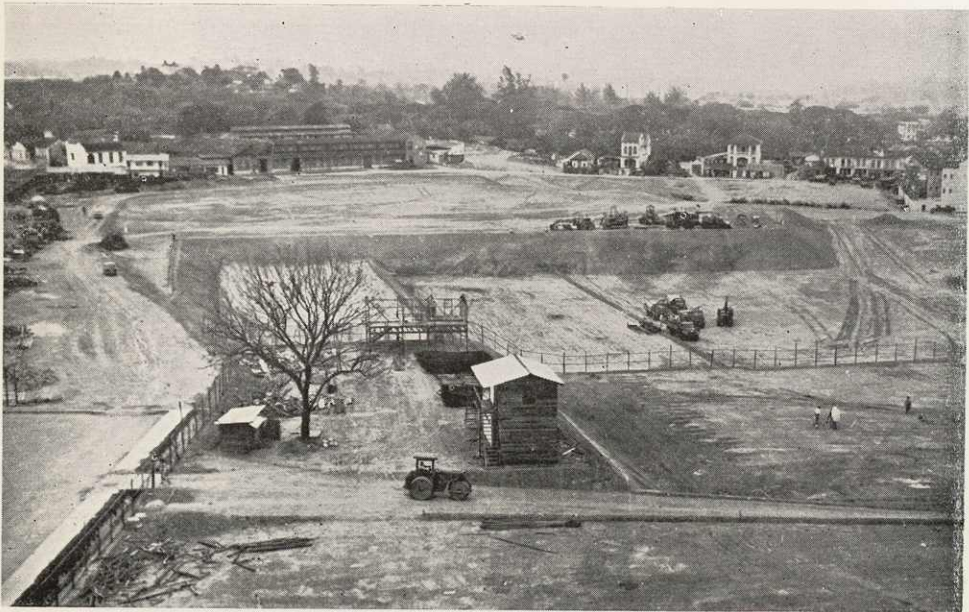
Aerial View of the fire which broke out on the afternoon of 25th May, 1961 in Bukit Ho Swee.
(Photo by Nanyang Siang Pau)



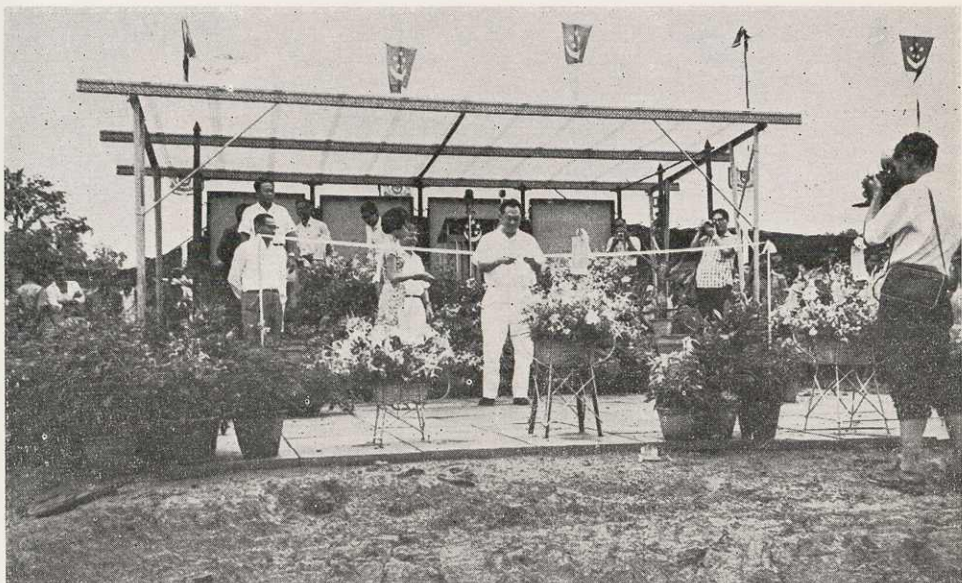
Bukit Ho Swee immediately after the fire.



Earthmoving machines at work in Bukit Ho Swee Fire Site.



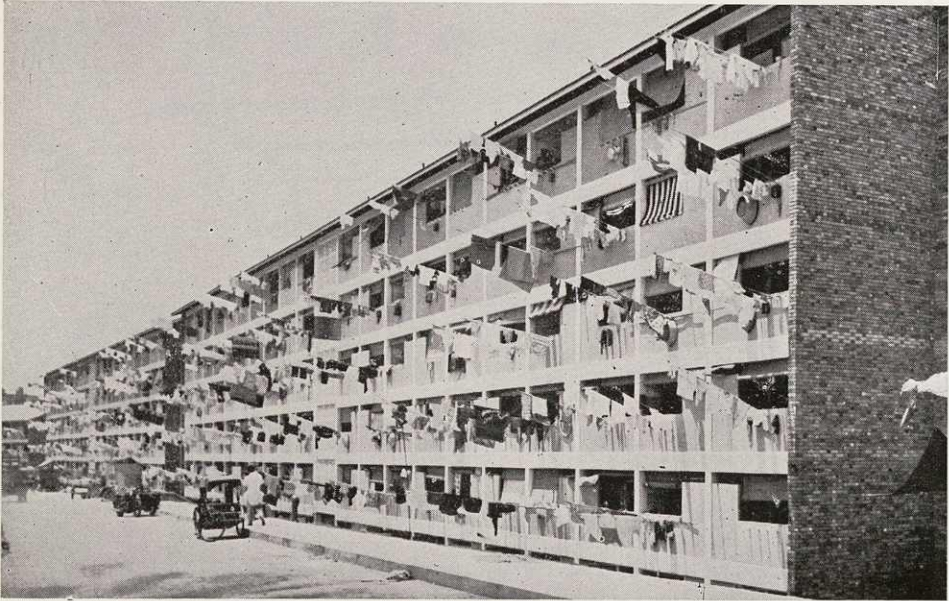
A general view of the earthworks at Bukit Ho Swee Fire Site.



The Prime Minister declaring the opening of the Bukit Ho Swee Estate on 23rd Sept., 1961.



Part of the crowd at the Opening Ceremony, Bukit Ho Swee on 23rd September, 1961.



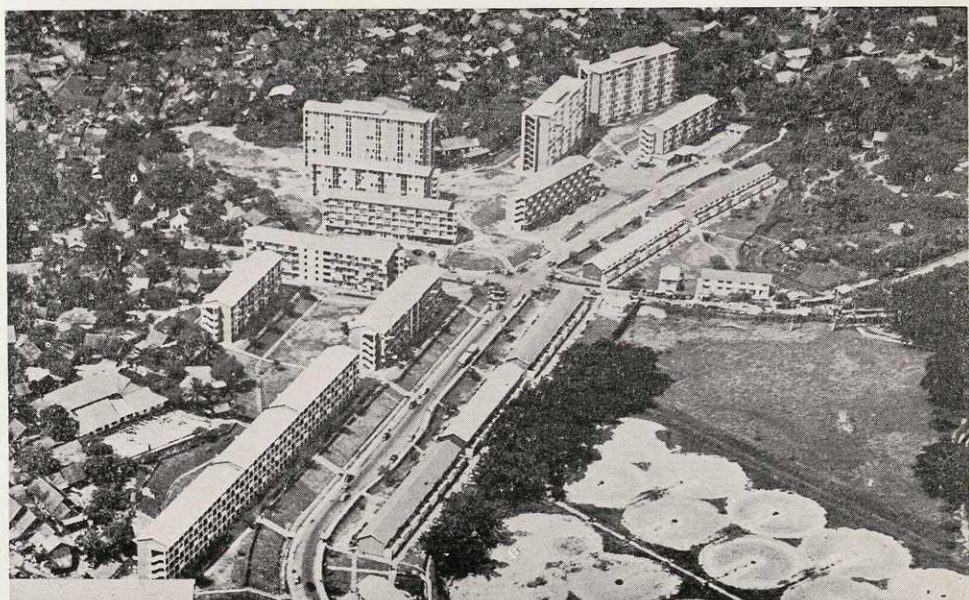
The first 904 one-room units completed in Bukit Ho Swee Fire Site.



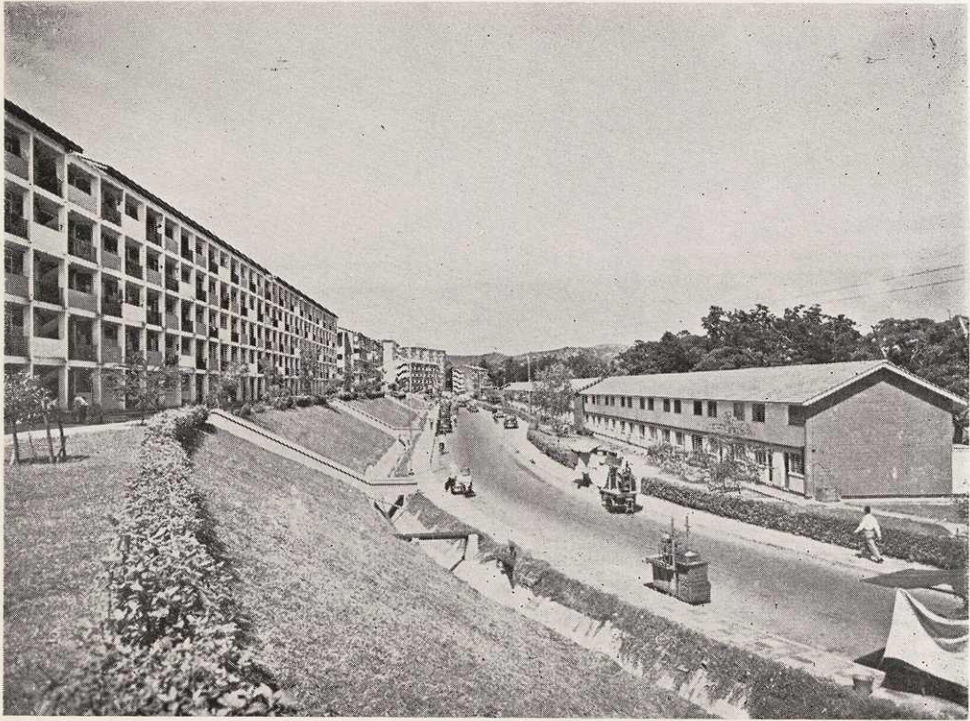
The 2nd contract of 9 & 10-storey buildings completed in the Bukit Ho Swee Fire Site. The 3-storey building in the foreground is a standard Government Chinese School.



Flats under construction in Kampong Tiong Bahru Fire Site. The building at the far end is provided with a clinic on the ground floor.



Aerial photo of Kampong Tiong Bahru Estate.



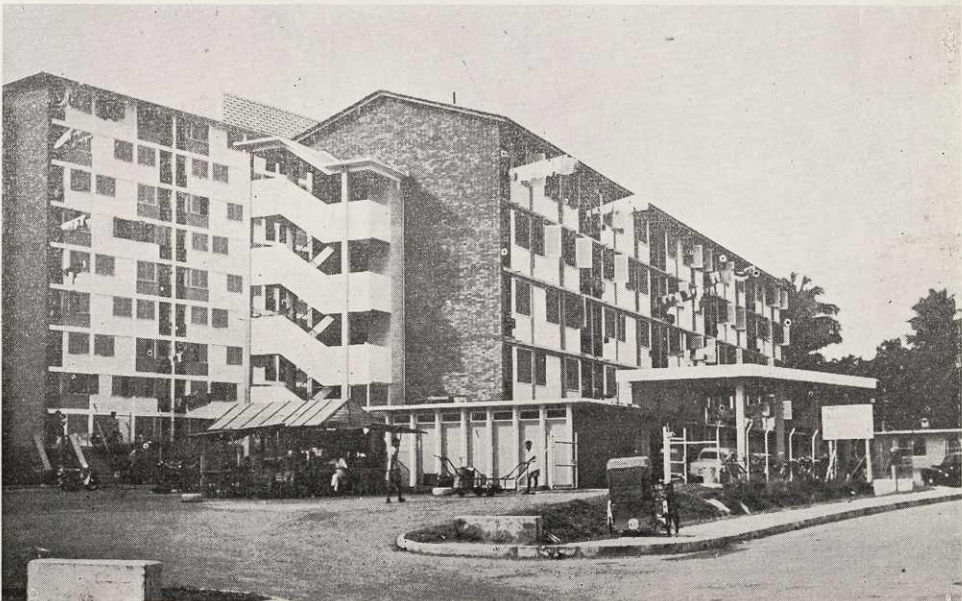
A general view of Kampong Tiong Bahru Fire Site from Jalan Membina.



Open spaces between the buildings in Kampong Tiong Bahru Fire Site.



9-storey flats in Kampong Tiong Bahru Fire Site.



A general view of Kampong Tiong Bahru Fire Site.
The clinic is on the ground floor of the 5-storey flats.



9-storey 3-room flats under construction in Clarence Lane, Queenstown.



Another view of the 9-storey flats in Clarence Lane after completion. It contains 8 shops and 64 3-room flats.



Aerial View of Clarence Lane Estate.



General View of Clarence Lane, Queenstown.



General View of Neighbourhood V, Queenstown during the early stage of construction.



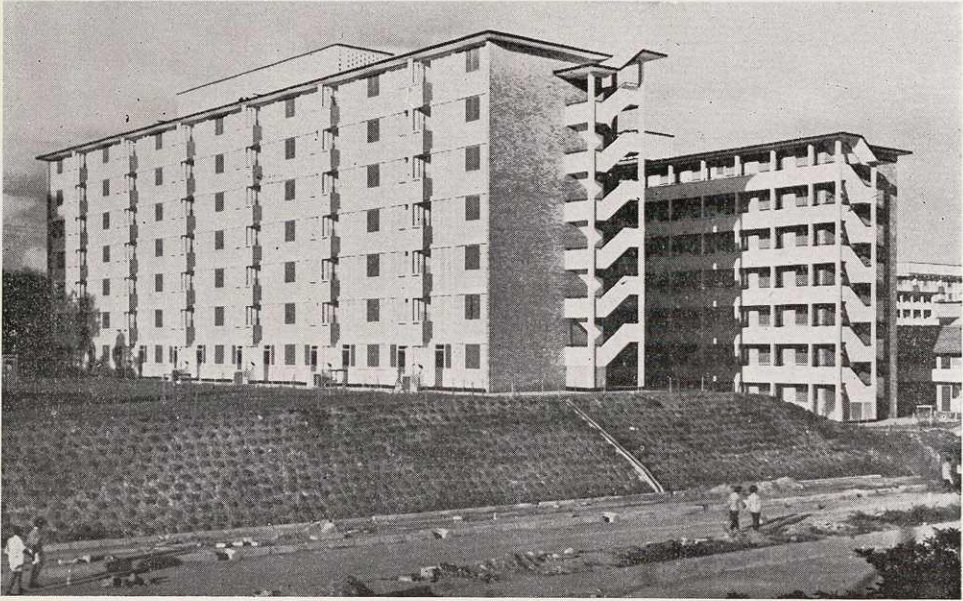
Aerial View of Neighbourhood V, Queenstown.



A general view of the 2-storey terrace houses under construction in Neighbourhood V, Queenstown.



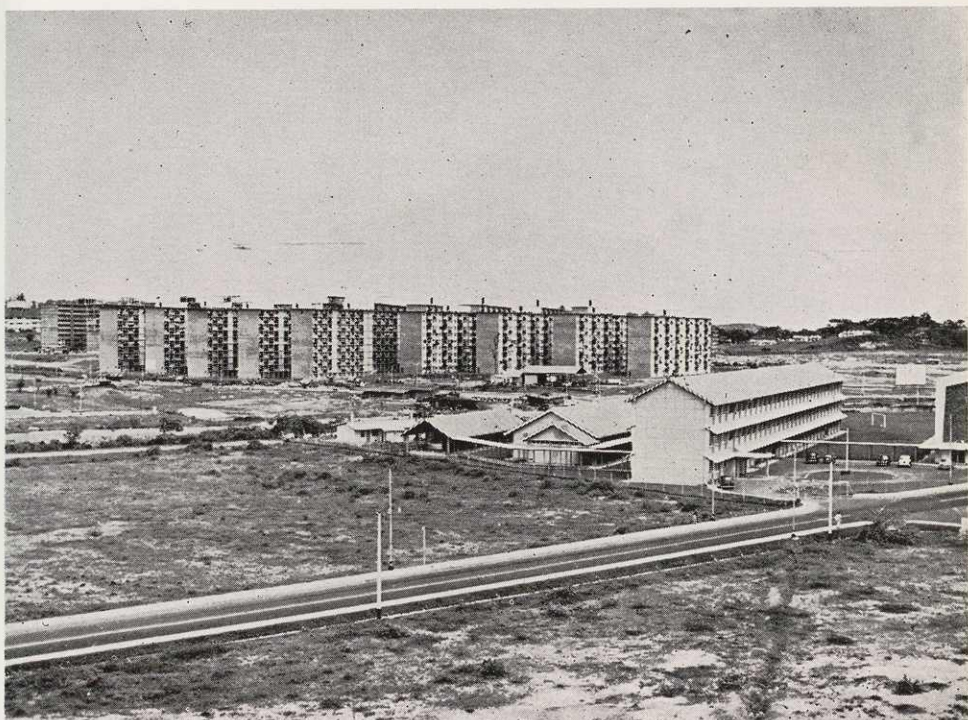
Another view of Neighbourhood V, Queenstown.



7-storey "H" Type Blocks in Neighbourhood V, Queenstown.



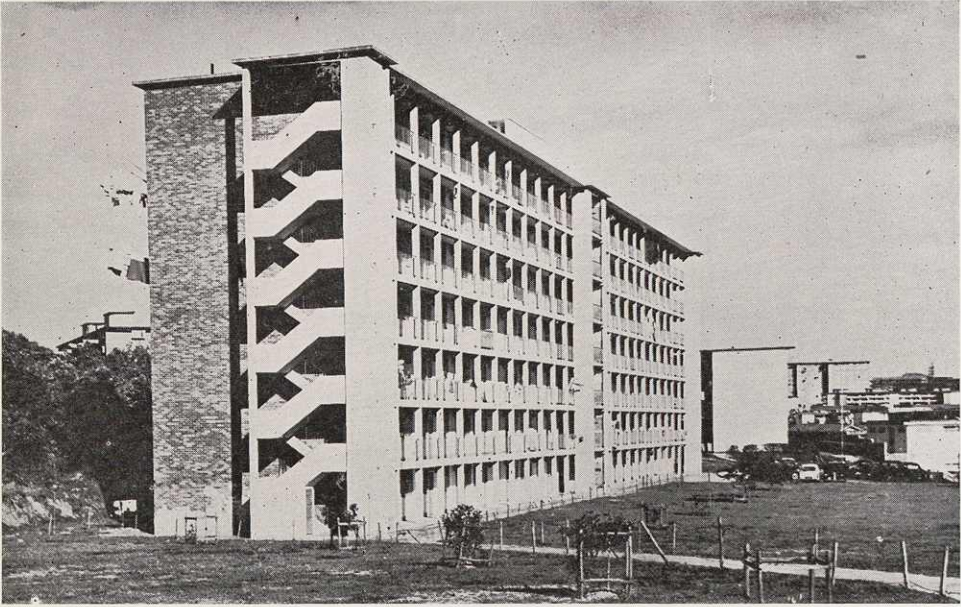
7-storey split level type in Neighbourhood V, Queenstown.



The first 9 blocks of 10-storey flats in Neighbourhood IV, Queenstown.



Another view of 10-storey flats in Neighbourhood IV at a distance and



7-storey flats in Neighbourhood II, Queenstown — the flat is of plate floor type construction.



General view of Neighbourhood II, Queenstown.



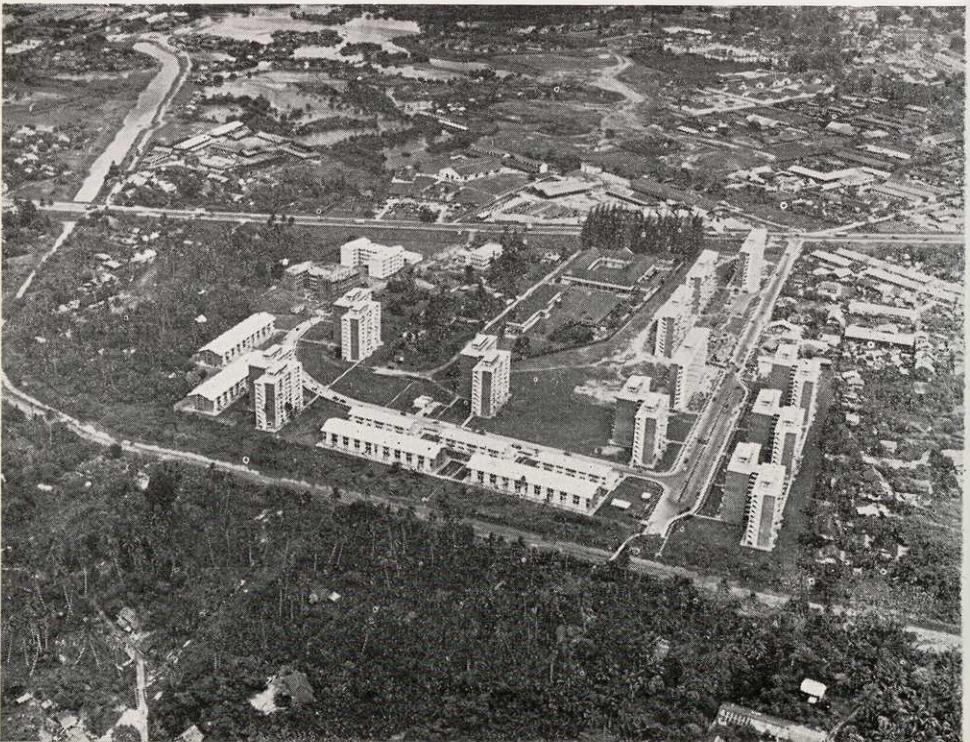
10-storey block of flats in MacPherson Road (South) Estate under construction.



Another view of MacPherson Road (South) Estate.



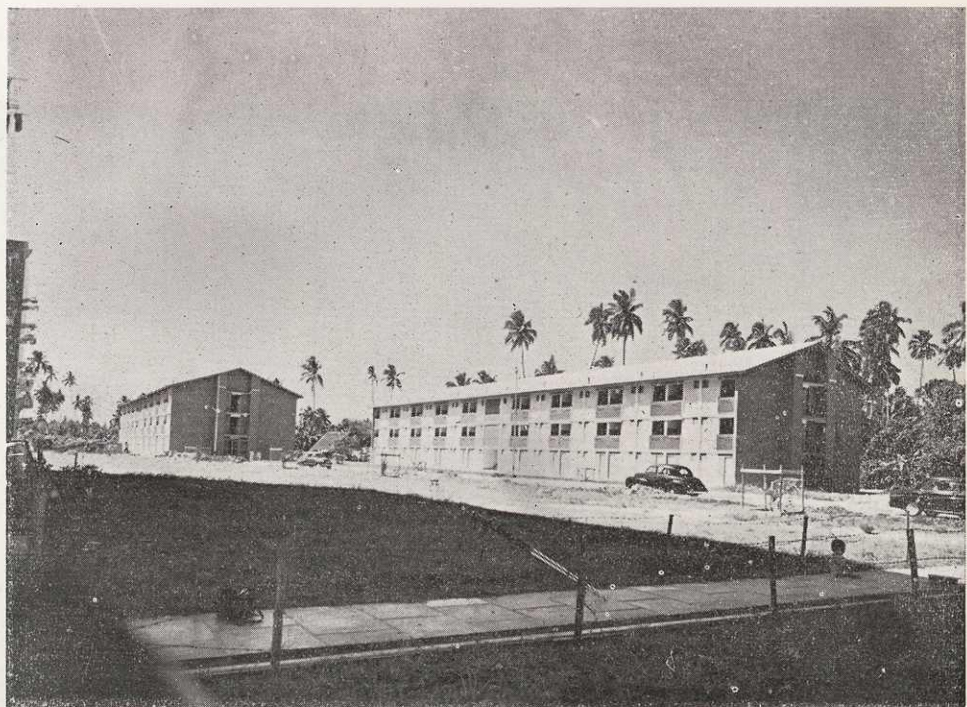
General View of the 10-storey flats from Jalan Merpati in MacPherson Road (South) Estate.



Aerial View of the MacPherson Road (South) Housing Estate.



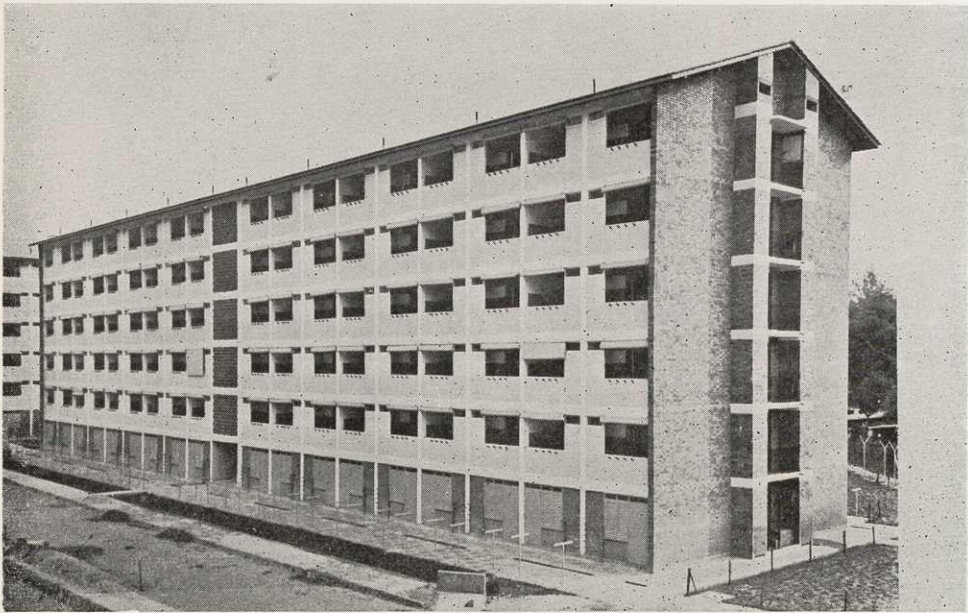
2-storey shophouses in MacPherson Road (South) Estate.



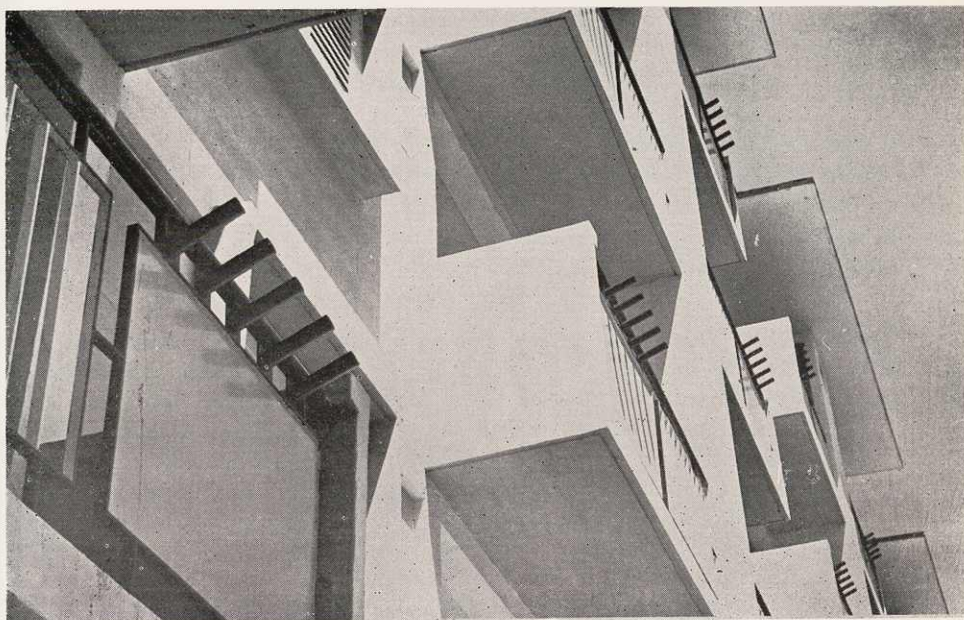
3-storey one-room flats in MacPherson Road (South) Estate.



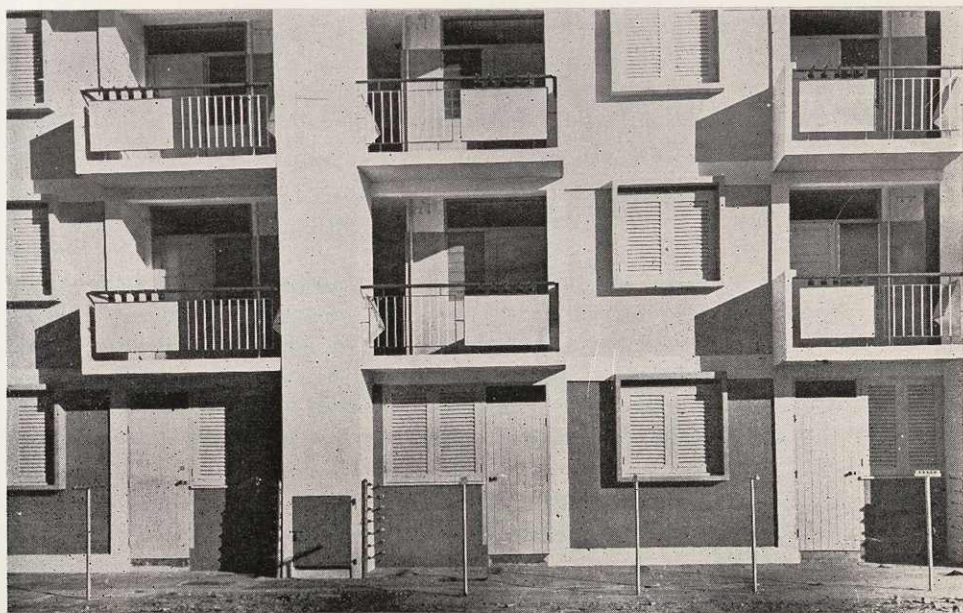
10-storey block of flats in St. Michael's Estate under construction.



6-storey block of one-room flats in St. Michael's Estate.



Details of balcony in St. Michael's Estate.



Details of windows in St. Michael's Estate.

THE UNIVERSITY OF CHICAGO

THE UNIVERSITY OF CHICAGO

ESTATES DEPARTMENT

During 1961 a total of 4,241 properties were taken over for management. Appendix I gives an analysis of these properties and of the types of accommodation in our present housing estates as at 31.12.61.

The year 1961 was a hectic one when the organisation of the department was put to two major tests in the Bukit Ho Swee Fire and in the strike of some 15,000 workers of the Public Daily Rated Employees' Unions Federation.

The Bukit Ho Swee Fire broke out on the 25th May, 1961. Some 2,700 families were rendered homeless. Relief camps were set up in five schools at Kim Seng and River Valley Road, which housed approximately 8,000 refugees although the five schools were designed for only 3,000 pupils. The Board, in conjunction with the Social Welfare Department and with the assistance of some 60 military trucks in two operations, moved completely the 8,000 people into their new homes at Queenstown, Kampong Tiong Bahru Fire Site and other estates. A local newspaper has commented on this gigantic operation as a remarkable achievement. The Prime Minister together with Housing Board officials visited the fire victims rehoused at Queenstown and Tiong Bahru on the night of 30th June, 1961.

The Housing & Development Board has been building thousands of housing units at Queenstown, Alexandra, Tiong Bahru, St. Michael's, MacPherson and Kallang areas. People living in the heart of the city and in the rural areas seldom have opportunity to see the housing projects and would not know the effort the Board is making towards the solution of the acute housing shortage in the State. Intending applicants wanting accommodation are not also familiar with the new estates and the attraction provided, and in such circumstances are discouraged from applying. As a result, several conducted bus tours were provided towards late 1961 for the intending applicants and the public to see the new housing estates and houses and their amenities that are being constructed.

MANAGEMENT OF ESTATES

In housing management, it is essential for the landlord to maintain good relationship with the tenant, particularly, through personal contacts. In this respect, the establishment of an easy channel of communication is imperative, and the management of estates continues to be operated on the system of decentralisation with the three area offices at Cambridge Road, Upper Pickering Street and Princess House respectively. These area offices are easily accessible to tenants.

In order to promote goodwill between the Housing & Development Board and its tenants, and also to offer facilities whereby ideas can be exchanged and a better understanding created between both sides, Board officers gave talks on housing matters at various Community Centres. As such functions an opportunity is always given for general discussions with the tenants.

Over the period of existence of the Singapore Improvement Trust, various rents were fixed for dwelling accommodation ranging from \$9.70 to \$100.00 per month. These rents were based on various formulae taking into consideration land and building costs which vary periodically. As a result of this, larger flats were rented out at less than smaller ones and similar properties in the same estate carried markedly different rentals. Such anomalies gave rise to criticism and unpleasantness, difficulties in administration and rent collection. This department studied the question of a scheme to equalise rentals in order that more proper and equitable rent could be charged in respect of existing and future units. The aim is to charge similar rents for comparable properties having regard to the cost of structure, the floor space provided, locality, design and structure, and amenities available in the neighbourhood. This Rent Equalisation Scheme has been applied in the first phase at Kallang Estate.

In conjunction with the Lands Department, appropriate sites on gable walls of our blocks of flats or on the roof tops are being let out for advertising purposes. Although ensuring a steady and adequate revenue to the Board, such sites are not let out indiscriminately without careful consideration to the amenities of the block as well as to the consideration of the people living in the estate.

The presence of hawkers on our estates has always been a problem to estates management. In almost every large estate, static hawkers have erected stalls usually in the vicinity of estate markets, on roads, car parks and pavements. Whilst the Board is not against the principle of hawking, the presence of these unauthorised stalls causes traffic congestion, difficulties in keeping the estates clean and in a number of cases, prevent siteworks from being completed. Continuance of this situation can only result in rapid deterioration of the high standard of sanitation maintained in Board estates.

In view of the seriousness of this problem, firm action was taken with the co-operation of the Markets and Hawkers Department and the police to clear unauthorised structures used as hawkers' stalls erected on our open spaces. One hundred and sixty-six unauthorised structures were demolished in the course of 1961, and it is hoped that in the course of time this situation can be kept under control.

Some 800 daily-rated employees of the Housing & Development Board went on strike on the 31st October 1961. These are members of the Public Daily Rated Housing & Development Board Workers Union, an affiliate of the Public Daily Rated Employees' Unions Federation, who went on strike at the same time with approximately 15,000 workers from the various departments in Government, City Council and Housing & Development Board. The Board, recognising that the maintenance of sanitary conditions in the estates is of paramount importance, made arrangements for contract labourers to perform a skeleton service for the removal of refuse and the clearing of bins in the estates. This work was carried out satisfactorily. The strike was called off on the 26th day. Both sides agreed to refer the remaining issue of regular employment on Sundays and Public Holidays to arbitration.

APPLICATIONS AND LETTINGS

The points system continues to be operated in respect of applications for housing accommodation. The position regarding the housing register as at 31.12.61 was as follows:—

No. at 1.1.61	.. .. .	13,513
Plus No. regd. during the year	.. .. .	6,317
(Including 2,936 rehousing cases)		<hr/>
		19,830
Less No. cancelled	.. .. .	921
		<hr/>
		18,909
Less No. accommodated	.. .. .	4,502
(Including 2,048 rehousing cases)		<hr/>
		14,407
		<hr/>

The selection of tenants under the points system continues to be done by an Allocations Committee comprising four Assemblyman, a Member of the Board, the Chief Executive Officer and the Estates Manager.

Towards the end of 1961, the Housing & Development Board introduced a Queenstown Subsidiary Register. This is as a result of the intensive building programme at Queenstown where it is possible for the Board to relax qualifications for applicants to become tenants of accommodation at Queenstown. Under these relaxed qualifications, families of four are acceptable, and that brothers and sisters whether married or not, or whether they are dependent on the applicant, are acceptable as forming part of the family of four. A stage has now been reached, therefore, when the Housing & Development Board can offer accommodation to members of the public who qualify and who are prepared to move into Queenstown to occupy a flat within a week of their making an application.

The Housing & Development Board, like any other ordinary landlord, has to pay property tax on accommodation let to the public. Prior to 1961, property tax was not payable for void periods, but with the coming of the Property Tax Ordinance 1960, property tax is payable on a full year irrespective of any void periods. This presents a problem as the Housing & Development Board, being a Low-Cost Public Housing Authority, must ensure that its flats go to families with the greatest need, and cannot let them to all and sundry who are in a position to pay the rent but whose housing needs are not urgent. Under this scheme of allocation a certain percentage of voids was unavoidable. The challenge is, therefore, to maintain the shortest possible void period whilst at the same time to ensure that the families move into Board's accommodation on a priority system basing on housing need.

The letting of shop premises continues to be operated by the tender system. Positive steps were taken to let out shop premises vacant for a continued period by way of the "rising rent" system. Under this system tenders are accepted below a certain percentage of the minimum rent fixed, and the incoming tenant is to pay equal yearly increases for the next three years to bring up to the minimum rent. This system also applies to shopkeepers displaced from clearance schemes. These displaced shopkeepers will, therefore, have an opportunity to establish goodwill and make a success of the business within the next three years.

REHOUSING

Details of the rehousing of displaced families in 1961 arising out of site clearance for public purpose, dangerous properties and re-development schemes are given in Appendix II.

Six requests for emergency rehousing of fire victims were received from the Social Welfare Department during the year. Details of these cases are shown in Appendix III.

Appendix IV gives a complete analysis of the distribution of our estates and type of units under management as at 31.12.61.

HOUSING STATISTICS

	D W E L L I N G S						S H O P S		Misc.	Total	Estate Totals
	Number of Rooms						Cum- dwgs.	Lock-up			
	1	2	3	4	5						
1960 Report	1,397	6,911	11,571	2,045	44		393	472	151	—	22,984
Properties taken over for management in 1961	1,000	2,744	422	—	—		74	—	1	4,241	4,241
Minus:—											
(a) Conversion of 2 units (2 room type) into 1 unit (4 room type) at Kay Siang Road	2,397	9,655	11,993	2,045	44		467	472	152	4,250	27,225
(b) Demolition of 8 houses (properties pending demolition).											
(c) Deletion of one property (houses pending demolition) belonging to City Council from Board's property list.		— 2		+ 1					— 9		— 10
Plus:—											
Re-conversion of Block 2 Upper Pickering Street.	2,397	9,653	11,993	2,046	44		467	472	143	—	27,215
			+ 35						+ 5		+ 40
As at 31.12.61	2,397	9,653	12,028	2,046	44		467	472	148	—	27,255

DETAILS OF NEW ESTATES HANDED OVER FOR MANAGEMENT IN 1961

	D W E L L I N G S					S H O P S		Misc.	Total	Estate Totals
	Number of Rooms					Cum- dwgs.	Lock-up			
	1	2	3	4	5					
Kampong Tiong Bahru Contr. III ..		440				14		*1		455
Bukit Ho Swee Phase I Contr. II ..	904									904
Clarence Lane Contr. II ..			64			8				72
Duchess 7 Phase I ..	96	320	70			18			504	
Duchess 7 Phase II ..		336	52						388	892
MacPherson Road (S) Contr. I ..		480							480	
MacPherson Road (S) Contr. II ..		360							360	
MacPherson Road (S) Contr. IV ..						18			18	858
Queenstown Neighbourhood V:										
Phase I Contr. I ..		484	110						594	
Phase I Contr. II ..		324	126						466	1,060
TOTAL ..	1,000	2,744	422			74		1	—	4,241

* Clinic converted from 10 units of two room type accommodation.

REHOUSING STATISTICS
REHOUSING SCHEMES FOR 1961

1.	Families rehoused	..	..	..	107
2.	Dwellings used	..	..	..	104
3.	Businesses/Industries resettled	..	..		—
4.	Shops used	..	..	..	—

CLEARANCE SCHEMES UNDERTAKEN AND COMPLETED

	<u>Action requested by</u>			<u>Schemes/Addresses</u>
1.	Commissioner of Lands	..	..	308, Victoria Street — Dangerous Premises.
2.	— do —	..	..	344 & 346, Beach Road — Dangerous Premises.
3.	Resettlement Department, H.&D.B.	..		Dunearn Road School Site — Clearance.
4.	— do —	..		Pegu Road Dental Clinic — Clearance Site.
5.	— do —	..		Duxton Plain Clearance.
6.	— do —	..		Proposed School Site — New Market Road — Clearance.
7.	— do —	..		Erskine Road Development — Clearance.
8.	Lands Department, H.&D.B.	..		36, 37, 38 & 39, Covent Garden — Dangerous Premises.

LIST OF FIRES WHICH OCCURRED DURING 1961

S C H E M E	No. of Families Registered	No. of Families Rehoused	No. of Units Used	No. of Cases Cancelled	Any Special Grant	Outstanding Cases c/f to 1962
1. 199-A, West Coast Road off Pasir Panjang Road (January 1961)	1	—	—	1	None	Nil
2. 27, Upper Chin Chew Street Fire Victims (February 1961)	14	12	12	2	3 months free rent	Nil
3. Bukit Ho Swee Fire Victims (May 1961)	2,600	1,909	1,708	17	Rent subsidy	674
4. New Bridge Road Fire Victims (July 1961)	13	10	10	1	Rent subsidy	2
5. Lorong Tai Seng Fire Victims (August 1961)	4	2	2	2	None	Nil
6. Syed Alwi Road Fire Victims (September 1961)	10	5	5	—	Rent subsidy	5
TOTAL	2,642	1,938	1,737	23	—	681

HOUSING STATISTICS

HOUSING ESTATES AS AT 31st DECEMBER, 1961

Estate	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs.	Lock- up			
Tiong Bahru Estate ..	1936	54	14	—	21	—	10	4	—	103	
	1937	—	6	68	107	—	12	6	—	199	
	1938	—	8	90	109	—	—	4	Garages 48	259	
	1939	—	11	32	53	2	—	2	—	100	
	1940	—	23	68	157	—	7	3	—	258	
	1948	—	32	32	—	—	—	—	—	64	
	1949	—	—	264	—	—	—	—	—	264	
	1950	—	—	339	55	—	—	66	—	460	
	1952	—	—	60	60	—	—	—	—	120	
	1953	—	—	136	136	—	—	—	—	272	
	1954	—	24	96	24	—	—	—	—	144	2,243
Balestier Estate ..	1931	—	76	—	—	—	—	—	—	76	
	1932	—	148	—	—	—	—	—	—	148	
	1937	—	232	—	—	—	—	—	—	232	
	1939	—	78	—	—	—	—	—	—	78	
	1947	—	364	20	—	—	—	12	—	396	
	1948	—	384	—	—	—	43	8	—	435	
	1949	—	20	—	—	—	—	—	—	20	
	1950	—	42	—	—	—	—	—	—	42	
	1951	—	—	9	15	—	—	13	—	37	1,464
Temple Estate ..	1954	—	54	360	54	—	13	3	—	—	484
Lavender Street Estate	1928	—	26	92	—	—	—	—	—	118	
	1951	—	—	—	18	18	—	—	—	36	
	1952	—	—	—	36	24	—	—	—	60	214
Carried forward ..		54	1,542	1,666	845	44	85	121	48		4,405

HOUSING STATISTICSHOUSING ESTATES AS AT 31st DECEMBER, 1961

Estate	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs.	Lock- up			
Brought forward ..		54	1,542	1,666	845	44	85	121	48		4,405
Farrer Park Estate ..	1941	—	—	17	—	—	—	—	—	17	
	1947	—	—	11	1	—	—	12	—	24	
	1948	—	—	64	—	—	—	—	—	64	
	1950	—	216	128	48	—	—	—	—	392	497
Henderson Estate ..	1928	—	110	—	—	—	—	—	—	110	
	1948	—	44	—	—	—	—	—	—	44	
	1949	—	52	48	—	—	10	2	—	112	266
Alexandra (South) ..	1951	—	142	—	—	—	30	2	—	174	
	1952	—	—	64	—	—	—	—	—	64	238
Kampong Silat Estate	1948	—	—	—	—	—	18	3	—	21	
	1949	—	64	—	—	—	—	—	—	64	
	1950	—	—	190	8	—	—	—	—	198	
	1952	—	—	104	80	—	—	—	—	184	467
Madras Str. Estate ..	1940	—	3	6	—	—	—	—	—	—	9
New Bridge Road Estate	1930	141	—	—	—	—	—	1	—	142	
	1931	62	—	—	—	—	—	2	—	64	
	1938	152	—	—	—	—	5	5	—	162	
	1940	42	—	—	—	—	1	3	—	46	
	1948	21	81	—	—	—	2	31	—	135	549
Albert Street ..	1932	26	—	—	—	—	—	4	—	30	
	1949	27	3	—	—	—	—	5	—	35	65
Cheng Yan Place ..	1949	12	18	—	—	—	—	5	—	—	35
Delta Estate ..	1950	—	68	160	80	—	19	2	—	329	
	1952	—	—	56	56	—	—	—	—	112	
	1953	—	—	96	48	—	—	—	—	144	583
Carried forward ..		537	2,343	2,610	1,166	44	170	198	48		7,116

HOUSING STATISTICS

HOUSING ESTATES AS AT 31st DECEMBER, 1961

Estate	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs.	Lock-up			
Brought forward ..		537	2,343	2,610	1,166	44	170	198	48		7,116
Princess Elizabeth Estate	1951	—	84	—	—	—	14	4	—	102	
	1952	—	—	60	24	—	—	—	—	84	
	1953	—	—	84	—	—	—	—	—	84	270
Alexandra (North) ..	1952	—	—	63	63	—	10	2	—	138	
	1953	—	—	189	189	—	14	2	—	394	
	1954	—	—	—	252	—	—	—	—	252	
	1955	—	—	450	—	—	6	—	—	456	1,240
Stamford Estate ..	1952	—	—	112	—	—	—	—	—	112	
	1957	—	196	8	—	—	—	32	Stalls 2	238	
	1958	—	130	5	—	—	—	26	—	161	511
Jalan Besar ..	1952	—	—	176	—	—	—	—	—	176	
	1954	—	20	64	12	—	—	—	—	96	272
Bukit Merah Estate	1952	—	39	133	—	—	—	—	—	172	
	1953	—	156	60	—	—	17	1	—	234	
	1954	—	—	672	—	—	—	—	—	672	
	1955	—	—	210	—	—	16	—	—	226	1,304
Pickering Street Estate	1952	—	—	35	—	—	—	15	Offices 5 Sub. Stn. 1	56	
	1958	—	98	7	7	—	—	14	Offices 16 Stalls 3	145	
	1961	—	—	35	—	—	—	—	Offices 5	40	241
Princess Estate ..	1952	—	—	222	—	—	—	—	—	222	
	1955	—	—	424	—	—	23	—	—	447	
	1956	96	398	605	—	—	25	—	—	1,124	
	1957	—	320	88	—	—	22	—	—	430	2,223
Carried forward ..		633	3,784	6,312	1,713	44	317	294	80		13,177

HOUSING STATISTICS

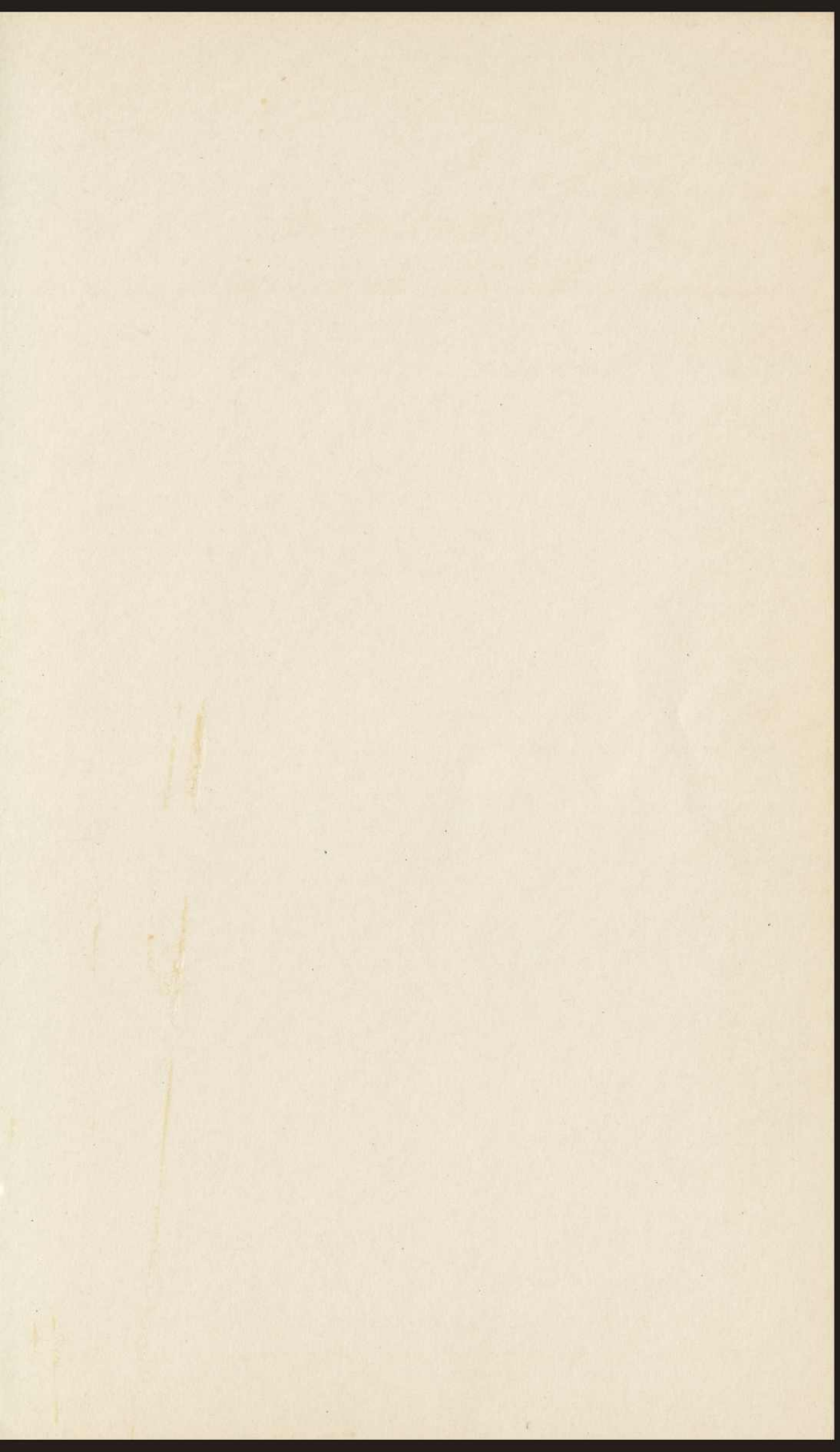
HOUSING ESTATES AS AT 31st DECEMBER, 1961

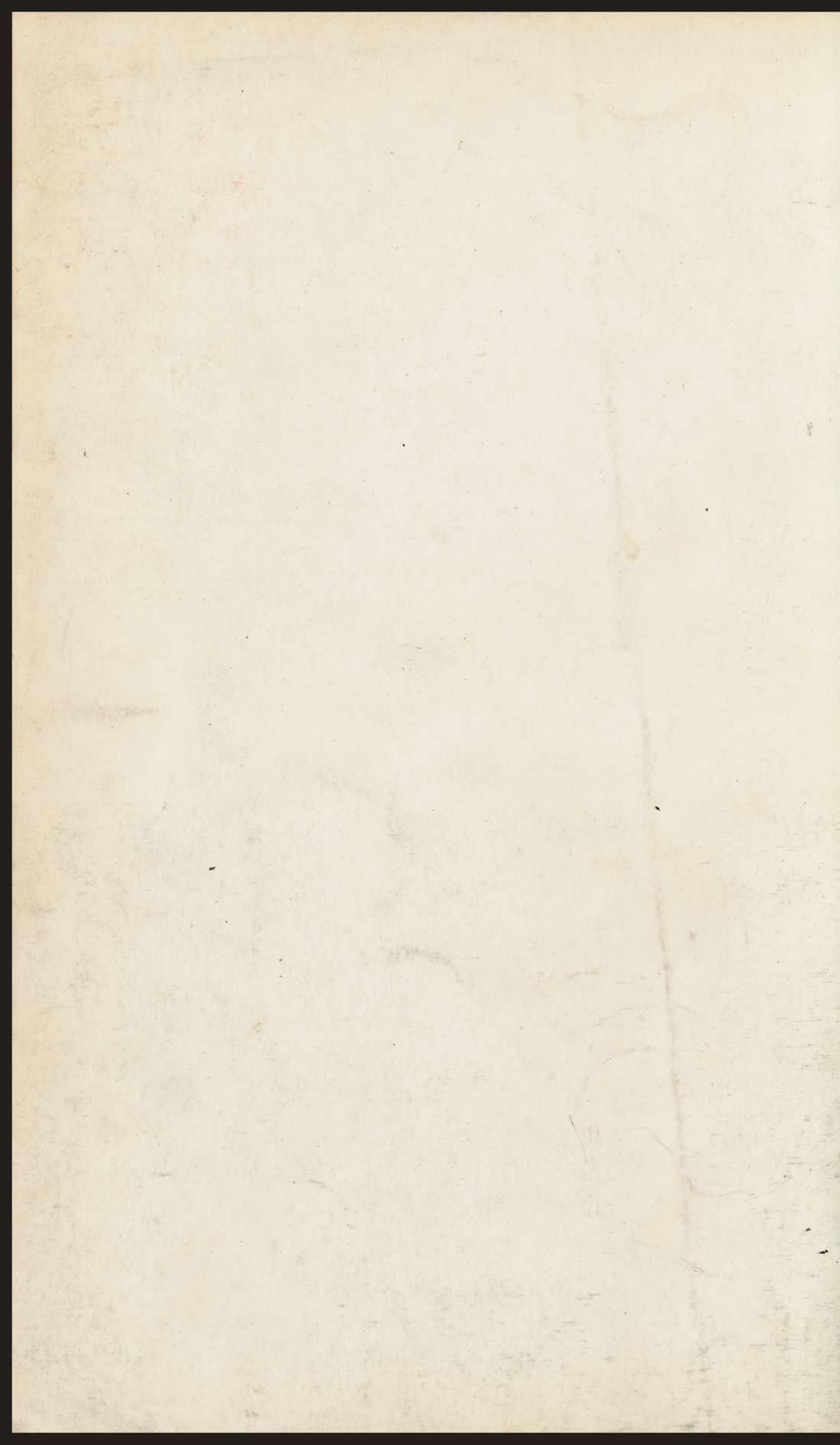
Estate	Year	Dwellings (Showing number of rooms)					Shops		Premises neous Miscella-	Total	Estate Totals
		1	2	3	4	5	Dwgs.	Lock- up			
Brought forward ..		633	3,784	6,312	1,713	44	317	294	80		13,177
Kampong Java ..	1952	—	—	406	126	—	12	12	—	556	
	1953	—	102	364	110	—	—	—	—	576	
	1954	—	—	2	—	—	—	—	—	2	1,134
Upper Aljunied Road ..	1953	—	191	—	—	—	4	1	—	—	196
Kolam Ayer Estate ..	1953	—	—	138	—	—	5	1	—	144	
	1954	—	—	2	—	—	—	—	—	2	146
Outram Hill ..	1953	—	—	126	—	—	—	—	—	—	126
Brickworks Estate ..	1954	—	—	362	—	—	20	—	—	—	382
Lorong Tiga ..	1955	—	—	190	—	—	8	—	—	—	198
Guillemard Road ..	1955	—	—	564	—	—	16	—	—	—	580
Queen Street ..	1955	—	128	3	—	—	—	8	Stall 1	—	140
Victoria Street ..	1956	—	—	—	—	—	—	8	—	—	8
Bukit Panjang ..	1957	—	—	200	—	—	—	—	—	—	200
Winstedt Court ..	1957	4	162	30	—	—	—	2	—	—	198
Duchess Estate ..	1958	—	236	476	32	—	—	8	—	752	
	1959	—	84	82	28	—	—	6	—	200	
	1960	60	220	60	—	—	11	18	—	369	
	1961	96	656	122	—	—	18	—	—	892	2,213
Kallang Airport Estate ..	1958	—	840	1,228	—	—	—	44	W/shp. 24	2,136	
	1959	420	448	—	—	—	—	—	—	868	3,004
St. Michael's ..	1959	—	364	961	15	—	—	70	—	—	1,410
Kay Siang Road ..	1931	—	—	—	3	—	—	—	—	3	
	1937	—	—	—	1	—	—	—	—	1	
	1939	—	—	—	1	—	—	—	—	1	
	1940	—	—	—	4	—	—	—	—	4	
	1948	—	—	3	—	—	—	—	—	3	
	1950	—	—	—	3	—	—	—	—	3	15
Ridout Road ..	1952	—	—	6	—	—	—	—	—	6	
	1955	—	—	—	4	—	—	—	—	4	
	1956	—	—	—	6	—	—	—	—	6	16
Houses pending demolition ..		—	—	—	—	—	—	—	42	—	42
Carried forward ..		1,213	7,215	11,637	2,046	44	411	472	147		23,185

HOUSING STATISTICS

HOUSING ESTATES AS AT 31st DECEMBER, 1961

Estate	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs.	Lock-up			
Brought forward ..		1,213	7,215	11,637	2,046	44	411	472	147		23,185
Clarence Lane ..	1960	—	160	—	—	—	—	—	—	160	
	1961	—	—	64	—	—	8	—	—	72	232
Kampong Tiong Bahru ..	1960	280	190	91	—	—	—	—	—	561	
	1961	—	440	—	—	—	14	—	1	455	1,016
Bukit Ho Swee ..	1961	904	—	—	—	—	—	—	—	—	904
MacPherson Road (South) ..	1961	—	840	—	—	—	18	—	—	—	858
Queenstown Neighbourhood V ..	1961	—	808	236	—	—	16	—	—	—	1,060
Total ..		2,397	9,653	12,028	2,046	44	467	472	148	—	27,255



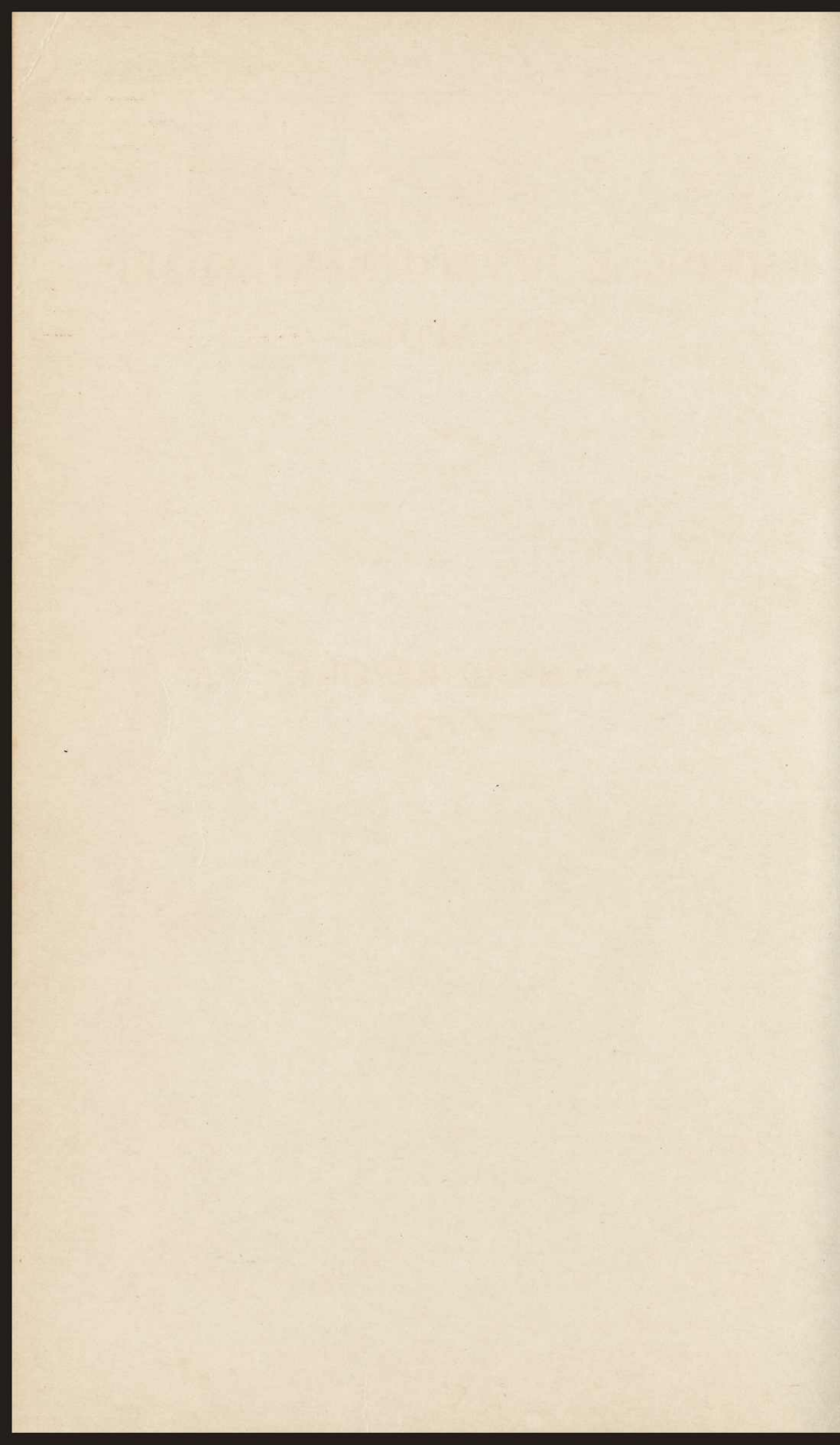


HOUSING & DEVELOPMENT BOARD
SINGAPORE



ANNUAL REPORT 1962





**HOUSING & DEVELOPMENT BOARD
SINGAPORE**

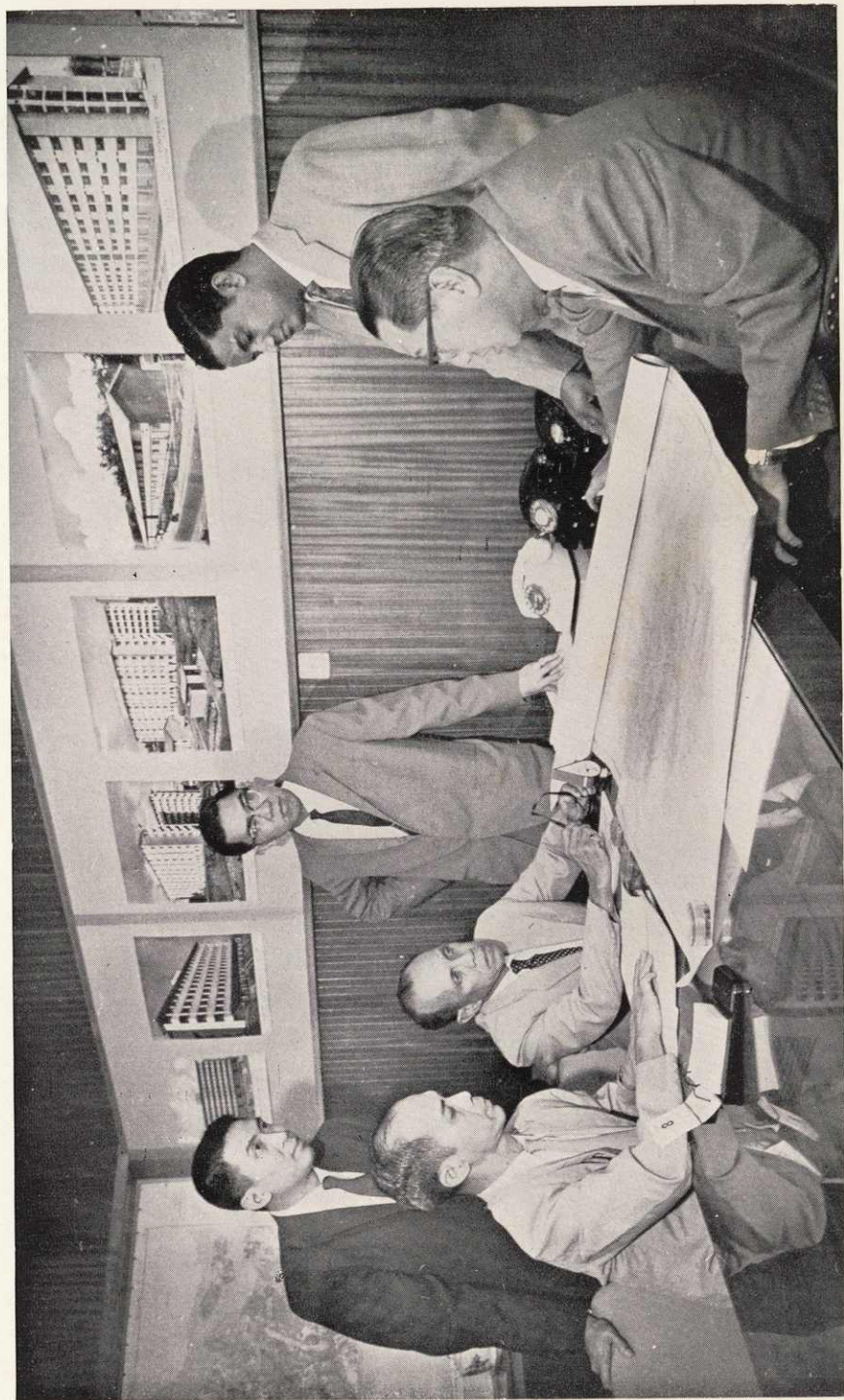
**ANNUAL REPORT
1962**

HOUSING & DEVELOPMENT BOARD
SINGAPORE

ANNUAL REPORT
1962

Price: \$2-50

Printed by Tiger Press, S'pore.



Members and Chief Executive Officer of Housing & Development Board — 1962. From Left: Mr. Lim Chong Keat, Mr. Reginald Quahe (Deputy Chairman), Inche H. M. Yoosoff, Dr. Fong Kim Heng, Mr. S. Thiruchelvam (Chief Executive Officer), Mr. Lim Kim San (Chairman).

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MEMBERS OF THE BOARD AT 31st DECEMBER, 1962

Chairman	Mr. Lim Kim San, D.U.T.
Deputy Chairman	Mr. Reginald Quahe
Member	...	...	...	Mr. Cheng Kai Shui
Member	...	...	...	Dr. Fong Kim Heng
Member	...	...	...	Mr. Lim Chong Keat

Legal Advisers

Messrs. Donaldson & Burkinshaw

STANDING COMMITTEES AT 31st DECEMBER, 1962.

Committee	Chairman	Members
Allocations	Dr. Fong Kim Heng	Mr. Chor Yeok Eng, M.L.A. Inche Ismail bin Rahim, M.L.A. Madam Chan Choy Siong, M.L.A. *Inche Mohd. Ariff bin Suradi, M.L.A. Chief Executive Officer Estates Manager

*Replacing Inche Yaacob bin Mohamed, M.L.A.

as from 1st August, 1962.

Resettlement	Dr. Fong Kim Heng	Mr. Chor Yeok Eng, M.L.A.
Advisory		Mr. Chan Chee Seng, M.L.A. Chief Executive Officer Commissioner of Lands

LIST OF SENIOR OFFICERS AT 31ST DECEMBER, 1962.

Chief Executive Officer—	S. Thiruchelvam	— B. A. (Hons.) (Malaya)
Secretary	— David Wong Chin Duing	
Asst. Secretary	— Lim Koon Poh	— B.A. (Malaya)
Asst. Secretary (Legal)—	William Chee Tiang Chin	— B. A. (Malaya), Barrister-at-Law (Lincoln's Inn)
Financial Officer	— Lim Chee Poe	— A.A.C.C.A., F.C.I.S.
Deputy Financial Officer	— R. F. Scully	—
Sr. Asst. Financial Offr.	Fong Kok Woh	— A.A.S.A.
” ” ” ”	Tan Ngai Keng	— A.A.S.A., A.C.C.S.
Chief Architect	— Teh Cheang Wan	— B.Arch. (Sydney), A.R.I.B.A., A.R.A.I.A.
Senior Architect	— Ng Chee Sen	— B. Arch. (Melbourne), A.R.I.B.A., A.R.A.I.A.
Architect/Planner	— Alan Choe Fook Cheong	— B.Arch. (Melbourne) Dip. Arch. (F.R.M.T.C.), Dip. Town & Regn. Planning, A.R.A.I.A., A.R.V.I.A., M.A.P.I., A.M.T.P.I., A.R.I.B.A.
Asst. Architect	— Wong Wai Ying	— B. Arch. (Sydney) A.R.A.I.A., A.R.I.B.A.
” ”	Mrs. Wong Choon Leng	— B.Arch. (Melb.), A.R.I.B.A.
” ”	Tan Soo Seng	— B.A.Arch. (Sheffield), A.R.I.B.A., Cert. in Trop. Arch. A.A. London.
” ”	Si Hoe Kok Sing	— B. Arch. (N.Z.), A.N.Z.I.A., A.R.I.B.A., S.I.A.
” ”	Mrs. Yap Lau Wai Chen	— B. Arch. (Durham), A.R.I.B.A.
” ”	Chu Pak Chow	— B.Arch. (Melb.), A.R.A.I.A., A.R.I.B.A., Cert. in Trop. Arch., A.A. London.
” ”	Chee Teck Chiang	— B.Arch. (Melb.), A.R.A.I.A., A.R.I.B.A.
” ”	Quek Kiok Boo	— Dip.Arch. (Northern Polytechnic), A.R.I.B.A.
Senior Civil Engineer	— J. T. Stevens	— A.M.I.C.E., A.M.I.Mech.E., M.I.Struct.E., M.ASCE.
Asst. Civil Engineer	— Dr. Lau Yu Dong	— B.Sc.(Hons.), Ph.D., Grad.I.C.E. A.M.M.S.E.
” ” ”	Liu Hua An	— B.E.(Hons.), D.I.C. A.M.I.E. (Aust.)
” ” ”	Au Eng Kok	— B.E., A.M.I.E.(Aust.), A.M.ASCE.
” ” ”	Chew Seong Yean	— Dip. Eng., Grad.I.C.E.

Asst. Civil Engineer	— Cheng Chin Tang	— F.R.M.I.T. (C.E.)
” ” ”	Pok Sheung Foo	— B.E. (Civil) (New South Wales). Grad.M.I.C.E.(London), Grad.M.I.E. (Australia).
Structural Engineer	— Wong Gai Hong	— M.I.Struct.E., M.Soc. C.E. (France)
Asst. Struct. Engineer	— Tan Tiong Beng	— M.I.Struct.E.
” ” ”	Chung Cheng Chek	— A.M.I.Struct. E.
” ” ”	Tan Sin Eng	— B.Sc.(Eng.) (Hons.) (London), A.C.G.I., A.M.I.Struct.E.
” ” ”	Chua It Meng	— B.Sc.(Eng.) (London). A.W.P.
Surveyor	— V. Fernando	B.Surv. (Queensland), A.I.S.(Aust.), F.I.S.(F.M.)
	C. E. Perry	— L.S.E.(Aust. & N.Z.), L.S.(S'pore).
Estates Manager	— Tan Tian Boon	— B.Sc.(Malaya), F.A.I., F.I.Hsg., A.A.L.P.A.
Estates Offr (Central)	— Ng Boon Ong	— A.A.I., A.I.Hsg. A.A.L.P.A.
” ” (General)	— Choo Kia Peng	— A.I.Hsg.
” ” (North)	— Stephen Yeo Choo Teck	— A.I.Hsg.
” ” (Tiong Bahru)	— Leong Siew Whye	— A.I.Hsg.
Acting Lands Manager	— W. R. Jansen	— A.A.I.
Lands Officer	— Ong Huck Jin	— A.A.I., A.R.V.A.
Administrative Officer (Resettlement)	— Kwok Chee Weng	—
Surveyor & Planner	— Lee Eng Kwang	— L.S. (S'pore), L.S.E. (Aust. & N.Z.)

INTRODUCTION

For the Housing & Development Board 1962 was a year of gratifying achievement. During the year the Board completed a record of 12,230 units, bringing its total completions in a period of just under three years since its establishment on 1st February, 1960 to 21,232 units — as against 23,019 units built by its predecessor the Singapore Improvement Trust in the thirty-two years of its existence.

Government's Four Year Development Plan 1961—1964 calls for the construction of 51,031 housing units at an estimated cost of \$192M. Under the Plan 39,271 units are scheduled for completion by the end of 1964 leaving a balance of 11,760 units to be completed thereafter. The Board has already exceeded the targets laid down in the first two years of the Plan, and it is anticipated that the building programme will be completed ahead of schedule.

The Board is now completing dwellings at an average rate of 1,000 units a month or 1 unit every 45 minutes. As a result of the tremendous pace of the Board's development, it is now possible for a family which qualifies for public housing to obtain a flat within a few days of registration provided it is not too particular about the locality.

HOUSING POLICY

The policy of the Government is to provide housing of sound construction and good design for the lower-income groups at rents which they can afford. All the Board's housing estates are provided with essential services, namely piped water, electricity, gas and modern sanitation. Close liaison is maintained with the public utility departments responsible for such services to ensure that they are installed without delay. Sites are reserved within the Board's larger estates for schools, health clinics, police stations, markets; community centres and other amenities to be constructed by the authorities concerned. The Board has, however, undertaken the construction of several markets, schools, health clinics and other amenities at the request of the relevant authorities.

Rents for the housing units constructed under the Board's current programme are fixed by Government at \$20 p.m., \$40 p.m. and \$60 p.m. for the one, two and three-room flats respectively. These units have been fixed well below the economic rents based on actual construction and management costs in order that public housing may be brought within the reach of the lower-income groups whose needs are not catered for by private developers. Slightly higher rentals may be charged in special circumstances e.g. in urban renewal development where land costs are extremely high. An annual subsidy is paid by Government to the Board to meet the deficits arising from the policy of charging sub-economic rents.

In order to qualify for registration on the Housing Register an applicant must be a Singapore Citizen over 21 years of age, and have a family unit of not less than five persons, including himself. The applicant's income must not exceed \$500 p.m. and the total family income must not exceed \$800 p.m.

As more and more housing units were completed the qualifications were relaxed to allow a family unit of not less than four persons to register for accommodation in Queenstown.

Registration for the Board's one-room units is open to those with a family unit of not less than three persons and an income not exceeding \$250 p.m.

URBAN RENEWAL

With the Building Programme well in its stride, the Board was able to turn its attention during the year to the problems of urban renewal and slum clearance. Large blocks of land in the central city area are filled with obsolete residential cum shop structures in various stages of decay and dilapidation. A Town Planning Expert, Mr. E. E. Lorange was assigned to the Board under the United Nations Technical Assistance Programme for a period of six months from February to July 1962 to make a preliminary survey of the problem of urban renewal and assist in the collection of data necessary for use by a more comprehensive Urban Renewal Team which will work out details for the re-development of the city centre. His Report was submitted to Government in August, 1962 and it is hoped a Team of U.N. experts will arrive in 1963 to make detailed recommendations for the major task of urban renewal.

NATIONAL DAY, 3rd JUNE 1962.

An event of significance during the year was the award of the Darjah Utama Temasek (The Order of Temasek) to the Board's Chairman, Mr. Lim Kim San on National Day, 3rd June, 1962. This is the highest honour which the Government of Singapore can bestow and only 12 persons are entitled to be members of this Order at any one time.

The Board and all members of the staff are proud of the honour which has been bestowed on their Chairman for his valuable services to the State.

As more and more housing units were completed the qualifications were relaxed to allow a family unit of not less than four persons to register for accommodation in Queensland.

UNION MEMBERS

Registration for the Board's new team was open to those with a legal right of abode in Queensland and to those who had been in Queensland for at least three years. The Board's new team was open to those with a legal right of abode in Queensland and to those who had been in Queensland for at least three years.

UNION MEMBERS

With the Housing Programme well in the stride the Board will take steps to ensure that the attention given to the problem of urban renewal and slum clearance is not lost. The Board will continue to work for the improvement of the housing conditions of the people of Queensland. A special fund has been set up for the purpose of providing financial assistance to the Housing Programme. The Board will continue to work for the improvement of the housing conditions of the people of Queensland. A special fund has been set up for the purpose of providing financial assistance to the Housing Programme. The Board will continue to work for the improvement of the housing conditions of the people of Queensland. A special fund has been set up for the purpose of providing financial assistance to the Housing Programme.

NATIONAL DAY AND BIRTH DAY

An event of significance during the year was the award of the Darwin Kin Sam on National Day and Birth Day. This is the highest honour which the Government of Singapore can bestow and only 12 persons are entitled to be awarded it each year.

THE BOARD'S WORK

The Board's work during the year has been directed towards the improvement of the housing conditions of the people of Queensland. The Board has continued to work for the improvement of the housing conditions of the people of Queensland. The Board has continued to work for the improvement of the housing conditions of the people of Queensland. The Board has continued to work for the improvement of the housing conditions of the people of Queensland. The Board has continued to work for the improvement of the housing conditions of the people of Queensland.

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**PART I
ADMINISTRATION
SECRETARIAT
FINANCE**

TRAINING OF SPECIAL OFFICERS

In 1953 a total of 4 officers were appointed to the post of Special Officer in the Secretariat. The officers were trained in the Secretariat and in the various departments of the Government.

The officers were trained in the Secretariat and in the various departments of the Government. The officers were trained in the Secretariat and in the various departments of the Government.

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STATE
ADMINISTRATION
SECRETARIAT
BANGALORE

SECRETARIAT

The Housing & Development Board is a statutory body established on 1st February, 1960 by Government under the Housing & Development Ordinance No. 11/59. Its primary function is the construction of low-cost housing in Singapore. The Board has five members all of whom are appointed by the Minister for National Development and to whom the Board is responsible. There were no changes in the composition of the Board during 1962. Ordinary meetings of the Board are held once every month, and special meetings are convened whenever necessary.

The Board is assisted in its work by Standing Committees, two of which continued to function during 1962. These were the Allocations Committee and the Resettlement Advisory Committee. The Housing Sites Committee and the Public Relations & Advisory Committee were allowed to lapse in 1962 and their functions were distributed amongst various Board officials.

TRAINING OF SELECTED OFFICERS

During 1962 a total of 8 officers were promoted or appointed to the Intermediate Professional Officers' Scheme under which recruits are given in-service training for senior posts.

One officer returned to Singapore in September, 1962 after successfully completing a course on Soil Mechanics & Concrete Technology in the United Kingdom. Another Board officer is still abroad in Australia under a Colombo Plan Scholarship and is at present in the 4th year of his Architectural course.

Serving Board officers continued to attend part-time courses at the Singapore Polytechnic throughout the year. The officers are released on full pay for one whole day (or two half days) per week to attend lectures, subject to their also attending not less than two evening classes each week. On completing their courses they are required to serve the Board for a minimum of three years. Under these arrangements 8 officers are still attending Polytechnic courses in Architecture and Architectural Draftsmanship, 6 are taking the Civil and Structural Engineering courses, 2 are learning Accountancy and 18 are doing the Clerks of Work & Building Inspectorate course.

During 1962 the Board gave vacation employment to 12 Architectural and 2 Accountancy students from the Singapore Polytechnic. These full-time students are attached to Board departments and are set to work side by side with regular Board officers so that they can gain some practical experience in their chosen fields. The students are given an allowance of \$3/- per day for the period of their attachment to the Board. This scheme which was started in 1960 has proved of great benefit to the Polytechnic students.

The Board's scheme for training its own Works Apprentices proceeded smoothly throughout 1962, and by year's end 45 had passed their preliminary examination whilst 34 had completed their second examination and been promoted Junior Clerks of Work. A further batch of 35 apprentices is now being given practical and theoretical training.

An Assistant Architect and an Assistant Civil Engineer were sent to attend a two week Congress in England organised by the International Council for Building Research in September, 1962. 24 papers were presented to the Congress for discussion and there were several on new building techniques and materials which were of great interest. After the Congress, the two officers spent a fortnight with the Harlow and Stevenage Development Corporations and made a study of their methods of new town development.

The Board's Architect/Planner and another Assistant Civil Engineer represented Singapore at an ECAFE Seminar on Essential Services in relation to Urban and Rural Housing held in New Delhi in September, 1962. At the end of the week-long Seminar, our two representatives remained in New Delhi for a further week to attend a Working Party on Housing & Building Materials.

CONDITIONS OF SERVICE

The only important change in the Board's Conditions of Service during 1962 was an amendment to the Acting Allowances rules whereby such allowances were brought in line with Government regulations. A re-print of the Conditions of Service incorporating all amendments approved up to date was issued by the Secretariat in November, 1962.

ESTABLISHMENT & PERSONNEL

The Board's Secretary was seconded to the Economic Development Board in January for a period of four months to help them organise their Secretariat, and to set-up adequate methods and procedures for their staff to follow. He returned in May after completing his assignment.

During the year 3 senior officers left the service and 4 were recruited. 222 junior staff were taken on whilst 58 left. On 31st December, 1962 the total Board strength was as follows:—

Senior officers	44 (1 expatriate)
Junior officers	398
Subordinate division officers	27
Open Vote	1019
	<hr/>
	1488
	<hr/>

A table showing the authorised establishment and actual strength of the various Board departments at the end of 1962 is at page 9.

The Board is now almost completely Malayanised, there being only 1 expatriate officer still in the service. In 1957, there were 37 expatriate officers out of a total of 50 senior officers in the S.I.T.

ECAFE SEMINAR ON URBAN COMMUNITY DEVELOPMENT

Singapore was the venue for an ECAFE Seminar on Urban Community Development from 10th to 20th December, 1962. All organisational arrangements in connection with the Seminar were made by the Board on behalf of the

Singapore Government. Experts from 12 countries participated in the Seminar which was held to review the social problems and common needs of the urban areas of the region, assess the existing facilities and determine what is needed to improve them, provide a forum for the exchange of information and experience, indicate the relationship between rural and urban community development and national planning, and suggest priorities for national, regional and international action in urban community development.

The Seminar was opened on 10th December by the Prime Minister. At the inaugural meeting the Board's Chairman was elected Chairman of the Seminar. After 10 days of fruitful discussion during which much useful information was exchanged, the delegates from the various countries returned home. During their stay here the delegates took the opportunity of visiting the Board's various housing estates. All expressed admiration at the tremendous progress made by Singapore in its low-cost housing projects which are well provided with community facilities such as schools, clinics, shopping centres and playing fields.

PUBLIC RELATIONS

1962 was a record year for the Housing & Development Board not only in terms of number of units completed (12,230 units were completed as against the peak completion of 3,841 units by the S.I.T. in 1958), but also in the number of overseas and local visitors. Dignitaries from all parts of the globe came in a steady stream throughout the year to the Board's Head Office in Queenstown to ask questions about and to see for themselves the Board's massive low-cost housing projects which totalled nearly 45,000 units at the end of 1962 and housed some 17% of Singapore's population of 1.7 million.

Among the more distinguished of the 1962 visitors were H.R.H. Prince Norodom Sihanouk of Cambodia, Lord Selkirk, the United Kingdom Commissioner for South-East Asia, the Governor of Jakarta, the New Zealand Minister for Housing and a party of New Zealand Members of Parliament, World Bank officials from Washington, the Regional Representative of UNTAB in Kuala Lumpur, the Ceylon Housing Commissioner, representatives from the Bureau of Housing in Tokyo, the Ceylon Director of National Planning and representatives from ECAFE, Bangkok.

Many architects, engineers, journalists, town planners, radio news commentators and businessmen connected with the building trade from all over the world also called to see more about the Board's achievements in the field of low-cost public housing.

STAFF RELATIONS

A picnic was held by the seaside by the Board's monthly-rated staff and their families in July of 1962. Over 360 persons attended and a wonderful time was had by everyone.

In recognition of the Board's record achievement of 12,230 units in 1962, the Minister for National Development held a buffet dinner at Sri Temasek on 29th December, 1962 for members of the Board and its employees. Nearly 400 guests were invited, the majority being Board staff. Assemblymen and key officials connected with the Ministry also attended the dinner.

STAFF ESTABLISHMENT 1962

ESTABLISHMENT AT 31.12.62

APPOINTMENTS FILLED AT 31.12.62.

Senior Officers	Inter-mediate Officers	Junior Officers	Sub-ordinate Division Officers	Open Vote Employees (Mandores Labours etc.)	Total	DEPARTMENTS	Senior Officers	Inter-mediate Officers	Junior Officers	Sub-ordinate Division Officers	Open Vote Employees (Mandores Labours etc.)	Total
5	2	19	7	—	33	Secretariat	5	1	18	7	—	31
4	—	86	2	—	92	Finance	4	—	83	1	—	88
27	4	115	8	115	269	Building	26	4	111	8	97	246
7	12	101	9	997	1126	Estates	5	10	97	8	838	958
3	1	18	1	17	40	Lands	2	1	17	1	17	38
2	4	53	2	58	119	Resettlement	2	4	50	2	57	115
48	23	392	29	1187	1679	Total	44	20	376	27	1009	1476

FINANCE DEPARTMENT

The current financial year ending 31st December 1962 is the third in the Five Year Programme (1960 — 1964). During the year the Board entered into new capital development contracts amounting to over \$42M. nearly \$40M. being paid for work completed and in progress, as well as towards some land acquisitions.

By the end of the year the number of housing tenants' accounts reached a total of 36,657 as compared with 26,732 at the end of the preceding year. Rentals chargeable in respect of new units, fixed by Government are almost in all cases at \$20/\$40/\$60 (plus service and conservancy charges) for one, two and three rooms units respectively. These rentals are below that which would give the Board an economic return.

As in the two preceding years, about 80% of the Board's income is absorbed in payments to Government in the form of Loan Repayments and Property Taxes, etc. Property Tax, which is at the rate of 36% of rentals, amounted in 1962 to \$6.7M. New Government Loans are repaid over 20 years at 5 $\frac{3}{4}$ % per annum as compared with earlier loans repayable over 60 years. During 1962, Loan Repayments (Principal + Interest) amounted to \$11.13M., while rentals yielded \$17.4M. after deducting losses on voids, staff lettings, etc. of \$1.3M. Other income, (including contra recoveries for service and conservancy charges), amounted to \$1.5M.

During the year an amount of \$0.7M. due from Government in respect of final adjustment of 1960 contribution to the Singapore Improvement Trust, under Section 23 of the Singapore Improvement Ordinance was paid to the Board.

The Board's development of Industrial Sites at Tanglin Halt has been handed over to the Economic Development Board for an amount of \$1.55M.

Disbursements paid on behalf of Government for the construction of schools, markets, veterinary centres, clinics, etc. amount to \$0.86M. and for Resettlement compensations in respect of Jurong Industrial Sites amount to \$0.4M. In view of the Board's vast engagements and commitments during a state of contracting liquidity notably due to late recovery of annual deficits, there is a need for clearer and more definite methods of financing projects and jobs specially entrusted to us in order to prevent unnecessary or serious difficulties from developing.

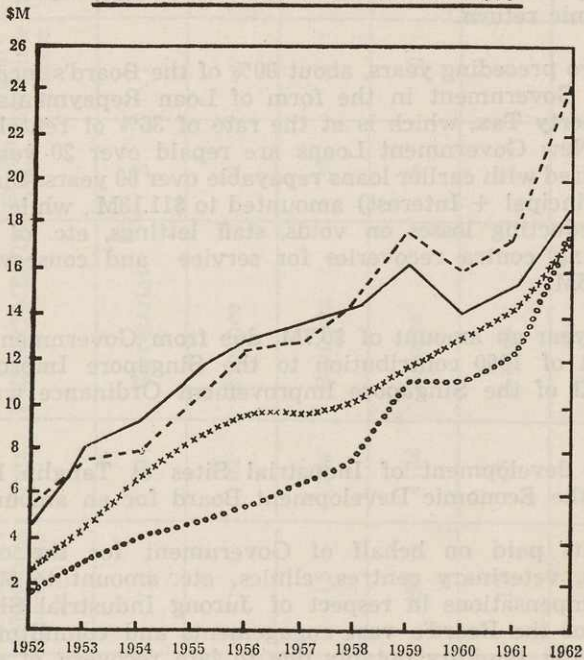
A new area office was opened at Tiong Bahru in addition to those at Upper Pickering Street, Alexandra Road and Cambridge Road. For the convenience of tenants in less accessible areas limited collection posts are in service at Prince Philip Avenue, Kolam Ayer, Upper Aljunied Road, Bukit Panjang, Princess Elizabeth Estate and Kallang.

Rent Collecting from tenants who pay regularly should be under IBM by mid-1963; the many thousands of arrears cases, both housing and land tenants, cannot be dealt with by the punched-card IBM system and must remain for the time being under the Burroughs machines. Introduction of a punch card

system however, will result in less rapid expansion in Area Collecting Office establishments; in 1963, 57 members of the Finance Department will be servicing over 45,000 Tenants' Accounts as compared with 43 for 23,000 in 1960. The main Accounting Office, where records have hitherto been hand-written, will be augmented with more up-to-date keyboard accounting equipment in 1963. This will bring in necessary improvements as well as assist in the handling of the greatly increased work in the Finance Department.

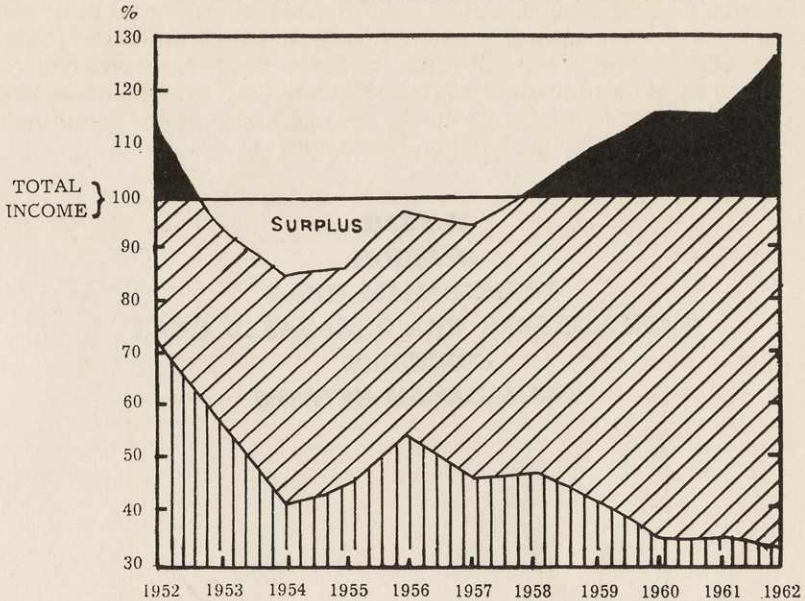
A sum of \$0.114M stands to the credit of the "Housing & Development Board Provident Fund." Negotiations for the introduction of the Scheme have not been completed.

REVENUE INCOME & EXPENDITURE (\$)



LEGEND

- TOTAL EXPENDITURE
- xxxxxxx RENT INCOME
- TOTAL INCOME
- LOAN REPAYMENT &
- PROPERTY TAX/ASSESSMENT

REVENUE INCOME & EXPENDITURE (%)**LEGEND**

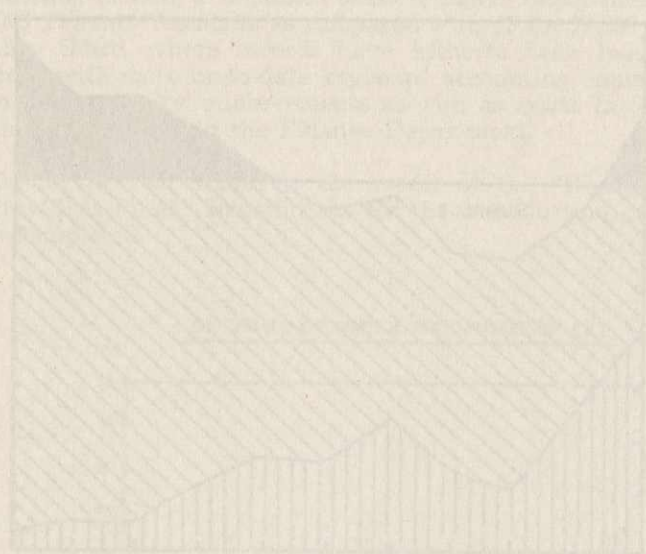
DEFICIT

LOAN REPAYMENT &
PROPERTY TAX/ASSESSMENTADMINISTRATION,
MAINTENANCE, ETC.

TABLE SHOWING RENTS, PROPERTY TAX & HOUSING
UNITS FOR THE YEARS 1959 TO 1962

Year	Rents	Property Tax/Assessment	Housing Units
1959	\$11.75M	\$4.15M	22,863
1960	\$12.97M	\$4.51M	23,918
1961	\$14.21M	\$4.96M	26,382
1962	\$17.50M	\$5.99M	36,315

TABLE SHOWING THE TRENDS IN HOUSING UNITS FOR THE YEARS 1960 TO 1968



1960 1961 1962 1963 1964 1965 1966 1967 1968

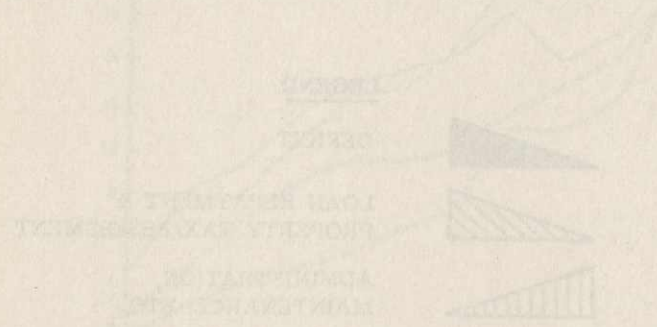


TABLE SHOWING THE TRENDS IN HOUSING UNITS FOR THE YEARS 1960 TO 1968

Year	Maintenance	Apartment	Property Tax Assessment	Loan Payment	Total
1960	100	100	100	100	400
1961	100	100	100	100	400
1962	100	100	100	100	400
1963	100	100	100	100	400
1964	100	100	100	100	400
1965	100	100	100	100	400
1966	100	100	100	100	400
1967	100	100	100	100	400
1968	100	100	100	100	400

PART II
HOUSING
LAND MANAGEMENT
LAND CLEARANCE AND RESETTLEMENT
BUILDINGS
ESTATES MANAGEMENT

PART II
HOUSING
LAND MANAGEMENT
LAND CLEARANCE AND RESSETTLEMENT
BUILDINGS
ESTATES MANAGEMENT

LANDS DEPARTMENT

During the year the Lands Department had to ensure that there were sufficiently large areas of land available to the Building Department to implement the Board's housing programme for 1962. The simultaneous utilisation of large areas of land in several districts and the tremendous pace at which housing units were being completed by the Building Department focussed attention on the very real need of having land in reserve for future development. The Board, being fully aware of the situation, vigorously pursued its objective of acquiring more land. In this connection, the State Government went a long way in assisting the Board by agreeing to sell sufficiently large areas of Crown land for housing development. At the same time suitable building land in private ownership was acquired either by private treaty or by compulsory powers under the Land Acquisition Ordinance. The Lands Department was therefore primarily engaged in land acquisition work. However, an equally important function of the Department was the promotion of three industrial estates for small light industries. This aspect of the Lands Department's work progressed most satisfactorily especially towards the latter part of the year due no doubt to Government's tireless efforts to industrialise and all the encouragement it gave to those willing to venture in this field.

Management of undeveloped lands in Board ownership continued to require a great deal of attention and on the whole the rigid control exerted by the Department in preventing the erection of unauthorised buildings and encroachments acted as a deterrent factor.

As in the previous years there were not many outright sales of Board land and most of the sales were to Government for schools, community centres and other purposes although there were quite a number of disposals of land on 99-year leases for industrial, residential/commercial and religious purposes.

An important new function of the Lands Department is the valuation of lands to be acquired or sold. In the past this work and negotiations connected therewith were undertaken by the Inland Revenue Department for the Board on payment of a fee. Now, however, whilst the two qualified senior officers in the Lands Department still consult the Valuers in the Inland Revenue Department, they are entirely responsible for their valuations to the Board and the negotiations which may follow. Generally speaking, there was a marked increase in activity in the property market in the private sector by old and new development companies and there was a rising trend in land values throughout the year.

Acquisitions

The Lands Department was actively engaged in acquisition work in 1962. No less than 19 separate transactions were tackled during the year involving over \$3½ Millions which secured more than 158.5 acres of land for the Board's various projects. By compulsory powers nearly 60 acres of land were acquired. Purchases by private treaty added over 66 acres of land, whilst Government agreed to sell over 32.5 acres of Crown land to the Board. Acquisitions by compulsory powers worth mentioning were in respect of the Redhill Chinese

Cemetery which covers an area of over 50 acres and the Siglap Fire Site. Over 59 acres of land at Henderson Road were purchased from the War Department, whilst more than 3 acres of land at York Hill in a central area were purchased from a private owner. The Crown lands sold by Government were generally sites required by the Board for extension of its existing housing estates viz MacPherson Road (South) Estate, St. Michael's Estate, Kallang Airport Estate, and Mountbatten Road/Tanjong Rhu Estate.

Leases & Sales

Due to the upward trend of land values and the likelihood of values continuing to rise the Board was reluctant to sell its surplus lands. However, negotiations for the sale of land to Government for schools and community centres within the Board's new housing estates took place during the year resulting in the completion of one sale. On the other hand, a great deal of progress was made on the leasing of land for 99 years for industrial, residential and commercial development. Two sites were also leased for the erection of churches in Queenstown. By the end of the year 16 leasehold sites were under disposal action. The state of progress of development for these sites was as follows:—

- (a) development was nearing completion for 4 sites, viz 3 industrial sites and 1 residential site;
- (b) development was completed for 6 sites, viz 3 industrial sites, 2 residential/commercial sites and 1 church site;
- (c) on buildings being certified fit for occupation, leases were issued over 6 sites, viz 3 industrial sites, 2 residential sites/commercial sites and 1 church site.

Leasehold sites are the subject of 2-year Building Agreements. On satisfactory development of the sites 99-year leases are issued.

Land Management

The management of Board land pending development is an important function of the Housing & Development Board. Its primary object is to ensure that the existing squatter population on such land is under effective control and clearance commitments later are kept to a minimum. This greatly facilitates clearance of these lands when required for development.

The Department has been able to achieve this objective in its management of undeveloped lands and has approximately 4,500 tenancies to control. During the year a total of 120 unauthorised erections were demolished without much difficulty. This has had a deterrent effect on racketeers who build unauthorised squatter houses for sale to unwary house hunters.

Certain Associations operating in squatter areas have attempted to slow down the Board's housing projects by getting the squatters to resist clearance action. In spite of such opposition the Board has pressed on undeterred with Government support explaining to the squatters affected by clearance the needs and benefits arising from the building of new towns. Complaints by Board land tenants were promptly attended to and the policy of the Board was patiently explained to complainants. In areas not required for immediate redevelopment permission was given to applicants to maintain temporary buildings in a reasonable state of repair, but extensions of these buildings were refused to contain

clearance commitments. Wherever possible requests for reduction in land rentals from deserving cases were favourably considered especially in those cases where land tenants were drawing public assistance allowance from the Social Welfare Department. The land rental charged to social welfare cases is a nominal \$2/- per month irrespective of the area of land occupied.

Community centres are erected on Board land in squatter areas by the People's Association with a view to providing amenities in the areas. The Board has given much assistance to the People's Association in this respect.

Industrial Sites

From previous annual reports it will be noted that the Board having appreciated the necessity of encouraging the establishment of light industries in Singapore has initiated the promotion of 3 small industrial estates known as the Tanglin Halt Industrial Estate, the Bendemeer Road Industrial Estate and the Kampong Ampat Industrial Estate.

During the latter part of 1962 due no doubt to stable conditions and the Government's intensive pursuance of its Industrialisation programme, there was a great deal of interest shown in the Board's 3 industrial estates. Applications were being received almost daily for factory plots in these estates especially for Bendemeer Road. Due to the small size of these estates it was naturally not possible to accommodate the bigger industrialists who were advised to go to Jurong where Government had already begun work on the preparation of an 8,500 acre site for heavy, medium and light industries. Suitable applicants were allocated land in the Board's industrial estates and by the end of the year there were definite signs that the demand for industrial sites would increase in the following year with the possibility of all the factory plots being taken up during 1963.

The Singapore Factory Development Ltd. continued to co-operate closely with the Board in the promotion of these estates by granting loan facilities to industrialists as they had done in the past for the Leng Kee Road Estate and the Redhill Estate. There was a great deal of progress in the development of the 23 acre Redhill Industrial Estate during the year and there were indications that by the end of 1963 virtually the whole of this estate would be completely developed and all the factories would be in production.

Administration

The approved establishment at the end of the year was as follows:—

Senior Officers	3
Intermediate Professional Officer	1
Lands Supervisor	1
Stenographer	1
Clerks	7
Typist	1
Senior Lands Inspector	1
Lands Inspectors	7
Peon	1
Watchmen & Labourers	17
	<hr/>
	40
	<hr/>

The vacant post of Lands Manager remained unfilled throughout the year. However, the duties and responsibilities of the post were carried out by acting arrangements. For the greater part of the year the 2 Senior Officers were hard pressed to cope with the great volume of work previously shared between the 3 Senior Officers. With the creation of the post of Assistant Lands Officer (Supernumerary) in the Intermediate Professional Officers' Scale and the promotion of a serving officer to this post relief was obtained at senior officer level. The officer concerned was successful in Part II of the Intermediate Examination of the Chartered Auctioneers' & Estate Agents' Institute having passed Part I previously. The Senior Lands Inspector, was awarded a Long Service Medal by the Board having rendered faithful and commendable service to the Board and its predecessor the Singapore Improvement Trust for 28 years. An experienced Search Clerk was appointed to carry out title search duties — the Board had previously to depend on the Inland Revenue Department for this work.

RESETTLEMENT DEPARTMENT

Increasing demands were made during 1962 upon the Resettlement Department for the speedy clearance and resettlement of families living on sites required for Government's huge housing, industrialisation and other development projects. The necessity for recruiting additional staff became more urgent as the requests for clearance from the various Ministries and public authorities increased by leaps and bounds. The establishment of the Department was therefore increased by the additional appointments of 3 Resettlement Officers and 12 Resettlement Inspectors.

The formation of the Jurong Unit consisting of 7 Inspectors and 11 Labourers working under a Resettlement Officer was finalised by April, 1962 to deal with the clearance work connected with the Jurong Industrial Project. At the beginning of 1962, 60 sites were on record for clearance. New requests for clearance received from various departments during the year numbered 62. These, together with 8 requests registered previously as "phases" instead of "individual sites" resulted in a total of 130 sites being recorded.

29 sites were completely cleared during the year and two other sites were deleted leaving a balance of 98 sites scheduled for clearance at the end of 1962. Of the 98 sites, 66 were under active clearance action.

During the year 291 huts were demolished and 817 families were cleared from the various sites required for development. The total number of families resettled in Resettlement Areas was 198. 342 families were rehoused in Housing & Development Board flats. 142 families found their own accommodation whilst 135 families were recorded as encroachment cases where their huts were not affected by the schemes.

A total of 100 farm plots and 98 house plots with 116 basic houses and 82 self-built houses in various resettlement areas were occupied in 1962, compared with the previous year's figures of 19 farm plots, 35 house plots, 38 basic houses and 19 self-built houses respectively.

A sum of \$838,606.55 cts was paid as compensation to settlers affected by clearance schemes and \$44,028.39 cts. was disbursed to existing settlers in connection with the resumption of land for the infilling of settlers displaced by various clearance schemes.

During the year 10 resettlement areas and 4 semi-urban settlements were placed under the control of the Land Clearance & Resettlement Section and two resettlement areas, having been infilled, will be handed back to the Land Office for control when the allocation of land to existing settlers has been finalised. It is to be expected that with the stepping up of development work in the Department further expansion of the technical staff in 1963 may be required.

Conditions have changed substantially during the period 1956 — 1961 and the ever-growing acute shortage of sizeable pieces of arable land that can be made available for allocation to farmers affected by clearance schemes contributed to a very great degree to the delays being experienced in the clearance of some

projects. Despite these changed conditions the Department is still following the policies and practice formulated under the 1956 Report of the Land Clearance and Resettlement Working Party. The Resettlement Advisory Committee met twice during the year to consider the mounting problems of clearance and resettlement and at the meeting held on 12.4.1962 the Chief Executive Officer was asked by the Committee to form a Review Committee comprising officials from various Government Departments to review the rates of compensation for land clearance and resettlement. Certain recommendations were submitted to Government for consideration as a result of the decisions made by the Review Committee. Government's decision on these recommendations is awaited.

The Surveyor & Planner continued to discharge the technical functions of the Department. During the year topographical mapping was done in 6 areas totalling approximately 780 acres of land. In addition to this, topographical details were obtained in 2 areas of approximately 430 acres. Pegging of lots and reads, subdivision of lots and reserves, demarcation of existing settlers' boundaries, levelling of longitudinal and cross sections, siting of basic and self-built houses plus miscellaneous survey work was carried out in 29 areas.

The Engineering Section completed 135 basic houses by contract at a cost of \$152,617/-. The average cost of constructing these basic houses at \$1,130.50 showed a slight decrease from that of the previous year. The Department completed 36,140 ft. run of roads, 11,660 ft. run of minor drainage, 29,350 ft. run of roadside earth drains, 1,330 ft. run of culverts, 2 reinforced concrete bridges, 6,000 ft. run of streams were widened and regraded and 39 platforms for house sites were constructed at a total cost of \$113,399/-.

A pilot scheme involving the pumping up of water to storage tanks on hill tops and then re-distributing the water through various standpipes was successfully carried out at one resettlement area and handed over to the Ministry of Health for maintenance. The scheme cost \$39,945/-.

Installation of water supply carried out by the City Council in two other resettlement areas at a total cost of \$104,420/- is expected to be completed in April, 1963.

At the end of the year contracts were awarded for the construction of another 24,240 ft. run of roads, 6,100 ft. run of concrete drains, 40,600 ft. run of earth drains, 425 ft. run of culverts, 1 reinforced concrete bridge and 10,000 ft. run of streams for widening and regrading.

The total expenditure on capital works carried out in 1962 amounted to \$485,297/-.

BUILDING DEPARTMENT

1962 was a year of unprecedented achievement in the field of public housing in Singapore, for a record of 12,230 units were completed during the year in spite of difficulties and obstruction encountered in the clearance of building sites.

Target listed in the State Development Plan				Work achieved by the Housing & Development Board			
1961	...	...	7,096 units	1961	...	...	7,320 units
1962	...	...	9,735 units	1962	...	...	12,230 units
1963	...	...	9,690 units				
1964	...	...	12,750 units				

Between its inception on 1st February, 1960 and 31st December, 1962 the Housing & Development Board has completed in a period of less than three years a total of 21,232 units as against 23,019 units built by the Singapore Improvement Trust in the thirty-two years of its existence. At the end of 1962, some 10,911 units were under construction and if no unforeseen difficulties occur in the future the 52,000 units provided in the Board's first Five Year Building Programme will be completed well within schedule as the annual completions to date exceeds the target figures listed in the State Development Plan.

The development of the housing estates is distributed along the five mile perimeter of the city, from Kallang and Tanjong Rhu Estates in the East to Queenstown on the West, to cater for the requirements of the people in the various localities.

BUILDING SCHEMES

(a) Queenstown

During 1962 a total of 3,231 units were completed in Queenstown. Neighbourhoods I, II and V have all been completed and occupied, half of Neighbourhood IV has been completed and earthworks in Neighbourhood III have been finalised with the use of the Board's own machinery. At the end of the year about 10,000 flats in Queenstown had been completed and occupied and a further 6,000 units were in various stages of construction.

The planning of the Queenstown Town Centre has also been finalised to include three theatres, two shopping centres, a market and a post office. It is expected that the whole of Queenstown will be fully developed by the middle of 1964 with 17,500 residential units with an estimated 150,000 population.

(b) Bukit Ho Swee

After the disastrous fire on 25th May 1961, work at Bukit Ho Swee was carried out with the utmost speed. As a result 3,228 units of flats were completed at this fire site in 1962 and a further 2,000 units were in various stages of construction at the end of the year.

The Board assisted the Government by constructing two standard type primary schools at this fire site for the Ministry of Education. These schools were completed in the record time of slightly under nine months and 4,000 students were admitted to these schools on 2nd January 1963 when the new school term commenced.

The physical appearance of Bukit Ho Swee has been completely changed after the Board's development of the fire site. Prior to the fire, Bukit Ho Swee was one of the most congested attap hut slums in Singapore where 16,000 people lived in unhealthy and insanitary conditions. Today, twice that number of people have already been accommodated in the Board's flats and when the whole scheme is completed in 1964 there will be around 70,000 people staying in the 11,000 units of flats in this new Bukit Ho Swee Housing Estate.

(c) Alexandra Hill Estate

Alexandra Hill Estate is the highest estate so far constructed by the Board. The original Alexandra Hill has been reduce by 70 feet, from 150 feet above sea-level to about 80 feet above sea-level. The whole estate, comprising 2,222 units of flats was completed in 1962.

A special feature in this housing estate is the absence of the usual water tanks on the roofs as a result of the construction of a very big pumping station in Queenstown.

(d) St. Michael's Estate

The development of St. Michael's Estate was completed in 1962 with the construction of 1,480 units of flats bringing the total in this estate to 5,187 units housing about 35,000 people.

The estate is very well located and is in very popular demand. The accommodaion provided in this estate ranges from \$20 per month flats to \$99 per month terrace houses constructed by the former Singapore Improvement Trust

(e) MacPherson Road (South) Estate

Phase I of the MacPherson Road (South) Scheme was completed in 1962 and a total of 1,782 units of accommodation have been provided under this Phase for about 12,000 people.

The development of Phase II of the Scheme was initiated in 1962. At the end of the year about forty of the ninety acre site were cleared of squatters and the Board let out large piling contracts to three of the biggest piling firms in this part of the world to prepare the foundation work for a further 7,500 units of flats. At the end of 1962 the first building contract for 5 blocks of 10 storey flats for 600 units was let and building work commenced.

(f) Kallang Airport Estate

In Kallang Estate 822 units of flats were completed in 1962 to finalise the whole construction programme for this estate. About 30,000 people are now housed in Kallang Estate's 4,386 units.

Because of its proximity to the centre of the city, Kallang Estate is particularly popular and there is a big waiting list for these new housing units.

(g) Tanjong Rhu/Mountbatten Road Estate

By the end of 1962, 810 units of the 1,144 units planned for this estate had been completed. The construction cost of these housing units is exceptionally high, by the Board's standards, as the piling cost is approximately \$1,200 per unit. Again, because of its proximity to the heart of the city and the sea-front, this housing estate is extremely popular and almost all the offers of accommodation in this estate have been taken up immediately. The remaining flats in this estate are expected to be completed in early 1963.

(h) Fort Road

The building contracts for the Fort Road scheme of 1,512 units were let in 1962. When the Kallang, Tanjong Rhu/Mountbatten Road, and Fort Road schemes are completed this area will form a very big centre of 8,000 units of low-cost housing for more than 50,000 people.

(i) Lorong Tai Seng

21 units of shops in Lorong Tai Seng, constructed at the fire site, were completed in the record time of less than four months. All the shopkeepers affected by the fire in 1961 were allocated new shops in early 1962.

(j) Toa Payoh New Town

The progress of the second residential satellite town in Singapore, Toa Payoh New Town, was held up throughout 1962 and no physical progress was made in this scheme because the site could not be cleared of squatters. It is a great pity that the Board's scheme to house a quarter of a million people in Toa Payoh and to reclaim 400 acres of swampy site in Kallang Basin for development as an industrial complex could not be proceeded with as a result of organised resistance from squatters.

(k) Kim Keat Road

In order to meet the requirements of the squatters of Toa Payoh, the Government set aside a special fund for the construction of 194 units of basic terrace houses in Kim Keat Road to cater for the smaller cottage industries in Toa Payoh affected by the clearance. However, due to the resistance of the squatters to clearance, these terrace houses, which the Board completed in the first half of 1962, were still vacant by the end of the year.

(1) Clinics and Veterinary Centres-Somapah Road Tampines Road.

The Board has assisted the Government in the construction of an outpatient clinic in Somapah Road and a veterinary centre in Tampines Road. Both these schemes were constructed in record time and were handed over to the Government in 1962.

BUILDING MATERIALS

The Board's massive housing programme and the development projects being carried out by Government and private enterprise have stretched the building industry almost to its capacity, and shortage of building materials and skilled labour was experienced throughout the year.

(a) Bricks

The production of bricks in 1962 remained more or less at five to six million bricks a month while the demand was between eight to ten million bricks per month. As a result of the shortage of bricks a lot of construction work was delayed pending the delivery of the bricks. A notable example was the brick-end-walls of flats where the structure quite often reached the roof top level while the brickwork was still at a very low level.

(b) Sand

The supply of sand fluctuates with the seasonal rainfall and there is normally a shortage of sand during the dry season. However, in order to avoid delay in constructional work, the Work Brigade of the Ministry of National Development developed two sand-pits in Kaki Bukit and Tanah Merah to produce sand for supply to our building contractors. The successful operation of these sand-pits will help the Board maintain its pace of building and stabilise the market price of sand.

(c) Granite

The shortage of granite was extremely severe in the first half of 1962 and several schemes were delayed to a great extent. For several months our building contractors were able to proceed at only two-thirds of their normal speed. As a result of this shortage of granite very few building contracts were let in early 1962 and consequently very few building units will be completed in early 1963.

In order to increase the production of the granite in Singapore the Board has started to organise two granite quarries, one in Bukit Timah Road and the other in Pulau Ubin. The Bukit Timah quarry commenced production in the third quarter of 1962 while machinery for the Pulau Ubin quarry has been ordered and delivered to the site. By the end of the year the installation of the machinery in Pulau Ubin had almost been completed and it is expected that production of granite will start in the beginning of 1963.

METHODS OF CONSTRUCTION

The traditional methods of construction have been used for the multi-storey flats although substantial improvements in organising techniques and methods have been introduced at the building sites. Our contractors are now capable of building a 10-storey building within twelve months. The foundation work for these buildings takes approximately two months, concrete works including the water tanks take about eight months, and a further two months are required for the painting and finishing.

The Board's speed of construction is almost twice that of the former Singapore Improvement Trust. For example the S.I.T. took 20 months to complete 9-storey Rochore House while the Housing & Development Board took only 18 months to complete the adjacent 20-storey Selegie House.

PREFABRICATED SYSTEM OF STRUCTURES

Investigations into a prefabricated system of construction are continuing but none of the systems has yet been adopted by the Board. It is hoped that a system will be available in future so that the prefabrication methods can be adopted for the construction of the Board's flats at a lower cost or higher speed or both.

HOUSING & DEVELOPMENT BOARD

Units Completed in 1962

Estate	1-Room	2-Room	3-Room	4-Room	Shops	Total
Queenstown	—	778	2,444	—	9	3,231
Bukit Ho Swee	1,692	468	1,068	—	—	3,228
MacPherson	222	—	—	—	—	222
St. Michael's Estate	—	760	720	—	—	1,480
Kallang	336	24	462	—	—	822
Alexandra Hill	900	900	404	—	18	2,222
Lorong Tai Seng	—	—	—	—	21	21
Kim Keat Road	—	—	194	—	—	194
Tanjong Rhu	—	192	600	—	18	810
GRAND TOTAL	3,150	3,122	5,892	—	66	12,230

Units Under Construction as at 31.12.62.

Estate	1-Room	2-Room	3-Room	4-Room	Shops	Total
Queenstown	—	532	3,838	36	54	4,460
Bukit Ho Swee	354	272	1,438	—	63	2,127
Tanjong Rhu	—	120	120	—	—	240
Jurong New Town	—	—	205	—	16	221
MacPherson	—	—	600	—	—	600
Selegie Road	—	24	409	33	39	505
Fort Road Scheme	1,188	288	36	—	—	1,512
York Hill	—	420	35	—	7	462
GRAND TOTAL	1,542	1,656	6,681	69	179	10,127

HOUSING & DEVELOPMENT BOARD

Table 1: Housing Development in 1962

Area	1- Room	2- Room	3- Room	4- Room	5- Room	Total
Greenwood	100	200	300	400	500	1500
Maplewood	150	300	450	600	750	2250
Summit	200	400	600	800	1000	3000
Valley	300	600	900	1200	1500	4500
Windsor	400	800	1200	1600	2000	6000
GRAND TOTAL	1150	2300	3450	4600	5750	17250

This table shows the housing development in 1962, categorized by area and room type. The total number of units developed was 17,250. The areas with the highest number of units developed were Windsor (6,000 units) and Valley (4,500 units). The majority of units were 2-room (2,300) and 3-room (3,450) units.

Area	1- Room	2- Room	3- Room	4- Room	5- Room	Total
Greenwood	100	200	300	400	500	1500
Maplewood	150	300	450	600	750	2250
Summit	200	400	600	800	1000	3000
Valley	300	600	900	1200	1500	4500
Windsor	400	800	1200	1600	2000	6000
GRAND TOTAL	1150	2300	3450	4600	5750	17250



H.E., The Yang Di-Pertuan Negara presenting the Order of Temasek, the State's Highest award to the Chairman, Mr. Lim Kim San.



The Prime Minister, Mr. Lee Kuan Yew speaking at the formal opening of the U.N. Seminar on Urban Community Development.



A view of the National Library where the U.N. Seminar on Urban Community Development was held in December 1962.



An interior view of the Conference Hall. Conference in session.



Dilapidated "Shacks" in a typical squattered area before clearance.



Prepared Resettlement Site with completed free basic houses to families cleared from areas required for development.



Clearance of site for Development.



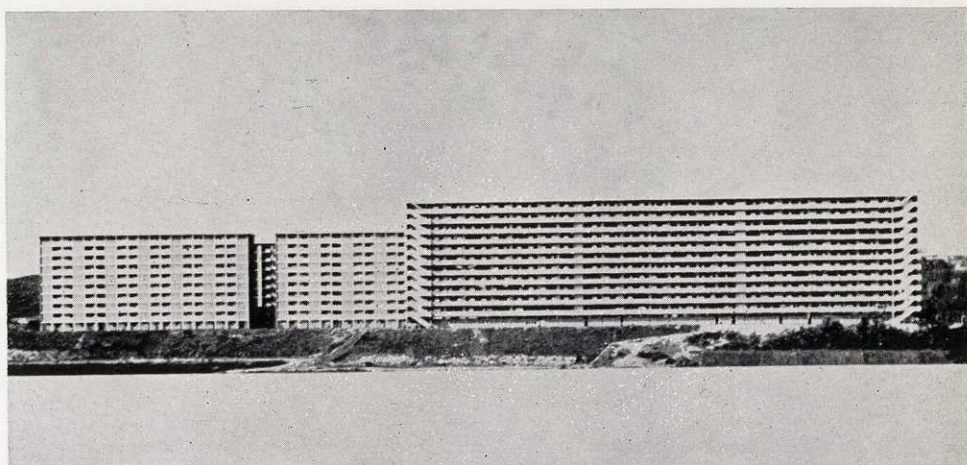
A Resettled Family begins a new life in one of the many Resettlement Areas in Singapore where land and a basic house is provided by Government.



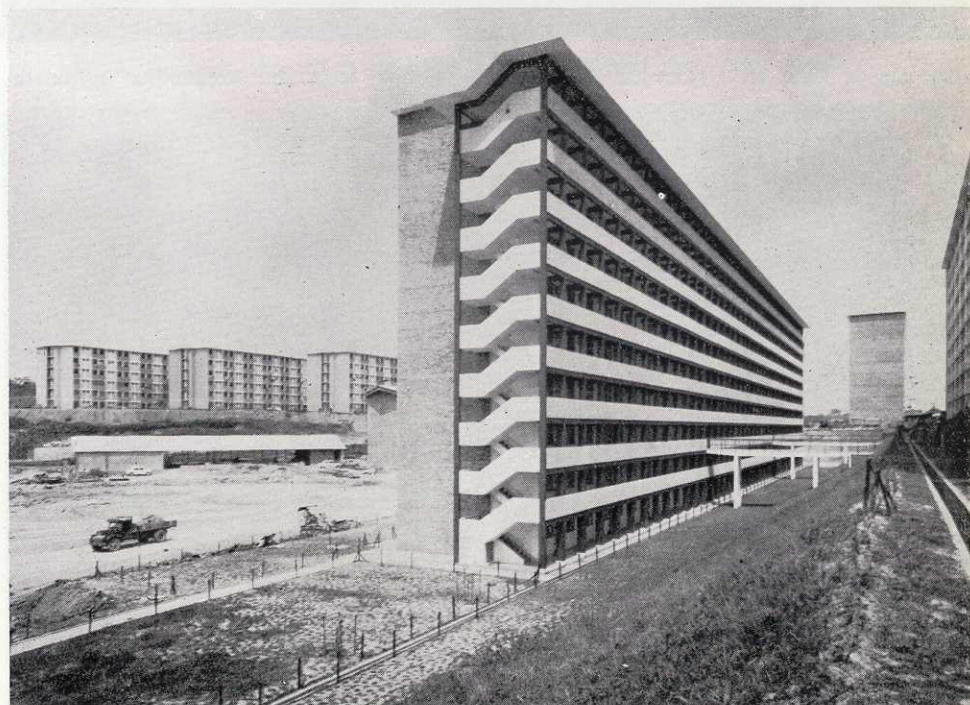
Aerial view of St. Michael's Estate.



St. Michael's Estate — Blocks of 10-storey two room flats.



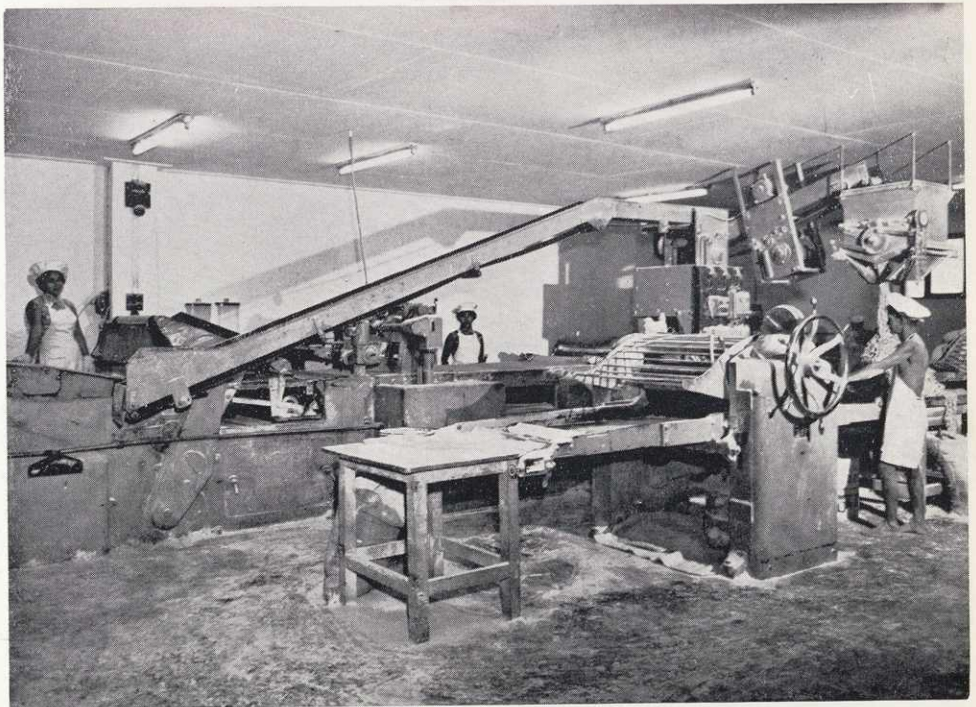
Alexandra Hill Estate



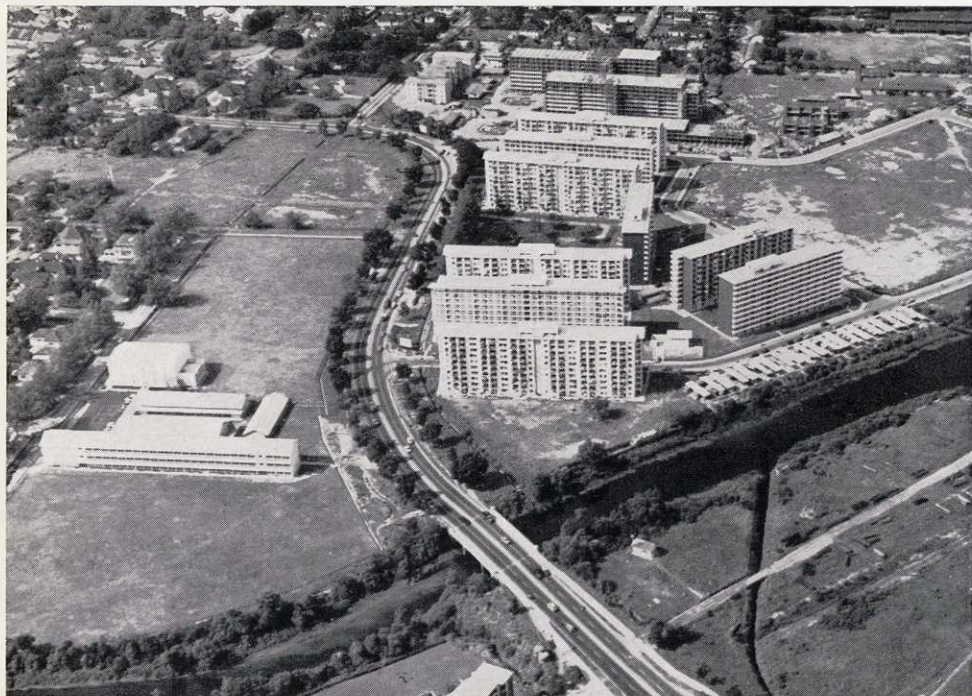
10-Storey Block of 2 & 3-room self-contained flats with a pair of pedestrian bridges connecting adjacent blocks. The 6-Storey Blocks to the left are 1 & 2-room self-contained flats.



A garment Manufacturing Factory in Red Hill Industrial Estate.



A Biscuit Factory equipped with modern machines in one of the Industrial Units in Alexandra Industrial Estate.



Aerial view of Tanjong Rhu/Fort Road Housing Estate. A School is provided in the foreground.



A 10-Storey Block of self-contained flats with shops on the ground floor in Tanjong Rhu/Fort Road Housing Estate.



Panoramic view of Tanjong Rhu/Fort Road Housing Estate.



A night view of above Estate. Ample lighting is provided for the tenants on the staircase as well as the passage ways.



Four Blocks of 3-Storey 1-Room self-contained flats, at Kallang Estate. Rent \$20/- per month.



10-Storey, 2 & 3-Room Flats in Queenstown Neighbourhood IV.



Bukit Ho Swee Estate — Blocks of 6-Storey one room flats built on site of fire which occurred in May, 1961.



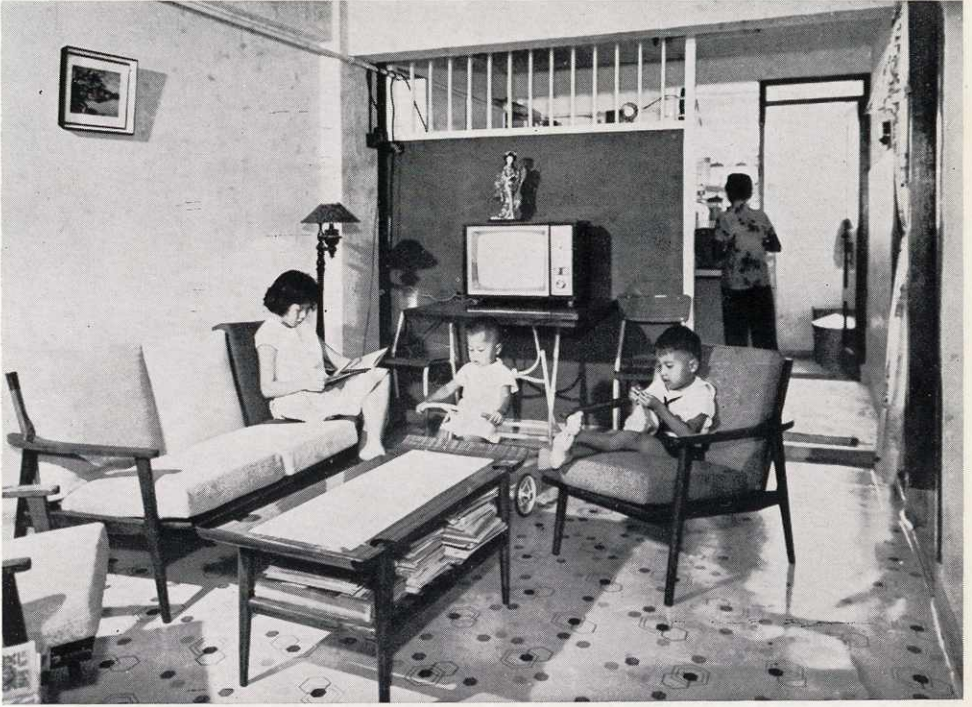
4-Storey Primary School in Bukit Ho Swee built by the Board for the Ministry of Education.



One of the Outdoor Dispensaries built by Housing & Development Board (at Somapah Road) for the Ministry of Health.



A view of Changi Veterinary Centre built by Housing & Development Board.



interior view of a Living Room in one of the Board's low cost self-contained flats.



Another view of one of the rooms in Board's Flats.



Visit by the Yang di-Pertuan Negara to the Housing & Development Board main offices at Princess House, Queenstown.



The Yang di-Pertuan Negara, some members of the Legislative Assembly, Chairman, Members of Housing & Development Board and Officials discussing the Board's Selegie House project.



A Royal visit by Prince Norodom Sihanouk of Cambodia accompanied by the Prime Minister, Mr. Lee Kuan Yew to the Housing & Development Board.



Mr. Lim Kim San briefing Prince Norodom Sihanouk on the Board's Development projects with the Prime Minister Mr. Lee Kuan Yew looking on.



Aerial view of Housing & Development Board's Granite Quarry in Pulau Ubin.



Aerial view of reclamation of Kallang Basin about 5.9 acres reclaimed when this photograph was taken.



A view of some of the Board's employees working on the newly installed I.B.M. machines in the Finance Department.



Housing & Development Board Estate Labourers cleaning the dustbin chute at one of the Board's Housing Units.



The Chairman Mr. Lim Kim San presenting a Long Service Certificate and award to Mr. Lim Ah Kow, one of the many recipients for Long Service Awards.



The Committee Members of the Public Daily Rated H. & D.B. Workers Union with the Chairman and Board Officials at the Istana Negara Buffet Dinner given by the Minister for National Development to H. & D.B. Staff.

ESTATES DEPARTMENT

During the year 1962, 11,249 properties were taken over for management. Appendix I of the housing statistics gives an analysis of the total number of units under management by the end of 1962, and Appendix II shows the types of accommodation in the various estates handed over for management in 1962.

The intake of properties for management since 1927 was between a few hundred to four thousand each year, averaging 1,700 units between 1947 — 1959, but in 1962 an unprecedented number of over 11,000 units were taken over. This entailed rapid reorganisation of some of the sections of this department particularly the Applications & Lettings Section. The department lets out in one month almost as many units as the previous Singapore Improvement Trust let out in a year.

With this rapid increase in the number of properties, it was necessary to establish a new Area Office and on 1st March, 1962 a new Area Office was established in Tiong Bahru Road, making a total of four Area Offices.

ESTATES MANAGEMENT

Management is fundamentally decentralised. This provides for efficient central direction over the whole organisation and local administration from the four Area Offices which are easily accessible to tenants. The four Area Offices are at Upper Pickering Street, Princess House, Queenstown, Cambridge Road and Tiong Bahru Road. Each Area Office is in control of a geographical division of our housing estates in the island. Each Area Office is headed by a suitably qualified Senior Officer who is delegated adequate authority to effect the day to day management of the estates under his control. Decentralisation provides for more personal contacts with tenants and their problems as it is recognised that the establishment of a free and easy channel of communication is a first essential for good landlord and tenant relationship. On the Board's side decentralisation also provides for reduction in the cost and travel time of officers, on the spot supervision of conservancy of the estates and repairs to properties.

The Estates Department Headquarters housed in Queenstown, is responsible for the implementation of the policies of the Board and co-ordinating the functions of all the Area Offices and the Applications & Lettings and Rehousing Office at Upper Pickering Street. It also deals with the specialised functions of estate management such as legal work in the recovery of possession of premises and monies due to the Board; tenancy adjustments and the preparation and execution of contract documents; valuation of Board's properties; rental and subsidy calculations; budget preparation and expenditure of the whole department; property tax negotiations and payments; labourers' records, wages and discipline; liaison in the planning of new estates; statistical control over consolidated accounts in respect of communal services to all properties; quotations and tenders for major siteworks and bulk purchases; and preparation of reports and statistics and public relations works related to the department.

The day to day administration of an Area Office covers tenancy supervision and property maintenance and repairs; the management of the labour force responsible for refuse collection, the cleanliness of common parts of blocks of properties and open spaces within the estates; the maintenance of trees, hedges, turfed areas and shrubs; the maintenance and repair of footpaths, drains, foot-

bridges, paved areas, fencing and other installations; and the procurement and supply of equipment for stores distributed in the various estates.

APPLICATIONS & LETTINGS OFFICE

As new properties were handed over for letting at the rate of approximately one thousand a month, it was necessary to streamline the organisation to keep paced with the increased tempo. Three Sub-Committees of the main Allocations Committee were formed, and a Sub-Committee meeting took place practically on every working day of the month. The main Allocations Committee is chaired by a Member of the Board. Four Assemblymen, the Chief Executive Officer and the Estates Manager form the other members of this Committee.

It is obvious that as more units are built, rules governing registration of new applicants would, in stages, have to be relaxed so as to bring in groups of families who previously could not get subsidised accommodation. In 1961 the Queenstown Subsidiary Register and in March 1962 the One-Room Register were introduced.

Under the Queenstown Subsidiary Register, families of four persons, instead of five, are eligible to apply. In the case of the One-Room Register, the Board accepts a compact family of three persons with a total family income not exceeding \$250/- per month.

In March 1962 a new type of registration was also introduced. This is known as Regional Registration. An applicant after discussion with interviewing officers, is required to state his preference for the region where he wishes to be housed. Under the old system of registration, an applicant could have "preference of localities" i.e. he names various areas in which he is interested in getting accommodation. Under the old system many offers were refused resulting in loss of time and rent and higher administrative cost. The position of the various housing registers and the number of lettings made as at the end of 1962 is given in Appendix VI.

SHOP LETTINGS

In the letting of shop premises it was decided to let premises which had remained vacant for long periods, on a "rising rent system". As a result the number of shop vacancies were reduced from 112 (at the end of 1961) to 24 vacancies by the end of 1962.

TRANSFER BUREAU

With the rapid increase in properties under management each year (there will be more than 50,000 units by the end of 1963) a speedier and more efficient way to deal with requests for transfers of accommodation must be made. It is expected that a large number of transfer requests in future can be dealt with by a mechanised mutual transfer system as practised by other housing authorities. In September 1962, a Transfer Bureau Section was formed. Under this system all requests for transfers of accommodation by tenants are coded and punched cards are prepared for the I.B.M. machines. It is then possible to match the requests for mutual transfers in a matter of minutes by running the cards through the I.B.M. sorter.

REHOUSING (CLEARANCE AND FIRE)

This department rehoused 275 families who were victims of various minor fires which occurred in 1962. Apart from this, 470 units were utilised in the rehousing of families displaced by clearance schemes for redevelopment. Appendix III shows an analysis of these families rehoused, Appendix IV shows

the number of clearance cases in hand and Appendix V gives a list of fire-victims rehoused.

PUBLICITY

In 1962 a new added responsibility of publicity was given to this department though all departments are constantly keeping the press informed of matters related to their activities. Periodical press releases were made to keep the public informed of the building progress and matters pertaining to estates management. Talks and "Meet-the-Tenants" Sessions were given by various Estate Officers in Community Centres in Board's estates to promote better relationship between the Board and its tenants.

Two estates opening ceremonies were held in 1962, one at Lorong Tai Seng in March by the Minister for National Development and the other at Bukit Ho Swee in May by the Prime Minister.

UNAUTHORISED HAWKERS' STALLS

The presence of hawkers on our estates has always been a problem of estates management. In almost every large estate, static hawkers have erected stalls usually in the vicinity of estate markets, on roads, car parks and pavements. Whilst the Board is not against the principle of hawking, the presence of these unauthorised stalls creates traffic congestion, difficulties in keeping the estates clean and in a number of cases, preventing siteworks from being completed. Continuance of this situation can only result in rapid deterioration of the high standard of sanitation maintained in Board's estates.

In view of the seriousness of this problem, firm action was taken to demolish unauthorised structures used as hawkers' stalls erected not only on open spaces but also on roads within the estates under the control of other authorities.

Demolition of these structures is not the ultimate solution to the problem. It is hoped it will be possible to contain them to a great extent by the preparation and erection of hawkers' pitches in designated sites within our estates so as to bring them under proper control. Projects are well in hand and a further report of this will be given in 1963.

STAFFING

The staff establishment of the Estates Department is clearly reflected in the following comparison between the years 1958 and 1962 as against the number of units under management.

Year	Sr. Offrs.	Int. Offrs.	Jr. Offrs.	Sub. Div.	Sub-total Monthly Rated	Sub-total Open-Vote	Total	Units under management
1958	7	11	68	6	92	578	670	19460
1962	7	12	101	9	129	997	1126	38500

Despite a 100% increase in the number of properties handed over for management, there was only a 40% increase over the 1958 staff establishment, practically all in the junior grades mainly the Housing & Maintenance Inspectors. Besides their normal duties, they also worked ungrudgingly when called upon to perform emergency duties.

In the daily-rated employees section, industrial action was taken at the end of 1961 over the request for work on Sunday and Public Holidays, and the claim was referred to Arbitration and is still pending hearing in 1963 by the Industrial Arbitration Court.

APPENDIX I

HOUSING STATISTICS

No. of Properties under management as at 31st December	Year	Dwellings — No. of Rooms					Shops		Misc.	Total
		1	2	3	4	5	Cum-dwell-ings	Lock up		
Properties as at 31st December 1961 ...		2,397	9,653	12,028	2,046	44	467	472	148	27,255
" taken over for management in 1962		3,792	3,532	3,886	—	—	35	2	2	11,249
Total as at 31st December 1962		6,189	13,185	15,912*	2,044*	44	502	474	150	38,500

* Conversion of 2 three-room units and 2 four-room units into Board Offices.

HOUSING STATISTICS
PROPERTIES HANDED OVER FOR MANAGEMENT IN 1962

ESTATE	DWELLINGS — No. OF ROOMS					SHOPS		Misc	Estate Totals
	1	2	3	4	5	Dwgs.	Lock-up		
St. Michael's	816	760			5				1,576
Tanjong Rhu/Mountbatten			360						360
Lorong Tai Seng						19	2	1	22
MacPherson Road (South)	444	480							924
Queenstown Neighbourhood V		460	392						860
Queenstown Neighbourhood IV		698	2104						2,802
Kallang	672	48	486					1	1,207
Bukit Ho Swee	1668	372	464				8		2,512
Alexandra Hill	192	714	80						986
TOTAL	3792	3532	3886			35	2	2	11,249

APPENDIX III

HOUSING STATISTICS
 DETAILED ANALYSIS OF REHOUSING FOR YEARS 1959 — 1962
 TYPE OF CLEARANCE AND NO. OF FAMILIES INVOLVED

Year	Dangerous & Condemned Premises	Clearance for Housing	Clearance for Schools	Clearance for Road Widening	Fire Site Clearance	TOTAL
1959	44	152	30	—	1,000	1,226
1960	6	29	15	—	22	72
1961	20	79	8	—	1,938	2,045
1962	23	372	36	28	275	734

HOUSING STATISTICS

Rehousing — Clearance Cases

Approved Action in Progress as at 31.12.62.

	Dangerous & Condemned Premises	Clearance for Housing	Clearance for Industries	Clearance for Schools	Clearance for Road Widening
Kallang Basin Clearance ..		212			
Norfolk Rd. School				2	
Kg. Tiong Bahru Fire Site		1			
Upper Aljunied Rd. School				10	
Toa Payoh Clearance ..		5			
Redhill Extension Clearance			159		
Redhill Cemetery Site ..		117			
Bukit Ho Swee Clearance ..		119			
Bukit Ho Swee Rd. Widening					48
Palembang/Crawford St. Clearance))		270			
Braddel Rd./Serangoon Garden Way Clearance ..					1
Macpherson Rd(S). ..		16			
Geylang Serai		16			
14, Covent Row	1				
15, Ah Hood Rd.	1				
256, Telok Ayer St.	5				
	7	756	159	12	49

HOUSING STATISTICS
LIST OF FIRES WHICH OCCURED DURING 1962.

	No Registered	Families Rehoused	No. of Units Used	No. of Cases Cancelled	Outstanding Cases c/f to 1963
1. 299, Tiong Bahru Fire Victims	7	5	5	1	1
2. Kg. Siglap Fire Victims	9	1	1	8	—
3. Eu Tong Seng Street Fire Victims	19	18	16	1	—
4. 402, North Bridge Road Fire Victims	2	2	2	—	—
5. 7, Lorong 29 Geylang Fire Victims	1	1	1	—	—
6. Jalan Ubi Fire Victims	17	11	11	6	—
7. 209/213 Beach Road Fire Victims	5	3	3	2	—
8. 9-A Carey Road Fire Victims	5	—	—	5	—
9. Henderson Road Fire Victims	16	10	9	6	—
	81	51	48	29	1

HOUSING STATISTICS
APPLICATIONS AND LETTINGS FOR 1962

Applications	Main Register	Regional Register	Queenstown Register	Total
No. of applications as at 31.12.61	13,519	—	300	13,819
No. of applications registered in 1962	1,004 (between 1.1.62 to 31.3.62)	9,566	2,609	13,179
TOTAL	14,523	9,566	2,909	26,998
Less No. of applicants accommodated in 1962	4,070	1,405	1,882	7,357
Less No. of applications cancelled in 1962	10,453	8,161	1,027	19,641
Total on Register as at 31.12.62	2,978	880	380	4,238
	7,475	7,281	647	15,403
Lettings				
No. of applicants on Housing Register accommodated		7,357		
No. of dwellings used for rehousing fire victims and families dispossessed by clearance schemes			745	
No. of dwellings offered to Singapore Military/Police		1,391		
No. of units allocated as staff quarters		94		
Total No. of lettings made for the year 1962		9,587		

HOUSING STATISTICS

Housing Estates as at 31st December, 1962.

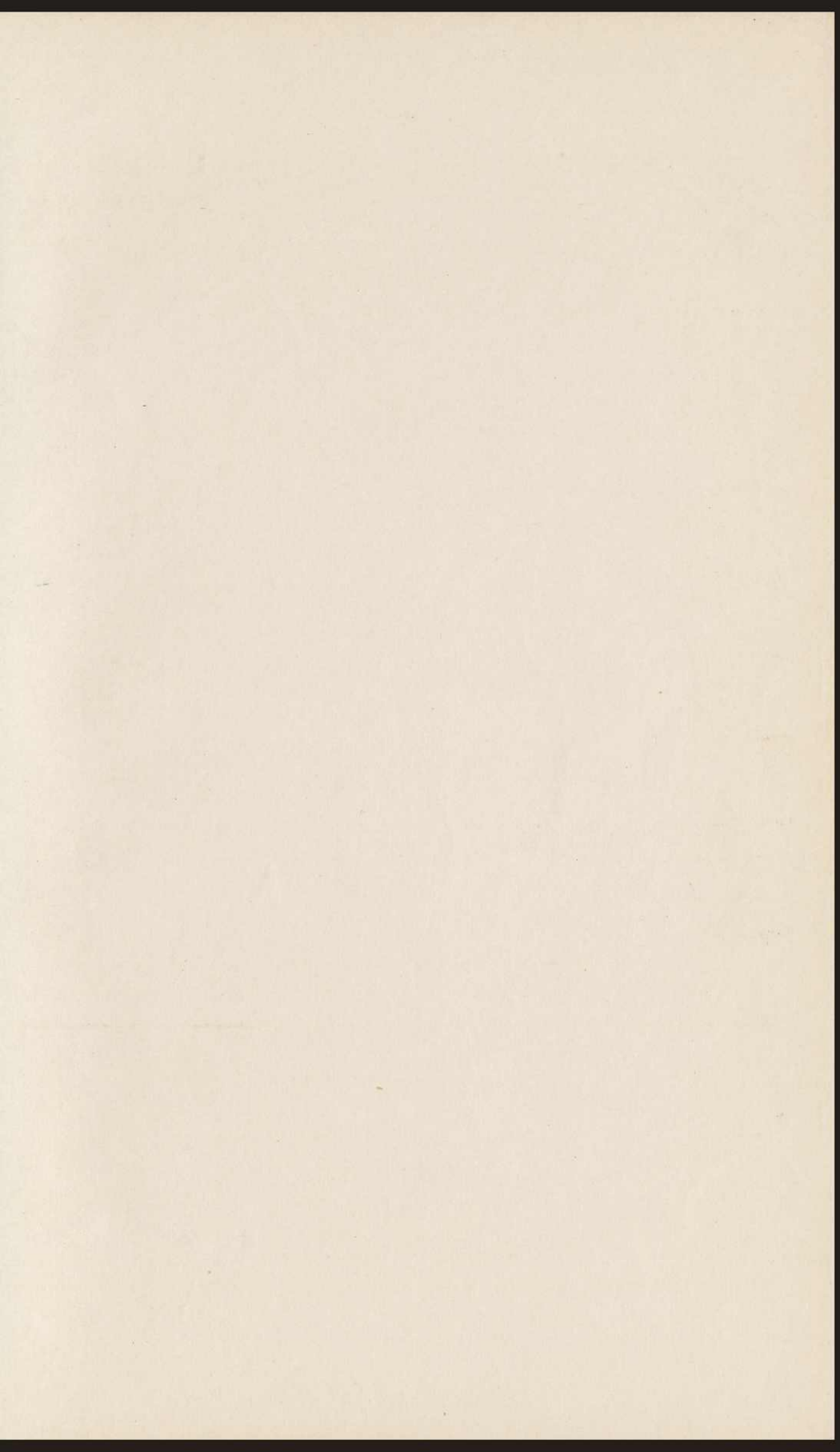
Estate	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals	
		1	2	3	4	5	Dwgs	Lock up				
Tiong Bahru Estate	1936	54	14	—	21	—	10	4	—	103		
	1937	—	6	68	107	—	12	6	—	199		
	1938	—	8	90	109	—	—	4	Gar- ages 48	259		
	1939	—	11	32	53	2	—	2		—	100	
	1940	—	23	68	157	—	7	3		—	258	
	1948	—	32	32	—	—	—	—		—	64	
	1949	—	—	264	—	—	—	—		—	264	
	1950	—	—	337	53	—	—	66		—	456	
	1952	—	—	60	60	—	—	—		—	120	
	1953	—	—	136	136	—	—	—		—	272	
	1954	—	24	96	24	—	—	—		—	144	2,239
Balestier Estate	1931	—	76	—	—	—	—	—		—	76	
	1932	—	148	—	—	—	—	—		—	148	
	1937	—	232	—	—	—	—	—	—	232		
	1939	—	78	—	—	—	—	—	—	78		
	1947	—	364	20	—	—	—	12	—	396		
	1948	—	384	—	—	—	43	8	—	435		
	1949	—	20	—	—	—	—	—	—	20		
	1950	—	42	—	—	—	—	—	—	42		
	1951	—	—	9	15	—	—	13	—	37	1,464	
Temple Estate	1954	—	54	360	54	—	13	3	—	484		
Lavender St. Estate	1928	—	26	92	—	—	—	—	—	118		
	1951	—	—	—	18	18	—	—	—	36		
	1952	—	—	—	36	24	—	—	—	60	214	
C/fdw.		54	1542	1664	843	44	85	121	48	4,401		

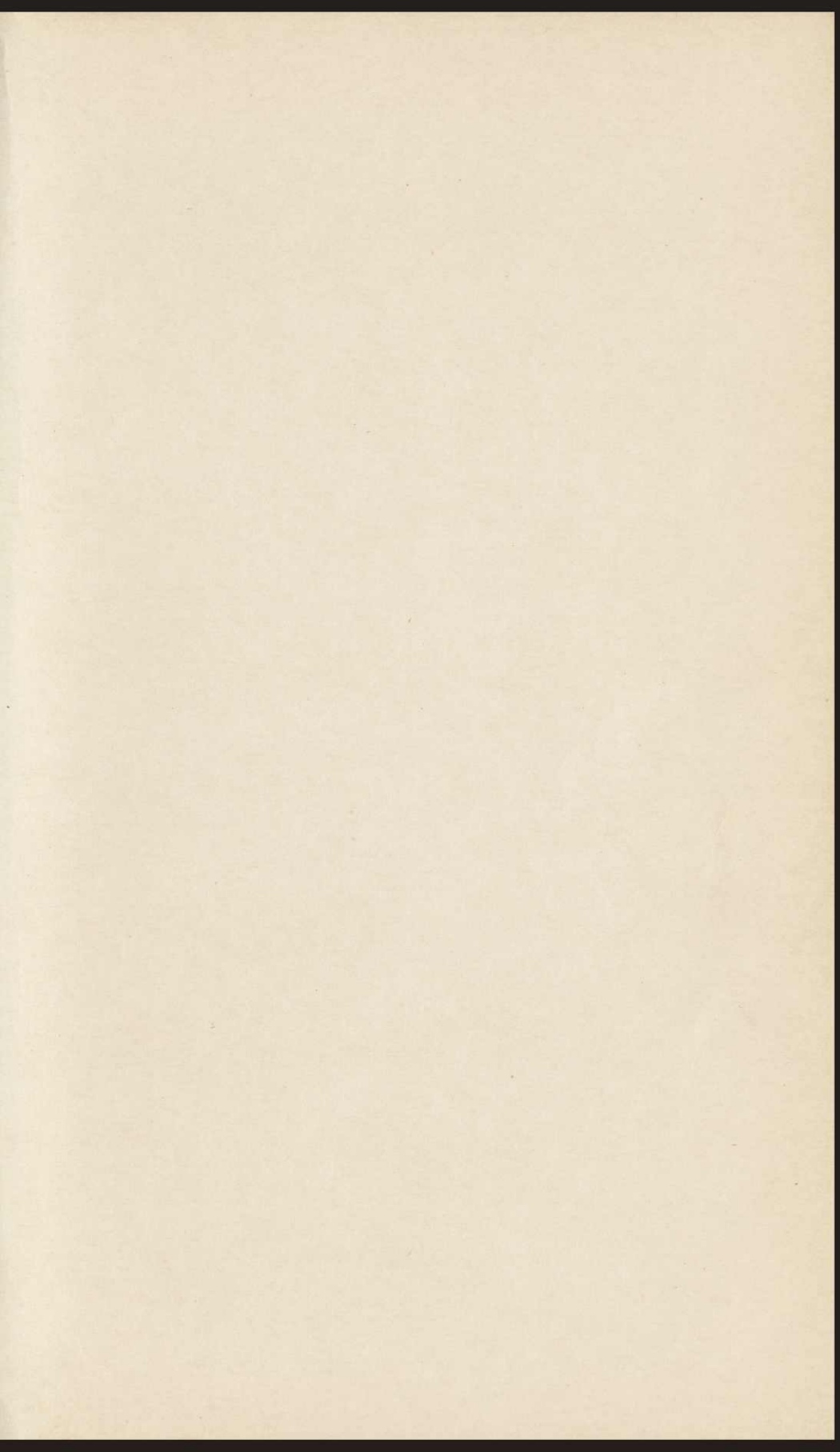
ESTATE	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs	Lock up			
		B/fwd.	54	1542	1664	843	44	85				121	48	4,401
Farrer Park Estate	1941	—	—	17	—	—	—	—	17		
	1947	—	—	11	1	—	—	12	24		
	1948	—	—	64	—	—	—	—	64		
	1950	—	216	128	48	—	—	—	392	497	
Henderson Estate	1928	—	110	—	—	—	—	—	110		
	1948	—	44	—	—	—	—	—	44		
	1949	—	52	48	—	—	10	2	112	266	
Alexandra (South)	1951	—	142	—	—	—	30	2	174		
	1952	—	—	64	—	—	—	—	64	238	
Kampong Silat Estate	1948	—	—	—	—	—	18	3	21		
	1949	—	64	—	—	—	—	—	64		
	1950	—	—	190	8	—	—	—	198		
	1952	—	—	104	80	—	—	—	184	467	
Madras St. Estate	1940	—	3	6	—	—	—	—	—	9	
New Bridge Rd. Estate	1930	141	—	—	—	—	—	1	142		
	1931	62	—	—	—	—	—	2	64		
	1938	152	—	—	—	—	5	5	162		
	1940	42	—	—	—	—	1	3	46		
	1948	21	81	—	—	—	2	31	135	549	
Albert Street	1932	26	—	—	—	—	—	4	30		
	1949	27	3	—	—	—	—	5	35	65	
Cheng Yan Place	1949	12	18	—	—	—	—	5	—	35	
Delta Estate	1950	—	68	160	80	—	19	2	329		
	1952	—	—	56	56	—	—	—	112		
	1953	—	—	96	48	—	—	—	144	585	
C/fwd.		537	2,343	2608	1164	44	170	198	48	7,112	

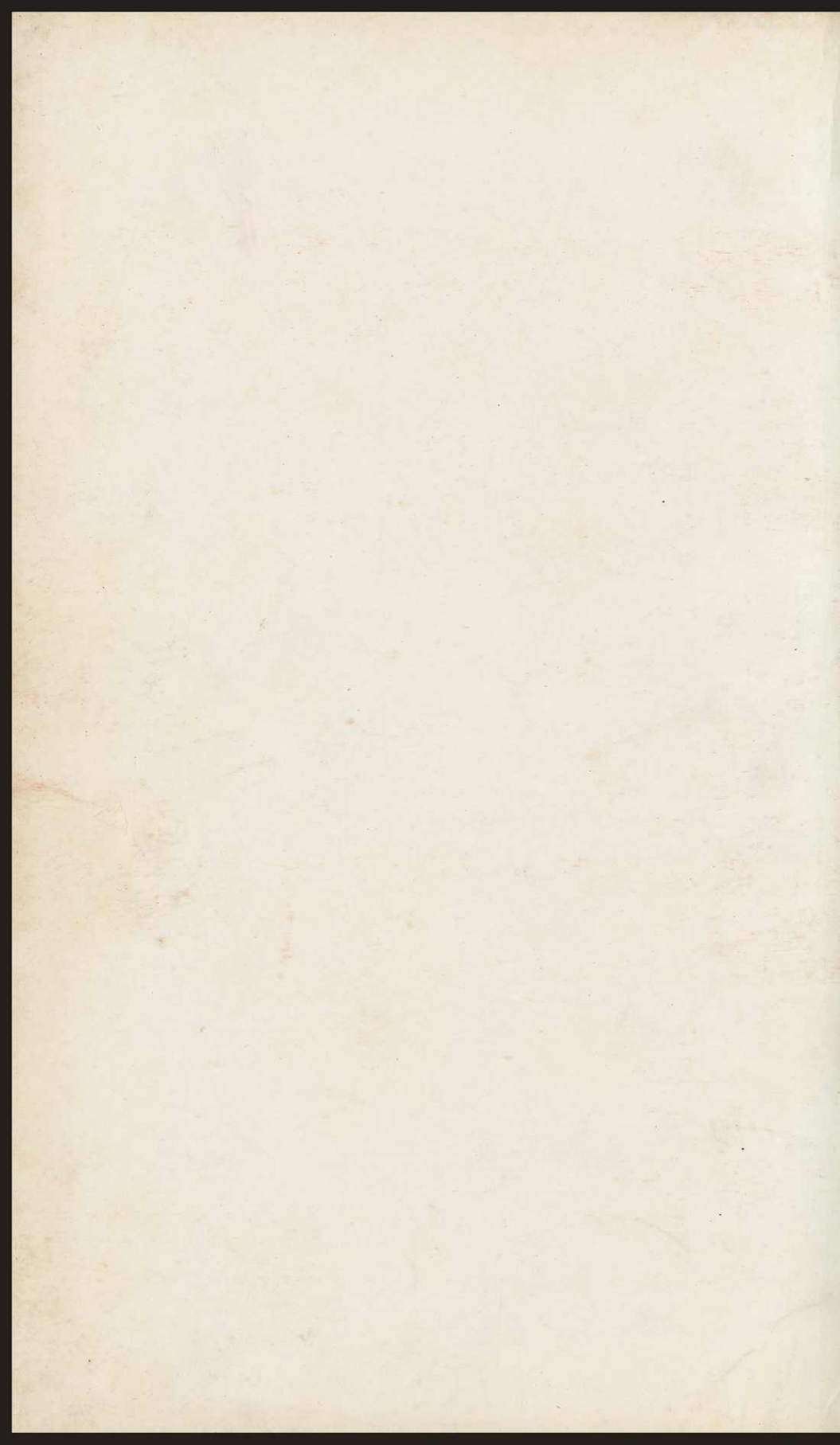
Estate	Year	Dwellings (Showing number of rooms)					Shops		Miscellaneous Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs	Lock up			
B/fwd.		537	2343	2608	1164	44	170	198	48		7112
Princess Elizabeth Estate	1951	—	84	—	—	—	14	4	—	102	
	1952	—	—	60	24	—	—	—	—	84	
	1953	—	—	84	—	—	—	—	—	84	270
Alexandra (North)	1952	—	—	63	63	—	10	2	—	138	
	1953	—	—	189	189	—	14	2	—	394	
	1954	—	—	—	252	—	—	—	—	252	
	1955	—	—	450	—	—	6	—	—	456	1240
Stamford Estate	1952	—	—	112	—	—	—	—	—	112	
	1957	—	196	8	—	—	—	32	Stalls 2	238	
	1958	—	130	5	—	—	—	26	—	161	511
Jalan Besar	1952	—	—	176	—	—	—	—	—	176	
	1954	—	20	64	12	—	—	—	—	96	272
Bukit Merah Estate	1952	—	39	133	—	—	—	—	—	172	
	1953	—	156	60	—	—	17	1	—	234	
	1954	—	—	672	—	—	—	—	—	672	
	1955	—	—	210	—	—	16	—	—	226	1304
Pickering Street Estate	1952	—	—	35	—	—	—	15	Offcs. 5 Sub. Stn. 1	56	
	1958	—	98	7	7	—	—	14	Offcs. 16 Stalls 3	145	
	1961	—	—	35	—	—	—	—	Offcs. 5	40	241
Princess Estate	1952	—	—	222	—	—	—	—	—	222	
	1955	—	—	424	—	—	23	—	—	447	
	1956	96	398	605	—	—	25	—	—	1124	
	1957	—	320	88	—	—	22	—	—	430	2223
C/fwd.		633	3784	6310	1711	44	317	294	80		13173

ESTATE	Year	Dwellings (Showing number of rooms)					Shops		Miscel- Premises	Total	Estate Totals
		1	2	3	4	5	Dwgs	Lock up			
B/fwd.		633	3784	6310	1711	44	317	294	80		13173
Kampong Java	1952	—	—	406	126	—	12	12	—	556	
	1953	—	102	364	110	—	—	—	—	576	
	1954	—	—	2	—	—	—	—	—	2	1134
Upper Aljunied Road	1953	—	191	—	—	—	4	1	—	—	196
Kolam Ayer Estate	1953	—	—	138	—	—	5	1	—	144	
	1954	—	—	2	—	—	—	—	—	2	146
Outram Hill	1953	—	—	126	—	—	—	—	—	—	126
Brickworks Estate	1954	—	—	362	—	—	20	—	—	—	382
Lorong Tiga	1955	—	—	190	—	—	8	—	—	—	198
Guillemard Road	1955	—	—	564	—	—	16	—	—	—	580
Queen St.	1955	—	128	3	—	—	—	8	Stall 1	—	140
Victoria St.	1956	—	—	—	—	—	—	8	—	—	8
Bukit Panjang	1957	—	—	200	—	—	—	—	—	—	200
Winstedt Court	1957	4	162	30	—	—	—	2	—	—	198
Duchess Estate	1958	—	236	476	32	—	—	8	—	752	
	1959	—	84	82	28	—	—	6	—	200	
	1960	60	220	60	—	—	11	18	—	369	
	1961	96	656	122	—	—	18	—	—	892	2213
	1962	—	—	—	—	—	—	—	—	—	—
Kallang Airport Estate	1958	—	840	1228	—	—	—	44	W/Shp 24	2136	
	1959	420	448	—	—	—	—	—	—	868	
	1962	672	48	486	—	—	—	—	Clinic 1	1207	4241
Kay Siang Road	1931	—	—	—	3	—	—	—	—	—	3
	1937	—	—	—	1	—	—	—	—	—	1
	1939	—	—	—	1	—	—	—	—	—	1
	1940	—	—	—	4	—	—	—	—	—	4
	1948	—	—	3	—	—	—	—	—	—	3
Ridout Road	1950	—	—	—	3	—	—	—	—	—	3
	1952	—	—	6	—	—	—	—	—	—	6
	1955	—	—	—	4	—	—	—	—	—	4
Houses pending demolition	1956	—	—	—	6	—	—	—	—	—	6
		—	—	—	—	—	—	—	42	—	42
c/fwd		1885	6899	11160	2029	44	411	402	148		22,978

Estate	Year	Dwellings (Showing number of rooms)					Shop		Miscellaneous	Total	Estate Totals
		1	2	3	4	5	Dwgs	Lock up			
B/fwd.		1885	6899	11160	2029	44	411	402	148		22,978
Clarence Lane	1960	—	160	—	—	—	—	—	—	160	
	1961	—	—	64	—	—	8	—	—	72	232
Kg. Tg. Bahru	1960	280	190	91	—	—	—	—	—	561	
	1961	—	440	—	—	—	14	—	Clinic 1	455	1,016
St. Michael's	1959	—	364	961	15	—	—	70	—	1410	
	1962	316	760	—	—	—	—	—	—	1576	2,986
Et. Ho Swee	1961	904	—	—	—	—	—	—	—	904	
	1962	1668	372	464	—	—	8	—	—	2512	3,416
Macpherson Rd. (S)	1961	—	840	—	—	—	18	—	—	858	
	1962	444	480	—	—	—	—	—	—	924	1,782
Q'town Neighbourhood V.	1961	—	808	236	—	—	16	—	—	1060	
	1962	—	460	392	—	—	8	—	—	860	1,920
Lorong Tai Seng	1962	—	—	—	—	—	19	2	Office 1	—	22
Q'town Neighbourhood IV	1962	—	698	2104	—	—	—	—	—	—	2,802
Alexandra Hill	1962	192	714	80	—	—	—	—	—	—	986
Tanjong Rhu (Mountbatten)	1962	—	—	360	—	—	—	—	—	—	360
Total		6189	13185	15912	2044	44	502	474	150	—	38,500







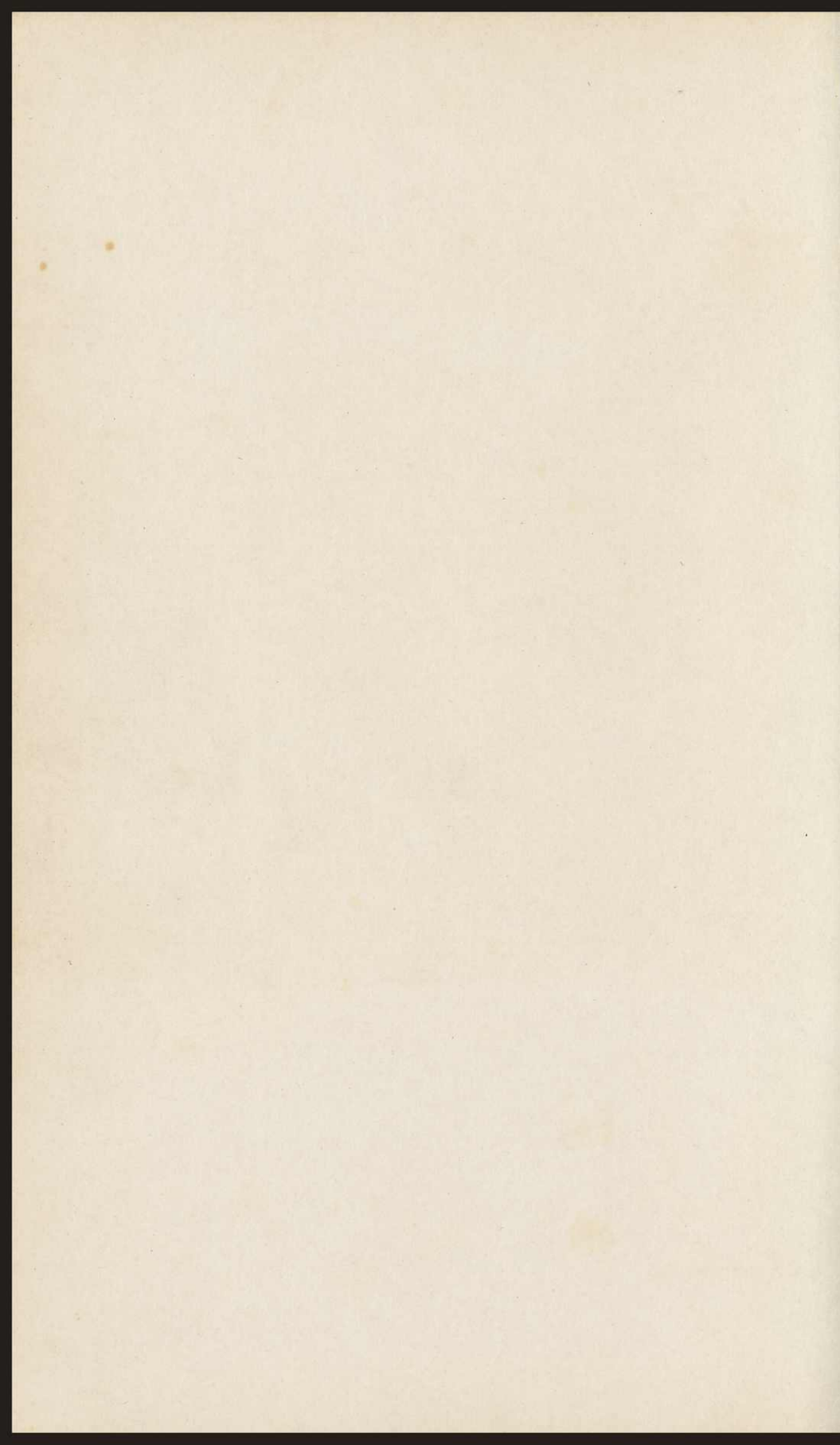
ANNUAL REPORT 1963



Selegie House. The first precinct of urban redevelopment in Singapore. Two blocks of 10-storey flats and a 20-storey block with 505 housing units including 39 shops and a restaurant. This 20-storey block is the tallest building constructed by the Housing Board up to date.



HOUSING & DEVELOPMENT BOARD
SINGAPORE







A Royal Visit by His Majesty the Yang di-Pertuan Agong on 11th November, 1963 to the Housing and Development Board main offices at Princess House. Picture shows the Yang di-Pertuan Agong being briefed by the Minister for National Development, Dato Lim Kim San, on the Board's housing projects with the Board's Chairman, Mr. Tan Kia Gan and the Minister for Health, Mr. Yong Nyuk Lin looking on.

MEMBERS OF THE BOARD AT 31st DECEMBER, 1963

MR. TAN KIA GAN (*Chairman*)

MR. REGINALD QUAHE (*Deputy Chairman*)

Members

DR. FONG KIM HENG MR. LIM CHONG KEAT

INCHE H. M. YOOSOFF

MR. LIM KIM SAN was Chairman of the Board from 12th February, 1960 to 18th October, 1963.

MR. CHENG KAI SHUI was a Board member from 1st February, 1960 to 31st January, 1963.

ALLOCATIONS COMMITTEE AT 31st DECEMBER, 1963

DR. FONG KIM HENG (*Committee Chairman*)

Committee Members

INCHE H. M. YOOSOFF MR. NG KAH TING

MADAM CHAN CHOY SIONG MR. S. V. LINGAM

MR. TEONG ENG SIONG CHIEF EXECUTIVE OFFICER

ESTATES MANAGER

INCHE ISMAIL BIN RAHIM was a member of the Allocations Committee from 21st May, 1961 to 14th October, 1963.

INCHE MOHD. ARIFF BIN SURADI was a member of the Allocations Committee from 1st August, 1962 to 14th October, 1963.

LIST OF SENIOR OFFICERS AS AT 31st DECEMBER, 1963

SECRETARIAT

Tan Kah Jin, B.A.(Hons.)(Malaya)—
Chief Executive Officer
 David Wong Chin Duing—*Secretary*
 Lim Koon Poh, B.A.(Malaya)—*Asst. Secretary*
 William Chee Tiang Chin, B.A.(Malaya), Barrister-at-
 Law (Lincoln's Inn)—*Asst. Secretary (Legal)*

FINANCE DEPARTMENT

Lim Chee Poe, A.A.C.C.A., F.C.I.S.—*Financial Officer*
 R. F. Scully—*Deputy Financial Officer*
 Ho Eng Hock, A.A.S.A.—*Internal Auditor*
 Fong Kok Woh, A.A.S.A.—*Sr. Asst. Financial Officer*
 Tan Ngı Keng, A.A.S.A., A.C.C.S.—
Sr. Asst. Financial Officer

BUILDING DEPARTMENT

Teh Cheang Wan, B.ARCH.(Sydney), A.R.A.I.A.,
 A.R.I.B.A.—*Chief Architect*
 Alan F. C. Choe, B.ARCH.(Melb.), Dip. Town &
 Regional Planning, Dip.Arch. (F.R.M.T.C.),
 A.R.I.B.A., A.M.T.P.I., A.R.A.I.A., M.A.P.I.—
Architect/Planner
 Wong Wai Ying, B.ARCH.(Hons.)(Sydney), A.R.A.I.A.,
 A.R.I.B.A.—*Asst. Architect*
 Mrs. Wong Choong Leng, B.ARCH.(Melb.), A.R.I.B.A.—
Asst. Architect
 Tan Soo Seng, B.ARCH.(Sheffield), A.R.I.B.A., Cert. in
 Tropical Arch. (London)—*Asst. Architect*
 Mrs. Yap Lau Wai Chen, B.ARCH.(Durham),
 A.R.I.B.A.—*Asst. Architect*
 Si Hoe Kok Sing, B.ARCH.(N.Z.), A.R.I.B.A., A.N.Z.I.A.—
Asst. Architect
 Chee Teck Chiang, B.ARCH.(Melb.), A.R.A.I.A.,
 A.R.I.B.A.—*Asst. Architect*
 Chu Pak Chow, B.ARCH.(Melb.), A.R.A.I.A., A.R.I.B.A.,
 Trop. Arch. (London) A.A.)—*Asst. Architect*
 Quek Kiok Boo, Dip. Arch. (Northern Polytechnic),
 A.R.I.B.A.—*Asst. Architect*
 Lee Weng Yan, Dip. Arch. (U.C.L.), A.R.I.B.A.—
Asst. Architect
 Peter Soo Bo Kock, Dip. Arch. (Dunelm) England—
Asst. Architect
 Cheah Cheng Hooi, B.ARCH.(Melb.), A.R.A.I.A.—
Asst. Architect
 Wong Gai Hong, M.I.STRUCT.E., M.SOC.C.E.(France)—
Structural Engineer
 Tan Tiong Beng, M.I.STRUCT.E.—
Asst. Structural Engineer

Chung Cheng Chek, A.M.I.STRUCT.E.—
Asst. Structural Engineer

Chua It Meng, B.Sc.(Eng.)—*Asst. Structural Engineer*

B. M. Chotrani, A.M.I.STRUCT.E., A.M.I.E.(India),
A.M.ASCE.—*Asst. Structural Engineer*

Yeo Teck Lee, DIP.C.E., GRAD.I.C.E., GRAD.I.STRUCT.E.—
Asst. Structural Engineer

Dr. Lau Yu Dong, B.Sc.(Hons.), PH.D., A.M.M.S.E.,
GRAD.I.C.E.—*Asst. Civil Engineer*

J. T. Stevens, A.M.I.C.E., A.M.I.MECH.E., M.I.STRUCT.E.,
M.ASCE.—*Sr. Civil Engineer*

Liu Hua An, B.E.(Hons.), D.I.C., A.M.I.E.(Aust.),
A.M.M.S.E.—*Asst. Civil Engineer*

Au Eng Kok, B.E., A.M.I.E.(Aust.), A.M.ASCE.,
A.M.M.S.E.—*Asst. Civil Engineer*

Chew Seong Yean, DIP.ENG., A.M.I.E.(Aust.),
A.M.M.S.E.—*Asst. Civil Engineer*

Cheng Ching Tang, F.R.M.I.T.—*Asst. Civil Engineer*

Tan Sin Eng, B.Sc.(Eng.)(1st Class Honours), A.C.G.I.,
A.M.I.STRUCT.E.—*Asst. Civil Engineer*

Pok Sheung Foo, B.E.—*Asst. Civil Engineer*

Yao Chee Liew, B.E.—*Asst. Civil Engineer*

V. Fernando, B.SURV.(Queensland)—*Surveyor*

C. E. Perry, M.I.S.(F.M.), L.S.E.(Aust. & N.Z.),
L.S.(S'pore)—*Surveyor*

**ESTATES
DEPARTMENT**

Tan Tian Boon, B.Sc., F.A.I., F.I.HSG., A.A.L.P.A.—
Estates Manager

Ng Boon Ong, A.A.I., A.I.HSG., A.A.L.P.A.—
Estates Officer (Lettings)

Choo Kia Peng, A.I.HSG.—*Estates Officer (General)*

Leong Siew Whye, A.I.HSG.—*Estates Officer*
(Tg. Bahru)

Ho Lum Khuan, A.A.I.—*Estates Officer (Kg. Java)*

Teo Hee Cher, A.A.I.—*Estates Officer (Queensway)*

**LANDS
DEPARTMENT**

W. R. Jansen, F.A.I.—*Ag. Lands Manager*

Ong Huck Jin, A.A.I., A.R.V.A.—*Lands Officer*

**RESETTLEMENT
DEPARTMENT**

Kwok Chee Weng—*Administrative Officer*
(Resettlement)

Lee Eng Kwang, L.S.(S'pore), L.S.E.(Aust. & N.Z.),
M.I.S.(F.M.)—*Surveyor and Planner*

Lim Hoon Yong, B.A.(Nanyang)—
Sr. Resettlement Officer

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Selegie House

Cover

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introduction

1963 WAS A YEAR of consolidation of the Board's achievements, a period of re-assessment of its objectives and revitalisation of its efforts. It is with pride that the Board records that the number of units completed in 1963, i.e. 10,085, exceeded the target figure of 9,960 listed in the State Development Plan. By December 1963 the Board had completed a total of 31,317 units of housing under the First 5-Year Housing Development Plan. During the year under review further modifications and refinements were worked into the building plans and preparatory work commenced on the second phase of the housing programme.

One of the criteria of success of any public housing scheme is the waiting period between registration of eligible applicants and the date of allocation of dwelling units. It is the proud claim of the Board that any Singapore Citizen who satisfies the minimal qualifying conditions, that is, above 21 years of age with an individual income of not more than \$500/- p.m. or a combined family income of \$800/- p.m. and a family unit of 5 persons will be housed within a matter of days provided the applicant is not over particular about the locality or the floor level of the flat which is allocated to him. This claim has been repeatedly proved whenever there is a public disaster in Singapore. On a number of occasions the Board has been able to rehouse families who lost their homes in fires within a matter of hours of the outbreak of the fire.

The housing policy of the Government is based on the principle of providing flats of sound construction, clean design and pleasant surroundings for the lower income groups at rents which they can afford. Every flat completed by the Board is entirely self-contained with piped water, electricity, gas, modern sanitation and convenient refuse disposal chutes. In the planning of housing estates great attention is paid to the development of self-contained communities wherein the daily needs of the family can be satisfied within walking distance of their homes. The housewife is able to purchase all her daily necessities within walking distance in the estate and the children can attend schools also within walking distance of their homes. Government clinics, shopping centres, social and recreational facilities are all provided within easy access in each new estate.

The rents charged for the flats must be low enough to be within the capacity of the majority of the citizens for a housing programme to be a viable proposition. Based on the findings of a sample survey of incomes and rent paying ability of applicants on the housing register it was decided by Government to fix the rents for 1, 2 and 3-room flats at \$20/-, \$40/- and \$60/- respectively. The sample survey revealed that these rentals will be within the rent ability of 75% of the working population in Singapore whose monthly incomes range from \$100/- to \$500/- p.m. The principle in fixing these

rentals at \$20/-, \$40/- and \$60/- is that a working family should pay not more than 20% of its monthly income for housing. The rents charged are well below the economic rents that should be charged to enable the Housing Board to break even on actual land, construction and management costs. The difference between the subsidised and economic rents is met by Government in the form of a housing subsidy. This subsidy will increase every year as more units of low-cost housing are provided. It is estimated that about 350,000 people or about 20% of the total population of the State of Singapore are benefitting from Government's subsidised housing.

URBAN RENEWAL

With the alleviation of the acute housing shortage in Singapore greater attention and effort is being focussed on the task of urban renewal. Singapore has come a long way from the days of a small trading centre founded by Sir Stamford Raffles in 1819. It is now a bustling city of 1.7 million people owning or using nearly 100,000 vehicles of all description.

In 1963 a three-man team of United Nations Experts led by Dr. O. H. Koenigsberger an eminent Architect/Planner, Professor Charles Abrams a Land/Legal Adviser and Professor S. Kobe a Traffic Economist conducted an on the spot survey in Singapore. Their report was submitted to Government at the end of 1963 and it is anticipated that the implementation of the Urban Renewal Plan will commence in late 1964 after Government has studied and laid down the policy on urban renewal.

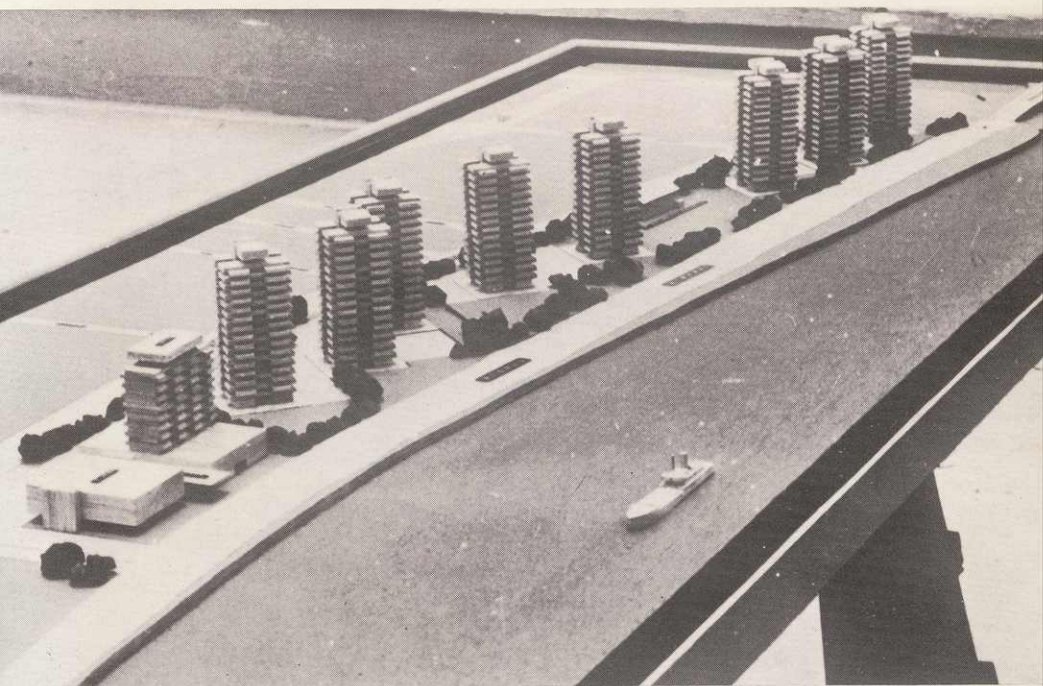
The objective of this Urban Renewal Plan is to rejuvenate the old core of the city by making better economic use of the land in the 1,700 odd acres of the old city bounded by Cantonment/Outram Roads south of the Singapore River and Kallang Basin to the north. Many of the buildings in the designated area date back to the second half of the 19th century. The majority of these buildings are in a dilapidated, insanitary condition posing a constant threat to safety and health. The design and layout of the traffic system is extremely limited as it was never anticipated by the early city developers that the traffic system will need to cope with the present day volume of nearly 100,000 cars, buses, lorries and other vehicular traffic.

Under the Urban Renewal Plan it is proposed to rebuild the city completely by stages. There is provision to build multi-storey blocks of apartment houses, commercial houses, restaurants, hotels, theatres, shopping centres, markets, schools, multi-storey carparks etc. The Plan also makes provision for a traffic circulatory system and mass transport system that will be adequate to cope with the needs of a population of 4 million and about half a million cars, lorries, buses and other vehicular traffic.

The success and progress in the implementation of the Urban Renewal Plan will be a joint venture between Government and private enterprise. Provision is being made in the planning for maximum private capital participation as it is recognised that in a gigantic task as envisaged in the Urban Renewal Plan maximum co-operation between the private and public sector is a sine qua non.

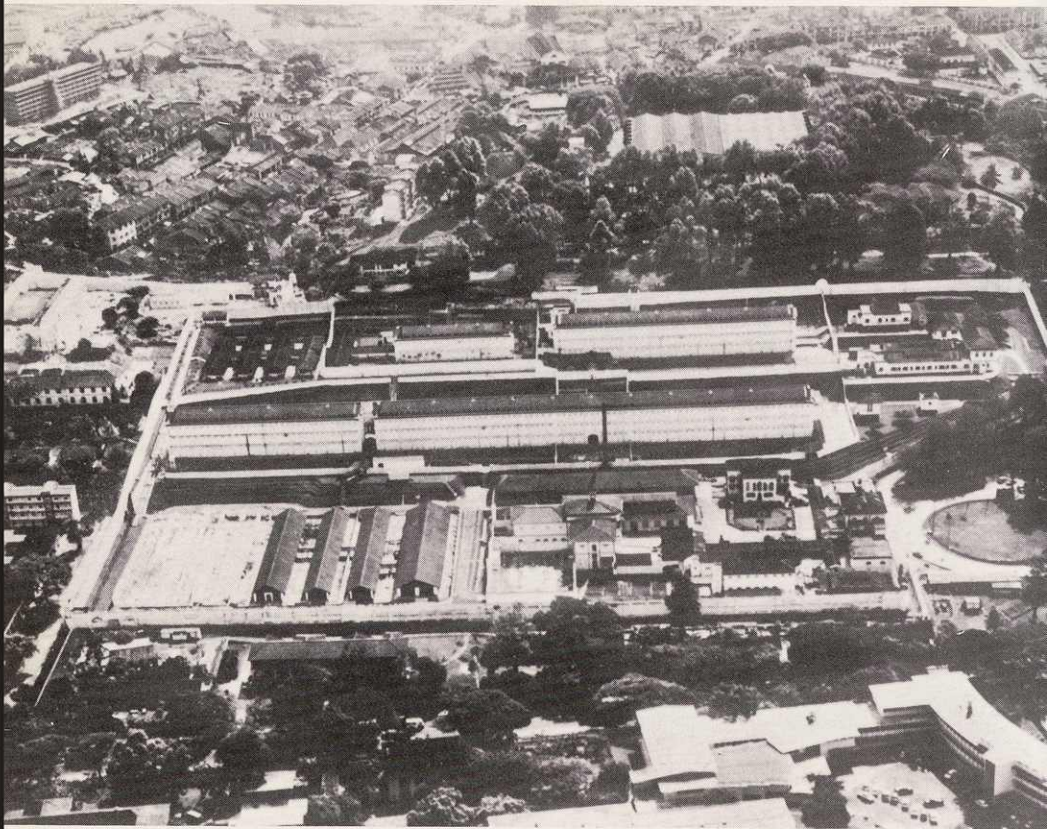


The waterfront showing existing buildings along Beach Road/Nicholl Highway.

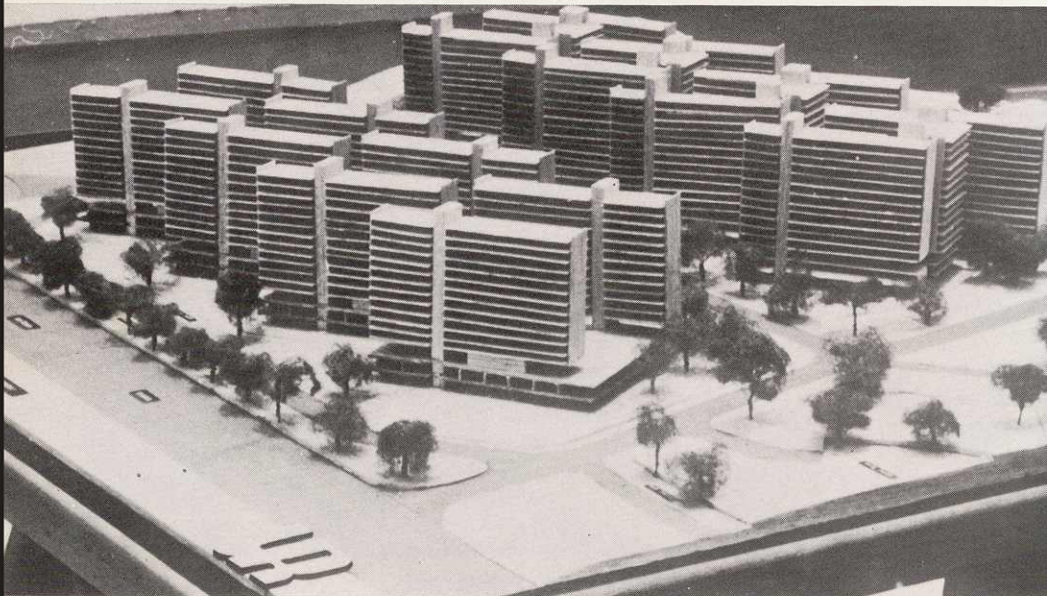


THE "GOLDEN MILE" OF SINGAPORE

A scale model illustrating the proposed development, by private investment, along the Nicholl Highway waterfront. The point blocks of luxury flats commencing from Merdeka Bridge on the right will culminate in the theatre/restaurant cum hotel complex on the left.



An aerial view of the existing Outram Prison. This prison is being demolished to make way for the Board's housing project under the Urban Renewal Scheme.



Model illustrating the proposed multi-storey flats to be developed at the Outram Prison Site.

SECRETARIAT

PART I

Administration

Secretariat

Finance

secretariat

THE HOUSING & DEVELOPMENT BOARD which was established on 1st February, 1960 consists of a Chairman, a Deputy Chairman, and three other members all of whom are appointed by the Minister for National Development under the provisions of the Housing & Development Ordinance No. 11/59. Each member holds office for a period of three years from the date of first appointment and is eligible for re-appointment on completion of that period.

There were two changes in the composition of the Board during 1963. Following the expiry of his term of office Mr. Cheng Kai Shui, one of the original members, who had been in ill health for some time was replaced by Inche H. M. Yoosoff from 1st February, 1963. The Chairman, Mr. Lim Kim San who successfully contested the Singapore General Elections in September was appointed Minister for National Development on 19th October, 1963, and he was succeeded by Mr. Tan Kia Gan who became Chairman of the Board from that date. The other three Board members had their term of office extended for three years from 1st February, 1963. A list of the Board members is at page i.

During the year the Board met on 12 occasions, dealt with 164 items of business at these meetings and took decisions on 289 files in circulation. The Allocations Committee met frequently throughout the year to allot Board accommodation to applicants on the Housing Register and to decide on requests for transfers of accommodation.

ORGANISATION OF THE BOARD

The Board is divided into six departments. These are the Secretariat, Finance, Resettlement, Lands, Building and Estates Departments. The Secretariat is the channel through which all business requiring the Board's consideration must pass. It co-ordinates the activities of all departments of the Board and is responsible for the direction and control of the organisation. The Secretariat is also responsible for Board meetings and for all establishment and staff matters.

In 1963 the Board discontinued its former practice of retaining a firm of solicitors as its legal advisers. A full-time legal officer, who is on the staff of the Secretariat, now advises on all legal matters and appears for the Board in Court cases. A total of 299 Civil District Court summonses for arrears of rent and repossession of Board accommodation was prepared by the Board's legal officer during the year.

Details of the work undertaken by the other Board departments are given elsewhere in this Report.

PERSONNEL

The Chief Executive Officer, who is a seconded civil servant, was transferred back to Government on 11th November to head the Organisation & Methods Branch of the Ministry of Finance. Another civil servant was seconded from Government to replace him.

12 new senior officers were appointed during the year whilst 3 left the service. 72 junior staff were engaged and 47 left. At year's end the total Board staff comprised:—

Senior officers	51
Junior officers	429
Subordinate division officers	35
Open Vote employees	1216
	<hr/>
	1731
	<hr/>

The authorised establishment and actual strength of the six Board departments at the end of 1963 is at page 12.

The Board is now almost completely Malayanised, there being only 1 expatriate officer still in the service since March, 1962. In 1957 there were 50 senior officers in the Singapore Improvement Trust of which 37 were expatriate officers.

TRAINING SCHEMES

Of the new recruits engaged in 1963, eight appointments were made to the Intermediate Professional Officers' Scheme. These appointees are given in-service training and encouraged to study for professional qualifications which will enable them to fill senior positions. Interest-free loans are granted by the Board to all officers who wish to pursue a course of study appropriate to their work.

This policy of in-service training led to the promotion during 1963 of 4 serving officers to senior posts — 2 as Estates Officers, 1 as Internal Auditor, and 1 as Senior Resettlement Officer.

Under another training scheme serving junior officers are given time-off with full pay to attend part-time courses at the Singapore Polytechnic. They are required to serve the Board for a minimum of three years after completing their courses. During 1963 thirty-four Board officers attended Polytechnic courses leading to Diplomas in Architecture and Architectural Draftsmanship (8), Civil & Structural Engineering (6), Clerk-of-Works and Building Inspectorate (18), and Accountancy (2).

The Board's scheme for training its own Works Apprentices to ensure proper supervision of its massive building programme continued smoothly. Under this scheme, which was introduced in 1961, the apprentices are given practical and theoretical training for one year. During the day they are posted to worksites where they observe and gain practical experience in works supervision. In the evenings they attend lectures by Board officers on site organisation and management, building construction and other subjects connected with their work. By end of 1963 a total of 55 apprentices had passed their preliminary examinations whilst 62 had completed their second examination and been promoted as Junior Clerks-of-Works or as Housing & Maintenance Inspectors. It is likely that another group of apprentices will be recruited next year for training under this scheme.

TRAINING FACILITIES OFFERED BY THE BOARD FOR EXTERNAL CANDIDATES

In 1962 the Board offered for the first time, training facilities under the Colombo Plan Technical Co-operation Scheme for students and trainees from abroad. The first intake of trainees from neighbouring countries commenced training in 1963 when three architects from the Philippines, three technicians

from Sabah and one technician from Sarawak were attached to the Board for 6 months' training in low-cost housing techniques and methods.

At present two Senior Fellowships in Low-Cost Housing are offered each year for qualified architects. Trainees spend half the period of their 6 months course in the office and the other half at job sites. Training is given in the planning of housing estates including the zoning of land use, type and block housing plans, provision of services and community amenities, preparation of specifications and drawings for building, sanitary, electrical and lift contracts and site organisation and supervision.

Two Senior Fellowships in Engineering are also offered annually for qualified engineers. Their courses are also for 6 months and the job training they are given involves analysis of site investigation and soil conditions, preparation of drawings and specifications for earthworks, drainage, roads, car-parks, sewerage work and piling. Training at worksites include control of mechanical plants and earthmoving equipment.

Eight Junior Fellowships for Technicians are available each year — 4 for an Architectural course covering the preparation of drawings for building, sanitary, electrical and lift contracts and 4 for an Engineering course covering the preparation of drawings for earthworks, roads, drains, sewerage and piling contracts. Practical training at worksites is also given. Applicants for these courses which last from 3 to 6 months must have an adequate command of the English language.

In addition to the above, two Junior Fellowships in Estate Management are also offered annually for candidates who should preferably be qualified in Housing Management. The course is for 3 to 6 months and training is given in the day-to-day management of large housing estates and in the interviewing of housing applicants and methods of allocation of accommodation.

Senior Fellowships provide for a monthly stipend of M\$440 whilst holders of Junior Fellowships are paid a monthly allowance of M\$360 by the Singapore Government.

Applications for the training awards offered by the Housing Board should be submitted to the Permanent Secretary (Treasury) Ministry of Finance, Fullerton Building, Singapore 1.

The Board continued to give vacation employment during 1963 to full-time students from the Singapore Polytechnic. 3 Architectural, 3 Civil Engineering and 4 Accountancy students were attached to Board departments during their holidays to gain practical experience and training related to their course of study. These students are paid an allowance of M\$3 per day by the Board during their period of attachment.

At the request of the Teachers' Training College, the Board also commenced in 1963 to give practical training to their commercial teacher-trainees. 18 such trainees were attached to the Board for periods ranging from 3 to 7 weeks during the year for practical training in office administration, accounting and filing systems.

CONDITIONS OF SERVICE

As from 1st January, 1963 the Resettlement Department was converted into a permanent department, and all the temporary officers therein were offered continued employment on the same basis as other permanent staff of the Board.

INDUSTRIAL RELATIONS

A dispute between the Board and its Daily-Rated Workers' Union was resolved by the Industrial Arbitration Court in June, 1963. The Union had claimed that the Board should provide all daily-rated employees in the Estates Department with work on Sundays and public holidays. After hearing evidence and submissions from both parties, the Court ruled in favour of the Union but directed that the rate of pay for such work should be at the ordinary rate unless otherwise agreed between the Board and the employee. The Court's award is binding on both parties for 18 months from 8th June, 1963.

SEMINARS & STUDY TOURS

The Board's Estates Manager and an Assistant Secretary were sent to a Residential Course in Advanced Management at the University of Singapore from 4th to 15th March, 1963. The Course which was designed for executives holding responsible managerial positions was attended by some 70 senior Government officials, industrial executives, trade union leaders and management personnel of banks, finance houses, insurance companies and other commercial establishments from Singapore and Malaya.

In July of 1963 the Chief Architect went on a month-long Study Tour in the U.S.S.R. for Building Technologists. The tour was sponsored by the United Nations. First-hand knowledge and technical information on recent developments in housing and building technology in the U.S.S.R. was gained as a result of this tour.

The Board's Secretary and a Government statistician represented Singapore at an ECAFE Seminar on Housing Statistics and Programme held in Copenhagen from 25th August to 14th September, 1963. The Seminar which was sponsored and organised by the United Nations and the Government of Denmark, covered such topics as the principal aspects of housing programmes and the collection and analysis of statistics required for the formulation and implementation of such programmes. 27 participants from 17 countries in Asia and the Far East attended the Seminar. The countries represented were Afganistan, Ceylon, China (Taiwan), Hongkong, India, Indonesia, Iran, Japan, Republic of Korea, Malaya, Nepal, Pakistan, Philippines, Sarawak, Singapore, Thailand and Western Somoa.

One fact which emerged from the discussions at this Seminar is that Singapore's current annual production by the Board and private enterprise of 9.4 permanent dwellings per 1,000 inhabitants compares very favourably with those attained in Western countries. According to available statistics, the annual rate in Sweden is 9.1, Switzerland 9.3, whilst in the United States, France, Finland, the Netherlands and Norway the current rate is from 7 to 7.5 dwellings per 1,000 inhabitants. The other countries of Europe, apart from U.S.S.R. (14.0) and the Federal Republic of Germany (10.5), at present provide annually from 4 to 6.5 dwellings per 1,000 inhabitants.

At the conclusion of the Copenhagen Seminar, the Secretary proceeded on a three week study tour of Stockholm, Hamburg, Rotterdam and Paris to observe at first-hand the big scale public housing and central area renewal projects which have been undertaken in these cities. Following the European study tour he was attached to the London County Council and the Harlow Development Corporation for two weeks each to study their public housing administration and organisation.

An Estates Officer who was awarded a 6 months' Fellowship in Housing Management by the French Government under its Technical Co-operation Scheme, left for Paris in October, 1963.

Later in the year the Estates Manager attended an Afro-Asian Housing Congress held in Cairo from 7th to 12th December, 1963. The main topic of the Congress was Housing Projects for improving the living standards of lower income groups. After the Cairo Congress he was attached for two weeks to the Housing Division of Israel and subsequently visited France for ten days at the invitation of the French Government to observe housing management techniques in those two countries.

STATE HONOURS

The Board's former Chairman, Mr. Lim Kim San who was awarded the Darjah Utama Temasek (The Order of Temasek) on National Day, 3rd June, 1962 in the first Singapore State Honours List, was invested with the Insignia of the Order at a ceremony held in the Istana Negara on 16th March, 1963.

The Deputy Chairman, Mr. Reginald Quahe and a former Board member, Mr. Cheng Kai Shui were awarded the Public Service Star in the State Honours List published on 3rd June, 1963 in recognition of their valuable contribution

to society in the public service. 23 Board officers were awarded the Public Administration Medal whilst 2 received the Long Service Medal.

LONG SERVICE AWARDS

The Board itself awarded long service certificates and gold tie pins to 5 of its officers who had each completed more than 25 years service with the Board and its predecessor, the Singapore Improvement Trust at a simple ceremony in February, 1963. To date a total of 32 Board officials have been issued with these long service certificates.

HOUSING CONSTRUCTION PROGRESS

The magnitude of the Board's low-cost public housing programme and its speed of construction have been praised by experts and visitors from all over the world. Shortly after its formation in February, 1960 the Board drew up its first Five-Year Building Programme (mid. 1960 to mid. 1965) providing for the construction of 51,031 units at an estimated cost of M\$192.1 Million. By the end of 1963 in a period of just under four years, the Board had completed a total of 31,317 permanent housing units — compared with 23,019 units completed by its predecessor, the Singapore Improvement Trust, in the thirty-two years of its existence. All the housing units constructed by the Board have their own piped water supply, electricity and gas and modern sanitation. Sites are reserved within the Board's large estates for schools, health clinics, police stations, community centres and other facilities.

URBAN RENEWAL

A three-man United Nations Team of Urban Renewal Experts comprising Professor Charles Abrams a Land/Legal Expert, Dr. O. H. Koenigsberger an Architect/Planner and Professor S. Kobe a Traffic Economist, arrived in Singapore in mid. 1963 to advise on the major aspects of central area redevelopment. The Team spent two months of intensive investigation in Singapore and submitted a Report to the Government towards the end of 1963. The Report is now being considered by the Singapore Government and it is expected that renewal of the dilapidated and obsolete areas in the city centre will commence in earnest late in 1964.

During the period that the UN Team of Urban Renewal Experts was in Singapore, a counterpart team of local officers was formed to work side by side with the experts so that these local officers could carry on with the detailed planning and preparations after the experts left, and can proceed to undertake the complex task of urban renewal once Government has decided on the recommendations in the Report of the UN Team.

The Board's first pilot urban renewal project was completed in 1963. This is the M\$3.8 Million multi-storey Selegie House which is depicted on the cover of this Report. A centre 20 storey block, the highest yet built by the Board, is flanked by two other 10 storey blocks. Selegie House which stands on a 2 acre site consists of 38 shops, 1 restaurant and 466 two, three and four-room flats. Because of the extremely high land costs involved these flats are let at M\$60, \$90 and \$120 p.m. respectively. The experience gained by the Board in this pilot project will be of immense value when large scale urban renewal commences. The Prime Minister, Mr. Lee Kuan Yew officially declared Selegie House open on 31st May, 1963.

VISITORS TO THE HOUSING BOARD

His Majesty the Yang di-Pertuan Agong visited the headquarters of the Housing Board in November, 1963 where he viewed models and photographs of Board development and was briefed on the Board's activities. Other distinguished visitors who came in 1963 to see and hear more of the Board's work in the field of low-cost public housing included Sir William Holford, an eminent Architect/Planner from the United Kingdom, the Minister for Industrial Development, Western Australia, two members of the British Parliament,

twelve members of the New Zealand Parliament, officials from the International Bank for Reconstruction & Development, Washington, the Commissioner for the Federal Capital of Kuala Lumpur, the Director, Centre for Urban Studies, London University College, the Ministers for Communications and Works from Sabah and Sarawak, the Director of Housing and the Senior Town Planner from the New Zealand Ministry of Works, and the Chief of the Housing & Material Section from ECAFE, Bangkok.

Conducted tours of Housing Board estates were also arranged for groups of visitors including 40 Parliamentarians from all parts of the Commonwealth, staff and students from the National Defence College, Thailand, Japanese real estate agents from the Housing & Development Study Organisation, Tokyo, and medical students from the University of Singapore.

STAFF ESTABLISHMENT 1963

ESTABLISHMENT AT 31.12.63

APPOINTMENTS FILLED AT 31.12.63

Senior Officers	Inter-mediate Officers	Junior Officers	Sub-ordinate Division Officers	Open Vote Employees (Mandores Labouers etc.)	Total	DEPARTMENTS	Senior Officers	Inter-mediate Officers	Junior Officers	Sub-ordinate Division Officers	Open Vote Employees (Mandores Labouers etc.)	Total
6	1	20	7	—	34	Secretariat	5	1	20	7	—	33
5	—	89	6	—	100	Finance	5	—	81	6	—	92
33	4	117	9	128	291	Building	30	3	106	9	108	256
8	13	120	10	M. 109 Labs. 1152	1412	Estates	6	13	120	10	M. 92 Labs. 952	1193
3	1	18	1	17	40	Lands	2	1	17	1	17	38
3	4	98	2	52	159	Resettlement	3	2	65	2	47	119
58	23	462	35	1458	2036	Total	51	20	409	35	1216	1731

finance department

REVENUE

THE CURRENT FINANCIAL year ended 31 December, 1963 is the fourth in the Board's first Five Year Low Cost Housing Development Programme (1960-1964). During the year the Board awarded further development contracts to the value of over \$37M. Disbursements on account of works completed and in progress, as well as towards lands acquired exceeded \$50M.

The Five Year Plan has been revised, and the estimated total cost increased from \$192.1M. to \$212M. to include additional development work under the Jurong New Town Project.

By the end of 1963 the number of tenants' accounts (housing) reached a total of 41,185 compared with 36,657 at the end of the preceding year. Rentals chargeable in respect of new dwelling units, subject to the concurrence of Government, are at \$20/\$46.50/\$66.50 for one, two and three room units, respectively, (inclusive of charges for conservancy and common services). These rentals are below what is required to give the Board an economic return and Government contributes a housing subsidy to meet this deficit.

Loan Repayments (Principal + Interest) and Property Tax (36% of Annual Value) for the year amounted to nearly \$22M. or equal to about 86% of Board income. Rents yielded \$23M. after setting off voids, etc. of \$1.8M. Other income (including contra recoveries for service and conservancy charges) amounted to over \$2M.

The deficit for the year under review, subject to finalisation and audit is about \$4M. The accumulated deficits from 1 February 1960 to the end of 1963 total nearly \$11M., towards which Government made housing subsidy advances amounting to \$9.72M.

CAPITAL ACCOUNTS

Loan Advances drawn from Government in 1963 to finance housing development under the 1st Five Year Programme amounted to \$42.8M. Between 1 February, 1960 to 31 December, 1963 \$111.9M. has been drawn against approved Plan Cost Loans of \$212M.

AGENCY AND OTHER FUNCTIONS

During the year contracts amounting to over \$1.8M. have been let out for schools, markets, clinics, etc., on behalf of Government and Statutory Bodies. Resettlement work cost \$1.6M.

The Board acting on behalf of Government in the Kallang Swamp Reclamation Project, has in hand the reclamation of some 400 acres at Kallang Basin which will be used for housing and a light industries complex. Pre-

liminary work on this project, towards which Government has budgetted \$28.5M. has already started.

The estimated cost of the Erskine Hill Development to provide a multi-storey office building will be approximately \$7M. including cost of land. Funds to meet the cost of this project is by appropriation of \$3M. from the General Reserve Fund, and segregation of premia from land leases receivable in future years.

MECHANISATION OF ACCOUNT

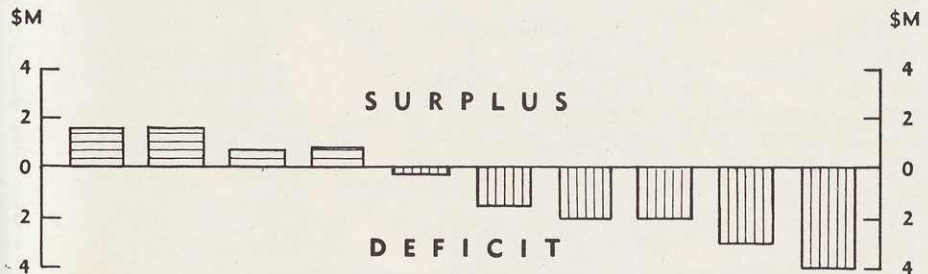
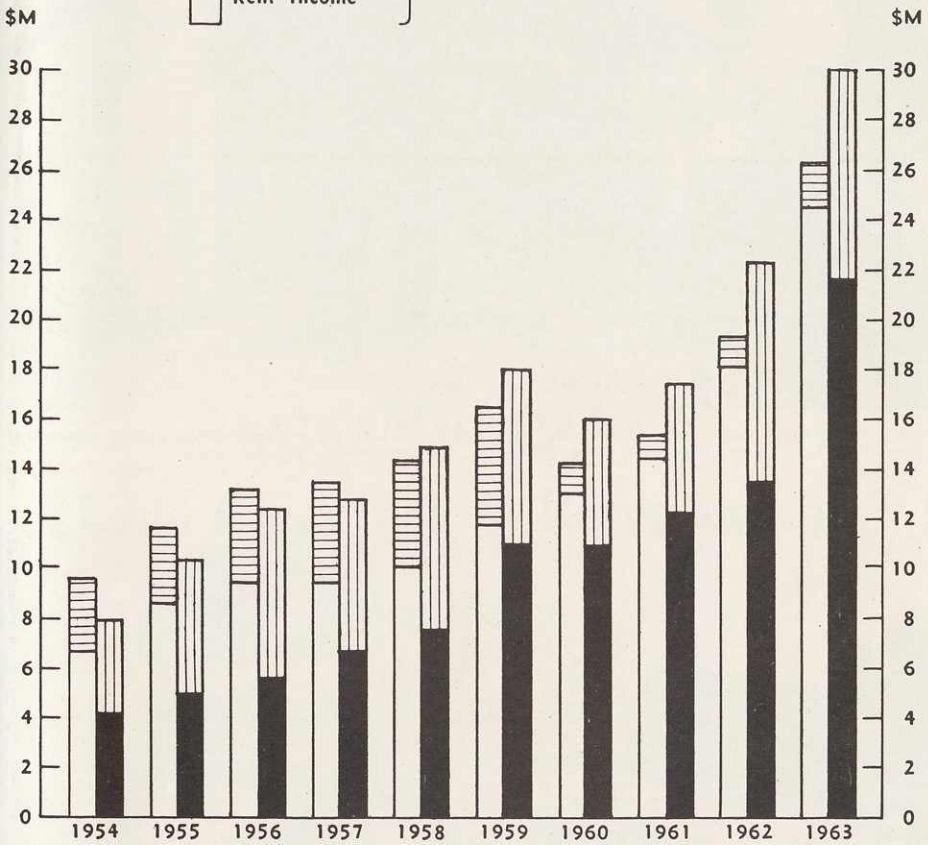
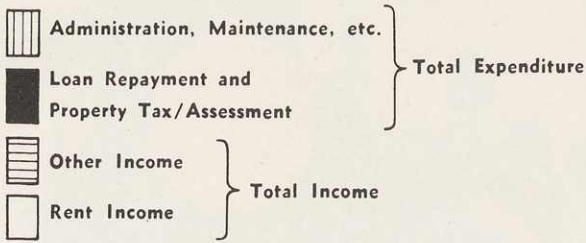
With the tremendous increase in the number of tenants' accounts since the establishment of the Housing & Development Board in 1960, accounting office records which hitherto have been handwritten will from 1964 be changed over to a mechanised system utilising a keyboard accounting machine with capacity for link-up to the punched card installation for the production of statistical data. The payroll for all monthly-rated staff will be mechanised in early 1964.

At the end of 1963, 41,000 housing tenants' accounts have been fully mechanised under the punched card system. As a result of the mechanisation of the tenants' accounts, the Board's Rent Collection offices are now centralised at the Board's offices at Princess House, Queenstown, Cambridge Road, Tiong Bahru, Kallang and Upper Pickering Street. The Board also deploys cashiers in mobile vans to the outlying housing estates on certain days of the month for the convenience of tenants to enable them to pay their rents close to their own homes.

PROVIDENT FUND FOR BOARD EMPLOYEES

Deductions are made monthly from the salaries of some 280 officers in respect of contributions to the Housing & Development Board Provident Fund. Of the \$.230M. standing in the Board's accounts to the credit of this Fund some \$.175M. is held in fixed deposit.

REVENUE INCOME AND EXPENDITURE — 1954 TO 1963





Rent Collection Centre inside Queensway Area Office. The Board has established similar collecting centres in each Area Office for the convenience of the tenants.



A happy family relaxing in the living-room of a Housing and Development Board flat.

lands department

PART II

Housing

Land Management

Land Clearance & Resettlement

Buildings

Estate Management

lands department

THE AVAILABILITY OF LAND for building purposes has become scarce in most cities in the world. This is more so in Singapore which has an area of some 225 square miles and a growing population of 1.8 million (in 1964) concentrated within the five mile radius from the city centre. When the Housing & Development Board has completed its First 5-Year Building Programme of 51,000 low-cost housing units by 1965, it will have provided homes for nearly a quarter of this population.

In order to cope with this gigantic Building Programme, the Lands Department is responsible for ensuring a continuous supply of land for the construction of these units. So far, a total of 75 acres of Board land has been utilised for development in its housing estates at Queenstown, York Hill, Siglap and Bukit Ho Swee. In addition, some 52 acres of State land were made available by Government for the Board's housing projects at Selegie Road/Short Street, Kallang, Tanjong Rhu/Fort Road and MacPherson Road.

ACQUISITIONS

The Board has acquired from Government about 48½ acres of State land located within the central areas at Outram Road, Cantonment and Havelock Roads to enable it to embark on the Urban Renewal Scheme.

A large cemetery comprising of about 44½ acres at Stirling Road is being acquired for future building programmes. The Board has recently let out a contract for the exhumation of approximately 20,000 graves in another cemetery, comprising some 50 acres at Redhill, to prepare the site for development.

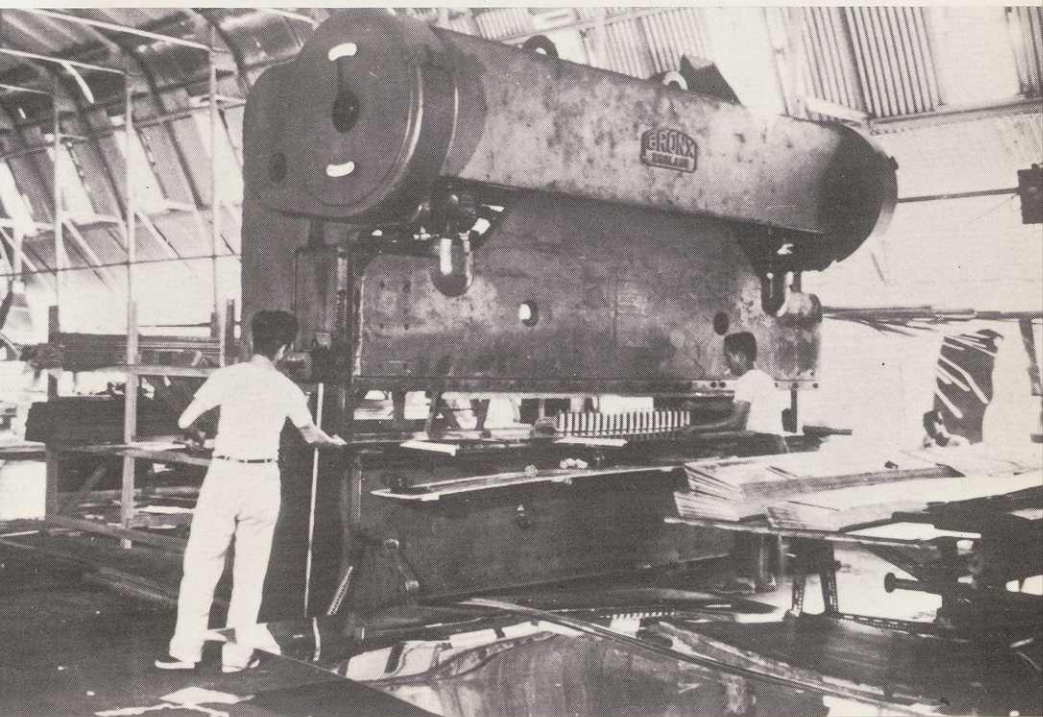
Action was initiated during the year to acquire by compulsory powers, about 27 acres of land belonging to the Estate of Seah Liang Seah (deceased) at Serangoon Road. This land is needed for redevelopment purposes as it forms part of a reclamation scheme over a large area known as Kallang Basin which at the moment is largely under water and covered by mangrove swamps.

LEASES AND SALES

As in previous years the only sales of Board land were to Government for the following purposes, viz. three schools, a police station, two community centres, one creche and two road widening schemes at Farrer Road and Commonwealth Avenue. Although there were no sales to private individuals the Board did offer 99-year leases on Building Agreement to applicants for development of land for industrial, commercial and residential purposes. Two cinema sites within the town centre of Queenstown were the subject of building agreements for 99-year leases to successful tenderers. 8 leases were issued on satisfactory completion of development.



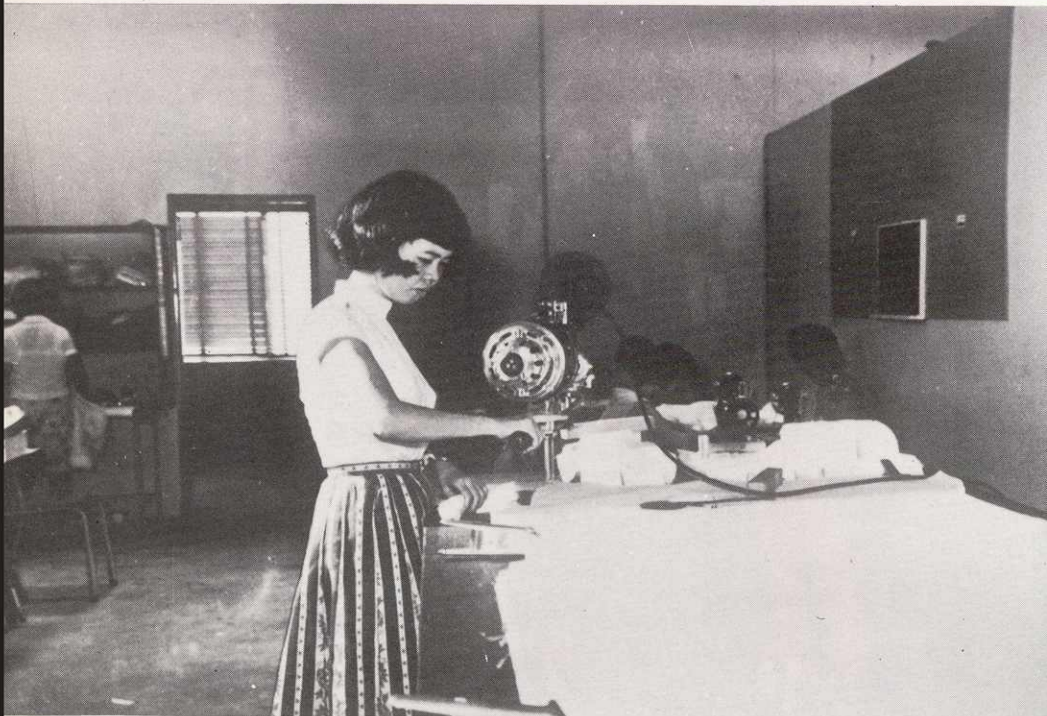
A general view of Tanglin Halt Industrial Estate developed by the Board in Queenstown.



Interior view of an Aluminium Factory equipped with the latest automatic machines in one of the Board's Industrial Estates. Photo shows two factory workers operating the machine.



A modern Paper Manufacturing Factory at Alexandra Industrial Estate sponsored by the Housing Board.



A lady worker operating a cutting machine in a Garment Manufacturing Factory in Redhill Industrial Estate.

LAND MANAGEMENT

The Lands Department manages all undeveloped land owned by the Board. Land in this category is spread throughout the Island and covers an area of approximately 1,575 acres. There are about 9,250 temporary buildings on these lands occupied by some 27,700 families. All these lands are patrolled regularly with the main objective of spotting unauthorised buildings so that immediate demolition action can be taken. The vigilance of the Inspectorate staff led to the demolition of 107 unauthorised buildings during the year. 162 Notices to Quit were served in 1963 in connection with Board clearance schemes.

When new areas are acquired, the inspectorate team immediately prepares an up to date census of the total number of structures found standing on the land with site plans showing the size and extent of these structures. In this way it is possible to keep a strict check on the number and size of temporary buildings so that action can be immediately taken against all new unauthorised external building works.

INDUSTRIAL SITES

In keeping with Government's policy of industrialisation the Board has made available, industrial sites for cottage and small industries in and around its housing estates. These sites are being developed and provide employment for the tenants living in Board estates.

As anticipated, there was a heavy demand for these industrial sites during the year. Applications were particularly heavy for sites at Redhill, Tanglin Halt, Bendemeer and Kampong Ampat which are near the business centre of Singapore. Whilst Tanglin Halt provided medium sized factory plots, the sites in Bendemeer and Kampong Ampat were small and catered for the smaller light industries.

The allocation position of factory sites as at 31st December, 1963 is shown below.

- | | |
|----------------------|---|
| Redhill | — The whole estate comprising 23 acres was completely allocated. |
| Tanglin Halt | — The whole estate, including roads, covers an area of approximately 42 acres. Out of a total of 38 sites, 21 sites were allocated by the Housing & Development Board and the remaining 17 sites were handed over to the Economic Development Board for allocation. |
| Bendemeer | — The whole estate, including roads, covers an area of about 7 acres. Out of a total of 26 sites, 24 sites were allocated. |
| Kampong Ampat | — The whole estate covers an area of approximately 3½ acres. Out of a total of 16 sites, 8 were allocated. |

resettlement department

THE DIMINISHING AREA of vacant land coupled with the increase in the demand for sites required by Government for housing, industrial and other development in Singapore, required the redoubling of efforts by the Resettlement Department to clear squatters from land earmarked for development. 167 sites were recorded on the priority list for clearance during the year. Of these, 38 sites were completely cleared while 91 other sites were under active clearance action at the end of 1963. A total of 1,181 families were cleared from various sites during the year and 615 huts were demolished to make way for development. 307 of these families were resettled in Resettlement Areas, 589 were rehoused in Housing & Development Board flats, while 167 found their own accommodation.

Compensation paid to settlers affected by clearance amounted to some \$1.7 million in 1963. The money paid out represents an increase of almost a hundred percent over the previous year.

In the course of the year, ten Resettlement Areas and four semi-urban settlements were placed under the control of the Resettlement Department.

Besides taking action on site clearance, the Resettlement Department continued to prepare farm lots, house lots and agricultural land for resettlement purposes.

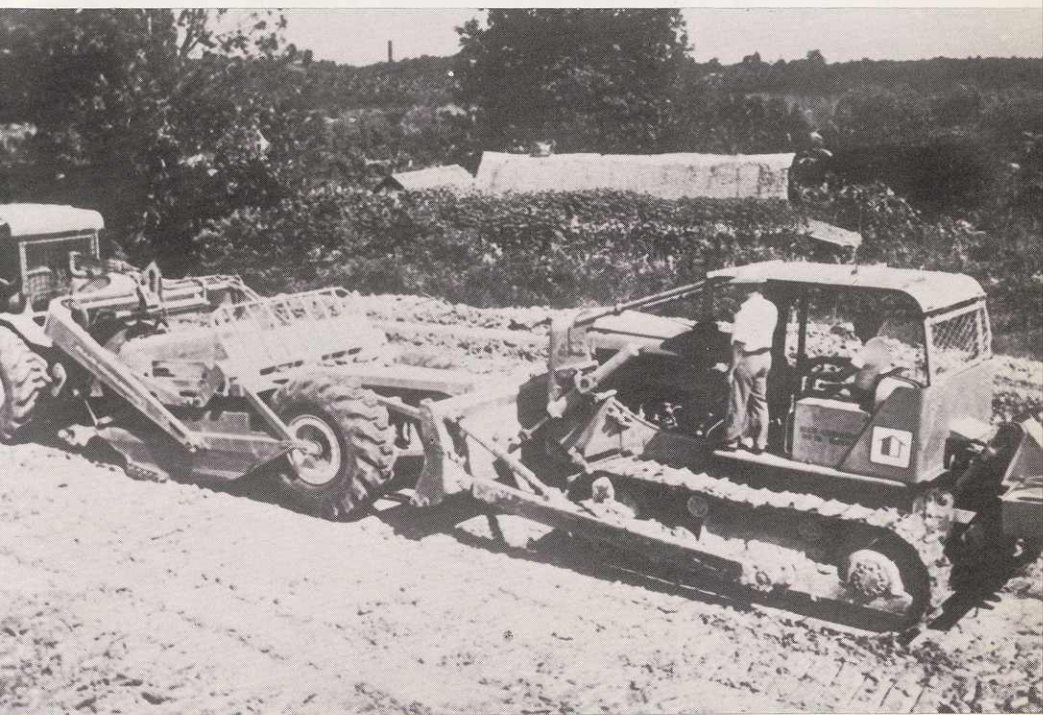
During the year 341 acres of land were mapped and subdivided for development into five resettlement areas while topographical details covering 1,500 acres were made. A sum of \$199,525/- was spent on construction of twelve miles of laterite roads, 21,067 ft. run of concrete drains, 87,734 ft. run of earth drains, 19,850 ft. run of minor drains, 1,405 ft. run of culverts, one reinforced concrete bridge and 30 platforms for house plots. 196 basic houses were constructed during the year at a cost of \$230,995/-. The average cost of \$1,220/- per basic house compares favourably with that of the previous year.

Every effort is being made to provide piped water to the various Resettlement Areas. Eleven standpipes were completed at a cost of \$55,560/- in three Resettlement Areas. Work involving another 14 standpipes including 11,341 ft. run of 4" and 6,464 ft. run of 6" diameter mains at a cost of some \$152,400/- is being carried out.

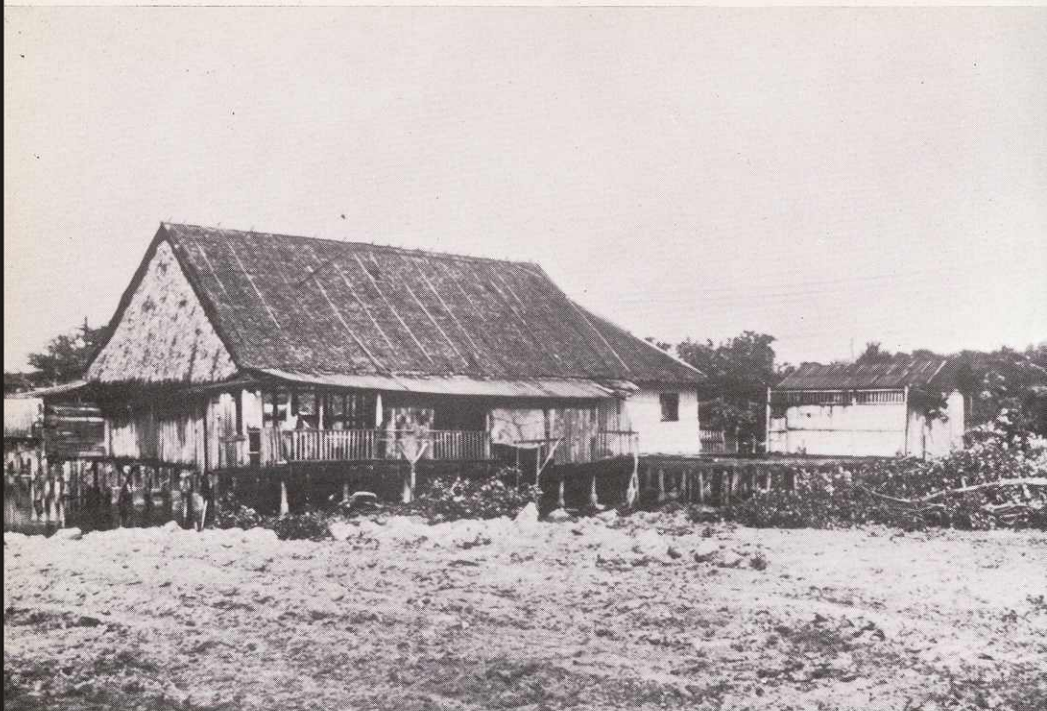
During the year, 180 basic houses, 125 self-built houses and 2 shophouses were occupied by resettled families. A total of 146 farm lots, 159 house lots and 2 shop lots were allocated to families affected by clearance.

Owing to the scarcity of agricultural land in Singapore, genuine full time farmers who are being resettled are offered farming lots not exceeding 2 acres per family.

In addition to its normal functions, the Resettlement Department rendered assistance to the Primary Production Department in the development of a "model farm" for the purpose of educating farmers in Singapore in modern methods of agriculture, husbandry, disease control, etc. in Chua Chu Kang.



Heavy machinery preparing a site for development at Toa Payoh.



Kallang Basin Reclamation Scheme. This photo shows reclamation work hindered by the presence of some squatter huts.



A view showing an attap colony built on stilts in a squattered area at Kallang Basin. This is an example of one of the many problems encountered by the Housing and Development Board in clearance work.



An interior view of a kitchen in a squatter's attap hut in one of the resettlement areas using charcoal burners and kerosene stoves.



An interior view of a kitchen in a Housing Board's flat. Notice a clean modern sink with piped water and gas burners. There are also electricity power points available as standard fittings in the kitchen.

building department

THE BOARD'S first 5-Year Housing Programme for the construction of 51,031 units which was initiated in the middle of 1960 is expected to be completed before the middle of 1965 — ahead of the programme period. By the end of 1963 a total of 31,317 units of housing had been completed under the plan and a further 11,305 units were under construction.

Targets listed in the State Development Plan				Work achieved by the Housing & Development Board			
1960	...	...	Nil units	1960	...	...	1,682 units
1961	...	...	7,096 units	1961	...	...	7,320 units
1962	...	...	9,735 units	1962	...	...	12,230 units
1963	...	...	9,690 units	1963	...	...	10,085 units
1964	...	...	12,750 units				

Although the first 5-Year Plan is expected to be completed by early 1965, preparatory work is already in hand for the second 5-Year Plan for public housing to be initiated in early 1965. The activities of the second 5-Year Programme will be two-fold:—

- (1) The Housing and Development Board will continue to provide low-cost and low-rental public housing along the periphery of the city to accommodate the increasing population and for the new family units to be formed in the coming years.
- (2) In addition to public housing, a comprehensive scheme will be formulated for the renewal of the city of Singapore where the old, dilapidated and insanitary parts of the city will eventually give way to new development. The objective of this urban renewal is to provide a healthier environment for the population of Singapore as well as to make better usage of the land for commercial, industrial, residential and recreational purposes.

It is planned to build approximately 60,000 new housing units under the second 5-Year Plan at the rate of 12,000 flats per annum.

The following are the schemes of public housing undertaken by the Board in various parts of the city in the year 1963:—

QUEENSTOWN

Queenstown is the first satellite town in Singapore. The development of Queenstown was initiated in 1953. When the Board took over from the S.I.T. in 1960 only about 3,000 flats had been completed. In the last 4 years, rapid development has taken place in Queenstown and in 1963 alone, 4,094 units were completed. Four out of the five neighbourhoods had already been fully developed by the end of 1963 and all the projects in Neighbourhood III are expected to be completed in 1964. By the end of 1963 about 14,000 units in Queenstown had been completed and occupied, and a further 3,000 units were under various stages of construction.

The planning of the Town Centre has been completed and building plans for 2 theatres are being finalised. It is expected that the whole of Queenstown will be fully developed by the end of 1964 with 17,500 units for an estimated population of 125,000 to 150,000 people.

BUKIT HO SWEE FIRE SITE

The development of the Bukit Ho Swee Fire Site has been carried out in accordance with the programme. In 1963, a total of 2,608 units of flats were completed at the fire site and a further 1,500 units are now in various stages of construction.

Provision of community facilities has been carried out simultaneously with public housing in the above estate. Two primary schools for 4,000 students were completed by the Board on schedule and officially opened on 2nd January, 1963. A creche was also completed during the year together with a child health and maternity clinic on the ground floor of one of our 10-storey blocks of flats. An extensive children's playground covering about 1½ acres is under construction whilst the existing community centre within the housing estate will be substantially extended to cater for the enlarged population.

The appearance of Bukit Ho Swee Fire Site has been completely changed from one of the most congested slums in Singapore into that of a healthy housing estate with modern community facilities and amenities. All the 16,000 slum dwellers affected by the fire which devastated this site on 25th May, 1961 have now been rehoused in this new Estate.

JURONG NEIGHBOURHOOD I

Jurong is the first industrial satellite town to be developed in Singapore. The Economic Development Board is responsible for the implementation of the scheme. The Housing Board has been given the task of providing public housing in Jurong to accommodate the industrial workers. Almost 200 acres on the western side of Sungei Jurong have been set aside for the first residential neighbourhood in Jurong. The planning for this new neighbourhood was completed in early 1963 and siteworks here kept the Housing Board's fleet of earthworks machines busy throughout the year. The first building contract of 221 units of artisan quarters, flats and shops was completed during the year. The second contract of 467 units of flats and artisan quarters is now under construction. If clearance of squatters from housing sites proceeds smoothly, the first neighbourhood of 4,500 units of housing for 30,000 people can be completed in early 1965.

MACPHERSON ROAD (SOUTH) BALANCE

The Phase I Scheme in the MacPherson Road (South) Balance was completed at the end of 1962 with 1,782 units of housing for about 12,000 people.

Work on the Phase II Scheme which was initiated at the end of 1962 was delayed for several months through difficulties of clearing squatters, with the result that only 360 units were completed in 1963.

Organised resistance to clearance was broken in early 1963 and most of the areas were cleared during the year. By the end of 1963, 6,360 units of housing were under construction. It is expected that by the end of 1964 most

of the building work for this estate of 8,300 units will be completed. The MacPherson Road (South) Estate, when fully developed, will be the biggest estate on the eastern side of the city of Singapore with a population of about 70,000 people.

SELEGIE HOUSE

Selegie House is the first pilot project under the urban renewal scheme undertaken by the Board where dilapidated and obsolete properties were demolished for the development of a multi-storey residential-cum-shopping precinct. The site was made available at the end of 1960 and extensive piling work was carried out in early 1961. Building operations commenced at the end of 1961 and the project was completed within the 18 months contract period. Selegie House was officially declared open by our Prime Minister on 31st May, 1963.

The experience in planning and construction techniques gained by the Board in this pilot project of the renewal scheme will be particularly useful in view of the large scale central area renewal which is being planned. Completion of this 20-storey building within 18 months demonstrates vividly the success of the Board in cutting down construction time of building projects. For comparative purposes the S.I.T. took 20 months to complete the 9-storey Rochore House, across the road from Selegie House.

GEYLANG SERAI

The Prime Minister, Mr. Lee Kuan Yew, announced this scheme at a press conference on 26th February, 1962. The development covers an area of about 10 acres in part of the former Eastern Trade Fair Site in Alsagoff Estate. The proposal is to develop a district centre in this area to serve an estimated 100,000 population in Geylang Serai with 3 markets, 500 units of flats and shops, a community centre, 2 schools and substantial widening of the Changi Road bottle-neck.

The scheme was delayed for almost a year by organised resistance to clearance from the squatters and hawkers on the site, and the foundation stone marking the commencement of operations on the scheme was only laid on 5th August, 1963. By the end of the year, 3 markets and 40 shops had been completed at the above site.

SIGLAP FIRE SITE

The fire which broke out on Chinese New Year's Day in February 1962 destroyed this site of approximately 2 acres in a very crowded attap kampong and rendered 81 families homeless. Following the outbreak of the fire, Government acquired the fire site and a scheme to develop multi-storey flats was adopted. Construction work started in early 1963 and the whole project comprising 119 units of flats, 10 units of shops and a medical clinic was completed in November 1963.

CANTONMENT ROAD

Cantonment Road Estate is the second pilot project under the urban renewal scheme. Two bungalows and a row of one-storey houses along Cantonment Road were demolished to make room for 334 flats and shops and a creche for 150 children. The foundation stone for the above scheme was laid by the Prime Minister on 15th March, 1963 and the estate was virtually completed at the end of the year. Allocation of the flats is expected to be made early in 1964.

KALLANG ESTATE

The development of Kallang Estate was completed in 1963 when the last block of 180 units of one-room emergency type flats was erected. This block of flats is specially designed to cater for the resettlement of people from Precinct N.1 of the Central Area Renewal Scheme.

The whole Kallang Estate now consists of 4,322 flats, 68 shops and 1 clinic for about 25,000 people. Because of its proximity to the town this estate is particularly popular among the citizens of Singapore.

TANJONG RHU & FORT ROAD

The Tanjong Rhu and Fort Road Housing Estate adjoins Kallang Estate. A total of 1,152 units of flats were completed here in 1963. These newly completed units are reserved for the rehousing cases from Precinct N.1. A total of 2,656 units is planned in the above estate and when the scheme is fully completed in 1964, it will be able to house a population of almost 18,000.

YORK HILL

The York Hill Estate is the third pilot project under the urban renewal scheme and this estate is situated on the border of South Precinct (S.1). The 462 units completed in this estate will be reserved solely for the rehousing of people affected by the proposed development of Precinct S.1. Allocation of the flats in this estate is expected to begin in early 1964.

URBAN RENEWAL

MASTER PLAN & SINGAPORE IMPROVEMENT TRUST

In the Singapore Master Plan there is a provision for central area redevelopment divided into four stages. However, there is no definite time-table provided to implement the redevelopment plans.

The Planning Department has a separate Replanning Unit headed by a Senior Planner to deal with redevelopment schemes. During the postwar years no appreciable renewal scheme was implemented under the S.I.T. and only a few small projects were attempted at Upper Pickering Street, Prinsep Street and Albert Street.

HOUSING & DEVELOPMENT BOARD

After the formation of the Housing & Development Board considerable thought was given to the problem of comprehensive urban renewal. An approach was made by the Singapore Government to the United Nations for an expert to come to Singapore to make preliminary investigations and recommendations. Mr. E. E. Lorraine, a U.N. expert, arrived in Singapore on 8th February, 1962 on a six month assignment.

Following on the findings of Mr. Lorraine's Report, the United Nations sent a further team of three experts, Dr. O. H. Koenigsberger, an Architect/Planner; Prof. S. Kobe, a Traffic Economist; and Prof. Charles Abrams, a Land/Legal Adviser, who arrived in Singapore on 16th June, 1963 to make a further study and report on urban renewal. This team of experts was in Singapore for approximately 2 months and submitted their report to the Government by the end of 1963.

The report is now being studied by the Singapore Government and it is expected that in 1964, the policy on urban renewal will be formulated and the implementation of the urban renewal plan will commence in the latter half of 1964.

The building industry in Singapore has enjoyed an unprecedented boom because of the implementation of the four year State Development Plan and extensive private development. Consumption of cement which is the barometer of building activity has risen from 10,000 tons per month in 1958 and 1959 to 30,000 tons per month in 1963.

SUPPLY OF BUILDING MATERIALS

Steel — The supply of steel for our contracts was very satisfactory throughout the year and the Building Programme has not been interrupted in any way due to shortage of steel.

All our steel requirements are mainly imported from Japan and a small quantity from European countries, Hong Kong, China and Australia.

- Cement** — The supply of cement throughout the year was also quite satisfactory and there were only a few reports of occasional shortage of cement at our building sites.
- Sand** — The supply of sand was interrupted for several months in the year due to the exceptional dry weather and prolonged drought. The Works Brigade of the Ministry of National Development operated 2 sand pits to provide sand to our contractors. The price of sand (ex-sand pits) fluctuated between \$3/- to \$4/- per cubic yard.
- Granite** — Shortage of granite was experienced in all building contracts throughout the year. Production from the 2 quarries owned by the Board was insufficient to satisfy demand. It was therefore decided that the production from the Pulau Ubin Quarry should be substantially increased, and an order has been placed for the installation of about \$200,000/- worth of additional machinery to step up production.

HOUSING AND DEVELOPMENT BOARD

Summary of Units constructed by the Board

PERIOD	LIVING UNITS (Number of Room Units)						Total	Total	Annual Total
	1	2	3	4	5	Shops	Living Units	Shops	
PREWAR	477	746	375	443	2	69	2,043	69	2,112
1947	—	200	11	1	—	12	212	12	224
1948	21	455	52	—	—	69	528	69	597
1949	39	355	368	8	—	58	770	58	828
1950	—	452	553	56	—	44	1,061	44	1,105
1951	—	152	631	358	42	124	1,183	124	1,307
1952	—	197	1,228	398	—	63	1,823	63	1,886
1953	—	106	1,468	473	—	27	2,047	27	2,074
1954	—	95	1,564	213	—	36	1,872	36	1,908
1955	42	408	2,341	4	—	112	2,795	112	2,907
1956	54	118	1,089	6	—	8	1,267	8	1,275
1957	—	734	540	—	—	70	1,274	70	1,344
1958	210	1,784	1,674	39	Offices 16	118	3,723	118	3,841
1959	210	376	884	47	—	94	1,517	94	1,611
1960	436	752	373	50	—	71	1,611	71	1,682
1961	2,278	3,671	1,313	—	—	58	7,262	58	7,320
1962	3,150	3,122	5,892	—	—	66	12,164	66	12,230
1963	1,206	2,481	6,113	69	—	216	9,869	216	10,085
1964									

NOTE: * Following are not included in:—

- | | |
|-------------------|---|
| <i>Prewar</i> | 48 Garages — Tiong Bahru. |
| <i>Postwar</i> | 4 Blocks of Board's Offices (Mansoor St., Upper Pickering St., Kg. Java and Princess House). |
| <i>17 Markets</i> | Kallang, Cambridge Rd., Alexandra Rd., Queenstown, Redhill, Aljunied Rd., Kolam Ayer, Brickwork Lorong 3, Guillemard Rd., Temple Site at Clementi Rd., Duchess Estate, St. Michael's Road, Neighbourhood V, Geylang Serai and MacPherson Rd. (South) Phase I. |

EARLY SUMMARY OF COMPLETED HOUSING UNITS

Summary of completed properties not under control of the Board					
Progressive Total	Progressive Total	Progressive Totals	YEARS	LOCATIONS	
Living Units	Shops				
2,043	69	2,112	1952	Delta Road Flats (Sold) - - - 40	
2,255	81	2,336	1952	Ridout Road (P.W.D.) - - - 6	
2,783	150	2,933	1953	Clementi Road (Army) - - - 1,000 Clementi Road Shops - - - 10	
3,553	208	3,761	1954	Queenstown Contract I (Sold) 68	
4,614	252	4,866	1960	Jalan Eunus (For Govt.) - - 100	
5,797	376	6,173	1960	Kampong Koo Chye — Terrace Houses (Sold to Fire Victims) - - 192	
7,620	439	8,059		Shops (ditto) - - - - - 28	
9,667	466	10,133		Not under Board's control - - <u>1,444</u>	
11,539	502	12,041			
14,334	614	14,948	CUMULATIVE TOTAL BY S.I.T.		
15,601	622	16,223	Prewar - - - - - 2,112		
16,875	692	17,567	Postwar (1947 - 1959) - - - - 20,907		
18,058*	810	18,868	Total - <u>23,019 units</u>		
19,215*	904	19,723			
20,376	975	20,691	H.D.B. SUCCEEDED S.I.T. AS FROM 1.2.60		
21,588	1,033	21,621	Cumulative Total by H.D.B. up to 31.12.63 - - - - - 31,317 units		
22,812	1,099	22,711			
24,021	1,315	24,336			

1 Shop

2 Semi-detached houses

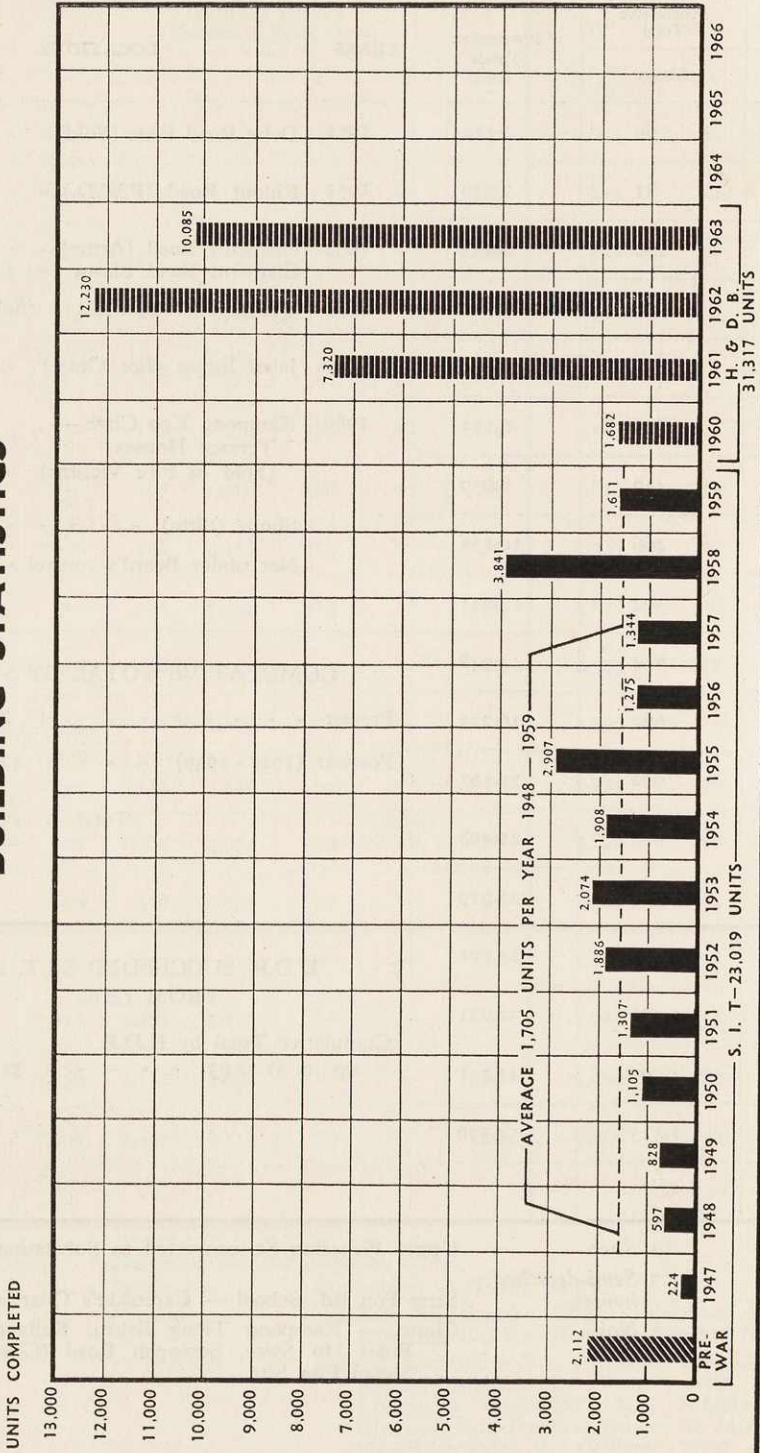
5 Nos.

Upper Pickering St. converted to Substation.

Seng Poh Rd. School — Caretaker's Quarters.

Clinic — Kampong Tiong Bahru, Kallang Estate, Bukit Ho Swee, Somapah Road (Changi) and Siglap Fire Site.

HOUSING AND DEVELOPMENT BOARD BUILDING STATISTICS





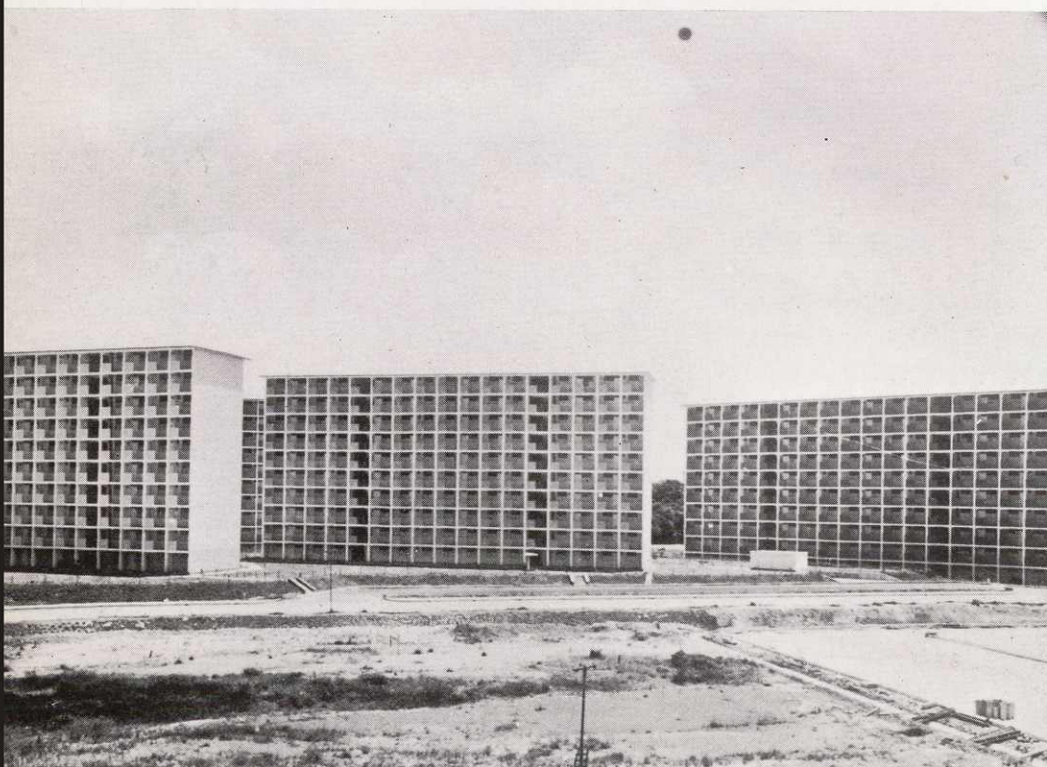
Aerial view of Selegie House.



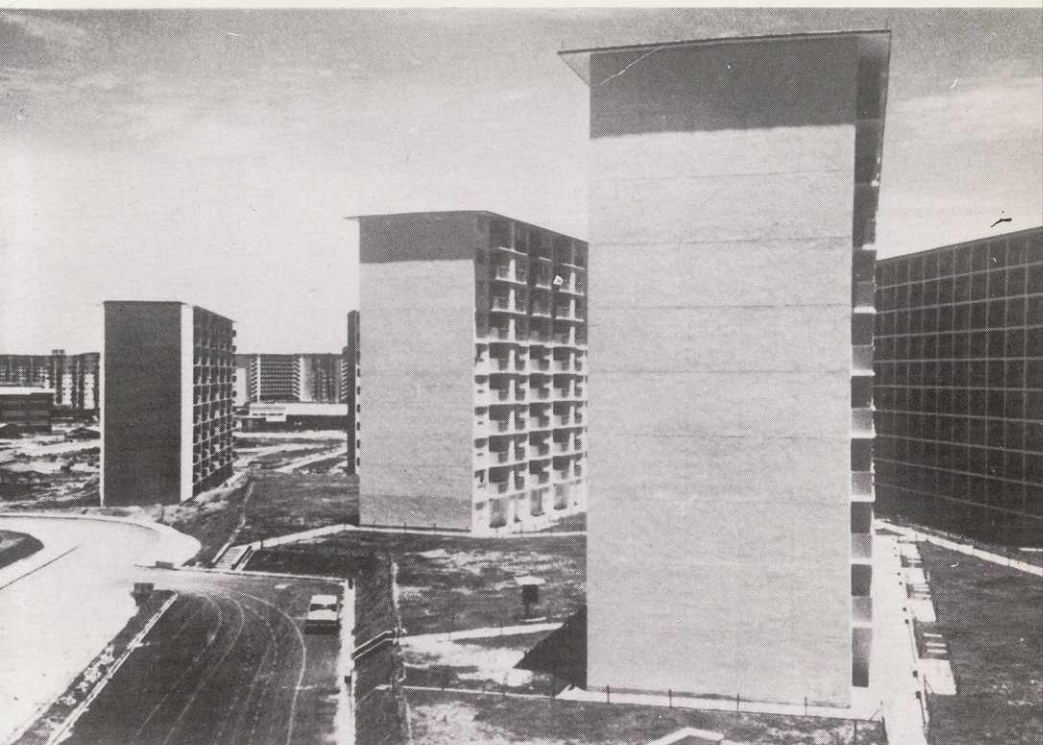
A view of the internal court of Selegie House surrounded by shopping arcades with 39 shops and a restaurant.



An impressive view of three 16-storey blocks of flats in Queenstown Neighbourhood III. These flats are offered for sale to the public. In the background are completed 10-storey blocks of flats.



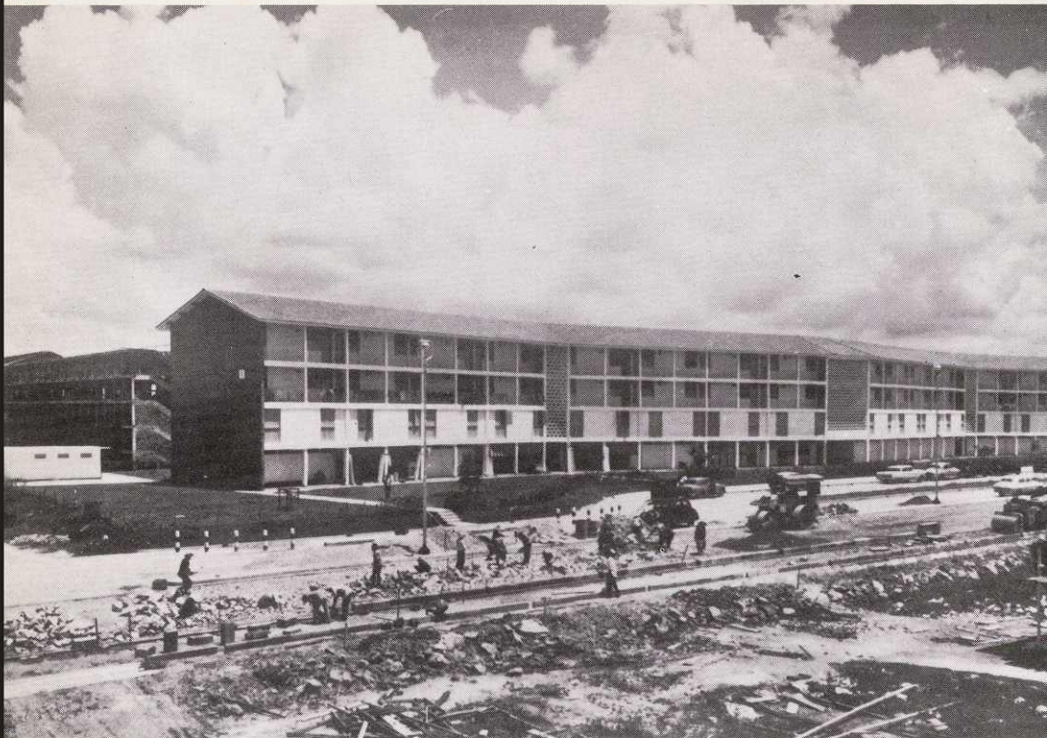
Another view of the newly completed 10-storey blocks of flats in Neighbourhood III, Queenstown.



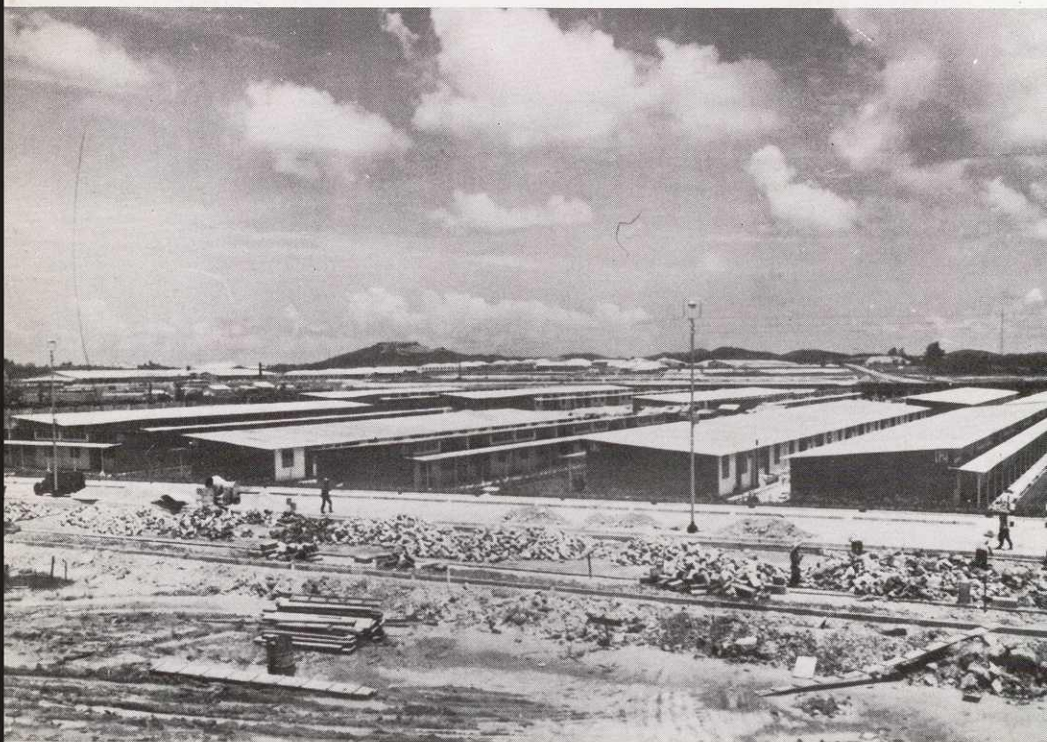
Blocks of 10-storey flats of 2 and 3 room units recently completed in Neighbourhood III, Queenstown.



Aerial view of Queenstown Police Station built by the Housing Board in Neighbourhood IV for the Malaysian Police Force.



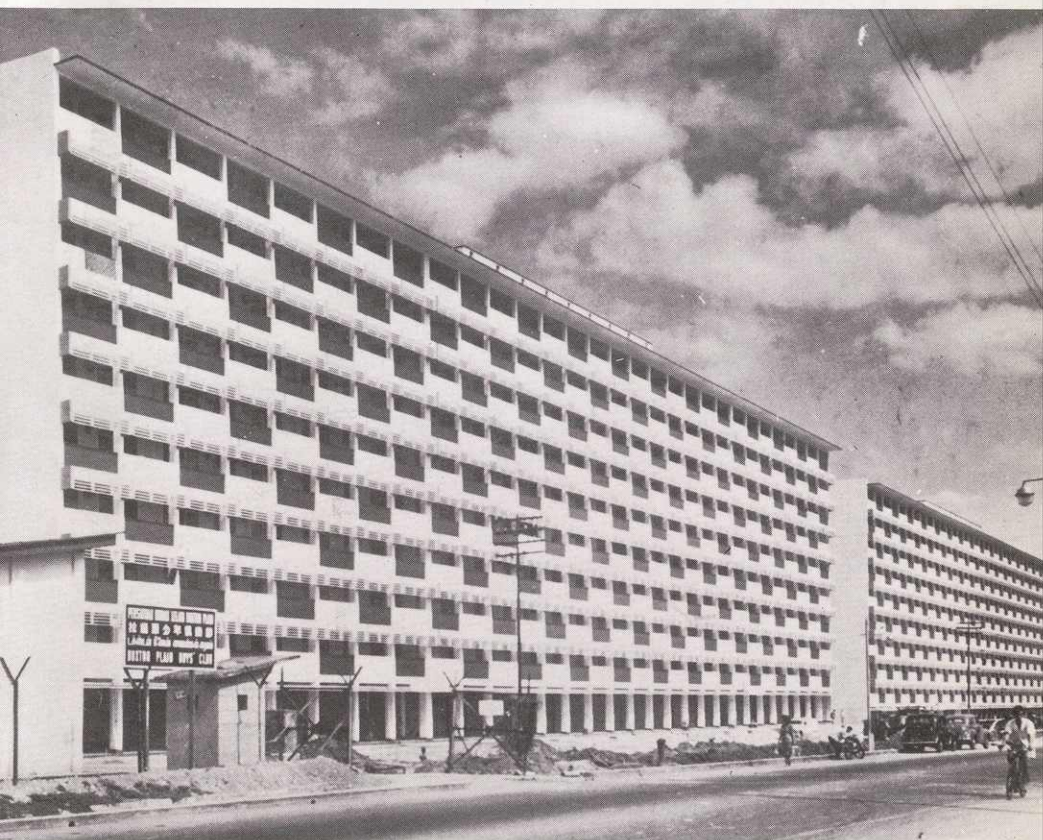
One block of 4-storey 3-room flats with shopping facilities on ground floor in Jurong New Town Neighbourhood One. On the left are new flats under construction.



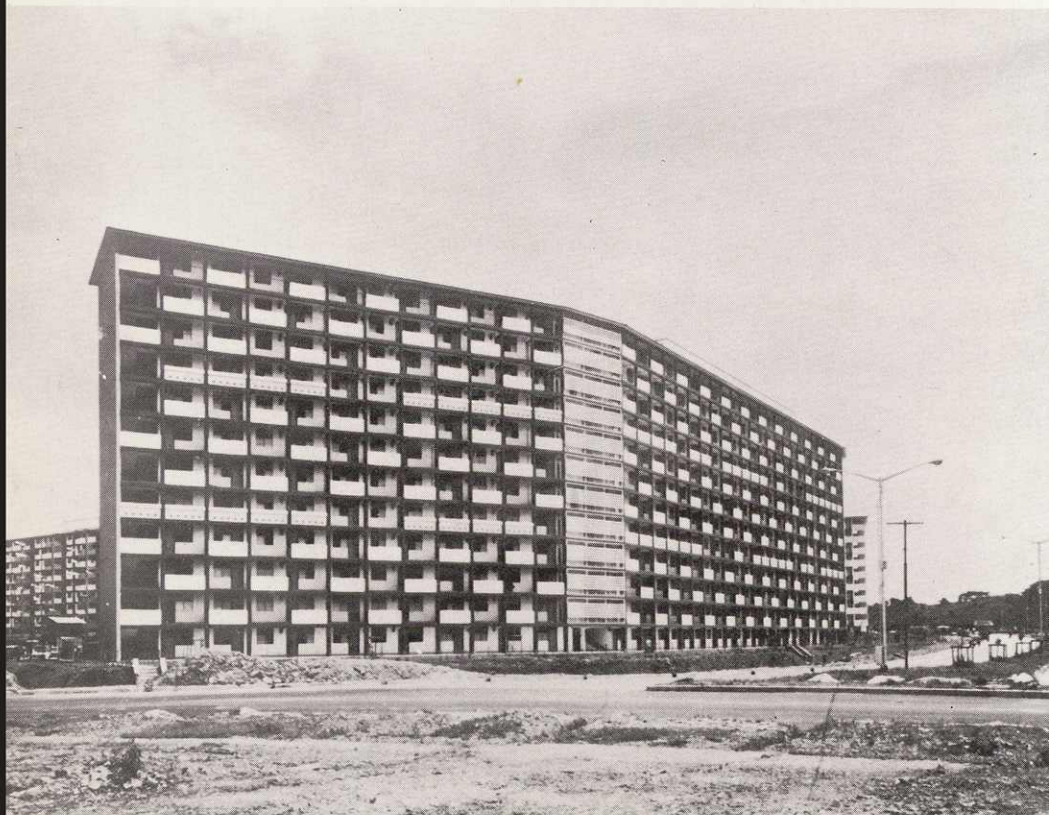
A panoramic view of newly completed single storey artisan quarters in Jurong New Town.



Siglap Fire Site Housing Estate. View showing two blocks of 5-storey 2-room flats with shops on ground floor.



Cantonment Road Housing Estate comprising two blocks of 10-storey flats. A total of 334 units of 1-room, 2-room and 3-room units, 10 shops and a children's creche on ground floor.



A scenic view showing a long block of 12-storey flats of 2-room and 3-room units in Bukit Ho Swee.

estates department

6,663 PROPERTIES were taken over for management during the year 1963. Appendix I of the housing statistics gives an analysis of the total number of units under management by the end of 1963, and Appendix II shows the types of accommodation in the various estates handed over for management for the period 1963.

On 1st July, 1963 reorganisation of the department was completed. The Area Office at Upper Pickering Street was moved to Kallang and a new Area Office opened in Queensway.

ESTATES MANAGEMENT

The system of management is fundamentally through decentralisation. It provides for efficient central direction over the whole organisation and local administration from the five Area Offices easily accessible to tenants. The five Area Offices are at Kallang, Princess House (Queenstown), Kampong Java, Tiong Bahru and Queensway. Each Area Office is in control of a geographical division of our housing estates on the island. Each Area Office is headed by a Senior Officer suitably qualified who is given wide authority, under the direction of the Central Administration, to effect the day to day management of estates under his control. Decentralisation provides for more personal contacts with tenants and their problems as the establishment of a facile channel of communication is a first essential for good landlord and tenant relationship. On the Board's side decentralisation also provides for reduction in the cost and travel time of officers, on the spot supervision of conservancy of the estates and speedy repairs to properties.

The Central Administration of the department housed at the Head Office in Queenstown, is responsible for the implementation of the policies of the Board and co-ordinating the functions of all the Area Offices and the Applications & Lettings & Rehousing Office at Upper Pickering Street. The Central Administration also deals with the specialised functions of estates management such as legal work in the recovery of possession of premises and monies due to the Board; tenancy adjustments and the preparation and execution of contract documents; valuation of Board's properties, rental and subsidy calculations; budget preparation and control of expenditure of the whole department; property tax negotiations and payments; labourers' records, wages and discipline; liaison in the planning and development of new estates; statistical control over consolidated accounts in respect of communal services to all properties; quotations and tenders for major siteworks and bulk purchases; and preparation of reports and statistics and public relations work.

The day to day administration of an Area Office covers tenancy supervision and property maintenance and repairs; the management of a labour

force responsible for refuse collection, the cleanliness of common parts of blocks of properties and open spaces within the estates; the maintenance of trees, hedges, turfed areas and shrubs; the maintenance and repair of footpaths, drains, footbridges, paved areas, fencing and other installations; the ordering and supply of equipment for stores distributed in the various estates.

APPLICATIONS & LETTINGS

All allocations of flats are done through the Allocations Committee, chaired by a Member of the Board, with four Assemblymen, the Chief Executive Officer and the Estates Manager forming the other members of this Committee. Under this Committee, Sub-Committees are formed for the allocation of specific properties newly handed over for management. The Sub-Committee is chaired by an Assemblyman of the Allocations Committee and this Committee operates strictly according to the priority rules laid down by the main Allocations Committee.

Regional Registration of applications which was introduced in March 1962 has proved a success as the allocations of new properties can be expeditiously made to those applicants who have already made up their minds where they wish to be housed. The essence of the Regional Registration is that applicants, after consultation with interviewing officers of the department, should choose the locality for their dwellings.

In the letting of shop premises, the tenders received towards the end of the year showed keen competition.

REHOUSING (Clearance and Fire)

This department rehoused 415 families who were victims of the various small fires which occurred in 1963. Apart from this, 641 units were utilised in the rehousing of families displaced by clearance schemes for redevelopment. Appendix III gives details of clearance cases completed in 1963, Appendix IV shows the number of clearance cases in hand and Appendix V gives a list of fire victims rehoused.

PUBLICITY

In September 1963 a Public Relations Officer was appointed. Periodical press releases were made to keep the public informed of the building progress and on matters pertaining to estates management. Talks and "Meet-the-Tenants" Sessions were given by various Officers in Community Centres in Board's estates to promote a better relationship between the Board and its tenants.

On the 15th March, 1963 the Prime Minister in a ceremony laid the Foundation Stone for Cantonment Road Estate. On the 28th May, 1963 the Housing Board celebrated the 20,000th tenant housed since the inception of the Housing Board. This ceremony was well attended and through the courtesy of the various business firms in Singapore, prizes were awarded to the 19,999th and 20,001st tenants also. On the 31st May, 1963 Selegie House, the Housing Board's prestige 20-storey block, was declared open by the Prime Minister in a memorable ceremony. In another ceremony on the 5th August, 1963 the Foundation Stone for the Geylang Serai Redevelopment Scheme was laid by the Prime Minister.

UNAUTHORISED HAWKERS' STALLS

The presence of unauthorised hawkers on our estates has always been a problem to estates management. In almost every large estate, hawkers have erected stalls usually in the vicinity of markets, on roads, car parks and pavements. Whilst the Board is not against the principle of hawking, the presence of these unauthorised stalls causes traffic congestion, creates difficulties in keeping the estate clean and, in a number of cases, prevent siteworks from being completed. Continuance of this situation can only result in rapid deterioration of the high standard of sanitation maintained in Board's estates.

In view of the seriousness of this problem, firm action was taken to demolish unauthorised structures used as hawkers' stalls erected not only on open spaces but also on roads within the estates under the control of other authorities.

Demolition of these structures is not the ultimate solution to the problem. A view is also held that it is possible to contain them to a great extent by the provision of hawkers' pitches in designated sites within our estates so as to bring them under proper control. Three experimental schemes were carried out. Hawkers' pitches were erected on the concourse of the Kallang Estate Market to clear the static hawkers on Old Airport Road, similar pitches were provided at Alexandra Hill and Bukit Ho Swee Estates. By arrangement with the Markets & Hawkers Department, the allocation and control of these hawkers' pitches were undertaken by them.

HOUSING STATISTICS

APPENDIX I

	Dwellings — No. of Rooms					Shops		Misc.	Total	Estate Totals
	1	2	3	4	5	Cum — dwgs.	Lock- up			
1962 Report - - - -	6,189	13,185	15,912	2,044	44	502	474	150	—	38,500
Properties taken over for management in 1963 - -	294	1,517	4,635	69	—	146	—	2	—	6,663
As at 31.12.63 - - - -	6,483	14,702	20,547	2,113	44	648	474	152	—	45,163

HOUSING STATISTICS

APPENDIX II

Details of New Estates Handed Over for Management in 1963.

ESTATES	Dwellings — No. of rooms					Shops		Misc.	Total	Estate Totals
	1	2	3	4	5	Dwgs.	Lock- up			
Alexandra Hill Cont. 4		360	80						440	
Alexandra Hill Cont. 3		180	244			18			442	882
St. Michael's Ph. 2 Cont. 5 - - - - -			720						720	720
Q'town Neigh. 4 Ph. 1 Cont. 8 - - - - -						9			9	
Q'town Neigh. 5 Cont. 4 - - - - -						12			12	
Q'town Neigh. 4 Ph. 1 Cont. 7 - - - - -		210	630						840	
Q'town Neigh 4 Ph. 2 Cont. 4 - - - - -			126						126	987
Duchess Cont. 4A - -				36					36	36
Bukit Ho Swee Ph. 2 Cont. 3 - - - - -	E.30		E.456						486	
Bukit Ho Swee Ph. 1 Cont. 3 - - - - -		36	288						324	
Bukit Ho Swee Ph. 3 Cont. 1 - - - - -		90	240						330	
Bukit Ho Swee Ph. 3 Cont. 2 - - - - -			468					I Clinic	469	
Bukit Ho Swee Ph. 3 Cont. 3 - - - - -	E.264	E.24 90	E.24 270						672	
Bukit Ho Swee Ph. 3 Cont. 4 - - - - -		72	320			40			432	2,713
Tg. Rhu/Mountbatten Cont. 2 - - - - -			360						360	
Tg. Rhu/Mountbatten Cont. 3 - - - - -		312				18			330	690
Selegie Rd./Short St. -		24	409	33		39			505	505
Siglap Fire Site - - -		119				10		I Clinic	130	130
Total -	294	1,517	4,635	69		146		2		6,663

REHOUSING SCHEMES FOR 1963.

1. Families rehoused	625
2. Dwellings used	606
3. Businesses/Industries resettled	—
4. Shops used	35

Clearance Schemes undertaken and completed:—

	Action requested by :-	Schemes/Addresses
1.	Commissioner of Lands	19, 19A & 19B Colombo Court Dangerous premises — State Reverted Properties.
2.	Director of Social Welfare	Duxton Plain Park Clearance.
3.	Resettlement Department H. & D. B.	Rhu Cross Clearance.
4.	- do -	Secondary School — Upper Aljunied.
5.	- do -	Jurong Industrial Project.
6.	- do -	Jalan Bukit Merah — Phase III.
7.	- do -	Link Rd./Braddell/Serangoon Garden Way.
8.	- do -	Kranji/Woodlands Roads Community Centre.
9.	- do -	Norfolk Road Clearance.
10.	- do -	Opal Crescent Clearance.
11.	- do -	Toa Payoh Sewage Purification Scheme.
12.	- do -	Joo Avenue School Site Clearance.
13.	- do -	Proposed School Site Clearance — Aljunied Road.
14.	- do -	Kampong Hock Soon Clearance.
15.	- do -	Braddell Road Rising Main Ph. I & II Clearance.
16.	- do -	New West Rd./Jurong/West Coast Link Road to Clementi Road — Phase III.
17.	- do -	MacPherson Rd. (South) Clearance Phase II — Zone IA, IIA, IIB, IIIB, IVA & IVB.
18.	- do -	Kg. Tiong Bahru Fire Site Clearance.
19.	- do -	Beach Rd./Nicoll Highway School Site.
20.	Lands Department, H. & D. B.	Land at Sambau Street Clearance.
21.	- do -	15 Ah Hood Road — Collapse of House.
22.	- do -	14 Covent Row Dangerous premises.

HOUSING STATISTICS

APPENDIX IV

Rehousing — Clearance Cases Approved Action in Progress as at 31.12.63

S C H E M E S	No. of Family Units	No. of Retail Businesses and Others
1. Henderson Estate Redevelopment - - - - -	34	—
2. Kallang Basin Clearance - - - - -	162	—
3. Redhill Extension Clearance - - - - -	159	—
4. Jurong Industrial Project — Ph. IV Pt. 1 Pulau Semulun — Phase II - - - - -	23	—
5. Toa Payoh Clearance Site — Phase I - - - - -	2	—
6. Toa Payoh Clearance Site — Phase III - - - - -	2	—
7. Redhill Cemetery Site — Ph. 2 Zone I - - - - -	1	—
8. Redhill Cemetery Site — Phase III - - - - -	4	—
9. Redhill Cemetery Site — Phase IV - - - - -	4	—
10. Redhill Cemetery Site — Phase V - - - - -	5	—
11. Redhill Cemetery Site — Phase VI - - - - -	4	—
12. Bukit Ho Swee Fire Site — Phase III - - - - -	15	—
13. Bukit Ho Swee Fire Site — Phase IV - - - - -	14	—
14. Bukit Ho Swee Fire Site — Phase V - - - - -	16	—
15. Bukit Ho Swee Clearance — Delta Circus - - - - -	1	—
16. Bukit Ho Swee Widening Site — Jalan Membina - - - - -	6	—
17. Erskine Road Development — Phase II - - - - -	12	—
18. Siglap Fire Site Clearance — Phase II - - - - -	11	—
19. Palembang-Java-Sumbawa Roads — Crawford Street Clearance - - - - -	99	—
20. Sultan Gate School Site Clearance - - - - -	14	—
21. Widening of Farrer Road - - - - -	4	—
22. Tiong Bahru Road Lot 331 Mk. I Clearance - - - - -	5	—
23. Geylang Serai Development Scheme - - - - -	2	—
24. Sungei Kallang Site (South of Braddell Road) - - - - -	2	—
25. Braddell Road Widening — Phase I - - - - -	3	—
26. Braddell Road Widening — Phase II - - - - -	5	—
27. Kampong Tiong Bahru — Lot 48 — 2pt. Clearance - - - - -	1	—
28. Lowland Road School Site Clearance - - - - -	3	—
29. May Road School Site Clearance - - - - -	3	—
30. Sumbawa Road/Beach Road/Jalan Sultan School Site Clearance - - - - -	55	—
31. 132 Jalan Sultan State Reverted Property - - - - -	2	—
32. 256 Telok Ayer Street Dangerous Premises - - - - -	5	—
33. 11-16 Covent Row Dangerous Premises - - - - -	5	—
34. 441/443 East Coast Road Dangerous Premises - - - - -	2	—
TOTAL -	685	Nil

HOUSING STATISTICS
List of Fires which Occurred During 1963

S C H E M E	No. of Families Registered	No. of Families Rehoused	No. of Units Used	No. of Cases Cancelled	Any Special Grant	Shop	Outstanding Cases C/F to 1964
1. 317B Kg. Tiong Bahru Fire Victims - - - - -	12	12	12	—	Rent Subsidy	—	Nil
2. 14, 14A & 20 Kg. Eunoo/287 & 289 Changi Road Fire Victims - - - - -	13	3	3	10	-do-	—	Nil
3. Rumah Bomba Circus Fire Victims - - - - -	16	13	13	3	-do-	—	Nil
4. Bukit Ban Kee Fire Victims - - - - -	290	206	163	1	-do-	—	83
5. Tembeling Road Fire Victims - - - - -	14	9	8	1	-do-	—	4
6. 17, 19 & 21 Malay Street Fire Victims - - - - -	2	2	2	—	-do-	—	Nil
7. 86 Jalan Alsagoff Fire Victim - - - - -	1	1	1	—	-do-	—	Nil
8. 83 Pagoda Street Fire Victims - - - - -	11	11	10	—	-do-	—	Nil
9. Lorongs 21 & 21A Geylang Fire Victims - - - - -	88	45	45	2	-do-	—	41
10. 18, 18A & 20B Boon Tat Street Fire Victims - - - - -	7	5	5	2	-do-	—	Nil
11. Lorongs 5, 7 & 9 Geylang Fire Victims - - - - -	174	36	34	—	-do-	—	138
FIRE SCHEME B/F FROM 1962							
12. Siglap Fire Victims - - - - -	82	36	36	6	-do-	—	40
13. 299 Tiong Bahru Road Fire Victim - - - - -	1 (Balance B/F)	—	—	1	None	—	Nil
14. Bukit Ho Swee Fire Victims - - - - -	137 (Balance B/F)	36	36	—	Rent Subsidy	—	101
15. New Bridge Road Fire Victims - - - - -	2 (Balance B/F)	—	—	2	-do-	—	Nil
Total - - - - -	850	415	368	28	—	—	407



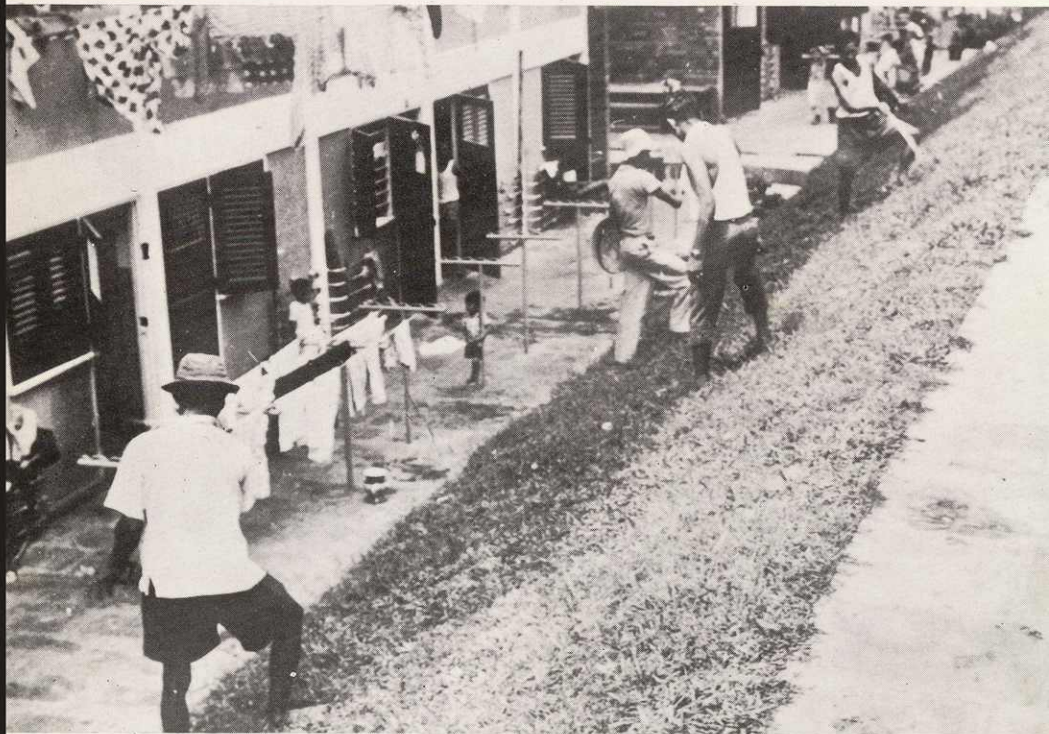
A view of Housing Board's Application Section at Upper Pickering Street showing a crowd of applicants applying for new flats.



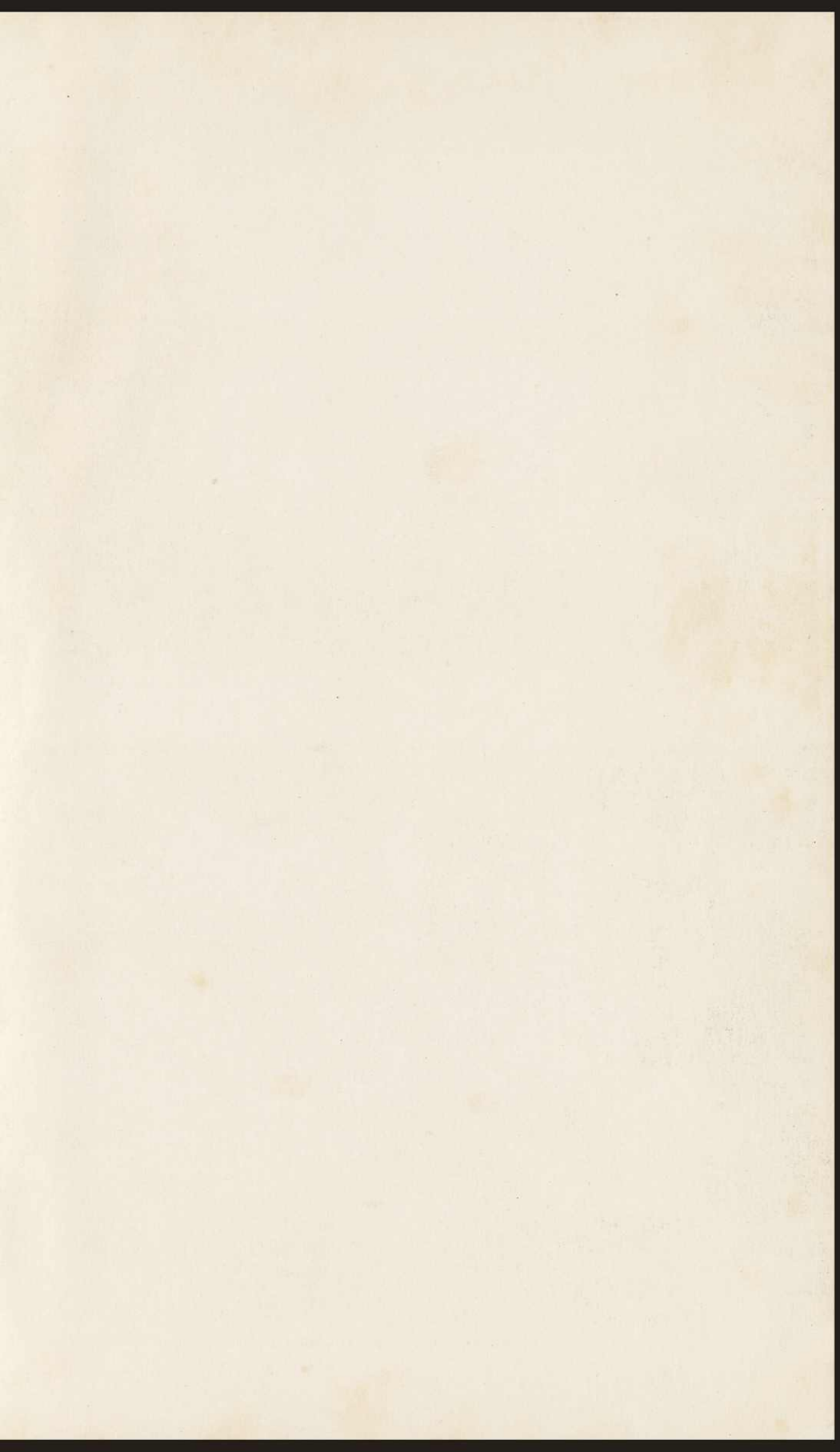
Another view of some applicants at the Applications counter at Upper Pickering Street.

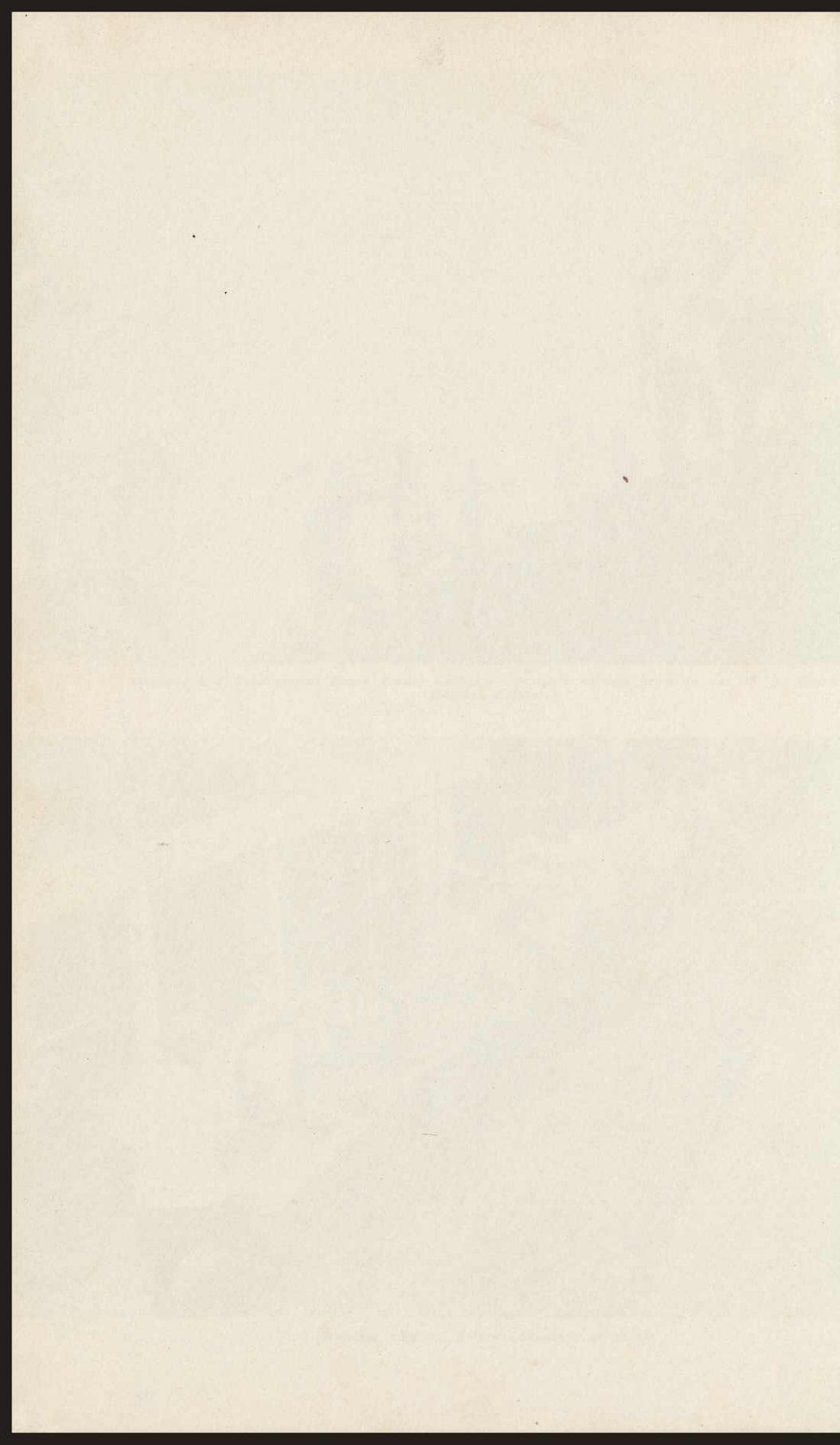


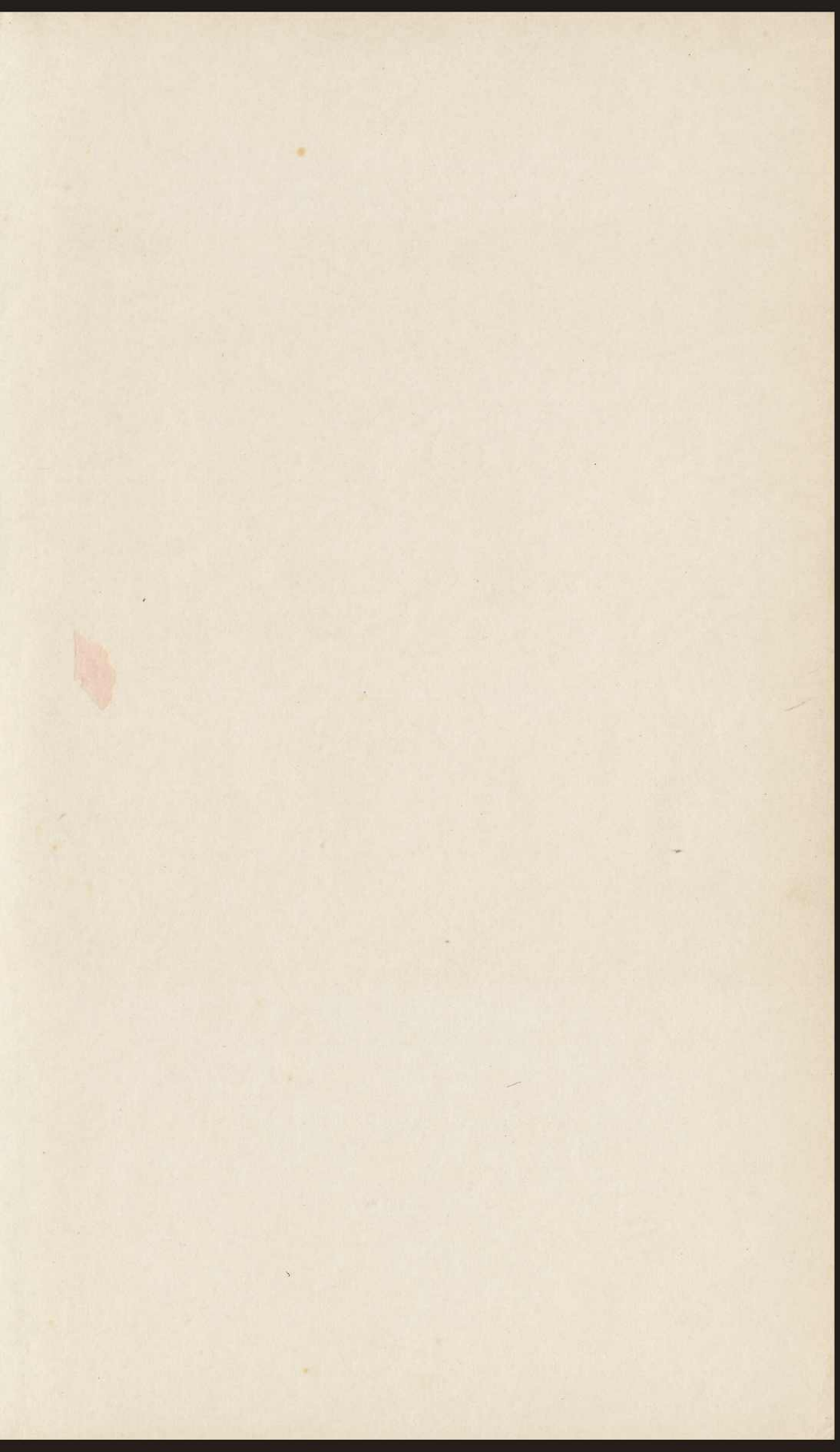
Housing and Development Board Estate Labourers at work cutting grass in one of the Board's Housing Estates.



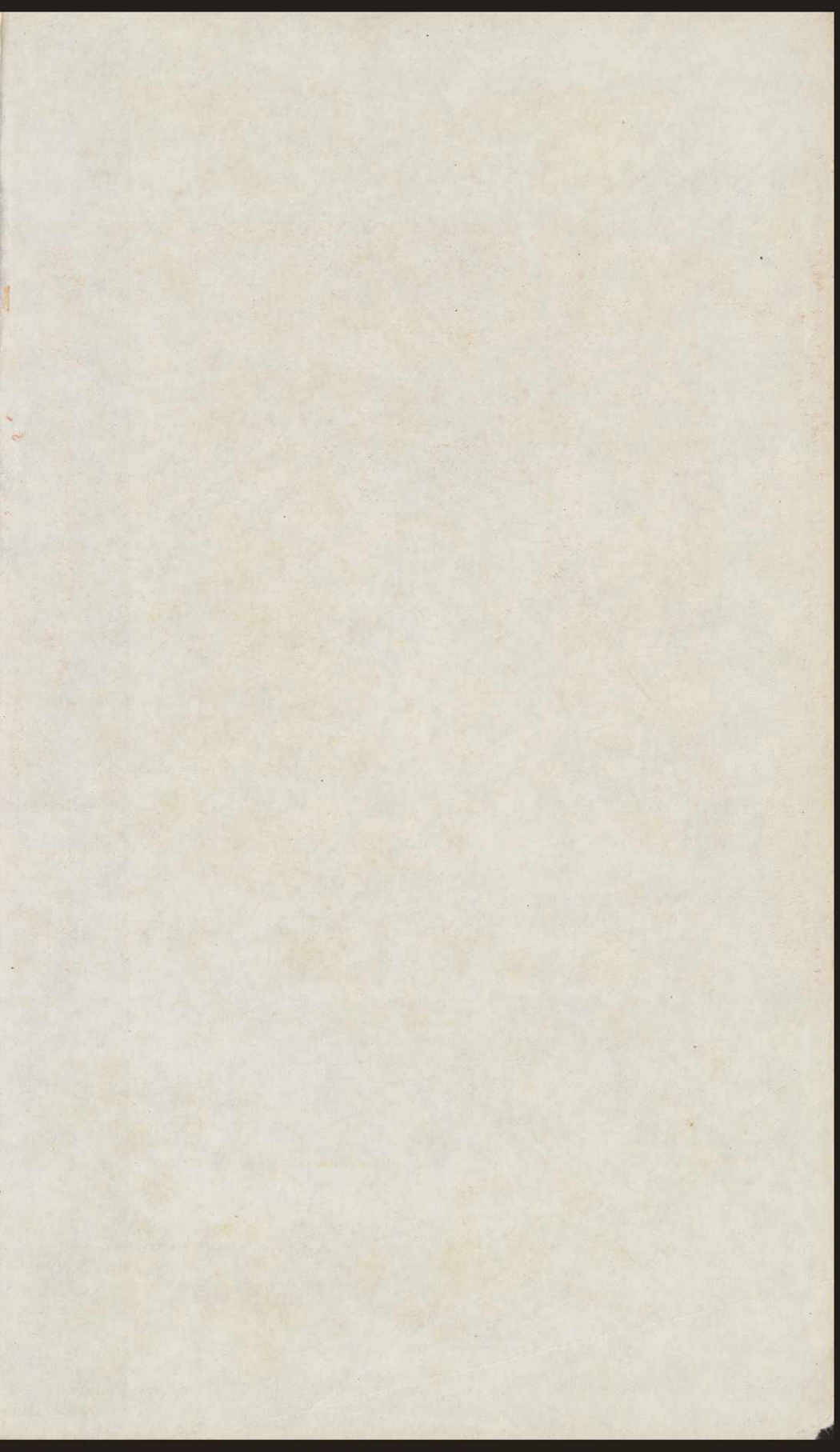
Another view of Estate Labourers at Work.







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