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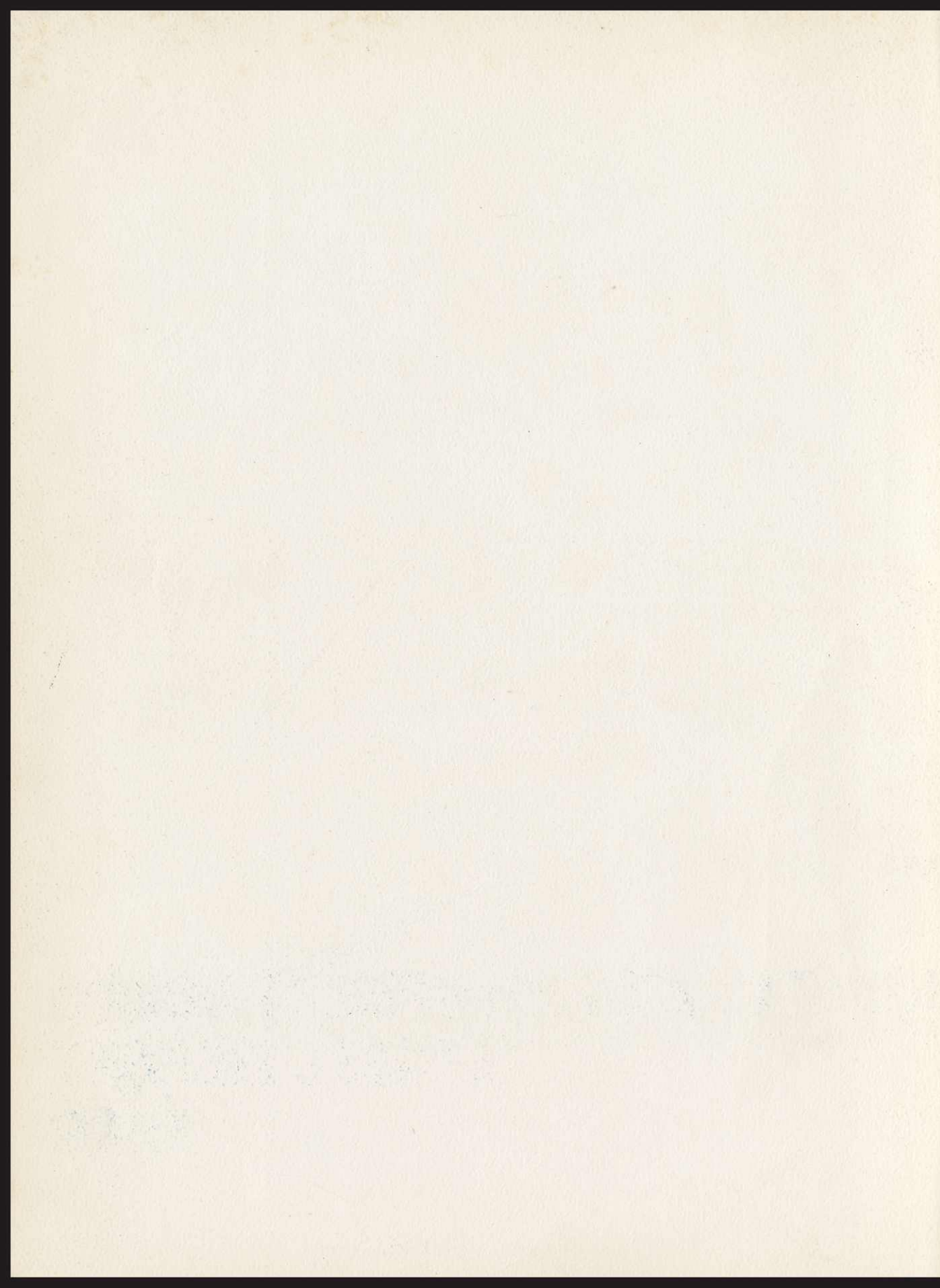
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annual report 1969

HOUSING & DEVELOPMENT BOARD





**HOUSING & DEVELOPMENT BOARD
ANNUAL REPORT
1969**



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COVER — *Neighbourhood Centre, Toa Payoh, Neighbourhood IV*

*A landscaped garden in
Toa Payoh, Neighbourhood III.*

Exchange Rate to U.S. dollars is S\$3.06 to US\$1.00



CHAIRMAN AND MEMBERS OF THE BOARD, 1969.

From left to right:

Mr. C.A.V. Chew,

Mr. M. Coomaraswamy (Dy. Chairman),

Mr. Pang Tee Pow (Chairman),

Mr. Lee Hee Seng,

Mr. Michael Fam and

Mr. Baey Lian Peck.

Members of the Board

at 31st December 1969.

MR. PANG TEE POW (*Chairman*)

MR. M. COOMARASWAMY (*Dy. Chairman*)

Members

MR. C.A.V. CHEW

MR. LEE HEE SENG

MR. MICHAEL FAM

MR. BAHEY LIAN PECK

List of Senior Officers

at 31st December 1969.

Secretariat

Chief Executive Officer

Mr. Teh Cheang Wan (Ag.) ... B.Arch. (Sydney)
F.R.I.B.A., M.S.I.A.

Secretary

Mr. William Chee Tiang Chin ... B.A. (Malaya)
Barrister-at-law
(Lincoln's Inn)

Asst. Secretary (Public Relations)

Mr. Chew Loy Khoon

Finance

Financial Officer

Mr. R.F. Scully (Ag.)

Deputy Financial Officer

Mr. Fong Kok Woh (Ag.) ... A.A.S.A.

Internal Auditor

Mr. Ho Eng Hock A.A.S.A., A.C.C.S.

Asst. Financial Officers

Mr. Tan Ng Keng A.A.S.A., A.C.C.S.,
R.A.S.

Mr. John Lim Kee Swee Dip. Acc. (S'pore),
B.Acc. (S'pore), R.A.S.

Mr. Goh Khee Teong B.Acc. (S'pore)
(on pupillage)

Mr. Ng Chee Leong B.Acc. (S'pore)
(on pupillage)

Statistics & Research

Senior Research Officer

Mr. Kwok Chuon Wei B.Sc. (Nanyang) A.A.I.

Building

Chief Architect

Mr. Teh Cheang Wan B.Arch. (Sydney),
F.R.I.B.A., M.S.I.A.

Contracts Officer

Mr. Lai Pang Fee A.R.I.C.S. (Est. Man. &
Quants.), A.I.Q.S., A.A.I.,
M.I.S.(M), M.S.I.S.

Building

Asst. Contracts Officers

Mr. Goh Chong Pak			
Mr. Yee Man Ngoh	Prof. Dip. (Building)		(S'pore Poly.)
(on pupillage)			
Mr. Tay Cheow Beng	Prof. Dip. (Building)		
(on pupillage)			(S'pore Poly.)

Senior Architect

Mr. William Wong Wai Ying ...	B.Arch. (Hons.) (Sydney),		A.R.A.I.A., A.R.I.B.A.
-------------------------------	---------------------------	--	------------------------

Executive Architects

Mr. Si-Hoe Kok Sing	B.Arch. (N.Z.), A.R.I.B.A.		
Mr. Chee Teck Chiang	B.Arch. (Melb.), A.R.A.I.A.,		A.R.I.B.A.
Mr. Liu Thai Ker	B.Arch. (N.S.W.) M.C.P.		(Yale)

Architects

Mrs. Wong Choong Leng	B.Arch. (Melb.), A.R.I.B.A.		
Mrs. Yap Lau Wai Chen	B.Arch. (Dunelm), A.R.I.B.A.		
Mr. Chu Pak Chow	B.Arch. (Melb.), A.R.I.B.A.,		Trop. Arch. (London A.A.),
			Dip. Building
			(Bouwcentrum)
Mr. Robert Tay Siow Hwa ...	Dip. Arch. (Sheffield U.),		A.R.I.B.A., M.S.I.A.
Mr. Gilbert Tye Tek Keow ...	Dip. Arch. (Sheffield U.),		A.R.I.B.A.

Asst. Architects

Mr. Joseph Goh Soon Lip ...	B.Arch. (Melb.), F.R.M.I.T.		(Dip.), A.R.I.B.A.,
			A.R.A.I.A.
Madam Iris Chen	B.Arch. (Hongkong)		
Mr. Heng Fook Seng	Dip. Arch. (Birmingham),		A.R.I.B.A.
Mr. Lee Sam Kong	B.Arch. E (Adelaide), Dip.		Town & Country Planning
			(Sydney), A.R.I.B.A.,
			A.R.A.I.A.
Madam Tan Ai Fong	B.Arch. (Melb.), A.R.A.I.A.,		A.R.I.B.A.
Mr. Seet Chay Tuan	Dip. Arch. (Hammersmith,		London), A.R.I.B.A.
Mr. Harry Lee Heng Lan ...	F.R.M.I.T. (Dip.),		A.R.I.B.A., A.R.A.I.A.

Building

- Mr. Foo Ah Fong Dip. Arch. (S'pore), Dip. Town & Country Planning (U. of Auckland), M.T.P.I. (N.Z.)
- Mr. Tan Bin Yee... .. Dip. Arch. (S'pore), Dip. Town & Country Planning (U. of Auckland)
- Mr. Tony Tan Keng Joo Dip. Arch. (S'pore)
(on pupillage)
- Mr. Goh Hup Chor B.Arch. (Melb.), A.R.A.I.A.
- Mr. Loh Swee Seng B.Arch. (N'cle), A.R.A.I.A.
- Mr. Chow Yew Kong B.Arch. (Melb.), A.R.A.I.A.
A.R.I.B.A.
- Mr. Joseph Loo Teck Hin... .. Dip. Arch. (Geelong, Victoria), A.R.A.I.A., A.R.I.B.A.
- Mr. Lip Yoke King Dip. Arch. (Hammersmith, London), A.R.I.B.A.

Interior Designer

- Mr. Khor Ean Ghee B.A. (Taiwan), Dip. I.D., A.I.B.D. (London)

Executive Electrical Engineer

- Mr. Tan Thian Soon (Ag.) ... M.I.E. Aust.

Asst. Electrical Engineers

- Mr. Chua Kian Tong Dip. Elect. Engr. (Hons.) (C.M.) (S'pore), B.E. (Hons.)
- Mr. Yeoh Seng Hock B.E. (W. Aust.)
- Mr. Leslie C. Jesudason B.Sc. (Eng.) London, A.C.G.I.

Senior Civil Engineer

- Mr. Au Eng Kok B.E., M.I.C.E., M.I.E. Aust., M. ASCE., M.I.E.S.

Executive Civil Engineers

- Mr. Chew Seong Yean C. Eng., M.I.C.E., M.I.E.(S), M.I.E.(M)
- Mr. Liu Hua An B.E. (Hons.), D.I.C. (Concrete Structures) M.I.C.E.

Civil Engineer

- Mr. Pok Sheung Foo B.E., M.I.E. Aust., M.I.E.(M), J.M.I.T.E.

Asst. Civil Engineers

- Mr. Yao Chee Liew B.E. (Sydney), M.I.E. Aust., M.I.E.S., A.M. ASCE

Building

Mr. Ng Suan Chung	B.E. (N.S.W.), M.I.E. Aust.
Mr. Low Siew Aik	B.E. (Malaya), M.I.C.E., M.I.E. Aust., A. MSCE., M.I.E.S.
Mr. Tang Ah Tee	Dip. Eng. (Brighton), C. Eng., M.I.C.E., M.I.E.(M)
Mr. Gan Kim Tap	Dip. Eng. (Brighton), C. Eng., M.I.C.E., M.I.E.S.
Mr. Tan Kuang Whye	F.R.M.I.T., M.I.C.E., M.I.E. Aust., M.I.E.S.
Mr. Tan Tock Tiong	A.G.I.T., M.I.E. Aust.
Mr. Ho Siew Koon	F.R.M.I.T., C. Eng., M.I.C.E., M.I.E. Aust.
Mr. Heng Yee Siang	B.E. (Hons.) Malaya
Mr. John Wei	B.E. (Hons.) Malaya
Mr. Jack See Tian Min	D.I.C. (Hons.), A.M.I.C.E.
Mr. Chan Yuen Phui	F.R.M.I.T., A.M.I.C.E., Grad. I.E. (S'pore)
Mr. Chan Kok Weng	F.R.M.I.T., Grad. I.E. Aust.
Mr. Low Kai Seng	F.R.M.I.T.
Mr. Lew Ah Let	F.R.M.I.T., Grad. I.E. Aust., Cert. Concrete Technology
Mr. Kuo Siew Yee	A.S.M.B., F.R.M.I.T., Grad. I.E. Aust.
Mr. Liang Foo Jee	Prof. Dip. C.E. (S), Grad. I.E.S.
Mr. Soo Kok Leong	B.E. (S'pore U.), Prof. Dip. (Civil) (S'pore Poly)
Mr. Foo Jit Hua	A.M.I.C.E.
Mr. Cheang Jen Boon	Prof. Dip. (Civil) (S'pore Poly.) (on pupillage)
Mr. Chin Ching Yen	B.E. (W. Aust.)
Mr. Low Seng Poh	B.E. (Hons.), M.I.E.S.
Mr. Woo Kam Yin	B.Sc. Eng. (Japan)
Mr. Lim Ching Kwui	B.Sc. (St. Andrew)

Asst. Mechanical Engineers

Mr. Lum Shuet Meng	Dip. Mech. Eng. (S'pore) (Cert. of Merit), Part II (I. Mech. E)
Mr. Ng Ser Huat	B.E. (Tokyo)
Mr. Yeo Kian Huat	B.E. (Hons.) (Sydney)

Quarry Superintendent

Mr. Charles Tan Siew Lim ...	R.D.A.
------------------------------	--------

Senior Structural Engineer

Mr. Tan Tiong Beng	M.I. Struct E., A.M.I.E.(M)
---------------------------	-----------------------------

Building

Executive Structural Engineer

Mr. Chua It Meng B.Sc. (Eng.) (London), M.I. Struct E., M.I.E.S.

Asst. Structural Engineers

Mr. Yeo Teck Lee F.R.M.I.T., C. Eng., M.I.C.E., A.M.I.E. Aust., A.M.I.E.S.

Mr. U Yong Dang Dip. Eng. (Brighton), A.M.I.C.E. (England)

Mr. Seeto Yew Lee B.Sc.(Eng.)

Mr. Wong Kwai Wah B.E. (Melb.), Grad. I.E. Aust., Master of Tech. (N.S.W.)

Mr. Pan Fon Nam F.R.M.I.T., A.M.I.C.E.

Mr. Ang Weng Shong F.R.M.I.T., M.I.E. Aust.

Mr. Leow Kim Fong B.Sc. (Eng.)

Mr. Saw Jin Hai F.R.M.I.T., M.I.E. Aust.

Mr. Soon Chee Yin Dip. Struct. Engineering, A.M.I. Struct. E

Mr. Ling How Chong B.Sc. (Eng.), M. Eng. Sc. (N.S.W.), Grad I.E. Aust., Grad. I.E.(M)

Mr. Lim Chwee Bok M.I. Struct E.

Mr. Lee King Sa Dip. Eng. (Munich, W. Germany)

Senior Surveyor

Mr. V. Fernando B. Surv. (Q'land), F.S.I.S., M.I.S. Aust., M.I.S. (M), Licensed Surveyor

Surveyors

Mr. Yeoh Joo Pheng B. Surv. (Q'land), Dip. L.S. (R.M.I.T.)

Mr. Ang Kim Tee M.S.I.S., Assoc. I.S. Aust.

Mr. Quek Tee Kim M.I.S. (M), M.S.I.S., Assoc. I.S. Aust.

Estates

Estates Manager

Mr. Tan Tian Boon B.Sc., F.A.I., F.I.H.M.

Executive Estates Officers

Mr. Ng Boon Ong F.A.I., F.I.H.M.

Mr. Choo Kia Peng A.I.H.M.

Estates Officer (General)

Mr. Phang Wong Yew A.I.H.M.

Estates Officer (Lettings)

Mr. Swee Kee Siong A.A.I.

Estates

Estates Officer (Toa Payoh East)

Mr. Teo Hee Cher A.A.I.

Estates Officer (Bukit Merah)

Mr. Ho Lum Khuan A.A.I.

Estates Officer (Alexandra)

Mr. A.D. Ponnambalam A.I.H.M., M.R.S.H.

Estates Officer (Upper Pickering)

Mr. Leong Siew Whye A.I.H.M.

Estates Officer (Macpherson)

Mr. Yow Kwok Sum

Executive Estates Officer (Lands)

Mr. Ong Huck Jin F.A.I., F.R.V.A.
(on secondment to State & City
Planning-7.1.69)

Lands Officers

Mr. W.R. Jansen... .. F.A.I.
(on secondment to State & City
Planning-1.9.68)

Mr. N.A. Subramaniam A.N.Z.I.V.

Mr. Tang Soon Lee A.A.I., A.R.V.A.

Mr. Chiang Kien Weng

Estates Officers (Legal)

Mrs. A. Kennedy LL.B. (Hons.), A.A.I.

Mrs. Wong Swee Hoon LL.B. (Hons.)

Miss Lim Yen Lan LL.B. (Hons.)

Urban Renewal

Head, Urban Renewal Dept.

Mr. Alan F.C. Choe B.Arch. (Melb.), Dip. Town &
Regional Planning (Melb.),
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.,
M.S.I.A.

Executive Architect

Mr. Lee Weng Yan M.S.I.A., Dip. Arch. (U.C.L.)
A.R.I.B.A.

Architects/Planners

Mr. Francois Cuenod Dip. Arch. (Geneva U), S.I.A.,
(Member of Swiss Engineers
& Architects Society) F.U.S.
(Federation of Swiss
Planners)

Mr. Lim Chew Kuan Dip. Arch. (P. London), Dip.
Town Planning (P. London),
A.R.I.B.A., A.M.T.P.I.,
M.S.I.A.

Urban Renewal

- Mr. Tan Sioe An Arch. Engr. (Bandung),
M.C.P. (Harvard)
- Mr. Lee Coo A.A. Dip. (London), Tran-
sport (Imperial College,
London), A.R.I.B.A., M.
Arch. in Urban Design
(Harvard)

Asst. Architects

- Mr. Peter Soo Bo Kock Dip. Arch. (Dunelm),
A.R.I.B.A.
- Mr. Tan Wee Lee Dip. Arch. (G.I.T.), B.Arch.
(Melb.), A.R.I.B.A.
- Mr. Lester Tham Boon Kheng... A.R.I.B.A., M.S.I.A., Regional
Development Certificate
(United Nations), Regional
Development Certificate
(Japan), C. Arch. (London).
- Mr. Chau Po Liang B.Arch. (Sydney), A.R.A.I.A.,
A.R.I.B.A., M.S.I.A.
- Mr. R. Krishnamoorthy B.Arch. (Madras), M. Tech.
(Regional Planning) (India),
M. Arch. (Melb.) A.I.I.A.
- Mrs. Tan Swee Yin B.Arch. (Melb.), A.R.I.B.A.,
Dip. of Town & Regional
Planning (Melb.)
- Mr. Soh Gin Teck Dip. Arch. (S'pore)
- Mr. Tan Peng Guan Dip. Arch. (S'pore), M.S.I.A.
- Mr. Khaw Poh Kooi Dip. Arch. (Northern
London), A.R.I.B.A.
- Mr. Tan Beng Hoe B.Arch. (Melb.), A.R.A.I.A.,
A.R.I.B.A.
- Mr. Chua Ka Seng B.Arch. (Melb.), M. Arch.
(Tropical) (Melb.),
A.R.A.I.A., A.R.I.B.A.

Planner

- Mr. Choo Bok Lam A.M.T.P.I.

Planning Officers

- Miss Adelina Then B.A. (Hons.) (S'pore)
- Miss Heng Gek Luan... .. B.A. (Hons.) (S'pore)

Resettlement

Head, Resettlement Dept.

- Mr. Lim Koon Poh B.A. (Malaya)

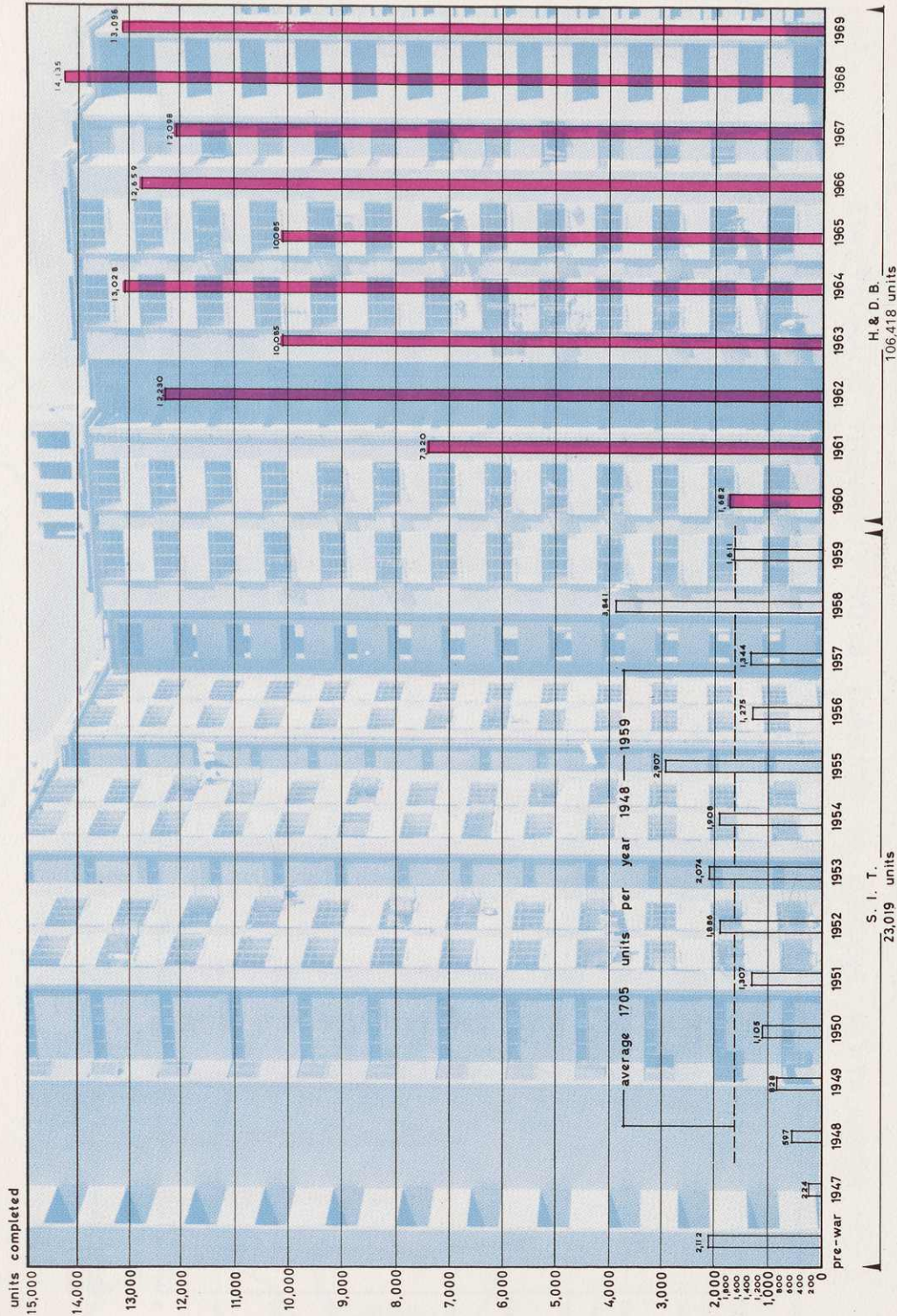
Executive Resettlement Officer

- Mr. Lim Hoon Yong B.A. (Nanyang)

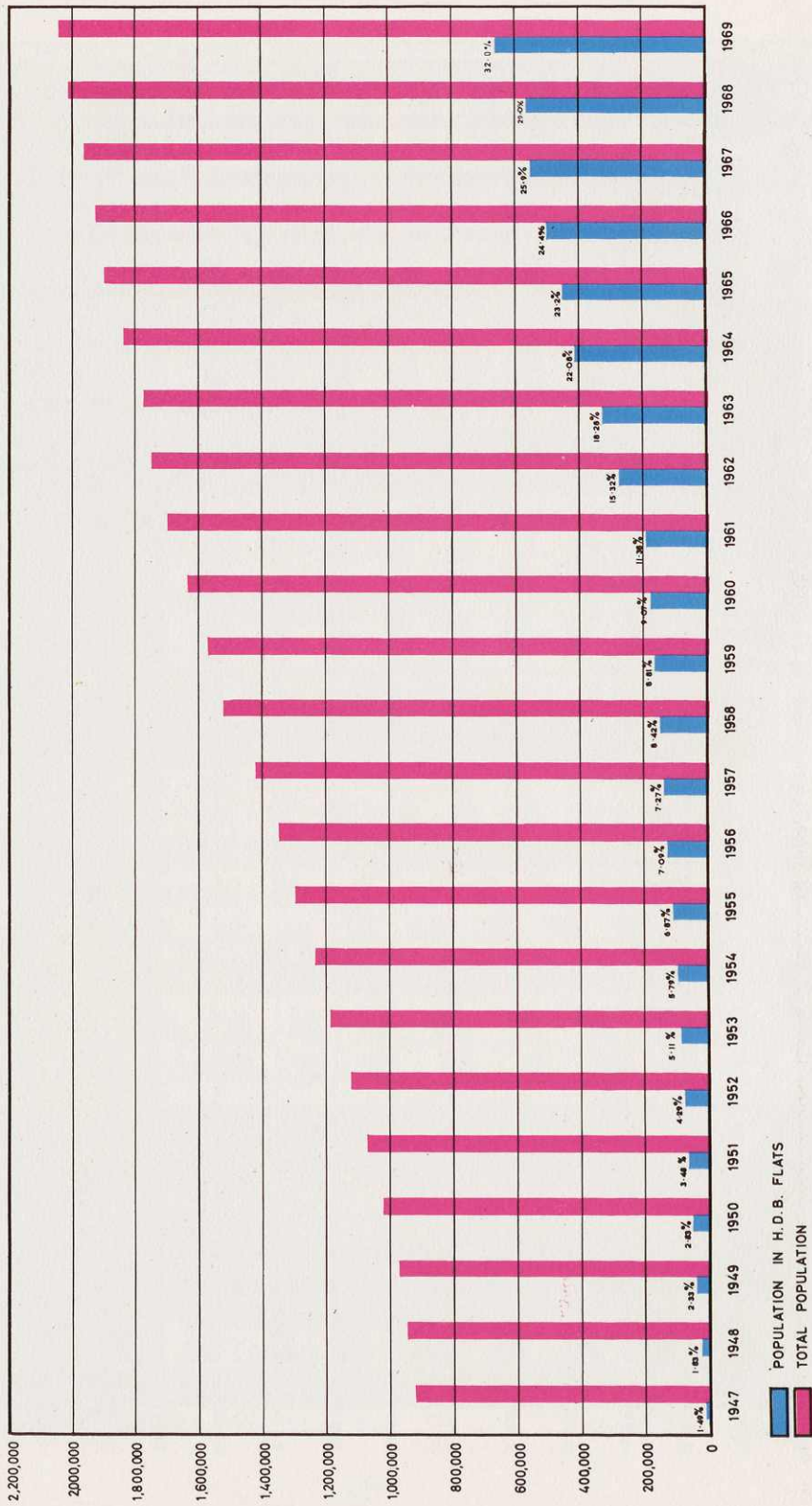
Resettlement Engineer

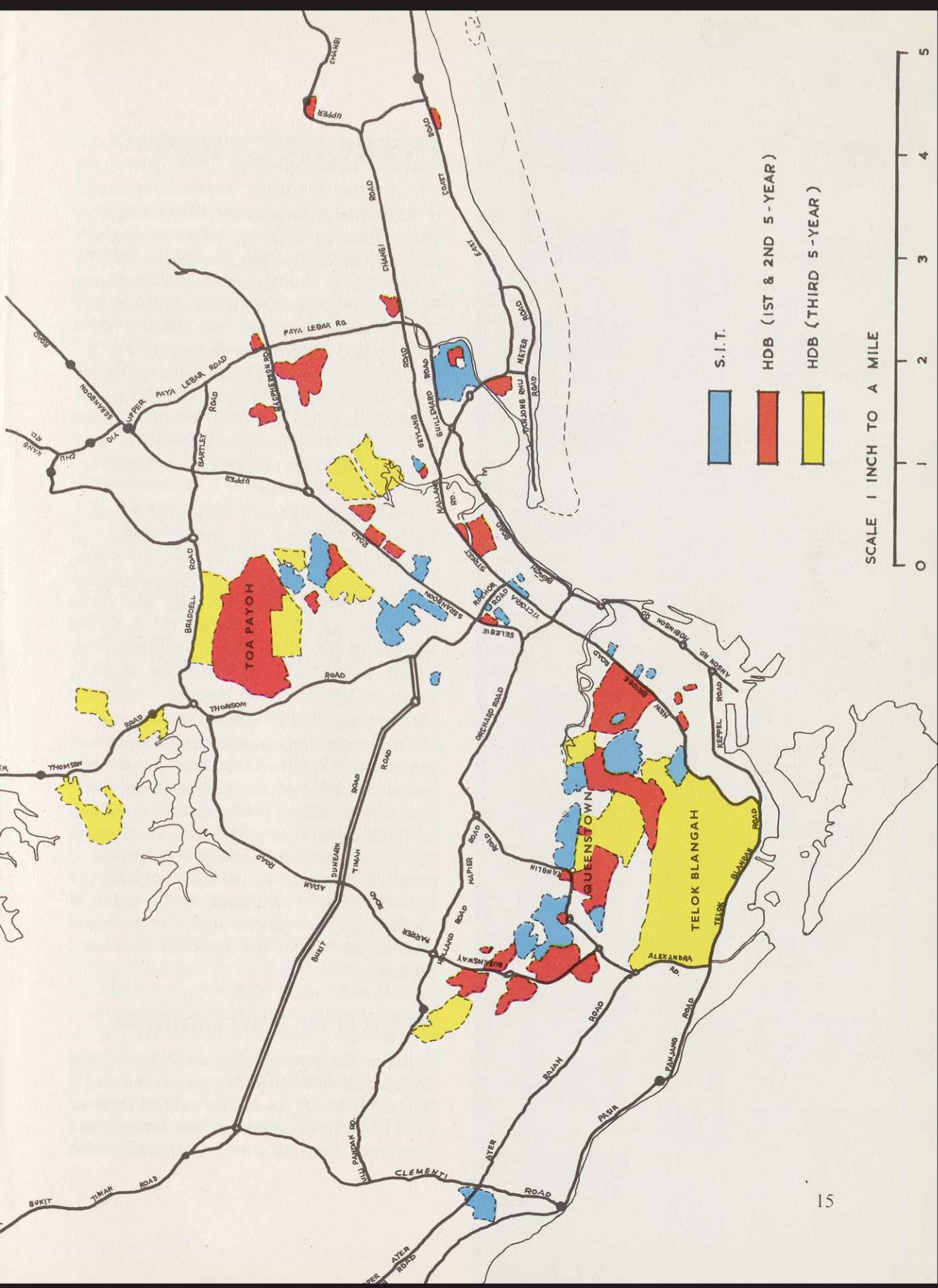
- Mr. Teh Yang Tak Grad. I.E. (Australia)

HOUSING AND DEVELOPMENT BOARD BUILDING STATISTICS



POPULATION HOUSED IN HOUSING & DEVELOPMENT BOARD FLATS







INTRODUCTION

The Board completed 100,000 units of public housing in June, 1969. A specially designed postage stamp was issued on 20th July, 1969 to commemorate the occasion. By the end of 1969, with the completion of 13,096 units, a total of 106,418 units of flats and shops was completed for the decade. A further 17,438 units of shops were under various stages of construction. At the end of the year, about 650,000 persons or a third of Singapore's population were being housed in the 120,000 units of properties managed by the Board:

Public housing had contributed the most significant changes in the evolution of Singapore's society in the last 10 years. In spite of the increase in the population and the demand of resources for other economic and social activities, the Republic was one of the very few developing countries which was able to achieve the housing target set by the United Nations Committee on Housing, Building and Planning.

On the average, those in the lower income groups who live in Board flats do not pay more than 15% of their incomes on rental whereas the selling prices of flats are equal to about 2 years' earnings of the purchasers. The low rental and low selling prices of public housing is the deliberate policy of the Government to improve the standard of living of the people and to enable our citizens to enjoy the fruit of economic progress.

Review of the Board's Activities

When Singapore entered the sixties, the population was in the region of one and a half million with an annual rate of increase of 4%. Public housing was scarce and thousands lived in slum conditions within

the City limits. The building rate did not keep pace with the population increase. The establishment of the Board on 1st February, 1960 signalled the beginning of effective steps to solve the acute housing problem faced by the community. The Board realised that it had to build quickly, and in quantity, modern low-cost flats in high-rise buildings within and around the City centre. It was estimated that at least 110,000 units of public housing should be built from 1960 to 1970 to solve the problem adequately. Simultaneously, the Board had also to undertake the clearance of slums, the redevelopment of urban areas and the development of rural or agricultural areas with a view to resettling farmers away from the City Centre in outlying areas to enable them to carry on with their farming activities. It was realised that increased constructional work and expansion of the building industry would also help to resolve the acute unemployment problem facing the country by creating much-needed employment opportunities.

The Board initially concentrated on the construction of one-room, two-room and three-room standard units for rental to those whose family incomes did not exceed \$800/- a month. These units were let at basic rentals of \$20/-, \$40/- and \$60/- per month, respectively. In 1964, a "Home Ownership Scheme" was introduced for the first time and, under this Scheme, families with joint incomes not exceeding a total of \$1,000/- per month were encouraged to purchase flats on an initial down-payment of 20% of the purchase price. The balance was repayable in monthly instalments bearing an interest rate of 6¼% and extending over a period not exceeding fifteen years. As this Scheme was successful, better designed flats, mainly the three-room improved type, were constructed for sale under the Second Five-Year Plan.

The Board extended its activities by also doing agency work for the Government and other statutory bodies, including one housing project at Christmas Island for the British Phosphate Commissioners. The Board also undertook reclamation work on behalf of the Government on a large scale. Under the East Coast and Kallang Basin Reclamations, about 1,350 acres of land were reclaimed for industries, housing, recreational areas and tourist projects, as well as a highway for linking the East Coast to the City.

Activities of the Urban Renewal Department and the Resettlement Department affected a large proportion of the population living in slum areas. Old buildings had to be removed to give way to the construction of new modern buildings. The Board was however able to resettle those affected by such activities as sufficient flats were constructed, not only to meet normal applications for flats, but also to cater for such resettlement.

Rentals and Sales

With the letting out of 9,299 units of the 15,018 units of flats handed over for management during the year, the number of housing units let out from 1960 to 1969 was approximately 70,000.

The sale of 5,719 new flats and 4,178 flats previously let out during the year, brought the total number of flats sold to 24,187. This figure represents about a quarter of the total number of flats built by the Board.

Significant changes in the sales policy, which would take effect from 1st January, 1970, was announced by the Minister for Law and National Development on 26th December, 1969. The changes announced were as follows:-

- (a) The complete waiver of the initial down-payment for Board tenants who

- have resided continuously in their existing flats for 2 years and who have paid their rents regularly;
- (b) The raising of the family income ceiling from \$1,000/- to \$1,200/- per month. In the case of Board tenants who wish to purchase the flats they are already occupying, no income ceiling would be imposed;
 - (c) The incorporation into the loan of initial payments like survey and stamp fees totalling between \$300/- and \$350/-;
 - (d) The extension of the period of payment of loans from 15 years to 20 years;
 - (e) The standardisation of Property Tax of all flats sold under the "Home Ownership Scheme" at 23%;
 - (f) The easing of all restrictions governing re-sale of flats to allow owners to sell their flats to purchasers of their own choice, provided that such purchasers are eligible under the "Home Ownership Scheme" and have registered with the Board.
- These changes in sales policy would give further impetus to Government's policy of encouraging as many citizens as possible to own their own homes.



The Minister for Law and National Development, Mr. E.W. Barker, announcing the new policy relating to the Sale of Flats scheme at a Press Conference in the Board Room, Princess House on 26th December, 1969.



Aerial view of the National Development Building at Erskine Hill, Maxwell Road, the future home for all the departments under the Ministry of National Development, shows it as the outstanding landmark in the town area.



PART I

Administration

Finance

Statistics & Research

ADMINISTRATION

Mr. Pang Tee Pow, the Permanent Secretary to the Ministry of Labour, was appointed the new Chairman on 1st February, 1969, and Mr. M. Coomaraswamy, an Advocate and Solicitor with Messrs. Rodyk and Davidson, who had been a Board Member from 1st February, 1966, to 31st January, 1969, was appointed Deputy Chairman.

Mr. Lee Hee Seng, General Manager and Director of the Malaya Borneo Building Society Limited, who had been a Board Member since 1st August, 1966, was re-appointed for another three years with effect from 1st August, 1969, and Mr. Baey Lian Peck, Managing Director of the National Bolts and Nuts Industries Limited, was appointed for a period of three years as from 1st September, 1969. The other new Members appointed to the Board were Mr. C.A.V. Chew of Kumpulan Akitek, a firm of Architects, and Mr. Michael Fam, General Manager of Hume Industries (F.E.) Limited., both appointed for 3-year terms from 1st February, 1969.

The Chairman and Members of the Board regularly toured Board projects and estates and visited Area Offices to familiarise themselves with the organisation and functions of the various Departments of the Board.

Secretariat

The Secretariat is the central co-ordinating Department between the Board and the various Departments, and its functions include staff recruitment as well as personnel work.

The Staff Recruitment Section ensured that other Departments had, as far as possible, the full complement of staff for administrative and functional efficiency. It conducted 55 selection board meetings and selected 338 candidates to fill junior vacancies. Close liaison was maintained with the Public Service Commission which interviewed candidates for senior posts on behalf of the Board. Twenty-seven senior appointments were made during the year.

At the beginning of the year, there was a dearth of professional men such as Architects, Engineers and Estates and Lands Officers. However, the situation improved in the latter half of the year with the return of a number of Colombo Plan scholars from overseas courses.

Organisation and Methods Survey

As the work-load of the Estates and Finance Departments in the Area Offices had increased tremendously over the last few years, the Board decided to review the functions of these Departments by appointing a Management Survey Committee to make recommendations to improve the management and effectiveness of the Area Offices. Mr. Lee Hee Seng, a Board Member, was appointed to chair this Committee which comprised the Acting Chief Executive Officer, the Estates Manager, the Acting Financial Officer and the Secretary. An official of the Organisation and Methods Branch of the Ministry of Finance was invited to sit on the Management Survey Committee for a



*Her Royal Highness, Princess Alexandra,
guest of honour during the
150th Anniversary celebration,
being briefed by the Chairman in the Board Room,
Princess House.*



In the Urban Renewal Pavilion at the "150 Years of Development" Exhibition, Dr. Goh Keng Swee, Minister for Finance, Mr. E.W. Barker, Minister for Law & National Development, and others examine a model of urban areas.

few months. The Survey Teams, comprising officers from the Finance and Estates Departments and the Secretariat, attended an Organisation and Methods Course conducted by the National Productivity Centre. Following this, the Teams started work in August and by the end of the year several recommendations made for the improvement of work in the Finance and Estates Departments were adopted.

Public Relations

The Public Relations Section of the Secretariat had a particularly busy year as the Republic was celebrating the 150th Anniversary of the founding of Singapore.

The first event of the year was the official opening of the People's Park Shopping-cum-residential Complex on 22nd February by the Minister of State (Defence) and MP for Sepoy Lines, Mr. Wee Toon Boon. This complex was the first project to be completed in Precinct South I under the Urban Renewal Programme.

To publicise the completion of 100,000 units of Public Housing by the Board, a commemorative stamp was issued in July. The design was selected from a total of 22 entries received in a stamp design competition among the Board's staff.

In conjunction with departments under the portfolio of the Ministry of Law and National Development (National Development Division), the Board participated in the "150 Years of Development" Exhibition held at Elizabeth Walk from 1st to 17th August, 1969.

The theme of the exhibition, which was officially declared open on 1st August by Dr. Goh Keng Swee, the Minister for Finance, was the physical development of Singapore and its future development.

The Board's low-cost housing programmes and approved future housing schemes, as

well as plans for the renewal of the central areas, were publicised through models, photographs, charts and other illustrations occupying two of the ten specially erected pavilions. Selected films on various aspects of the Republic's development were screened nightly at the exhibition site.

An attractive souvenir publication was printed and sold at nominal charge to visitors.

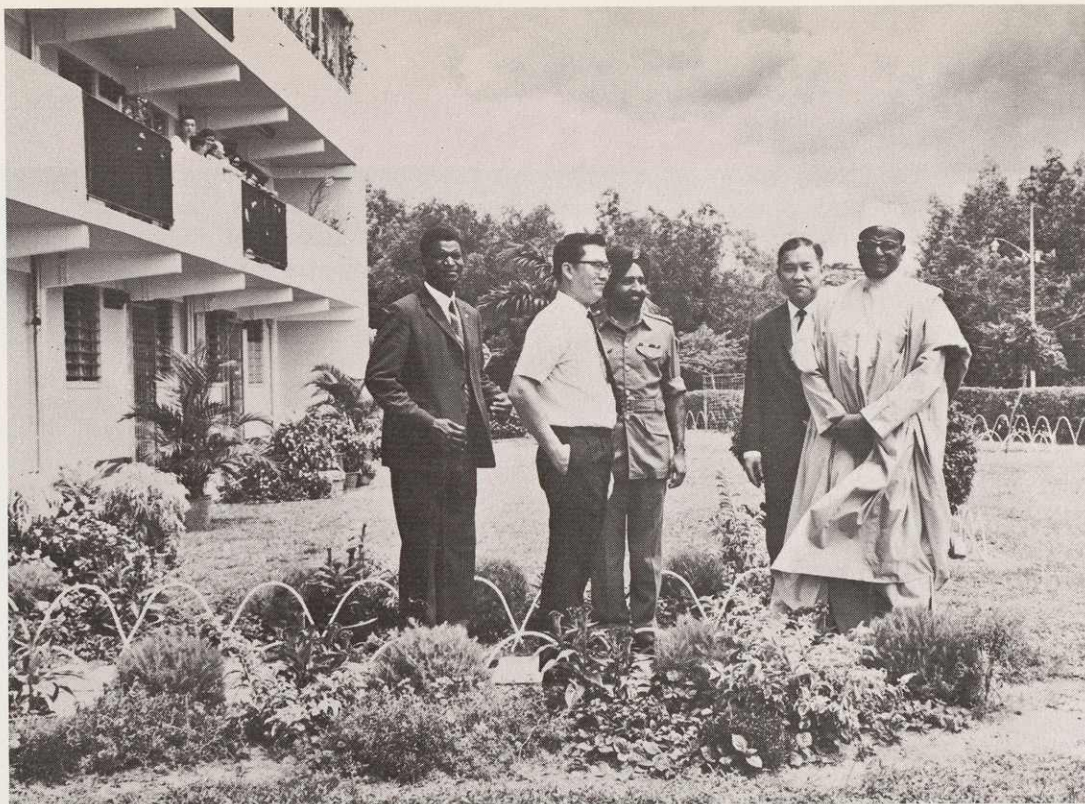
Work on the publication of a book entitled "The First Decade in Public Housing", a comprehensive record of the Board's building programmes since its establishment, was completed at the end of the year.

The Public Relations Section, in conjunction with the Estates Department, continued to ensure the establishment of sound management-tenant relationship. Consideration was given to suggestions from tenants and members of the public and, where tenants lodged complaints against the Board through a failure to understand the Board's policies, great pains were taken to resolve the issues raised.

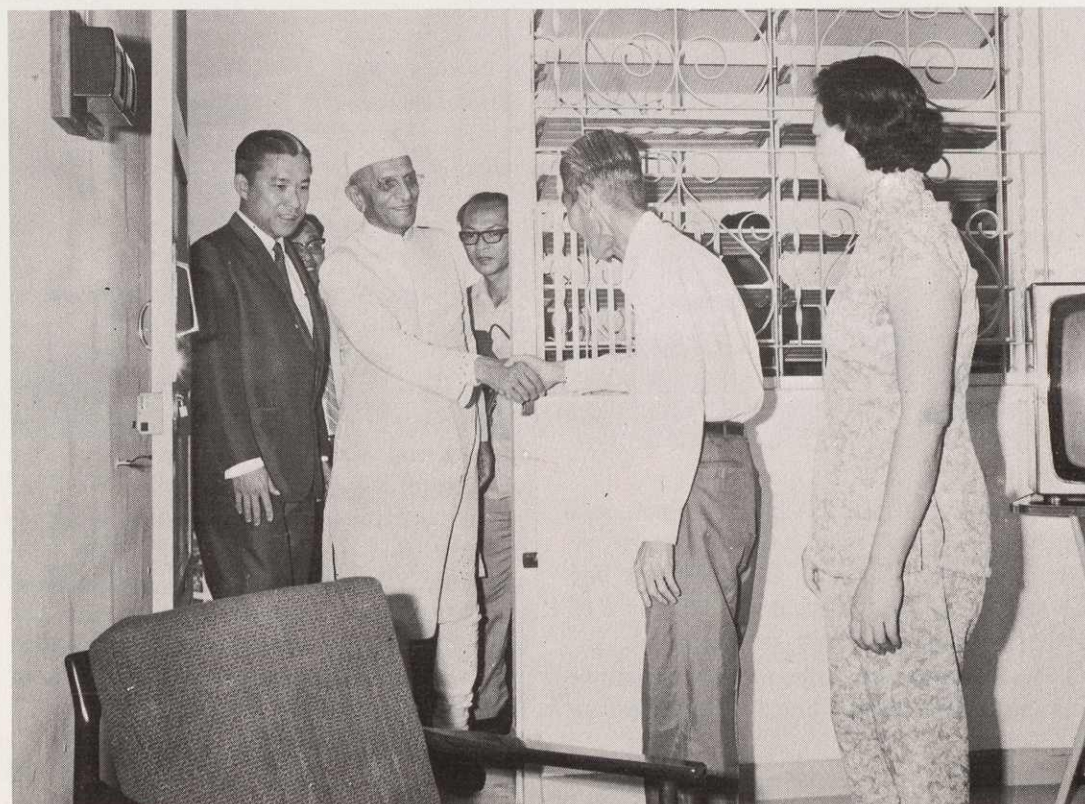
Wide publicity was given to the "Home Ownership for the People" Scheme; regular press releases informed the public of completed units available for sale and types of units available in the years ahead.

A publicity campaign was mounted in conjunction with the Ministry of Health in all Board estates in October. The aim of the campaign was to drive home to all Board tenants the importance of keeping their living surroundings clean and free of mosquitoes.

The activities of the Housing and Development Board continued to attract considerable interest both inside and outside the Republic. Throughout the year the Board received a large number of visitors, some of whom were conducted on tours of Board estates.



The President of Niger, H.E. Monsieur Diori Hamani, during his visit to Queenstown Housing Estate on 6th November, 1969.



Mr. Shri Morarji Desai, Deputy Prime Minister of India, visiting a 3-room Improved flat in Block 16, Queenstown, Neighbourhood III.

In August, the month for the official celebration of the 150th Anniversary of the founding of Singapore, Her Royal Highness, Princess Alexandra and the Honourable, Mr. Angus Ogilvy, were conducted on a tour of Queenstown, Neighbourhood III. Towards the end of the year, His Excellency Monsieur Diori Hamani, President of Niger and his entourage of 22 high-ranking officers were given a briefing at Princess House and later conducted on a tour of Queenstown, Neighbourhood III.

Other V.I.P. visitors to the Board during the year, in chronological order, included:-

Lord Howick	Chairman of Commonwealth Development Corporation
Mr. Luong The Sieu	Minister for Public Works, Communications and Transport, Republic of Vietnam
Mr. Mordechai Bentov	Minister for Housing, Israel
Shri Morarji Desai	Deputy Prime Minister, India
Sir Henry Bolte	Premier of Victoria, Australia
Mr. Hitendra Desai	Chief Minister, Gujarat, India
Dr. Ahmet Ihsan Kirmli	Member of the Turkish Cabinet
Kwon Hui Kyong	Vice Minister for Foreign Affairs, Democratic People's Republic of Korea
Hon. L.R. Adams-Schneider	Minister for Broadcasting, New Zealand.
Rt. Hon. Fred Peart	Lord President of the Council & Leader of the House of Commons
Mr. P. Govinda Menon	Minister of Law & Social Welfare, India
Colonel Soekarmein	Governor of Bali

Statistics and Research Department and Subsidiary Companies

The Survey Research Unit was raised to the status of a Department on 1st January, 1969. Two companies, the Development and Construction Co. (Pte.) Ltd. and the Housing and Management Services Co. (Pte.) Ltd., were formed on 25th July, 1969. Being wholly-owned subsidiaries of the Housing and Development Board, these companies would eventually take over certain functions and projects which are not directly connected with the construction of low-cost public housing.

Training-within-Industry Course

At the request of the Board, the Ministry of Labour organised a training course for the Board's officers. A total of 18 officers attended the course which was conducted thrice weekly in the evenings from 16th June to 31st August, 1969. The course which provided training in leadership, human relations, efforts to improve efficiency, methods of handling problems, and information on the structure and responsibilities of management proved beneficial to the officers concerned.

Consolidation of Variable Allowance into Basic Salary.

On 21st June, 1969, the Board decided to convert its salary structure from the existing basic pay plus variable allowance into consolidated salaries with retrospective effect from 1st January, 1969, in line with Government policy on the matter. The consolidation of salaries rationalised the pay structure of the Board's officers with the result that salaries of all officers in the same grade, regardless of sex or marital status, were standardised.

Tours, Seminars, Conferences and Scholarships

The Board, as in the past years, participated in international Seminars and sponsored officers on scholarships overseas.

Mr. Lim Poh Guan, Estates Officer, attended the Second Course on Housing & Building Statistics in New Delhi from February to March. Mr. Choo Bok Lam, Planner in the Urban Renewal Department, was the Board's representative at a Conference on Development and Conservation of the Countryside at the University of Hong Kong in March.

Mr. John Lim Kee Swee, Assistant Financial Officer, attended the International Labour Organisation Seminar on "Improving Management Effectiveness through using Management Information Systems based on Electronic Data Processing" held in Singapore in October.

Mr. Liu Hua An, Executive Civil Engineer

was sent to Japan for three weeks in March-April to obtain first hand experience in the operation of a Piling Plant.

Three officers were awarded Colombo Plan Scholarships to attend training courses in Japan—Mr. Chua It Meng, Executive Structural Engineer, in Methods of Construction & Use of Materials in Structures, from January to March; Mr. Tham Boon Kheng, Assistant Architect, in Regional Development, from January to April and Mr. Soh Gin Teck, also an Assistant Architect in the Urban Renewal Department, in Landscape Architecture, from February to March.

Two other officers were awarded scholarships: Mr. Tan Wee Lee was awarded a six-month post-graduate Fellowship in Urban Renewal Design in America and Mr. Ho Siew Koon, Assistant Civil Engineer, was awarded a two-year scholarship, leading to a Masters Degree in Coastal Engineering, tenable at the Asian Institute of Technology, Bangkok.



On the "steel globe", a new play equipment in Toa Payoh, Neighbourhood IV.



These 18-storey blocks of 1-room Improved flats at Prince Charles Crescent, set in quiet pleasant surroundings, are in great demand.



FINANCE

Funds allocated to the Board in the 1969/70 Development Estimates (covering the 15 months ending 31st March 1970) were originally \$50 Million as against the Board's budgeted capital expenditure for the year 1969, both for Urban Renewal housing and other low-cost housing projects, of \$129,853,000/-. However, towards the end of the year, the provision was raised to \$70 Million. Building contracts of \$58 Million were awarded during 1969 and capital expenditure for completed building projects and "work-in-progress" totalled \$70 Million. Payments to contractors and others at the end of the year exceeded total loan drawings to date by \$67 Million (1969 loan advances were \$35 Million) and this excess was temporarily met from funds earmarked for other purposes, e.g. repairs and maintenance, etc. The Board is required from 1st January 1969 to pay for all service and capital charges, including resettlement and sewerage costs.

Revenue Income and Expenditure

The Board had under its financial management as at 31st December, 115,872 units of which 24,187 units of flats were sold under the Board's "Home Ownership Scheme".

Income from rent grossed \$52.5 Million, inclusive of service and conservancy charges of \$4.2 Million. Loans granted to the public in 1969 for the purchase of Board flats totalled \$44.4 Million. These are repayable over a maximum period of 15 years at $6\frac{1}{4}\%$ interest per annum. Interest

and principal repayments received on loans made to purchasers under the "Home Ownership Scheme" were \$4.9 Million and \$12.0 Million respectively.

Repayments of principal with interest on loans obtained from the Government came to \$53.4 Million, which amount included \$21.7 Million accelerated principal repayment by the application of Central Provident Fund Board monies utilised by Central Provident Fund members in the purchase of flats. Property tax, expenditure for administering the Board and maintenance of Board's properties were \$18.1 Million, \$13.6 Million and \$2.4 Million respectively.

Deficit for the year was \$6.3 Million (subject to audit).

Provident Fund

As at 31st December 1969, the Board's own Provident Fund had 1,161 members, while 160 Board officers were contributing towards the Municipal Provident Fund.

Agency and Related Functions

Agency work for the reclamations at the East Coast from Bedok to Tanjong Rhu and at Kallang Basin; construction of flats, shops and other facilities for the British Phosphate Commissioners of Melbourne at Christmas Island; flats and flatted factories for the Jurong Town Corporation; auction market for the Fisheries Department; police quarters for the Ministry of Interior and Defence; community centres for the People's Asso-

ciation; as well as urban redevelopment and resettlement projects involved expenditure totalling \$37.3 Million. Of this sum, \$4.1 Million were expended on land acquisition for Urban Renewal, and \$0.7 Million on land clearance and resettlement.

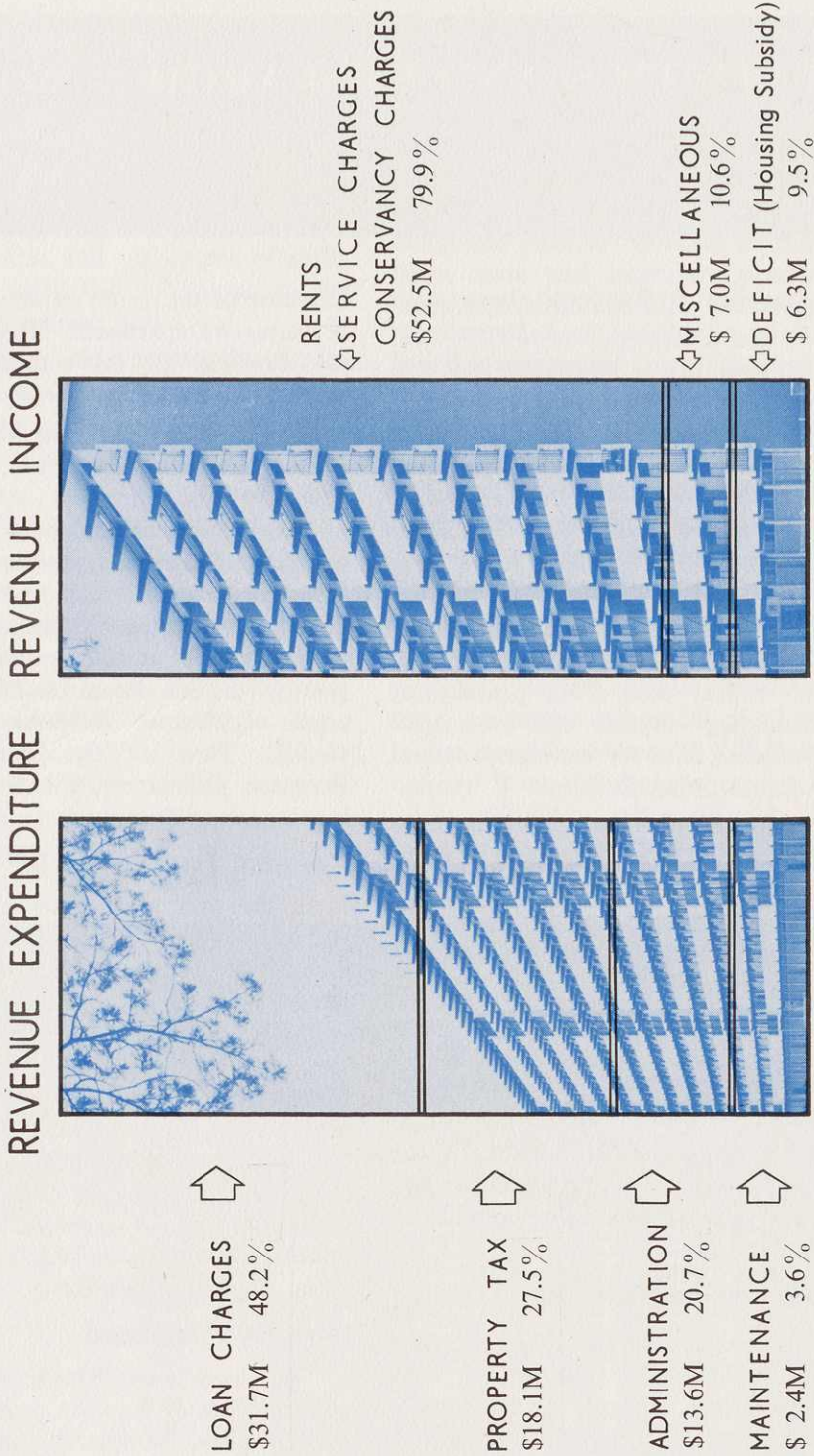
Urban redevelopment expenditure inclusive of land cost totalled \$7.8 Million. This expenditure, pending the release of Government funds, was temporarily met from

deposits and premiums on leases of urban redevelopment sites by the private sector, leaving some \$1.7 Million unreimbursed as at 31st December 1969. Reimbursements received in respect of the Kallang Basin and the East Coast projects amounted to \$2.0 Million and \$9.5 Million respectively, leaving some \$3.0 Million of expenditure on the East Coast Reclamation unreimbursed at the end of the year.



Imaginative play equipment for the younger ones in the Playground before the "Y" block in Toa Payoh New Town.

Disposition of Income 1969



STATISTICS AND RESEARCH

The Statistics & Research Department was officially established as a Department within the Housing and Development Board on 1st January, 1969. This Department took over all the functions from its ad-hoc predecessor the Survey Research Unit, formed in 1968 under the Secretariat Department to carry out the Resettlement Areas Census, and two Sample Surveys—the Sale of Flat Feasibility Study and the H.D.B. Sample Household Survey.

The objectives of the department are:-

- (1) To collect data from primary or secondary sources and to make available data for management and administrative decisions.
- (2) To provide for statistical data to be collected at every stage and in every operation of the Board so that up-to-date statistics could be available for various studies and investigations when required.
- (3) To do economic, feasibility and cost-benefit studies and to collect socio-economic data on the tenants living in the housing estates.
- (4) To train a set of officers in the methods of collecting, collating and analysing statistics using computers.

Establishment and Staffing

Dr. Stephen Yeh of the Economic Research Centre, University of Singapore, who was the Honorary Director of the former Survey Research Unit continued as Honorary

Director of the newly established Statistics & Research Department. He was responsible for directing all the census and surveys undertaken by the Department. Under his advice, the Board approved a special training programme for the senior staff of this Department.

The Department has in its establishment one post of Statistical Adviser, two posts of Senior Research Officer, and thirteen posts of Trainee Research Officer with a clerical pool of six. As at 31st December, 1969, one post of Senior Research Officer and six posts of Trainee Research Officer were vacant. Three of the posts of Trainee Research Officer were only filled in the last month of the year.

Training Programme for Staff

In the first year of its existence, great emphasis was placed on staff training to equip it for the tasks ahead. Three officers were sponsored for two non-credit courses in Statistics at the University of Singapore and one officer for a part-time course leading to a Master's Degree in the Social Sciences. In August, two officers were sent to a leading computer firm in Singapore for 6 months' training in programming and system analysis. These officers were involved in carrying out a comprehensive feasibility study of computerisation.

Projects Completed

The Department completed the preliminary analysis of the data gathered from the 10% H.D.B. Sample Household Survey.

The objectives of this survey were:

- (1) to find out the socio-economic characteristics of the households living in Housing and Development Board flats;
- (2) to find out the present living conditions, both physical and social, of the tenants and the degree of satisfaction with the conditions in the housing estates; and
- (3) to compare and contrast the present conditions with those of the past.

The analysis and final report for the Resettlement Census of 1968 was completed and sent to the Government Printer for publication in December. This census covered the sixteen Resettlement Areas with a population of some 10,000 persons, then under the management of the Board, and twenty-one Resettlement Areas with a population of some 6,300 persons, then under the management of the Land Office. In addition to the usual demographic data, a wide range of information on the population such as current and completed education, vocational training, economic activity, occupational status, occupation and industry, income

from main and secondary jobs, place of work and part-time employment was gathered. Information on housing and household both before and after resettlement included items such as type of housing unit, size of lot occupied, length of residence, housing facilities, size of household, number of household members working on and outside farm, main and secondary produce from farm, expenditure on farm and income from farm and outside farm, and other characteristics on household and household head.

Besides these, the Department also extracted and analysed "the shop records" revealing important indicators on the rates of construction of shops, terminations and voids, and ratio of flats to shop. The report on this preliminary study was completed in November. Simultaneously, a proposal for computerising the shop records in the form of a Live Shop Register was submitted for consideration for adoption and the move for a comprehensive census of all the shops in the housing estates to gather data and opinion from the shopkeepers on the adequacy of floor space, layout, business turnover and viability was in an advanced stage of planning.



MacPherson night scene.



PART II

Building

Estates & Lands Management

Urban Renewal

Resettlement

BUILDING

In consonance with the targets set under each Five-Year Building Programme, 50,000 units were completed in advance in 1965 and 100,000 units by 1969. Under the Second Five-Year Plan Building Programme, the Board had completed, by the end of the year, 56,418 units.

Third Five-Year Building Programme

The concessions introduced under the "Home Ownership Scheme", the increased rehousing and resettlement requirements in the wake of accelerated work on urban renewal, and changes in the concept of a family unit with young couples tending to establish their own homes, have generated an increase in the demand for flats. The Board's Architects, therefore, were busily engaged in preparing the Third Five-Year Building Programme for implementation during the period 1970-1975. This programme is expected to see the construction of 100,000 units which would approximately be the combined total of the number of units constructed under the First and Second Five-Year Building Programmes.

Development under the Third Five-Year Building Programme would be concentrated in Queenstown, Toa Payoh and in 3 proposed new towns—Telok Blangah, Woodlands and Bedok. Development would be carried out on a smaller scale in other areas like Kallang Basin, Redhill and Henderson Road Redevelopment, Balestier Road Redevelopment, Tiong Bahru Fire Site, Covent Garden/Havelock Road Redevelopment, Upper Changi Estate, MacPherson Road South

Estate Extension, Katong Estate, Farrer Road Estate and in the redevelopment of Brickwork Estate.

Improved Designs and New Layout Plans.

The Design and Research Unit submitted improved designs and introduced imaginative layouts of estates.

For purposes of differentiating one neighbourhood from the next, one new town from another, and of achieving variations within the estates, the Design and Research Unit introduced for the Third Five-Year Building Programme new building forms which varied from the traditional rectangular slab blocks. Twenty to twenty-four storey high square-shaped tower blocks were introduced for Queenstown, Neighbourhood VI, "pin-wheeled" blocks for Redhill Phase II and a U-shaped block would be constructed in the Kallang Basin Estate.

New plans were drawn up for the one-room and three-room improved type flats and approved by the Board. In the new one-room improved plans, the emphasis was laid on increased economic utilisation of space involving a new arrangement of the kitchen, bathroom and balcony. The number of staircases in a block would be increased to facilitate circulation, and additional space in the corridors would provide better lighting and more upper level children's play areas.

In the new three-room, improved type plans, the built-in area of each unit would

be increased and the new arrangement of the kitchen, bathroom and W.C. would result in brighter, more spacious units. In some of the better designed blocks, access balconies would be eliminated and staircases would be provided to serve only two units on each level with a view to providing greater privacy.

Another improvement in design, to be applied to all blocks, was to keep the ground floors free of flats in order that they could be utilised for shops, hawkers' centres, light industrial workshops, covered children's play areas, or car parks.

The nett density within each housing estate would remain at 80 to 100 units of flats per acre, but under the new plans the buildings would be taller than those erected in the first and second 5-year Building Programmes. Building upwards would free much ground space for landscaped parks, children play-fields and pedestrian walks, resulting in more pleasant environments for the residents of the estate.

At the planning stage, care was taken to maintain a more suitable relation between the blocks and open spaces. The spaces would vary in size and design treatment, according to their functions and peculiar site conditions. The blocks of buildings would be aligned in terms of their shapes, heights and positions so that the right degree of enclosure to the space on the ground, and a controlled silhouette against the sky, could be achieved.

The open spaces which would be properly landscaped during the construction stage would add balance and harmony to the estate.

Town Centres

In planning a housing estate, the Board's Architects/Planners had long recognised the importance of town centres which would act as the natural focal points of the estates.

The residents would be encouraged to converge naturally to these town centres for entertainment and business purposes as it would contain the main shopping areas, cinemas, restaurants, clinics, banks, libraries, post offices, community halls, playing fields and swimming pools.

Labour intensive industries in Housing Board estates

At the planning stage, provision would be made to reserve about 10% of the land in each estate for labour intensive industries which would create jobs on the door-steps for the thousands of residents.

Sample surveys had revealed that 2% of those living in housing estates could obtain employment within the estate in the markets and shopping centres; the rest had to go to other areas outside the estate to work or were unemployed. Recent experience had shown that a well designed, air-conditioned electronic assembly plant or garment factory occupying 5 to 10 acres of land would create as many as 5,000 jobs for the residents in the estate.

Design of Telok Blangah New Town

Bounded by the Malayan Railway line, Kampong Bahru Road, Telok Blangah and Alexandra Road, Telok Blangah New Town would comprise 932 acres of undulating land, dominated by Mount Faber Ridge. The Telok Blangah New Town would be the most important project to be undertaken in the Third 5-Year Building Programme. It would contain all improvements introduced into public housing from lessons learnt during the last decade.

Approximately 400 to 500 acres would be made available for public housing projects. The density of the New Town would be lower than that of Queenstown and Toa Payoh as it would be built to take advantage



This block of 3-room Improved Flats in Toa Payoh, Neighbourhood IV is a variation from the traditional "slab" block building form.

A new building form a 20-storey "Point Block" in Queenstown, Neighbourhood IV, containing new type 4-room and 3-room flats.

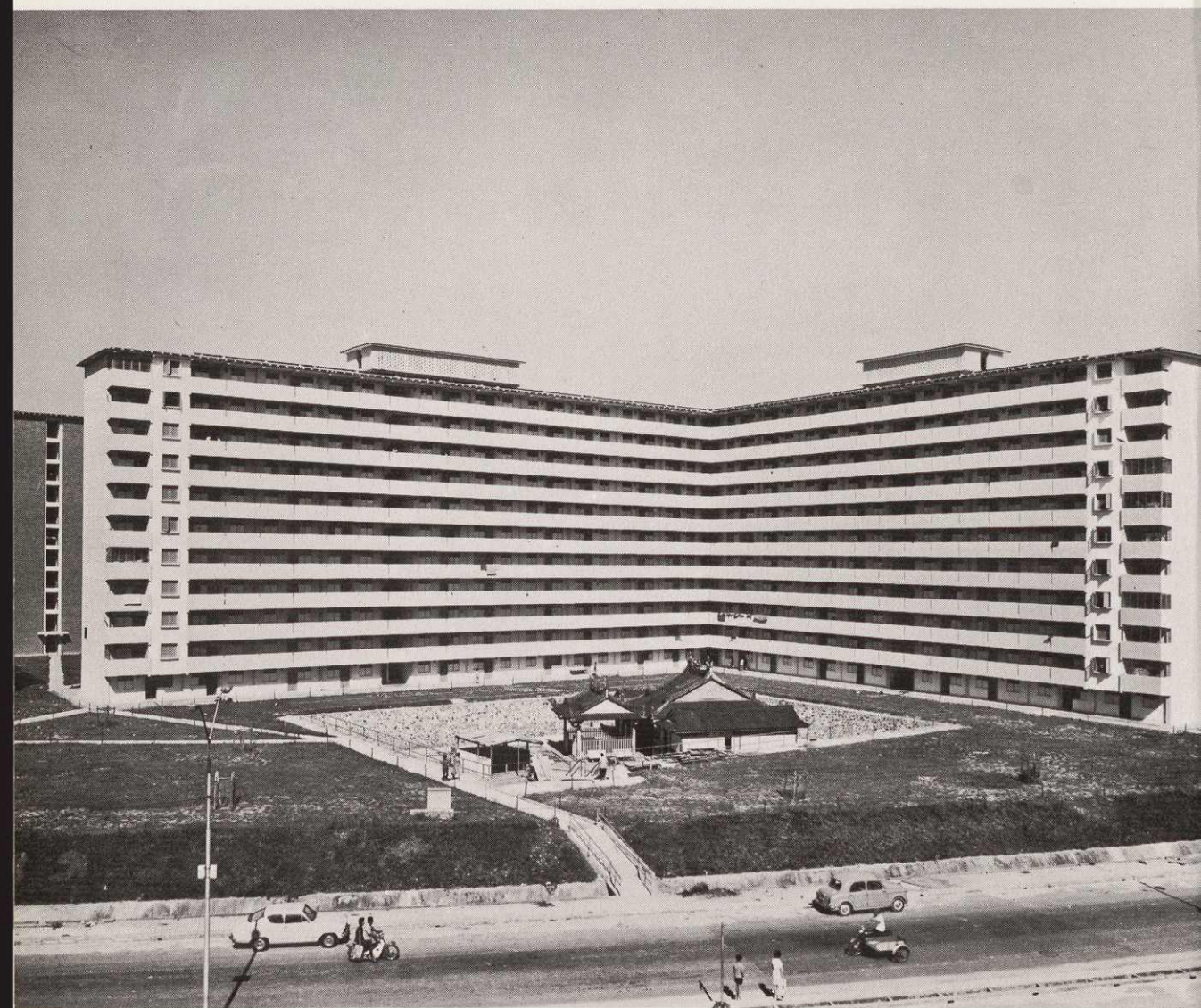




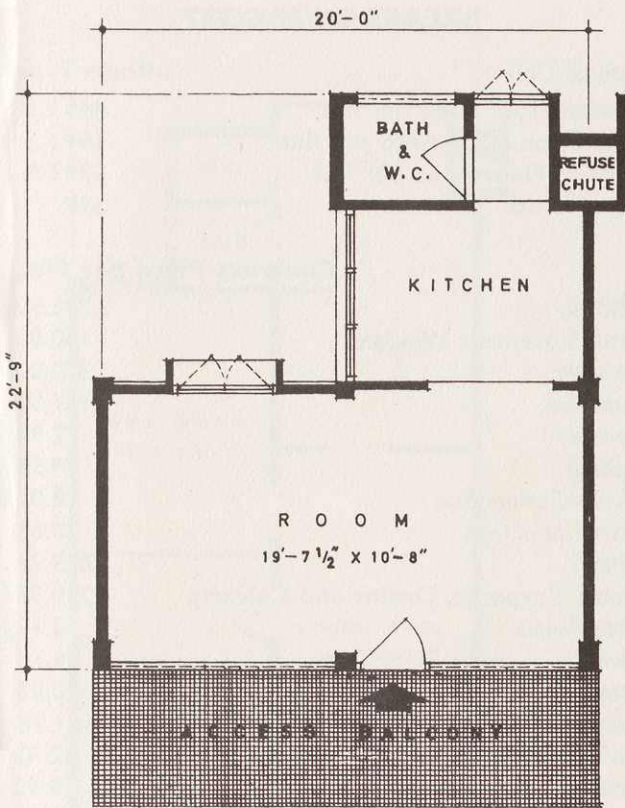
The L-shaped block of 3-room Improved Flats in Toa Payoh, Neighbourhood 1 is another variation from the traditional "Slab Block" building form.



Focus is now on the back elevation of the L-shaped block of 3-room flats in Toa Payoh, Neighbourhood I.



*A contrast of the new and old—
the L-shaped block of 3-room Improved flats in
Toa Payoh, Neighbourhood II, in the background,
an existing temple in the foreground.*



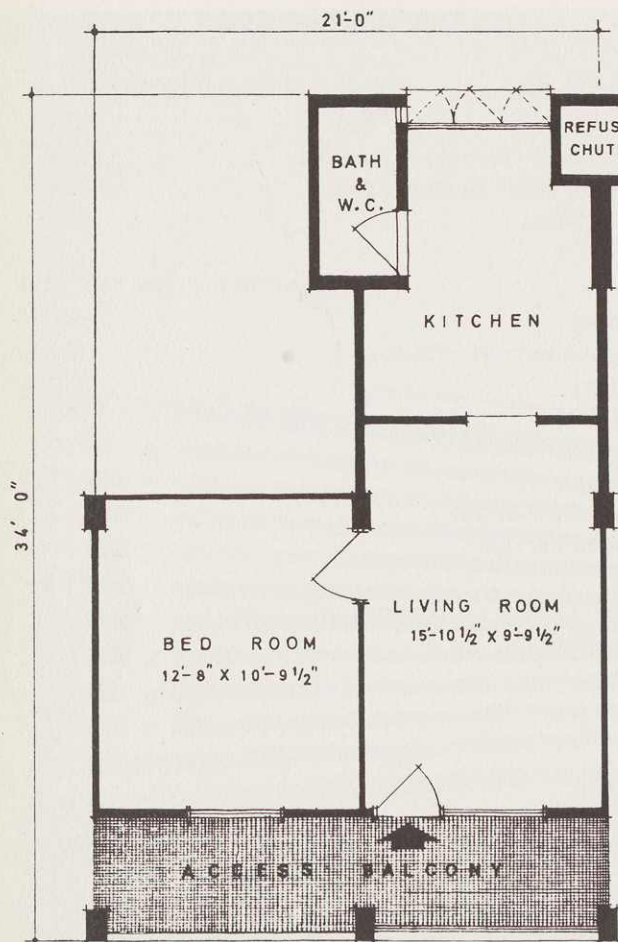
BREAKDOWN COST

Type of Unit	I-Room Improved Type
Internal Floor Area per flat	353 F.S.
Circulation Floor Area per flat	129 F.S.
Covered Floor Area per flat	482 F.S.
No. of Units	520

Contract Price Per Flat

Building	2,241.10
Metal Casement Window	100.00
Sanitary	330.00
Electrical	100.00
Elevator	153.91
Roofing	43.71
Water Connection	22.73
Gas Connection	34.09
Piling	300.00
Roads, Carparks, Drains and Culverts	155.68
Earthworks	14.12
Sewers	87.19
Street Lighting	20.83
Site Investigation	1.77
Turfing	1.77
Supervision	20.83
Cost per Unit	3,627.73
Cost per F.S. of Internal Floor Area	10.28
Cost per F.S. of Covered Floor Area	7.53

I-Room (Improved) Delta Road
Contract I



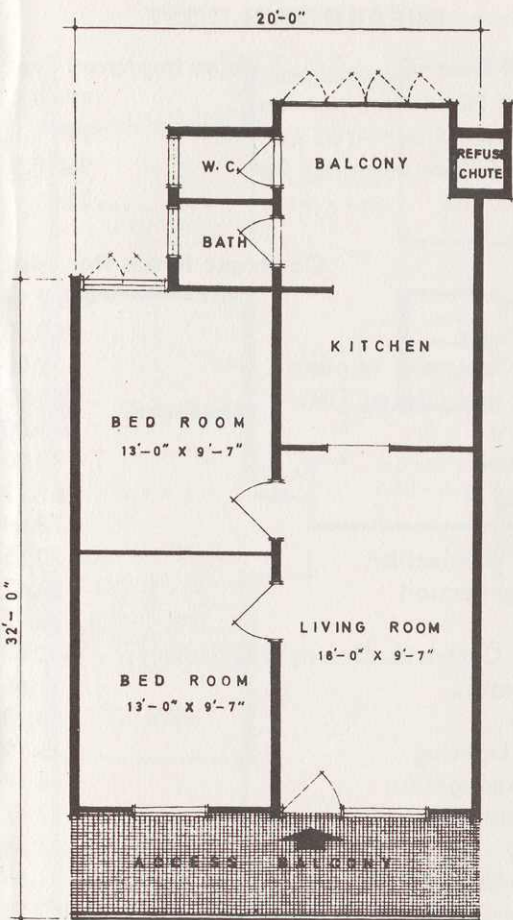
BREAKDOWN COST

Type of Unit	2-Room Type
Internal Floor Area per flat	445 F.S.
Circulation Floor Area per flat	194 F.S.
Covered Floor Area per flat	639 F.S.
No. of Units	540

Contract Price per Flat

Building	2,795.90
Metal Casement Window	150.00
Sanitary	350.00
Electrical	131.00
Elevator	72.94
Roofing	74.58
Water Connection	18.01
Gas Connection	30.63
Piling	629.23
Roads, Carparks, Drains and Culverts	215.38
Earthworks	63.19
Sewers	54.74
Street Lighting	20.03
Site Investigation	1.78
T.V. Antenna	32.43
Turfing	9.92
Supervision	26.52
Cost per Unit	4,676.28
Cost per F.S. of Internal Floor Area	10.51
Cost per F.S. of Covered Floor Area	7.32

2-Room Toa Payoh, Neighbourhood IV Contract XI



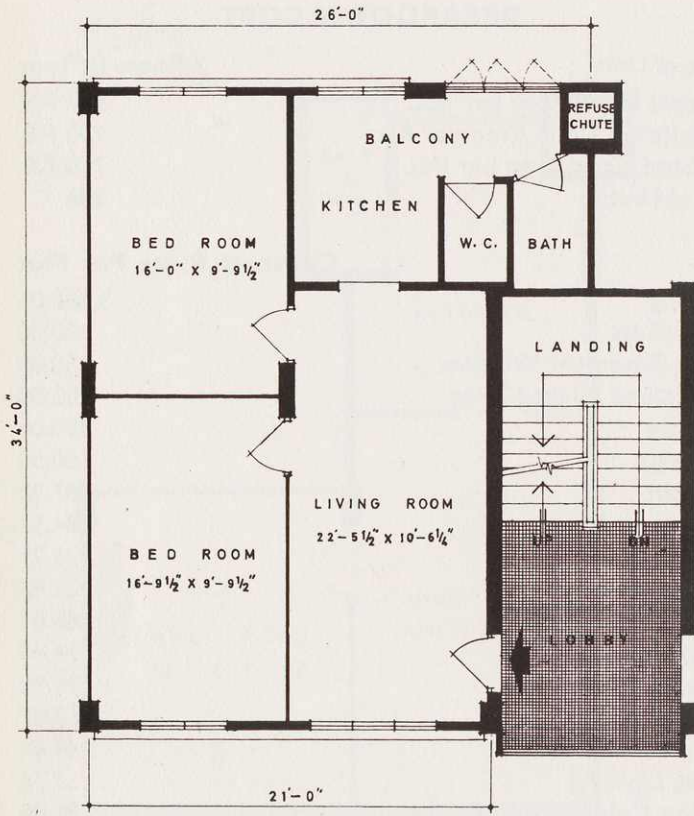
BREAKDOWN COST

Type of Unit	3-Room (I) Type
Internal Floor Area per flat	667 F.S.
Circulation Floor Area per flat	103 F.S.
Covered Floor Area per flat	770 F.S.
No. of Units	306

Contract Price Per Flat

Building	3,668.06
Metal Gate	100.00
Metal Casement Window	150.00
Mosaic and Glazed Tiles	200.00
Sanitary	400.00
Electrical	160.50
Elevator	307.22
Roofing	84.51
Water Connection	23.21
Gas Connection	33.93
Road and Carparks	288.01
Earthworks	134.40
Sewers	95.98
Turfing	13.47
T.V. Antenna	44.64
Street Lighting	53.76
Drains, Culverts and Bridges	95.98
Soil Investigation	15.34
Supervision	38.42
Cost per Unit	5,917.43
Cost per F.S. of Internal Floor Area	8.87
Cost per F.S. of Covered Floor Area	7.68

3-Room Improved Flats at Toa Payoh, Neighbourhood IV, Contract VIII



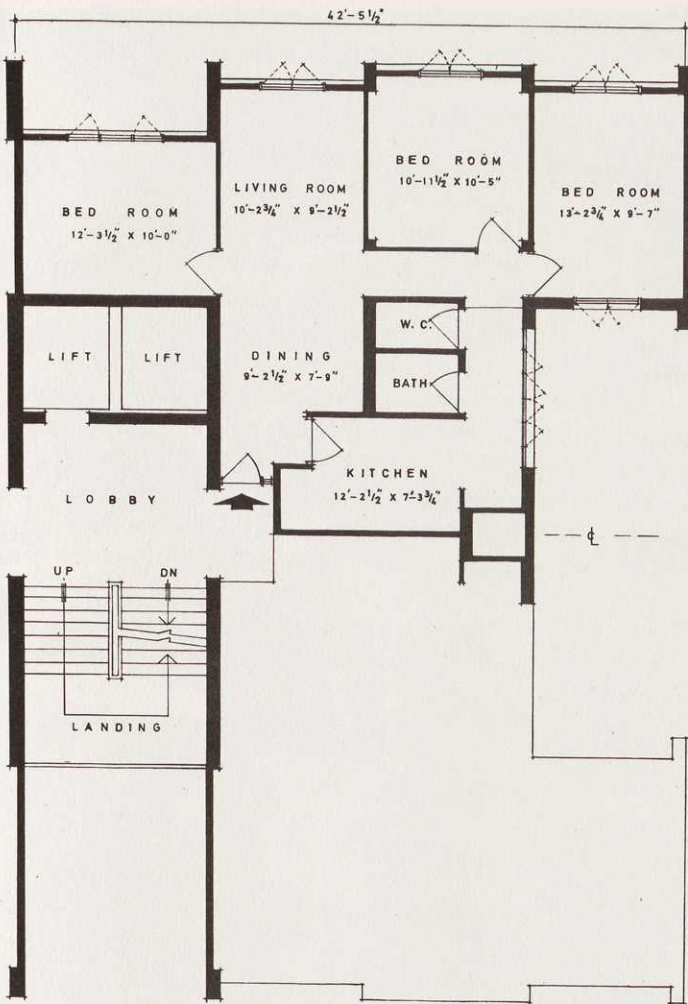
BREAKDOWN COST

Type of Unit	3-Room Improved Type
Internal Floor Area per flat	771 F.S.
Circulation Floor Area per flat	194 F.S.
Covered Floor Area per flat	965 F.S.
No. of Units	354

Contract Price Per Flat

Building	4,283.94
Metal Gate	100.00
Metal Casement Window	150.00
Mosaic and Glazed Tiles	200.00
Sanitary	430.00
Electrical	170.00
Elevator	289.13
Roofing	78.64
Water Connection	20.75
Gas Connection	32.47
Piling	1,118.72
Roads, Carparks, Drains and Culverts	162.69
Earthworks	51.66
Sewers	144.18
Street Lighting	16.19
Site Investigation	6.17
T.V. Antenna	32.47
Turfing	12.34
Supervision	41.63
Cost per Unit	7,340.98
Cost per F.S. of Internal Floor Area	9.52
Cost per F.S. of Covered Floor Area	7.61

3-Room (Improved) Redhill/Henderson, Phase I, Contract II



BREAKDOWN COST

Type of Unit	4-Room Improved Type
Internal Floor Area per flat	877 F.S.
Circulation Floor Area per flat	105 F.S.
Covered Floor Area per flat	982 F.S.
No. of Units	46

Contract Price per Flat

Building	6,035.36
Metal Gate	100.00
Metal Casement Window	200.00
Mosaic and Glazed Tiles	400.00
Sanitary	500.00
Electrical	210.00
Elevator	453.58
Roofing	61.40
Water Connection	25.00
Gas Connection	36.59
Piling	812.63
Roads, Carparks, Drains and Culverts	94.45
Earthworks	68.06
Sewers	45.34
Site Investigation	3.77
T.V. Antenna	30.98
Turfing	9.47
Supervision	113.40
Cost per Unit	9,200.03
Cost per F.S. of Internal Floor Area	10.49
Cost per F.S. of Covered Floor Area	9.37

4-Room (Improved) Kallang Basin,
Neighbourhood I, Phase II, Contract II

of the undulating nature of the land. When this New Town is completed it will house approximately 150,000 people.

The planning envisaged the development of 160 acres of land into a park along Mount Faber Ridge, which commands a panoramic view of Keppel Harbour and Pulau Blakang Mati. The location and height of the building blocks in the New Town would be carefully controlled so that the vista at various directions would not be interrupted. Part of this ridged park would also be developed for the tourist industry.

The New Town would be self-sustaining: besides the development of all amenities—schools, a town centre, a sports complex and a place of worship, about 20 acres of land along the Malayan Railway line would be developed for labour intensive industries. It was estimated that more than 10,000 jobs would be created within the New Town.

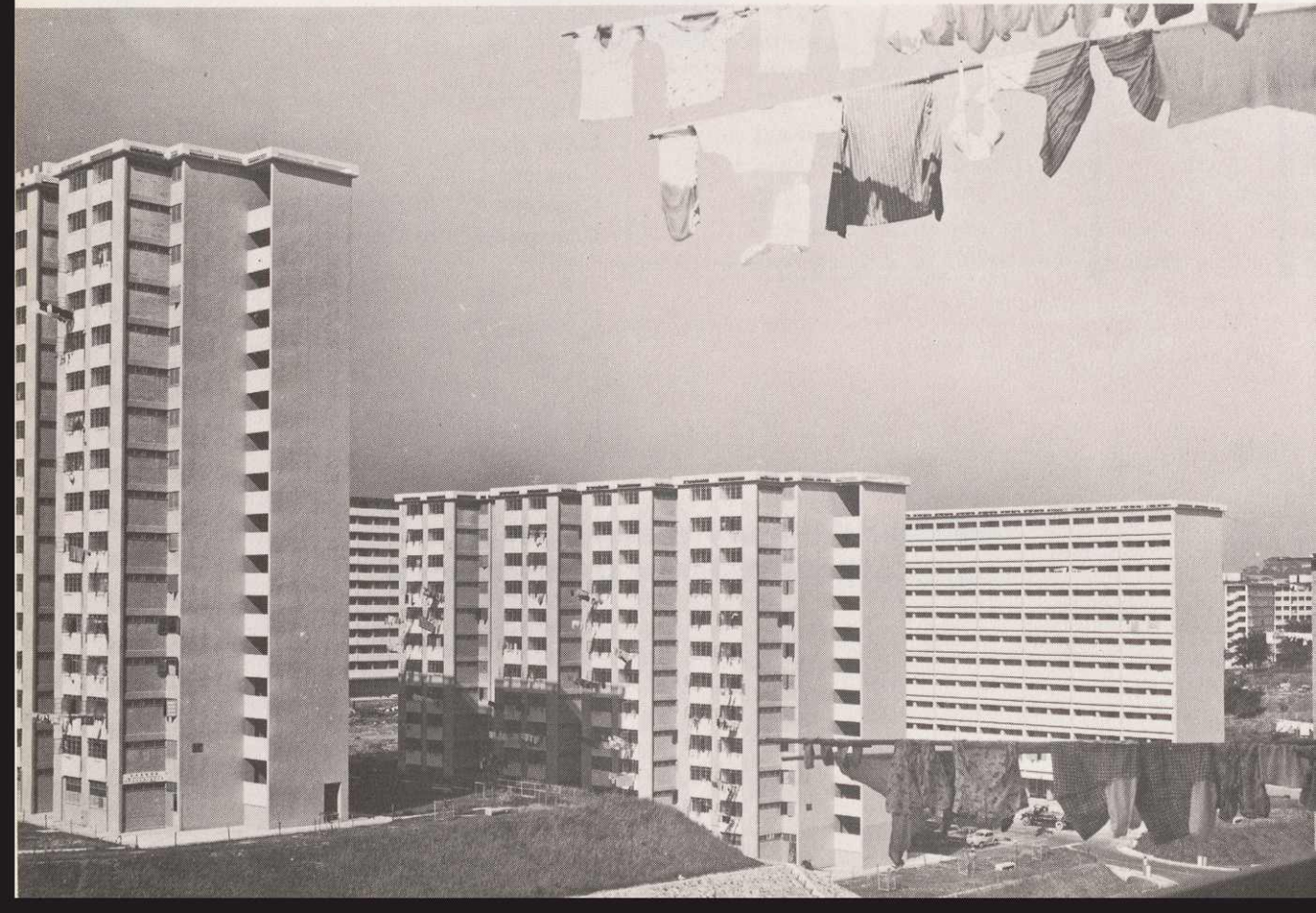
Notes on Planning and Construction Progress of Existing Estates

Queenstown

In Queenstown, with the completion of 2,371 units of flats and shops, the total number of units constructed came to 20,065, housing a population of approximately 110,000.

By the end of the year, Neighbourhood VI was almost completed. In Neighbourhood VII, land acquisition and exhumation of graves were completed during the year; the layout plans were being finalised for construction work to start in early 1970.

During the year, the town centre was fully developed; the addition of a 2-storey cooked food complex and 164 units of flats and shops to the existing 2 theatres, 1 emporium, a cooked food complex, several restaurants,



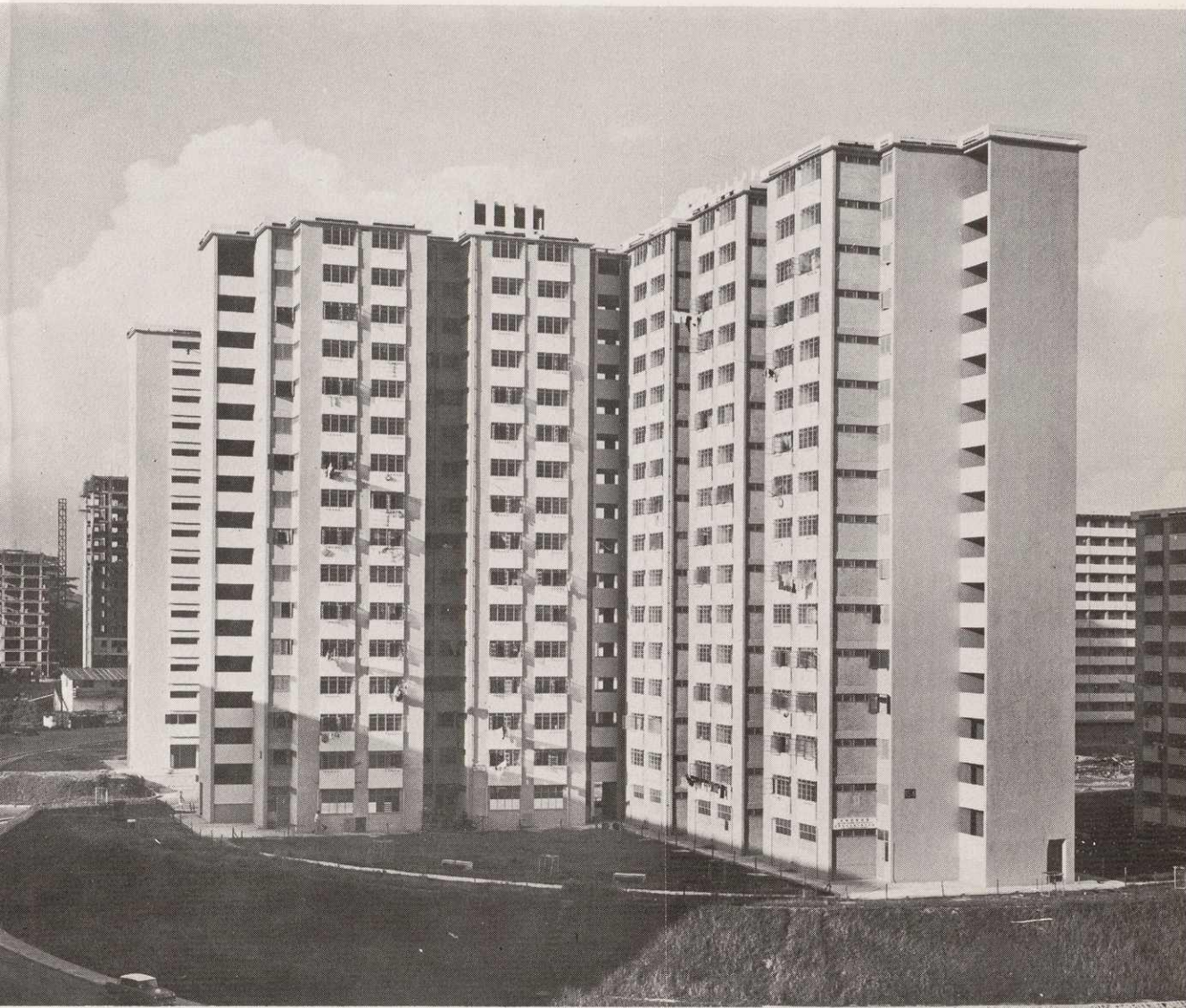


An aerial view of Queenstown, Neighbourhood VI.

*3 blocks of 3-room Improved flats seen from
the window of a neighbouring block
in Queenstown, Neighbourhood VI.*



*The L-shaped block of 3-room Improved Flats
in Queenstown, Neighbourhood VI,
seen from another angle.*



A newly completed L-shaped block of 3-room Improved flats in Queenstown, Neighbourhood VI.



Panorama of Queenstown Neighbourhoods VI, IV & III.



A Hawkers' Centre in Margaret Drive, Queenstown, Neighbourhood II, which provides clean and pleasant environment for shoppers.



*A 16-storey block of 3-room Improved flats
at Margaret Drive, Queenstown, Neighbourhood II.*

1 night-club, a child health and maternity centre, a fresh food market, several banks and more than 100 units of shops, providing a full range of shopping and recreational facilities, resulted in the centre becoming the focal point of Queenstown.

A district library, built within the centre, was also near completion, and would, in 1970, provide an additional amenity.

Furthermore, the construction of the sports complex, comprising 5 swimming pools, an olympic-size running track and a football field was near completion and would be ready for use in early 1970. In addition, several factories in Tanglin Halt, the Queenstown Light Industrial Area, were extended.

The New Town was slowly taking the shape of a true satellite town. It was no wonder then that the popularity of Queenstown grew tremendously during the past few years. The demand for flats, both for rental and for sale, far exceeded the supply.

Toa Payoh

As almost half of the 2nd Five-Year Plan of 60,000 units of flats were to be built in Toa Payoh, the most intensive development during the year was again in the Toa Payoh New Town. During the year, 4,007 units of flats and shops had been completed in Toa Payoh and a further 7,733 units of flats and shops were under construction.

The new town was quickly emerging as a community. The shopping centres in Neighbourhoods 1, 2, 3, and 4 were all completed to provide the full range of shopping facilities for a population of approximately 95,000 living in the 18,834 housing units comprising mainly 1-room Improved flats (for rental) and 3-room Improved flats (for sale). The new town was comparable in size to that of Queenstown. From 1970 onwards however, it would surpass Queenstown to become the premier new town in Singapore with the largest population.

The layout plans of Toa Payoh Town

Centre, finalised at the end of the year and to be implemented in 1970, contained designs for the biggest pedestrian shopping complex and the biggest bus terminus, with a parking facility for 300 buses, in Singapore. Furthermore, 2 cinemas, a district library, an emporium, a child health and maternity centre, a post office, 190 shops and generous paved plazas with fountains and sculptures would be constructed. 800 carparks would be provided in the shopping centre for both the shopkeepers and their customers. Pedestrian and motor traffic would be completely segregated and the shoppers would be able to do their shopping in comfort and in safety.

Within the town centre itself several multi-storey point blocks would be constructed. These buildings would give the centre an interesting and distinguished architectural character and add interest to the Toa Payoh skyline.

The industrial land in Toa Payoh was in extremely great demand. During the year, about 25 acres of land in Toa Payoh were sold to "clean" but labour intensive industries ranging from those manufacturing toys to those assembling electronic components. It was expected that when all the industrial land was developed in Toa Payoh, between 10,000 to 15,000 jobs would be created for about one-quarter to a third of the working population of Toa Payoh.

The Public Works Department was extremely active during the year in the construction of a road network to link Toa Payoh with the other parts of Singapore. The fly-over in the north of the new town to link to Braddell Road, and the fly-over on the southern side to connect with Jalan Toa Payoh were nearing completion. The new traffic system at Woodsville Circus which connected one end of Jalan Toa Payoh had been completed whilst the gyratory system across Thomson Road with a multi-level overpass was in a very advanced stage of construction.



The approach to Toa Payoh, Neighbourhood I.



*Part of the redevelopment of Bukit Merah—
this is a 16-storey block of 3-room
and 2-room Improved flats.*



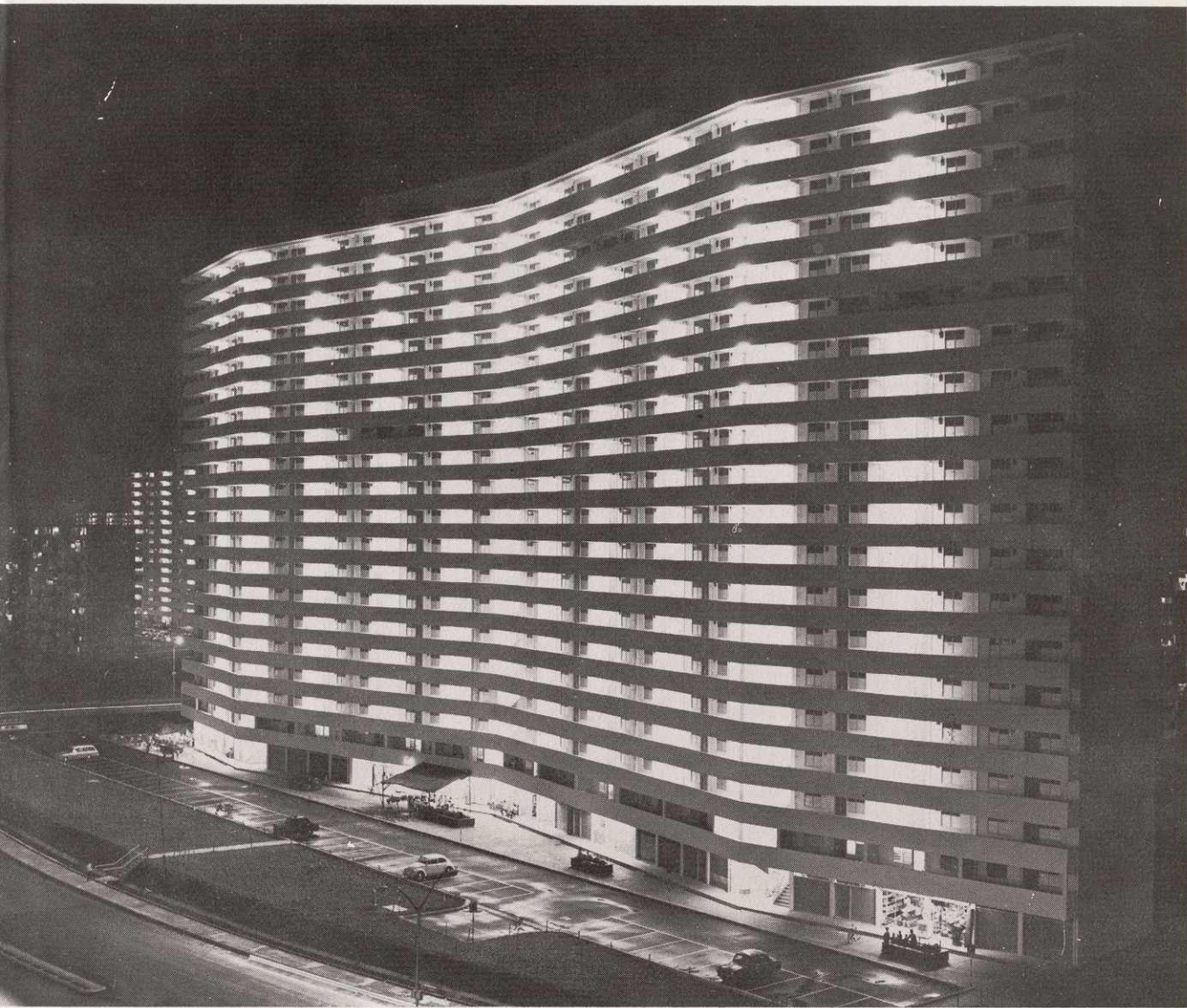
Another impressive 16-storey block of 3-room Improved flats in Toa Payoh, Neighbourhood IV.



*2-blocks of 1-room Improved flats at
Bukit Merah Redevelopment.*



A newly completed market in Kim Keat Road, Toa Payoh.



*A brightly lit 20-storey block of
3-room Improved Flats in
Toa Payoh New Town.*



Swing high, swing low, in the Children's Playground in Queenstown, Neighbourhood V



New play equipment in the children's playground in Toa Payoh, Neighbourhood II.



*This aerial photograph focuses on
Toa Payoh, Neighbourhood IV.*

Redevelopment of Bukit Merah Estate

The redevelopment of the Bukit Merah Estate reached its final stage during the year. The 25 acres of land, made available after the demolition of some 338 units of single-storey artisan quarters, were fully developed. 968 units of housing and shops and a very large 2-storey hawkers' centre were completed. The active clearance of the squatters area adjoining the Bukit Merah Estate was going on throughout the year and it was expected that additional land would be made available for further development.

Kampong Tiong Bahru Extension

The clearance and redevelopment of Kampong Tiong Bahru attap hut slums was actively pursued throughout the year. About 90% of the slums on both sides of Tiong Bahru Road had been cleared in the last 9 years. The remaining pockets of slums between Tiong Bahru Road and the Malayan Railway Line were expected to be cleared in the next 2 or 3 years. In the year under review, 1,016 units of flats and shops, together with a community centre and a fresh-food and cooked-food centre were under construction.

It was envisaged that these buildings, when completed in 1970, would provide useful alternative accommodation to resettle persons from the remaining pockets of slums. 15 acres of land adjoining Tiong Bahru Estate were developed into a labour intensive industrial area. Industrialists were particularly happy to locate their factories in this very densely populated area.

Prince Charles Crescent

During the year, 1,408 units of flats and shops were completed in Prince Charles Crescent. Due to its good locality, these 1-room flats were extremely popular; about 700 families affected by the clearance of the slums in Covent Garden were resettled here.

MacPherson Road Extension

In 1969, 180 units of 3-room improved flats were built in the MacPherson Road Estate, bringing the total constructed to 10,888 flats which provided housing for a population of 60,000. 22 units of shops were completed in the year.

Due to the popularity of the locality, three-quarters of the applicants who wished to purchase these flats had to be disappointed as the supply of flats could only meet about 25% of the demand.

Kallang Basin

The reclamation of Kallang Basin reached its final stage during the year. In accordance with the Master Plan, one-third of the reclaimed land was to be utilized for public housing and the remaining two-thirds for industrial development. Contracts to build 2,610 units of flats and shops were let out during the year. The first pedestrian linear shopping centre was slowly taking shape in the Basin together with 2 blocks of 24-storey flats, the tallest blocks of flats so far built by the Board.

Plans for the development of the remaining part of the Basin were drawn up; at the end of the year, the planning of Neighbourhood III, bounded by Kallang River, Kallang Bahru and Kolam Ayer was finalized. It was expected that in future years the pace of development of public housing within the Basin would be greatly accelerated.

Due to its ideal location and its proximity to town, the public housing built in Kallang Basin were extremely popular and were in great demand by both the resettlement cases and public applicants.

Redevelopment of Havelock Road Estate

The redevelopment of Havelock Road Estate was part of the Board's proposal for optimum utilisation of valuable land by



National Development Building, Maxwell Road.

demolishing single-storey artisan quarters to make way for the construction of multi-storey buildings. About 7 acres of very valuable land were made available for the construction of 844 units of flats, 26 units of shops, 1 block of 7-storey flatted factory with 172,000 square feet of floor area, and a cooked-food and fresh-food hawkers' centre.

The construction of the first contract of 520 units of 1-room flats and 8 units of shops commenced in 1969.

National Development Building at Erskine Hill in Maxwell Road

Construction work on the main 24-storey building was completed at the end of the year.

The construction of the 3-storey under-

ground carpark was almost completed by the end of the year. Anticipating the huge volume of traffic to be generated by the office, the State and City Planning Department and Public Works Department had carried out improvements to the traffic circulation system around Maxwell Road to facilitate traffic flow.

The removal of the Board together with all the departments under the Ministry of National Development and some departments under the Ministry of Law to the National Development Building in 1970 would greatly increase administrative efficiency; all the Government Departments dealing with both public and private development would be located in the same office building.

AGENCY WORK

The Building Department, apart from providing low-cost housing, also carried out development projects for the Government and other organisations.

Housing for Jurong Town Corporation

The Board acted as agent for the Jurong Town Corporation to build additional housing to complete the first neighbourhood. Further contracts had been awarded for the construction of 2,144 units of flats and shops out of which 1,384 units were completed during the year. The Board had previously completed 4,615 units of housing and shops for the Economic Development Board—the predecessor of the Jurong Town Corporation.

Quarters for Police at Beach Road & Pearl's Hill

The Board constructed a block of police quarters totalling 48 units at Beach Road and a 12-storey block comprising 336 units at Pearl's Hill for the Ministry of Interior and Defence. The Beach Road quarters adjoining the Urban Renewal Scheme at the Golden Mile were occupied in early 1969 while the Pearl's Hill quarters were only completed in the third quarter of the year.

People's Association Project

A request was made by the People's Association to construct a community centre at MacPherson Road Estate. The plan was finalised and the contract was awarded by the end of the year, the completion date for the centre being scheduled for mid-1970.

Three Fishermen's Sheds at Bedok

During the year, the Board acted as agent for the Primary Production Department to construct 3 fishermen's sheds at

Bedok. These sheds would be utilized to provide alternative accommodation for the fishermen affected by the East Coast Reclamation.

Christmas Island Project

The Christmas Island Project was the first agency job accepted by the Board outside the Republic. During the year, the Board had completed 148 units of quarters, 4 shops, 1 office, 1 carpark, 1 eating and 1 multi-purpose area for the British Phosphate Commission at Christmas Island. Due to the success of the first contract, the Commission had requested the Board to undertake the second contract to construct 389 units of quarters, 2 restaurants and 4 stalls. At the end of the year, the foundation of the second contract had been completed. The Board attached great importance to this undertaking as this was the first time that the Board was offering professional services and utilizing Singapore contractors, workers and building materials to undertake a project outside the Republic. It was hoped that this good start would encourage Singapore building contractors to venture more into the international market.

Kallang Basin Reclamation

The transportation of 5 million cubic yards of surplus earth from the Toa Payoh Development to the Kallang Basin was completed and the temporary bridge across Serangoon Road for earthworks was dismantled. A total of 399 acres of land within the Basin were reclaimed leaving 92 acres of swamp land around the Kallang Basin. Reclamation of this remaining area was greatly impeded by the presence of squatters who obstructed the Board's efforts to resettle them elsewhere; it was anticipated that the completion date would take a further 2 to 3 years.

The construction of the 300 feet wide span bridge by the Board along Kallang Bahru across the Kallang River had been completed by the end of the year and the construction of the Kallang Bahru Road was expected to commence soon. The repositioning of the Kallang and Whampoa Rivers within the Basin had been completed with the exception of 2 small stretches of the Kallang and Whampoa Rivers between Bendemeer Road and Serangoon Road. It was expected that dredging would commence some time in 1970 when the obstruction in these 2 stretches had been cleared.

East Coast Reclamation

The East Coast Reclamation Scheme, started in 1965 and expected to extend to 1975 is the biggest reclamation project ever undertaken in the Republic. Phase I Reclamation of 1,000 acres of land from Bedok to the Singapore Swimming Club at Tanjong Rhu was completed during the year. Work was started on Phase II Reclamation of 125 acres from the Singapore Swimming Club to the tip of Tanjong Rhu. The preparation of Phase III Reclamation along Nicoll Highway up to the mouth of the Singapore River was in active planning stage and preliminary studies were made on Phase IV Reclamation—from Bedok to Changi. The Reclamation in the last few years had added about 2 square miles of land area to the Republic.

By the end of the year, about 25 million cubic yards of earth had been cut from the Siglap Plain on both sides of Upper Changi Road and transported to the sea by means of conveyor belt. Both the excavation and the filling were carried out by the most advanced and efficient mechanical method and the operation was carried out round the clock. Careful studies were made on the effects of the currents and tides at the reclaimed area

and protective headlands were constructed at regular intervals to protect the newly formed shoreline. More than 4 miles of beautiful sand beaches had been formed along the edge of the reclamation and these beaches were expected to be of immense value to the people of Singapore.

The Architects and Planners of the Building Department and the Planning Department considered the land use for the reclaimed land and the detailed planning would be finalised early next year. The development of the infra-structure for the reclaimed area, such as road, sewerage, public utility and services would commence at the end of 1970 or in early 1971.

BUILDING INDUSTRY

The unprecedented building boom during the year both in the private and public sector had an effect on the tender prices which increased by about 5%. It was anticipated that there would be an even sharper rise of the building cost in the 1970s.

Supply of Building Materials

During the year there was a very sharp increase of more than 50% in the price of steel in the international market. Although the reinforced bars manufactured by the local factory were sold in the Singapore market at controlled prices, the prices of other products made of steel, such as hard drawn wires, angles, steel pipings, increased.

Besides steel, prices of other building materials, both locally manufactured and imported, were reasonably stable.

Supply of Building Workers

Contractors had experienced, periodically throughout the year, a shortage of both skilled and unskilled workers. Due to the success of the industrialization programme



A new type of factory building constructed for the Jurong Town Corporation—flatted factory at Sims Avenue, Kallang Basin.

in the Republic, a considerable number of skilled building workers, such as carpenters, steel welders and cutters, etc. left the construction sites to join shipyards for better wages and better working conditions. The supply of unskilled workers to the construction sites, was likewise markedly reduced. Young girl workers were attracted by the better working conditions to work in factories though in many cases the wages offered by manufacturers were lower.

Contracting Firms

Due to the building boom, there was a great demand for experienced contracting firms capable of handling large projects. Some of the contractors, who had been regular tenderers for the Board for the last few years, did not tender for Board projects with the result that the competition in tendering contracts was less competitive and the prices tendered were slightly higher.

TRAINING OF SKILLED SUPERVISORS

The Board had prepared for a shortage of supervisors in the Clerk-of-Works' grade by starting a Works Apprentice Scheme in 1960. Under this scheme, a person who possessed a School Certificate and who was eligible for entry into the Technicians Diploma course in Building in the Singapore Polytechnic was appointed as a Works Apprentice for 2 years. During these 2 years, he was given on the site training and was required to attend classes conducted by the department and to pass departmental tests. Every encouragement was given to help him acquire the experience and qualification for promotion to the level of Junior Clerk-of-Works and later to Clerk-of-Works.

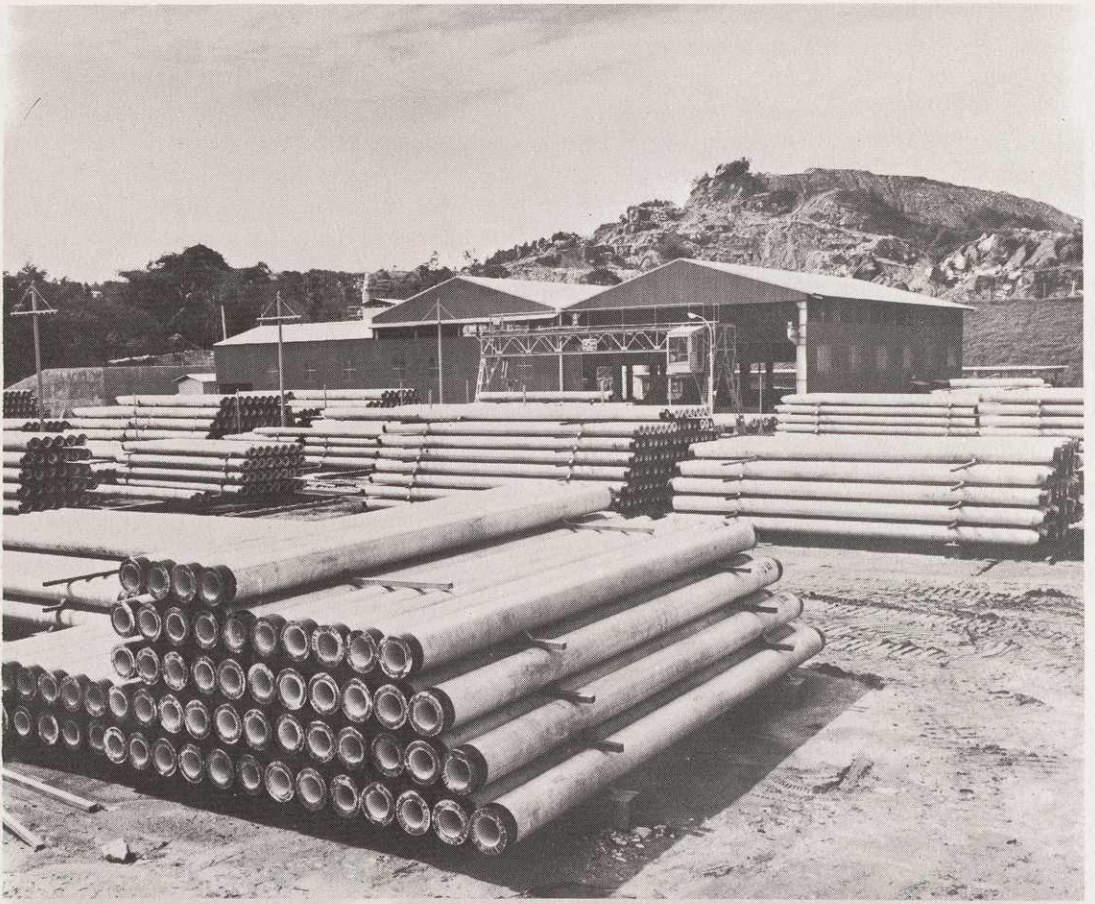
This scheme proved successful. Throughout the years, a total of 400 Works Apprentices had been appointed by the Board of which number, 367 passed the relevant examinations and were promoted. However, 107 trained Works Apprentices left the Board; they were attracted by the higher remuneration offered in the private sector and in other Government departments.

PILING PLANT

Due to the tremendous expansion of the building industry, the Board had anticipated that a shortage of piling capacity in the Republic would occur which would result in a substantial increase in the cost of piling or a delay in the construction programme or probably both. In order to avoid these unsatisfactory alternatives, the Board had decided to establish a piling plant in Singapore with a capacity to undertake about half to two-thirds of the piling requirements for its housing programme.

A contract had been awarded to an overseas firm to establish a piling plant off Mandai Road adjoining the Mandai Quarry. This plant had the capacity of producing an average of 1,000 feet of various sizes of piles. The design of the plant was in accordance with the latest and most modern process of manufacturing piles; many of the processes, if not automatic, were fully mechanically controlled. The concrete piles were steam-cured to ensure that the products were of highest quality.

Although the factory commenced production as from December, 1969, the physical driving of the piles was expected to commence in January, 1970. The piling frames used for driving these concrete piles were again the most modern and most efficient available.



Stacks of piles in the yard of the pile manufacturing plant at Mandai.



Mandai Quarry, the biggest granite quarry in Singapore.

ESTATES & LANDS MANAGEMENT

The Estates Department entered the seventies with a total of 118,392 units under its management, the units occupying over a total land area of approximately 1,250 acres. The figure of 118,392 units comprised the 115,872 units under financial management, and 1,492 land tenancies, 592 open hawker pitches, and 436 car-parking lots. Further details are set out in Appendix 'A'.

In 1969, a total of 17,538 units were taken over for management. Appendix 'B' shows the number and types of units taken over for management in 1969 alone.

AREA OFFICES

Management of all properties vested in the Board had always been implemented on a decentralised basis; the central administration controlled the housing estates through Area Offices. Working on the optimum of 10,000 units per area the housing estates were divided geographically into ten areas. With the increase in the number of properties, a new Area Office was established at Upper Pickering Street during the year and preparations were made to establish another new Area Office in Stirling Road some time in early 1970.

Management/Tenant Relationship

The Department had always stressed on the need to establish good management/tenant relationship. The decentralised system of management was the best means to establish a sound relationship; the Board's

policies governing the letting and sale of units could be made known to citizens who call at the Area Offices.

Management/tenant relationship improved gradually during the years. This improvement was evident in the success of two campaigns mounted by the Department to keep housing estates clean and healthy.

Efforts on the part of the dwellers to keep the estates clean did not end with the termination of the month-long "Keep Singapore Clean" campaign in October, 1968. Dwellers refrained consciously from littering the common corridors, staircases and the fields. Though the Estates Inspectorate staff was empowered under the Local Government (Conservancy) Regulation, 1968, to ticket and summon to Court any offenders against the Health Regulation, they found little opportunity to exercise their power.

The "Keep Singapore Mosquito Free" campaign was held in October, 1969. Posters were put up in various estates emphasising the necessity for the campaign. Cleaning up operations were organised in each constituency and members of Parliament, members of Citizens Consultative Committees and dwellers in Board estates participated wholeheartedly. The dwellers in all housing estates spent much time and effort on the "Cleanest and Mosquito Free Estate" Competition; Kallang Estate was finally adjudged the best estate.

Much could thus be achieved through mutual co-operation between tenants and management. To improve service to its



*Towards a rugged society—children at play in the
Playground in Toa Payoh, Neighbourhood IV.*

tenants the Board appointed resident Housing & Maintenance Inspectors who were provided with quarters within the housing estates. Tenants who had complaints or who needed advice consulted these Inspectors after office hours. In 1969 a total of 4,161 complaints in connection with tenancy infringement, repairs and general matters and 3,863 calls for advice were received.

Maintenance and Conservancy of the Estates

The concerted efforts in the year to ensure that the estates were well maintained, the fields kept trimmed and landscaped, yielded good results.

The re-organisation of the Estates Labour Force, initiated in late 1968, and carried on in 1969 on an extensive scale was the most significant improvement. To increase the efficiency and output of the Labour Force, certain functions of the Force such as grass-cutting, hedge trimming and related works were let out on contract. Consequently, because of the reduction in work, the Labour Force was proportionately reduced in the established estate and the excess Labour Force was deployed to other areas newly taken over for management. In this exercise some 500 were affected and deployed in the newer estates, working under a revised work programme.

During the course of the year it was established that those areas where grass-cutting and hedge trimming were let out on contracts were better maintained. As a further step towards this new concept of estate maintenance, a pilot project was introduced in Queenstown, Neighbourhood III, Contracts I, III and IV where all cleansing and conservancy work, previously carried out by the Board's Labour Force, were let out on contract. This project proved to be successful and arrangements were made to

introduce the contracting system to other estates progressively.

The department solved one of its perennial problems – that of the unauthorised swill collectors who make their swill collections daily from flat to flat. These collectors often littered the corridors and spilled their swill in the lift cars. In order to have a measure of control over them the department licensed the swill collectors and issued 252 licences during the year. Special conditions were imposed on the licensees, one of which was that the swill collectors should only use swill tins with tight fitting covers.

Emergency Repair Service

The emergency repair service, introduced in 1966 for repairs to electrical and sanitary fittings outside office hours, continued to provide efficient service to the tenants. During the year, 14,216 calls were received and attended to after office hours and during Public Holidays.

Control of Hawkers

Over the years, hawkers had converged into the housing estates, where the concentration of population in relatively small areas gave rise to ready markets for the hawkers' wares. They set up their stalls along the roads, in the open spaces and carparks, and if left unchecked, besides cluttering the estates, posed a health hazard.

The Department tackled this problem as early as in 1967. A census was taken of the hawkers. They were required to obtain licences for hawking and were asked to move into proper hawkers' centres constructed by the Board's Building Department. (Details of the number of hawkers' centres are in Appendix "F"). The Hawkers' Unit made regular checks of the open areas and the carparks to ensure that no hawking

was carried out and that a reasonable standard of cleanliness and hygiene was maintained.

APPLICATIONS & LETTINGS SECTION

The main functions of the Applications & Lettings Section are the letting of flats and shops and the sale of new flats, transfers of accommodation and rehousing.

Sale of Flats

As emphasised in the introduction, all efforts were made to encourage citizens to own their own Housing Board flats. The Central Provident Fund Amendment Act introduced in late 1968 brought about a sharp increase in the number of applications for the purchase of Board flats in late 1968 and 1969. 4,163 outstanding cases were brought forward from 1968 and 8,048 new registrations were received during the year. Discounting the 337 withdrawals and 5,719 applicants who were allocated flats in 11 balloting ceremonies held in Queenstown, Toa Payoh and MacPherson, the year ended with 6,155 applicants on the waiting list to purchase flats. It would be interesting to note here that 5,822 of the 8,048 cases registered indicated they would use Central Provident Fund monies to pay the low initial down payment and subsequent mortgage loans.

In 1969, the Board offered for sale for the first time spacious new 3-room improved flats and 4-room flats contained in "point blocks". Balloting for the first batch of these flats, comprising 342 three-room units and 114 four-room units at Queenstown, Neighbourhood VI, Contract VII, would be held in early 1970. However, by 31st December 1969, 508 applications for three-room "point block" type of flats and 923 applications for the four-room units were received. The demand for "point block" flats thus far exceeded the supply and this trend would

likely continue since citizens were emphasising more and more on the need for privacy and spacious accommodation.

In 1968, 3,655 standard flats in various estates, formerly let, were sold to sitting tenants. With the sale of a further 4,178 existing flats, a total of 7,833 such flats were sold by 31st December, 1969.

Sitting tenants who do not wish to purchase their flats were given alternative accommodation in Board estates.

Registration

In 1969, a total of 19,558 new applications for housing accommodation, under both the rental and sales schemes, was registered with the Section; bringing the total number of applications since 1960 to 120,581. Efforts were made to settle all these applications, and by the end of the year only 13,097 cases remained to be settled.

The graph at Appendix "C" shows that the demand for Board accommodation is always ahead of the supply, and comparison with the 1968 figure shows that registration for housing accommodation increased by 4,542. This increase reflects the increased popularity of Board flats. An increasing number of betrothed couples are registering for accommodation and some citizens, affected by urban renewal schemes, are moving voluntarily into Housing Board estates.

Rehousing

In the same year the Board rehoused a total of 25 families affected by fire and other emergency. Appendix "D" gives details of such "rehousing" cases.

Shops

620 shops were let out during 1969. Shops were let out by competitive tenders; the highest tenderer was normally offered the premises. However, the Department, realising the necessity to encourage as many

varieties of businesses as possible in an estate to serve the needs of the residents, were often prepared to consider deserving second highest or third highest tenderers.

Transfers of Accommodation

The Transfer Section had a total of 9,695 requests for transfer of accommodation to deal with by the end of 1969. Of this number, 5,697 requests were carried forward from 1968 and 3,998 requests were new cases registered in 1969. The Section considered sympathetically those cases where the chief complaints were that the present units were too far from the tenants' place of work or were far too small. The Section even initiated transfers in some instances where two families living as neighbours could not get along with one another.

Only 3,126 cases were settled during the year. Of the 6,569 outstanding cases to be carried forward for consideration in 1970, about 60% applied for transfer to bigger accommodation – this was probably the outcome of the rising standard of living of the housing estate population.

LEGAL UNIT

The Legal Unit handled all legal matters connected with the Department. Some 600 cases were referred to the Legal Unit to commence legal proceedings for non-payment of rent or for breach of terms of the Tenancy Agreement.

With the step-up of the Sale of Flats the Legal Unit registered 1,478 leases and 1,240 mortgages with the Registrar of Titles in 1969. Furthermore, 71 transfer cases, and 405 discharged cases were dealt with.

62 cases of infringement against the terms of the Lease/Sales Agreement were referred to the Legal Unit for legal action with a view to recovering possession of the premises. In this connection, 6 High Court Writs were taken out. Judgement were obtained in 3 cases.

LANDS SECTION

The Lands Section was kept very busy throughout the year. The Board managed 105 industrial sites. All Building Agreements, Leases, Contractual Agreements and Assignments in respect of industrial matters were handled by this Section. Four petrol station sites were leased by tender to successful oil companies for the construction of petrol station in Board's housing estates. The total revenue obtained from these sales amounted to \$1,647,200/-. Ten other sites covering a total of approximately 21 acres were leased out by the Board during the year for the establishment of light industrial factories and a church. The premium for these fetched \$4,370,339/-.

However, the efforts of the Seven Acquisition Teams in the Lands Section were mainly concentrated on land acquisition which continued at a high tempo to enable the Board to implement its accelerated development programme. A total of 290 lots covering approximately 665.8 acres were acquired by the Board during the year for its development, resettlement and Urban Renewal schemes. The total compensation paid for these lands amounted to \$11,737,530.48. Details of these lands are shown in Appendix "G".

In addition, 776 lots covering 2,189 acres as shown in Appendix "H" were gazetted for compulsory acquisition and action was now in progress to acquire the lands needed for development projects.

Exhumation of Graves

Exhumation of 500 graves at the Chan and Khoo Burial Ground at Kampong Silat was completed during the year and work was started on the exhumation of graves at the following cemeteries:-

- (a) 200 graves at the Chan and Khoo Burial Ground at Kampong Silat

when the squatters are cleared and earthworks commence;

- (b) 500 graves at the Chua Burial Ground at Kampong Silat;
- (c) 5,000 graves at the Hainanese Cemetery at Upper Thomson Road.
- (d) 5,000 graves at the Heap Guan Sam Cemetery at Telok Blangah.

ESTATES MANAGEMENT
Units Under Management During 1969

Properties	Units as at 31.12.68	Units taken over in 1969	Units Withdrawn		Units as at 31.12.69
			Reverted	Demolished	
Dwellings					
1-room	29,463	7,381	—	—	36,844
2-room	25,692	2,021	—	306	27,407
3-room	36,367	5,602	—	91	41,878
4-room	2,663	14	—	27	2,650
5-room	44	—	—	—	44
Shops					
Cum Dwellings	1,661	344	—	59	1,946
Lock-up	1,021	486	—	6	1,501
Miscellaneous					
Open Hawkers' Pitches	734	472	614	—	592
Parking Lots	436	—	—	—	436
Land Tenancies	1,898	—	406	—	1,492
Flatted Factories	—	—	—	—	—
Workshops	—	76	—	—	76
Kiosks	—	4	—	—	4
Canteen/Snack Bars	—	4	—	—	4
Others (Stalls, Community Centres, etc.)	2,456	1,134	—	72	3,518
TOTAL	102,435	17,538	1,020	561	118,392

SUMMARY

Period	Dwellings	Shops	Misc.	Total
Units as at 31.12.68	94,229	2,682	5,524	102,435
Units taken over during 1969	15,018	830	1,690	17,538
Units reverted or demolished in 1969	109,247 424	3,512 65	7,214 1,092	119,973 1,581
Units as at 31.12.69	108,823	3,447	6,122	118,392

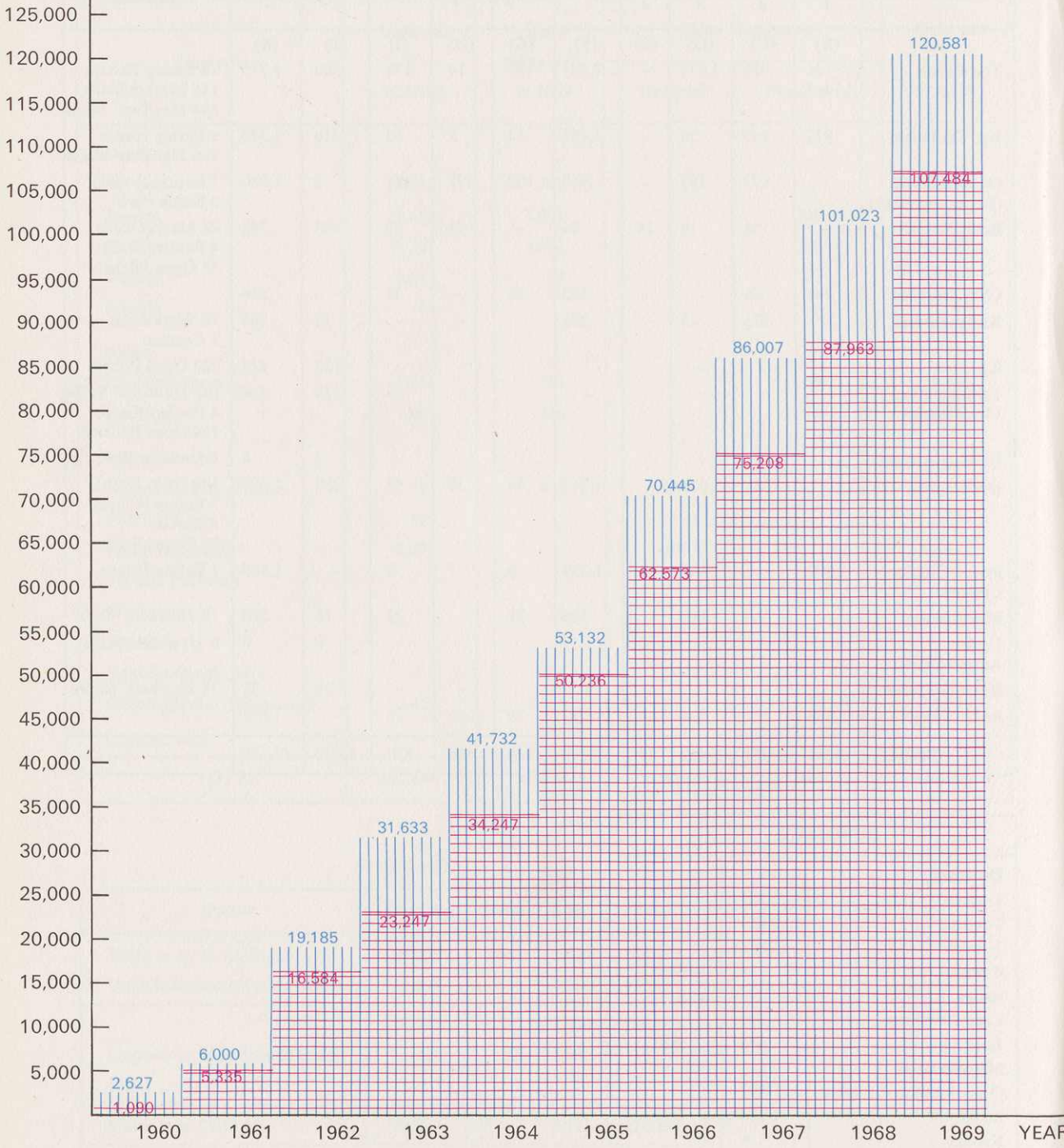
New Estates Taken Over For Management in 1969

Estates	Dwellings					Shops			Misc.	Total	Remarks (re: Col. J) unless otherwise indicated
	No. of Rooms				Total	Cum Dwg.	Lock Up	Total			
	1	2	3	4							
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	
Toa Payoh	3,146	518	3,877	-	7,541	160	14	174	500	8,215	10 Eating Houses 116 Market Stalls 384 Hawkers' Stalls
Kg. Tg. Bahru	972	147	20	-	1,139	14	1	15	216	1,370	1 Eating House 216 Hawkers' Stalls
Outram Road (Redevelopment)	-	673	193	-	866	32	379	411	3	1,280	2 Eating Houses 3 Snack Bars
Bukit Ban Kee	-	56	14	14	84	-	53	53	155	292	96 Market stalls 4 Poultry Stalls 55 Open Pitches
Chin Swee Rd. Kallang Basin	496	66	-	-	562	32	-	32	-	594	
Kg. Java	-	273	15	-	288	-	-	-	77	365	76 Workshops 1 Canteen
Tanjong Rhu/ Mountbatten	-	-	-	-	-	-	-	-	123	123	123 Open Pitches
Kallang Airport	-	-	-	-	-	-	-	-	320	320	162 Hawkers' Stalls 4 Poultry Coops 154 Open Pitches
Queenstown	-	-	-	-	-	-	-	-	4	4	4 Lock-up Stalls
Prince Charles Crescent	-	288	1,079	-	1,367	60	38	98	230	1,695	140 Open Pitches 3 Eating Houses 4 Kiosks 86 Eating Stalls
MacPherson	1,399	-	-	-	1,399	8	1	9	-	1,408	1 Eating House
Upper Aljunied Rd.	-	-	180	-	180	22	-	22	18	220	18 Hawkers' Stalls
Bukit Ho Swee	-	-	-	-	-	-	-	-	6	6	6 Hawkers' Stalls
Bukit Merah	-	-	-	-	-	-	-	-	38	38	38 Hawkers' Stalls
	1,368	-	224	-	1,592	16	-	16	-	1,608	
TOTAL	7,381	2,021	5,602	14	15,018	344	486	830	1,690	17,538	

SUMMARY		
Dwellings		
1-room	7,381	
2-room	2,021	
3-room	5,602	
4-room	14	15,018
Shops		
Cum Dwellings	344	
Lock-up	486	830
Miscellaneous		
Open Hawkers' Pitches	472	
Stalls	1,134	
Kiosks	4	
Canteen	1	
Workshops	76	
Snack Bars	3	1,690
TOTAL	17,538	17,538

APPLICATIONS AND LETTINGS

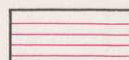
NUMBER OF APPLICATIONS REGISTERED EACH YEAR



KEY:-



APPLICATIONS REGISTERED



APPLICATIONS HOUSED

LIST OF 1969 FIRES AND OTHER EMERGENCIES

Locality	No. Registered	No. Rehoused	No. Cancelled	Outstanding Cases
1. Jalan Perisai	1	1	—	—
2. 42, 43 & 44 Ophir Road	8	2	—	6
3. 227 Bukit Timah Road, 2½ m.s.	6	6	—	—
4. Lorong Panchar	5	5	—	—
5. 25 & 27 Lorong Sidin/30 to 36 Holloway Lane	13	4	—	9
6. 1 Davidson Road	1	4	—	—
7. 46/48 Park Road	1	1	—	—
8. 351 Silat Road (Landslide)	4	4	—	—
9. 231L Meyappa Chettiar Road (Flood)	1	1	—	—
Total	40	25	—	15

**NO. OF UNITS OF NEW FLATS SOLD SINCE THE INCEPTION
OF "HOME OWNERSHIP" SCHEME UP TO 31ST DECEMBER,
1969**

ESTATE	1-ROOM IMPROVED	2-ROOM STANDARD	2-ROOM IMPROVED	3-ROOM STANDARD	3-ROOM IMPROVED	TOTAL
Queenstown	-	490	-	2,172	1,379	4,041
Toa Payoh	-	160	30	391	7,191	7,772
MacPherson	-	237	-	1,501	180	1,918
Upper Aljunied	-	4	-	382	-	386
Geylang Serai	-	82	-	1	-	83
Bukit Merah	232	90	-	430	-	752
Bukit Ho Swee	452	142	-	400	-	994
Kampong Tiong Bahru	-	3	-	405	-	408
TOTAL	684	1,208	30	5,682	8,750	16,354

**LIST OF HAWKERS' STALLS AND PITCHES
UNDER MANAGEMENT**

Locality	Type	Total No. of stalls
1. Jalan Chai Chee Hawkers' Centre	Single Storey	28
2. Lor. 4, Toa Payoh Hawkers' Centre (N.3 C.2)	2-storey	162
3. Bt. Ho Swee Hawkers' Centre, Blk. 50 (P.3 C.9)	2-storey (dwelling on top)	161
4. Lor. 5 Toa Payoh (N.2 C.4A)	Single storey	36
5. MacPherson (S) Bal. C.19 Blk. 37	2-storey	144
6. MacPherson (S) Bal. C.19 Jalan Pipit Hawkers' Centre	2-storey	216
7. MacPherson (S) Ext. C.2	2-storey	168
8. Upper Aljunied Lane Redev., Cont. 3	2-storey	168
9. MacPherson (S) Bal. C.15	Open pitch	120
10. Kg. Tiong Bahru Bal. C.2	Single storey	10
11. Tiong Bahru Post War Est. Scheme 225	Single storey	74
12. Tiong Bahru/Kim Tian Road Hawkers' stalls	Single storey	31
13. Redhill Bal. C.9	2-storey	162
14. Kallang Basin N.1 C.4 Petaling Rd. Hawkers' Centre	2-storey	258
15. Kallang Basin N.2 C.1 Bendemeer Rd. Hawkers' Centre	2-storey	162
16. Pr. Elizabeth Park Estate Hill View	Single storey	52
17. Durham Estate Open Hawkers' Pitches	Open pitch	123
18. N.4 Ph. 2 C.3 Commonwealth Drive	Single storey	76
19. N.3 Commonwealth Crescent	Single storey	92
20. Bukit Ban Kee Stage 1, Cont. 5	Open pitch	55
21. Bukit Ban Kee Stage 1, Cont. 5	2-storey (with dwelling on top)	153
22. Tg. Rhu/Mountbatten Hawkers' Centre	2-storey	166
23. Tg. Rhu/Mountbatten Hawkers' Centre	Open pitch	98
24. Lor. 1, Toa Payoh Hawkers' Centre (N.4 C.7)	2-storey	210

25. Lor. 1, Toa Payoh Hawkers' Centre (N.4 C.7A)	Single storey	64
26. Bukit Ho Swee (P.3 C.11) behind Blk. 32	Single storey	38
27. Lor. 4 Toa Payoh (N.2 C.10)	2-storey	162
28. Toa Payoh (E) Market (N.1 C.9)	Single storey	146
29. Kg. Tiong Bahru Bal. C.7	2-storey	216
30. Queenstown N.2 Ext. C.2 Commonwealth Avenue Hawkers' Centre.	2-storey	86
31. Princess Estate C.9	Open pitch	32
32. N.6 C.2 Mei Ling Street	Open pitch	140
33. Bukit Merah Redev. C.7 Redhill Lane Hawkers' Centre	2-storey with open pitch at concourse	355

4,164

LAND ACQUIRED AND POSSESSION TAKEN IN 1969

SERIAL NO.	LOCALITY	DATE OF GAZETTE NOTIFICATION	NO. OF LOTS	AREA IN SQ. FT.
1.	Kallang Basin	25. 6.65	4	10,353
2.	Selegie Road (Phase I)	16.12.66	2	2,796
3.	Colombo Court/North Bridge Road	8. 9.67	1	1,263
4.	Sembawang Road, 10½ m.s.	15.12.67	9	10,959,861
5.	Havelock Road/Park Road	2. 2.68	27	39,416
6.	Selegie Road (Phase II)	16. 2.68	10	96,092
7.	Beach Road/Jalan Sultan/Java Road /Sumbawa Road	23. 2.68	7	8,087
8.	Beach Road/Clyde Terrace	23. 2.68	1	856
9.	Kallang Road/Crawford Street	23. 2.68	10	284,027
10.	Telok Blangah	15. 6.68	25	8,487,493
11.	Tras Street	5. 9.68	9	25,141
12.	Theng Hai Place	20. 9.68	7	11,423
		(Private Treaty)	1	4,127
13.	Waterloo Street/Queen Street	10.10.68	36	103,224
14.	Upper Thomson Road	10.10.68	2	1,044,324
15.	Kampong Silat	9.12.68	37	732,445
16.	Changi Fire Site	4. 1.69	3	13,177
17.	Kallang Basin	25. 2.69	5	48,342
18.	Havelock Road/Outram Road	1. 3.69	31	155,731
19.	Tg. Pagar Road/Craig Road	29. 3.69	43	67,895
20.	Woodlands	10. 4.69	12	6,739,893
21.	Lim Chu Kang Road (Resettlement Area 115)	11. 7.69	1	160,274
22.	Upper Cross Street/New Bridge Road/Upper Hokien Street/ South Bridge Road	(Private Treaty)	7	7,844
TOTAL			290	29,004,084 or approx. 665.8 acres

LAND GAZETTED FOR COMPULSORY ACQUISITION IN 1969

SERIAL NO.	LOCALITY	DATE OF GAZETTE NOTIFICATION	PURPOSE OF ACQUISITION	NO. OF LOTS	AREA IN SQ. FT.
1.	Changi Fire Site	4. 1.69	H.D.B.	7	104,274
2.	Kallang Basin	25. 2.69	Kallang Basin Reclamation	5	48,342
3.	Sembawang Road 12-14 m.s.	25. 2.69	H.D.B.	28	60,824,613
4.	Havelock Road/ Outram Road	1. 3.69	P.W.D./ H.D.B.	49	174,712
5.	Tg. Pagar Road/ Craig Road	29. 3.69	U.R.	136	278,426
6.	Woodlands Road 15 m.s.	10. 4.69	H.D.B.	16	7,676,870
7.	Lim Chu Kang Road 17½ m.s.	11. 7.69	Resettlement	12	4,276,432
8.	Selegie Road (Phase II Extension)	27. 9.69	U.R.	4	49,812
9.	Cross Street/Club Street/Amoy Street	27. 9.69	U.R.	71	111,500
10.	Guillemard Road/ Mountbatten Road	27. 9.69	U.R.	11	287,923
11.	Upper Cross Street/ New Bridge Road/ Upper Hokien Street/South Bridge Road	27. 9.69	U.R.	47	61,335
12.	North Bridge Road/ Bain Street/Victoria Street/Middle Road	29. 9.69	U.R.	79	90,620
13.	Lim Chu Kang Road 18 m.s.	23.10.69	Resettlement	29	20,400,264
14.	North Bridge Road/ Arab Street/ Victoria Street/ Rochore Road	29.10.69	U.R.	68	105,870
15.	Sin Ming Road	1.11.69	H.D.B.	8	594,426
16.	Boat Quay/Keng Cheow Street/ Wayang Street/Tew Chew Street	7.11.69	U.R.	53	81,603
17.	Keong Siak Street/ Sago Lane/South Bridge Road/Neil Road/Dickenson Hill Road	8.12.69	U.R.	153	182,265
TOTAL				776	95,349,287 or approx. 2,189 acres

URBAN RENEWAL

URBAN RENEWAL

1969 was a year which marked the completion of more renewal projects within the Central Area by the Government and the private sector. Aside from substained efforts in the two priority and pilot precincts of South I and North I, efforts were also made in other precincts all over the Central Area where urgent slum clearance and redevelopment must be embarked immediately. Lessons learnt in the two pilot precincts were applied to improve development standards in other areas.

Great emphasis was also laid in promoting more private participation in the urban renewal programme by means of offering sites for sale to the private sector. There had been two very successful sales in 1967 and 1968, while a third sale was launched on 15th November, 1969. Of the 28 sites advertised in the first and second sales, 27 were taken up with an overall investment estimate of \$305 million, and an employment generation estimate of 31,000 new jobs. The response to the third sale was expected to be very favourable.

The third sale offered a wide choice to the private sector in terms of location, size of land parcels and land use. 14 sites were offered. Details of the sites for sale, together with guide values, are in Appendix "A", whereas Appendix "B" lists the concessions granted to developers.

Precinct South I

This precinct comprises about 180 acres

of land and is bounded by Outram Road, Havelock Road and New Bridge Road.

Active renewal of this precinct started in 1964. By the end of 1969, four contracts had been completed by the Board. Together they consisted of 2,098 units of flats, 122 units of shops with living accommodation, 819 lock-up shops, 1 market, 74 eating stalls as well as many other supporting facilities such as a creche, a major sewerage pumping station and a 66 K.V. electrical substation. About 700 units of flats, 63 shops with living quarters, 21 lock-up shops and 2 multi-storey car-parks were scheduled for completion in 1970.

A total of 8 parcels of land were sold to the private sector for development of a great variety of projects, ranging from hotels to large shopping centres and offices. The land area sold amounts to 12.4 acres. In the third sale, a further 4 parcels of land were offered in this precinct.

To meet the needs of the various projects by the Government and the private sector, a new system of public utilities was planned and implemented. It included a major sewerage mains and its pumping station, electrical substations and mains. Much land was also set aside for the improvement of Outram Road, Havelock Road and Chin Swee Road.

For the further development of the precinct, the Urban Renewal Department had worked out a "structure" plan which would serve as a guide line for proposed developments to link at strategic points.

This would eventually create more desirable shopping malls and urban spaces.

This plan would complement the network of landscaped paths, rock gardens and the natural features of Pearl's Hill, thereby providing a continuous system of pedestrian ways to connect the major activity areas of the precinct.

Precinct North I

Unlike Precinct South I, this precinct has a flat topography and consists of only 60 acres. It is bounded by Victoria Street/Kallang Road, Crawford Street, Jalan Sultan and Beach Road.

Renewal in this precinct started at about the same time as in Precinct South I. All the private properties in this precinct had been acquired, and to-date about 50% of the whole precinct had been cleared. The remaining cases were mainly industrial plants.

By the end of 1969, one large contract was completed by the Board, while two others were nearing completion. Together they would yield a total of 2,304 units of flats, 79 units of shops with living quarters and 78 units of lock-up shops. Supporting facilities such as a community centre, car-parking, etc. were also provided. Like Precinct South I, major public utilities such as a sewerage pumping station, a 66 K.V. electrical substation and their mains were also implemented. The major roads on the periphery of the precinct would also be widened and improved.

As part of the urban renewal programme to promote private participation, a one-acre site and a two-acre site were offered in the third sale. Many more choice sites would be planned and offered for sale in the near future.

The Mosque Fatimah, one of the oldest religious buildings in Singapore, would be "rehabilitated" and integrated within a new system of pedestrian ways and open spaces in the precinct.

Other Precincts

Besides Precinct South I and Precinct North I, urban renewal activities had concentrated in many dilapidated parts of the City, such as at Maude Road, Kitchener Road, Kampong Glam, the "Golden Mile", Upper Hokien Street/Upper Cross Street and many other areas. Much of the work carried out had been in the acquisition of land and clearance.

Besides the 8 land parcels sold in Precinct South I, 15 land parcels were also sold in various parts of the City. In the "Golden Mile" alone, 3 parcels were sold, whereas at Shenton Way, 5 parcels were sold. All the sale sites were in various stages of implementation by the end of 1969. The land area sold in these 15 parcels amounted to 23 acres. In the third sale, a further 8 land parcels were offered.

Besides the sales programme, the Board also constructed 48 units of flats for the Police at Beach Road. Under the public housing programme, 2 contracts consisting of 528 units of flats, 82 shops with living quarters, and 9 units of lock-up shops had started construction.

At Colombo Court, behind City Hall, a prestigious project was being constructed by the Board. Designed by the Urban Renewal Department, this project would consist of 10 floors of departmental stores, shops, offices, restaurants and 4 basements of car-park. Another office-cum-shopping complex was in an advanced stage of construction at Selegie Road.

Kallang Park

The land consisting of 190.3 acres was originally the Old Kallang Airport. As planned by the Urban Renewal Department, half of it would be devoted to sports facilities. Construction work on an Open Air Stadium was started by the Public Works Department.





*One of the fountains in the
Outram Park Shopping-cum-Residential Complex
adding much to the pleasantness of the surrounding.*



Providing contrast to the River scene in the foreground, changing the skyline, these housing projects are part of the redevelopment of Precinct N1.



Picture shows newly completed public housing-cum-shopping complex at Chin Swee Road—part of the comprehensive redevelopment scheme, Precinct S1.



This complex, part of the Redevelopment Scheme at Beach Road, Precinct N1, comprises 1-room Improved units and shops.

The other half was planned for tourist and recreational projects for development by the private sector. By the end of 1969, 4 sites amounting to 10.8 acres had been sold. So far two projects were completed by private developers, namely "Oasis Theatre Restaurant" and "Singapore Wonderland Amusement" which commenced operation in 1969.

DESIGN FRAMEWORK FOR THE CITY

Complementary to the implementation of rebuilding programmes by the public and the private sectors, the Urban Renewal Department worked out a design framework for the City to establish two key commercial areas, one at the Raffles Institution Site and the other at Shenton Way/Raffles Place Area which would form the focal points for the City.

Raffles Institution Site

The development of the Raffles Institution Site and its environs was envisaged as a very extensive and comprehensive project embracing large tracts of land between Bras Basah Road and Stamford Road, and possibly extending laterally to High Street and Middle Road at strategic points. Because of its central location and its good accessibility, this area could become the future heart of the City; it would contain the main business centre and the meeting place for tourists and residents.

Shenton Way/Raffles Place Area

The Shenton Way/Raffles Place Area was the natural choice for the other focal point in the City. In recent years, there had been much development activity along Shenton Way by the private and public sectors. In addition to the two outstanding buildings—the Conference Hall Building and the MSA Building, construction work was started in 1969 on the Development

Bank of Singapore Building, the Central Provident Fund Building, and on urban renewal sites sold under the 2nd Sale of Sites Programme. In anticipation of the tremendous commercial activity in this area, the Urban Renewal Department had designed a continuous landscaped pedestrian way which would link the area to the existing city centre—the Robinson Road/Finlayson Green Area.

Planning for a Better Environment

With a view to promoting a better working and living environment, policies on carparking, plot ratio, height controls, massing, pedestrian links, traffic circulation and the relation of open spaces to concentrated commercial areas, were reviewed.

The Department had already departed from the conventional approach of stringing shop fronts along main roads resulting in ribbon-like shopping developments which made no provision for safe and pleasant shopping. In the Outram Road Shopping Complex, completed in mid 1969, the shops face a number of large internal courtyards; the two levels of shops are connected by pedestrian corridors which continue to link all the blocks of flats in the project with the multi-storey carpark and other developments at the rear; pedestrian flow is helped by the use of escalators.

In planning the development of other public housing/commercial projects at Chin Swee Road, Bukit Ban Kee, Palembang Road, Maude Road and Kitchener Road, the emphasis was again on the need for the separation of pedestrians from motor traffic and the provision of congenial shopping environment. Furthermore, pedestrian ways would be constructed to link these projects together.

The development of the two established focal points—the Raffles Institution Site and the Shenton Way/Raffles Place Area

would be characterized by the high density multi-use pattern of development. Squares, parks, pedestrian walks, would provide effective contrasts to the tall buildings. The squares would be specially landscaped and the pedestrian ways would link the recreational areas to the business area. Emphasis would be placed on landscaping, street design, advertising control and various methods in the separation of pedestrians from vehicles.

This planning concept would result in the eventual construction of a high standard, uninterrupted pedestrian connection in the form of an air-conditioned shopping arcade to link Clifford Pier with an Urban Renewal project and the existing arcade in Raffles Place. Escalators would be used to facilitate pedestrian flow. Thus, tourists and other users of Clifford Pier would be able to cross Collyer Quay to the other focal points in the City in traffic-free conditions, and would be able to shop leisurely, in air-conditioned comfort. This system would be further extended with the construction of an underground passage which would link Raffles Place to Shenton Way. Another extensive pedestrian system would be constructed to link the Raffles International Centre with the Civic Centre and Shenton Way/Raffles Place.

OTHER PROJECTS

Blakang Mati Tourist Project

During the year, the Urban Renewal Department planned and laid the basic groundwork for the development of Pulau

Blakang Mati into an exclusive tourist resort. The private sector would be invited to participate in the development of this island.

Mount Faber Tourist Project

Mount Faber, where the peak is a well-known vantage point affording an excellent panoramic view, would be developed into a major recreational and tourist centre. The summit of the main ridge would be enhanced by a proposed "Space Needle", a tall viewing tower which would include a revolving restaurant at the top, capable of seating 200 persons. A choice site would be selected for a proposed exclusive tourist hotel-cum-restaurant.

This tourist project also envisaged a cable car terminal which would establish a direct link with the Pulau Blakang Mati Tourist development area.

Changi Tourist and Recreational Development

During the year, plans were drawn up to develop the beaches stretching from Nicoll Drive, along the Tanah Merah Besar area, to Changi Point. Plans for several sites, ranging from 1 to 5 acres with suggested uses, were prepared to interest private developers.

**SITES IN DESIGNATED URBAN RENEWAL
AREAS EARMARKED FOR PRIVATE
DEVELOPMENT UNDER THE THIRD SALE**

Land Parcel Ref.	Location	Proposed Development	Approx. Site Area in sq. ft.	Guide Value of Land per sq. ft.	Max. Permissible Plot Ratio under Conditions of Tender
1	Shenton Way/ Parsi Road	Office/ Shopping	19,600	\$35/-	1:6
2	Beach Road	Office/ Shopping/ Cinema	61,600	\$25/-	1:6
3	Peck Seah St.	Office/ Shopping	14,000	\$25/-	1:3
4	Choon Guan St.	Office/ Shopping	44,900	\$35/-	1:10
5	Anson Road/ Choon Guan St.	Office/ Shopping	53,200	\$40/-	1:10
6	Selegie Road/ Sophia Road	Office/ Shopping	76,600	\$25/-	1:7
7	Clemenceau Avenue/Fort Canning Road	Office/ Shopping	9,200	\$25/-	1:3
8	New Market St./ Upper Cross St.	Shopping	22,000	\$25/-	1:3.5
9	Eu Tong Sen St./ Upper Cross St./	Office/ Shopping/ Flats	48,300	\$20/-	1:7
10	Eu Tong Sen St./ Havelock Road	Office/ Shopping	55,000	\$20/-	1:7
11	Pearl Bank	Flats	85,500	\$ 8/-	Density 750 p.p.a.
12	Jalan Sultan/ North Bridge Road	Office/ Shopping/ Cinema	75,000	\$12/-	1:7
13	North Bridge Road/Crawford St.	Office/ Shopping	39,500	\$10/-	1:7
14	Collyer Quay	Overhead Shopping Bridge	22,200	\$15/-	1:1

**CONCESSIONS TO DEVELOPERS OF
URBAN RENEWAL SITES**

THE FOLLOWING CONCESSIONS ARE GRANTED TO A DEVELOPER :

- (a) A down payment of 20% (inclusive of the 5% deposit upon tender) on signing of Building Agreement and the balance 80% of the tendered premium will be spread over 10 years without interest.
- (b) Refund of property tax paid on the property may be applied for after the completion of the project equivalent to the tax payable for the period of 6 months plus one month per storey of the project.
- (c) Property tax on the project is payable at the rate of 12% for a period of 20 years.
- (d) No payment of development charge.

THE DEVELOPER WILL BE GIVEN:

- (a) Priority to clearance of layout and building plans to ensure early commencement of building operations.
- (b) Simulated sketch plans for development sites as guidance.
- (c) Vacant possession of the sites within 3 months after the approval of the building plans.

RESETTLEMENT

RESETTLEMENT

Although the year under review was the final year of the Republic's Second 5-Year Development Plan, the pressure on squatter clearance for purpose of public housing, Urban Renewal, industrial and other public works projects increased to provide unencumbered sites for the Third 5-Year Programme. The Resettlement Department set a new record for the year in terms of number of squatter families resettled, of structures demolished and of cleared sites released to various developing departments for implementation of their projects.

The Year's Operation

230 sites were listed for priority clearance at the beginning of the year and a further 76 sites were added to the list for clearance in the course of the year, at the request of the various developing departments. Of these, 64 sites were completely cleared of squatters and released to the requesting departments leaving a total of 242 sites still under active clearance at the close of the year. Details of sites cleared are shown in Appendix "A".

At the year's end, a total of 6,519 squatter families were cleared from various development sites and 4,260 structures demolished. The squatters cleared comprise: 235 farmers; 5,335 residential families; 384 shopkeepers; 119 industrial undertakings and 446 other miscellaneous cases. Of those cleared, 230 farmers were allocated farm lands in Resettlement Areas; 3,528 residential families were relocated to Board's flats in various housing estates; 305 shopkeepers were ac-

commodated in various shopping centres in Board's housing estates and 91 industrial undertakings were given alternative accommodation of various types. Total compensation paid to these clearance cases amounted to \$4.8M. Appendix "B" shows details of the number of families cleared and the amount of compensation paid by the Resettlement Department since 1957.

PROGRESS REVIEW OF SITES FOR MAJOR PROJECTS

The majority of the squatters at the large development sites at Toa Payoh, Queenstown, Kallang Basin and Bedok/Upper Changi areas had been cleared to enable development to take place. At Queenstown the development was nearly completed and Toa Payoh was more than half completed. During the year all that remained were small pockets of squatters on the fringe of the sites which had to be cleared for extension of the estates as well as for public work projects to service the estates.

Toa Payoh

The year witnessed the completion of squatter clearance in Toa Payoh. A total of 114 squatters were cleared mostly along Braddell Road for the extension of the Board's low-cost housing estate and on Kim Keat Road side for the purpose of drainage work.

Queenstown

In Queenstown, effort was concentrated on clearance of squatters from the Khek Cemetery Site for the proposed Neighbourhood VII. Of the 500-over squatters scat-

tered all over the cemetery, only a dozen were left on site at the end of the year.

Kallang Basin

Out of the total of 6,000 odd squatters in Kallang Basin area, only 1,100 families (19.21%) were outstanding at the beginning of the year. A further 421 squatters were cleared during the year to make way for the reclamation scheme as well as for important road projects running across the Basin and forming a vital link with the Pan-Island Expressway.

The reclamation of a vast swampy area bounded by MacPherson/Serangoon Road to the North, Kallang Road/Geylang Road to the South, Aljunied Road to the East and Lavender Street to the West, and the rapid development of this area into a housing and industrial complex had been made possible by the sustained efforts of the Resettlement Department.

Kampong Tiong Bahru

Achievement on squatter clearance was also recorded in Kampong Tiong Bahru area where about 200 squatters were moved for a twin road project serving the area, one linking the existing Lower Delta Road by running through Kampong Tiong Bahru area and leading to Telok Blangah Road, and the other joining the existing Jalan Bukit Merah by cutting through the heart of Kampong Tiong Bahru and to Silat Road forming part of the Pan-Island Expressway. A further 700 odd squatters occupying land required for the new housing estates were resettled during the year.

Bedok Coastal Reclamation Scheme

A total of 1,200 squatters and 20 kelongs (fishing stakes) were involved. Clearance of squatters commenced in 1965 and was completed on target in the middle of the year under review. The Reclamation Project was scheduled for completion by June 1970 but the squatters on the cut area had to be

completely cleared by the middle of 1969. The majority of the squatters were relocated to Upper Changi Road housing estate which was specifically constructed by the Board for settlers affected by the Reclamation Scheme.

Urban Renewal

Urban Renewal Projects accounted for about one-third of the total number of resettlement cases cleared i.e. of the 6,519 cases cleared during the year, 2,804 were from various Urban Renewal Sites.

The year under review witnessed extensive movements of people from Urban Renewal areas. Hardly had the sites offered for private development under the Second Sale in the early part of the year been handed over free of squatter encumbrance, when another batch of 14 Urban sites for the Third Sale was announced in November, 1969 which entailed urgent squatter clearance. In addition to supplying cleared sites for sale, the Resettlement Department also undertook clearance for the purpose of providing a network of roads and public housing within the Urban Renewal area. At the close of the year, vigorous clearance action was still being pursued in Havelock Road/Eu Tong Sen Street, Upper Hokien/Upper Cross Street, Kreta Ayer Road, Anson Road/Choon Guan Street in the South Precinct and Beach Road, Selegie Road, Waterloo/Albert Street and Theng Hai Place in the North Precinct. This action involved clearance of some 3,000 odd families and commercial and industrial establishments.

At the request of the Urban Renewal Department extensive census surveys were carried out in many areas in both North and South Precincts. Of these worth mentioning are: Bussorah Street, Albert Street, Holloway Lane, Middle Road, Prinsep Street, Orchard Road/Clemenceau Avenue and Cuppage Road in the North Precinct and

Club Street/Cross Street, Anson Road/Tanjong Pagar in the South Precinct. The census survey reports were still being processed at the close of the year.

Jurong Industrial Estate

Steady progress on squatter clearance was achieved during the year for the Jurong Town Corporation for the extension of Jurong Industrial Estate. Ten sites covering approximately 1,000 acres and involving some 400 families were completely cleared of squatters and handed over to the Jurong Town Corporation for development work during the year. Another notable performance by the Department was the speedy relocation of families from Bukit Peropok for an Aviary to be developed in the Jurong Town as a tourist attraction.

A total of 15 new requests for squatter clearance were received during the year from Jurong Town Corporation extending well over 1,000 acres of encumbered land. These lands are to be developed for the proposed Jurong Park, Jurong Town Hall, Timber Industrial Estate at Sungei Kadut and the extension of the public housing estate at Chin Bee area.

Miscellaneous

The Department continued to render assistance during the year to the Department of Civil Aviation and the Ministry of Defence on matters relating to land clearance. For the former, some 50 families were resettled by the Department to Resettlement Area 105 (9½ m.s. Tampines Road) for the construction of the runway and taxi-way extension to the Singapore International Airport (from 11,000 to 13,000 feet) to provide landing facilities for "Jumbo Jet" aircraft. Extensive areas at 7¾ m.s. Tampines Road were also surveyed for the purpose of additional Terminal Buildings for the expansion of the Singapore Airport.

For the Defence Ministry, a better record

was achieved in squatter clearance than in previous years in that 350 families, mostly farmers, were resettled, thereby rendering some 3,400 acres of land at Lim Chu Kang free of squatter encumbrance for the expansion projects for the Singapore Armed Forces Training Institute. Clearance was also effected in other strategic localities in the Republic for Defence purposes.

ENGINEERING/SURVEYING SECTION

This Section had a hectic year in both the survey and development of Resettlement lands. Topographical survey of Pulau Tekong which commenced in mid-1967 was completed in the middle of July of the current year. In addition to topographical surveys, the Survey Section also undertook siting and re-siting of house lots, subdivision and re-pegging of lots and Replacement Grant surveys for the various Resettlement Areas.

Development of Resettlement Areas 65 (off 13½ m.s. Chua Chu Kang Road), 114 (16½ m.s. Chua Chu Kang Road) and 105 (9½ m.s. Tampines Road) was also completed within the target dates. At the close of the year, almost 90% of the lands available in these Resettlement Areas were taken up by displaced farmers. Resettlement Area 65 was opened up specially for some 400 farmers displaced by Defence projects at Lim Chu Kang/Pasir Laba area while Resettlement Area 114 was developed for en-masse resettlement of hundreds of families affected by the low-cost housing project at Queenstown, Neighbourhood VII (Khek Cemetery Site). In conjunction with the Department of Civil Aviation, Resettlement Area 105 was developed to resettle farmers affected by the extension to the runway and taxi-way at Tampines Road for the Singapore International Airport.

The total expenditure for the development of these Resettlement Areas amounted to about \$1 Million which covered expenses incurred in providing road accesses and laying of water mains along laterite roads in the Resettlement Areas.

Contract was also called for the redevelopment of Resettlement Area 22, Phase II at $9\frac{3}{4}$ m.s. Jurong Road. This was for further improvement to the land adjacent to Phase I which was completed some years ago and also to provide additional land for resettlement purposes.

During the year, the Engineering Section constructed 51 units of shophouses at Java Road and 24 units of shops at Park Road at a cost of \$104,250/- and \$86,190/- respectively. These shops have been used for the temporary relocation of shopkeepers affected by clearance along Beach Road for the Golden Mile Project in the North Precinct and for shopkeepers affected by the fire in Ellenborough Market in the South Precinct. All the shop units were provided with water and electricity.

List of Sites Cleared in 1969

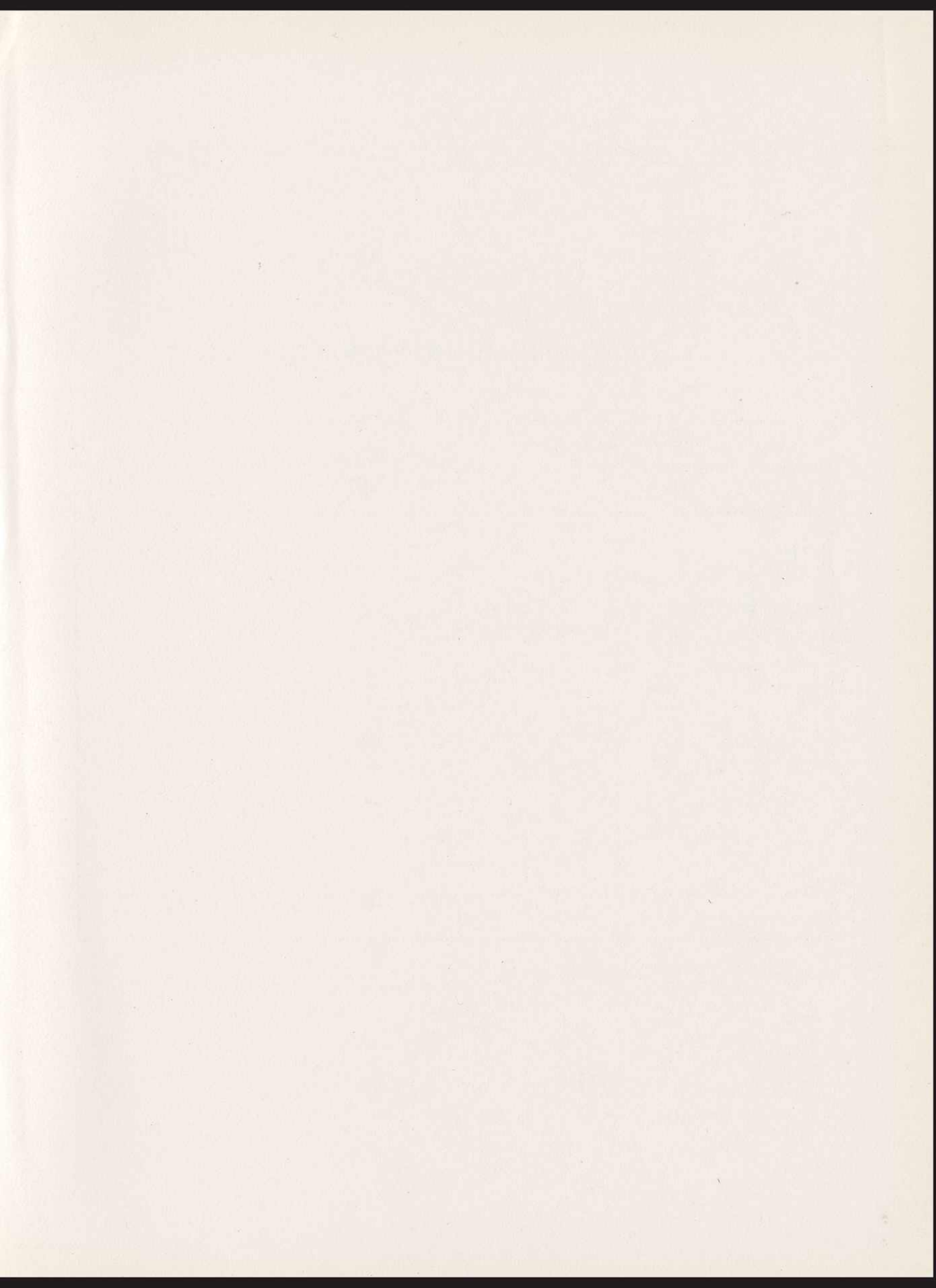
Name of Sites Cleared	Date Cleared
1. Extension of House No. 210 Thomson Road for Widening of Thomson Road	27.1.69
2. Making up of East Coast Avenue/East Coast Terrace	29.1.69
3. Toa Payoh Clearance Phase IV (Extension)	31.1.69
4. Toa Payoh Clearance Phase VA	31.1.69
5. Toa Payoh Clearance Phase VB	31.1.69
6. Toa Payoh - Southern Gyrotory System at Kim Keat Road	31.1.69
7. Jurong Industrial Project Hill 31 Lots 96-28 & 96-48 pt. MK. VI	28.2.69
8. Making Up of St. Xavier Lane	28.2.69
9. Kampong Tiong Bahru Fire Site Phase IVA	31.3.69
10. North Precinct I - Stage II	31.3.69
11. State Reverted Properties at Rochore Constituency	31.3.69
12. Land Clearance for Extension of Sembawang Research Station	7.4.69
13. Clearance of Land Adjacent to Bendemeer House Section 'B'	21.4.69
14. Jurong Road Widening & Re-Alignment Phase I	28.4.69
15. Laying of Sewers in Jalan Kembangan, Jalan Senyum	30.4.69
16. Making Up of Jalan Ulu Siglap	30.4.69
17. Proposed SAFTI Quarters at Jurong (Project D 522)	30.4.69
18. Bedok/Upper Changi Reclamation Phase XA	30.4.69
19. Proposed Shopping Centre at 10 m.s. Jurong Road	30.4.69
20. Jurong Industrial Project Phase V Part IV (Supplementary) Squatter Clearance Jurong/Six Hills Proposed Oil Refinery Site	31.5.69
21. Bukit Timah Flood Alleviation Scheme Phase I (Contract No. 4)... ..	19.5.69
22. Petrol Station Site at Aljunied Road	22.5.69
23. Thomson Road Industrial Resettlement Area (Ang Mo Kio)	31.5.69
24. Making Up of Reserve Road off Upper East Coast Road Opposite Jalan Ulu Siglap	31.5.69
25. Proposed Slip Road from Jalan Toa Payoh to Thomson Rd.	31.5.69
26. M.I.D. Project at Tanjong Gul	31.5.69
27. Serangoon Sewerage Scheme off Braddell Road Phase I Contract I	31.5.69
28. Clearance of Airport Runway Extension... ..	31.5.69
29. Areas for Access Road Sewers & Facilitating Reclamation Work - Kallang Basin Section 'E'	31.5.69
30. North Precinct I - Stage IV	31.5.69

Name of Sites Cleared	Date Cleared
31. M.I.D. Project at Onraet Road	5.6.69
32. Sungei Whampoa – Reconstruction & Lining from St. Francis Road to Serangoon Road	23.6.69
33. Golden Mile Clearance of Clyde Terrace Section 'A'	30.6.69
34. Golden Mile Roads Improvement & Widening	30.6.69
35. Woodlands Coastal Reclamation	30.6.69
36. Proposed Refuse Tipping Sites on State Land off 16 m.s. Chua Chu Kang Road	24.7.69
37. Synagogue Street/Philip Street Redevelopment, South Precinct VI	31.7.69
38. Jurong Industrial Project Phase III Part II Proposed Aviary at Bukit Peropok	31.7.69
39. Floral Mile at Dunearn Road	15.7.69
40. South Precinct I – Stage VIII (Supplementary)	26.8.69
41. Clearance at Stanley Street/Cecil Street South Precinct VII	18.8.69
42. North Precinct VI (Ford Street/North Boat Quay)	12.8.69
43. Jurong Industrial Project Phase V Part II Clearance of Tanjong Kling	23.8.69
44. Petrol Station Sites 'E' & 'F' on Lot 480 pt. MK. I Jalan Bukit Merah	31.8.69
45. Laying & Welding 48" Dia. Pipe Line from Woodleigh Waterworks to Balestier Road	30.9.69
46. South Precinct I – Stage XI	30.9.69
47. Henderson Road Redevelopment Lot 19-7, 19-8 & 19-11, 229-1 & 229-25 MK. I	30.9.69
48. Jurong Industrial Project Clearance of Hill Nos. 23, 26 West of Jalan Besi	25.10.69
49. Site for Project Doberman	25.10.69
50. Jurong Industrial Project Clearance of Pulau Ayer Chawan	25.10.69
51. Proposed Mandai Quarry Lot 60-14 pt. MK. 13	31.10.69
52. North Precinct I – Stage VI	31.10.69
53. Toa Payoh – Phase VI Extension	31.10.69
54. Serangoon Road/Jalan Besar One-way System	31.10.69
55. Project D 575A, Rifle Range	24.10.69
56. South Precinct II – Stage I	31.10.69
57. Selegie Road Redevelopment Phase I	4.11.69
58. SAFTI Phase III Pasir Laba	25.11.69
59. Bukit Timah Flood Alleviation Scheme Ph. I (Suppl.)	30.11.69
60. Widening of Ulu Pandan Road	30.11.69
61. New Nightsoil Disposal Station at Ulu Pandan	31.12.69
62. Making Up of Lorong Kilat	31.12.69
63. Serangoon Sludge Work Extension – Toa Payoh Purification Scheme	31.12.69
64. Sewerage Plant Site at Hills 43 & 44 Jurong	25.12.69

CLEARANCE AND COMPENSATION STATISTICS

Year	Moved to Resettlement Areas	Rehoused in Board's Accommodation	Found Own Accommodation	Total	Compensation Paid
					\$
1957	67	3	70	140	109,000
1958	146	50	107	303	317,000
1959	131	132	160	423	472,000
1960	132	45	207	384	330,000
1961	57	77	160	294	273,000
1962	198	342	277	817	883,000
1963	307	589	285	1,181	1.7M
1964	150	2,584	909	3,643	3.2M
1965	182	4,570	1,758	6,510	5.5M
1966	266	4,158	1,594	6,018	5.1M
1967	90	4,002*	1,892	5,984	4.1M
1968	123	4,063*	1,677	5,863	3.1M
1969	416	3,924*	2,179	6,519	4.8M
Total:	2,265	24,539	11,275	38,079	\$29,884,000

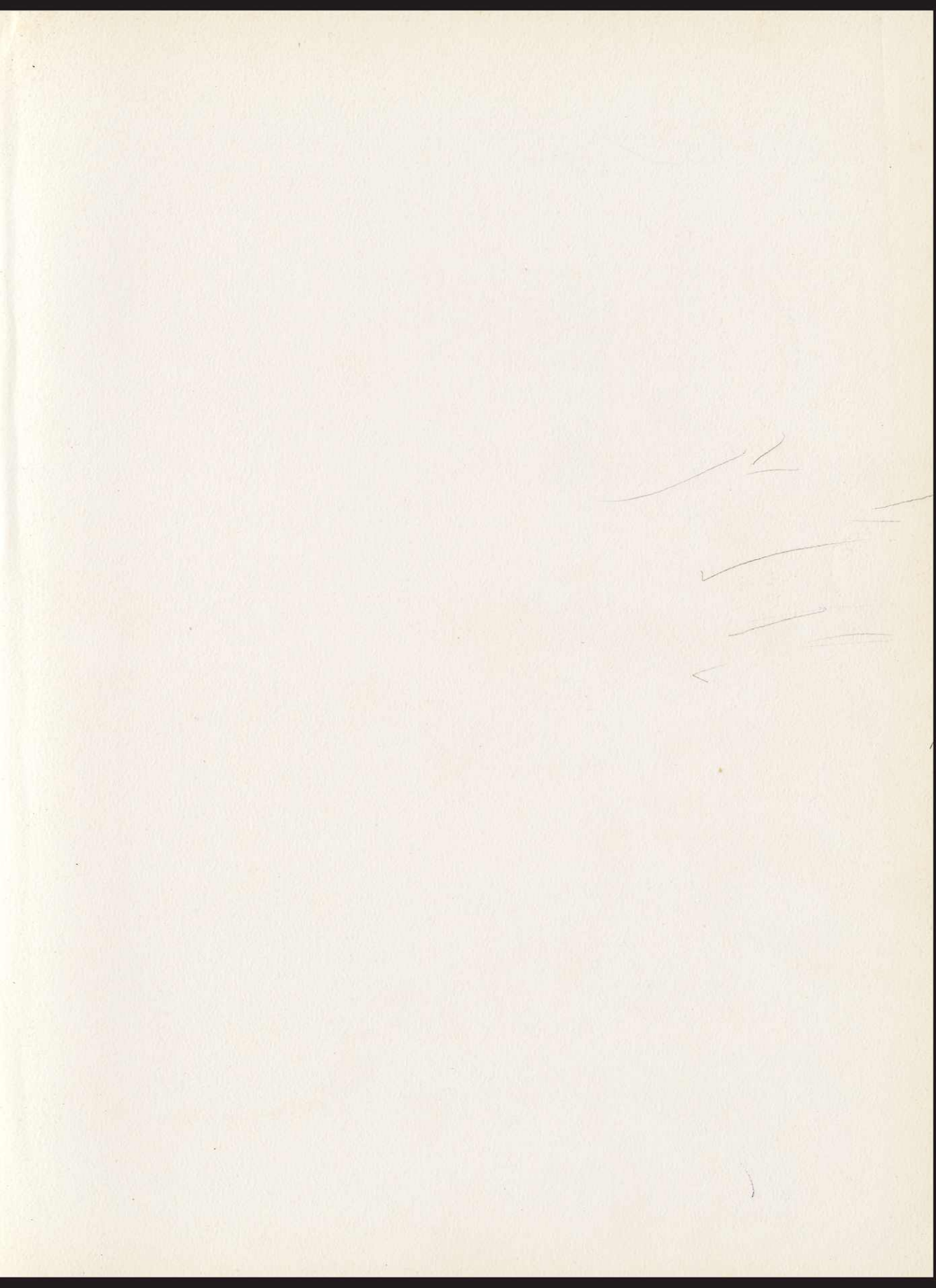
NOTE: *Includes shopkeepers/industries relocated to Board's accommodation.



CLASSIFICATION OF THE DATA

Year	Population	Area	Per Capita	Total	Percentage
1917	100	100	100	100	100%
1918	105	105	105	105	105%
1919	110	110	110	110	110%
1920	115	115	115	115	115%
1921	120	120	120	120	120%
1922	125	125	125	125	125%
1923	130	130	130	130	130%
1924	135	135	135	135	135%
1925	140	140	140	140	140%
1926	145	145	145	145	145%
1927	150	150	150	150	150%
1928	155	155	155	155	155%
1929	160	160	160	160	160%
1930	165	165	165	165	165%
1931	170	170	170	170	170%
1932	175	175	175	175	175%
1933	180	180	180	180	180%
1934	185	185	185	185	185%
1935	190	190	190	190	190%
1936	195	195	195	195	195%
1937	200	200	200	200	200%
1938	205	205	205	205	205%
1939	210	210	210	210	210%
1940	215	215	215	215	215%
1941	220	220	220	220	220%
1942	225	225	225	225	225%
1943	230	230	230	230	230%
1944	235	235	235	235	235%
1945	240	240	240	240	240%
1946	245	245	245	245	245%
1947	250	250	250	250	250%
1948	255	255	255	255	255%
1949	260	260	260	260	260%
1950	265	265	265	265	265%
1951	270	270	270	270	270%
1952	275	275	275	275	275%
1953	280	280	280	280	280%
1954	285	285	285	285	285%
1955	290	290	290	290	290%
1956	295	295	295	295	295%
1957	300	300	300	300	300%
1958	305	305	305	305	305%
1959	310	310	310	310	310%
1960	315	315	315	315	315%
1961	320	320	320	320	320%
1962	325	325	325	325	325%
1963	330	330	330	330	330%
1964	335	335	335	335	335%
1965	340	340	340	340	340%
1966	345	345	345	345	345%
1967	350	350	350	350	350%
1968	355	355	355	355	355%
1969	360	360	360	360	360%
1970	365	365	365	365	365%
1971	370	370	370	370	370%
1972	375	375	375	375	375%
1973	380	380	380	380	380%
1974	385	385	385	385	385%
1975	390	390	390	390	390%
1976	395	395	395	395	395%
1977	400	400	400	400	400%
1978	405	405	405	405	405%
1979	410	410	410	410	410%
1980	415	415	415	415	415%
1981	420	420	420	420	420%
1982	425	425	425	425	425%
1983	430	430	430	430	430%
1984	435	435	435	435	435%
1985	440	440	440	440	440%
1986	445	445	445	445	445%
1987	450	450	450	450	450%
1988	455	455	455	455	455%
1989	460	460	460	460	460%
1990	465	465	465	465	465%
1991	470	470	470	470	470%
1992	475	475	475	475	475%
1993	480	480	480	480	480%
1994	485	485	485	485	485%
1995	490	490	490	490	490%
1996	495	495	495	495	495%
1997	500	500	500	500	500%
1998	505	505	505	505	505%
1999	510	510	510	510	510%
2000	515	515	515	515	515%
2001	520	520	520	520	520%
2002	525	525	525	525	525%
2003	530	530	530	530	530%
2004	535	535	535	535	535%
2005	540	540	540	540	540%
2006	545	545	545	545	545%
2007	550	550	550	550	550%
2008	555	555	555	555	555%
2009	560	560	560	560	560%
2010	565	565	565	565	565%
2011	570	570	570	570	570%
2012	575	575	575	575	575%
2013	580	580	580	580	580%
2014	585	585	585	585	585%
2015	590	590	590	590	590%
2016	595	595	595	595	595%
2017	600	600	600	600	600%
2018	605	605	605	605	605%
2019	610	610	610	610	610%
2020	615	615	615	615	615%
2021	620	620	620	620	620%
2022	625	625	625	625	625%
2023	630	630	630	630	630%
2024	635	635	635	635	635%
2025	640	640	640	640	640%
2026	645	645	645	645	645%
2027	650	650	650	650	650%
2028	655	655	655	655	655%
2029	660	660	660	660	660%
2030	665	665	665	665	665%
2031	670	670	670	670	670%
2032	675	675	675	675	675%
2033	680	680	680	680	680%
2034	685	685	685	685	685%
2035	690	690	690	690	690%
2036	695	695	695	695	695%
2037	700	700	700	700	700%
2038	705	705	705	705	705%
2039	710	710	710	710	710%
2040	715	715	715	715	715%
2041	720	720	720	720	720%
2042	725	725	725	725	725%
2043	730	730	730	730	730%
2044	735	735	735	735	735%
2045	740	740	740	740	740%
2046	745	745	745	745	745%
2047	750	750	750	750	750%
2048	755	755	755	755	755%
2049	760	760	760	760	760%
2050	765	765	765	765	765%

TABLE I. Summary of the data for the years 1917-2050.



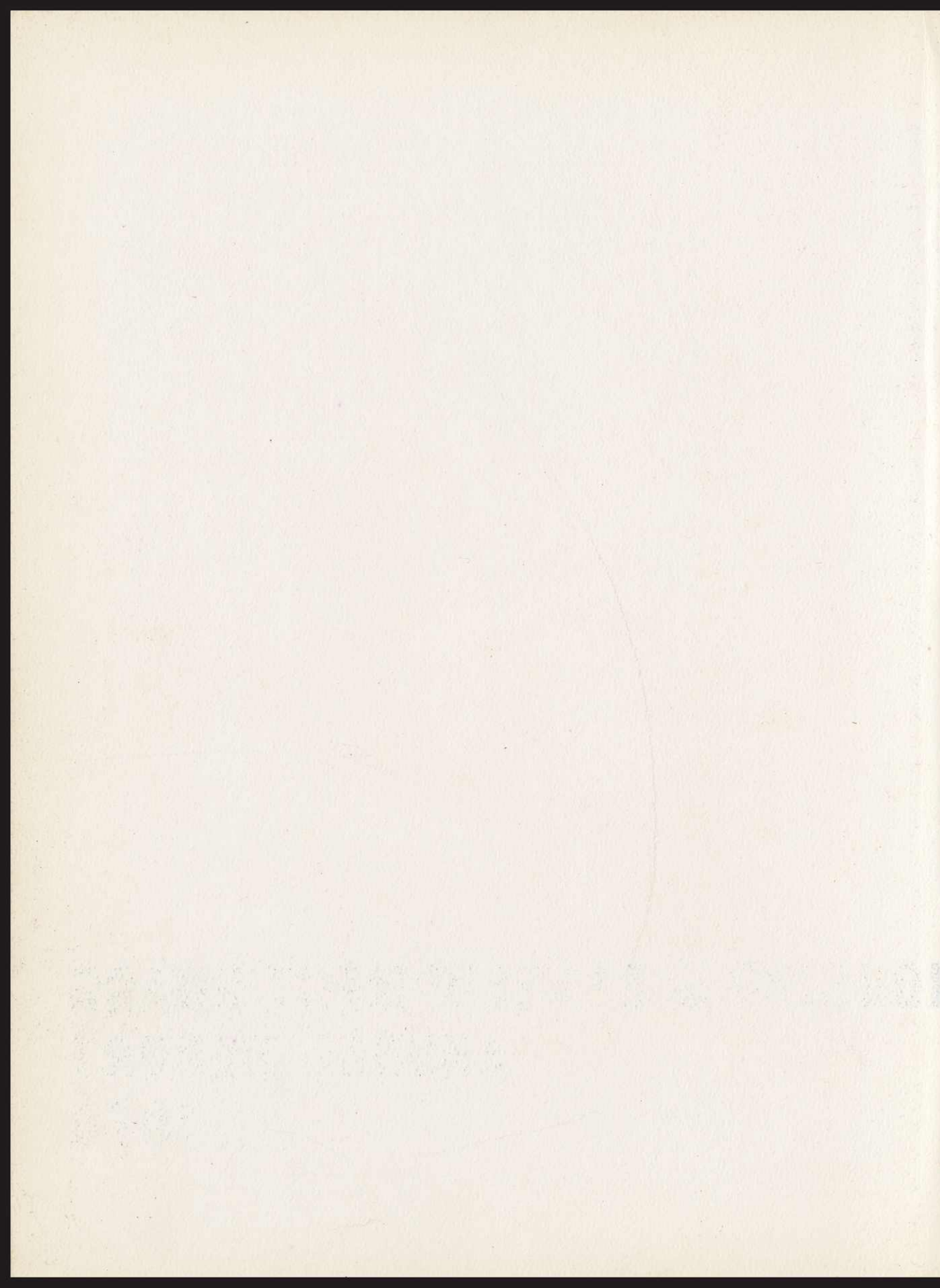
\$3.50



annual report 1970

HOUSING & DEVELOPMENT BOARD





**HOUSING & DEVELOPMENT BOARD
ANNUAL REPORT
1970**



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COVER — The focus is on the 24-storey Point Blocks in
Kallang Basin, Neighbourhood I.

Exchange Rate to U.S. dollars is S\$3.06 to US\$1.00.

the 24-storey National
Development Building at Maxwell
Road was completed at the
beginning of the year. This
building houses the headquarters
of the Housing & Development
Board as well as most of the
departments under the National
Development Division of the
Ministry of Law & National
Development.



One of the regular visits by Board Members to the construction sites to inspect the building projects in progress.

Members of the Board 1970

Chairman: MR. PANG TEE POW (until 31st August, 1970)

Deputy Chairman: Mr. M. COOMARASWAMY

Members: MR. LEE HEE SENG
MR. C.A.V. CHEW
MR. MICHAEL FAM
MR. BAEY LIAN PECK

List of Senior Officers

as at 31st December, 1970

Chief Executive Officer

Mr. Teh Cheang Wan B.Arch. (Sydney),
F.R.I.B.A., F.R.A.I.A.,
M.S.I.A.

Secretariat

Secretary

Mr. William Chee Tiang Chin ... B.A., Barrister-at-law
(Lincoln's Inn)

Asst. Secretary

Miss Tan Hong Geok... .. B.A. (Hons.) (S'pore)
Mr. Goh Soo Teng (Ag.)
Mr. Ng Kwok Kee (Ag.)

Asst. Secretary (Public Relations)

Mr. Chris Tan Hock
Khoon (Ag.) B.Econs. (W.Aust.)

Finance

Financial Officer

Mr. R.F. Scully

Deputy Financial Officer

Mr. Fong Kok Woh A.A.S.A.

Asst. Financial Officers

Mr. Tan Ng Keng A.A.S.A., A.C.I.S., R.A.S.
Mr. John Lim Kee Swee Dip. Acc. (S'pore),
B.Acc. (S'pore), R.A.S.
Mr. Goh Khee Teong... .. B.Acc. (S'pore)
Mr. Ng Chee Leong B.Acc. (S'pore)
Mr. Tan Kim Huat B.Acc. (S'pore)
Miss Teo Khoon Teck B.Acc. (S'pore)

Internal Auditor

Mr. Ho Eng Hock A.A.S.A., A.C.I.S.

Senior Research Officer

Mr. Kwok Chuon Wei B.Sc. (Nanyang), A.R.I.C.S.

Research Officer

Mr. Tan Soo Lee... .. B.Sc. (Hons.) London,
M.Sc. (Maths.)
Nottingham
Mr. Choo Heng Wah B.Sc. (Physics) S'pore
Mr. Tony Chan Tech. Dip. Mech. Eng.,
Tech. Dip. Civil Eng.

Statistics & Research

Building

Chief Architect

Mr. William Wong Wai Ying (Ag.) B.Arch. (Hons.) (Sydney),
A.R.A.I.A., A.R.I.B.A.,
M.S.I.A.

Contracts Officer

Mr. Yeoh Hooi Heng... .. A.R.I.C.S.

Asst. Contracts Officers

Mr. Goh Chong Pak

Mr. Yee Man Ngoh Prof. Dip. (Building)
(S'pore Poly)

(On Pupilage)

Mr. Tay Cheow Beng... .. Prof. Dip. (Building)
(S'pore Poly)

Senior Architect

Mr. Si-Hoe Kok Sing (Ag.) ... B.Arch. (N.Z.), A.R.I.B.A.
M.S.I.A.

Executive Architects

Mr. Si-Hoe Kok Sing... .. B.Arch. (N.Z.), A.R.I.B.A.,
M.S.I.A.

Mr. Chee Teck Chiang B.Arch. (Melb.),
F.R.A.I.A., A.R.I.B.A.

Mr. Liu Thai Ker M.C.P. (Yale),
B.Arch. (N.S.W.)

Architects

Mrs. Wong Choong Leng B.Arch. (Melb.), A.R.I.B.A.

Mrs. Yap Lau Wai Chen B.Arch. (Dunelm),
A.R.I.B.A.

Mr. Chu Pak Chow B.Arch. (Melb.), A.R.I.B.A.,
Trop. Arch. (London A.A.),
Dip. Building
(Bouwcentrum)

Mr. Joseph Goh Soon Lip ... F.R.M.I.T. (Dip.),
B.Arch. (Melb.),
A.R.I.B.A., F.R.A.I.A.

Mr. Robert Tay Siow Hwa ... Dip.Arch. (Sheffield U.)
A.R.I.B.A., M.S.I.A.

Mr. Gilbert Tye Tek Keow ... Dip.Arch. (Sheffield U.)
A.R.I.B.A.

Mr. Lee Sam Kong B. Arch. (Adelaide),
Dip. Town & Country
Planning (Sydney),
A.R.I.B.A.

Asst. Architects.

Mr. Heng Fook Seng... .. Dip.Arch. (Birmingham),
A.R.I.B.A.

Madam Iris Chen B.Arch. (Hongkong)

Building

Madam Tan Ai Fong	B.Arch.(Melb.), A.R.A.I.A., A.R.I.B.A.
Mr. Seet Chay Tuan	Dip.Arch. (Hammersmith, London), A.R.I.B.A.
Mr. Harry Lee Heng Lan	F.R.M.I.T. (Dip.), A.R.I.B.A., A.R.A.I.A.
Mr. Foo Ah Fong	Dip.Arch. (S'pore), Dip.Town & Country Planning (U. of Auckland), M.T.P.I. (N.Z.), M.S.I.A.
Mr. Tan Bin Yee... ..	Dip. Arch. (S'pore), Dip. Town & Country Planning (U. of Auckland), M.T.P.I. (N.Z.), M.S.I.A.
Mr. Tony Tan Keng Joo	Dip. Arch. (S'pore)
Mr. Goh Hup Chor	B.Arch. (Melb.), A.R.A.I.A.
Mr. Loh Swee Seng	B.Arch. (N'cle.), A.R.A.I.A., A.R.I.B.A.
Mr. Chow Yew Kong... ..	B.Arch. (Melb.), A.R.A.I.A., A.R.I.B.A.
Mr. Joseph Loo Teck Hin	Dip.Arch. (Geelong, Victoria), A.G.I.T., A.R.A.I.A., A.R.I.B.A.
Mr. Lip Yoke King	Dip. Arch. (Hammersmith, London), A.R.I.B.A.
Mr. John Tan Hee Piew	A.W.A.I.T. (Arch.), L.R.A.I.A.
Mr. Tham Chan Beng	B.Arch. (Melb.)
Mr. Yap Hun Cheng	F.R.M.I.T. (Arch.), A.R.I.B.A., A.R.A.I.A., M.S.I.A.
Mr. David Chung Kah Keat	B.Arch. (Auckland)
Mr. Tan Wee Cher	Dip. Arch. (Geelong, Victoria), A.G.I.T.

Interior Designer

Mr. Khor Ean Ghee	B.A. (Taiwan), Dip. I.D., A.I.B.D. (London)
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Executive Electrical Engineer

Mr. Tan Thian Soon (Ag.)	M.I.E. Aust.
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Asst. Electrical Engineers

Mr. Chua Kian Tong	Dip. Elect. Eng. (Hons.) (C.M.) (S'pore), B.E. (Hons.), M.I.E.S.
Mr. Yeoh Seng Hock	B.E. (W.Aust.)
Mr. Leslie C. Jesudason	B.Sc. (Eng.), London, A.C.G.I.

Building

Mr. Cheah Cheng Hin A.M.I.E. (Aust.)

Senior Civil Engineer

Mr. Au Eng Kok B.E., C.Eng., M.I.C.E.,
M.I.E. Aust., M. ASCE.,
F.I.E.S.

Executive Civil Engineers

Mr. Chew Seong Yean C.Eng., M.I.C.E., M.I.E.S.
M.I.E.M.

Mr. Liu Hua An B.E.(Hons.), D.I.C.,
C.Eng., M.I.C.E.

Mr. Yao Chee Liew (Ag.) B.E., C.Eng., M.I.C.E.,
M.I.E.S., A.M.ASCE.

Civil Engineers

Mr. Pok Sheung Foo B.E., M.I.E. Aust.
M.I.E.M, J.M.I.T.E.

Mr. Ng Suan Chung B.E., M.I.E.S.,
M.I.E. Aust.

Mr. Low Siew Aik B.E., C.Eng., M.I.C.E.
M.I.E. Aust., A.M.ASCE.,
M.I.E.S.

Asst. Civil Engineers

Mr. Tang Ah Tee Dip. Eng., C.Eng.,
M.I.C.E., M.I.E. M.,
M.I.E.S.

Mr. Gan Kim Tap Dip. Eng., C.Eng.,
M.I.C.E., M.I.E.S.

Mr. Tan Kuang Whye F.R.M.I.T.,
C.Eng., M.I.C.E.,
M.I.E. Aust., M.I.E.S.,
M.ASCE.

Mr. Tan Tock Tiong A.G.I.T., M.I.E. Aust.

Mr. Ho Siew Koon F.R.M.I.T., C.Eng.,
M.I.C.E., M.I.E. Aust.

Mr. Heng Yee Siang B.E. (Hons.)

Mr. John Wei B.E. (Hons.)

Mr. Jack See Tian Min D.L.C. (Hons), M.I.E.S.

Mr. Chan Yuen Phui F.R.M.I.T., M.I.E.S.

Mr. Chan Kok Weng F.R.M.I.T., M.I.E.S.

Mr. Low Kai Seng F.R.M.I.T.

Mr. Lew Ah Let F.R.M.I.T.

Mr. Kuo Siew Yee A.S.M.B., F.R.M.I.T.

Mr. Liang Foo Jee B.E., M.I.E.S.

Mr. Soo Kok Leong B.E.

Mr. Foo Jit Hua I.C.E. (Part II)

(On Pupilage)

Mr. Cheang Jen Boon Dip. Civil Eng.

Mr. Chin Ching Yen B.E., M.I.E.S.

Mr. Low Seng Poh B.E. (Hons.), M.I.E.S.

Mr. Woo Kam Yin B.Sc. (Eng.)

Building

Mr. Lim Ching Kwui	B.Sc. (Eng.)
Mr. Loh Chee Fah	B.Sc. (Eng.)
Mr. Kok Khim Fatt	F.R.M.I.T., M.I.E. Aust. M.I.E.S.
Mr. Lai Kam	B.E.
Mr. Teh Sea Chuan	B.Sc. (Eng.) (Hons.)
Mr. Teh Jyi Suen	F.R.M.I.T.
Asst. Mechanical Engineers	
Mr. Lum Shuet Meng	Dip. Mech. Eng.
Mr. Ng Ser Huat... ..	B.E.
Mr. Yeo Kian Huat	B.E. (Hons.)
Mr. Lee Leong Ying	B.E.
Quarry Superintendent	
Mr. Charles Tan Siew Lim ...	R.D.A.
Senior Structural Engineer	
Mr. Tan Tiong Beng	F.I. Struct.E., M.I.E.(M).
Executive Structural Engineer	
Mr. Chua It Meng	B.Sc. (Eng.) (London), M.I. Struct. E., M.I.E.S., M.ASCE.
Structural Engineer	
Mr. Wong Kwai Wah	B.E. (Melb.), Grad.I.E. Aust., M. Eng.Sc. (N.S.W.)
Asst. Structural Engineers	
Mr. Yeo Teck Lee	F.R.M.I.T., C.Eng., M.I.C.E., M.I.E. Aust., M.I.E.S.
Mr. U Yong Dang	Dip. Eng. (Brighton), A.M.I.C.E. (England)
Mr. Seeto Yew Lee	B.Sc. (Eng.), M.I.E.Aust., M.I.E.S.
Mr. Pan Fon Nam	F.R.M.I.T., M.I.E.Aust.
Mr. Ang Weng Shong	F.R.M.I.T., M.I.E.Aust.
Mr. Leow Kim Fong	B.Sc. (Eng.)
Mr. Saw Jin Hai	F.R.M.I.T., M.I.E.Aust., M.I.E.S.
Mr. Soon Chee Yin	Dip. Struct. Engineering
Mr. Ling How Chong	B.Sc. (Eng.), M.Eng.Sc. (N.S.W.), M.I.E.Aust. M.I.E.S.
Mr. Lim Chwee Bok	M.I.Struct.E.
Mr. Lee King Sa	Dipl.-Ing. (Munich, W. Germany)
Mr. Lim Yan Ping	B.E. (Malaya)
Mr. Cheam Tat Hong	Dip. Eng. (B.C.O.T.)
Mr. Koo Hock Shian	B.Sc. (Eng.), M.Eng.Sc., M.I.E. (Aust.)
Mr. Kee Lek Tiew	B.E. (Hons.)

Building

Mr. Tan Peng Seng F.R.M.I.T.
Mr. Leong Shui Ghin... .. B.E. (S'pore)
Mr. Leong Siem Chong Dip. Eng. (Kingston)
Mr. Ooi Ching Chong F.R.M.I.T., Grad.I.E.
Aust., Grad.I.E.(M).

Senior Surveyor

Mr. V. Fernando... .. B. Surv. (Q'land),
F.S.I.S., M.I.S. Aust.,
M.I.S.(M).,
Licensed Surveyor

Surveyors

Mr. Yeoh Joo Pheng B. Surv. (Q'land),
Dip. L.S. (R.M.I.T.)
Mr. Ang Kim Tee M.S.I.S., Assoc. I.S. Aust.
Mr. Tan Teck Khiam... .. B. Surv. (Hons.) (N.S.W.),
M.S.I.S.
Mr. Ong Lok Ping B. Surv. (Melb.),
M.S.I.S.

Estates Manager

Mr. Tan Tian Boon B.Sc., F.R.I.C.S.,
F.I.H.M.

Executive Estates Officers

Mr. Ng Boon Ong F.R.I.C.S., F.I.H.M.
Mr. Choo Kia Peng A.I.H.M.
Mr. Phang Wong Yew A.I.H.M.

Estates Officer (General)

Mr. Wan Fook Kong... .. A.R.I.C.S.

Estates Officer (Lettings)

Mr. Swee Kee Siong A.R.I.C.S.

Estates Officer (Sales)

Mr. Soh Hui Hiong A.I.H.M.

Estates Officer (Alexandra)

Mr. A.D. Ponnambalam A.I.H.M., M.R.S.H.

Estates Officer (Bukit Ho Swee)

Mr. Chong Kim Chang B.A., A.R.I.C.S.

Estates Officer (Bukit Merah)

Mr. Foo Ting Kew (Ag.) B.Sc. (Nanyang)

Estates Officer (Kallang)

Mr. Neo Seng Hock (Ag.)... .. B.A. (S'pore)

Estates Officer (Kg. Java)

Mr. Tan Kee Teng (Ag.) B.A. (Nanyang)

Estates Officer (Macpherson)

Mr. Yow Kwok Sum

Estates Officer (Queensway)

Mr. Cheong Chee Mun A.R.I.C.S.

Estates

Estates

Estates Officer (Stirling)

Mr. P.C. Narendran (Ag.) B.Sc. (S'pore)

Estates Officer (Tg. Bahru)

Mr. Chee Teck Mong (Ag.)

Estates Officer (Toa Payoh East)

Mr. Tham Yew Fang A.R.I.C.S.

Estates Officer (Toa Payoh West)

Mr. Yeo Say Teck (Ag.)

Estates Officer (Upper Pickering)

Mr. Leong Siew Whye A.I.H.M.

Executive Estates Officer (Lands)

Mr. Ong Huck Jin F.R.I.C.S., F.R.V.A.,
(On secondment to State & M.S.I.S.
City Planning-1.9.68)

Lands Officer

Mr. W.R. Jansen F.R.I.C.S.
(On secondment to State &
City Planning-1.9.68)

Lands Officer

Mr. N.A. Subramaniam A.N.Z.I.V.

Lands Officer

Mr. Tang Soon Lee A.R.I.C.S., A.R.V.A.

Lands Officer

Mr. Teo Hee Cher A.R.I.C.S.

Lands Officer

Mr. Ho Lum Khuan A.R.I.C.S.

Lands Officer

Mr. Chiang Kien Weng A.R.I.C.S.

Lands Officer

Mr. Lim Kim Chye (Ag.) B.Sc. (Nanyang)

Lands Officer

Mr. Ng Han Kek (Ag.)

Lands Officer

Mr. Foo Kea Toh (Ag.) B.A. (Hons.) (S'pore)

Lands Officer

Mr. Heng Chay Hwa (Ag.)

Lands Officer

Mr. Tan Chung Hock (Ag.)

Estates Officer (Legal)

Mrs. Wong Swee Hoon LL.B. (Hons.)

Estates Officer (Legal)

Miss Lim Yen Lan LL. B.(Hons.)

Urban Renewal

Head, Urban Renewal Dept.

Mr. Alan F.C. Choe B.Arch. (Melb.),
Dip. Town & Regional
Planning (Melb.),
Dip. Arch. (F.R.M.T.C.),
A.R.I.B.A., A.M.T.P.I.,
F.R.A.I.A., M.A.P.I.,
M.S.I.A.

Executive Architects

Mr. Lee Weng Yan Dip. Arch. (U.C.L.),
A.R.I.B.A., M.S.I.A.

Mr. Lee Chiang Juay A.A. Dip. (London),
Transport (Imperial
College, London),
A.R.I.B.A., M. Arch. in
Urban Design (Harvard)

Asst. Architects

Mr. Peter B.K. Soo Dip. Arch. (Dunelm),
A.R.I.B.A., M.S.I.A.

Mr. Tan Wee Lee Dip. Arch. (G.I.T.),
B. Arch. (Melb.),
A.R.I.B.A.

Mr. Lester Tham... .. A.R.I.B.A., M.S.I.A.,
Boon Kheng
Regional Development
Certificate (United
Nations),
Regional Development
Certificate (Japan)

Mr. Chau Po Liang B. Arch. (Sydney),
A.R.I.B.A., A.R.A.I.A.,
M.S.I.A.

Mr. R. Krishnamoorthy B. Arch. (Madras),
M. Tech. (Regional
Planning) (India),
M. Arch. (Melb.),
A.R.I.B.A., A.R.A.I.A.

Mr. Soh Gin Teck Dip. Arch. (S'pore),
Cert. in Landscape
Architecture (Japan)

Mr. Tan Peng Guan Dip. Arch. (S'pore),
M.S.I.A.

Mr. Khaw Poh Kooi Dip. Arch. (Northern,
London), A.R.I.B.A.

Mr. Chua Ka Seng B. Arch. (Melb.),
M. Arch. (Melb.)
A.R.I.B.A., A.R.A.I.A.

Mr. Lim Chong Kooi... .. B. Arch. (Adel.),
A.R.I.B.A.

Urban Renewal

Mr. Wong Kon Loong Dip. Arch. (G.I.T.)
 Mr. Chin Kit Ling B. Arch. (Melb.)
 Mr. Tham Cham Soo... .. Dip. Arch. (G.I.T.),
 A.R.I.B.A., A.R.A.I.A.,
 A.P.A.M.

Architect/Planners

Mr. Tan Sioe An... .. Arch. Engr. (Bandung),
 M.C.P. (Harvard)
 Mdm. Wong Swee Yin B. Arch. (Melb.),
 Dip. Town & Regional
 Planning (Melb.),
 A.R.I.B.A.
 Mr. Chua Hung Jua Dip. Town & Regional
 Planning (W.A.I.T.),
 A.P.T.C.(Arch.),
 A.R.I.B.A., A.R.A.I.A.
 Mr. Khor Cheong Chew B. Arch. (Bombay),
 Dip. T.P. (Leeds),
 A.M.T.P.I.

Architect/Planner

Mr. Ooi Kok Chin Dip. Arch. (G.I.T.),
 A.R.I.B.A., A.R.A.I.A.

Planner

Mr. Choo Bok Lam A.M.T.P.I.

Planning Officers

Miss Adelina Then B.A. (Hons.) (S'pore)
 Miss Heng Gek Luan B.A. (Hons.) (S'pore)

Quantity Surveyor

Mr. Tan Kok Ki Dip. Q.S. (Melb.),
 A.A.I.Q.S.

Legal Officer

Mr. Tan Han Por LL.B. (Hons.) (S'pore)

Accountant

Miss Maureen Lim Kim Huat ... Prof. Dip. Acc. (S'pore)

Resettlement

Head, Resettlement Dept.

Mr. Lim Koon Poh B.A. (Malaya)

Executive Resettlement Officer

Mr. Lim Hoon Yong B.A. (Nanyang)

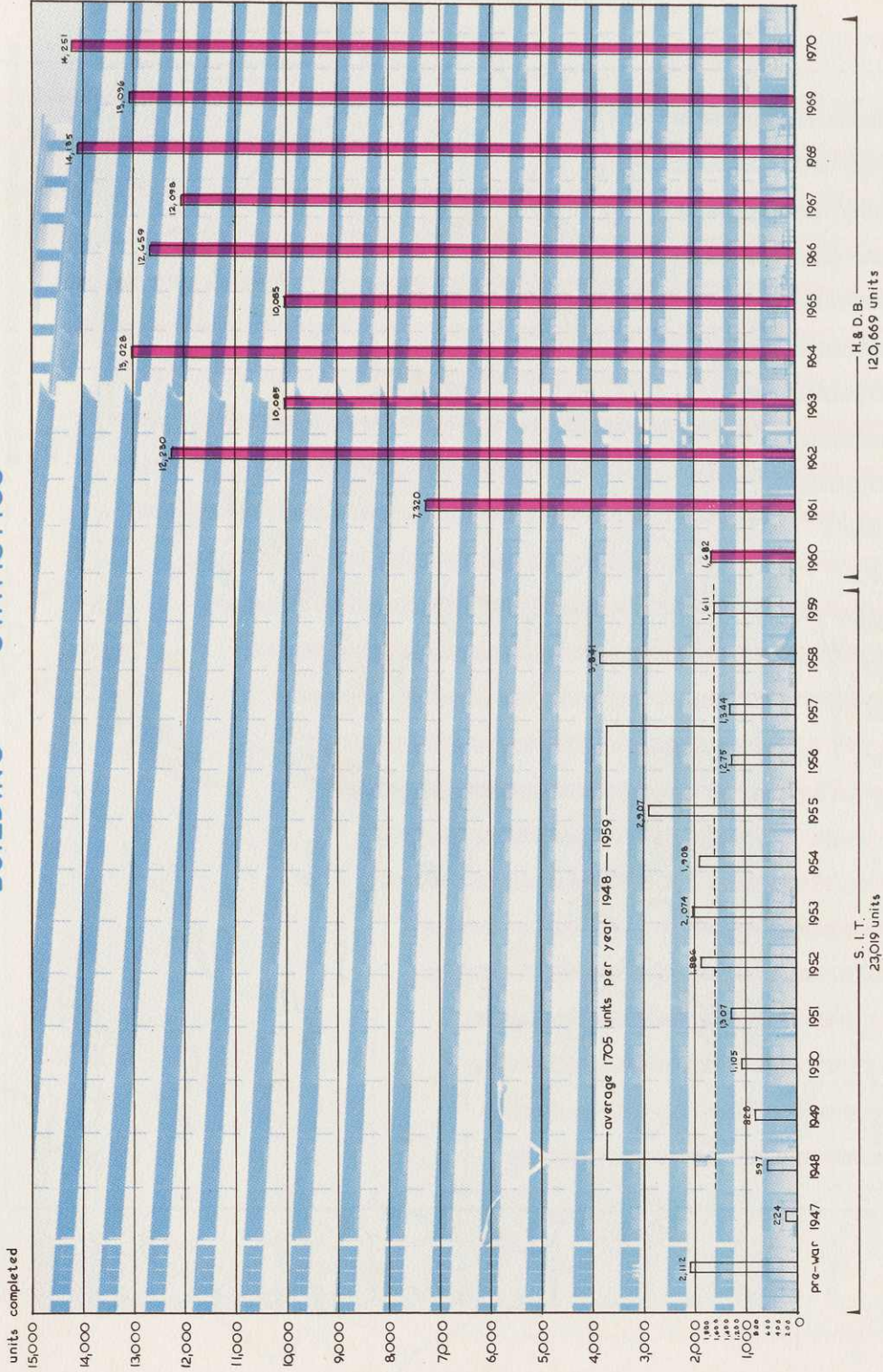
Resettlement Engineer

Mr. Teh Yang Tak Grad. I.E. (Australia)
 B.E. (N.S.W.)

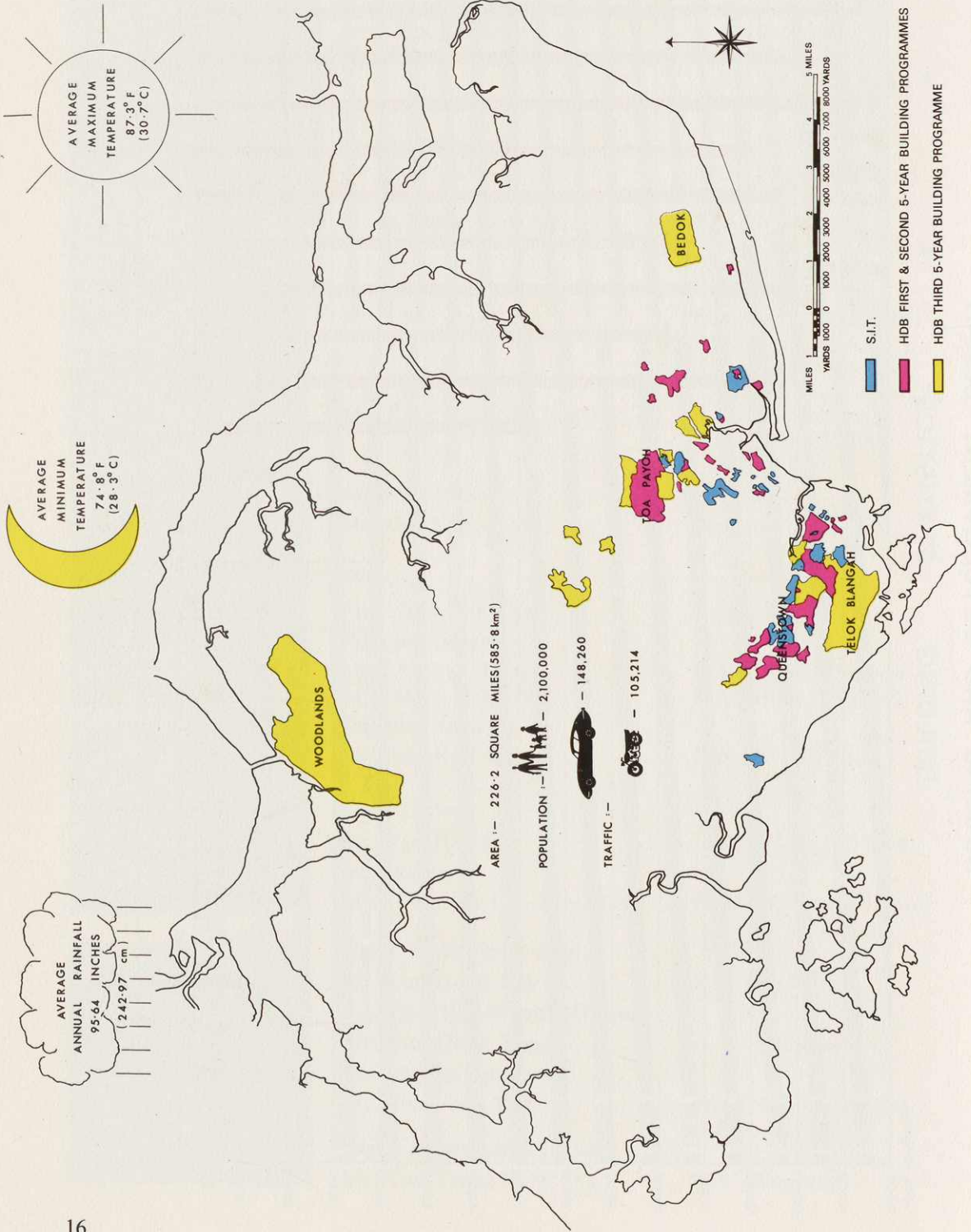
Senior Resettlement Officer

Mr. Tan Yeang Soon (Ag.) ... B.A. (Nanyang)

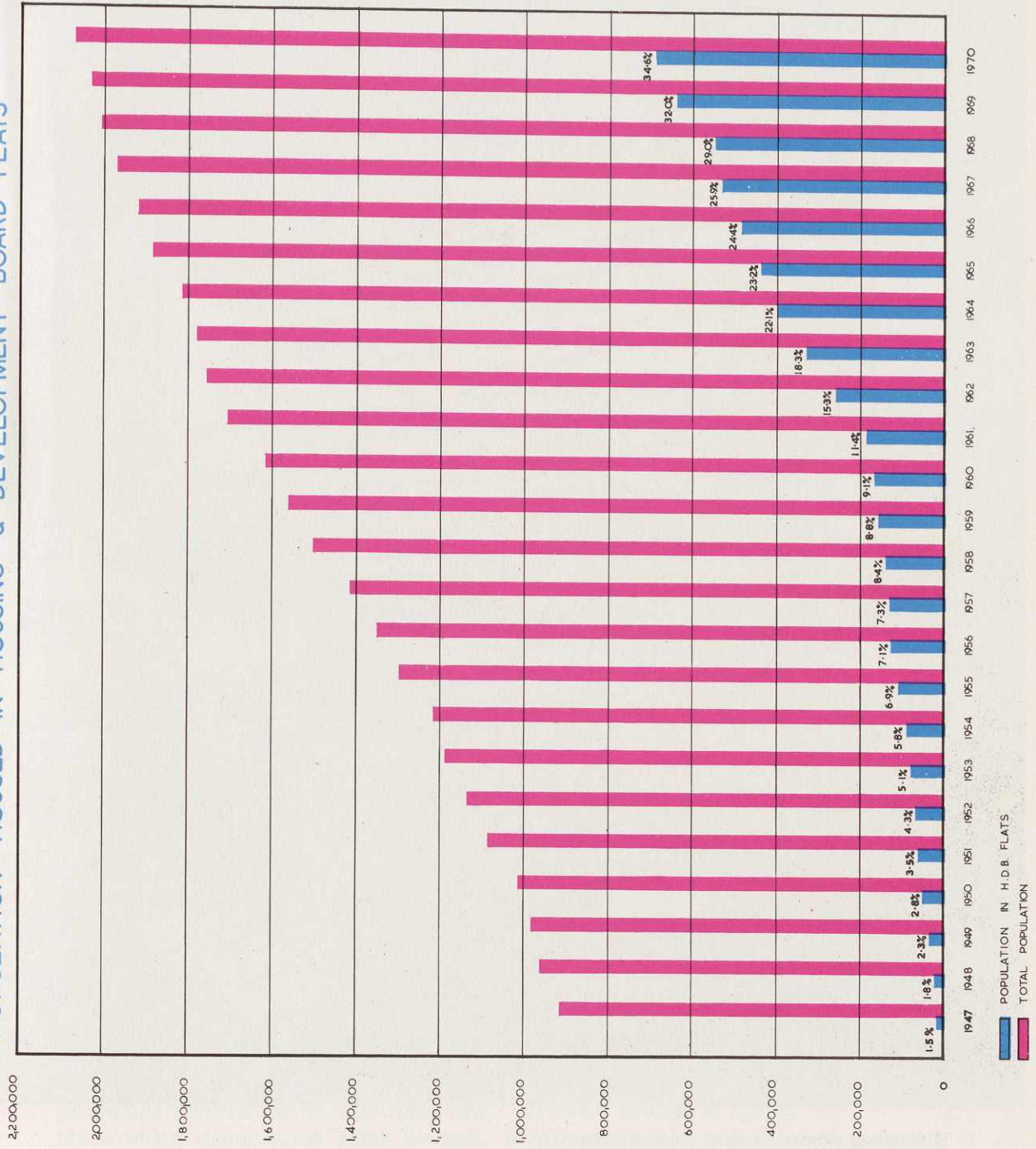
HOUSING AND DEVELOPMENT BOARD BUILDING STATISTICS



MAP SHOWING THE LOCATION OF HOUSING ESTATES



POPULATION HOUSED IN HOUSING & DEVELOPMENT BOARD FLATS



POPULATION IN H.D.B. FLATS
TOTAL POPULATION



A miniature garden adjoining the Queenstown Town Centre. The provision of luxuriant plants in housing estates is part of the Board's programme to beautify the estates.

PERFORMANCE AND FUTURE PROSPECTS

In 1970 the Board completed a record number of 14,251 units of housing. During the decade of intensive development under the First and Second Five-Year Building Programmes, a total of 120,669 units of flats were completed for about 600,000 people. This is about 10,000 units more than the targets of 50,000 units for the First Five-Year Building Programme and 60,000 units for the Second Five-Year Building Programme.

During the First Five-Year Building Programme, owing to limitations in financial, technical and other resources and the urgency of the need to provide large numbers of public housing, the emphasis of the Programme was to build the maximum number of flats in the quickest possible time and also at the lowest possible cost.

When the Second Five-Year Building Programme was launched in 1965, considerable improvements were introduced in the design and planning of the housing estates. Among the improvements were 1-room (Improved) flats to replace the 1-room (Emergency) flats and 3-room (Improved) flats were introduced after the launching of the "Home Ownership for the People" Scheme.

The year 1970 also marked the beginning of a new phase of development in public housing. Far-reaching improvements were planned in both the quality and quantity of future housing to meet the rising expectations of our people. Under the Third Five-Year Building Programme, 100,000 units of public housing would be built from 1971 to 1975. Queenstown and Toa Payoh would be completed during this period and development of three other new towns would commence in Telok Blangah, Bedok and Woodlands.

Public housing would be better designed and better finished; flats larger than the present 4-room units may be introduced if the Republic's economy continues to prosper. The housing estates would be cleaner and greener with more recreational and communal facilities. Swimming pools and sports complexes would become standard amenities in all new towns and large housing estates. More and better-equipped children's playgrounds would be provided in both new and old housing estates.

The policy of the Board is to keep the rentals and selling prices of our flats as low as possible so as to help stabilize the cost of living. The residents pay an average of about 15% of their monthly income towards rental while the selling prices of Board flats are maintained at slightly below two years of average earnings of the purchasers. The low rentals and low selling prices of our flats contributed in no small measure to the distinction gained by the Republic in having attained rapid economic development without inflation in the last decade.

The policy of the Government of allowing the use of Central Provident Fund credits for the purchase of Board flats under the "Home Ownership for the People" Scheme has enabled many citizens to become home owners. With the increase in Central Provident Fund contributions as from 1st January, 1971, a greater number of citizens would be able to purchase Board flats thereby making home ownership a reality to even more citizens of the Republic.

However, the success of economic development in the Republic has also generated consequential problems for the development of public housing in future.

Singapore has entered into a period of unprecedented building boom and the build-

ing industry has been severely strained by this phenomenon of rapid over-expansion. The technical staff establishment of the Board was about a quarter under-strength and the recruitment drives attracted only inexperienced applicants. The loss of experienced technical staff to the private sector further adversely affected the capacity of the Board. Throughout the year all the contractors experienced serious shortages in the supply of building materials and construction workers. The cost index of public housing registered an 8% inflation during the last 12 months.

It is the intention of the Board to endeavour to maintain the present level of rentals and selling prices of our flats; however, this task is becoming extremely difficult, if not economically impossible.

Increasing difficulties were also experienced by the Board in the resettlement programme for public development projects in Singapore. Owing to the rapid industrialization, more and more farmlands were utilized for industries. As a result of difficulties in finding alternative farmlands for the resettlement of farmers, quite a few development projects were held up. In the Central Area, the Board was also unable to offer sufficient suitable low-rental alternative accommodation for the shop-keepers and backyard industries affected by the Urban Renewal programme.

Owing to the extensive concessions granted by the Government at the beginning of the year and the increasing popularity of our flats, the number of applications for the "Home Ownership" Scheme increased manifold. During the year, 12,324 families applied to rent and 20,598 applied to purchase our flats, making an unprecedented record total of 32,922 applications in a single year. The 20,598 applications for the purchase of flats were almost equivalent to the accumulative total of applications in previous years since the "Home Ownership" Scheme was initiated in 1964.

At the end of the year, there were 17,511 and 21,255 applications on the waiting lists to rent and to purchase Board flats respectively. In spite of substantial increase in the Building Programme, the Board could at most complete about 17,000 units of flats in 1971 and 20,000 units in 1972. The resettlement cases require about 4,000 flats annually and therefore the average waiting time for allocation of flats would be more than 2 years. This is almost 3 to 4 times longer than that during the First and Second Five-Year Building Programmes when the demand for flats by public applicants and resettlement cases was more or less equal to the number of flats built by the Board. Therefore, how to reduce the long waiting period without over burdening the already strained building industry is one of the most challenging tasks ahead.



A bird's eyeview of Toa Payoh New Town towards the end of the year. When fully developed the new town will have 36,000 flats for about 170,000 people. At the far end of the new town is the MacRitchie Reservoir.



The Queenstown Garden—another recreational ground for residents in the satellite town.



*A general view of the Sports Complex in Queenstown.
The provision of a sports complex will become a standard
feature in all new towns and large housing estates.*



An aerial view of the completed earthworks for Queenstown, Neighbourhood VII, the last neighbourhood in the satellite town to be developed by the Board.

PART I

Administration

Finance

Statistics & Research

ADMINISTRATION

The Board

The Housing & Development Board, established on 1st February, 1960, by Ordinance No. 11 of 1959, is a Statutory Board under the portfolio of the Minister for Law and National Development. It comprises seven departments—the Secretariat, Finance Department, Estates Department, Building Department, Urban Renewal Department, Resettlement Department and Statistics & Research Department. It is entrusted with wide powers, inter alia, to build low-cost flats for sale and rental; to clear slums and to resettle people; to manage properties and to provide loans for the purchase of Board flats. The Ordinance provides that the Board shall consist of a Chairman, a Deputy Chairman and three but not more than five Board members. The Board prepares and submits proposals, plans and projects to be executed and undertaken by the Board to the Minister for his approval. The Ordinance also provides that the Minister may, after consultation with the Board, give general directions for the Board to act upon or direct the Board to undertake any other function as he may assign.

At the beginning of the year the Board consisted of Mr. Pang Tee Pow, a Permanent Secretary, as Chairman, Mr. M. Coomaraswamy, a partner in the legal firm of Rodyk & Davidson, as Deputy Chairman. The Board members were Mr. Lee Hee Seng, Managing Director of Singapura Building Society Ltd., Mr. C.A.V. Chew, a partner of M/s. Kumpulan Akitek, Mr. Michael Fam, Managing Director of Hume Industries

(F.E.) Ltd., and Mr. Baey Lian Peck, Chairman and Director of many companies in Singapore.

Owing to exigencies of service as Permanent Secretary of the Ministry of Defence, Mr. Pang Tee Pow vacated the post of Chairman on 31st August, 1970, an appointment he has held since 1st February, 1969. The functions of the Chairman were taken over by the Deputy Chairman, Mr. M. Coomaraswamy.

On 1st January, 1970, the Chief Architect, Mr. Teh Cheang Wan, was appointed the Chief Executive Officer of the Board.

The post of Financial Officer was substantively filled on 1st July, 1970, by Mr. R. F. Scully who has been with the Board since 1953.

Secretariat

The Secretariat acts as the co-ordinating body between the Board and the various departments. It goes through all papers addressed to the Chairman and the Board. After the Board has considered the matters in circulation or has discussed the matters during meetings, decisions are communicated to the various departments for implementation. Papers are usually dealt with by the Board through the "circulation system" and decisions reached are confirmed at the monthly Board Meetings.

The Secretariat is responsible for the recruitment of staff and personnel matters. To meet the increase in the demand for staff due to the expansion of the various departments of the Board and resignations, a

record number of staff was recruited during the year. A total of 84 Selection Board meetings were held and 649 junior officers were appointed on the recommendations of the Selection Board committees. Close liaison was maintained with the Public Service Commission which advised on senior appointments. Altogether a total of 35 Senior Officers and 13 Intermediate Professional Officers were appointed on the recommendations made by the Public Service Commission during the year.

Management Survey

Early in 1970 a report by the Management Survey Committee on the organisation of the Estates and Finance Departments was presented to the Board. The Committee made recommendations on, inter alia, the re-organisation of the Hawkers' Unit to control more effectively the hawkers in the Board's estates; the introduction of schemes to increase the productivity of the maintenance supervisory staff in order for the Area Offices to manage more units under its control; the streamlining of procedures to eliminate unnecessary processes and forms, greater delegation, better utilisation of staff and more effective supervision and co-ordination in the two departments. As a follow-up the Management Survey Committee recommended that a permanent Management Survey Unit be set up within the Board to carry on the work undertaken by the Management Survey Committee.

The Board accepted the recommendations of the Committee in full and a budget provision was made for the establishment of a Management Survey Unit in 1971 to serve the needs of the Board.

Wage Revision for Daily-rated Employees

Following the First Report on the wage structure of the daily-rated workers in the

Government and Statutory Boards by the Review Committee set up by the Government, the Board adopted the interim recommendations of the Review Committee with effect from 1st July, 1970. Wages of the Board's daily-rated employees were revised and it was estimated that the increase would cost the Board an additional expenditure of \$130,000 per annum on its daily-rated establishment.

Tours, Seminars and Scholarships

Mr. Teh Cheang Wan, the Chief Executive Officer, participated in an expert group meeting to review and examine the progress achieved so far in the project "Guidelines on Design of Low-cost Housing and Community Facilities". This project was assisted by the International Union of Architects and the Centre for Housing, Building and Planning, United Nations. The invitation was a recognition by the United Nations of the achievements in public housing by Singapore. Mr. Teh, as well as several other international experts on housing and community facilities, was present at the meeting held in New York.

To acquire new ideas in planning and design and to see at first hand the development of public housing in other countries, four staff members were sent on a European study tour. They were:- Messrs. Liu Thai Ker (Executive Architect), Heng Fook Seng (Asst. Architect), Seet Chay Tuan (Asst. Architect) and Wong Kwai Wah (Structural Engineer). The purpose of the tour was to study the latest developments in public housing in Europe, the design and planning of new towns and town centres, urban renewal and construction techniques.

Mr. John Lim Kee Swee (Asst. Financial Officer) was awarded a scholarship to attend a training course in executive management held at the Administrative Staff College in New Zealand.

ORGANISATION OF THE BOARD

BOARD

Chairman
Deputy Chairman
4 Members

SECRETARIAT

Policy Implementation
Establishment
Staff Training
Conditions of Service
Union Matters
Opening of Tenders/Quotations
Staff Recruitment
Service Schemes
Public Relations

FINANCE

Financial Policy
Budgets
Accounts
Collections and Payments
Electronic Data Processing

STATISTICS & RESEARCH

Collection, Collation and Analysis of Statistics
Socio-economic Surveys and Research

BUILDING

New Town Planning
Site Preparation
Building Construction
Redecorations

ESTATES

Lettings
Estates and Lands Management
Maintenance; Sale of Flats
Land Acquisition; Land Disposal

URBAN RENEWAL

Central Area Planning and Co-ordination
Urban Renewal Programming
Design of Public Housing and Commercial
Projects in U.R. Areas
Design of Sales Projects
Control and Co-ordination of Private
Development on U.R. Land
Preservation and Rehabilitation of Buildings
and Urban spaces
Design and Co-ordination of Tourist
Promotion Projects within and outside
the Central Area

RESETTLEMENT

Clearance and Relocation of residential cases, shops and industries on State Land required for Development Projects
Development of Resettlement Areas

Total Staff (Monthly-rated)

Senior Officers	187
Intermediate Professional Officers	54
Junior Officers	1,617
Subordinate Officers	332
	<hr/>
Total	2,190
	<hr/>

Daily-rated staff and contract labourers are employed for service and conservancy work in the estates.

National Development Building

The 24-storey National Development Building was completed in April, 1970. "Operation Big Shift" from the Board's former office at Princess House, Queenstown, to the National Development Building, Maxwell Road, began on 24th April, 1970, and was completed on 27th April, 1970, with the minimum interruption of work and inconvenience to the public. All central departments of the Board moved into the National Development Building except for the Applications & Lettings Section of the Estates Department and the Resettlement Department which moved into the offices above the canteen at the Annexe Block when it was completed in September, 1970.

The adjoining multi-decked car park provides parking for some 850 cars and the vicinity is artistically landscaped with flowering shrubs and trees.

National Day Honours

Mr. Pang Tee Pow, the Chairman of the Board, was awarded the Pingat Jara Gemilang (The Meritorious Service Medal).

The Head of the Resettlement Depart-

ment, Mr. Lim Koon Poh, and the Ag. Chief Architect, Mr. William Wong, were each awarded the Pingat Pentadbiran Awam Perak (The Public Administration Medal, Silver).

Mr. Thomas Kao Teik Chee, Senior Clerk in the Resettlement Department, Mr. Khoo Oon Lock, Design Assistant, Structural Section, Building Department, and Mr. Lam Ah Heng, Senior Assistant (Legal), Estates Department were each awarded the Pingat Berkebolehan (The Efficiency Medal).

Public Relations

The official opening of the Outram Park Residential-cum-Shopping Complex in the Central Area was an important event of the year. This Complex was declared open by the Prime Minister on 8th May, 1970, amidst a large gathering of distinguished guests, residents and members of the public. Among the distinguished visitors to the Complex was Mr. Pierre Trudeau, Prime Minister of Canada, who was accompanied by the Singapore Premier.

The Republic's achievements in the field of public housing have attracted many



A general view of part of the Central Area. The National Development Building is in the centre. On the extreme right is the M.S.A. Building.

visiting dignitaries who called on the Board during their stay here. Visits to Board estates and work sites were organised to show the progress in public housing/Board projects. Among the distinguished visitors were (in chronological order):

- H.E. Mr. Spiro T. Agnew Vice-President of the U.S.A.
- H.E. Mr. Guy Merchand Minister for Commerce, Mauritius
- His Imperial Highness Crown Prince Akihito of Japan
- Sir Alec Douglas-Home Member of Parliament, U.K.
- H.E. Mr. Mirko Tepavac Secretary of State for Foreign Affairs, Yugoslavia
- Mr. Norman Kirk Member of Parliament, Leader of the Opposition, New Zealand.

- Mr. Charles W. Court Minister for Industrial Development, Western Australia
- Mr. L.A. Logan Minister for Local Government, Town Planning & Child Welfare, Western Australia
- Sir Leslie Munro
- Mr. L.F. Sloane
- Mr. J.G. Chewings
- Mr. P. Reweti
- Mr. J.L. Hunt
- Mr. G. Christie
- Shri N.K. Tirpude Minister for Housing, Government of Maharashtra, Bombay
- Mr. Omolo Okero Minister for Health, Kenya

Members of Parliament, New Zealand

During the year, the Board brought out a prestige publication entitled "First Decade in Public Housing, 1960-1969" to commemorate the progress in public housing, urban renewal, and agency work during the last decade.



Roof-garden on the top floor of the National Development Building. The garden overlooks the Singapore Harbour and the Central Area of the city.



The interior of Penthouse Negara at the roof-top of the National Development Building. This Penthouse is used as a venue for important international conferences and other State functions.





Top left: The Vice-President of the United States of America, Mr. Spiro T. Agnew, is seen here shaking hands with residents during his visit to Queenstown on 10th January, 1970.

Bottom left: His Imperial Highness Crown Prince Akihito of Japan is seen here speaking to the residents when he visited Queenstown on 27th February, 1970.

Above: The Prime Minister of Canada, Mr. Pierre E. Trudeau, visiting a flat in the Outram Park Complex on 22nd May, 1970.



The Prime Minister officiating at the opening of the Outram Park Complex.



A fully-equipped children's playground in Queenstown, Neighbourhood VI. This playground is located in front of a community centre situated on the ground floor of a block of flats.



*A night scene at the Outram Park Complex—
a project under the Urban Renewal Programme.*

FINANCE

Capital Expenditure on Housing Development

Building contracts equivalent to \$82.9 million were awarded during the year and capital expenditure for completed housing projects and work in progress totalled \$74.8 million. Funds to meet this expenditure were met from loans advanced by the Government.

The allocation of Government loan funds to the Board for the purpose of meeting expenditure on low-cost housing amounted to \$100 million, covering the twelve months ending 31st March, 1971. Of this amount, \$35 million was approved for release and drawn by the Board up to 31st December, 1970. In addition, some \$35 million was paid to the Board in the first quarter of 1970 out of the Development Estimates allocation for 1969/70 bringing the total advances for 1970 to \$70 million.

As at the end of 1970 payments to contractors had exceeded loan drawings by some \$73.3 million. The excess was met by the temporary use of other funds, for example, provision for repairs and maintenance; deposits from contractors, and applicants purchasing and renting flats; capital receipts from sale, premiums on land leases, investment earnings earmarked to meet the cost of Colombo Court and Selegie Road Redevelopment, land acquisition; etc.

Revenue Income and Expenditure

As at 31st December, 1970, the Board had under its financial management 126,920 housing units, of which 31,154 represented

units sold under the "Home Ownership" Scheme.

Income derived from rent, inclusive of service and conservancy charges of \$8.8 million, grossed \$56.3 million.

Other income arising from interest on bank account and on loans for flats purchased under the "Home Ownership" Scheme, Agency Fees, etc. totalled \$9.8 million.

Loans granted to the public in 1970 for the purchase of Board flats under the "Home Ownership" Scheme amounted to \$58.2 million; these loans are repayable over a period of 5, 10, 15 or 20 years at an interest rate of 6¼% per annum. During late 1970 a scheme was introduced to enable all confirmed Government officers to purchase Board flats at 6% interest per annum on the mortgaged loan.

Interest and principal repayments received during the year on loans to the public under the "Home Ownership" Scheme totalled \$7.4 million and \$14.1 million respectively.

Repayments of principal with interest on loans obtained from the Government for the construction of units for rental together with interest on sums borrowed for the construction of flats for sale amounted to \$32.5 million, which amount excluded principal repayments of \$22.7 million in respect of loans drawn to finance construction of flats for sale. Property tax for the year totalled \$17.3 million. The maintenance of Board properties cost \$4.1 million while administration including conservancy costs and payment for services of common parts came to \$18.1 million. The total revenue

expenditure thus amounted to \$72.0 million.

Deficit for the year was \$5.9 million (subject to finalising) bringing the cumulative total since the inception of the Board in February, 1960, to \$41.5 million. Advances received from the Government to date to cover deficits sustained totalled \$35.6 million.

Some \$22.4 million was utilised by Central Provident Fund contributors in the year towards the cost of flats purchased by them under the "Home Ownership" Scheme and these withdrawals were paid over direct to the Accountant-General in reduction of loans advanced for 1970.

Agency and Related Functions

Agency work for the reclamations at the East Coast from Bedok to Tanjong Rhu and at Kallang Basin; urban redevelopment and resettlement projects; construction of flats, shops and a restaurant for the British Phosphate Commissioners of Melbourne at Christmas Island; flats and flatted factories for the Jurong Town Corporation; community centres for the People's Association; and other works involved expenditure totalling \$38.1 million. Of this sum, \$9.2 million

was expended on Urban Redevelopment which included \$7.1 million for land acquisition. \$8.1 million was paid for land clearance and resettlement.

Mechanisation of Accounting

Since 1963 the Board's rent collection, sale of flats accounting, payroll and provident fund have been maintained on unit card machines utilising punched cards. In 1970 the Board entered into a contract to hire a small third generation computer to take over these functions more economically and efficiently and with allowance to cover expansion over the next five years. Installation is expected to be in the last quarter of 1971 and in the meantime several members of the staff are receiving training in programming techniques.

The Board's income and expenditure accounting is maintained on 2 alpha-numeric keyboard accounting machines.

Provident Fund

As at 31st December, 1970, the Board's own Provident Fund had 1,467 members, while the number of Board officers contributing to the Municipal Provident Fund stood at 154.



The public foyer on the first floor of the National Development Building.

STATISTICS AND RESEARCH

During the year, the Statistics & Research Department carried out five survey projects. The data gathered have provided information useful in the formulation and implementation of Board policies. Summary reports of the projects undertaken during the year are given below.

Feasibility Study of the Sale of 2-room Flats

Since the inception of the "Home Ownership for the People" Scheme in 1964, there has been a tremendous increase in the demand for the purchase of the larger units of flats - 3-room (Standard), 3-room (Improved) and 4-room flats. The Department was asked to conduct a study to ascertain the demand for the purchase of 2-room flats among "sitting tenants". Results from a stratified sample of 829 households revealed that only 31% of the tenants were in favour of buying a 2-room flat, 9% were undecided, and 60% were not in favour of buying a 2-room flat.

Among those who decided not to buy a 2-room flat, the most frequently mentioned reasons for not buying were that they preferred a 3-room or 4-room flat and that the 2-room flat was too small for the present household and for future household expansion. Very few households made any comment on the price of the 2-room flat being too high.

Analysis of the results of the survey shows conclusively that as "Home Ownership" carries with it a greater sense of permanence, the tenants would prefer to pay a higher

price to buy a larger unit to cater for their present and future needs.

Feasibility Study of the Sale of Flats in the Central Area

The purpose of this survey was to ascertain how many of the tenants living in flats in the Central Area wanted to purchase Board flats. These flats would cost more because of the higher land cost in the Central Area. Analysis of the results of the survey showed that approximately 42% of the 1,717 households interviewed in this survey said they would buy flats in the Central Area while 30% said they would buy flats outside the Central Area at lower prices. Again, the intention to buy the flats in which they were living was positively correlated to the type of flats they were occupying: only 15% of the households in 2-room flats wanted to buy their present units, whereas the figures of those in 3- and 4-room flats were 30% and 32% respectively.

Shop Census

The Department carried out a census of all shops under the Board's management. The aims of the census were to investigate the suitability of the various types of shops built by the Board, the rental structure, the viability of the various types of businesses and the pattern of retail distribution business. It also attempted to identify the areas of dissatisfaction among the shopkeepers, and to estimate the demand for the purchase of shops if the Board decided to sell them.

The data collected from this census was being processed and the report would be

submitted to the various departments for feedback information for planning and management purposes early next year.

Study of the Characteristics of Households in 3-room and 4-room Point Block Flats

In May, 1970, the Board sold 342 units of 3-room point block flats at \$10,000 each and 114 units of 4-room point block flats at \$12,500 each in Queenstown. A study was made of the characteristics of households staying in these point blocks. It was found that more than 70% of the flats in these point blocks were occupied by nuclear families. The average household size comprised 4 to 5 persons and the average number of income earners was 1.4 per household. Information pertaining to the ownership of cars and appliances by these households is summarised below:-

Item	Households in 3-room Point Block Flats	Households in 4-room Point Block Flats
Owned a Car	30%	49%
Intended to Purchase a Car	11%	23%
Installed Telephones	27%	39%
Intended to Install Telephone	17%	36%
Owned a Television Set	86%	96%
Owned a Refrigerator	90%	92%

Although the data indicate a relatively high degree of affluence among the residents of these point blocks, the characteristics of the households are not truly representative of all the households in other types of purchased flats in other areas.

Study of the Characteristics of Applicants for the Purchase and Rental of Board Flats

Information on the characteristics of the tenants living in the various types of rented flats was covered by the H.D.B. Sample Household Survey in 1968. However, in view of the relaxation in the qualifications required of applicants for the rental and purchase of flats since then, there has been a large increase in the number of applications for the rental and purchase of Board flats in 1970. In August the Department began to code and store on data cards the personal and household particulars of applicants who registered to rent and purchase Board flats. The information gathered will be continuously updated. The aim is to review at regular intervals the characteristics of applicants and their households, their preference for any locality and the type of flats so that the pattern of demand for public housing can be carefully studied.

Analysis of characteristics of applicants on the waiting list to purchase Board flats showed that

- (i) 69% of them would purchase flats using their money in the Central Provident Fund; 7% would purchase flats under the newly introduced housing scheme for civil servants;
- (ii) 2%, 70%, and 28% of the applications were for 2-room, 3-room, and 4-room flats respectively;
- (iii) 40% of the applications were from residents living in Board flats who registered for flats larger than those they were presently occupying; 53% of the applicants were not living in Board flats;
- (iv) Of those applicants living in Board flats, 73% expressed their intentions to terminate their tenancies;

3% wanted to resell their flats; the remaining 24% were splitting family cases, i.e. they would retain their tenancies after some members of their families moved out to new flats;

- (v) Of those who intended to terminate their tenancies when they were allocated new flats, 27% were residents in 1-room flats, 43% were in 2-room flats, 27% were in 3-room flats, and 3% were in 4-room flats.

Further interesting characteristics of applicants who registered for the purchase of Board flats are shown in the table on the next page.

The study of these applicants' households shows that future households living in purchased Board flats will be mainly nuclear families of smaller household sizes. The average household income will increase progressively from those living in smaller flats

to those living in larger flats. Likewise, the average number of income earners per household will also increase gradually from those living in smaller flats to those living in larger flats.

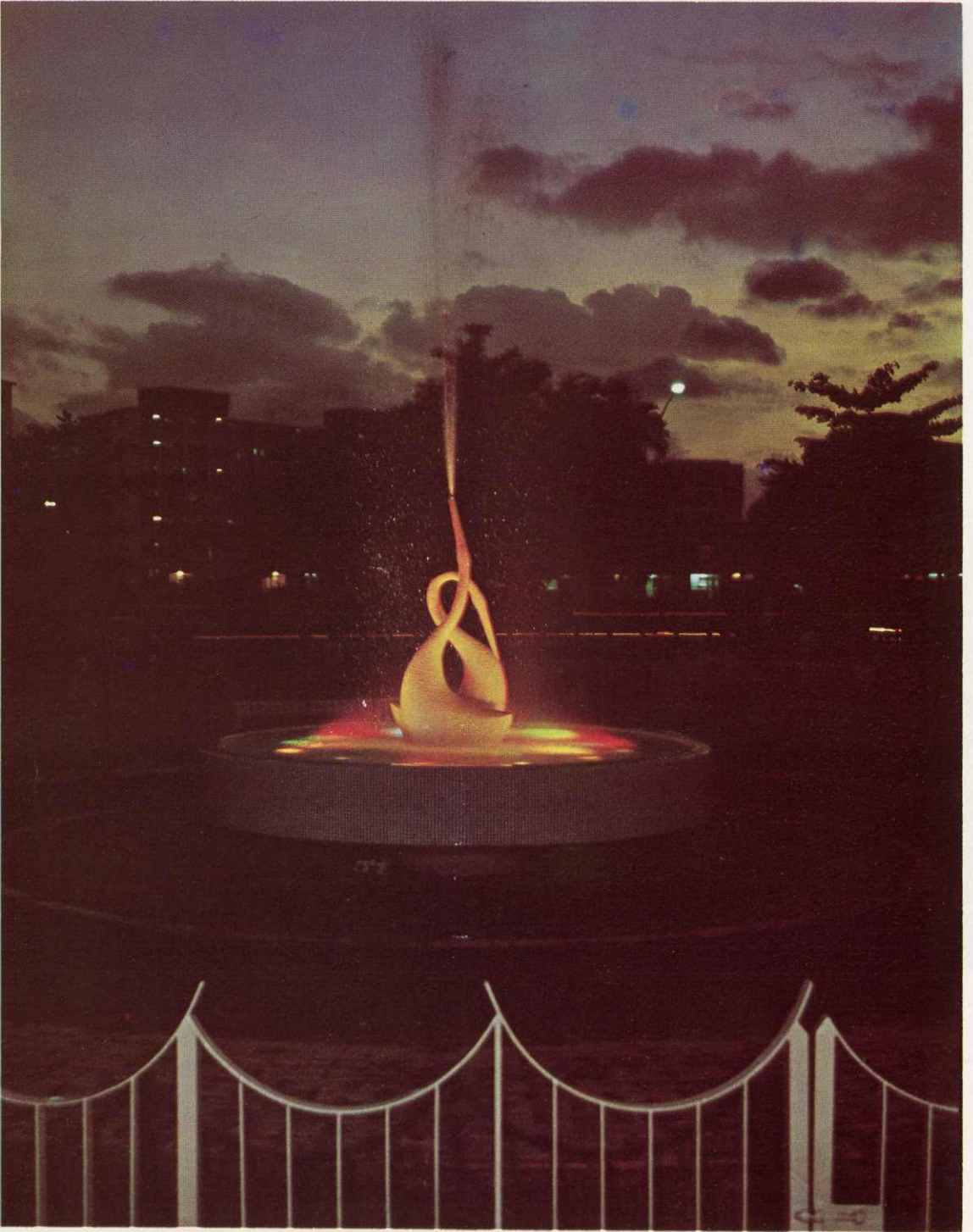
Household Characteristics	Applications for Purchase of Flats, 1970		
	2-room	3-room	4-room
Proportion of Nuclear Family	85%	76%	73%
Average Household Size	4.4	5.1	5.1
Average Household Income	\$304	\$435	\$698
Average Number of Income Earners per Household	1.3	1.6	1.7



A view of the spacious carpark at the National Development Building. In the background is the Annexe Block which houses the Resettlement Department and the Applications and Lettings, and Sales Offices of the Estates Department.



*Newly completed flats in Kallang Basin,
Neighbourhood II.*



A night scene at the Queenstown Town Centre.

PART II

Building

Estates & Lands Management

Urban Renewal

Resettlement

BUILDING

A record number of 14,251 units were completed by the Board during the year and another 22,156 units of flats and shops were under construction, bringing the total number of units completed since its inception in 1960 to 120,669.

Third Five-Year Building Programme

The Board would redouble its efforts in the Third Five-Year Building Programme (1970 – 1975). The target is 100,000 units during the five-year period; this is approximately the combined total of the number of units built under the First and the Second Five Year Building Programmes (1960–1965 and 1965–1970 respectively).

Development would be concentrated in Toa Payoh, Queenstown, Telok Blangah, Kallang Basin, Balestier Road Redevelopment and Covent Garden/Havelock Road Redevelopment; on a smaller scale, development would also take place in areas like the Redhill and Henderson Road Redevelopment, Tiong Bahru Fire Site, Upper Changi Estate, MacPherson Road (South) Estate Extension, Farrer Road Estate and Delta Road Redevelopment.

Improved Designs and New Layout Plans

The Board has come a long way from the early days of the 1960s when Singapore was faced with an acute housing crisis then. Emphasis is now being given to improve the design layout of the estates.

With the creation of more new satellite towns and estates, the Design & Research

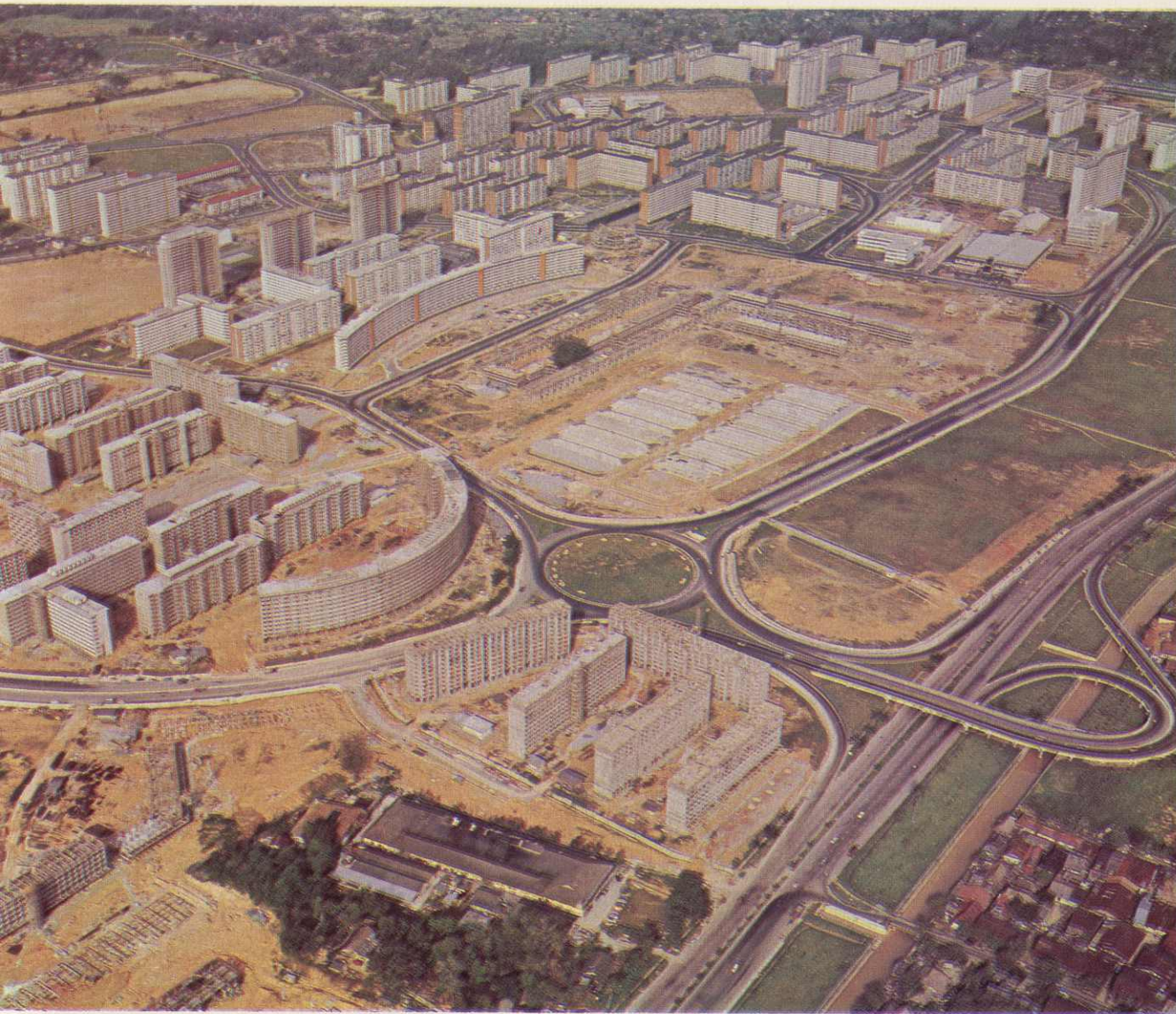
Unit has an important role to play in the design layout and planning of the estates. In addition to the planning, design and execution of Toa Payoh Town Centre, the Unit was also given the task of planning the East Coast Reclamation Master Plan and Woodlands and Telok Blangah New Towns.

In the case of the New Towns, emphasis was placed on the skilful utilisation of existing topographical features and the provision of comprehensive pedestrian walkways especially in relation to communal facilities in the residential areas.

The Unit was also responsible for the layout of Queenstown Neighbourhood VII, the last neighbourhood in Queenstown. A significant feature of this Neighbourhood is the presence of U-shaped blocks to allow a better flow of outdoor green spaces between the buildings.

To achieve greater variation in the design layout point blocks were introduced. Examples of completed point blocks can be found at Mei Ling Street, Queenstown Neighbourhood VI, and at Bendemeer Road, Kallang Basin Neighbourhood I. These buildings are landmarks in their respective neighbourhoods and they incorporate many new features designed to provide greater privacy. There are only four flats on each floor and there is no access balcony. Emphasis is given to increased economical utilisation of space involving a new arrangement of the kitchen, bathroom and balcony.

In addition to point blocks, more 4-room slab block flats would be built. These flats would be provided with more staircases to



An aerial view of the buildings under construction in and around Toa Payoh Town Centre Site.



An aerial view showing part of Queenstown. The newly completed buildings in the centre of the photograph are in Neighbourhood VI, Queenstown.



One of the many fully-equipped children's playgrounds in Toa Payoh New Town.



One of the many factories developed by private enterprise in Toa Payoh New Town. 10% of the land in Toa Payoh is set aside by the Board for the development of clean and labour-intensive industries.



Another factory block developed by private enterprise in Toa Payoh New Town.



A recently completed elongated "curved block" facing the Toa Payoh Town Centre. Shops are provided on the ground floor for the residents.



A newly completed L-shaped block of 3-room (Improved) flats in Queenstown, Neighbourhood VI.

ensure greater privacy and one staircase would serve two units on each level.

Another improvement in design to be applied to all blocks is to keep the ground floors free of flats so that they could be better utilised for shops, hawkers' centres, light industrial workshops, covered children's play areas, or carparks. Play areas would also be provided on every floor of 1-room flats to be built in future.

In the comprehensive planning of the estates, the importance of town centres has been recognised as they serve as natural focal points for residents from the various neighbourhoods. There would be town centres in all the bigger estates.

Under the new plans, the buildings would be taller than those built during the First and Second Five-Year Building Programmes. Building upwards would free much ground space for landscaped parks and gardens, children's play-fields and pedestrian walks, resulting in a more pleasant environment for the residents. Greater variations in planning layout and building heights would be introduced to provide an interesting architectural skyline.

The Board is continually looking into new avenues of building designs and improved layout of the estates. As the income limit is extended, larger flats would be introduced to meet the rising expectations of the people.

Labour-intensive Industries in the Estates

It is the Board's policy to reserve about 10% of the land in each estate for labour-intensive industries which would provide employment for residents in the estate, e.g. it has been found that a well-designed air-conditioned electronic assembly plant or garment factory occupying 5 to 10 acres of land would generate as many as 5,000 jobs for residents in the estate.

NEW TOWNS

Telok Blangah New Town

As proposed by the Master Plan, Telok Blangah on the western part of Singapore would eventually become the third satellite town. When fully developed by 1975, there would be public housing for about 100,000 to 120,000 people. Telok Blangah lies within two miles of the Central Business District and it has an undulating natural terrain not found in the earlier two satellite towns of Queenstown and Toa Payoh.

The site comprises some 900 acres of undulating land, of which 240 acres have been proposed for public housing. There would be 1-room, 3-room and 4-room types of flats and the nett residential density would be maintained at 95 units per acre.

Plans are also under way to develop Telok Blangah into a parkland on some 280 acres with various tourist attractions along the ridge.

Clusters of housing units would be linked together by a cohesive network of roads. Within each residential cluster is a pedestrian network which leads to pleasant recreational spaces, neighbourhood shopping areas, schools and play-fields. Wherever feasible, the pedestrian network would be segregated from vehicular traffic by overhead bridges taking advantage of the undulating terrain.

Schools, including a junior college occupying 15 acres, would be sited within the residential areas. A sports complex would also be planned for this town.

Along the fringe of the pedestrian network there would be neighbourhood shopping centres serving as nodal points for residents of the town.

Woodlands New Town

Woodlands New Town, encompassing an area of 2,500 acres on the northern part of the Island, would be developed as part of the Ring Development proposed by the

State and City Planning Department. In planning this new town, consideration has been given to its relationship to the overall island development including the mass transit system, road network, distribution of existing and proposed industries and dispersal of population. This new town would be relatively self-sufficient and independent of the City proper. It is expected that a quarter million people would be housed within the new town.

Under Stage I, a comprehensive scheme, which includes the provision of a town centre, 4 neighbourhoods, 2 industrial sites, schools and recreational centres, has been planned. Unlike other new towns, development of this town centre would commence simultaneously with the development of public housing in Neighbourhood I. Both are scheduled for completion by 1972/1973. Development of Industrial Site I and Neighbourhood II would follow immediately.

This town centre at the Singapore end of the Causeway would form a frontier town centre for tourists coming from West Malaysia by the Causeway. Proposals were made to link the Customs and immigration checkpoints as part of the town centre. Efficient road access both from Singapore and Malaysia to this centre was planned with ample parking provision for cars, taxis and buses. Wherever feasible, vehicular traffic would be segregated from pedestrian walks. Step-levelled carparks would lead directly to the first floor where there would be departmental stores and a market.

Notes on Planning and Construction Progress of Existing Estates

Toa Payoh

Development was concentrated in Toa Payoh New Town where 6,924 units of flats and shops were completed and another 5,708 units were under various stages of construction by the end of the year.

The New Town has an extent of approximately 600 acres. In the four Neighbourhoods, shopping centres have been provided for the convenience of some 120,000 people living in the 23,934 housing units. When fully developed in 1972, Toa Payoh New Town would have 36,000 units of flats housing 175,000 to 190,000 people.

40 acres of levelled land have been earmarked for the development of a town centre at Toa Payoh. A comprehensive network of roads has been planned for the town centre so that residents from the neighbourhoods in Toa Payoh would have easy access to the town centre.

On the ground floor there would be rows of shops facing each other forming a continuous 45 feet wide pedestrian mall with direct service access at the rear. The pedestrian mall would lead into three main centres housing entertainment buildings, a market, a library, an emporium, a post office and towering blocks of flats.

Landscaping of the town centre, an important aspect of the planning, would provide an attractive setting for residents congregating to the town centre for shopping and social and recreational facilities. Modern play sculptures, a pool and seats would be designed to harmonise with the environment and to give the centre a distinct identity.

Above the shops on the ground floor would be 4-storey flats. Four point blocks would be strategically located to give vista when approaching the town centre or while moving along the pedestrian malls. Provision was also made for a main bus station and carparks in the town centre.

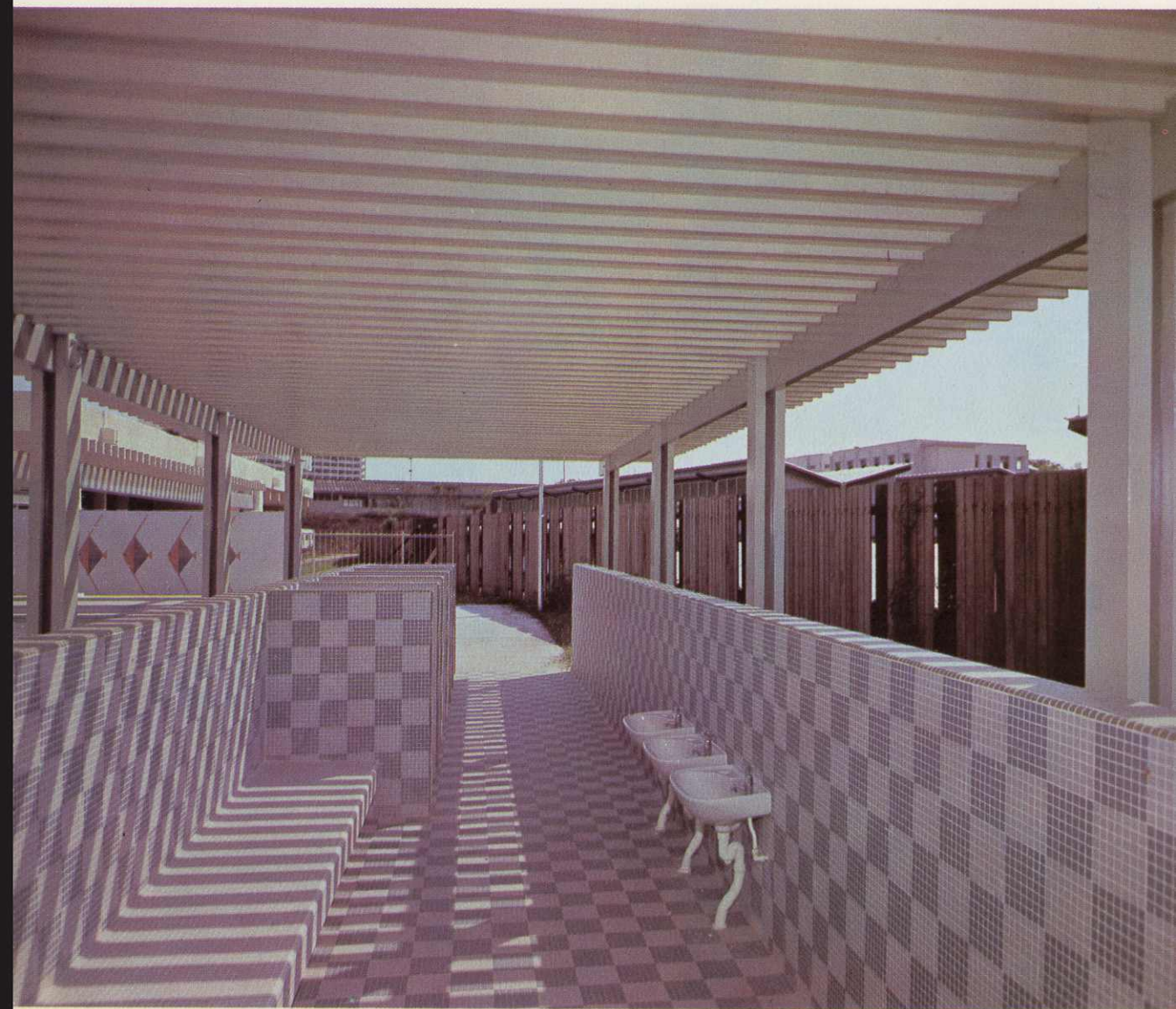
Plans were under way too for a sports complex in Toa Payoh on the site next to the Town Centre. There would be a sports stadium for badminton and basket-ball players, swimming pools and running tracks of Olympic standards, and a beautifully landscaped parkland.



The newly completed fountain in the Queenstown Town Centre. The provision of fountains is in line with the Board's campaign to beautify its housing estates.



A view of the landscaping in the Queenstown Japanese Garden.



Adjoining the children's wading pools in the Queenstown Sports Complex is the specially designed changing area for children.



The 50-metre Olympic-size swimming pool in the Queenstown Sports Complex.

70 acres of land in Toa Payoh were earmarked for industrial uses. Most of these sites were sold to clean but labour-intensive industries ranging from those manufacturing toys to those assembling electronic components. When all the industrial sites are fully developed in Toa Payoh, it is estimated that 10,000 to 15,000 jobs would be created for about one-quarter to one-third of the population of Toa Payoh.

The construction of the road network to link Toa Payoh with the other parts of Singapore has been completed by the Public Works Department during the year. The fly-over in the north of the New Town which leads to Braddell Road and the fly-over on the southern side which leads to Jalan Toa Payoh were completed. The new network of roads at Woodsville Circus which connects one end of Jalan Toa Payoh was completed while the gyratory system across Thomson Road including a multi-level over-pass was in a very advanced stage of construction.

Queenstown

With the completion of 492 units of flats and shops, the total number of units in Queenstown is 20,399. When fully developed, Queenstown would have 27,000 units housing a population of 140,000 to 150,000.

During the year landscaping was carried out in the Queenstown Town Centre. A fountain was added to highlight the pedestrian areas as well as the shops, cinemas, emporium, restaurants and the library. This town centre is fast becoming the focal point of Queenstown.

In Queenstown Neighbourhood V, a further 222 units were under construction. Situated on elevated ground residents in the 22-storey flats would be able to enjoy a panoramic view of Queenstown and the city.

5,000 housing units were completed in Neighbourhood VI. The towering point blocks stand out distinctly as a focal point

in the Neighbourhood. Construction work began on Neighbourhood VII which would have 7,000 units. U-shaped blocks would be built to achieve greater open spaces and allow a better flow of outdoor green spaces.

To provide more recreational facilities for flat dwellers a "Japanese Garden" with several shops was completed at Queensway. The setting is highlighted by a big pool with lights and fountains.

The \$1.5 million Sports Complex in Queenstown was completed during the year. Standing on ten acres of land lying between Stirling Road and Mei Chin Road, the Sports Complex has a 400-metre 8-lane bitumen running track enclosing a football field. There are five swimming pools, one of which is a 50-metre Olympic-size pool. There is a pool for diving, another pool for teaching, and two other pools for children. An elevated gallery with seating capacity for 3,000 spectators runs along the athletic track.

The Sports Complex was officially opened in August, 1970, by Mr. Lim Kim San, then Minister for Defence. As a centre for Pesta Sukan 1970, the Sports Complex has been very popular amongst participants from various countries as well as our local people.

Redhill/Henderson Redevelopment

Redevelopment of Redhill/Henderson Road is in progress and during the year 528 units of flats and shops were completed. The demolition of the single-storey artisan quarters and the clearance of slums are giving way to the development of more housing units on 65 acres of land. When completed, there would be another 6,200 units in this area.

Kampong Tiong Bahru Extension

During the year 1,016 units of flats and shops were completed in Kampong Tiong



Housing Board's own piling plant in operation. The Board has set up a piling plant for the manufacture and driving of concrete piles. About 30% of the piling works for public housing are executed by the Board's own piling plant.

Bahru Extension. The remaining parts of slum areas between Tiong Bahru Road and the Malayan Railway Line were expected to be cleared in the next two years and approximately 4,200 units of flats and shops would be developed on the 37 acres of land.

MacPherson Road Extension

1,063 units of flats and shops were under construction during the year in this popular locality. More play-areas and basket-ball and badminton courts would be provided and more landscaping work would be carried out. Hawkers' stalls are under construction and would be completed next year.

Redevelopment of Havelock Road Estate

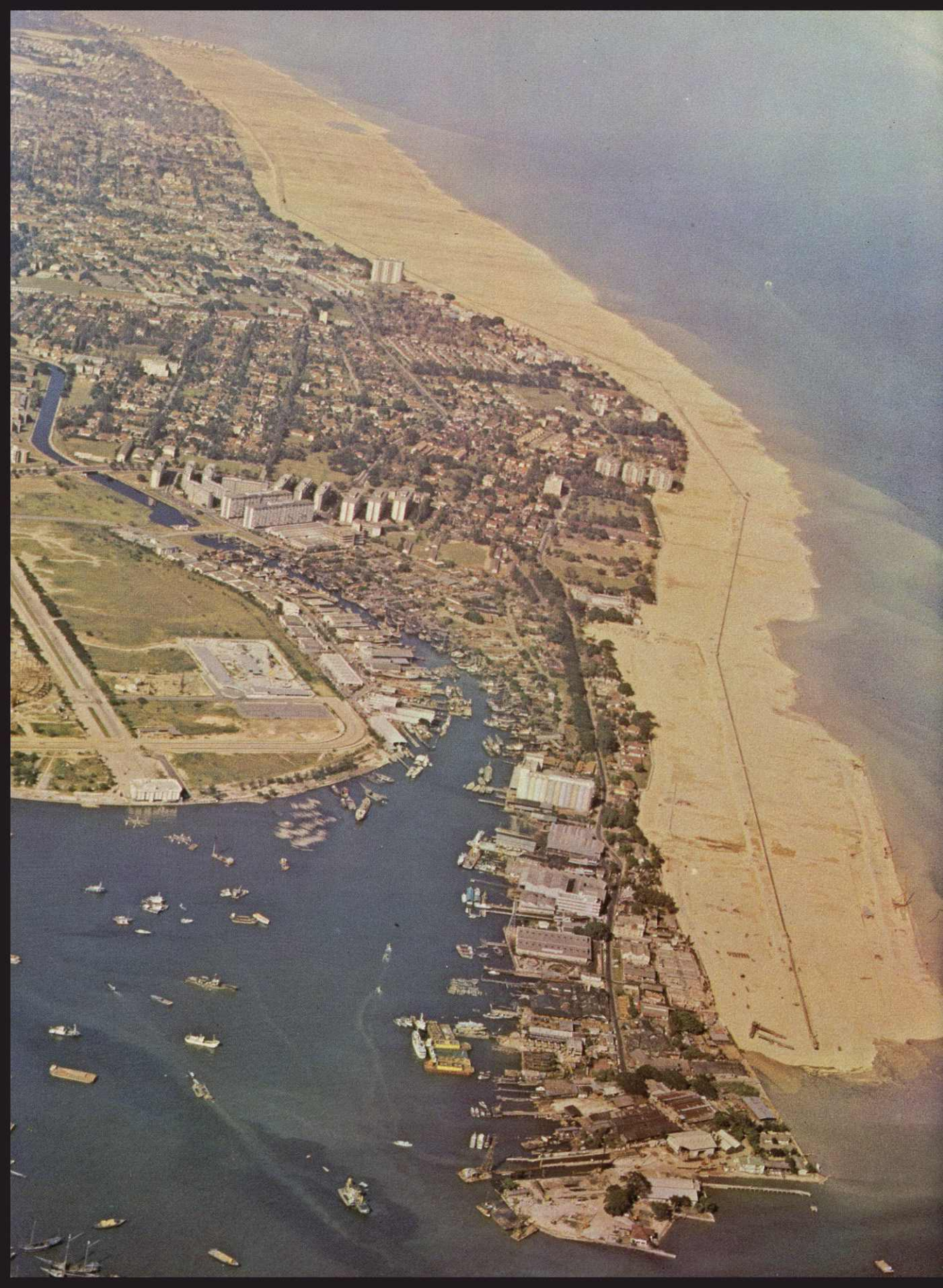
The redevelopment of Havelock Road Estate is part of the Board's proposal for optimum utilisation of valuable land by demolishing single-storey artisan quarters to make way for the construction of multi-storey buildings. Currently under construction are 856 units of flats and shops, a block of 7-storey flatted factories and a hawkers' centre.

Moulmein Road Redevelopment

A new 20-storey point block of 4-room flats has been designed at Moulmein Road Redevelopment. The block is under construction and would be ready by the end of next year.

Housing & Development Board Holiday Bungalows at Nicoll Drive, Changi

The Board is now building two holiday bungalows at Nicoll Drive, Changi. These are the first holiday bungalows the Board is building for its staff. Each will be a single-storey building with open courtyard; there would be terraced access to the living rooms and bedrooms giving the bungalows a tropical and rustic atmosphere.



AGENCY WORK

Though the Board is largely responsible for the provision of low-cost housing units, it also carries out special agency arrangements with the Government and other Statutory Bodies.

East Coast Reclamation

Within a short span of five years the Board has successfully completed 1,125 acres of reclaimed land along the East Coast from Bedok to the tip of Tanjong Rhu (Phases I & II Reclamation). This is the biggest agency project undertaken by the Board for the Government.

The Bucketwheel Excavators used for cutting the soil at Siglap Plain and the system of transportation of soil by belt conveyor have been functioning very efficiently. The machinery delivering some 20,000 to 25,000 cu. yds of earth per day succeeded in reclaiming land at the rate expected with the minimum of noise and dust.

At the end of the year, the machinery used in carrying out the above reclamation

were being dismantled for use for Phase IV of the East Coast Reclamation from Bedok to Tanah Merah Besar for a further 1,350 acres of new land. This project would commence in April, 1971.

At the same time, reclamation for 165 acres on relatively deep water and close to the heart of the City would proceed from Tanjong Rhu to the Singapore River utilising hopper barges to transport earth supplied from Phase IV Reclamation at Bedok waterfront to the foreshore of Nicoll Highway.

Plans have been drawn up for the utilisation of the East Coast Reclamation site. Two expressways, 1½ miles apart from each other, have been proposed; one of them would run through the coastal reclaimed land giving good accessibility to the central areas. There would be a continuous green strip along the coastline.

The proposed development would be of mixed land uses maximising the recreational facilities available along the sea-front. Commercial activities would be concentrated in

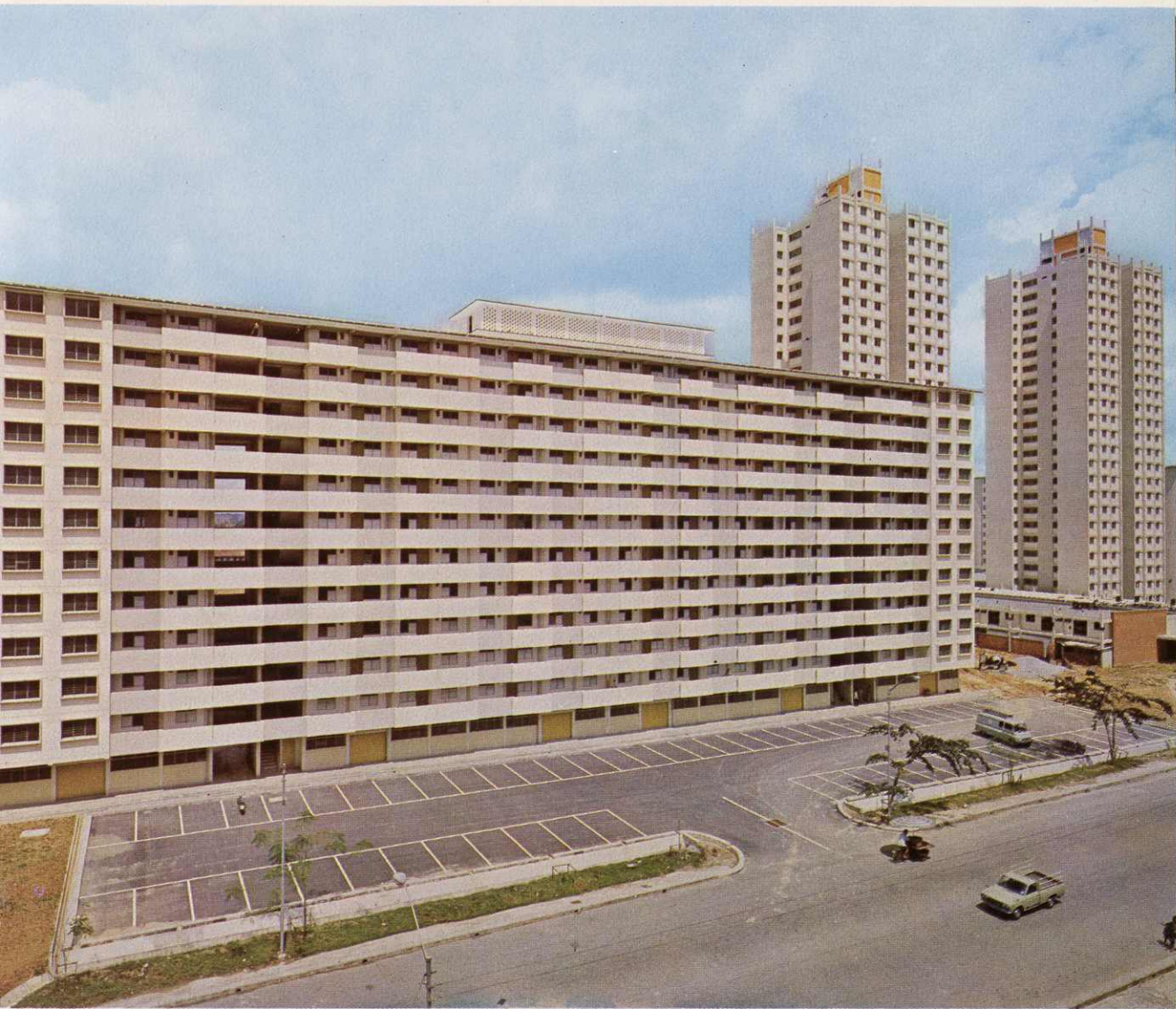


Left: An aerial view of the East Coast Reclamation showing the reclamation work from Bedok to the tip of Tanjong Rhu by the end of 1970. About 1,125 acres of land have been reclaimed from the sea.

Above: A block of flatted factories completed by the Board on behalf of the Jurong Town Corporation in St. Michael's Estate.



An aerial view of the Kallang Basin Reclamation and Redevelopment. About 400 acres of land have been reclaimed from the former tidal swamp. Two-thirds of the land are allocated to clean and labour-intensive industries while one-third of the land is allocated to public housing.



A block of newly completed 3-room (Improved) flats in Kallang Basin. Shops are provided on the ground floor of the block.



A 2-storey Community Centre built by the Board for the People's Association in MacPherson Road (South) Estate.



Blocks of 1-Room (Improved) flats built by the Board on behalf of the Jurong Town Corporation in the Jurong Industrial Town.

three centres, each 1½ miles apart. The main centre would be adjacent to Joo Chiat as the latter has well-established facilities and easy accessibility. The other two centres would take full advantage of the sea-front to cater for the increasing needs for week-end leisure.

The nett density in the residential areas would be relatively low except for some high-rise buildings adjacent to the Joo Chiat Centre. These high-rise buildings would ensure the viability of commercial development in the Centre.

Kallang Basin

The reclamation of Kallang Basin has reached its final stages. In accordance with the Master Plan, one-third of the reclaimed land would be used for public housing and the remaining two-thirds for industrial development. During the year, 2,610 units of flats, including two 24-storey point blocks, and shops were completed.

Plans for the remaining part of the Basin have been drawn up. Neighbourhood III, bounded by Kallang River, Kallang Bahru and Kolam Ayer, would have 4,500 units of flats and shops on approximately 73 acres of land.

The major roads within the reclaimed site have been constructed and are now accessible to traffic. A 300-foot prestressed concrete bridge across Sungei Kallang was under construction and would be completed by 1971. Dredging at Sungei Kallang between Serangoon Road and Bendemeer Road was completed.

Once a swampy tidal basin, Kallang Basin would have public housing and industrial lands with proper roads, drains and rivers.

Housing for Jurong Town Corporation

The Board acted as agent for the Jurong Town Corporation to build another 1,080

units of flats and shops, bringing the total number of units built by the Board for the Jurong Town Corporation to 7,079.

Housing for Port of Singapore Authority

The Board also acted as agent for the Port of Singapore Authority to build two blocks of 20-storey flats of 152 units at Spottiswoode Park Road and one block of 10-storey flats of 30 units at One Tree Hill.

People's Association Project

A community centre at MacPherson Road Estate was completed for the People's Association.

Christmas Island Project

The Christmas Island Project was the first agency job carried out by the Board outside the Republic. During the year, the Board completed the last phase of the contract for 389 units of flats, 2 restaurants and 4 stalls for the British Phosphate Commission at Christmas Island.

PILE MANUFACTURING AND DRIVING PLANT

The Board has been consuming increasing numbers of piles as more and more housing units are being built on filled or soft grounds. All piles installed were of proprietary system in one form or the other.

Anticipating further expansion in the Building Programme the Board has decided to set up a modern Pile Manufacturing and Driving Plant capable of meeting a substantial portion of the Board's requirements at competitive rates.

Work on the pile factory started at Mandai in March, 1969, and was completed seven months later. After a brief period of trial running and training of personnel, the Plant went into regular production in January, 1970. Production reached its maximum

capacity within three months and has been maintained at this rate throughout the year. 3,458 units of housing, one 7-storey flatted factory and one warehouse were built on the piles manufactured and driven by the Board's plant.

Mandai Quarries

The Board's quarries at Mandai are functioning well. Production has increased from 11,582 tons in January to 20,274 tons in July; an average production of 20,000 tons per month of $\frac{3}{4}$ " aggregates has been maintained throughout the latter half of the year.

In keeping with the expected increase in demand for the next five years, the Building Department has planned to set up another Granite Crushing Plant with an expected annual production of 200,000 tons of $\frac{3}{4}$ " aggregates. This Plant is expected to start production in September, 1971.

BUILDING INDUSTRY

Experienced contracting firms were in great demand to undertake development projects in the private sector. With fewer contracting firms tendering for Board projects competition was less keen and subsequently the prices tendered rose by about 8% during the year.

Supply of Building Materials

During the year, the price of steel in the international market has increased. Although the reinforced bars manufactured by the local factory were sold in the Singapore market at controlled prices, the prices of other products made of steel, such as hard-drawn wires, angles and steel pipings have increased. Besides steel, prices of other building materials, both locally manufactured and imported, were reasonably stable.

Supply of Building Workers

The Board's contractors encountered difficulties in securing skilled and unskilled workers for the construction of public housing as more and more workers were required by contractors engaged in building projects in the private sector.

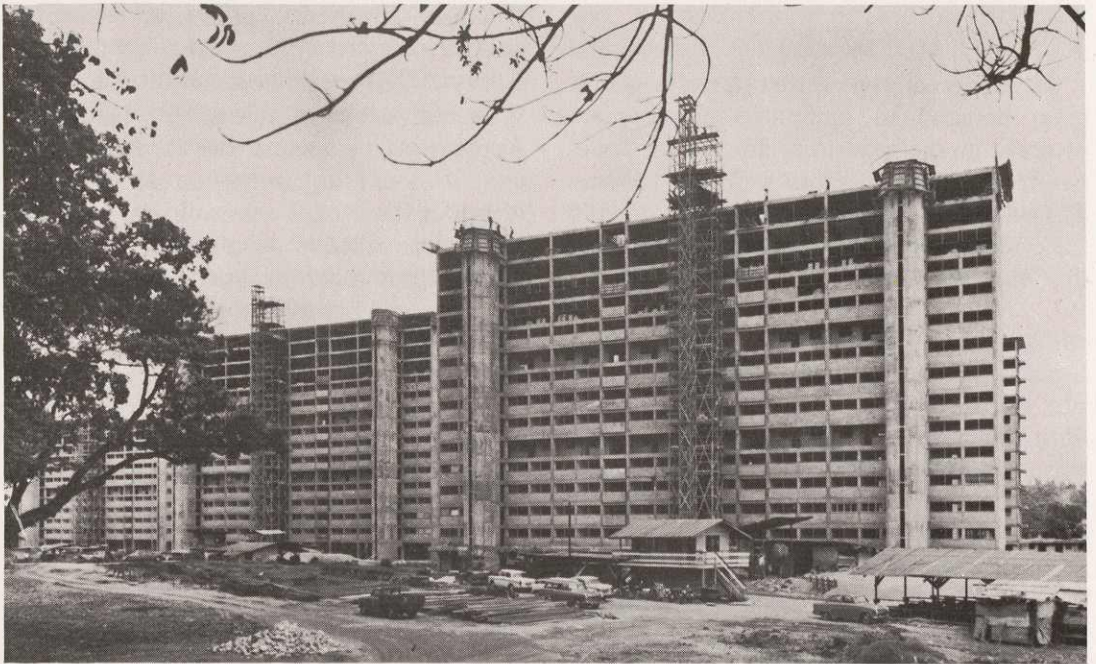
Training of Skilled Supervisors

Owing to extensive construction work for the past few years, difficulties were encountered in recruiting and retaining Works Apprentices to supervise contracts.

Incentives were given to help the Works Apprentices to acquire the experience and qualifications for promotion to the level of Junior Clerk-of-Works and later to Clerk-of-Works. Classes were held to impart knowledge required in supervising contracts.



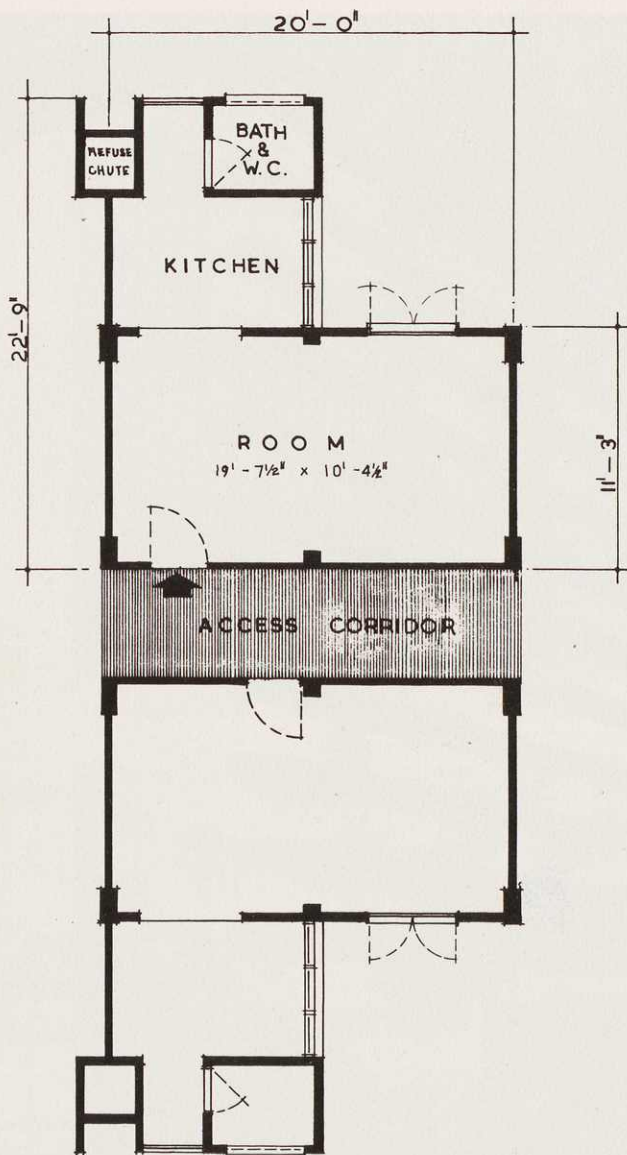
A 21-storey block under construction in Toa Payoh.



Buildings under construction at Redhill/Henderson Redevelopment.



A newly completed block of 12-storey flats at Kallang Basin, Neighbourhood II.



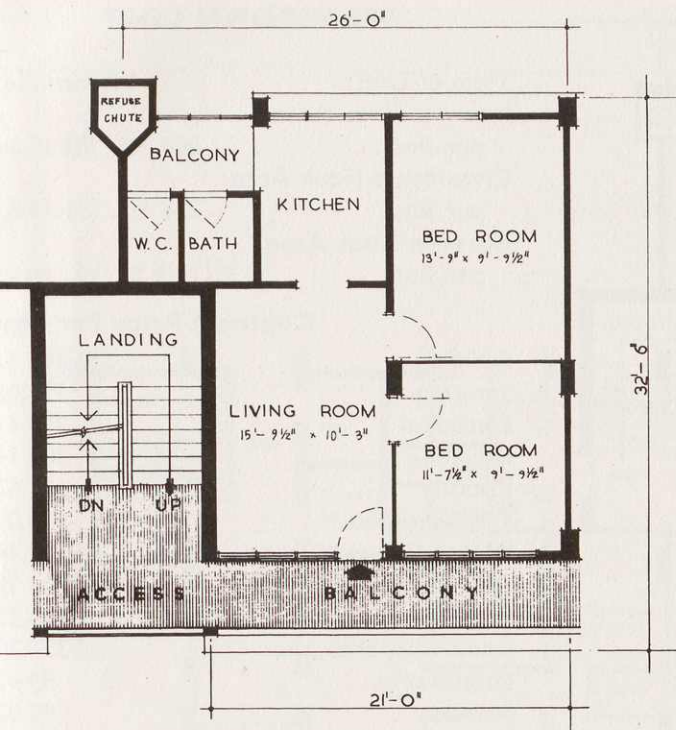
BREAKDOWN COST

Type of Unit	I-Room (Improved) Flat
Internal Floor Area	353 F.S. (33 M.S.)
per flat	
Circulation Floor	
Area per flat	134 F.S. (12 M.S.)
Covered Floor Area	
per flat	487 F.S. (45 M.S.)

Contract Price Per Flat

Building	S\$2,400.79
Sanitary	400.37
Electrical	110.85
Lift	143.23
Roofing	51.22
T.V. Antenna	25.00
Water Connection	20.37
Gas Connection	30.56
Piling	303.30
Road/Carparks, etc.	58.64
Earthworks	11.46
Sewers	42.46
Drains/Culverts, etc.	81.89
Street Lighting	8.43
Site Investigation	2.02
Turfing	3.37
Supervision	11.80
Cost per unit	3,705.76
Cost per F.S. of Internal	10.50
Floor Area	(S\$112.30 per M.S.)
Cost per F.S. of Covered	7.61
Floor Area	(S\$82.35 per M.S.)
Selling Price (in New Town)	3,300.00
Rental	30.00 p.m.
Percentage of I-Room (Improved)	
Flats to be built under the	
3rd 5-Year Building Programme	35%

I-Room (Improved) Flat at Redhill/Henderson, Phase III, Contract I



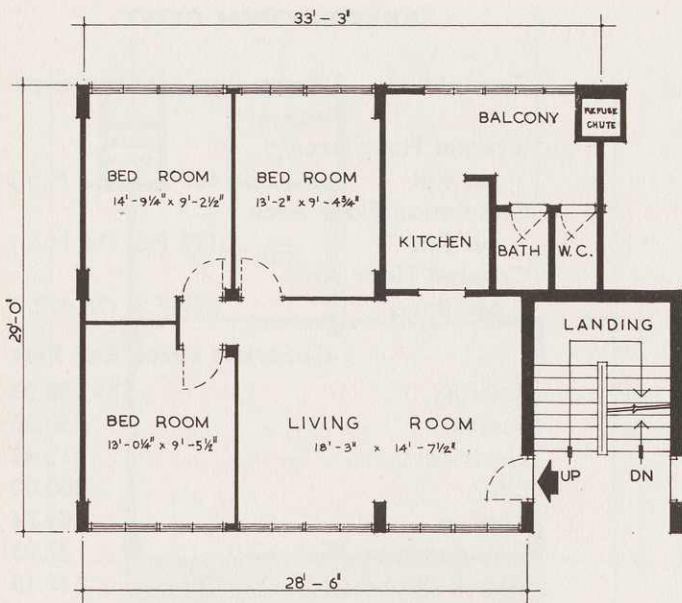
BREAKDOWN COST

Type of Unit	3-Room (Imp.) Intermediate Flat
Internal Floor Area	per flat 667 F.S. (62 M.S.)
Circulation Floor Area	per flat 172 F.S. (16 M.S.)
Covered Floor Area	per flat 839 F.S. (78 M.S.)

Contract Price Per Flat

Building	\$5,098.98
Sanitary	550.00
Electrical	212.43
Lift	300.00
Roofing	89.74
T.V. Antenna	27.03
Water Connection	17.15
Gas Connection	31.53
Piling	664.83
Road/Carparks, etc.	210.83
Earthworks	103.42
Sewers	130.19
Drains/Culverts, etc.	90.00
Street Lighting	25.00
Site Investigation	8.22
Turfing	10.00
Supervision	53.31
Cost per unit	7,622.66
Cost per F.S. of Internal Floor Area	11.43 (\$\$122.95 per M.S.)
Cost per F.S. of Covered Floor Area	9.09 (\$\$97.73 per M.S.)
Selling Price (in New Town)	7,500.00
Percentage of 3-Room (Improved) Intermediate Flats to be built under the 3rd 5-Year Building Programme	50%

3-Room (Improved) Intermediate Flat at Queenstown, Neighbourhood V Extension



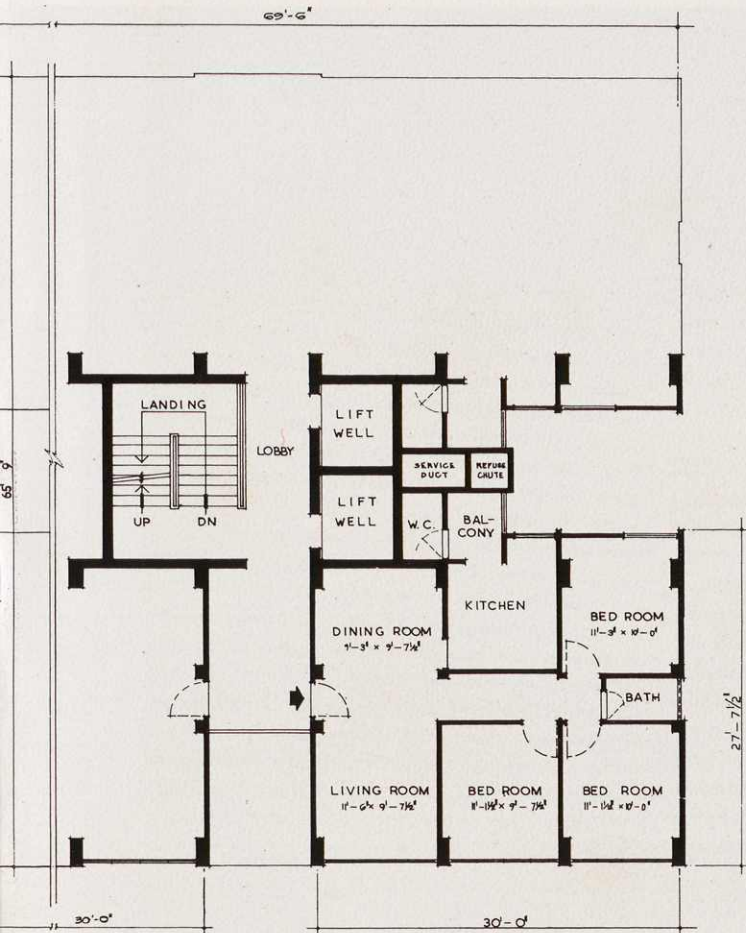
BREAKDOWN COST

Type of Unit	4-Room Flat
Internal Floor Area	888 F.S. (82 M.S.)
per flat	
Circulation Floor Area	225 F.S. (21 M.S.)
per flat	
Covered Floor Area	1,113 F.S. (103 M.S.)
per flat	

Contract Price Per Flat

Building	S\$6,188.47
Sanitary	751.08
Electrical	250.11
Lift	308.14
Roofing	105.67
T.V. Antenna	26.03
Water Connection	18.44
Gas Connection	30.37
Piling	1,263.22
Road/Carparks, etc.	331.22
Earthworks	83.47
Sewers	95.02
Drains/Culverts, etc.	95.02
Street Lighting	38.18
Site Investigation	2.66
Turfing	15.00
Supervision	75.98
Cost per unit	9,678.08
Cost per F.S. of Internal	10.90
Floor	(S\$118.03 per M.S.)
Cost per F.S. of Covered	8.70
Floor Area	(S\$93.96 per M.S.)
Selling Price (in New Town)	12,500.00
Percentage of 4-Room Flats to	
be built under the 3rd	
5-Year Building Programme	10%

4-Room Flat at Toa Payoh, Neighbourhood IV, Contract XVII



BREAKDOWN COST

Type of Unit	4-Room Flat (Point Block)
Internal Floor Area	
per flat	900 F.S. (84 M.S.)
Circulation Floor Area	
per flat	153 F.S. (14 M.S.)
Covered Floor Area	
per flat	1,053 F.S. (98 M.S.)

Contract Price Per Flat

Building	\$7,411.50
Sanitary	743.00
Electrical	276.32
Lift	625.00
Roofing	118.42
T.V. Antenna	50.00
Water Connection	26.32
Gas Connection	39.47
Piling	1,075.00
Road/Carparks, etc.	461.58
Earthworks	121.58
Sewers	332.11
Drains/Culverts, etc.	100.00
Street Lighting	40.00
Site Investigation	26.32
Turfing	19.74
Supervision	121.58
Cost per unit	11,587.94
Cost per F.S. of Internal	12.88
Floor Area	(\$137.95 per M.S.)
Cost per F.S. of Covered	11.00
Floor Area	(\$118.24 per M.S.)
Percentage of 4-Room Flats (Point Block) to be built under the 3rd 5-Year Building Programme	5%

4-Room Flat (Point Block) at Moulmein Road



A block of 20-storey 3-room (Improved) flats in Toa Payoh. These flats were sold to the residents under the "Home Ownership" Scheme.



A newly completed block of 1-room (Improved) flats in Toa Payoh New Town.

ESTATES & LANDS MANAGEMENT

With another 13,170 units taken over for management during the year, the Estates Department has a total of 130,921 units under its management. It is estimated that one-third of Singapore's population of 2.1 million is living in public housing.

Details of units under management and new estates taken over for management during the year are shown in Appendices "A" and "B".

Area Offices

A new Area Office was established at Stirling Road to look after the new properties in Queenstown taken over for management. In addition, plans have been finalised to re-site the Upper Pickering Street Area Office, which is presently located on the top floor of a block of flats, to Chin Swee Road to serve the residents more effectively. Operating on a decentralised system the Board's 12 Area Offices, established in the various housing estates, are under the direct control of the Central Administration.

Applications & Lettings Section

This section deals mainly with the applications and lettings of flats, shops, offices, etc., transfers of dwelling premises and rehousing cases.

13,097 outstanding cases were brought forward from 1969; 12,324 new registrations and 518 cases of re-instatements were received during the year. 8,428 cases were settled, leaving 17,511 outstanding cases as at 31st December, 1970. The number of applications registered and settled is shown in Appendix "C".

472 shops and other business premises were let out during the year on the competitive tender system. Normally the highest tenders are accepted, but in order to have a more comprehensive range of businesses in an estate so as to meet the needs of the residents, the second or third highest tenderers may also be offered shop premises.

Many light industries are located along the outskirts of the estates. During the year, 64 units of shops were let out to light industries which provided employment for a substantial proportion of residents staying in the estates.

Transfers of Accommodation

Statistics on transfers of accommodation indicate that the flat-dwellers have achieved a higher standard of living. Approximately 85% of the cases requested for transfers to bigger and improved types of flats.

6,569 outstanding cases were brought forward from 1969 and 3,564 new registrations were received during the year. With 2,763 cases settled during the year, the number of outstanding cases as at 31st December, 1970, stood at 7,370.

Rehousing

During the year 119 families, victims of fire disasters and collapsed houses, were rehoused by the Board. Details are shown in Appendix "D".

Sales Section

In line with the Government's policy to extend "Home Ownership" amongst as large a section of the Republic's population as possible, the Sales Section of the Estates Department (initially dealing with the sale

of existing flats) was established in late 1968. To popularise the "Home Ownership" Scheme, most of the existing 3-room flats were offered for sale and increasing numbers of new flats were sold under the "Home Ownership" Scheme.

Among the steps taken to promote this Scheme is the introduction of the sale of existing flats to "sitting tenants". Easy terms and conditions are extended to all "sitting tenants" to assist them to be flat-owners.

On 1st January, 1970, a further stride towards promoting "Home Ownership" among our citizens was made when the following incentives were introduced:-

- (a) The complete waiver of the initial down-payment for Board tenants who have resided continuously in their existing flats for two years and who have paid their rents regularly;
- (b) The raising of the family income ceiling from \$1,000 to \$1,200 per month. In the case of Board tenants who wish to purchase the flats they are already occupying, no income ceiling would be imposed;
- (c) The incorporation into the loan of initial payments like survey and stamp fees;
- (d) The extension of the period of payment of loans from 15 years to 20 years;
- (e) The standardization of Property Tax of all flats sold under the "Home Ownership" Scheme at 23%;
- (f) The easing of all restrictions governing re-sale of 1-room and 2-room flats to allow owners to sell their flats to purchasers of their own choice, provided that such purchasers are eligible under the "Home Ownership" Scheme and have registered with the Board.

On 1st September, 1970, a scheme was introduced to facilitate confirmed Government officers to purchase Board flats under the "Home Ownership" Scheme. Under this scheme, confirmed Government officers need only pay a nominal deposit of \$100 and are also entitled to reduced interest rate at 6% per annum on the mortgaged loan. To date, 1,728 confirmed Government officers have registered under this scheme.

With the many incentives and attractive terms introduced, there has been a three-fold increase in the demand for the purchase of Board flats. As at 31st December, 1970, there were 21,255 applicants on the waiting list to purchase Board flats. Details of applicants on the waiting lists to rent and to purchase Board flats are shown in Appendix "E".

During the year, another 6,967 units of flats were sold to the public bringing the total number of flats sold to 31,154. This figure includes flats in most of the Board's estates though the new flats sold were mainly in Toa Payoh and Queenstown.

Details of flats sold under the "Home Ownership" Scheme as at 31st December, 1970, are shown in Appendix "F".

During the year the Board launched two pilot schemes in respect of "Home Ownership" flats, viz:-

(a) Sale of Point Block Flats

The first two Point Block buildings located in Queenstown consist of 342 units of 3-room and 114 units of 4-room flats. These were sold at \$10,000 and \$12,500 each respectively. The Point Block flats proved very popular among the public and since the introduction of the above pilot scheme, more applications have been received to purchase such flats. As a result of the increasing demand for such flats, the Board has programmed

to build more of these units for sale under the "Home Ownership" Scheme.

(b) Sale of Flats in the Central Area

In December, 1970, the first scheme of the sale of flats in the Central Area was introduced in Chin Swee Road where 192 units of 2-room and 44 units of 3-room (Improved) flats were sold under the "Home Ownership" Scheme at \$9,000 and \$13,500 each respectively.

In time to come, more flats in the Central Area are expected to be sold under the same scheme.

HOUSING ESTATES MANAGEMENT

The Board has always stressed on the importance of good landlord/tenant relationship and this policy is achieved by the system of decentralisation. The housing estates are divided geographically into 12 areas, each with an Area Office in charge of approximately 10,000 units. Each of these offices is situated within a group of housing estates so that the residents may seek advice nearby.

For the convenience of the residents, the Board has appointed Resident Housing & Maintenance Inspectors who are provided with quarters within the housing estates. Residents may seek the advice of these Inspectors after office hours.

As a further step to improve landlord/tenant relationship, the idea of introducing Block Representatives, which originated in 1967, was further developed in 1970. To obtain full co-operation from the residents, Members of Parliament and Citizens' Consultative Committees of the respective constituencies co-operated to introduce this scheme.

The responsibilities of Block Representatives are to act as liaison officers between the Board and the flat-dwellers; to organise

and co-ordinate the general efforts of the residents to keep the flats and the common areas clean; and to discourage anti-social behaviour such as littering, and damaging and dirtying the lifts.

Although some initial teething difficulties were encountered, the scheme worked out very satisfactorily and by the end of the year 152 Block Representatives were appointed to represent 137 blocks comprising some 15,390 dwelling units.

Service and conservancy charges, which include repairs and redecorations, are payable to the Board by purchasers of flats sold under the "Home Ownership" Scheme at the rate of \$10 per month. These charges were fixed in 1964 on a non-profit basis. In the last 7 years there has been a substantial increase in the cost of labour and building materials, the cost of electricity and water by the Public Utilities Board, improvements in the housing estates and provision of more recreational and communal facilities. More trees have been planted, more flower beds provided, and better landscaping introduced. The expenditure incurred by the Board on service and conservancy work amounts to approximately \$17 per flat per month. The Board incurs substantial subsidy in the management of flats sold under the "Home Ownership" Scheme and residents have been repeatedly urged to co-operate by keeping the estates clean and by preventing vandalism to properties so as to reduce the heavy expenditure on service and conservancy work.

During the year there was a persistent request for lift attendants. It was estimated that the employment of lift attendants working on two shifts in all the housing estates would require an additional expenditure of at least \$4 million per annum. This additional sum could be more profitably utilized if residents exercise greater civic-consciousness in taking care of common properties in the estates.

In line with the Government's campaign to keep Singapore "Clean and Pollution-Free", competitions were organised for the "Cleanest and Pollution-Free" Estate/Area Office/Hawkers' Centre. Upper Changi Estate was adjudged the "Cleanest and Pollution-Free Estate", the Kallang Area Office won the "Cleanest and Pollution-Free Area Office" competition; Jalan Kukoh Hawkets' Centre was elected the "Cleanest and Pollution-Free Hawkets' Centre".

Various activities were also carried out by the Area Offices in conjunction with Block Representatives, Members of Parliament and Citizens Consultative Committees. These included the "Keep Singapore Clean and Pollution-Free" Campaign, "Operation Broom-Stick", "Operation Garden City", door-to-door visits and discussions and meetings to solve problems faced by the residents.

Flat Conversion

A scheme to convert 904 and 816 units of 1-room semi-communal flats in Bukit Ho Swee and St. Michael's Estates respectively into 2-room self-contained units was well under way. All the tenants affected by the conversion were given alternative accommodation in nearby estates, particularly Kampong Tiong Bahru and Kallang Basin Estates.

Estates Conservancy

The re-organisation of the Estate Labour Force, initiated in late 1968 and carried through into 1969, was further developed in 1970. Briefly, the re-organisation which was implemented to improve the efficiency of the Cleansing & Conservancy Work involved employment of contract labour for the undertaking of certain tasks, such as grass-cutting, hedge-trimming, etc. This scheme is progressing satisfactorily and as a further step towards a new concept of management, a pilot project was introduced in Queenstown, Neighbourhood III, in letting

out on contract basis all cleansing and conservancy work previously carried out by the Board's Labour Force. This scheme has also been extended to Queenstown, Neighbourhood IV, and Toa Payoh, Neighbourhood IV.

Hawkets

Concentration of residents in the housing estates has attracted hawkets to ply in these areas. This constant influx of hawkets into the Board's estates, if left unchecked, would pose health hazards and cause obstructions in the estates.

During the year, many hawkets have been re-sited in hawkets' centres or in temporary open pitches pending the construction of indoor accommodation.

A list of hawkets' stalls/pitches under the Board's management is shown in Appendix "G".

Horticultural Nursery

Both the Kay Siang and Queensway Nurseries continue to supply large quantities of various types of plants to the Area Offices/Board establishments. To increase the output of plants, a water pump and pond as well as pipe-line and taps to facilitate the watering of plants were installed in 1969; these additional facilities were functional in May, 1970. The Horticultural Nursery can propagate about 120,000 plants per annum (35,000 trees, 85,000 shrubs and flowering plants).

While the rate of production of plants has been satisfactory, there are plans to extend the Kay Siang Nursery to 12½ acres, utilising land beside the Queenstown Remand Prison. When completed it is expected that the Nursery would provide an additional 200,000 plants annually for the Bedok/Tanjong Rhu Reclamation areas and other projects.

The Board also participated in the Singapore Horticultural Show sponsored by the

Orchid Society of South-east Asia and the Singapore Gardening Society and emerged the overall champion exhibitor of the show, winning no less than seven coveted cups – for being the Champion Exhibitor, for scoring highest points in the Flowering and Fruiting Section, for highest points scored in the Foliage Group (300 sq. ft.), for the best Landscaped Groups (150 sq. ft. and 300 sq. ft.), for the best Dahlia and Hydranges. In addition, 99 medals were also awarded to the Board.

LEGAL UNIT

Legal matters pertaining to estates management handled by this Unit include tenancy matters, sale of flats, acquisition matters and ancillary matters.

Tenancy Matters

On expiry of Notices to Quit issued by the Area Offices, cases are referred to the Legal Unit to commence legal proceedings for non-payment of rent and generally for breach of terms of the Tenancy Agreement. Summonses are prepared, stamped, served on the defendant and filed in Court. On obtaining Judgment, Writs of Possessions are obtained and executed, if necessary. Some 536 cases were referred to the Legal Unit for action in 1970.

Sale of Flats

Upon receipt of title from the State, the Legal Unit issues Leases and Mortgages to the various purchasers of Board flats/houses/living accommodation sold under the "Home Ownership" Scheme. These legal documents are processed, executed, stamped and duly registered with the Registrar of Titles. This Unit also prepares Transfer documents and Instruments of Discharge which are also registered with the Registrar of Titles. 167 cases of Transfer and 407 cases of Discharge were registered during

the year. Where the Lessee is in arrears of instalment payments or has sublet the premises or has in other ways infringed the terms of the Lease/Sale Agreement, the case is referred to the Legal Unit for necessary action with a view to recovering possession of the premises. 117 cases were referred to the Unit for legal action, out of which 10 High Court Judgments were obtained. Out of these, two High Court Writs of Possession were obtained and one such Writ was executed.

Acquisition Matters

There are now seven Acquisition Teams. All legal matters pertaining to the acquisition of any land are directed to the Legal Unit and Acquisition Officers consult the Unit on the problems they encounter.

LANDS SECTION

Alienation of Board's Land

To date, the Board has leased out 25 petrol station sites by tender to successful oil companies for the construction of petrol filling/service stations in Board estates. The total revenue obtained from these sales amounted to \$9,621,713.

Six other sites, covering a total of approximately 32 acres, were leased out by the Board during the year for the establishment of light industrial factories. In addition, the Board also leased out one religious and two cinema sites, covering a total of approximately 2 acres. The total premium for these fetched \$2,931,761.

Altogether, there were 107 industrial sites under management which included the issue of Building Agreements, Leases, action taken on Assignments and the passing of plans for alterations and conversions.

Land Acquisition

Land acquisition work continued at a high tempo. A total of 350 lots, covering

approximately 668 acres, were acquired by the Board during the year for development schemes. The total compensation paid for these lands amounted to \$9,801,937. Details of these lands are shown in Appendix "H".

In addition, 391 lots covering approximately 1,163 acres, as shown in Appendix "I", have been gazetted for compulsory acquisition and action is now in progress to acquire the lands needed for development projects.

During the year the Board acquired two large areas in Resettlement Areas 115 and 116, Lim Chu Kang Road, covering a total of approximately 556 acres. These areas were for the resettlement and clearance of farmers affected by the Board's acquisition schemes in other areas. The Board also acquired a large area in the Upper Changi Road District for the construction of a reservoir and plans are now underway to extend the present capacity of the reservoir.

Action is now in progress to acquire all the private lands bounded by Braddell Road/Upper Thomson Road/Lorong Chuan/Yio Chu Kang for comprehensive development of the area.

The Board has completed the acquisition of 261 acres of land for Phase I of the development of Woodlands New Town. Work is now in hand to deal with the acquisition of further areas for the development of subsequent phases.

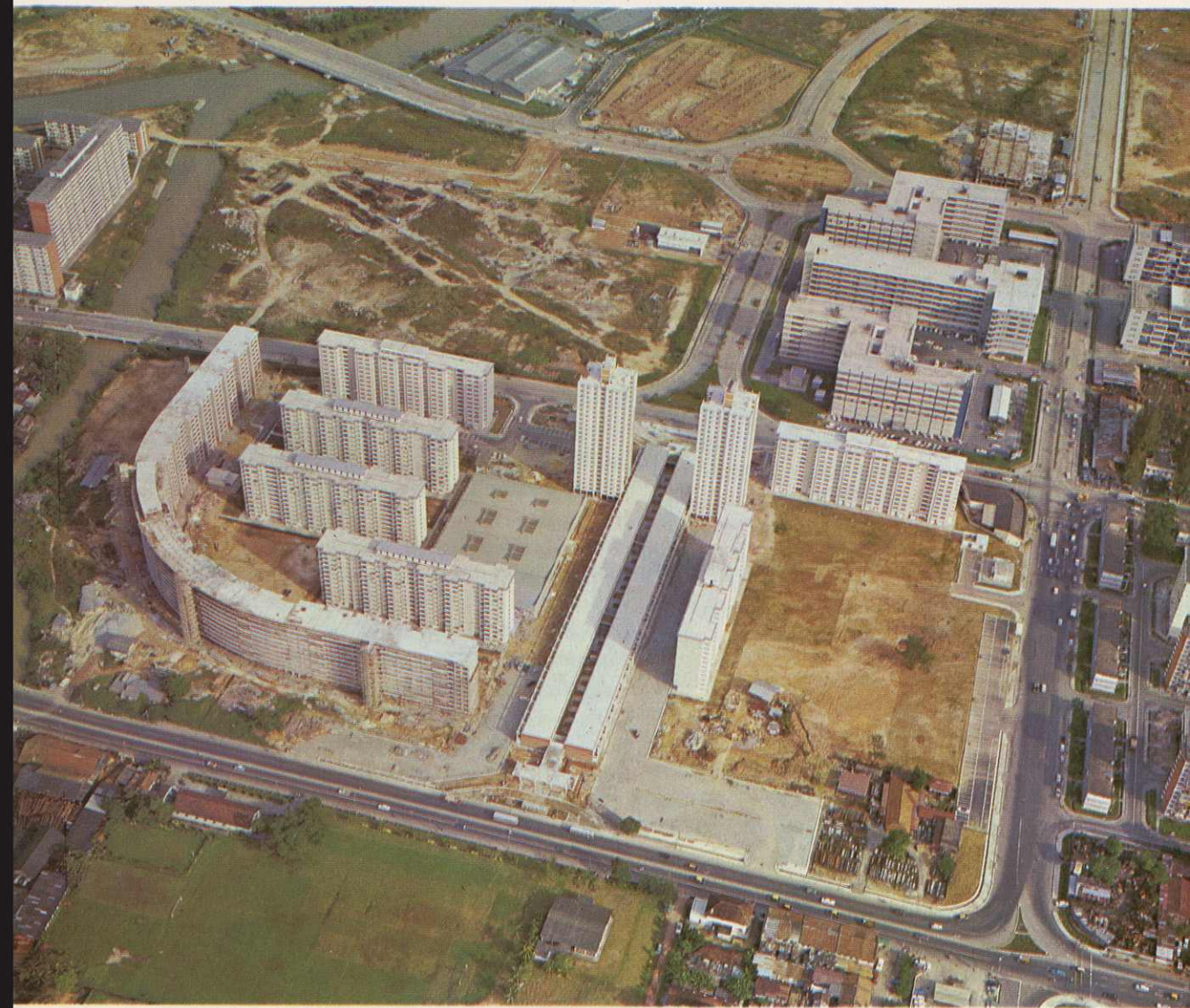
Negotiations for the acquisition of land by private treaty at the following places were concluded during the year:-

Locality	Approx. Area in sq. ft.
(1) Orchard Road/Cuppige Road/Koek Road	43,443
(2) Land at Upper Changi Road, 6 m.s.	91,206
(3) Land at Bah Soon Pah Road	5,426,214
(4) Land at North Bridge Road Nos. 399 to 403, No. 8	2,700

STAFF TRAINING SCHEME

The Board's scheme for the training of its staff to become professional Estates Officers/Valuers, introduced in 1966, bore fruit when three of the original batch of twelve Trainee Estates Officers/Valuers successfully completed their professional examinations in 1970. Together with another officer who completed his professional examination in 1969, a total of four officers have been successfully trained under this scheme. The remaining eight of the original batch have either been successful in the First or Intermediate Examination.

Following this, the Trainee Scheme was further developed and to date there are 28 Trainee Estates Officers/Valuers who, in addition to being prepared for professional qualifications, would be trained in the practical aspects of Valuation and Estates Management. This group of Trainee Officers would form the corps of suitably qualified officers in Housing Management and Valuation to serve the Board.



An aerial view of the development of Phase II of the first residential neighbourhood in the Kallang Basin Industrial Complex.



A block of 12-storey 3-room (Improved) flats at Kallang Basin. The landscaping in front of the shops is part of the Board's campaign to keep the housing estates green.



A newly completed primary school in Toa Payoh New Town. The greenery in the foreground is part of the Board's campaign to keep our housing estates clean and green.



A single-storey market in the Tiong Bahru Area. The policy of the Board is to provide markets and hawkers' centres within walking distance for housewives living in the estates.



A recreational area with a multi-storey carpark below at the Chin Swee Road Redevelopment.

ESTATES MANAGEMENT
Units Under Management During 1970

Properties	Units as at 31.12.69	Units taken over in 1970	Units Withdrawn		Units as at 31.12.70
			Reverted	Demolished	
Dwellings					
1-room	36,844	4,022	22	63	40,781
2-room	27,407	1,576	—	—	28,983
3-room	41,878	4,333	147	72	45,992
4-room	2,650	115	21	—	2,744
5-room	44	—	—	—	44
Shops					
Cum Dwellings	1,946	279	—	16	2,209
Lock-up	1,501	78	—	—	1,579
Miscellaneous					
Open Hawkers' Pitches	592	598	18	—	1,172
Parking Lots	436	929	1	—	1,364
Land Tenancies	1,492	—	27	—	1,465
Workshops	76	—	—	—	76
Kiosks	4	1	—	—	5
Canteen/Snack Bars	4	3	—	—	7
Others (Stalls, Community Centres, etc.)	3,518	1,236	—	254	4,500
TOTAL	118,392	13,170	236	405	130,921

SUMMARY

Period	Dwellings	Shops	Misc.	Total
Units as at 31.12.69	108,823	3,447	6,122	118,392
Units taken over during 1970	10,046	357	2,767	13,170
	118,869	3,804	8,889	131,562
Units reverted or demolished in 1970	325	16	300	641
Units as at 31.12.70	118,544	3,788	8,589	130,921

ESTATES MANAGEMENT

New Estates Taken Over for Management in 1970

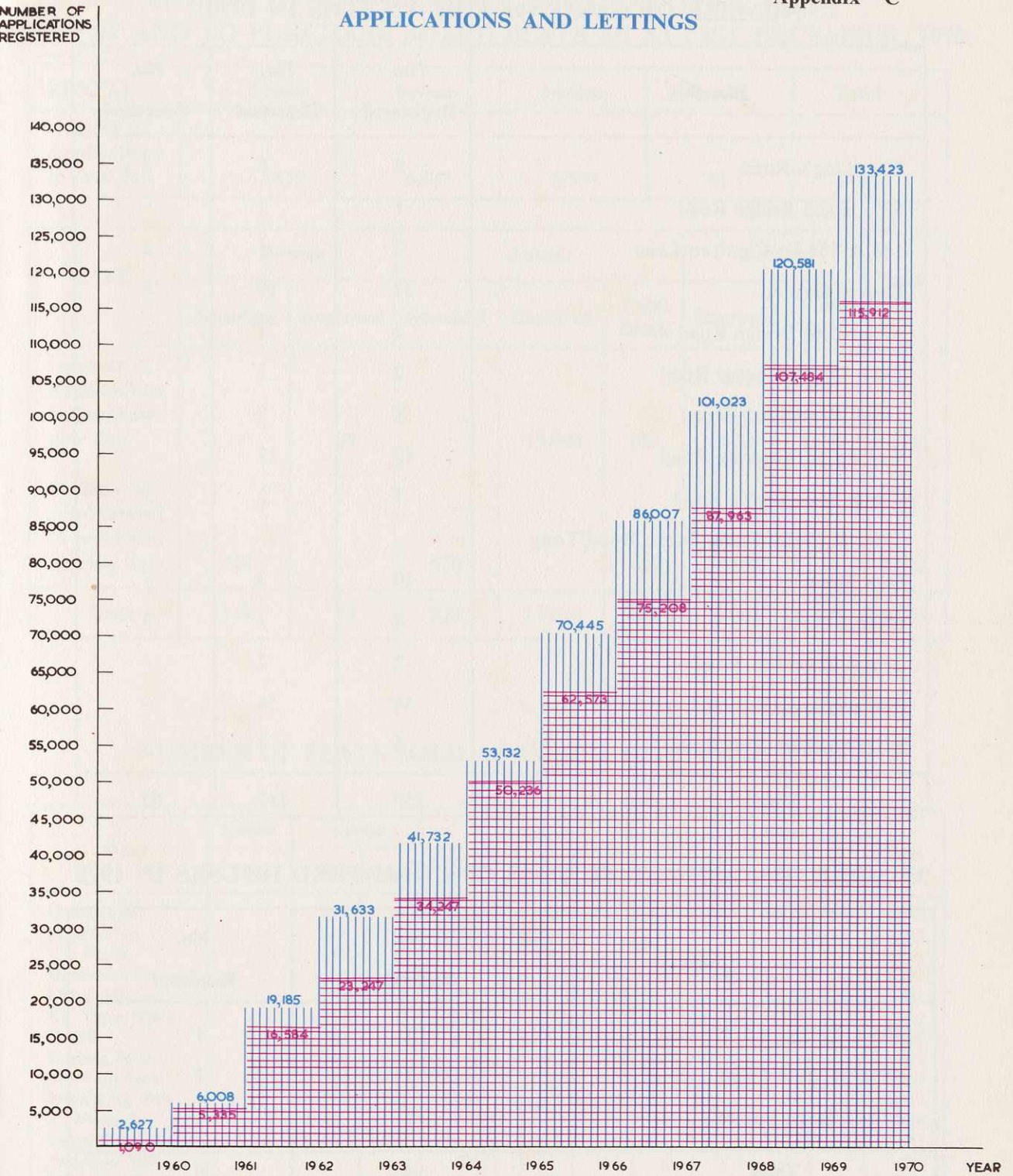
Estates	Dwellings					Shops			Misc.	Total	Remarks (re: Col. J) unless otherwise indicated
	No. of Rooms				Total	Cum Dwg.	Lock Up	Total			
	1	2	3	4							
(A)	(B)	(C)	(D)	(E)	(F)	(G)	(H)	(I)	(J)	(K)	
Bt. Merah (Redev.)	192	144	-	-	336	8	-	8	355	699	270 Hawkers' Stalls 85 Hawkers' Pitches
Toa Payoh	960	821	1,394	-	3,175	10	5	15	132	3,322	132 Hawkers' Stalls
Kallang Basin	864	-	609	-	1,473	31	2	33	-	1,506	
Kg. Tg. Bahru	998	-	-	-	998	10	-	10	169	1,177	168 Hawkers' Stalls 1 Community Centre
North Bridge Rd./Crawford St.	1,008	-	-	-	1,008	68	-	68	-	1,076	
Beach Road	-	3	422	1	426	65	-	65	6	497	Public Conve.
Chin Swee Rd.	-	256	92	-	348	36	2	38	1	387	Post Office
Maude Rd. Fire Site	-	352	-	-	352	23	1	24	-	376	
Queenstown	-	-	1,816	114	1,930	26	4	30	306	2,266	305 Hawkers' Stalls 1 Kiosk
Kg. Koo Chye	-	-	-	-	-	2	-	2	-	2	
Outram Road (Redev.)	-	-	-	-	-	-	21	21	931	952	929 Parking Lots, 2 Public Conve.
Kreta Ayer (Redev.)	-	-	-	-	-	-	21	21	-	21	
Queenstown (Nursery)	-	-	-	-	-	-	22	22	1	23	1 Snack Bar
Queenstown (Sports Complex)	-	-	-	-	-	-	-	-	2	2	1 Canteen 1 Snack Bar
MacPherson Rd.	-	-	-	-	-	-	-	-	322	322	Hawkers' Stalls.
Park Road	-	-	-	-	-	-	-	-	2	2	Public Conve.
Bt. Ban Kee	-	-	-	-	-	-	-	-	2	2	-do-
Palembang Rd.	-	-	-	-	-	-	-	-	2	2	-do-
Hume Heights	-	-	-	-	-	-	-	-	23	23	Bungalows
Brickworks	-	-	-	-	-	-	-	-	240	240	Hawkers' Pitches
Princess	-	-	-	-	-	-	-	-	32	32	-do-
Bt. Ho Swee	-	-	-	-	-	-	-	-	241	241	-do-
TOTAL	4,022	1,576	4,333	115	10,046	279	78	357	2,767	13,170	

Public Conve.—Public Conveniences

SUMMARY

Dwellings				Miscellaneous		
1-room	4,022			Hawkers' Pitches	598	
2-room	1,576			Hawkers' Stalls	1,197	
3-room	4,333			Parking Lots	929	
4-room	115	10,046		Bungalows	23	
Shops				Public Conve.	14	
Cum Dwellings	279			Community Centre	1	
Lock-up	78	357		Kiosk	1	
				Post Office	1	
				Snack Bars	2	
				Canteen	1	2,767
				TOTAL		13,170

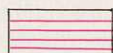
APPLICATIONS AND LETTINGS



KEY—



APPLICATIONS REGISTERED



APPLICANTS HOUSED

NUMBER OF CASES OF FIRE VICTIMS IN 1970

Fire Site	No. Registered	No. Rehoused	No. Cancelled
200, King's Road	8	6	2
673, North Bridge Road	1	1	—
154 & 154-D, Charlton Lane	3	1	2
Covent Garden	37	19	18
671, North Bridge Road	1	1	—
1317, Upper Changi Road	2	2	—
116-4, Woodlands Road	8	2	6
Lorong 37, Geylang Road	12	12	—
84E & 84G, Pepy's Road	7	2	5
191C & 191D, Tiong Bahru Road/Yong			
Siak Street	10	3	7
Changi Road	8	5	3
2 $\frac{3}{4}$ m.s. Thomson Road	2	2	—
Towner Road/Bajera Lane	54	54	—
84 & 86, Kim Yan Road	5	5	—
Total	158	115	43

NUMBER OF CASES OF VICTIMS OF COLLAPSED HOUSES IN 1970

Site	No. Registered	No. Rehoused
605-4, Lorong 17, Geylang	1	1
29 & 31 Weld Road	2	2
247 G, Bukit Purmei	1	1
Total	4	4

Appendix "E"

NUMBER OF APPLICATIONS ON THE WAITING LISTS
TO RENT AND TO PURCHASE BOARD FLATS AS AT 31ST DECEMBER, 1970.

RENTAL	1-room	2-room	3-room	4-room	Total
Number of Applications to rent flats	7,839	6,023	3,568	81	17,511

SALE	2-room		3-room			4-room		Total
	Standard	Improved	Standard	Improved	Point Block	Improved	Point Block	
Number of Applications to purchase new flats	—	89	—	13,044	662	2,009	4,129	19,933
Number of Applications to purchase existing flats	349	—	920	—	—	53	—	1,322
Total	349	89	920	13,044	662	2,062	4,129	21,255

Appendix "F"

NUMBER OF FLATS SOLD AS AT 31ST DECEMBER, 1970.

Estate	1-Room	2-Room		3-Room				4-Room			Total
	Imp.	Std.	Imp.	Std.	Imp.	P.B.	T.H.	Imp.	T.H.	P.B.	
Queenstown	—	959	—	5,270	2,853	342	58	—	36	114	9,632
MacPherson	—	333	—	3,491	180	—	—	41	—	—	4,045
Toa Payoh	—	160	30	391	8,584	—	—	—	—	—	9,165
Henderson Crescent	—	—	—	—	—	—	—	467	—	—	467
Upper Aljunied	—	4	—	382	—	—	—	—	—	—	386
Kg. Tiong Bahru	—	3	—	726	—	—	—	—	—	—	729
Redhill	232	90	—	647	—	—	—	—	—	—	969
Geylang Serai	—	186	—	31	—	—	—	—	—	—	217
Bukit Ho Swee	452	418	—	2,295	—	—	—	—	—	—	3,165
Kallang/Tg. Rhu	—	275	—	1,035	—	—	—	—	—	—	1,310
St. Michael's	—	—	—	644	—	—	—	—	—	—	644
Siglap Fire Site	—	82	—	—	—	—	—	—	—	—	82
Alexandra Hill	—	—	—	201	—	—	—	—	—	—	201
Chin Swee Road	—	—	108	—	34	—	—	—	—	—	142
TOTAL	684	2,510	138	15,113	11,651	342	58	508	36	114	31,154

P.B.—Point Block

T.H.—Terrace House

**LIST OF HAWKERS' STALLS/PITCHES
UNDER MANAGEMENT IN 1970**

Locality	Type	No. of Stalls
Alexandra		
Princess Elizabeth Market	Open Hawkers' Pitches	32
Brickworks Estate	Open Hawkers' Pitches	240
Bukit Merah		
Redhill Estate (Bal.) C.9	Hawkers' Centre	162
Bukit Merah (Red.) C.7	Hawkers' Centre/Market	270
Bukit Merah (Red.) C.7	Open Hawkers' Pitches	85
Bukit Ho Swee		
Bukit Ho Swee Ph. 3 C.9	Hawkers' Centre	123
Bukit Ho Swee Ph. 3 C.11	Hawkers' Centre	38
Bukit Ho Swee (Beo Crescent)	Open Hawkers' Pitches	162 (1st shift) 79 (2nd shift)
Kampong Java		
Kallang Basin N.4 C.4	Hawkers' Centre	258
Princess Elizabeth Estate	Hawkers' Centre	52
Kallang Basin N.2 C.1	Hawkers' Centre	162
Back/Side Lane of Cambridge Road	Open Hawkers' Pitches	123
Kallang		
Upper Changi Road Estate	Hawkers' Centre	28
Tanjong Rhu/Mountbatten Road	Hawkers' Centre	166
Tanjong Rhu/Mountbatten Road	Open Hawkers' Pitches	154
MacPherson		
MacPherson Road (Bal.) C.19	Hawkers' Centre	440
MacPherson Road (S) Ext. C.2	Hawkers' Centre	168
Upper Aljunied (Red.) C.3	Hawkers' Centre	168
MacPherson Road (S) C.15	Open Hawkers' Pitches	120
Toa Payoh (East)		
Toa Payoh N.2 C.4A	Hawkers' Centre	36
Toa Payoh N.2 C.10	Hawkers' Centre	162
Toa Payoh N.1 C.7	Hawkers' Centre	80
Toa Payoh N.1 C.7A	Hawkers' Centre	132
Toa Payoh N.1 C.9	Hawkers' Centre/Market	146
Toa Payoh (West)		
Toa Payoh N.3 C.2	Hawkers' Centre	162
Toa Payoh N.4 C.7	Hawkers' Centre	210
Toa Payoh N.4 C.7A	Hawkers' Centre	64

Locality	Type	No. of Stalls
Queensway		
Queenstown N.4 Ph.2 C.3	Hawkers' Centre	76
Queenstown N.3	Hawkers' Centre	92
Stirling		
Queenstown N.2 (Town Centre)	Hawkers' Centre	62
Queenstown N.2 Ext. C.2	Hawkers' Centre	86
Mei Ling Street Car Park	Open Hawkets' Pitches	140
Queenstown N.6 C.10	Hawkers' Centre	305
Tiong Bahru		
Kampong Tiong Bahru (Bal.) C.2	Hawkers' Centre	10
Tiong Bahru Estate	Hawkers' Centre	74
Tiong Bahru/Kim Tian Road	Hawkers' Centre	31
Kampong Tiong Bahru C.7	Hawkers' Centre	216
Kampong Tiong Bahru (Bal.) C.8	Hawkers' Centre	168
Upper Pickering Street		
Bukit Ban Kee Pr. S.I. C.5	Market	100
Jalan Kukoh Car Park	Open Hawkets' Pitches	55
Total		5,437

LAND ACQUIRED AND POSSESSION TAKEN IN 1970.

No.	Locality	Date of Gazette Notification	No. of Lots	Area in sq. ft.
1.	Upper Cross Street/Upper Chin Chew Street/ Upper Nankin Street/South Bridge Road/New Bridge Road.	26. 9.69	35	47,182
2.	Patani Street/Selangor Street/Anson Road/ Deli Street	24. 1.70	11	56,682
3.	Waterloo Street, N.V.	10.10.68	20	64,585
4.	Manila Street, N.V.	20. 1.70	7	9,170
5.	Lorong Krishna, N.V.	13. 6.70	1	7,935
6.	Selegie Road, Phase II Extension	27. 9.69	4	49,812
7.	Blanco Court, Phase I N.III	29.10.69	35	35,857
8.	Sago Lane/Banda Street, South IV Stage I	5.12.69	29	55,132
9.	Cross Street/Amoy Street/Mohd. Ali Lane S.7	27. 9.69	27	25,346
10.	Tanjong Pagar Road/Craig Road	29. 3.69	44	83,496
11.	Theng Hai Place (Carver Street)	20. 1.70	6	5,617
12.	Kallang Road/Crawford Street/Rochore River—N.1, Stage XIV	23. 2.68	2	2,172
13.	North Bridge Road/Bain Street/Victoria Street/Middle Road, North VII	29. 9.69	63	72,640
14.	Sin Ming Road	29.12.69	8	594,426
15.	Resettlement Area 115, Lim Chu Kang District	11. 7.69	11	4,116,159
16.	Resettlement Area 116, Lim Chu Kang District	23.10.69	21	20,108,902
17.	Land at Queensway	28. 1.70	1	80,001
18.	Land at Upper Changi Road, 6 $\frac{3}{4}$ m.s., Phase IV	27. 7.70	13	3,642,872
19.	Havelock Road	1. 3.69	12	58,977
	TOTAL		350	29,116,963 or approx. 668.4 acres

LAND GAZETTED FOR COMPULSORY ACQUISITION IN 1970.

No.	Locality	Date of Gazette Notification	Purpose of Acquisition	No. of Lots	Area in sq. ft.
1.	Somerset Rd./Killiney Rd./ Devonshire Rd./Exeter Rd.	18. 8.70	U.R.	29	162,756
2.	Hillview Avenue	28. 5.70	H.D.B.	2	1,049,524
3.	Hallpike St./North Boat Quay	20. 2.70	U.R.	15	71,864
4.	North Bridge Rd./North Boat Quay	27. 7.70	U.R.	5	22,185
5.	Land at Upper Changi Rd. 6¼ m.s.	13. 7.70	H.D.B.	1	439,956
6.	Land at Upper Changi Rd., 6¾ m.s. Phase IV	27. 7.70	East Coast Reclamation Scheme	24	13,992,765
7.	Manila Street N.V.	20. 1.70	U.R.	7	6,356
8.	Lorong Krishna, N.V.	13. 6.70	U.R.	16	38,768
9.	Waterloo Street, N.V.	11. 8.70	U.R.	2	16,129
10.	Rochore Canal Rd./Ophir Rd./ Muar Rd./Queen St. N. II Pt. I Stage I	27. 7.70	U.R.	13	18,237
11.	Blanco Court N. III Phase II	13. 6.70	U.R.	100	152,972
12.	Orchard Rd. Development Stage I	29. 6.70	U.R.	27	157,466
13.	Bukit Timah Fire Site	5. 2.70	H.D.B.	3	299,517
14.	North Bridge Rd., N.X.	20. 1.70	U.R.	7	9,492
15.	Theng Hai Place (Carver St.)	20. 1.70	U.R.	12	14,202
16.	Paya Lebar Road	27. 7.70	H.D.B.	24	1,792,991
17.	Land at Lorong Chuan/Lorong Kinchir/Burghley Drive	11. 8.70	H.D.B.	50	24,338,987
18.	Land at Farrer Rd./Holland Rd.	30.10.70	H.D.B.	5	1,036,799
19.	Resettlement Area 112—off 12½ m.s. Chua Chu Kang Rd.	6. 3.70	Resettlement	2	6,904,805
20.	River Valley Rd./Tan Tye Place/ Tan Tye Alley, S.2	13. 6.70	U.R.	37	72,242
21.	Fire Site at Aljunied Rd.	13. 6.70	H.D.B.	2	10,677
22.	Land at the junction of Lorong 37 Geylang Road	3. 7.70	H.D.B.	7	25,716
23.	Land at Toa Payoh	28.12.70	H.D.B.	1	21,780
	TOTAL			391	50,656,186 or 1,163 acres



An aerial view of the buildings under construction on the southern part of Toa Payoh New Town.

Right:

Maude Road Redevelopment. The scheme is developed under the Urban Renewal Programme in Precinct No. 11. Shops and clean cottage industries are on the ground and first floors while flats are on the upper floors. Most of the flats are allocated to the people affected by the Urban Renewal Programme.



URBAN RENEWAL

The Third Sale of Urban Renewal Sites, with its incentives and concessions offered to the private sector for land development, contributed to the boom prevailing in the building industry throughout the year. A record number of 107 tenders were received for the 14 sites advertised. The capital investment which would amount to approximately \$162 million would generate about 13,000 new jobs in projects ranging from shopping centres to commercial offices and tourist-orientated establishments.

Since the First Sale of Urban Renewal Sites in 1967, a total of 41 sites had been sold by tenders and negotiations by 1970. These sites, comprising approximately 61 acres of land, were singled out from various parts of the Central Area and Kallang Park. The total capital investment generated by development on the 41 sites would amount to approximately \$460 million and would create about 45,000 new jobs.

Of the 41 sites sold, four had been successfully developed – King's Hotel, Wonderland Amusement Park, the Multi-storey Car Park/Shopping Complex at Collyer Quay, and the Tong Fong Building at Chin Swee Road. Development on 3 other sites was near completion while the remaining 34 sites were under various stages of construction. Throughout the year, construction activity was so brisk and intensified that the building industry experienced difficulty in coping with the demand for certain types of building materials and in the recruitment of labour force. To increase the pace of development would aggravate the existing

situation; hence the Government postponed the Fourth Sale of Sites Programme which had been scheduled towards the end of the year.

In conjunction with the Building Department, several public housing projects were undertaken during the year – Maude Road Redevelopment, Outram Road Redevelopment and Chin Swee Road Redevelopment.

PRECINCT SOUTH ONE

This Precinct comprises about 180 acres of land and is bounded by Outram Road, Havelock Road and New Bridge Road.

All private lands required for renewal in this Precinct had been acquired. Some of the land had been used for the construction of infrastructure such as the widening and improvement of Havelock Road, Outram Road, New Bridge Road, construction of a main Sewerage Pumping Station and a 66 K.V. electrical substation.

Implementation of the proposals for this Precinct had also made possible the construction of a one-way traffic circulation system at Upper Cross Street and Canal Road extending to Telok Ayer Basin. Plans were under way to link Chin Swee Road with Outram Road as a first step in the realisation of another major road artery.

Since the inception of the Department in 1965, 3,237 units of flats with car parks, shopping and other amenities were completed here for the relocation of people in renewal areas in this Precinct.



An aerial view of the Outram Park Residential-cum-Shopping Complex in the Central Area. Adjoining the Complex is Pearl's Hill which will be developed into a public park.



Selegie Road Shopping Complex Redevelopment. This block of 18-storey shopping complex with shopping and office premises was occupied towards the end of the year. This is the first development scheme undertaken by the Development & Construction Co. (Pte.) Ltd., a fully-owned subsidiary of the Board.

Besides public housing, the Precinctal Plan also provided for a large public square in front of the Ministry of Labour at Havelock Road. The design for the Law Courts Complex on the west side was completed. A substantial site adjacent to the public square was sold to the private sector for commercial development. A piece of land to the south of the square would be developed to provide a pedestrian link to the People's Park Complex and its environment.

Work to landscape Pearl's Hill and to provide convenient footpaths to link with developments surrounding it had started.

Within this Precinct 12 parcels of land, comprising 17 acres, were sold to the private sector for development under the three Sales Programmes. Development on 4 parcels of land was near completion while construction work was initiated on the remaining parcels.

Other projects completed included a block of police quarters at Pearl's Hill comprising 336 units, the conversion of York Hill Girls' Home for the relocation of Outram Secondary School and a block of multi-storey building to house 2 schools and a large play-field.

Precinct South One could be considered almost fully committed in terms of planning and implementation.

PRECINCT NORTH ONE

This Precinct consists of 60 acres of flat land north of Singapore River. It is bounded by Victoria Street, Jalan Sultan and Beach Road.

Owing to the presence of industrial establishments on most of the land between Victoria Street and North Bridge Road, the progress of renewal in Precinct North One was not as rapid as that in Precinct South One. As industrial establishments would

no longer be suitable to operate within the commercial city centre, it would be necessary to relocate them in appropriate alternative accommodation elsewhere. This relocation would require careful planning so as to minimize disruption of business.

All private land required for renewal purposes had been acquired and approximately three-quarters of the whole Precinct cleared.

Much land had been utilised for road widening and improvement, e.g. Crawford Street and Beach Road, and for upgrading Victoria Street and Jalan Sultan. A large site was reserved for a major Sewerage Pumping Station, and a 66 K.V. electrical substation was constructed to serve further developments in this Precinct and other adjacent areas. Another major item in the renewal of this Precinct would be the re-alignment of Rochore Canal.

Three public housing projects comprising 2,304 flats were completed in this Precinct during the period 1966 to 1970. Provision was made for shopping and recreational facilities, carparking, open spaces and other amenities on the ground floor. It is envisaged that more public housing would be built in this Precinct for the relocation of families in other areas affected by Urban Renewal.

In accordance with the present policy of involving the private sector in the Urban Renewal Programme, two parcels of land were sold to the private sector for the development of commercial projects.

Mosque Fatimah, a building of historic and architectural interest, would be preserved and integrated within the overall planning of the Precinct.

OTHER RENEWAL AREAS

Since 1967 27 sites in the city and at Kallang Park (excluding the 14 sites in Precincts South I and North I) were sold to

the private sector for private development. Some of the projects were completed and in operation, while the remaining sites were under construction.

Selegie Road Redevelopment

At Selegie Road one commercial project forming Contract I of a larger development was completed. Construction work on another contract had commenced and a third one would be ready for tender by 1971 to complete the whole development at Selegie Road.

Ellenborough Market Redevelopment

A project, comprising public housing, a market, wholesale shops, a cooked-food market and retail shops, was under construction at Fish Street, on the site of the former Ellenborough Market which was destroyed by fire. This new development would help to resettle families and business establishments in neighbouring areas affected by Urban Renewal projects.

Maude Road/Kitchener Road Redevelopment

A public housing project at Maude Road comprising 352 units of flats, two-storeys of shops and a carpark was completed in 1970. Another project at Kitchener Road was under construction and would be completed by mid-1971.

Sago Lane Redevelopment

Action has already been taken to renew Precinct South Four; construction work began on one side of Sago Lane and Banda Street next to the Kreta Ayer Community Centre. This project was designed to provide shops and public housing as well as suitable play areas. When completed, there would be 684 high-rise flats with shopping and other commercial accommodation on three floors.

GOLDEN MILE

Since 1968, four parcels of land comprising 13 acres had been sold to private developers for development of commercial projects. Work on three of the four parcels of land progressed to an advanced stage. When fully developed, the Golden Mile would form a large tourist-orientated centre within the city.

SHENTON WAY

Five parcels of land were sold along Shenton Way. All five parcels, comprising a total of 4 acres, were under construction.

These five land parcels together with the adjoining properties under construction, such as those belonging to the Development Bank of Singapore and the Central Provident Fund Board, constituted one of the most active renewal areas in the city centre. Such dense commercial developments were designed to conform to certain urban design standards to achieve uniformity in podium heights, linked pedestrian circulation corridors, etc. They would also be connected at the first floor level and bridged at several convenient points over Shenton Way. This pedestrian system would eventually extend to Robinson Road to enable people to walk, from the first floor of one building to that of another building, above the vehicular traffic.

RAFFLES INTERNATIONAL CENTRE COMPLEX

Plans to redevelop the Raffles Institution Site reached an advanced stage during the year. A new school building complex was already under construction at Grange Road to accommodate Raffles Institution. Construction on the old Raffles Institution site would begin soon. This would form the first phase of the Raffles Inter-

national Centre Complex and would subsequently extend beyond the Raffles Institution Site proper to link with adjacent major activity areas.

SENTOSA

A Master Plan was designed for the comprehensive development of Sentosa into an international tourist resort island. Both the Government and the private sector would be expected to participate in establishing the basic infrastructure and tourist attractions. An underwater electric cable was laid from Tanjong Berlayer to the Island, and work was initiated in laying the land cable. Work on an 18-hole Golf Course was already under way. This would also include a club-house and other facilities. Another project underway was the Satellite Station.

Tenders were called for the construction of a cable car system linking Jardine Steps to Sentosa. Plans are under way to extend this to Mount Faber where a space needle and other attractions would be provided.

REHABILITATION

Apart from redevelopment, the Department is also responsible for the preservation and rehabilitation of buildings considered to be of architectural and historical interest.

Tudor Court at Tanglin Road

This block of Tudor style houses was originally built as Government quarters. In recent years Tanglin Road had established itself as a fashionable shopping district. Hence, such quarters were no longer compatible with the surrounding environment.

The Department therefore carried out a complete rehabilitation of the quarters and converted them into offices for the Tourist Promotion Board and shops catering

largely for tourists. The project was carried out in compliance with the general character and style of the buildings.

Telok Ayer Market

This old market was rehabilitated by the Department as part of the programme to renew Shenton Way. Some old semi-permanent buildings across Shenton Way were demolished, and their eating stalls relocated in the Telok Ayer Market. The old structures surrounding the Market were demolished and the place was landscaped to enhance the architectural qualities of this octagonal cast-iron building which itself received careful repair and repainting.

Satay Club

This was built to re-accommodate the satay stalls at Hoi How Road which was affected by urban renewal. Located behind the existing crescent-shaped eating stalls at the Esplanade, the Satay Club helps to brighten up the area as well as to conceal the rear view of the crescent-shaped building which is visible from the main road.

UNITED NATIONS SUB-PROJECT

Towards the end of 1970, two United Nations experts (an Architect/Planner and an Urban Economist) were attached to the Department to participate in the detailed planning of the Central Area. This project is assisted by the U.N. Development Programme (Special Fund) in the preparation of a plan for the Central Area as part of the long-range overall Island-wide plan. This two-year project would require further recruitment of a number of specialists in Urban Planning and Design.



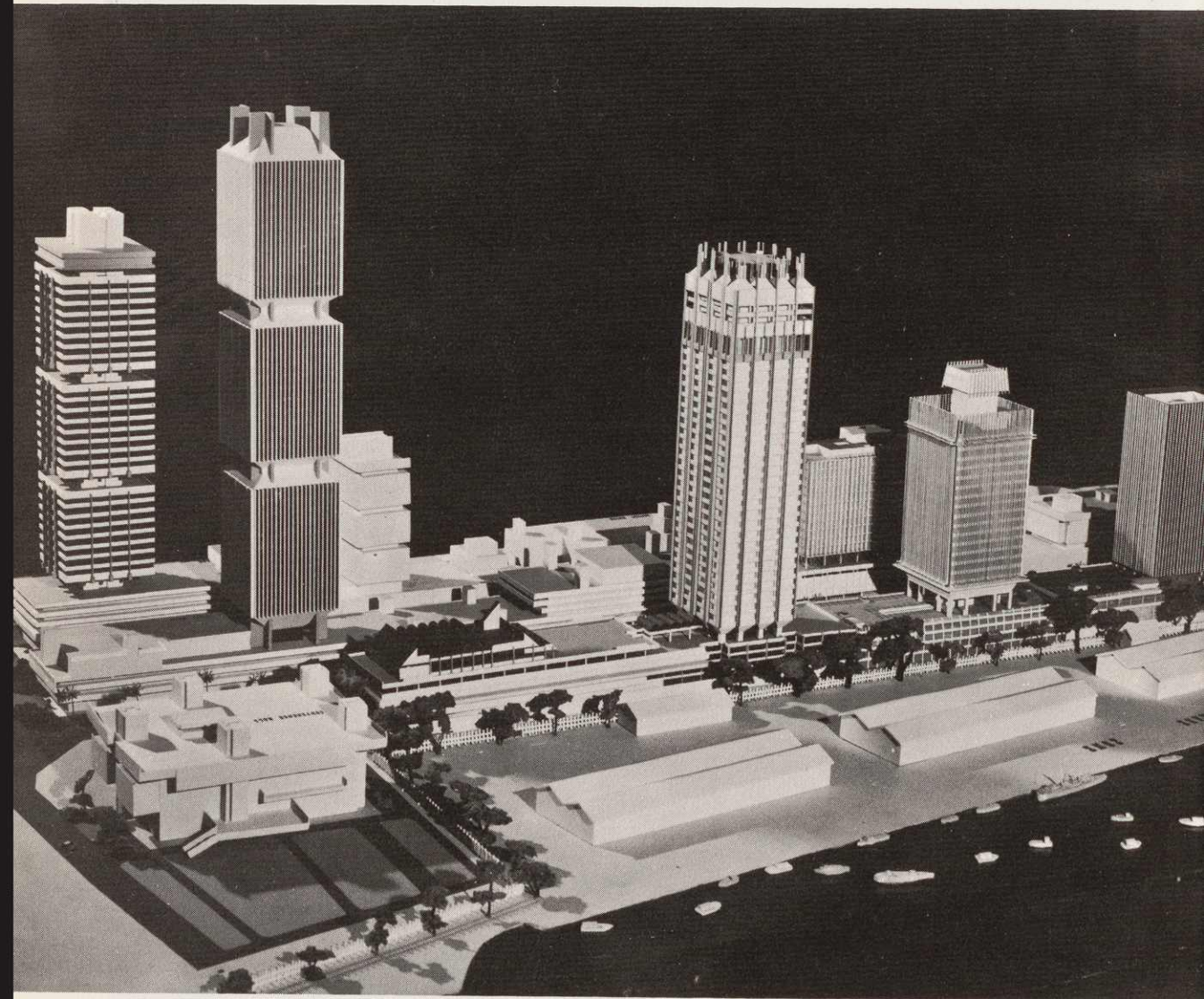
The Satay Club at the Esplanade.



Rehabilitation of Telok Ayer Market under the Urban Renewal Programme.



Chin Swee Road Redevelopment. This scheme comprising shops and flats, is developed under the Urban Renewal Programme. A multi-storey carpark is provided and the roof-top of the carpark serves as a recreational area for the residents.



The changing skyline along the water front. The towering blocks on the extreme left are the Central Provident Fund Building and the Development Bank of Singapore Building.



Newly completed 14-storey 1-room (Improved) flats and a 2-storey block of shops in the Tiong Bahru Fire Site Balance. The foreground shows part of the large expanse of the recreational playfield in the estate.

RESETTLEMENT

The Resettlement Department is responsible for the clearance of all State land and lands vested in the State required for public development such as low-cost housing, urban redevelopment, industrial development, roads, sewers and drains, water schemes, airport extensions, etc.

THE YEAR'S OPERATION

During the year a total of 1,734 structures were demolished and the Department cleared 6,125 squatter families of various categories comprising 215 farmers, 5,196 residential families, 271 shopkeepers, 98 industries and 345 miscellaneous establishments. Of the squatter families cleared, 277 families were allocated lands in Resettlement Areas while 3,634 residential families were given accommodation in Board flats in the various estates. Alternative accommodation of various types was also found for 216 shopkeepers and 72 industrial cases.

Statistics relating to families cleared and compensation given by the Resettlement Department are given in Appendix "A".

At the beginning of the year there were 242 sites scheduled for squatter clearance, of which 46 were completely cleared of encumbrance during the year and released to the developing authorities for implementation. However, owing to increased impetus in the implementation of development projects by various departments 86 requests were received and by the end of the year, the number of sites earmarked for clearance had increased to 282, which is 40 more than it was at the beginning of the year.

Details of the 46 sites cleared in 1970 are set out in Appendix "B".

PROGRESS REVIEW OF SITES FOR MAJOR PROJECTS

Site bounded by Orchard Road/Penang Lane/Clemenceau Avenue

The Department was responsible for the clearance of many sites on State land which were required for landscaping projects.

One of the outstanding sites which had to be cleared for landscaping purposes was that bounded by Orchard Road/Penang Lane/Clemenceau Avenue. This site was completely cleared of squatter encumbrance within a short period of 2½ months and released to the Parks and Trees Division of the Public Works Department for sprucing up in September. This project involved clearance of a concentration of motor repair workshops and allied trades. Alternative accommodation suitable for these trades was provided at MacKenzie Road where a temporary motor repair yard was set up pending the completion of the proposed Motor Industrial Resettlement Area at Upper Thomson Road. In the meantime each of these motor repairers was allocated a plot of land at MacKenzie Road varying from 1,000 to 1,200 sq. ft. on temporary occupation licence at a fee ranging from \$90 to \$100 p.m.

Redevelopment of the Central Area – Sago Lane/Banda Street

Another important project undertaken by the Resettlement Department was the

clearance of the squalor area at Sago Lane/Banda Street involving demolition of some 37 brick structures accommodating about 2,000 persons. Clearance action on the residents commenced in December, 1969, and was completed in August of the year under review. The residential families were relocated en-bloc to Board flats at Chin Swee Road. The ground floor one-room tenements in the blocks of buildings built by the former Singapore Improvement Trust at Kreta Ayer Road were converted into 21 units of shops with living quarters for accommodating the displaced shopkeepers. Alternative accommodation was also found for resettlement of two "death parlours" at Sago Lane and for 457 single persons who were mainly domestic servants, hawkers and odd job labourers sharing some 17 "kongsi fongs" in the dilapidated buildings.

Geylang Serai

The Department also embarked on another crash programme involving the removal of some 500 families from Geylang Serai, between March and September 1970, to pave way for road construction linking Paya Lebar Road and Jalan Eunus as an extension to the existing Sims Avenue.

Census surveys of slum areas

In addition to clearance work, the Department also carried out census surveys of families in many areas earmarked for development under the Third Five-Year Building Programme, the most notable of which were Telok Blangah and Woodlands for public housing; Lim Chu Kang/Chua Chu Kang for a Reservoir Project; Tampines area for Airport Extensions, Pulau Tekong for Defence purposes, and Waterloo Street/Middle Road area in the North Precinct and Tanjong Pagar/ Anson Road in the South Precinct for Urban Renewal purposes.

In conjunction with the Light Industries Services of the Economic Development Board, a comprehensive survey of all industries affected by Urban Renewal clearance was carried out; specific reference was made with regard to the concentration of marine engineering industries in French Road/Horne Road area. The purpose of this survey was to ascertain the feasibility of effecting clearance in French Road/Horne Road area, the type of industries affected by Urban Renewal programme and their viability, the type of suitable alternative accommodation to be provided and the ensuing difficulties if clearance of these industries were to be affected.

Exhumation of Graves

With effect from January, 1970, the Resettlement Department was given the added responsibility of exhumation of graves. Work on the exhumation of a total of 5,800 graves at Hylam Cemetery, off 5 m.s. Upper Thomson Road, commenced in May, 1970, and was completed in July. Exhumation of graves in other cemeteries - Chua Burial Ground at Kampong Silat and Heap Guan San Burial Ground at Telok Blangah was still in progress by the end of the year.

SURVEYING AND ENGINEERING SECTION

On completion of topographical surveys in 1969 for most of the Resettlement Areas under development, work on engineering surveys involving the setting out of the centre lines for roads, drains, culverts and levelling work was carried out by this Section during the year under review.

Three survey parties were assigned to work on the Resettlement Area in Pulau Tekong Besar as this area was urgently required by the Ministry of Defence for relocating families displaced by Defence projects in the central portion of Pulau Tekong.

During the year, the Surveying and Engineering Section undertook the design and supervision of the development of this Resettlement Area. About 40% of the engineering works have been completed by end of the year.

In addition to surveys for engineering works, this Section also carried out 95 siting and 19 re-siting cases, 10 sub-divisions and 6 re-pegging of lots for the various Resettlement Areas during the year.

On behalf of the Ministry of Defence, the Surveying and Engineering Section undertook the task of developing Resettlement Area 115, off 17 m.s. Lim Chu Kang Road, to provide alternative farming lands for farmers affected by developments by the Singapore Armed Forces Training Institute, Phase 4, at 19 m.s. Lim Chu Kang Road. Approximately 16,370 foot run of laterite road was constructed in this Resettlement Area which provided for 59 farming plots of approximately 1.1 acre each, 48 small farming lots, 21 house lots for infilling

settlers, besides 51 existing farm lots and 2 reserve lots for the existing settlers already in this Resettlement Area. The cost of engineering works including felling and up-rooting of rubber and coconut trees amounted to \$203,403 while laying of water mains was estimated to cost another \$68,400.

This Section also carried out development of Resettlement Area 106, off 12 m.s. Chua Chu Kang Road, comprising 108 acres of land to provide resettlement plots for farmers affected by public housing and other development projects. The cost of engineering works amounted to \$289,476 while water main laying was estimated to cost \$63,580.

During the year, an additional 20 units of terrace houses were built by the Engineering Section at Resettlement Area 74 on behalf of the Jurong Town Corporation at a cost of \$54,400. In addition, the Engineering Section also constructed a macadam road comprising some 4,378 ft. long with a 22 ft. carriageway at Rifle Range Road, to P.W.D. specifications, at a cost of \$167,688.

CLEARANCE AND COMPENSATION STATISTICS

Year	Moved to Resettlement Areas	Rehoused in Board Accommodation	Found Own Accommodation	Total	Compensation Paid
1960	132	45	207	384	\$0.3M
1961	57	77	160	294	0.3M
1962	198	342	277	817	0.9M
1963	307	589	285	1,181	1.7M
1964	150	2,584	909	3,643	3.2M
1965	182	4,570	1,758	6,510	5.5M
1966	266	4,158	1,594	6,018	5.1M
1967	90	4,002	1,892	5,984	4.1M
1968	123	4,063	1,677	5,863	3.1M
1969	416	3,924	2,179	6,519	4.8M
1970	277	3,922	1,926	6,125	4.1M
Total	2,198	28,276	12,864	43,338	\$33.1M

List of Sites Cleared in 1970

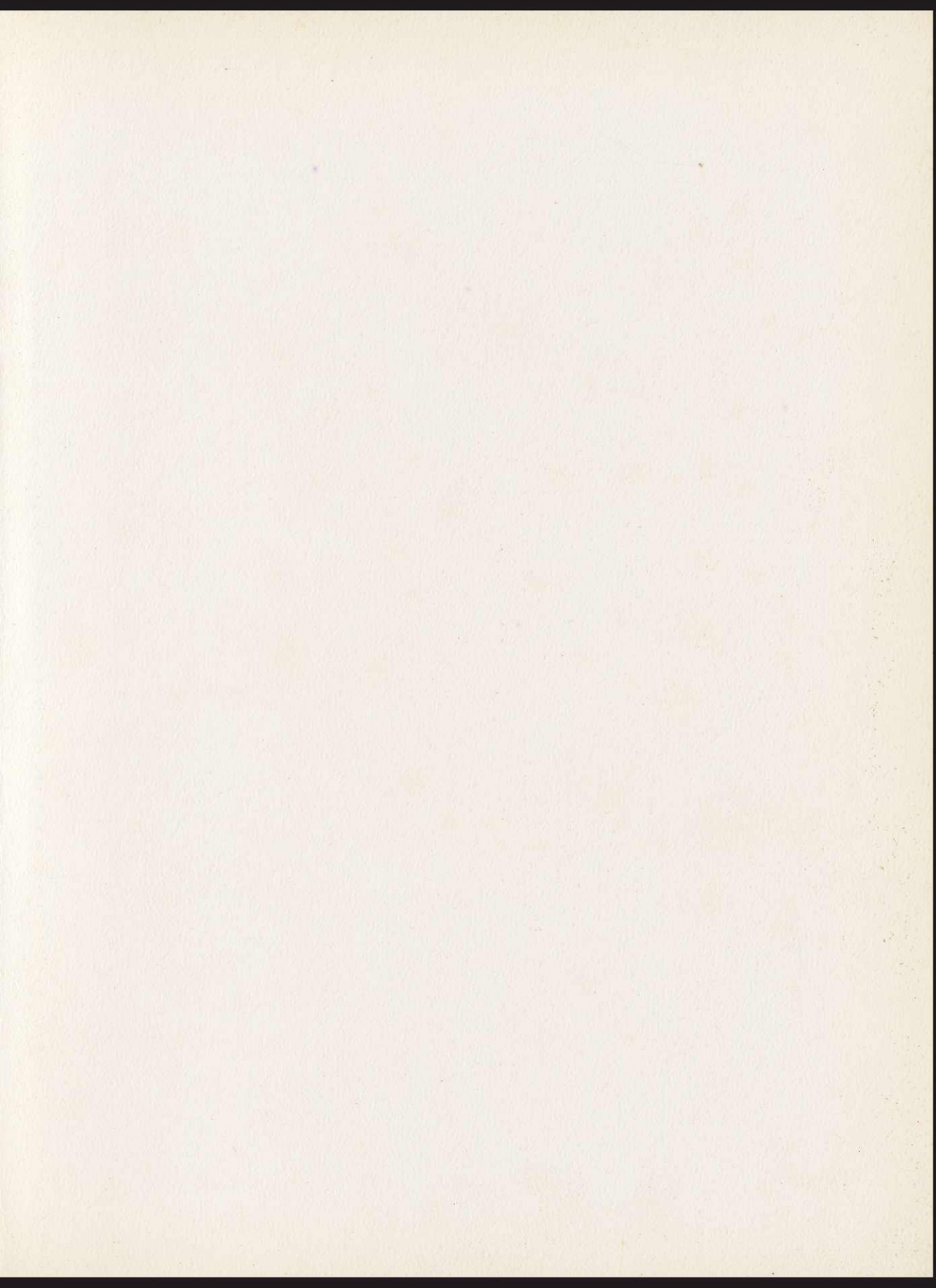
Name of Sites Cleared	Date Cleared
1. Lot 133 pt. Mukim II Farrer Road	10.1.70
2. Bukit Timah Flood Alleviation Scheme Phase I Contract No. 5	31.1.70
3. Whitley Road School Site (2nd Supplementary)	31.1.70
4. Extension of Hill View Avenue	31.1.70
5. Former Commissioner General's Quarters on Lot 132-1 T.S. 27	31.1.70
at Winstedt Road	31.1.70
6. MINDEF Project at Tanjong Gul (Supplementary)	31.1.70
7. Tras Street Redevelopment Phase I and Phase II South Precinct V	31.1.70
8. Making up of Lorong 28, Geylang	23.2.70
9. Clearance of Hill 59, Jurong Industrial Project	25.2.70
10. Clearance of Khek Cemetery Section B	28.2.70
11. Proposed School Site at Balestier Road	28.2.70
12. Toa Payoh Land Adjacent to Temple Estate	15.3.70
13. Making up of Wolskel Road Phase II from Lot 497-45-and 414-35	
pt. to Jalan Riang	31.3.70
14. Extension to Existing Sewer Pipe Line Reserve off Airport Road	
for Kallang Basin Sewerage Section	31.3.70
15. Kolam Ayer Road Extension from Woodsville Circus to Aljunied	
Road (Part)	31.3.70
16. MINDEF Land off Holland Road	31.3.70
17. Erskine Road Redevelopment Phase II (Supplementary) ...	22.4.70
18. Kampong Tiong Bahru Fire Site Phase V	30.4.70
19. Golden Mile Clearance of Clyde Terrace Section B	30.4.70
20. Proposed Road from Jalan Boon Lay to Jalan Peng Kang ...	25.5.70
21. Sundry Stores on Lot 13-23 Mukim III Bakau Lane	25.5.70
22. Clearance of Squatters off Boon Lay Road	30.5.70
23. Land Bounded by Orchard Road/Clemenceau Avenue/Penang	
Road/Penang Lane	1.6.70
24. Proposed Barter Trade Area West Coast Road 8½ m.s.	12.6.70
25. Boatel at Kallang	30.6.70
26. Clearance of Lot 93-1 Mukim VI Jurong Town	8.7.70
27. Selegie Road Redevelopment - Phase II	9.7.70
28. Bedok/Upper Changi Coastal Reclamation Phase X B	31.7.70

Name of Sites Cleared	Date Cleared
29. North Precinct III – Stage I	17.8.70
30. Clearance of Site for J.T.C. Town Hall Phase II	23.8.70
31. Car Park at Rear of Cross Street	31.8.70
32. SAFTI Phase II Pasir Laba	31.8.70
33. Proposed Electric Sub-Station Along Woodlands Road (Lot 74-4 pt. Mukim XI)	9.9.70
34. Clearance for Outlet Drain in Toa Payoh Drain No. 6	19.9.70
35. Widening of Outram Road (Seng Poh Road to Kim Seng Road) Supplementary	20.9.70
36. Toa Payoh Clearance Phase VI	30.9.70
37. Clearance of Hill 45 and 46 and Extension for Earthworks for Pandan Reserve Phase II	5.10.70
38. Areas for Access Roads, Sewers and Facilitating Reclamation Work – Kallang Basin – Section ‘J’	17.10.70
39. Clearance of Khek Cemetery Section ‘B’ – Extension	31.10.70
40. Anson Road/Choon Guan Street Redevelopment South Precinct V	31.10.70
41. Redevelopment of Kreta Ayer Constituency South Precinct IV – Phase I	31.10.70
42. Clearance of Hill 58	25.11.70
43. Clearance of Lot 36-3 Mukim VII	20.11.70
44. Extension of Sims Avenue – Section ‘B’	28.11.70
45. Clearance for Second T.T.C. at Grange Road	31.12.70
46. Widening of Upper Serangoon Road (Woodville Circus to Yio Chu Kang Road) Supplementary	31.12.70

Date	Description
1911	...
1912	...
1913	...
1914	...
1915	...
1916	...
1917	...
1918	...
1919	...
1920	...
1921	...
1922	...
1923	...
1924	...
1925	...
1926	...
1927	...
1928	...
1929	...
1930	...
1931	...
1932	...
1933	...

THE UNIVERSITY OF CHICAGO
LIBRARY
540 EAST 57TH STREET
CHICAGO, ILL. 60637

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



\$5.00

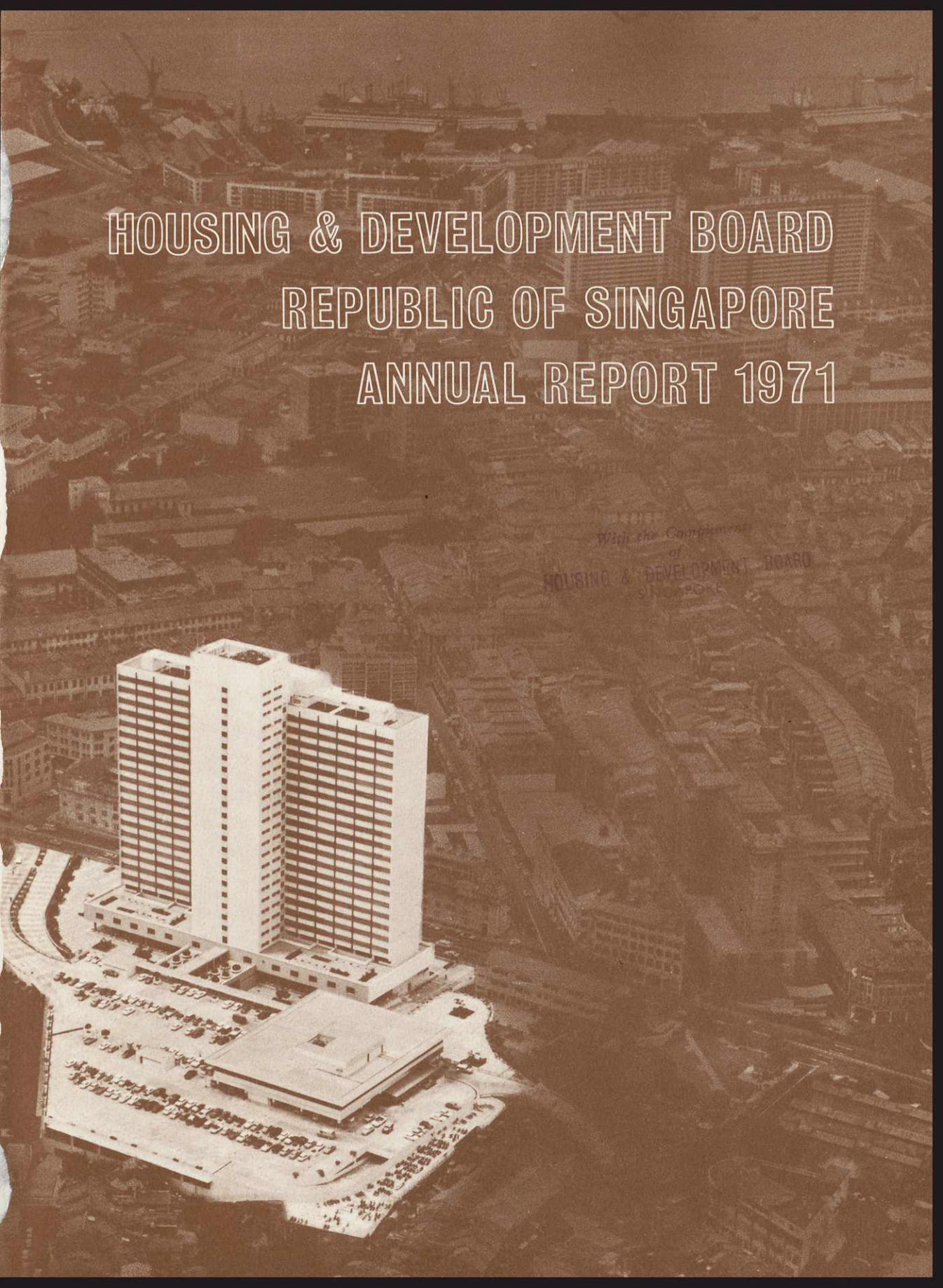


annual report 1971

HOUSING & DEVELOPMENT BOARD





An aerial photograph of Singapore, showing a dense urban landscape. In the foreground, a large, modern white building complex with multiple towers and a central base is prominent. The rest of the city is filled with various buildings, roads, and greenery, all in a sepia-toned color scheme.

HOUSING & DEVELOPMENT BOARD REPUBLIC OF SINGAPORE ANNUAL REPORT 1971

*With the Compliment
of
HOUSING & DEVELOPMENT BOARD
SINGAPORE*

Costume
H

An exciting contrast between the new highrise flats in Redhill/Henderson Redevelopment and the 3-store flats built in the early 1950's in the Alexandra locality



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EXCHANGE RATE TO U.S. DOLLARS IS S\$2.82 TO US\$1.00.

COVER — Highrise flats in Toa Payoh New Town. The landscaped area and the young trees in the foreground illustrate the extensive landscaping carried out to beautify the housing estate.



The Minister for Law & National Development, Mr. E.W. Barlow, Members of Parliament Mr. Alexendra, Ulu Pandan and Anson, Dr. Wong Lin Ken, Chiang Hai Ding, and Mr. Govindaswamy respectively, a tour of construction site accompanied by the Chairman and Chief Executive Officer.



A visit by the Chairman and Board Members to the Board Pile Manufacturing Plant at Mandai.

Members of the Board as at 31st December, 1971

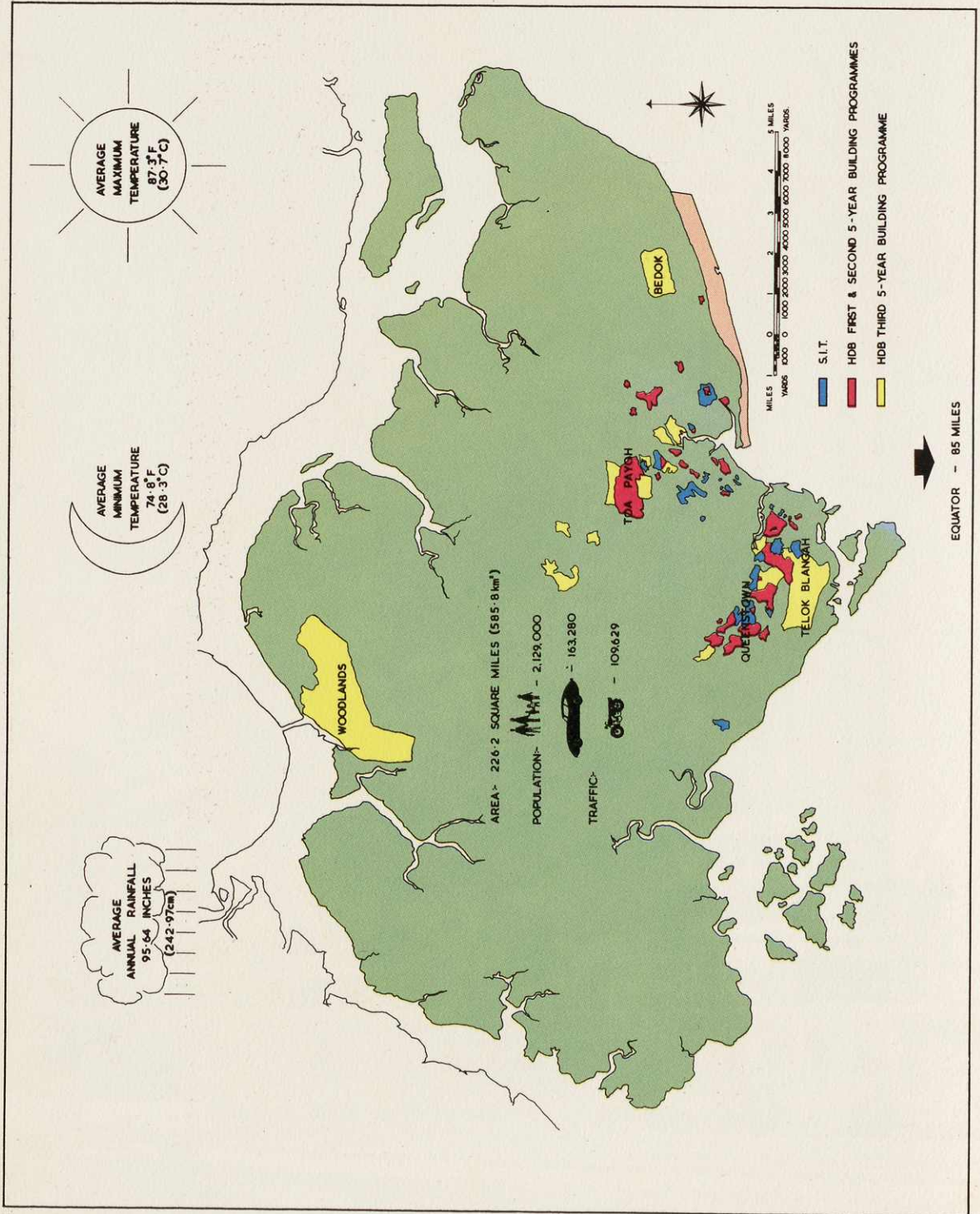
Chairman:	Mr. Lee Hee Seng
Deputy Chairman:	Mr. M. Coomaraswamy
Members:	Mr. C.A.V. Chew
	Mr. Michael Fam
	Mr. Baey Lian Peck
	Mr. Cheng Tong Fatt

PRINCIPAL OFFICERS

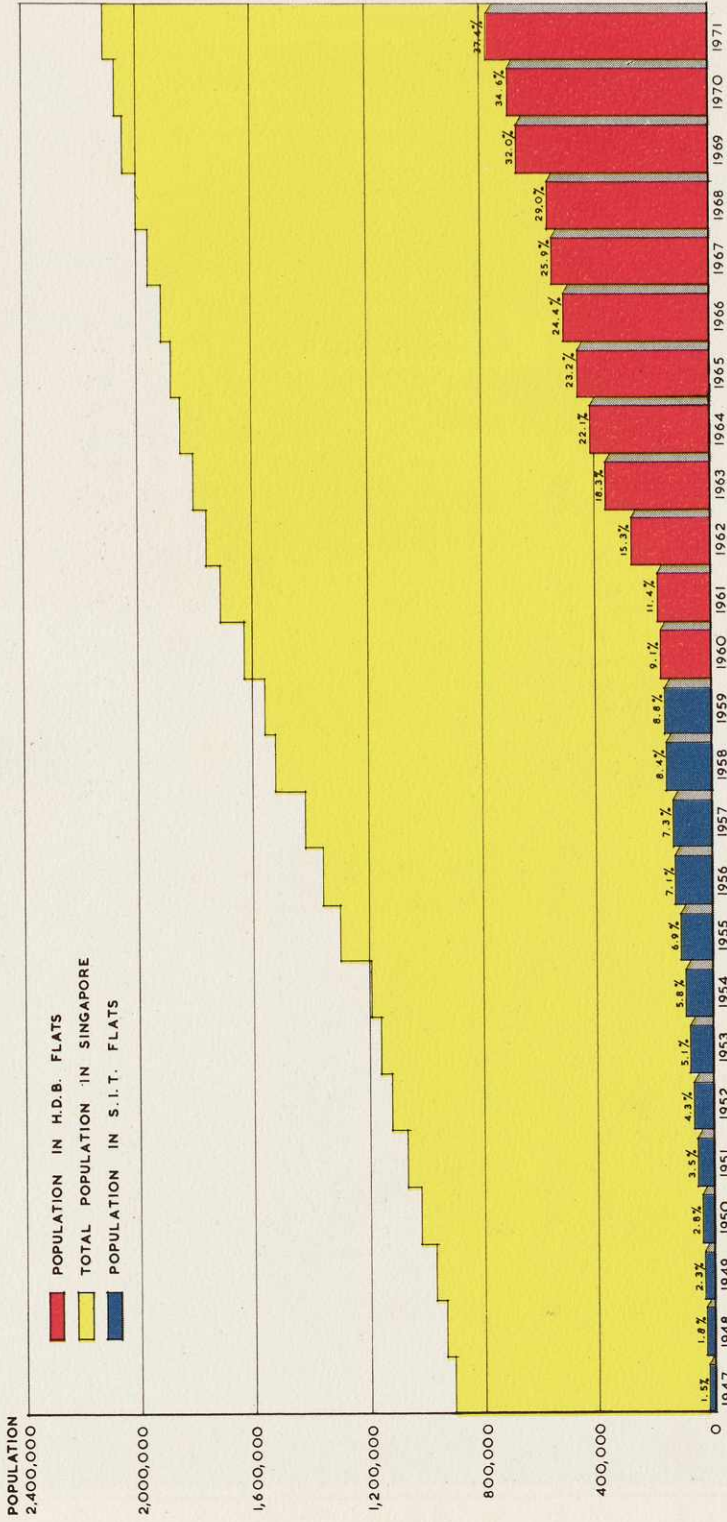
Chief Executive Officer	Mr. Teh Cheang Wan
Secretary	Mr. William Chee Tiang Chin
Chief Architect	Mr. William Wong Wai Ying
Estates Manager	Mr. Tan Tian Boon
Head, Urban Renewal	Mr. Alan F.C. Choe
Head, Resettlement Department	Mr. Lim Koon Poh
Financial Officer	Mr. R.F. Scully
Honorary Head, Statistics & Research Department	Dr. Stephen Yeh
Principal Architect	Mr. Liu Thai Ker
Principal Civil Engineer	Mr. Au Eng Kok
Principal Structural Engineer	Mr. Tan Tiong Beng
Principal Resettlement Officer	Mr. Lim Hoon Yong
Senior Architects	Mr. Si Hoe Kok Sing
	Mr. Chee Teck Chiang
	Mr. Lee Weng Yan
Senior Architect (Urban Renewal)	
Senior Contracts Officer	Mr. Yeoh Hooi Heng
Senior Civil Engineers	Mr. Chew Seong Yean
	Mr. Liu Hua An
Senior Structural Engineers	Mr. Chua It Meng
	Mr. Ng Suan Chung
Senior Surveyor	Mr. V. Fernando
Senior Estates Officers	Mr. Ng Boon Ong
	Mr. Phang Wong Yew
Deputy Financial Officer	Mr. Fong Kok Woh
Internal Auditor	Mr. Ho Eng Hock



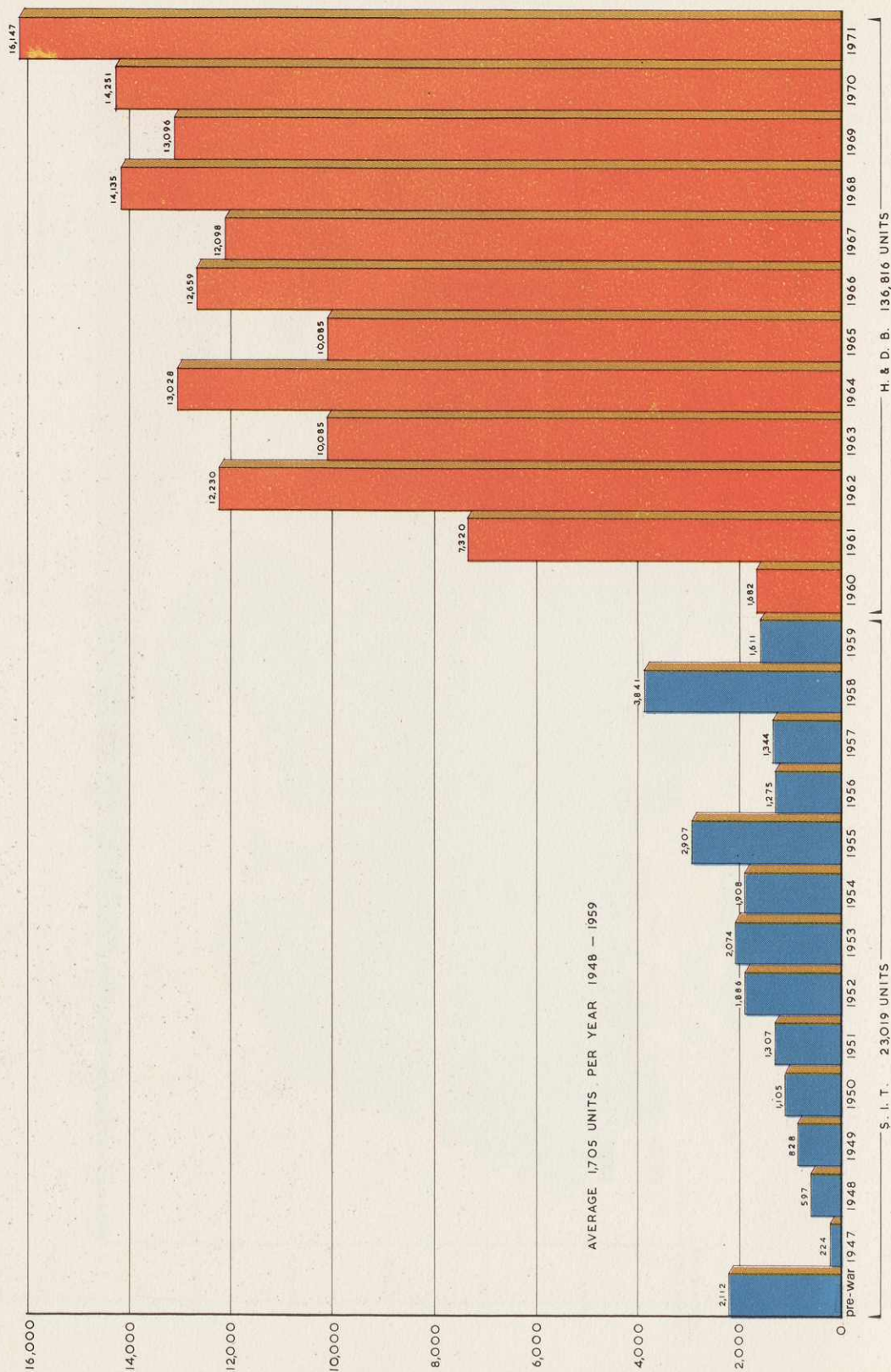
MAP SHOWING THE LOCATION OF PUBLIC HOUSING ESTATES



POPULATION HOUSED IN HOUSING & DEVELOPMENT BOARD FLATS



BUILDING STATISTICS





Highrise buildings in Toa Payoh, Neighbourhood IV.

1971 REVIEW

BUILDING PROGRAMMES

The Housing and Development Board made a good start in 1971 in the implementation of its Third Five-Year Building Programme. The year ended with a record number of 16,147 units of flats and shops built and a further 27,630 units under various stages of construction.

Under the Third Five-Year Building Programme (1971-1975) the Board has projected to build some 100,000 units of public housing averaging 20,000 units a year as against an annual average of 10,886 units for the period 1961-1965 and 13,248 units for 1966-1970. The average size of flats to be constructed under the current Five-Year Building Programme will be raised to about 700 sq. ft. as compared with 400 sq. ft. in the First and Second Five-Year Building Programmes. This is because of the construction of a greater number of 4-room flats, the introduction of 5-room units, and the enlarged floor areas of the other types.

In spite of the substantial increase in the volume of construction and the difficulties arising from the current building boom in the Republic, the Board expects to achieve its projected target. As the realisation of this objective is also dependent on the availability of the necessary infrastructure e.g. sewerage and other services, the Board has sought the co-operation of the Authorities concerned so that the provision of the required facilities will keep pace with the Board's accelerated programme.

POLICY REVISIONS

During the initial years public housing was available only to those in the lower income group with large families. The

An aerial view of Toa Payoh New Town where there are some 30,000 housing units by the end of 1971.



upper limit of an applicant's income was \$500 per month and the number of persons in the family had to be not less than five. Over the past five years revisions in housing policy have made public housing available to more citizens. The income ceiling to purchase a Board flat has been progressively relaxed from a family income of \$800 per month to

the present \$1,200 per month and those earning between \$1,201 and \$1,500 per month are now eligible to register for a 5-room flat. The minimum household size to qualify for rental or purchase of a flat has been reduced from five to two.

In addition, the Government has permitted Central Provident Fund members to make use of their credits for the

A new design of 3-room (Improved) flats in Toa Payoh Neighbourhood IV. Two units of flats on each floor are served by one staircase thereby giving more privacy to residents. These flats face a large expanse of open area where trees are being planted.



purchase of flats. This has made home ownership possible for a wider section of the working population. Currently, any worker with a monthly income of \$235 and more would be able to meet the whole of the monthly instalments payable on a 3-room (Improved) flat out of the monthly sums placed to his credit in the Central Provident Fund.

IMPROVEMENTS

During the year the Board introduced the 5-room flat which has a floor area of some 1,300 sq. ft. and announced its decision to extend, with effect from 1st January, 1972, the defects liability period assumed by the Board from six to twelve months. The new housing

A children's playground in St. Michael's Estate. More and better equipped playgrounds are provided in both new and old housing estates.



estates will also be greener and better planned with swimming pools and sport complexes as standard features.

The maintenance services to residents of public housing have been further improved with the setting up of a 24-hour Essential Maintenance Service Centre in September 1971. This Centre has been established to attend to lift breakdowns,

defective water pumps, sanitary and electrical fittings. Residents now need only ring telephone number 91-33-33 to seek help at any time of the day. The maintenance services currently enjoyed by Board residents are comparable to the best provided by the private sector for which flat dwellers pay considerably more.

A block of newly designed 1-room (Improved) flats in Kallang Basin, Neighbourhood II. The void ground floor serves as a covered play area for children.



NEW RESETTLEMENT POLICY

A new resettlement policy was introduced by the Government as from 1st July, 1971 whereby resettlement cases are being accorded enhanced rates of compensation and increased ex-gratia payments. In place of land allocation in a resettlement area, a farmer is given a choice of either a free 3-room (Improved) flat or a cash grant of \$7,800 in addition to the enhanced compensation of 100% over previous rates and ex-gratia payments. For residential cases the rates for ex-gratia compensation have been increased by 50%. Further, all clearance families renting Board flats are eligible

to rental concessions of \$15 per month for a period of three years. Shop-keepers re-housed in Board shops are granted rental concessions for a period of five years, commencing at 50% in the first year and decreasing progressively each year to 10% by the fifth year. Shop-keepers in rent-controlled or State-reverted properties who opt to find their own accommodation are eligible for monetary compensation of up to eight years' rent paid for the premises immediately preceding clearance. The improved benefits introduced are substantial and, on the whole, the new policy has been well received.

DEMAND FOR PUBLIC HOUSING

Last year the Board received 20,305 applications to purchase and 10,671 applications to rent Board flats. This is the second successive year in which the Board received more than 30,000 applications, the figures for the previous three years being 16,908, 19,353 and 32,922 respectively. Added to the outstanding applications carried over from 1970, the Board at the end of 1971 had on its waiting list 35,395 applications to buy and 21,214 applications to rent Board flats making an unprecedented record total of 56,609 applications in all. Based on the Board's building programme of an average of 20,000 units per year and the resettlement annual requirement of 4,000 to 5,000 flats, some 15,000 to 16,000 units would be available to meet the demand for public housing. If the demand does not show any material downward trend in the near future, the existing housing policy and building programme will need to be reviewed.

LABOUR SHORTAGE

Due to the success of the industrialisation programme, the Republic is now entering into a period of near full employment and younger workers are presented with a wider choice of jobs. Because of the less stable nature of work at construction sites and the tough working conditions, the younger workers tend to avoid building work despite increases in wages of some 50% over the past four years for skilled, semi-skilled and unskilled workers. Many skilled carpenters, steel welders and benders have left building sites to join better paid jobs in the Republic's booming shipyards and

this has reduced the number of skilled workers available.

To overcome this grave shortage of skilled and unskilled workers the Board is looking into the possibility of mechanising more building processes. In addition, the Board is also examining the feasibility of introducing industrialised buildings and other prefabricated systems of construction.

SUPPLY OF BUILDING MATERIALS

Shortage of certain building materials has been experienced at various times. To ensure a continuous supply of essential building materials for its Third Five-Year Building Programme, the Board took the following actions during the year:-

- (1) the Mandai Quarry was expanded and a second large quarry plant installed to double granite production
- (2) a brick factory was being set up in Jurong to meet the Board's demand for clay bricks
- (3) the production of concrete piles by the Mandai Piling Plant was increased by 30%
- (4) arrangements were made for the Board to be supplied with an adequate quantity of cement.

LAND AND ESTATE MANAGEMENT

To carry out the Board's programme there must be provision of adequate building sites. During the year, the Board acquired a further 526 acres to meet its projected requirements.

In addition to the day-to-day management of its housing estates, embracing some 140,000 units, the Board in 1971

also undertook the management of more than one thousand units of properties vacated by the British Military Services in the course of their pull-out. These properties, situated at Kampong O'Carroll, Scott, Savoy Line, Clementi Estate, Telok Paku and Marlborough Lines, will be utilised principally to accommodate non-citizen workers in industrial establishments in Singapore.

URBAN RENEWAL

With the successful sale of 44 urban renewal sites in 1967-1970, \$474.4 Million in investment was generated. This all-time investment record in real estate was partly instrumental in bringing about the current building boom in the Republic. To avoid aggravating the strain being experienced in the building industry, the Government temporarily postponed for another year further sales of urban renewal sites.

In the meantime, the Urban Renewal Department has pushed ahead with the "garden city" concept and has completed plans for landscaped pedestrian malls and city parks. Aided by the passing of new legislation, the Department has also been attending to the preservation and conservation of monuments, buildings and other sites of historical and architectural interests.

FURTHER ENDEAVOURS

The efforts of the Board in 1971 have been directed mainly towards planning and building more and better housing in an improved living environment and

providing a more efficient maintenance service. The resources of the Board are, however, not unlimited and further improvements can only be made provided the residents of public housing bear their fair share. Vandalism, particularly of lifts, still persists whilst littering in the housing estates continues. To contain the anti-social element and to further enhance community spirit, the Board looks forward to having better co-operation from and among the residents in its continuous endeavour to provide them with a better living environment.

PART I

ADMINISTRATION

FINANCE

STATISTICS

AND

RESEARCH

ADMINISTRATION

THE FUNCTIONS OF THE HOUSING & DEVELOPMENT BOARD

The Housing & Development Board, constituted under the Housing and Development Act, Chapter 271, was established on 1st February, 1960. Entrusted with wide ranging powers the Board, under the portfolio of the Minister for Law and National Development, undertakes the construction of public housing for sale and rental, management of properties, provision of loans for the purchase of flats and the clearance of areas required for development purposes and resettlement of clearance cases.

The Chairman and Board Members

The Deputy Chairman, Mr. M. Coomaraswamy, a lawyer by profession, continued to assume the duties and responsibilities of Chairman till the new Chairman, Mr. Lee Hee Seng, was appointed on 2nd April, 1971.

Mr. Lee Hee Seng, the Managing Director of Singapura Building Society Ltd., has been a Board Member since 1st August, 1966. In early 1970 he chaired a Management Survey Committee to look into the organisation and operations of the Estates and Finance Departments. This Management Survey Committee presented a report and made recommendations providing for the streamlining of procedures and co-ordinating of functions in the Main and Area Offices, better utilisation of staff, greater delegation and more effective supervision.

The other Members of the Board are Mr. C.A.V. Chew, an Architect, Mr. Michael Fam, Managing Director of Hume

Industries (Far East) Ltd., Mr. Baey Lian Peck, Chairman and Director of many companies in Singapore and Mr. Cheng Tong Fatt, Acting Permanent Secretary in the Ministry of National Development who was appointed on 24th September, 1971.

Organisation and Senior Establishment

There are seven departments in the Board – the Secretariat, the Finance Department, the Estates Department, the Building Department, the Urban Renewal Department, the Resettlement Department and the Statistics & Research Department. 1971 saw a restructuring of senior positions in the departments to provide for a more effective organisation to cope with the increased activities. Posts of Principal Civil Engineer, Principal Structural Engineer and Principal Architect were created in the Building and Urban Renewal Departments and the number of posts at senior level in the Building and Estates Departments was increased.

The post of Chief Architect, vacant since 1st January, 1970 on Mr. Teh Cheang Wan's promotion to Chief Executive Officer, was filled on 23rd February, 1971 with the promotion of Mr. William Wong Wai Ying who joined the Board (then the Singapore Improvement Trust) on 1st July, 1958.

SECRETARIAT

The Secretariat is the central co-ordinating department in the Board and its functions are threefold. As the Department providing administrative service it receives and forwards all papers addressed to the Chairman and the Board

and it communicates Chairman and Board's decisions to the various departments for implementation. It is also in charge of personnel and public relations matters.

Personnel Matters

The Secretariat conducts recruitment exercises. In 1971 a total of 96 Selection Board Meetings were held resulting in the appointment of 476 junior officers. On the advice of the Public Service Commission, 38 senior officers and 13 intermediate professional officers were also appointed during the year.

Several changes to Board's Schemes of Service were introduced in the year. A Committee comprising Heads of Departments under the chairmanship of the Secretary met in early 1971 to review and revise the Board's Rules and Regulations governing the Conditions of Service. This Committee submitted a report to the Board at the June Board meeting and the recommendations were adopted for incorporation into the Board's Rules and Regulations.

The Board continued to maintain cordial relations with its two staff Unions, namely, the Singapore Housing & Development Board Workers' Union and the Public Daily-Rated Housing & Development Board Workers' Union. During the year under review negotiations with both Unions were conducted in the most friendly manner with each party adopting a "give-and-take" policy.

The check-off system whereby Union's dues were deducted from members' salaries and wages continued to operate smoothly in 1971. As an extension to this check-off system which was adopted at the end of 1970, staff members' life insurance

premia for insuring with INCOME (an insurance company owned by the National Trade Union Congress) were also deducted from their monthly salaries.

During 1971 the following matters were successfully concluded with the Unions:-

- (1) Photo Plan Printers' salary revision – approved in February 1971
- (2) Creation of posts of Senior Mandores and promotion of serving Mandores to Senior Mandores – approved in February 1971
- (3) Utilisation by Municipal Provident Fund members of their contributions towards the payment of monthly instalments for the purchase of flats – approved in June 1971
- (4) Abolition of one of the two Examination Bars for Clerical Officers – approved in October 1971

In March 1971 the Singapore Housing & Development Board Workers' Union submitted a claim under the Industrial Relations Ordinance inviting the Board to negotiate with the Union on the revision of salaries for the technical grades. After conducting job evaluations of the various categories of officers, the Board commenced negotiations with the Union in July 1971. A total of 6 meetings were held and by the end of the year, a Collective Agreement on the new technical grades was agreed upon by Management and the Union. This Collective Agreement would be presented to the Board for consideration at its January 1972 meeting.

Schemes of Service for Architects and Engineers were improved. The salary scale of \$900x50A–\$1850 was revised

and brought in line with those in the Government Service. From 1st December, 1971 Architects and Engineers were placed in the salary scales \$950:\$1050 x 50A–\$1850 and \$900:\$950:\$1050 x 50A–\$1850 respectively.

Public Relations

The Public Relations Unit attended to visitors, answered letters to the Press and wrote articles on Board's activities for general information. It was considered that the Board should project a more positive image and take steps to relate more closely with the public, in particular the 700,000 persons living in Board's flats. The Public Relations Unit in the Secretariat was strengthened with the appointment of Mr. Gary Yeang Kuang Tung as Head, Public Relations Unit, and the promotion of Mr. Chris Tan Hock Khoon to Assistant Secretary (P.R.). In order to have a vehicle for conveying Board's policies and views to the residents, the Unit planned to put up a magazine to be distributed free to all tenants of H.D.B. flats as part of its project for the year 1972.

The visit of President Sheares to the Board on 1st June, 1971 was the highlight of the year. The President was briefed on the activities and development schemes of the Board and was taken on a tour of Queenstown and Toa Payoh, where he visited families living in Board's flats.

The Commonwealth Heads of Government Meeting in January saw the largest gathering of Commonwealth Heads of States in the Republic's history. Among those who visited the Board were the Prime Minister of Ceylon and the Prime Minister of Ghana.



The President and Mrs. Sheares calling on a family in Mei Ling Street during a tour of Queenstown.

During the year the Board participated in the Government's "Keep Singapore Pollution-Free" campaign and the National Tree Planting Campaign.

Regular press releases were issued during the year to keep the public informed of the Board's activities, e.g. raising of the family income ceiling for the

"Home Ownership" Scheme from \$1,200 to \$1,500, and the Board's plans to build 5-room flats.

Throughout the year close to 1,000 overseas and local visitors visited the Board including architects, engineers, journalists, town planners and businessmen.

Distinguished visitors to the Board during 1971 were (in chronological order):-

Name	Designation
H.E. Mr. Hans Koschnick	Prime Minister of Bremen, Federal Republic of Germany
H.E. Mr. S. Oppon	Deputy Minister of Rural Development and Social Welfare, Ghana
H.E. Mr. Koun Wick	Foreign Minister of the Khmer Republic
H.E. Mr. Otto Winzer	Foreign Minister of the German Democratic Republic
H.E. Mr. Yosef Almogi	Minister for Labour, Israel
H.E. Mr. Y.B. Chavan	Minister for Finance, India
H.E. Tun (Dr.) Ismail bin Dato Abdul Rahman	Deputy Prime Minister of Malaysia
H.E. Dr. Zvi Dinstejn	Vice Minister for Finance, Israel
H.E. Mr. I.R. Sutami	Minister for Public Works and Power, Indonesia
Sir Murray Maclehorse	Governor of Hong Kong
H.E. Mr. John Rae	Minister for Housing, New Zealand
The Rt. Hon. Arthur Bottomley, OBE, MP	British Member of Parliament
H.E. Shri Varahagiri Venkata Giri	President of the Republic of India
The Hon. Senator R.C. Wright	Minister for Works, Australia
Mr. Robert S. McNamara	President, World Bank

Systems & Methods Unit

Another function was added to the Secretariat and a Systems & Methods Unit was set up in accordance with the recommendation by the Management Survey Committee on the organisation of the Estates and Finance Departments.

Attendance at International Conference

Mr. Teh Cheang Wan, the Chief Executive Officer, participated in an Expert Group Meeting on Policies, Programming and Administration in Housing. This meeting was organised by the U.N. Centre for Housing, Building and Planning and was held in Puerto Rico from 30th August to 4th September, 1971. At the

meeting Singapore's success in the field of public housing was favourably commented upon. It was emphasised that one important contributing factor to this success was the concentration of all housing programmes and other relevant activities under one public housing authority to achieve maximum co-ordination and efficiency.

National Day Honours

5 officers in the Board were awarded National Day Honours in recognition of their contribution. Mr. Liu Hua An, Senior Civil Engineer, and Mr. Si Hoe Kok Sing, Senior Architect, were awarded the Pingat Pentadbiran Awam [The Public Administration Medal (Silver)], Mr. Lee Weng Yan, Senior Architect in the Urban



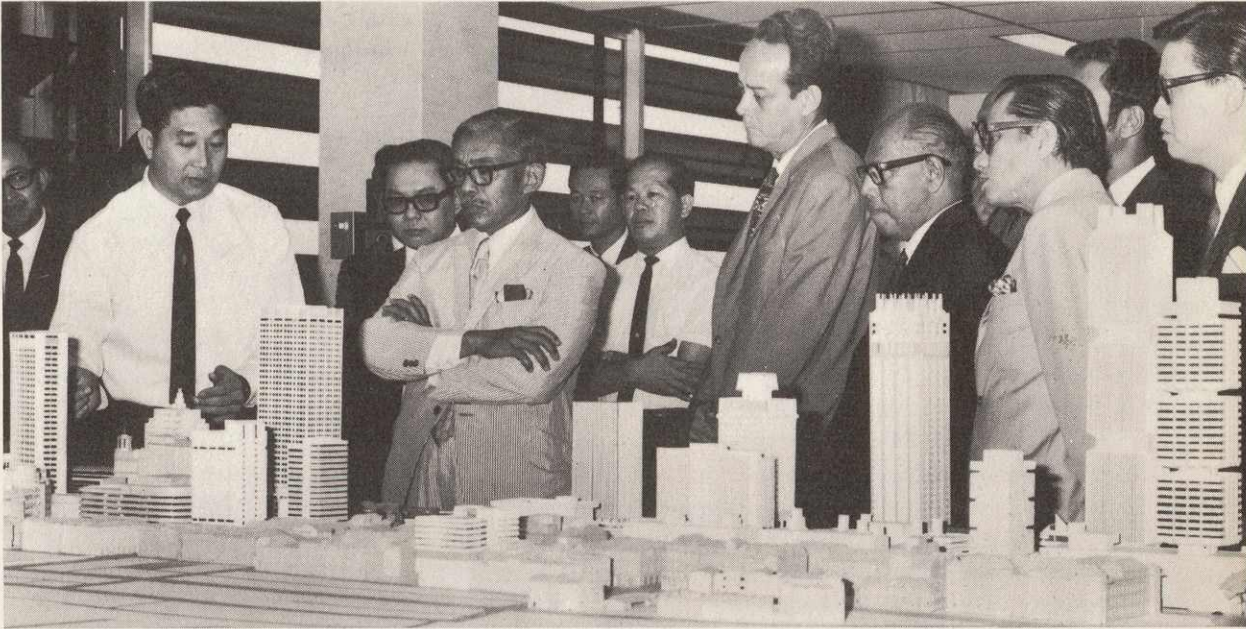
Sir Murray Macle hose, Governor of Hong Kong, being presented with a souvenir medallion by the Chairman, Mr. Lee Hee Seng.

Renewal Department, was awarded the Pingat Pentadbiran Awam [The Public Administration Medal (Bronze)], and Mr. How Yee Peng, Chief Gardener in the

Estates Department, and Mr. Tan Ngai Keng, Assistant Financial Officer, were awarded the Pingat Berkebolehan (The Efficiency Medal).



Her Excellency, Mrs. S. Bandaranaike, Prime Minister of Ceylon, saying 'hello' to a family during her visit to Toa Payoh New Town.



Above:
H. E. Tun (Dr.) Ismail bin Dato Abdul Rahman,
Deputy Prime Minister of Malaysia, accompanied
by Mr. E. W. Barker, Minister for Law and National
Development, during his visit to the Board.

Below:
The President of the Republic of India, His Excellency
Shri V.V. Giri, visiting a family in Queenstown.



FINANCE

Capital Expenditure on Housing

Funds allocated to the Board in the 1971/72 Development Estimates (covering the 12 months ending 31st March, 1972) were \$100 Million as against Board's budgeted 1971 capital expenditure of \$159.41 Million for urban renewal housing and other public housing projects. Building contracts of \$144 Million were awarded during 1971 and capital expenditure for completed building projects and "work-in-progress" totalled \$116 Million. Payment to contractors and others at the end of 1971 had exceeded loan drawings by some \$64.53 Million (1971 loan advances amounted to \$123.2 Million), the excess being met by the temporary use of other funds, e.g. repairs and maintenance, capital receipts from sale, premiums on land leases, investment earnings, deposits from sale of flats, etc.

Revenue Income and Expenditure

The Board had some 140,049 accounts consisting mainly of flats under its financial management at the end of the year. Such financial management covered 101,148 units (flats, hawker pitches, parking lots, etc.) let to the public for rent and 38,901 units sold under the "Home Ownership" Scheme. Income derived from rented units grossed \$61.28 Million during the year, this figure including contra recoveries for service and conservancy charges amounting to \$10.19 Million.

Loans granted to the public in 1971 for the purchase of Board flats under the "Home Ownership" Scheme amounted to \$67.88 Million. These loans are repayable over a period of 5, 10, 15 or 20 years at an interest rate of $6\frac{1}{4}\%$ per annum.

3-room (Improved) flats built by the Board for the Jurong Town Corporation.



Interest and principal repayments received on such loans for 1971 were \$9 Million and \$31.46 Million respectively.

Debt servicing costs representing repayments of principal together with interest payments on loans obtained from the Government were the main items of

expenditure amounting to \$35.66 Million. The terms of loan repayment remained at $7\frac{3}{4}\%$ over a period of 60 years for sums borrowed for the construction of rented units and 6% over a period of 10 years for flats sold under the "Home Ownership" Scheme. Property tax for the year totalled

\$17.69 Million and expenditure for administration of the Board, including conservancy costs and service charges, amounted to \$20.64 Million while maintenance of Board properties cost \$9.06 Million. The total revenue expenditure thus amounted to \$83.05 Million.

The deficit for the year was \$8.37 Million (subject to finalising) bringing the total deficit since the formation of the Board in February 1960 to \$42.45 Million. Subsidy grants advanced by the Government to date to cover deficit sustained amounted to \$35.61 Million.

Provident Fund

As at 31st December, 1971, the Board's own Provident Fund had 1,658 members, while 143 Board Officers were contributors to the Municipal Provident Fund.

Agency and Related Functions

The Board also undertakes agency functions on requests from the Government and other Statutory Bodies.

Agency work involved reclamations at Kallang Basin and at the East Coast from Bedok to Tanjong Rhu, along Nicoll Highway, and Bedok to Tanah Merah; flats and flatted factories for the Jurong Town Corporation; construction of flats and shops for the Port of Singapore Authority at Spottiswoode Park and One Tree Hill.

The total cost on all agency functions was \$31.63 Million for 1971. Of this sum, \$1.6 Million related to Urban Renewal Department Administration Costs and \$3.5 Million to land clearance and resettlement.

Mechanisation of Accounting

Since 1963 the Board's rent collection, sale of flats accounting, payroll and provident fund have been maintained on unit card machines utilising punched cards. In December 1971 the Board entered the computer era with the installation of a third generation computer. Initially a card system is being used but eventually tape and/or discs would be utilised.

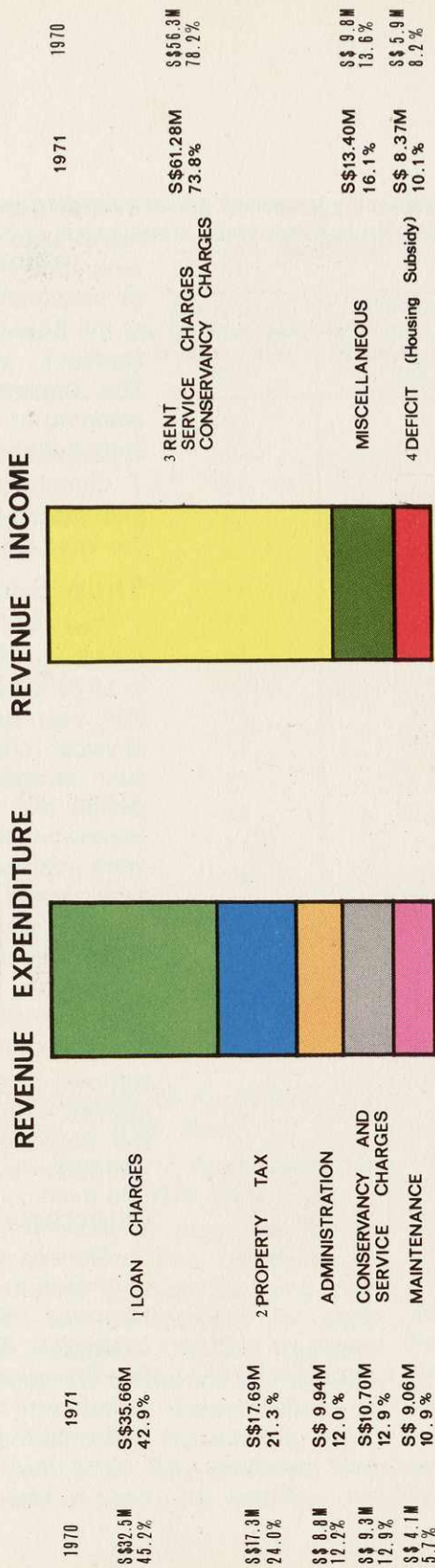
It is envisaged that with the installation of this computer, the Board would be able to handle more efficiently the ever increasing numbers of housing accounts of sold and rented properties and, in addition, service the requirements of the Statistics and Research Department.

Internal Audit

Forming part of the Finance Department establishment but under independent control of the Chairman and the Chief Executive Officer is the Internal Audit Section. The Internal Audit Section maintains a running check on all the Board's activities, and its existence complements the purpose and functions of the Statutory Auditors. Continuous checks are made on cash transacted, financial procedures, rules and regulations, and verification that proper records of accounts, estates and engineering stores and equipment and departmental office inventories are maintained.

A proposal to strengthen the establishment of the Internal Audit Section was approved in 1971 for implementation in 1972.

DISPOSITION OF INCOME, 1971



1 Principal repayments of loans from the Government to build flats for sale are excluded from loan charges under Revenue Expenditure.

2 Property Tax expenditure relates only to rented properties. In the case of units sold under the "Home Ownership" Scheme, Property Tax is paid by the purchasers.

3 Principal repayments from purchasers of flats under the "Home Ownership" Scheme are excluded from Revenue Income.

4 On the average the Board subsidises a little less than \$1 a month for each person living in rented Board accommodation.

STATISTICS AND RESEARCH

The Statistics and Research Department undertakes research projects and new statistical series at the request of or in consultation with other Departments of the Board to provide Management with feedback and benchmark information. The Department is responsible for the planning and implementation of the projects approved by Management.

Summary reports of the more important jobs carried out by the Department during the year are given below.

Shop Census

The field work and the processing of data from the shop census were completed in 1970. The report which was completed this year dealt with the study of the physical characteristics of HDB shops such as their siting, location, type, size, design and layout. Residents' views on improvements with respect to these items were analysed. Analyses were also made with regard to the distribution of the business types in the various estates, the rental structure, business turnover, intention to vacate and comparison of past and present businesses.

The distribution and average monthly turnover of the 775 establishments in the Central Area and 1,847 establishments in the Suburban Areas by business group are given in the table in Page 33.

Quarterly Statistical Reports

During the year the Department published in mimeograph a new series of Quarterly Statistical Reports for circulation to Management. The first report for the quarter ending June 1971 was based on statistics collected on the following subjects:

- (1) Register of Properties Under Management

DISTRIBUTION AND AVERAGE MONTHLY TURNOVER OF THE 775 ESTABLISHMENTS IN THE CENTRAL AREA AND 1,847 ESTABLISHMENTS IN THE SUBURBAN AREAS BY BUSINESS GROUP

Business Group	Distribution of Establishments in Central Area (%)	Distribution of Establishments in Suburban Area (%)	Average Monthly Turnover in Central Area (\$)	Average Monthly Turnover in Suburban Area (\$)
Textiles	18.2	0.7	3,200	4,808
Clothings and Personal Furnishings	17.9	1.6	3,287	4,035
Household Goods	8.4	7.1	9,128	9,360
Restaurants (including Snack Bars)	8.0	6.6	6,089	4,599
Piece Goods and Sundries	5.8	5.5	3,544	4,578
Provisions/Groceries	5.2	22.0	6,784	10,378
Personal Needs	4.9	2.9	5,514	5,358
Barber and Hairdressing	4.9	10.8	1,513	1,249
Tailoring and Dressmaking	3.9	6.6	3,052	1,988
Coffee Shops/Stalls	3.5	1.0	1,481	2,611
Vehicular Lines	3.2	1.2	27,717	8,250
Clinics and Dental Surgeries	3.1	3.3	2,583	2,721
Industrial Shops	2.8	12.2	7,262	9,146
Food and Drinks	1.9	1.9	11,000	8,070
Chinese Medicine Shops	1.9	6.2	7,250	4,820
Commercial Offices	1.8	1.0	37,115	23,194
Departmental Stores	1.5	1.2	20,636	9,174
Miscellaneous	3.0	8.2	3,674	4,036
Total	100.0	100.0	5,992	6,473

- (2) Live Register of Applications for Rental of HDB Flats
- (3) Live Register of Applications for Purchase of HDB Flats.

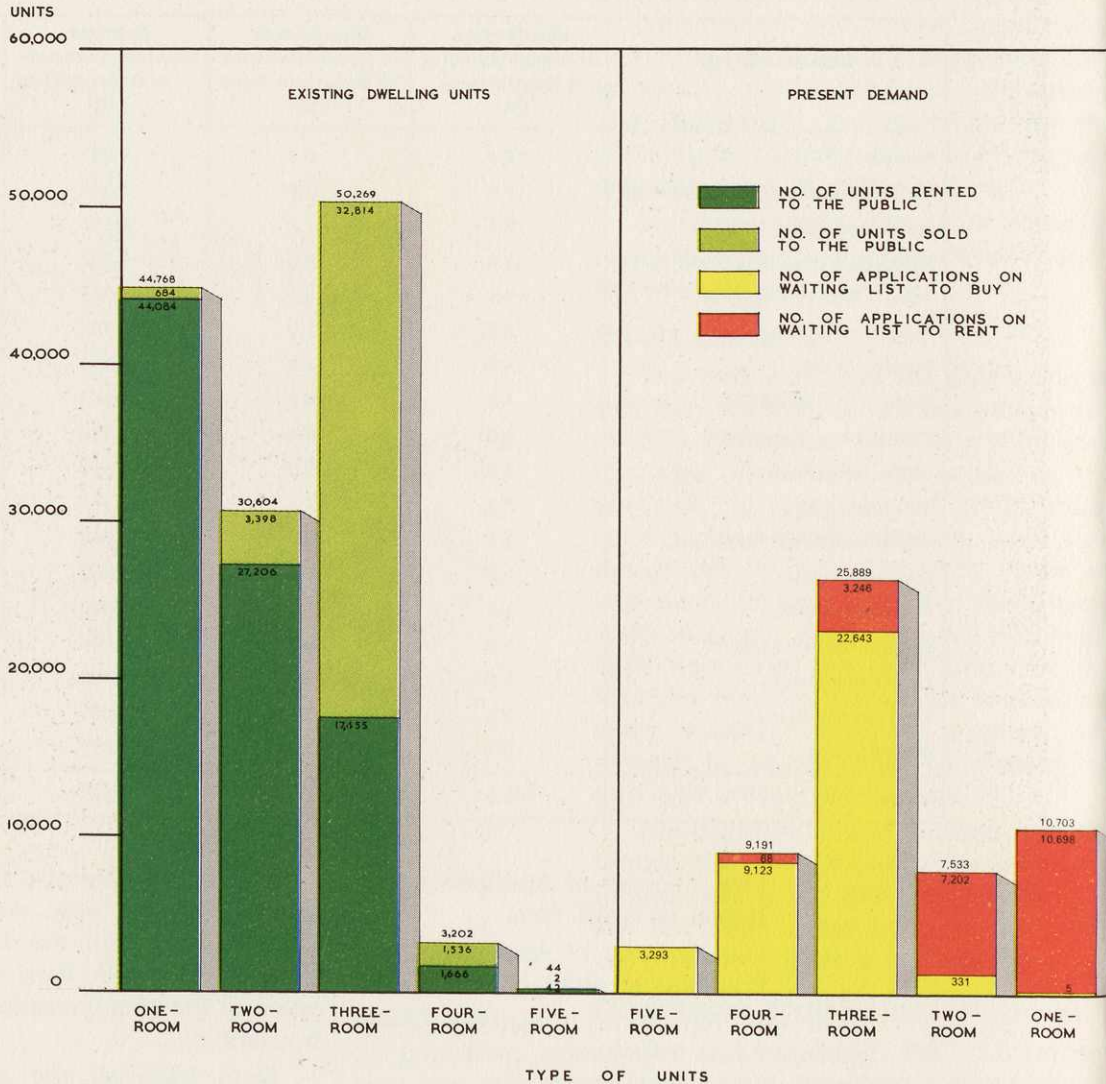
In the Register of Properties Under Management, information pertaining to Board properties by type, size and year taken over for management for each estate was recorded. The Live Registers of Applications for Rental and for Purchase recorded important characteristics of applicants and their households, type, size and locality of flats preferred, and some aspects of residential mobility.

The reports for the third and fourth quarters of the year were enlarged to include data from the Live Register of Lessees of HDB flats which included some of the characteristics of the lessees' households.

Data from all the above Registers were kept on punch cards which were frequently processed for Management's information. Data processing had hitherto been done on sorter and collator.

The position of the various Registers as at 31st December, 1971 is summarised in Page 34.

HISTOGRAM SHOWING EXISTING DWELLING UNITS AND PRESENT DEMAND FOR H.&D.B. FLATS AS AT 31st DECEMBER, 1971



Count of Population Living in HDB Flats

In August the Department made an estimate of the population living in HDB flats based on available information in

the tenancy and lease records. This exercise counted 681,723 persons living in 120,009 dwelling units rented or sold to the public. The household size as at that date averaged 5.7 persons per unit

Highrise flats in Toa Payoh, Neighbourhood IV. In the foreground is a large expanse of newly turfed area and a spacious carpark.



Computerisation

With the arrival and installation of the IBM computer system 360/20 in the last quarter of the year, the Department also modified the system of data processing from the mechanised to the computerised system. To this end general computer programmes in RPG had been written and tested for future data processing.

Research Projects for 1972

For the coming year, management

objectives have been set to carry out research projects on car ownership and parking facilities in the housing estates, planning of New Towns, the design and location of hawker centres, characteristics of the population living in HDB flats (to be based on data from the 1970 Singapore Population Census when available), and collection of resettlement statistics.

These projects which comprise applied and evaluative studies and statistical series would be carried out in collaboration with other Departments of the Board.

PART II

BUILDING

ESTATE AND LAND

MANAGEMENT

URBAN RENEWAL

RESETTLEMENT



BUILDING

A record number of 16,147 units of flats and shops were completed by the Board during the year, bringing the total number of units completed since the Board's inception in 1960 to 136,816 and a further 27,630 units were under construction.

Third Five-Year Building Programme

A target of 100,000 housing units has been set under the Third Five-Year Building Programme (1971-1975). This is approximately equal to the combined total number of units built under the First and Second Five-Year Building Programmes (1960-1965 and 1966-1970).

Development will commence on three new towns under the Third Five-Year Building Programme – Telok Blangah, Woodlands and Bedok. Development will also be concentrated in Toa Payoh, Queenstown, Kallang Basin, Ang Mo Kio, Balestier Road, Upper Changi Road and Jurong.

Redevelopment on a smaller scale will also take place in areas like the Redhill and Henderson Road Redevelopment, MacPherson Road (South) Estate, Farrer Road Estate, Delta Road, Thomson Road and Covent Garden.

Improved Designs and New Layout Plans

The Design and Research Unit undertakes the planning, design and layout of new housing estates including the East Coast Reclamation, Woodlands and Telok Blangah New Towns.

The Master Plans of all new towns are characterised by substantial increase in green spaces, preservation of distinct natural features such as hills and rivers,

A newly designed 10-storey block of 2-room flats in Toa Payoh, Neighbourhood IV.



larger land reserve for institutional facilities, and greater areas set aside for clean, labour-intensive industries.

As each phase of the development programme unfolds the Board is able to synthesise the regional relationships of new towns to one another and to existing housing estates. Wherever feasible new buildings would blend with the existing contours. Many large trees would therefore be preserved and a reasonably mature landscaped environment main-

tained in the estates when residents move into the newly completed buildings.

Housing densities would be carefully adjusted to meet the changing requirements of types of flats, parking facilities and reserved areas for playgrounds, sports and other communal facilities.

Research was made in the construction aspects and layout of housing estates. Technical data sheets would be produced in due course to further improve the standard of public housing.

An aerial view showing the commencement of construction work in Telok Blangah New Town. In the foreground are squatter huts which are in the process of being cleared. The background shows public housing in Tiong Bahru area.



NEW TOWNS **Telok Blangah New Town**

Telok Blangah, Singapore's third satellite town, would form a segment of the

western corridor proposed by the island-wide Master Plan. When fully developed by 1975 the new town would provide public housing for about 100,000 to 120,000 people living in some 20,000 units.

Telok Blangah, planned on an undulating area within 2 miles of the Central Business District, would contain special open spaces not found in the earlier two new towns. The site comprises approximately 900 acres of which 240 acres are allotted for public housing; the rest would be developed into a parkland with tourist attractions along the ridge.

The principal feature in the plan is the establishment of a system of main pedestrian routes which would extend towards the new town linking the housing clusters together into a cohesive urban environment. The pedestrian network permeating each residential cluster leads to recreational spaces, neighbourhood shopping areas, communal facilities, schools and play-fields. Where feasible, the pedestrian network would be segregated from vehicular traffic by overhead bridges taking advantage of the undulating terrain.

1-room, 3-room, 4-room and 5-room flats would be built in Telok Blangah New Town. The nett residential density would be about 90 units per acre which would be slightly lower than the density in existing estates.

Schools, including a 15-acre Junior College, have also been planned. A Sports Complex has also been planned to supplement play-fields located near each housing cluster.

Woodlands New Town

Woodlands New Town, encompassing an area of 2,500 acres, lies in the northern portion of the island facing the Straits of Johore. This town would be developed as part of the ring development proposed in the Concept Plan by the State and City Planning Department. Consideration would be given to its relationship with the island-wide development, namely, the mass transit system, road network, distribution of existing and proposed industries and distribution of population.

Commencement of piling work in the development of Woodlands New Town.



Because of its distance from the city centre Woodlands New Town would be more self-sufficient than other existing new towns. When fully developed its population of about a quarter million people would be provided with essential facilities and employment opportunities within the new town.

Planning of the residential areas would be based on the neighbourhood concept. Each neighbourhood would accommodate a population sufficient to support basic community and shopping facilities within walking distance.

Woodlands is relatively unencumbered by existing structure and advantage would be taken of the gently undulating terrain.

The new town would be developed in stages. Site work has commenced on a 500-acre area for a town centre, 2/3 neighbourhoods, 2 industrial sites, schools and recreational facilities. 1,119 units were under construction by the end of 1971.

By virtue of its proximity to the Causeway Check Point where there is already an existing demand for more activities, the town centre would be developed in close succession with Neighbourhood I which would be completed by early 1973. Industrial Site I and Neighbourhood II would follow immediately.

The town centre, which would be linked with the Customs and Immigration Check Points, would serve as a frontier centre for residents and tourists. A new network of roads would serve the town centre which would have parking facilities for cars, taxis and buses. Pedestrian malls would link all commercial buildings and Government Offices, market, post office, clinic, theatre and banks. A recreational area, including a series of

landscaped pools, would be sited at one end of the centre.

Bedok New Town

Bedok New Town covers an area of 800 acres and the site is conditioned by the existing structure of the cut areas and the existing topography of the high grounds.

Bedok New Town would be planned to relate to the overall island road network and distribution of population. The new town would have a population of about 120,000 to 150,000 and employment opportunities in light industries would be provided within the new town.

Residential and industrial planning are based on the neighbourhood concept with 200 acres of land for industries, 100 acres for parks and sports complex, and 500 acres for 30,000 units of public housing at a low density of 60 units per acre.

The focal point of orientation of the new town would be the special landscaped parks and sports complex to be built on the higher grounds of the new town which is presently dominated by a Chinese temple. A commercial centre would be located at the base of the higher grounds.

To improve the road network the existing Upper Changi Road would be demolished and a new road would be constructed across the site to link up with the future middle ring road.

NOTES ON PLANNING AND CONSTRUCTION PROGRAMMES OF EXISTING ESTATES

Toa Payoh

Toa Payoh, Singapore's second satellite town, extends over 620 acres. The

An L-shaped block of newly designed 3-room (Improved) flats. The void ground floor serves as a covered play area. Trees are being planted in the large expanse of newly turfed play-field.



new town was largely developed during the Second Five-Year Building Programme (1966-1970) transforming virtually virgin land into a new town.

The new town has 4 neighbourhoods and when completed would have 36,000 housing units for a population of 170,000 to 190,000.

Flats under construction in Toa Payoh.



In 1971 4,615 units of flats and shops were completed in Toa Payoh with a further 3,102 units under construction. This brings the total number of housing units built in Toa Payoh to about 30,000.

An extension of Toa Payoh is the Neighbourhood I North Development along Braddell Road. This covers an extent of 23 acres excluding 7 acres set

aside for schools and an acre for public utilities.

576 five-room flats and 1,080 four-room flats would be built here. The neighbourhood shopping centre would include 2-storey shops, eating houses with living quarters and a market/hawker centre with 177 market stalls and 80 cooked-food stalls.

Extensive tree planting is being carried out in both old and new housing estates.



A focal point of attraction in Toa Payoh is the 40-acre town centre. In the design and layout, an L-shaped 4-storey building forming the "spine" of the town centre has rows of shops on the ground floor. This would create a continuous central pedestrian mall leading into three major areas comprising entertainment buildings, market, library, emporium, post office and towering blocks of flats.

Landscaping of the town centre, including the pedestrian mall and squares, would be an important feature in the planning providing an attractive setting for shopping, social and recreational activities.

Other facilities planned for the town centre include a main bus terminus in Toa Payoh and generous carparking facilities for 1,000 cars.

An 11-storey block of 2-room flats in Toa Payoh Neighbourhood IV. Light industrial shops are located on the ground floor.



An important feature in the Toa Payoh New Town is the sports complex to be built on a site next to the town centre. On the long strip of land fronting the town centre and commanding an attractive view of high-rise buildings in the background, this sports complex would include a sports stadium for badminton

Highrise flats in Toa Payoh adjacent to a large expanse of open area.



and basketball courts, swimming pools and running tracks of Olympic standards. There would also be a wide expanse of beautifully landscaped parkland for re-

creation.

70 acres of land in Toa Payoh have been set aside for labour-intensive light industries. There was a great demand

Girls assembling toys in a toy factory in Toa Payoh where 70 acres are set aside for light and labour intensive industries.



for such industrial land in Toa Payoh most of which have been sold to clean but labour-intensive industries ranging from the manufacture of toys to the assembly of electronic components. It is expected that when all the industrial land in Toa Payoh have been developed some 10,000 to 15,000 jobs would be created for about one-quarter to one-third of the working population in Toa Payoh.

During the year the Public Works Department completed construction of the road network linking Braddell Road and the flyover in the south cutting Jalan Toa Payoh. The new traffic system at Woodsville Circus connecting one end of Jalan Toa Payoh and the gyratory system with a multi-level overpass across Thomson Road were also completed in 1971.

A typical children's playdeck in a block of 1-room (Improved) flats in Toa Payoh.



Queenstown Neighbourhood VI by night



Queenstown

This is Singapore's first satellite town planned for a population of 150,000 in 27,000 housing units in seven neighbourhoods.

During the year 242 units of flats and shops were completed and 6,112 units were under construction, bringing the total number of units completed in Queenstown to over 20,600.

Newly completed blocks of 3-room (Improved) flats and shops with living quarters in Redhill/Henderson Redevelopment.



Kallang Basin Estate

Kallang Basin has an area of over 1,000 acres of which 224 acres are

zoned for public housing. It would eventually contain 20,000 housing units for a population of 100,000 in six neighbourhoods.

A aerial view of Kallang Basin showing flatted factories and highrise flats. Kallang Basin Estate is built on land reclaimed from swamps on both sides of the Kallang River.



During the year 647 units of flats and shops were completed and 4,836 units of flats and shops were under construction, bringing the total number of housing units completed in Kallang Basin to about 6,700.

A 16-storey block of newly completed 3-room (Improved) flats along the bank of the Kallang River. Light industrial shops are located on the ground floor.



A newly completed interlinked 12-storey block of 3-room (Improved) flats in Kampong Tiong Bahru.



Redhill/Henderson Road Estate

During the year 3,304 units were built in Redhill/Henderson Road Estate. By the end of next year this estate would have an additional 4,105 units including shopping and sports facilities.

A new type of 4-room flats designed in point blocks would be introduced in this locality.

Kampong Tiong Bahru Extension

In 1971 260 flats and a children's playground were completed in this locality.

Plans were underway for the clearance of 36 acres of land near the Railway Line for 3,400 housing units, a new Area Office and a 2-storey community centre.

Children playing in a fully equipped playground in MacPherson Estate.



MacPherson Road Extension

With the completion of 1,063 new units and additional recreational facilities, the development of MacPherson Road Estate would come to a temporary halt. Plans were underway to clear 100 acres of land to make way for 8,000 flats and a sports centre. This development would spread over a period of years till 1977.

Bukit Ho Swee Estate

Five blocks of 4 to 6 storey 1-room semi-communal flats were built on an experimental basis during the earlier years of the Board. These have been found to be sub-standard and are being converted into 1- and 2-room (Improved) flats with kitchens and toilets.

A 7-storey flatted factory in Delta Road Redevelopment.



Delta Road Redevelopment

One block of 14-storey flats and one

block of 7-storey flatted factories were completed during the year, with another 140 flats under construction.

Ang Mo Kio Industrial Workshops

The first scheme for the resettlement of motor-car repair workshops is being implemented with others planned for Jurong, Bedok, Telok Blangah and Woodlands. The scheme, consisting of 307 workshops and 3 blocks of shops and flats, would provide a relocation centre for industrial workshops in the Republic.

Thomson Road

One large shopping centre comprising 134 shops was near completion along Upper Thomson Road. This is to accommodate squatters displaced in the locality as a result of work carried out by the Public Works Department to widen the narrow road. Work commenced on another shopping centre at the 6 milestone consisting of 23 shops. Both shopping centres would have a single-storey market and a single-storey hawker centre centrally situated for the convenience of shoppers.

St. Michael's Estate

Permanent hawker stalls in landscaped environment were planned in St. Michael's Estate. An experimental scheme consisting of 23 vendor stalls was being carried out. A children's playground with new play-equipment was built in the estate.

Balestier Estate

The 64-acre site in Balestier Estate formerly occupied by 1,344 units of artisan quarters would contain 4,929 flats after redevelopment. This would include 8 point blocks of 4-room flats dominating the skyline, a shopping centre, market, hawker centre and children's playground by 1973. Construction work

has started on the housing units. 7 acres of land were set aside for light industries.

Covent Garden Redevelopment

The Board started construction work on Phase I at Covent Garden which would form part of the Bukit Ho Swee Estate. During the year 572 units of flats and shops were under construction. The remaining 696 units were scheduled for completion in 1973.

Selegie Road Redevelopment

A multi-storey carpark with 285 car-parking lots and 3-storey shops were under construction to complement the Selegie Road Complex.

Upper Changi Road Estate – Neighbourhood II

With the completion of Neighbourhood I, work began on Neighbourhood II. In 1971 1,693 units of flats were under construction with another 1,900 units of flats and shops planned for this neighbourhood. Most of these flats would be used to rehouse squatters in the vicinity. Plans were finalised for the provision of industrial sites, bus depots, shopping centre, schools, recreational playgrounds and other social and community amenities.

Bungalows at Nicoll Drive, Changi

Two holiday bungalows at Nicoll Drive, Changi were built for Board staff. These single-storey buildings have open court-yards with terraced access to the living and bed rooms.

AGENCY WORK

Although the Board is largely responsible for the provision of public housing, it also undertakes agency work for the Government and other Statutory Bodies.

East Coast Reclamation

The Board's biggest agency project for the Government is the reclamation of land from the sea along the East Coast. Phases I and II of the East Coast Reclamation to reclaim 1,125 acres of the

An aerial view of 1,125 acres of land reclaimed from Bedok to Tanjong Rhu under the East Coast Reclamation Scheme, Phases I and II.



Sand-filling of dredged channel for stabilisation of sea-bed in the East Coast Reclamation, Phase III.



foreshore from Bedok to Tanjong Rhu were completed in 1970.

Work commenced in March 1971 on Phase III to reclaim 165 acres of the foreshore from Tanjong Rhu to the Singapore River. This required the construction of approximately $1\frac{1}{2}$ miles of sea revetment and $1\frac{1}{2}$ miles of drains and outfalls.

The dredging and disposal of soft marine clay to form a channel along the periphery of the reclamation were completed. Back filling of the dredged channel with coarse sand was 85% completed. Work also started on the construction of a stone bund up to mean sea level along the sand-filled channel. Construction of a jetty and erection of a conveyor belt for conveyance of filling material were near completion. Hopper barges and a tugboat would be used to convey filling material for Phase III from the Cut Site of Phase IV Re-

clamation.

Work started in June 1971 on Phase IV to reclaim 1,350 acres of the foreshore from Bedok to Tanah Merah Besar along a coastline of $3\frac{1}{2}$ miles.

Round-the-clock operations in the excavation and filling work were fully mechanised to minimise noise and dust pollution.

23.6 million cu. yds. of earth filling required for Phase IV would be obtained from hills adjacent to the old Bedok Reservoir. Covering an area of 270 acres the hills would initially be reduced to a level of 35 feet above mean sea level. Thereafter excavation would proceed downward below this level to create a storage reservoir.

By the end of 1971 1.6 million cu. yds. of earth comprising 7% of the total volume of earthworks were excavated and conveyed to the foreshore resulting in 77 acres of reclaimed land.

A 2-storey community centre with a basketball playground for residents in Toa Payoh, Neighbourhood IV.



Kallang Basin

Clearance of squatters and earth filling works in Neighbourhood IV bounded by Kallang Road, Aljunied Road, Kallang River and Kolam Ayer Lane were in progress.

People's Association Project

A 2-storey community centre in Toa Payoh was built for the People's Association. The Association also requested the Board to convert part of Block 6, Outram Park into a community centre.

MANUFACTURE OF BUILDING MATERIALS

Pile Manufacturing and Driving Plant

The Board's own piling plant at Mandai manufactures 3- to 10-metre concrete pile sections with diameters ranging from 350 mm. to 500 mm.

Five term contracts of piling with precast concrete pile, large diameter bored pile and steel H section pile operated simultaneously. These provided a comprehensive choice of piling systems to found the buildings on varying ground conditions.

Granite Quarries

The production of $\frac{3}{4}$ " aggregates by Mandai Quarries for the Board's building projects in 1971 showed an increase of 27% over 1970. The second granite crushing plant, built by the end of 1971, would provide additional 20,000 tons of $\frac{3}{4}$ " aggregates per month for the Board's building requirement.

Brick Manufacturing Plant

Owing to the shortage of brick supply in the local market with the increase in building activities, the Board decided to produce facing bricks for its own building requirement.

A contract for the establishment of a facing brick factory with versatility to produce drain pipe, floor tile and other clay products was awarded to a British firm. The factory would be operational by the end of 1972 and would use modern machinery to produce quality facing bricks. The site chosen was near 10 milestone Jurong Road where ample good clay deposit was found.

BUILDING INDUSTRY

Experienced contracting firms were in great demand to undertake development projects in the private sector. With fewer contracting firms tendering for Board projects, competition was less keen and subsequently the prices tendered rose by about 10% during the year.

Essential Building Materials

The progress of the Board's building programme was also affected by the shortage of essential building materials, notably cement and hollow blocks. Owing to the shortage of cement, manufacturers of hollow blocks were unable to produce sufficient hollow blocks required at construction sites.

In May 1971 the Board imported 6,500 m/tons of cement from Japan and from August onwards the Board purchased more than 17,000 m/tons of cement from the Philippines through INTRACO.

With the improved cement situation at the third quarter of the year the hollow block manufacturers were deluged with a back-log of orders amounting to more than 800,000 hollow blocks required by the Board's contractors.

It was anticipated that the supply of hollow blocks would improve by January 1972 with the introduction of two new hollow block machines purchased by one of the manufacturers. These two new machines would have a combined production capacity of 320,000 hollow blocks per month.

Introduction of More Mechanised Processes

The Board's contractors encountered difficulties in recruiting skilled and un-

skilled workers for the construction of public housing as more and more workers preferred to work for contractors engaged in building projects for the private sector.

To overcome the acute shortage of construction workers the Department explored the feasibility of mechanising more building processes. Experience with concreting work showed that the introduction of mechanised processes could reduce the labour force required in steel work and formwork. The Department also studied the feasibility of purchasing suitable machinery for use by contractors.

A study was also made to design and to standardise the reinforcement of typical blocks of flats so that it could be pre-assembled thereby reducing the number of steel benders required.

Training of Skilled Supervisors

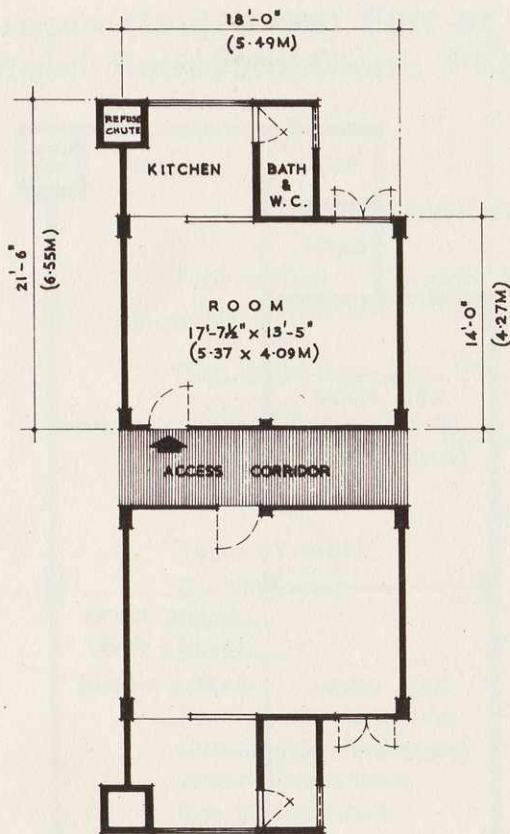
The Works Apprentice Scheme was started by the Board in 1960. Each year the Board accepts between 100 to 200 youths who have passed their School Certificate examinations as Works Apprentices. For a period of 6 to 8 months the apprentices receive in-service training during the day and at night attend lectures by the Board's architects and engineers. The apprentices can then enrol at the Singapore Polytechnic for a Technician Course and on graduation are assigned to building sites to supervise contractors' work.

Lift Inspection Unit

A Lift Inspection Unit was formed to carry out proper supervision on the installation of lifts. The Unit also evaluates lift tenders and advises on the quality of lifts submitted in the lift tenders. Further, the Unit will attend to

malfunctions of lifts and provide minor maintenance service.

The Lift Emergency Unit – an extension of the Lift Inspection Unit – was also formed to provide prompt emergency service to lift breakdowns.



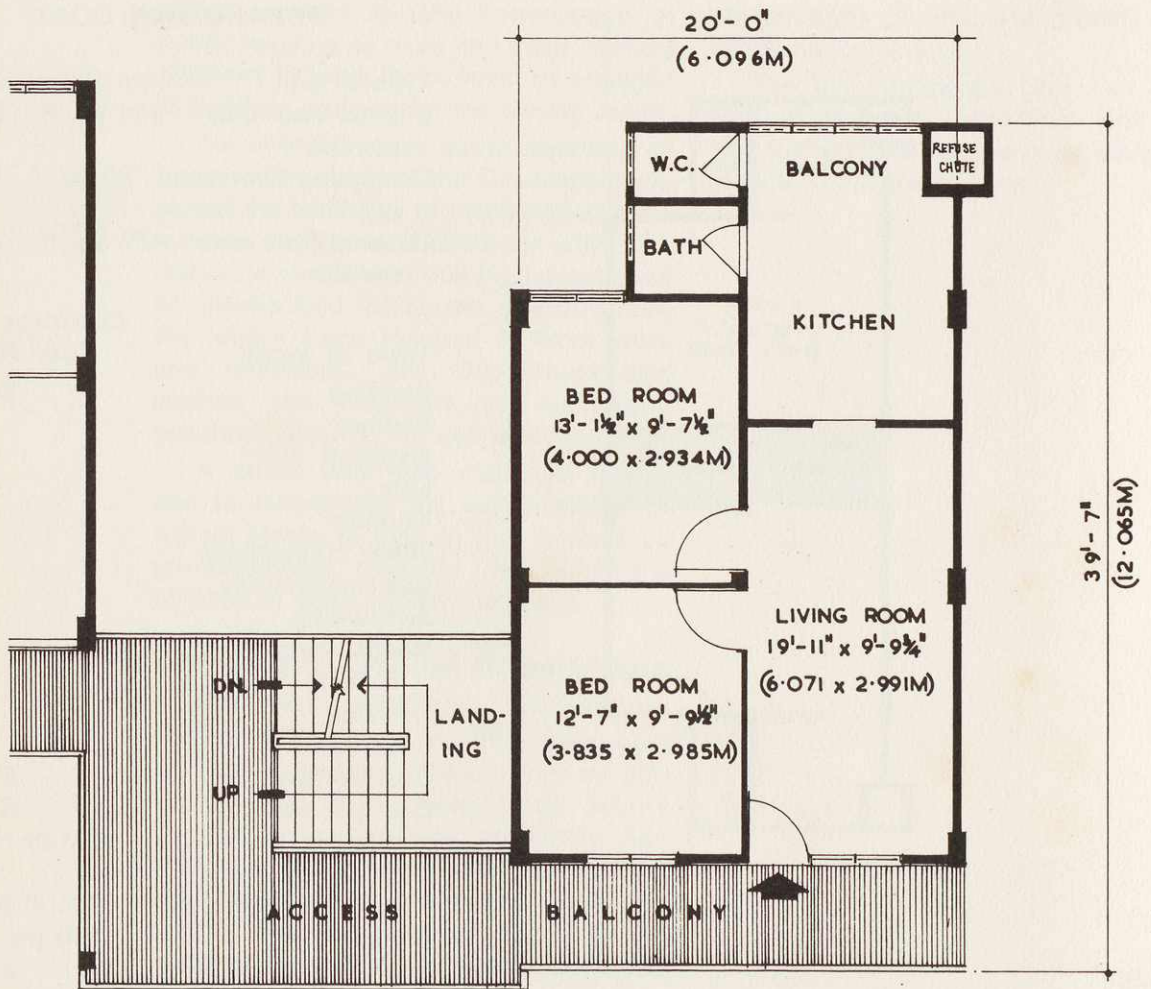
BREAKDOWN COST

Type of unit	1-room (Improved) flat
Internal floor area	344 sq. ft. (32 m ²)
per flat	
Circulation floor area	80 sq. ft. (7 m ²)
per flat	
Covered floor area	424 sq. ft. (39 m ²)
per flat	

Type of work	Contract price per flat
Building	S\$2,712
Sanitary	470
Electrical	115
Lifts	250
Roofing	88
Water connections	20
Gas connections	30
Earthworks	110
Roads, carparks, drains, culverts, etc.	217
Sewers	110
Supervision	15
Cost per unit	S\$4,137*
Cost per sq. ft. of internal floor area	S\$12.02 (S\$129 per m ²)
Cost per sq. ft. of covered floor area	S\$9.75 (S\$106 per m ²)
Rental	S\$30 per month
Selling price (in New Town)	S\$3,300

*This does not include land cost.

1-room (Improved) Flat at Upper Changi, Neighbourhood II, Contract II



3-Room (Improved) Flat at Redhill/Henderson Road Redevelopment, Phase II, Contract III

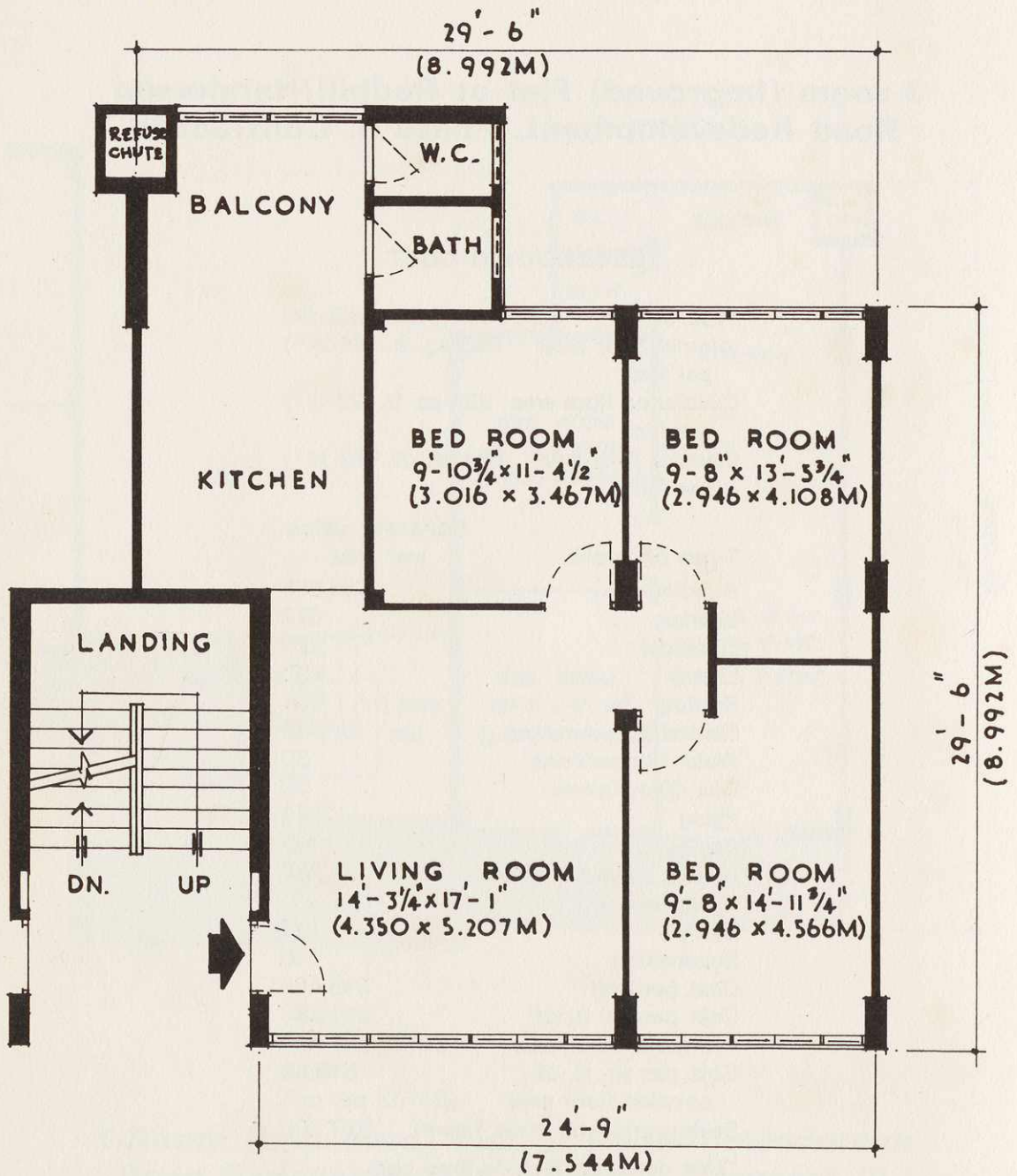
3-room (Improved) Flat at Redhill/Henderson Road Redevelopment, Phase II, Contract III

BREAKDOWN COST

Type of unit	3-room (Improved) flat
Internal floor area	660 sq. ft. (61 m ²)
per flat	
Circulation floor area	224 sq. ft. (21 m ²)
per flat	
Covered floor area	884 sq. ft. (82 m ²)
per flat	

Type of work	Contract price per flat
Building	S\$5,688
Sanitary	620
Electrical	220
Lifts	400
Roofing	101
Central T.V. Antenna	30
Water connections	30
Gas connections	30
Piling	773
Earthworks	103
Roads, carparks, drains, culverts, etc.	284
Sewers	130
Supervision	60
Cost per unit	S\$8,469*
Cost per sq. ft. of internal floor area	S\$12.83 (S\$138 per m ²)
Cost per sq. ft. of covered floor area	S\$9.58 (S\$103 per m ²)
Selling price (in New Town)	S\$7,800

*This does not include land cost.



4-Room Flat at Kallang Basin/Sims Avenue,
 Phase III, Contract II

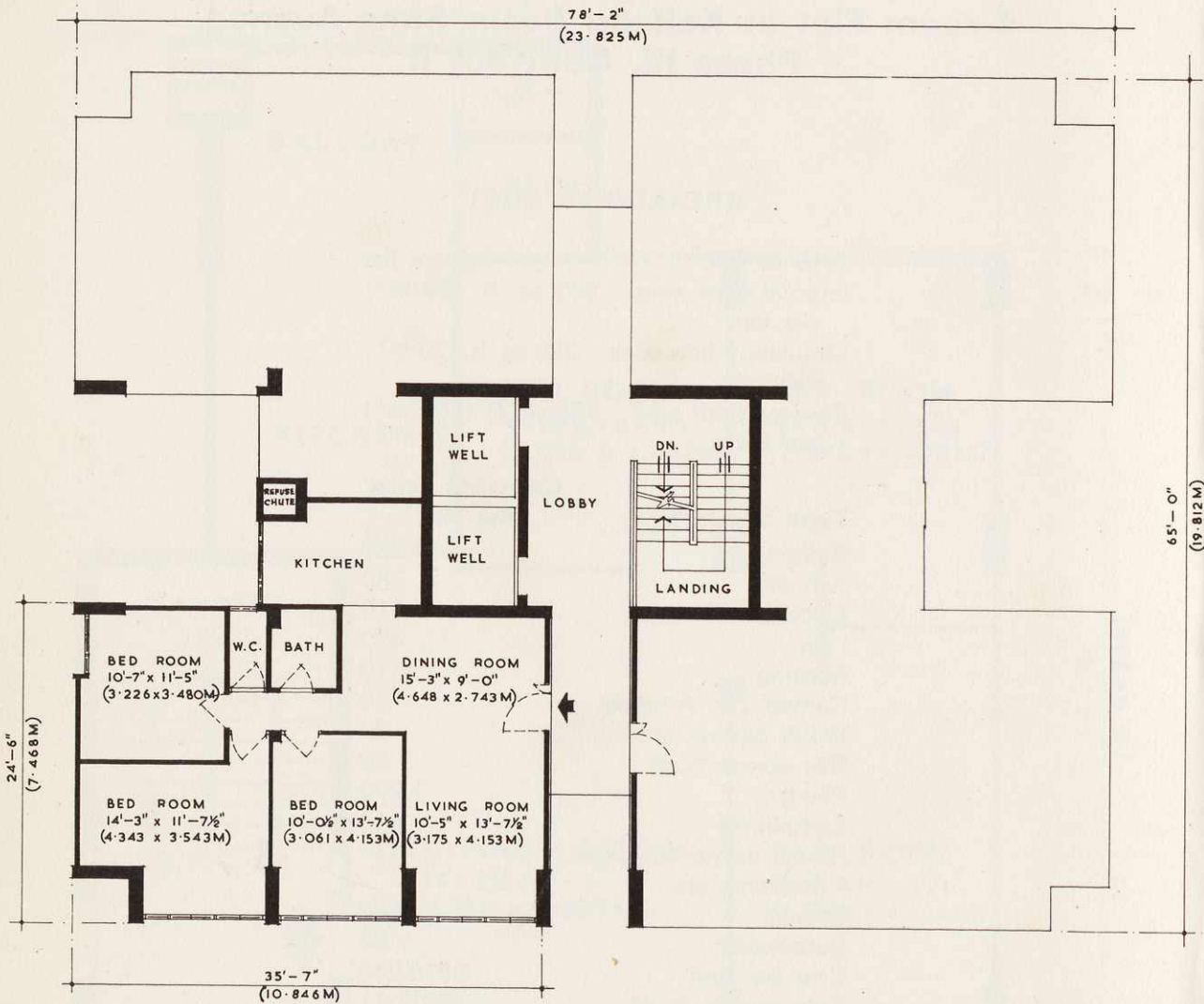
4-room Flat at Kallang Basin/Sims Avenue, Phase III, Contract II

BREAKDOWN COST

Type of unit	4-room flat
Internal floor area	903 sq. ft. (84 m ²)
per flat	
Circulation floor area	252 sq. ft. (23 m ²)
per flat	
Covered floor area	155 sq. ft. (107 m ²)
per flat	

Type of work	Contract price per flat
Building	S\$7,230
Sanitary	780
Electrical	310
Lifts	430
Roofing	110
Central T.V. Antenna	30
Water connections	30
Gas connections	30
Piling	1,200
Earthworks	140
Roads, carparks, drains, culverts, etc.	430
Sewers	140
Supervision	80
Cost per unit	S\$10,940*
Cost per sq. ft. of internal floor area	S\$12.11 (S\$130 per m ²)
Cost per sq. ft. of covered floor area	S\$9.47 (S\$102 per m ²)
Selling price (in New Town)	S\$12,500

*This does not include land cost.



**4-Room Point Block Flat At Balestier Estate
Redevelopment, Contract V**

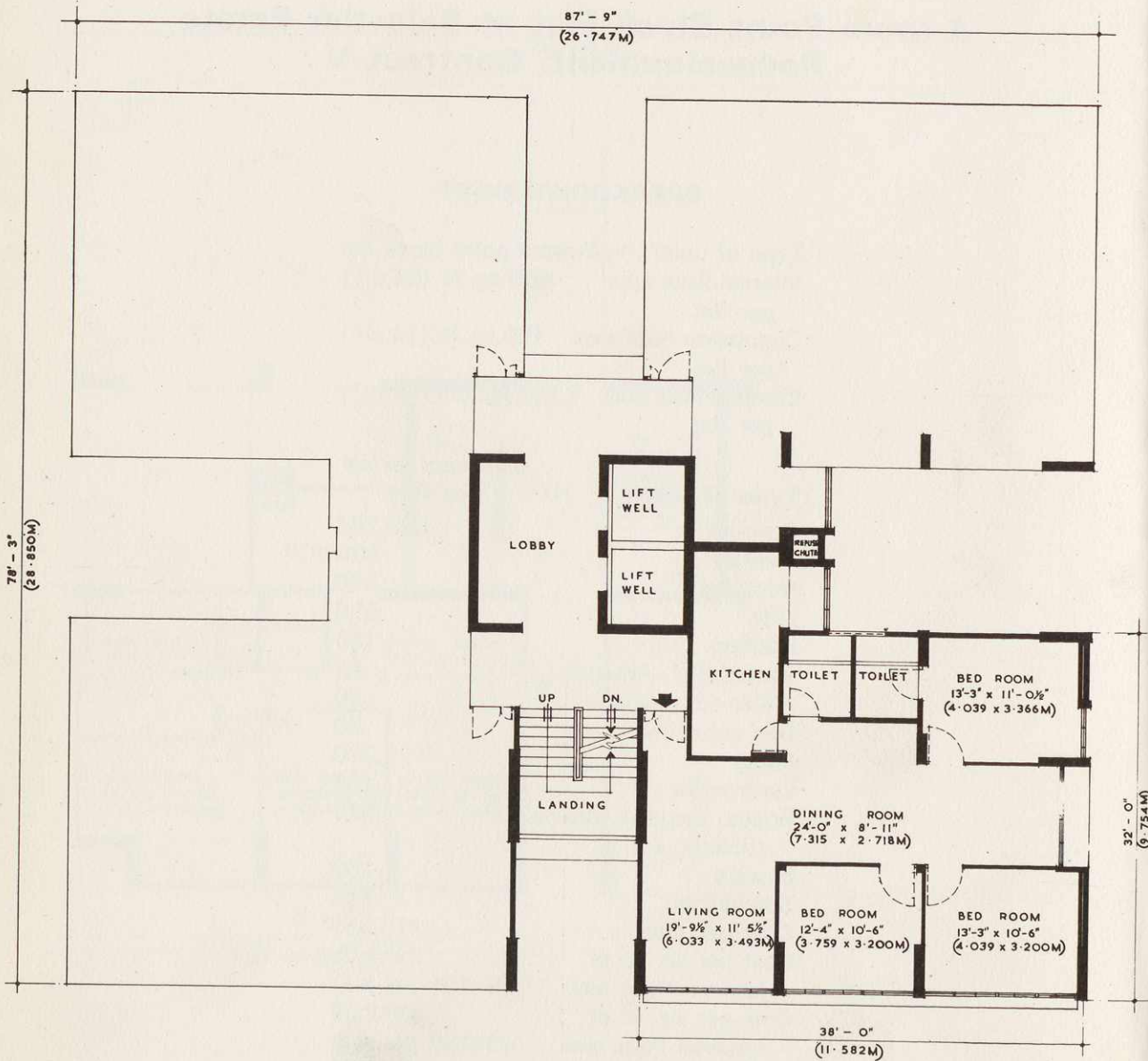
4-room Point Block Flat at Balestier Estate Redevelopment, Contract V

BREAKDOWN COST

Type of unit	4-room point block flat
Internal floor area	950 sq. ft. (88 m ²)
per flat	
Circulation floor area	155 sq. ft. (14 m ²)
per flat	
Covered floor area	1,105 sq. ft. (102 m ²)
per flat	

Type of work	Contract price per flat
Building	S\$8,384
Sanitary	834
Electrical	300
Lifts	980
Roofing	150
Central T.V. Antenna	55
Water connections	30
Gas connections	30
Piling	1,270
Earthworks	160
Roads, carparks, drains, culverts, etc.	820
Sewers	200
Supervision	142
Cost per unit	S\$13,355*
Cost per sq. ft. of internal floor area	S\$14.05 (S\$151 per m ²)
Cost per sq. ft. of covered floor area	S\$12.08 (S\$130 per m ²)
Selling price (in New Town)	S\$12,500

*This does not include land cost.



**5-Room Point Block Flat At Kallang Basin,
Neighbourhood III, Contract IV**

5-room Point Block Flat at Kallang Basin, Neighbourhood III, Contract IV

BREAKDOWN COST

Type of unit	5-room point block flat
Internal floor area	1,261 sq. ft. (117 m ²)
per flat	
Circulation floor area	162 sq. ft. (15 m ²)
per flat	
Covered floor area	1,423 sq. ft. (132 m ²)
per flat	

Type of work	Contract price per flat
Building	S\$11,200
Sanitary	1,200
Electrical	540
Lifts	1,400
Roofing	160
Central T.V. Antenna	60
Water connections	30
Gas connections	30
Piling	2,520
Earthworks	150
Roads, carparks, drains, culverts, etc.	850
Sewers	200
Supervision	160
Cost per unit	S\$18,500*
Cost per sq. ft. of internal floor area	S\$14.67 (S\$158 per m ²)
Cost per sq. ft. of covered floor area	S\$13.00 (S\$140 per m ²)
Selling price (in New Town)	S\$22,000

*This does not include land cost.

ESTATE AND LAND MANAGEMENT

The functions of the Estates Department can be classified into two broad categories:-

- (1) Management of Board estates including repairs and maintenance of buildings, tenancy supervision, estate conservancy and labour control, attendance to enquiries and complaints from residents, welfare work, investigation of transfer applications, hawkers control, supervision and upkeep of children's playground equipment and general improvements to the estates.
- (2) Acquisition of land for urban renewal and public housing, issue of commercial and industrial leases and management of industrial properties and land pending redevelopment.

As at 31st December, 1971 the Estates Department managed a total of 140,049 units (Appendix "A").

MANAGEMENT OF HOUSING ESTATES

The Board recognises the importance of establishing and promoting good landlord/tenant relationship. This policy is implemented through the decentralised system of management of housing estates by Area Offices which report to the Central Administration. Housing estates are geographically divided into 14 areas, each area containing 10,000 to 15,000 units. Presently there are 12 Area Offices and 2 new Area Offices are being built in Kallang Basin and Toa Payoh Central.

Board officers play an important role in explaining Board policies and educating residents on civic consciousness. They also help new residents who have been

A market/cooked-food centre serves residents living in the vicinity of Kallang Basin, Neighbourhood 1.



uprooted from their old establishment to adapt to the new environment.

There are Resident Housing and Maintenance Inspectors within the housing estates from whom residents may seek advice.

Officers also participate in the activities of civic groups and attend meetings held by Members of Parliament and Citizens' Consultative Committees.

To further improve the landlord/tenant relationship Block Representatives were

A brass band strikes up a tune against a backdrop of highrise flats during the island-wide 'Keep Singapore Pollution-Free' Campaign.



Mr. Jek Yeun Thong, Dr. Wong Lin Ken, Dr. Chiang Hai Ding (Members of Parliament for Queenstown, Alexandra and Ulu Pandan respectively), and Mr. E. W. Barker (Minister for Law and National Development) having a chat with a shopkeeper during a tour of Queenstown.



appointed to act as liaison officers between the Board and the flat-dwellers.

During the year the Board played an active role in the island-wide "Keep Singapore Pollution-Free" Campaign. Cleaning-up operations were carried out in the estates in conjunction with Members of Parliament and Citizens' Consultative Committees. Competitions for the "Cleanest and Pollution-Free Estate", "Cleanest and Pollution-Free Hawker Centre" and "Cleanest and Pollution-Free Area Office" were organised. The Stirling Area Office proudly walked away as the winner in all the three competitions.

Estate Conservancy

To improve efficiency in cleansing and conservancy work in the estates, contracts were let out for grass-cutting, hedge-trimming, and related works in the 12 managerial areas. The letting out of contracts for conservancy work was further extended to include estates in Tiong Bahru (pre-war flats), Kallang, Bukit Ho Swee and MacPherson.

As more estates were taken over for management, difficulties were encountered in the recruitment of male labourers to cope with the estate conservancy work. Women labourers were also recruited for estate conservancy work.

Essential Maintenance Service Centre

In September 1971 a 24-hour Essential Maintenance Service Centre was set up by the Board to replace the former Emergency Repair Unit which operated only from 5.00 p.m. to midnight. This new Centre is geared to provide prompt attention to a wider range of essential services ranging from lift breakdowns and defective water pumps to sanitary and electrical faults. All calls of breakdowns in essential services requiring immediate attention are channelled through the Centre housed in the National Development Building. Under the new system residents need only dial one telephone number (91-33-33) for attention.

This improvement has been made possible with the installation of a direct telephone communications system enabling calls to be received and transmitted directly to Area Offices where maintenance crews in uniforms are stationed for immediate action.

Since the Essential Maintenance Ser-

vice Centre commenced operations all complaints have been dealt with expeditiously. The Centre has functioned satisfactorily except in some cases of lift breakdowns in estates where the lift companies do not have the facilities to attend to emergency calls. In order to cope with such calls expeditiously, the Board is setting up a special Lift Emergency Unit to serve particularly those estates where the lift companies are currently not in a position to provide the necessary prompt service.

The 24-hour Lift Emergency Unit will have 12 specially trained teams to rescue residents trapped in lifts within 30 minutes in cases of lift breakdowns. The teams will be stationed in the Central Area, Queenstown and Toa Payoh.

With the provision of these additional facilities aimed to give greater convenience to residents, the maintenance services enjoyed by residents in public housing estates are now comparable with the best in the private sector where flat-dwellers have to pay very much more for similar services.

Crewmen of the 24-hour Essential Maintenance Service Centre with their mini-vans which will bring them to attend to calls of breakdowns in essential services.



Cooked-food stalls serving residents in MacPherson Estate.



Defects Liability Period

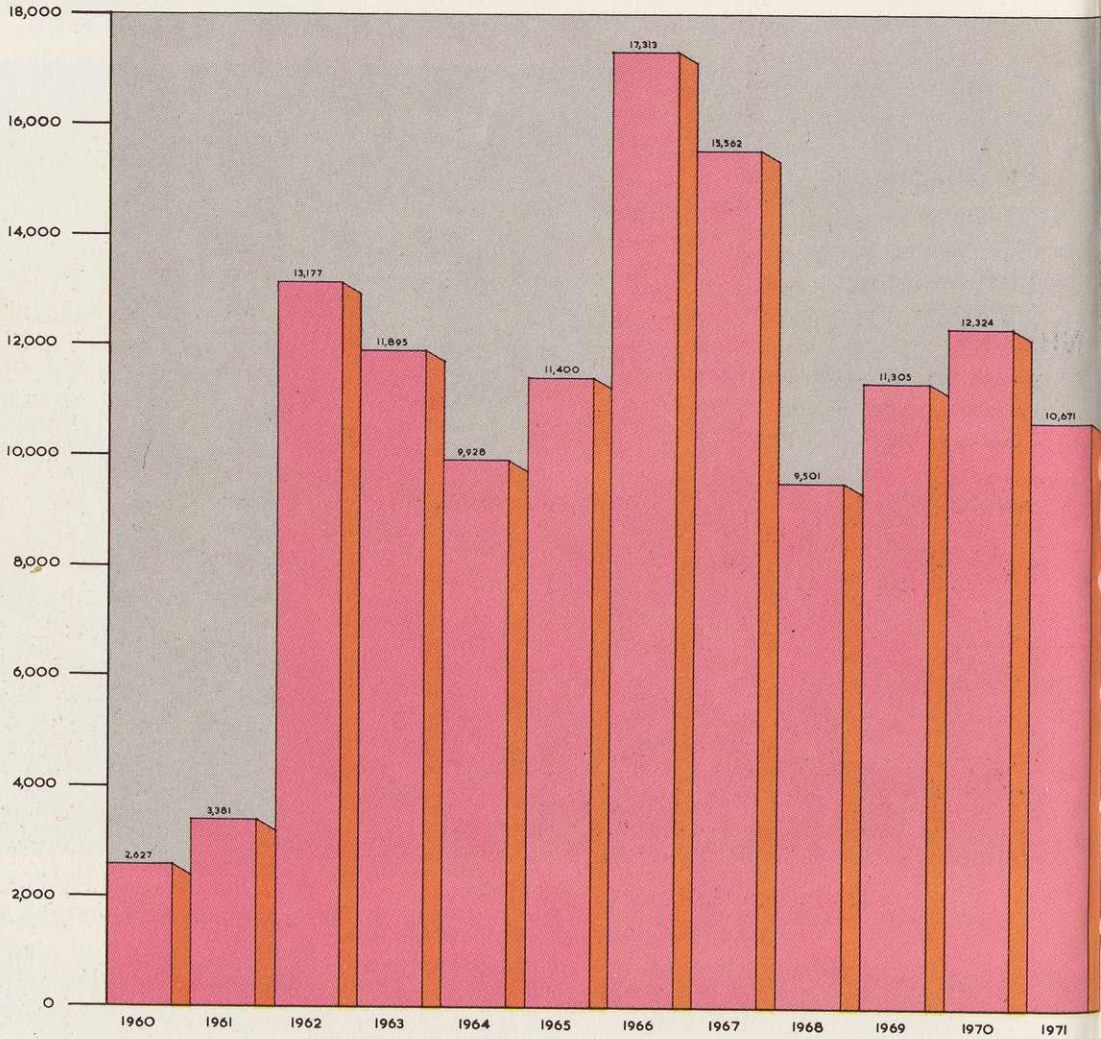
Towards the end of the year the Board announced its intention to extend the defects liability period from 6 to 12 months as from 1st January, 1972. During the defects liability period defects arising from workmanship and materials will be made good by the Board at its own expense. This liability does not, however, cover such things as clearing of sanitary chokes, rewashing of taps or changing of electrical fuses.

Hawkers

It is the Board's policy to contain hawkers in properly planned hawker centres and markets so that they can carry out

their business in clean and healthy surroundings. In new housing estates where hawker centres and markets have not yet been built, properly paved pitches are provided for hawkers pending the completion of permanent structures. To implement this policy effectively and to keep housing estates clean it is essential to exercise strict control over the hawkers. Unauthorised hawkers in the estates take away business from stallholders in the markets and hawker centres. They also litter the estates and cause obstruction on estate roads and carparks. A list of hawker stalls and pitches under the Board's management is shown in Appendix "B".

NEW APPLICATIONS TO RENT H.&D.B. FLATS



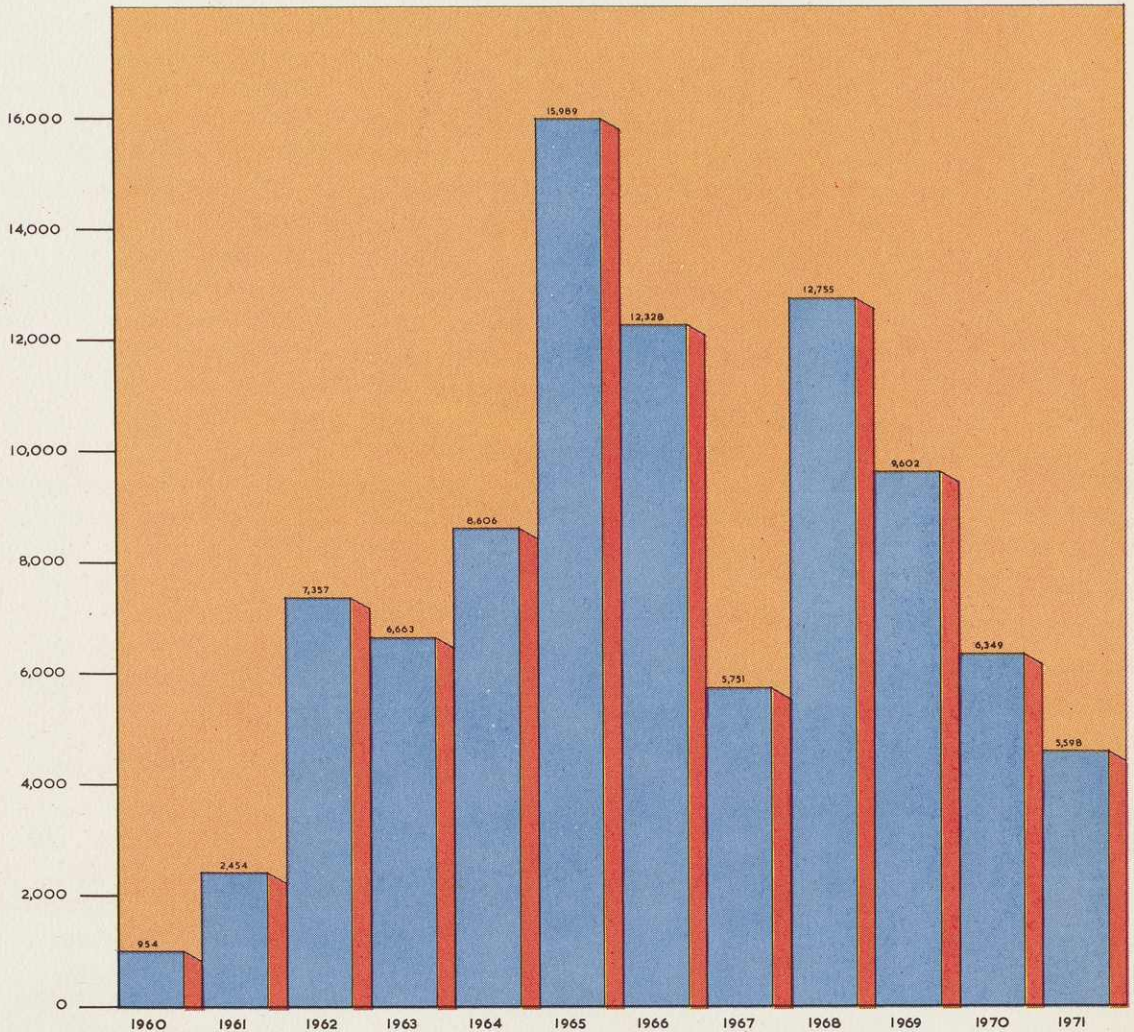
LETTINGS SECTION

The Lettings Section is in charge of applications for and lettings of flats, shops, offices and other business premises, and transfers of dwelling premises.

There were 21,214 applicants on the

waiting list to rent flats as at 31st December, 1971. This comprised 10,671 new registrations during the year, 17,511 outstanding cases brought forward at the beginning of the year, 531 reinstatements less 7,499 cases (including cancellations) settled during the year.

APPLICANTS HOUSED IN RENTED H.&D.B. FLATS



Of the 21,214 applications on the waiting list for Board accommodation, 10,698 were for one-room flats, 7,202 for two-room flats, 3,246 for three-room flats and 68 for four-room flats.

With the increasing popularity of the

'Home Ownership for the People' Scheme there was a noticeable decline in the number of new applications for rental accommodation. On the average 889 applications per month were received in 1971 as compared with 1,027 applications per month in 1970.

Transfers of Accommodation

There were 6,616 outstanding cases for transfers of accommodation as at 31st December, 1971. This comprised 2,786 new registrations during the year, 7,370 outstanding cases brought forward at the beginning of the year less 3,540 cases (including cancellations) settled. Of the outstanding cases, 73% requested for larger accommodation in popular localities.

In line with the Board's policy to improve the standard of public housing, 1-room semi-communal flats were being converted into 2-room standard self-contained flats in Bukit Ho Swee and St. Michael's Estates. The majority of the 904 families in Bukit Ho Swee and 816 families in St. Michael's Estates affected by the conversion scheme was given alternative accommodation in Kampong Tiong Bahru and Redhill/Henderson Estates, and in Kallang Basin respectively.

Tenants living in 362 units of 3-room terrace houses and 20 shops in Brickworks Estate were being rehoused in Alexandra/Bukit Merah localities to make way for redevelopment.

Rehousing of Fire Victims

During the year 91 families were made homeless by fire which gutted their homes. Of these, 81 families were rehoused by the Board (Appendix "C").

Shops

Shops are provided in housing estates for the convenience of residents. During the year 618 shops and other business premises were let out on the competitive tender system. There was keen competition by tradesmen for these

premises which were mainly service and retail shops.

The highest tenders are normally accepted. Where tenders other than the highest are accepted, the rationale is that a more comprehensive range of businesses should be provided for the benefit of residents in the estates.

55 units of light industrial shops were let out to local and foreign firms engaged in trades ranging from servicing of electrical appliances to printing and paper bag manufacturing. Located on the periphery of the estates these light industrial shops provide employment for a substantial number of residents in the vicinity.

8 units of single-storey warehouses in Kallang Basin, each with an area of 6,400 sq. ft.—the first of its kind built by the Board—were let out on the competitive tender system. These warehouses were taken up by firms for the storage of a selected range of goods.

SALES SECTION

Another 4,955 new flats were sold under the 'Home Ownership for the People' Scheme in 1971. In addition, 1,107 units of existing flats were sold to 'sitting' tenants bringing the total number of flats sold under the 'Home Ownership Scheme' since its introduction in 1964 to 37,216. Appendix "D" shows the number of flats sold in the various estates.

As at 31st December, 1971 there were 35,395 applicants on the waiting list to purchase flats under the 'Home Ownership' Scheme (Appendix "E") of which 20,305 were registered in 1971.

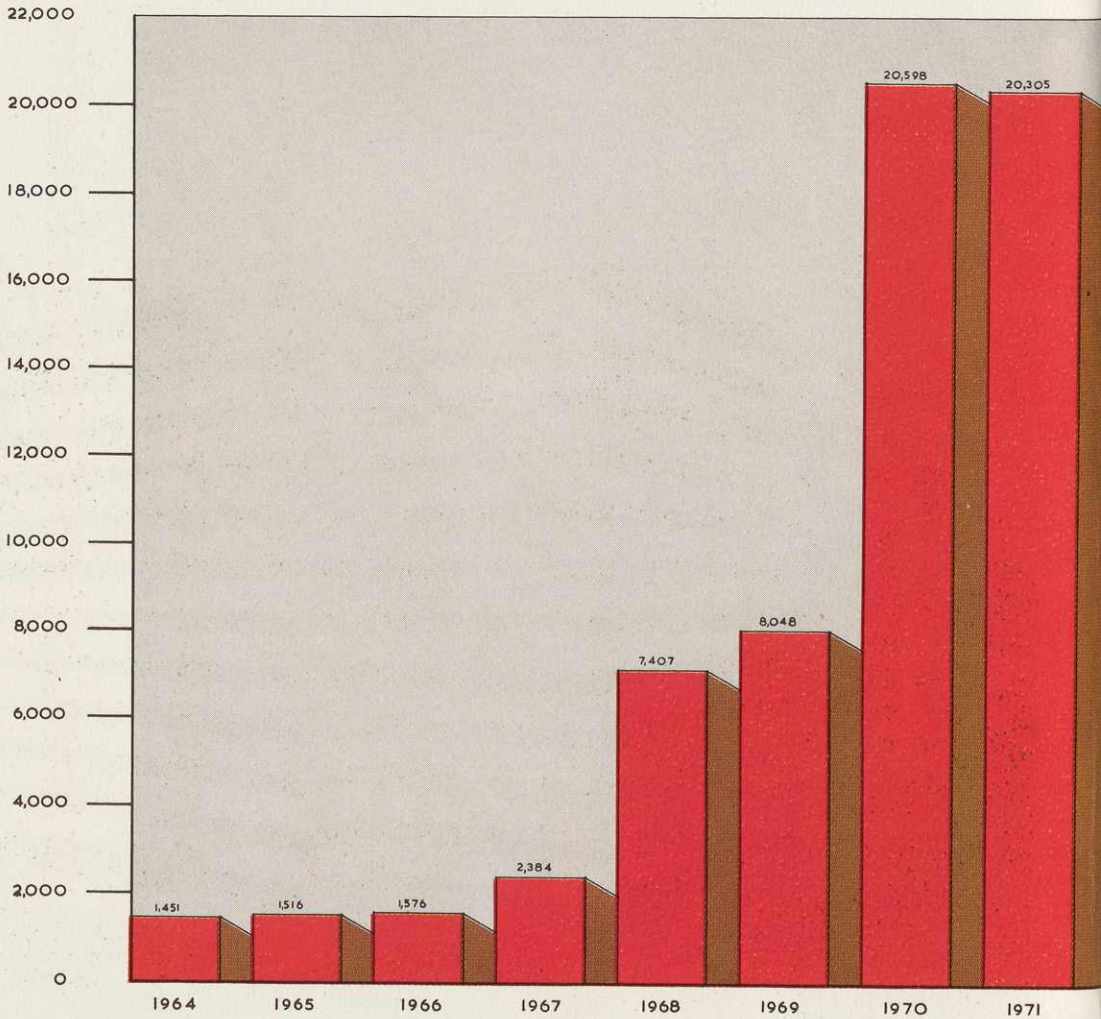
On 1st July, 1971 the family income limit for the purchase of flats under the

Another L-shaped 12-storey block of 3-room (Improved) flats. On the ground floor are 8 units of shops with living quarters on the first floor.



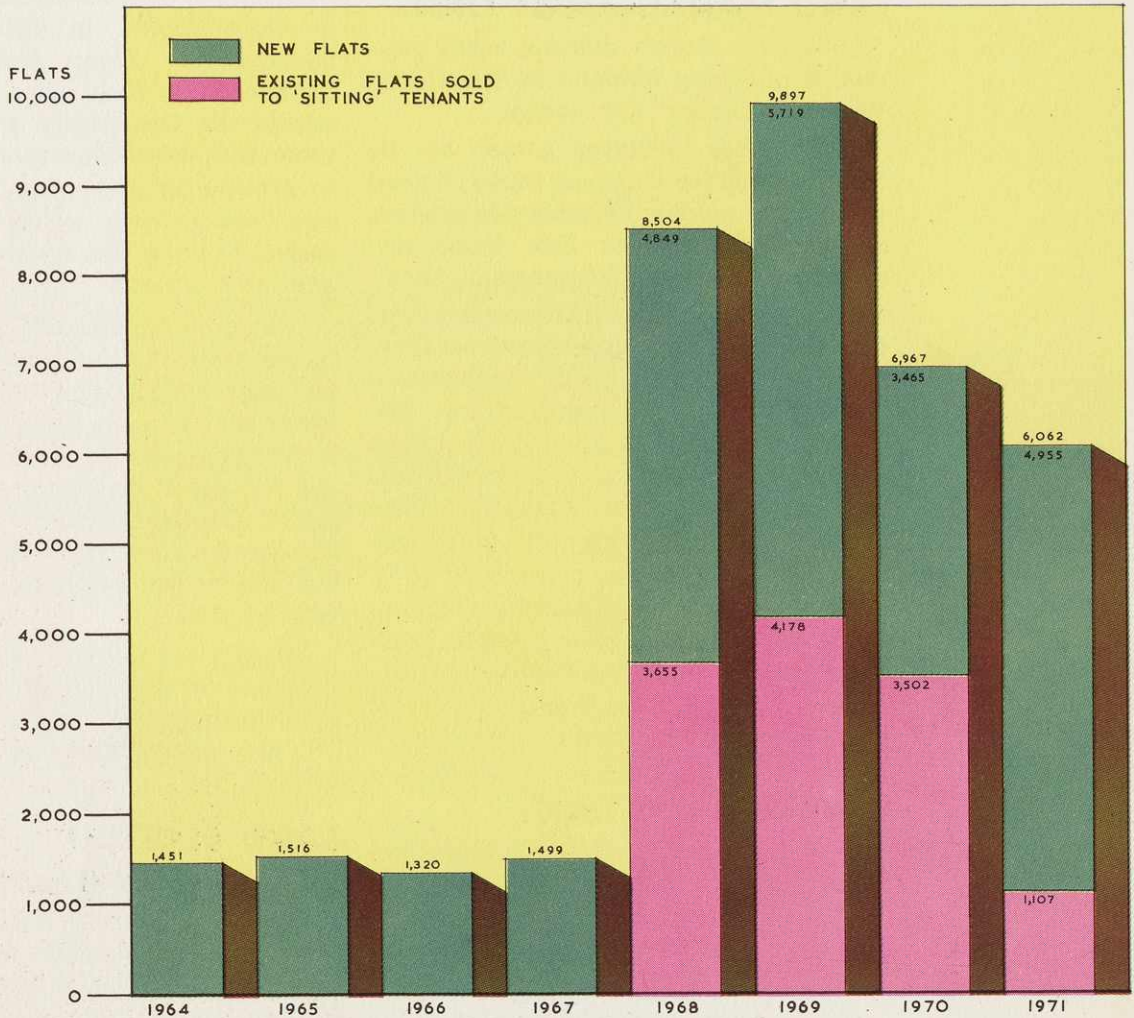
APPLICATIONS TO PURCHASE FLATS UNDER THE 'HOME OWNERSHIP FOR THE PEOPLE' SCHEME

NO. OF APPLICATIONS
REGISTERED



'Home Ownership' Scheme was raised to \$1,500 per month. Simultaneously, the Board announced the introduction of 5-room flats. Applicants with family incomes between \$1,201 and \$1,500 per month can only register for the

FLATS SOLD UNDER THE 'HOME OWNERSHIP FOR THE PEOPLE' SCHEME



FLATS SOLD UNDER THE 'HOME OWNERSHIP FOR THE PEOPLE' SCHEME AS AT 31.12.71 : 37,216

purchase of 5-room flats. As at 31st December, 1971 there were 3,293 applicants on the waiting list to purchase 5-room flats of whom 773 were in the \$1,201 to \$1,500 per month income bracket.

BASES ECONOMIC CONVERSION DEPARTMENT LAND MANAGEMENT UNIT

With the British pull-out many properties occupied formerly by the British War Department fell vacant.

Meanwhile, a survey carried out by the Economic Development Board showed that a large number of Malaysian workers employed in factories here found difficulty in finding their own accommodation.

A special unit was subsequently formed by the Board- the Bases Economic Conversion Department Land Management Unit- to let out the former British War Department's properties to industrial firms through the Economic Development Board for housing Malaysian workers in local industries and to manage these properties.

So far the Unit has taken over 1,271 units of properties in Kampong O'Carroll Scott, Savoy Lines, Clementi Estate, Telok Paku Estate and Marlborough Lines. These properties range from single-storey terrace houses to 2-storey dormitories.

LANDSCAPING UNIT

The Landscaping Unit is responsible for the cultivation of plants in the Board's nurseries and supply of plants for landscaping and planting works in the housing estates.

On National Tree Planting Day, 7th November, 1971, the concerted efforts by Area Offices, in conjunction with Members of Parliament and Citizens' Consultative Committees, resulted in some 2,000 trees being planted in the housing estates.

The two nurseries at Queensway and Kay Siang Road supplied 150,000 plants and trees during the year to housing

estates and Board establishments. The Queensway Nursery is making way for the extension of the existing Japanese Garden in Queenstown. In view of this the 6½-acre Kay Siang Nursery will be increased to 13¼ acres utilising land beside the Queensway Remand Prison. When completed this extension is expected to provide an additional 200,000 plants and trees annually mainly for use in the Bedok/Tanjong Rhu Reclamation scheme and other projects.

Extensive landscaping was carried out to beautify the housing estates. This included landscaped grounds at the 'Y' Block at Toa Payoh, children's playground at Circuit Road, MacPherson Estate, and the frontage of the market at St. Michael's Road. Decorative plants were also provided in the National Development Building and at balloting ceremonies for the sale of flats.

During the dry spell in the middle of the year constant efforts were made to maintain greenery in the estates using effluent water from sewerage plants

LAND SECTION

Alienation of Board Land

To date 27 sites in Board estates have been leased out by tender to oil companies for the construction of petrol kiosks and service stations. The total revenue obtained from these sales amounted to \$10,174,935.

Three other sites covering a total area of approximately 25 acres were leased out by the Board during the year for the establishment of light industrial factories. The Board also leased out 2 religious sites covering a total of approximately 2 acres and a 3-acre quarry site. The total premium for these fetched \$5,135,130.

A beautifully landscaped area in Toa Payoh New Town.



Altogether there were 108 industrial sites under management which included the issue of Building Agreements, Leases, action taken on assignments and passing of plans for alterations and additions.

The Board also managed a 7-storey flatted factory at Indus Road and 8 single-storey warehouses at Geylang Bahru, Kallang Basin.

Land Acquisition

During the year a total of 203 lots covering an area of approximately 526 acres was acquired by the Board for development schemes. The total compensation paid amounted to \$13,591,774. Details of these lands are shown in Appendix "F". In addition, 156 lots covering approximately 1,252 acres, as shown in Appendix "G", were gazetted for compulsory acquisition.

During the year the Board acquired a 158-acre site at Resettlement Area 112 for defence purposes.

Land at Upper Serangoon Road/Tampines Road would be acquired for a housing estate to rehouse families affected by the Airport Extension Scheme.

Perserverance Estate covering approximately 900 acres would also be acquired for development purposes.

LEGAL UNIT

The Legal Unit deals with legal matters in estate management which include tenancy matters, sale of flats, acquisition, industrial leases and ancillary matters.

Tenancy Matters

The Legal Unit drafts tenancy agreements and advises on problems presented by its tenants.

Cases of breach of terms of Tenancy or Sales Agreement by residents (e.g. non-payment of rent, assignment, sub-letting or parting with possession of premises, causing annoyance to neighbours, and change of use of premises without Board's consent) are referred by Area Offices to the Legal Unit to proceed with legal action as a measure of last resort.

627 cases were referred to the Legal Unit for action in 1971. Of these 231 District Court Summonses and 2 High Court Summonses were issued, 132 District Court Judgements, 1 High Court Judgement and 48 District Court Writs of Possession were obtained and 23 District Court Writs of Possession and 1 High Court Writ of Possession were executed. 67 cases altogether were still pending. The rest were settled out of Court.

Sale of Flats

On receipt of Titles from the State, the Legal Unit issues Leases and Mortgages to purchasers of Board accommodation. In accordance with the Land Titles Act these legal documents are processed, executed, stamped and registered with the Registrar of Titles.

In 1971 7,455 Leases and 6,386 Mortgages were registered with the Registrar of Titles.

The Legal Unit also approves draft Transfer documents and Instruments of Discharge relating to Board dwellings prepared by solicitors on behalf of purchasers of these premises. 562 Instruments of Discharge and 174 Transfer documents were handled by the Unit during the year.

Where a Lessee breaches the terms and conditions of a Sales Agreement, Lease or Mortgage (e.g. by defaulting in payment of loan instalments or by assignment of the premises or by infringing other covenants or conditions) the case is referred to the Legal Unit for commencement of legal proceedings, usually with a view to the recovery of possession of the premises involved.

168 cases were referred to the Unit for legal action in 1971. Of these four High Court Judgements and one Writ of Possession were obtained during the same year, eighty-two cases were still pending, and the remaining cases were settled out of Court.

Acquisition Matters

All legal problems connected with acquisition proceedings by the Board's Acquisition Teams were directed to the Legal Unit.

Industrial Premises and Other Properties

The Legal Unit handles legal matters encountered in the management of the Board's 108 industrial premises, factories and other properties. These include the drafting of building agreements, leases, assignments and licences and the rendering of advice on proposed amendments to these documents.

Ancillary Matters

Besides drafting tenancy agreements, the Legal Unit also drafts sales agreements and other contracts.

STAFF TRAINING SCHEME

Professionally qualified personnel have always been the keynote in estate and land management. In 1966 a training scheme for officers in estate and land management was introduced. 4 Trainee Estates Officers/Valuers successfully completed their professional examinations in 1971 bringing the total number of officers who have completed their professional examinations under this scheme to eight. In addition 17 Trainee Estates Officers/Valuers have completed either the First

or the Intermediate Examinations held during the year.

To date there are 42 Trainee Estates Officers/Valuers who, in addition to being prepared for professional examinations, would be trained in the practical aspects of valuation and estate management. This group of Trainee Officers would form the core of suitably qualified officers in housing management and valuation to serve the Board.

ESTATE MANAGEMENT

Units Under Management During 1971

Properties	Units as at 31.12.70	Units taken over in 1971	Units Withdrawn		Units as at 31.12.71
			Reverted or Pending Demolition	Under Conversion	
Dwellings					
1-room	40,781	4,016	1,720	—	43,077
2-room	28,983	1,986	252	—	30,717
3-room	45,992	4,254	564	—	49,682
4-room	2,744	446	—	—	3,190
5-room	44	—	—	—	44
Shops					
Cum dwelling	2,209	434	28	—	2,615
Lock-up	1,579	36	53	—	1,562
Miscellaneous					
Hawker Stalls	4,185	509	—	636	4,058
Hawker Pitches	1,172	377	242	—	1,307
Parking Lots	1,364	583	—	—	1,947
Land Tenancies	1,465	—	266	—	1,199
Bus Bays	—	217	—	—	217
Others (kiosks, offices, etc.)	403	31	—	—	434
Total	130,921	12,889	3,125	636	140,049

SUMMARY

Period	Dwellings	Shops	Misc.	Total
Units as at 31.12.70	118,544	3,788	8,589	130,921
Units taken over in 1971	10,702	470	1,717	12,889
	129,246	4,258	10,306	143,810
Units reverted or pending demolition or under conversion in 1971	2,536	81	1,144	3,761
Units as at 31.12.71	126,710	4,177	9,162	140,049

Hawker Centres And Pitches Under Management In 1971

No.	Hawker Centres	Location	No. of Stalls
1.	Bukit Ban Kee P.S.I.C.5	Jalan Kukoh, Block 1	153
2.	Bukit Ho Swee Ph. 3 C. 9	Havelock Road, Block 50	123
3.	Bukit Ho Swee Ph. 3 C.11	Havelock Road	38
4.	Bukit Merah Redev. C.7	Redhill Lane, Block 79	270
5.	Kallang Basin N.1 Ph.2 C.6	Bendemeer Road, Block 29	288
6.	Kampong Tiong Bahru (Bal.) C.2	Jalan Membina	10
7.	Kampong Tiong Bahru (Bal.) C.8	Kim Tian Road, Block 121	168
8.	Kim Tian Road/Tiong Bahru Rd.	Tiong Bahru Road	31
9.	MacPherson Estate Cooked Food Centre	Circuit Road, Blocks 79 and 79A	148
10.	MacPherson South Ext. C.2	MacPherson Lane, Block 84	168
11.	MacPherson South (Bal.) C.19	Circuit Road, Blocks 80 and 89	440
12.	Outram Road C.1	Outram Park	20
13.	Princess Elizabeth Park Estate	Hillview Avenue	52
14.	Queenstown N.2 Ext. C.2	Commonwealth Avenue	86
15.	Queenstown N.3	Commonwealth Crescent, Blocks 119/125	92
16.	Queenstown N.4 Ph.2 C3.	Commonwealth Drive	76
17.	Queenstown N.6 C.10	Mei Ling Street, Block 159	305
18.	Redhill Estate (Bal.) C.9	Lengkok Bahru	162
19.	Tanjong Rhu/Mountbatten Rd.	Jalan Batu	166
20.	Tiong Bahru Estate	Lim Liak Street	74
21.	Toa Payoh N.1 C.7	Lorong 7, Toa Payoh, Blocks 22 A/D	80
22.	Toa Payoh N.1 C.7A	Lorong 7, Toa Payoh, Block 22	132
23.	Toa Payoh N.1 C.9	Kim Keat Avenue, Blocks 64/66	146
24.	Toa Payoh N.2 C.4A	Lorong 5, Toa Payoh, Block 75	36
25.	Toa Payoh N.2 C.10	Lorong 4, Toa Payoh, Block 74	162
26.	Toa Payoh N.3 C.2	Lorong 4, Toa Payoh, Block 93	162
27.	Toa Payoh N.4 C.7	Lorong 1, Toa Payoh, Block 127	210
28.	Toa Payoh N.4 C.7A	Lorong 1, Toa Payoh, Blocks 131/135	64
29.	Upp. Aljunied Road Redev. C.3	Upp. Aljunied Lane, Block 9	168
30.	Upp. Changi Road Estate	Jalan Chai Chee	28
Total			4,058

(Cont'd)

Hawker Centres And Pitches Under Management In 1971

No.	Hawker Pitches	Location	No. of Stalls
1.	Brickworks Estate	Brickworks Estate beside Block 20	240
2.	Bukit Ban Kee P.S.I. C.5	Jalan Kukoh Car Park	55
3.	Bukit Ho Swee Estate	Beo Crescent Concourse	162
			(1st shift) 79
			(2nd shift) 85
4.	Bukit Merah Redev. C.7	Redhill Lane, Block 79 Concourse	85
5.	Cambridge Road	Cambridge Road Back/Side Lane	143
6.	Delta Estate	Havelock Road	71
7.	Kampong Tiong Bahru Bal. C.7	Gagak Selari Barat Market Concourse	42
8.	Kallang Estate	Car Park at Blocks 46 and 77	100
9.	Kampong Silat Estate	Silat Square	44
10.	Princess Estate	Strathmore Avenue	32
11.	St. Michael's Estate	St. Michael's Market Concourse	80
12.	Tanjong Rhu/Mountbatten Rd.	Jalan Batu Market Concourse	154
13.	Toa Payoh Town Centre	Bus terminus	20
Total			1,307

Number Of Cases Of Fire Victims In 1971

Fire Site	Number Registered	Number Rehoused	Number Cancelled	Outstanding Cases
203A Yio Chu Kang Road	2	2	—	—
Haig Road	43	40	3	—
50A Sago Lane	2	2	—	—
Syed Alwi Road	32	28	—	4
682A North Bridge Road	2	2	—	—
14A Jalan Siput	4	4	—	—
494A MacPherson Road	2	2	—	—
37 Zehnder Road	4	1	—	3
Total	91	81	3	7

**Flats Sold Under The 'Home Ownership For The People' Scheme
As At 31st December, 1971**

Estates	1-Room		2-Room		3-Room				4-Room			Total
	Imp.	Std.	Imp.	Std.	Imp.	Point Block	Terrace House	Imp.	Point Block	Terrace House		
Toa Payoh	—	160	30	391	10,503	—	—	—	—	—	11,084	
Queenstown	—	1,063	—	5,422	3,085	342	58	—	114	36	10,120	
Alexandra Hill	—	—	—	203	—	—	—	—	—	—	203	
Bukit Ho Swee	452	453	—	2,405	—	—	—	—	—	—	3,310	
Chin Swee Road	—	—	192	—	44	—	—	—	—	—	236	
Geylang Serai	—	387	—	98	—	—	—	1	—	—	486	
Henderson Crescent	—	—	—	—	—	—	—	471	—	—	471	
Kallang Basin	—	—	—	—	989	138	—	—	46	—	1,173	
Kallang/Tg. Rhu	—	291	—	1,038	—	—	—	—	—	—	1,329	
Kampong Tg. Bahru	—	3	—	728	120	—	—	30	—	—	881	
Kitchener Road/ Syed Alwi Road	—	—	—	—	—	132	—	—	43	—	175	
MacPherson	—	365	—	4,001	180	—	—	54	—	—	4,600	
Outram Park	—	—	8	—	5	—	—	280	—	—	293	
Prinsep Street	—	—	—	—	81	—	—	—	—	—	81	
Redhill/Henderson	232	94	—	656	913	—	—	—	—	—	1,895	
St. Michael's	—	—	—	689	—	—	108	—	—	—	797	
Siglap Fire Site	—	82	—	—	—	—	—	—	—	—	82	
Total	684	2,898	230	15,631	15,920	612	166	836	203	36	37,216	

**Number Of Applicants On Waiting List To Purchase Flats
As At 31st December, 1971**

Estates	1-Room	2-Room	3-Room	4-Room	5-Room	Total
Toa Payoh	—	16	5,618	1,055	408	7,097
Queenstown	—	111	3,209	1,717	20	5,057
Beach Road	—	—	79	30	104	213
Bedok	—	—	62	133	—	195
Brickworks	—	—	53	4	—	57
Chin Swee Road	—	3	21	233	—	257
Convent Garden	—	—	391	194	55	640
Delta/Bt. Ho Swee	5	62	968	73	—	1,108
Farrer Road	—	—	585	1,649	1,290	3,524
Geylang Serai	—	21	23	—	—	44
Haig Road	—	—	8	4	—	12
Jalan Chai Chee	—	—	810	82	—	892
Katong/Marine Parade	—	—	332	561	759	1,652
Kg. Tiong Bahru	—	—	278	30	—	308
Kallang/Tg. Rhu	—	49	23	109	—	181
Kallang Basin	—	—	2,284	667	113	3,064
MacPherson	—	45	2,245	99	—	2,389
Maude Rd./Kitchener Rd./ Syed Alwi Rd.	—	—	50	39	—	89
Moulmein Road	—	—	—	285	—	285
Opera/Siglap	—	15	3	3	—	21
Outram Road	—	1	10	43	—	54
Prinsep Street	—	—	16	—	—	16
Redhill/Henderson	—	8	3,296	667	—	3,971
Sago Lane	—	—	84	5	—	89
St. Michael's	—	—	97	—	—	97
Tampines	—	—	10	—	—	10
Telok Blangah	—	—	916	517	379	1,812
Upper Thomson Road	—	—	43	44	—	87
Upper Pickering St./ Ellenborough/Teo Chew St.	—	—	10	69	—	79
Upper Changi/Bedok	—	—	—	—	137	137
Victoria Street	—	—	17	—	—	17
Whampoa Road	—	—	1,047	786	—	1,833
Woodlands	—	—	55	25	28	108
Total	5	331	22,643	9,123	3,293	35,395

Land Acquired And Possession Taken In 1971

No.	Locality	Date of Gazette Notification	No. of Lots	Area in sq. ft.
1.	Land bounded by Kallang Road/ Crawford Street/ Rochore River	23.2.68	1	1,069
2.	Waterloo Street/Albert Street/ Queen Street/ Middle Road/ Back Lane	10.10.68	3	3,075
3.	Havelock Road/Outram Road/ Chancellor Road	28.2.69	5	12,120
4.	Tanjong Pagar Road/Craig Road	29.3.69	21	50,611
5.	Guillemard Road/Mountbatten Road	26.9.69	11	287,923
6.	South 7-Cross Street/Club Street/ Mohd. Ali Lane/Amoy Street	27.9.69	3	8,258
7.	New Bridge Road/Upper Hokien Street/ South Bridge Road/Upper Cross Street	27.9.69	8	10,162
8.	Land bounded by North Bridge Road/ Bain Street/Victoria Street/Middle Road	29.9.69	3	3,483
9.	Blanco Court-Victoria Street/Arab Street/ North Bridge Road/Rochore Road	29.10.69	4	4,123
10.	Precinct South II (Wayang Street/ Teo Chew Street, etc.)	7.11.69	16	17,861
11.	Precinct South V-(Sago Street/ Banda Street, etc.)	8.12.69	50	48,687
12.	North Bridge Road/Carver Street	20.1.70	6	5,644
13.	Manila Street/Queen Street/ Middle Road/Victoria Street	20.1.70	4	4,159
14.	Bukit Timah Fire Site	5.2.70	3	299,517
15.	Land at North Boat Quay/ Hallpike Street/High Street	20.2.70	14	61,396
16.	Land at 12½ m.s. Chua Chu Kang Road (Resettlement Area 112)	6.3.70	2	6,904,805
17.	Extension of Hillview Avenue	28.5.70	2	1,049,523
18.	Lorong Krishna-Bencoolen Street/ Middle Road/Waterloo Street/Backlane	13.6.70	9	9,819
19.	Paya Lebar Road	27.7.70	1	62,105
20.	Land at Upper Changi Road	27.7.70	22	11,850,125
21.	Land at North Bridge Road/ North Boat Quay	27.7.70	2	14,567
22.	Waterloo Street	11.8.70	2	16,129
23.	Land at Toa Payoh	28.12.70	1	21,780
24.	Land at Farrer Road	27.2.71	4	998,956
25.	Upper Serangoon Road/Tampines Road	4.9.71	6	1,163,176
Total			203	22,909,073 or 526 acres

Land Gazetted For Compulsory Acquisition In 1971

No.	Locality	Date of Gazette Notification	Purpose of Acquisition	No. of Lots	Area in sq. ft.
1.	Perseverance Estate—Phase I	2. 2.71	Airport Extension and General Development	11	23,479,532
2.	Land at Farrer Road	27. 2.71	Public Housing	4	998,956
3.	Land bounded by Boon Tat St./Amoy St./Telok Ayer St.	7. 4.71	Urban Renewal Development	10	9,295
4.	Land at Upper Thomson Road	27. 7.71	Public Housing	31	8,811,014
5.	Land bounded by South Bridge Road/Upper Circular Road/Singapore River	27. 7.71	Urban Renewal Development	17	37,211
6.	Land at 6 $\frac{3}{4}$ m.s. Upper Serangoon Road/6 $\frac{3}{4}$ m.s. Tampines Road	4. 9.71	Public Housing	7	2,806,500
7.	Land at 11 m.s. Chua Chu Kang Road	4. 9.71	Public Housing	8	2,513,995
8.	Perseverance Estate—Phase II	20. 9.71	General Development	7	15,657,917
9.	Tanjong Katong Road/Haig Road Fire Site	12.10.71	Public Housing	4	167,632
10.	Land bounded by Rochore Road/Queen Street/Albert St.	12.10.71	Urban Renewal Development	19	24,715
11.	Chulia Street/Raffles Place	24.11.71	Urban Renewal Development	2	4,075
12.	Hill Street	1.12.71	Urban Renewal Development	22	21,651
13.	Ann Siang Hill	23.12.71	Urban Renewal Development	14	21,850
Total				156	54,554,363 or 1,252 acres

URBAN RENEWAL

A significant step was taken during the year in the setting up of the Urban Renewal Steering Committee to guide and provide overall policies for the effective operation of the Urban Renewal Department.

Singapore is one of the first Asian cities to undertake slum clearance and urban renewal on a comprehensive scale. Three sales of urban renewal sites were launched to encourage maximum private participation by local and foreign investors in economically viable projects such as office buildings, shopping centres, hotels, entertainment buildings and housing.

The 44 sites sold would yield a record investment of \$474.7 Million and provide employment for 45,000 people.

Seven projects were fully completed and opened for business. They were the Overseas Union Shopping Centre, Multi-storey Carpark, Tong Fong Office Building, King's Hotel, Hotel Miramar, Singapore Wonderland Amusement Park, Supreme House Office/Shopping Complex and Selegie Road Shopping Complex.

5 other projects were partially completed and opened for business – Oasis Theatre Restaurant/Night-club, People's Park Complex, Hotel Merlin, Golden Mile Shopping Centre and Ocean Gardens Office/Shopping Building.

A further 4 projects would be completed and in operation by early 1971 while the remaining projects were in various stages of construction.

Above right:

Under the First Sale of Urban Renewal Sites for private development, emphasis was placed on the development of projects to help promote tourism in Singapore. Three hotel projects were sold to the private sector in Precinct South 1 at the Havelock Road location. Photograph shows two of the hotels which were completed—Hotel Miramar (left) and King's Hotel (right).

Below right:

Supreme House—a 13-storey shopping/office building with a multi-storey carpark in Penang Road. It was completed in August 1971 and most of the commercial spaces have been let out for business operation.



The lush greenery in Pearl's Hill Park blends with the network of pedestrian walk-ways linking the surrounding Urban Renewal Projects.



As these buildings were on their way to completion the department turned its attention to detailed planning to provide more open spaces, pedestrian walk-ways and greenery. Provision of such urban landscaping required the co-operation of private developers in co-ordinating their planning to conform with the overall objectives.

Pearl's Hill Park

An extensive piece of land covering Pearl's Hill in Precinct South I was landscaped and opened to the public during the year. Pearl's Hill Park was the most significant piece of greenery south of the Singapore River. The many matured trees, the lush bushes and greenery were retained to blend with a new network of pedestrian walk-ways, benches, shelters, and a man-made pond. The pedestrian walk-ways were linked with the surrounding Urban Renewal projects to provide convenient access for residents.

Raffles Quay

Another major open space for recreation purposes would be provided along Raffles Quay. This open space would be a welcome feature in the heart of the city. Construction of the park would begin in early 1972.

Public Housing and Other Projects

During the year 243 units of flats and shops were completed at Kitchener Road. These were used for relocation of areas affected by Urban Renewal.

Besides this project, the Department had six other projects under construction

during the year. They were Chin Swee Road Redevelopment, Pearl's Hill Terrace Redevelopment, Selegie Road (Phase 1 Contract 2B) Redevelopment, Ellenborough Market Redevelopment, Kreta Ayer Redevelopment and Colombo Court Redevelopment.

When completed by 1972 these projects would yield 1,770 units of flats and 195 units of shops, besides providing for office accommodation, hawker stalls, car parks, etc.

In the redevelopment of these projects new infrastructure and utility services such as roads, sewers, water mains, and electricity supply were also provided. These would link up with future developments throughout the Central Area.

Hawker Centres and Markets in the Central Area

The Urban Renewal Department was appointed as agent to the Ministry of Health to be responsible for the proper planning and building of adequate hawker centres and markets within the Central Area with the ultimate objective of achieving a long-term solution of getting all hawkers to trade inside proper licensed premises. This is a 5-year programme to build new permanent accommodation for some 15,000 full-time static hawkers, most of whom are located within the Central Area and would be affected by the renewal programmes.

Under the first phase of the programme the Department was involved in the planning and design of various projects including the construction of a 2-storey market/hawker centre at North Bridge Road to house 425 hawkers from Clyde

Terrace Market and hawkers from nearby Palembang Estate. Construction commenced in September and the market/hawker centre would be completed by the end of 1972.

A multi-storey cooked-food centre was planned for a site in Beach Road. Other hawker centres similar in design and environmental treatment as those of the Satay Club stalls at the Esplanade would be built at North Boat Quay and Boat Quay. Construction work would begin in early 1972 when the sites would be cleared of encumbrances.

Plans to rehabilitate and convert the Telok Ayer Market into a major eating centre were finalised and work would commence in early 1972.

A 2-storey cooked-food centre with 120 stalls would be built at the former Sheep Abattoir site in Jalan Besar.

Preservation and Rehabilitation of Buildings

The Department also undertakes the preservation and rehabilitation of buildings with architectural and historical interests. Examples of preservation work include the Tudor Court at Tanglin Road and the Telok Ayer Market Rehabilitation Scheme.

United Nations Sub-Project

This United Nations Development Programme (Special Fund Project) entailed the preparation of a detailed plan for the Central Area as part of the long range overall island-wide plan. Now in its second year, this two-year project would give positive detailed guides and strategies for comprehensive redevelopment of the Central Area.

An Architect Planner joined the project

in 1971 to strengthen the two United Nations experts attached to the Department earlier in 1970.

Further, during the year the project had two United Nations short-term consultants on Urban Economics and Urban Management.

It was anticipated that the project would be completed towards mid-1972.

AGENCY WORK

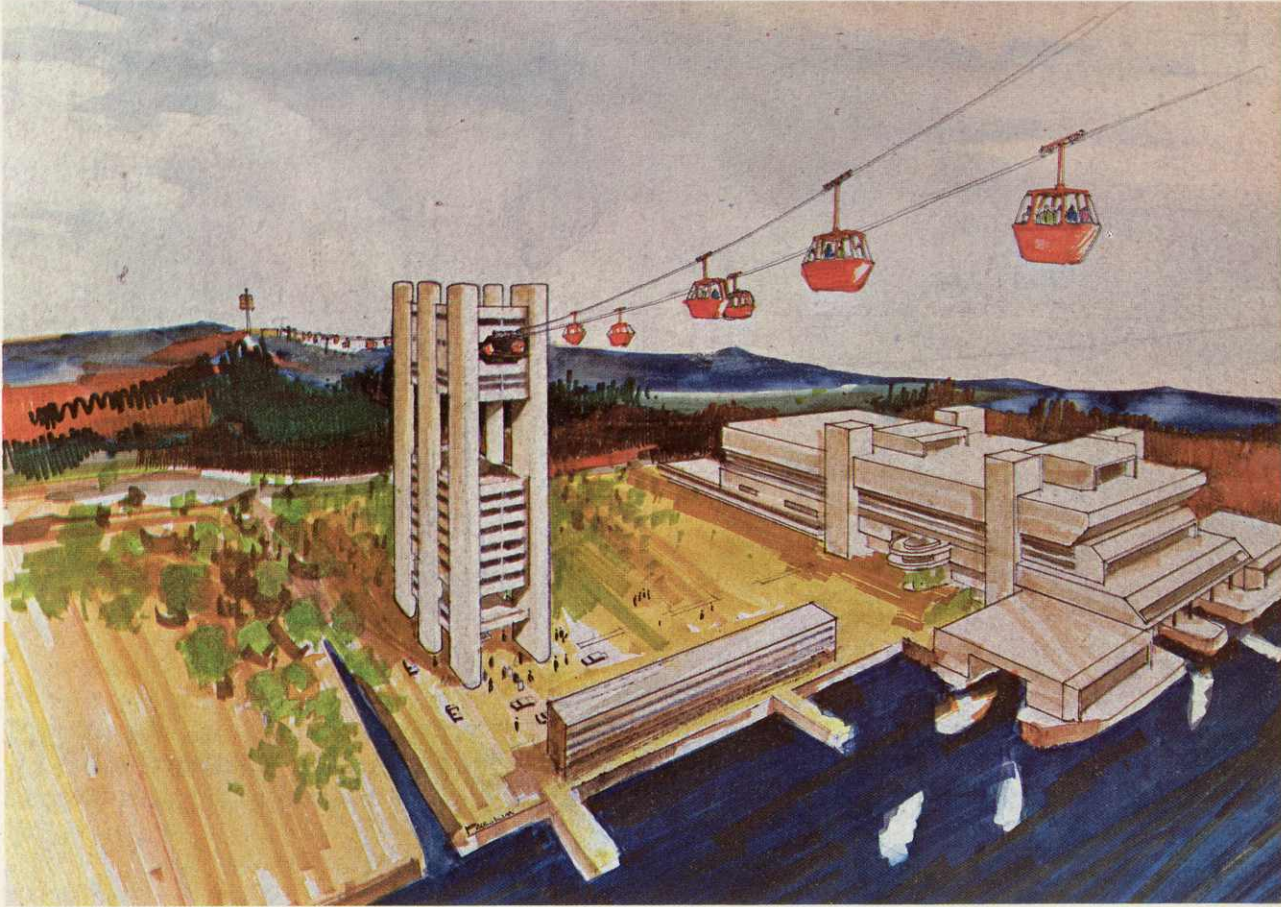
Under the Urban Renewal programme the Department also carried out agency work for several development projects.

These range from master planning of fairly large areas for further decision making, to architectural work involving physical construction. These agency works include Raffles International Centre, Marine Terminal, Sentosa Tourist Complex, Cable Car System, Raffles Landing project, the Merlion Monument, several Hawker Centres and development of specialised buildings and tourist projects in various parts of the island.

Raffles International Centre

The Urban Renewal Department acted as development co-ordinator and architect with the firm of I.M. Pei and Partners as architectural consultants for the Raffles International Centre, one of the largest city centre development projects in Singapore. Plans for Phase I covering some 8½ acres at the existing Raffles Institution site were being finalised. Extensive soil test of the site was carried out. Earthwork excavation at the site would commence as soon as the new Raffles Institution under construction at Grange Road was completed in early 1972.

The proposed Cable Car Station at Jardine Steps. The Cable Car System links Mt. Faber to Sentosa. On the right is the proposed Marine Terminal.



Phase I development would provide most of the infrastructure and facilities for the subsequent phases such as a large shopping centre, offices, restaurants and a Convention Centre with a major underground carparking station which would eventually link up with the Republic's proposed mass rapid transit system. A hotel tower commanding the best views of the water-front and the city was also planned.

Marine Terminal

The project was initiated by the De-

partment in conjunction with tourist development in Sentosa. The main objective was to provide a large parking station and ferry terminus that would serve as a springboard to Sentosa. Supporting facilities such as shops, restaurants and offices were incorporated into the design. It would also be the launching pad for the World Trade Centre to be developed on the land adjacent to this development. The project was undertaken by the Port of Singapore Authority. Work on the foundations and wharf commenced in December, 1971

and the project would be completed in 1975.

Sentosa

The Department assumed responsibility for the overall planning and co-ordination of the development of Sentosa, pending the formation of the Sentosa Development Corporation.

During the year, a Satellite Checking Station was completed and in operation. An 18-hole golf course was near completion. Construction of the beach lagoon enclosing a three-quarter mile stretch of sandy beach and involving the creation of landscaped artificial islands was in progress.

The Department was co-ordinating the supply of essential utility services on the island to cater for future public and private developments.

To complement the cable car system various infrastructural projects were put to the drawing board. It was expected that the private sector would participate in some of these priority projects which have crowd drawing potential.

Cable Car System

The cable car system was first conceived by the Department in its Master Plan for tourist projects for mainland Singapore and Sentosa. It would be the first of its kind in this part of the world and would provide tourists with a breathtaking view of Singapore. The project, to be undertaken by the Singapore Cable Car Private Limited, would require the installation of a gondola type cable car system spanning Mount Faber, Jardine Steps and Sentosa—a distance of 1.1 miles.

The design would require the construction of three passenger stations and two tower supports. The unique feature would be the construction of a sky-station at Jardine Steps at a height of 220 ft above sea level. A Swiss firm was awarded the contract for the supply and installation of the machinery and equipment. The Department was co-ordinating and finalising the design for the stations and towers while the Port of Singapore Authority provided the engineering services. Work would start soon and the system would be in operation in mid-1973.

P.S.A. Container Port Terminal at East Lagoon

This project was commissioned by the Port of Singapore Authority in the later part of the year. The first phase would consist of a main 4-storey building with a floor area of 48,000 sq. ft. Its ancillaries include a cat-walk and control booth, a large surface car-park and landscaping. Provision would be made for expansion of the main building. This \$1½ Million project would be completed by the end of 1972.

Tourist Projects

The Department continued to play a major role in the planning and development of tourist projects. Two sites were sold to private developers at Nicoll Drive and Pasir Panjang for the development of tourist and entertainment facilities.

The Raffles Landing Project and the Merlion Monument were amongst the tourist projects undertaken by the Department in 1971.

RESETTLEMENT

The Resettlement Department is responsible for the clearance of all State Land and lands vested in the State required for public development such as low-cost housing, urban redevelopment, industrial development, roads, sewers and drains, water schemes and airport extension.

New Resettlement Policy

The rapid pace of development in public housing, urban renewal, road system, port activities, airport extension, industrialization and water-storage facilities has caused dislocation and in some cases hardship to those who have to be resettled.

In view of Singapore's stronger economic position the resettlement policy and the compensation rates which have been in existence since 1964 was re-examined.

Under the revised system enhanced rates of compensation and ex-gratia payments were given to people who have to make way for development. This system came into effect on 1st July, 1971.

The revised policy offered increased ex-gratia compensation to displaced squatters by raising the rates to 100% and 50% over the 1964 rates for farmers and residential squatters respectively. It also introduced a Cash Grant of \$7,800 to farmers as an inducement to them to find their own accommodation; 8 years' rental compensation to shopkeepers in occupation of Rent-Controlled and State Reverted Properties; a standard rental subsidy at the rate of \$15 per month per case for a period of three years to residential families or reduced deposit of \$100 for affected residents who wished to purchase flats under the "Home Ownership" Scheme.

Appendix "A" contains detailed information with regard to resettlement benefits to squatters of various categories offered under the revised policy.

The Year's Operation

At the beginning of the year 282 sites were listed for priority clearance. During the year developing authorities requested the clearance of another 53 sites. Of these 33 were completely cleared of squatters and released to the requesting authorities, leaving a total of 302 sites still in the list for active clearance. Details of the sites cleared are shown in Appendix "B".

During the year 3,882 squatter families comprising 99 farmers, 3,374 residential families, 187 shops, 35 industries and 187 others were cleared and 1,464 squatter structures demolished. Total compensation paid to these resettlement cases amounted to \$5.5M.

Statistical returns in Appendix "C" show the breakdown of the 3,882 squatters cleared in 1971 and the scheme of resettlement they opted for. Appendix "D" contains yearly statistical returns with regard to the number of squatters cleared and compensation paid since 1960.

During the year clearance efforts were concentrated on specific areas so that the supply of suitable alternative accommodation could be effectively utilized to release the land completely free of squatter encumbrance for immediate redevelopment.

PROGRESS REVIEW OF SITES FOR MAJOR PROJECTS

Public Housing

Covent Garden, bounded by Havelock Road, Kim Seng Road and Ganges Avenue,

was cleared of 590 squatter families and 13 shops and released for public housing. Several attempts made by the former Singapore Improvement Trust to clear this squatter colony for public development failed to materialize. In 1968 the Board commenced clearance action and the last batch of squatters was cleared by the first quarter of the year.

Land at Telok Blangah New Town was cleared of squatters for the proposed 40-acre Neighbourhood I development for public housing.

In the proposed Woodlands New Town a small group of squatters was cleared during the year for immediate earthworks while clearance of the remaining squatters under the Stage I development was postponed to a later date in view of the non-availability of alternative accommodation in the adjoining area for their relocation.

Some 200 squatters along Braddell Road adjoining the Potong Pasir area would also be affected by clearance for the extension of Toa Payoh New Town.

A census survey of squatters in MacPherson (South) bounded by Aljunied Road, Sims Avenue, Paya Lebar Road and the newly constructed Middle Ring Road showed there were some 1,400 squatter huts accommodating approximately 3,500 squatter families, 140 shops and 80 industrial shops in this slum area. Clearance action was initiated on some 600 families squatting on State Land on the Sims Avenue site to enable the commencement of engineering earthworks by the Board.

Phase IV of the East Coast Reclamation Scheme required the clearance of 378 squatter families on 400 acres of land adjoining Kampong Chai Chee, off Upper

An elongated curved building in Kallang Basin, Neighbourhood I. In the foreground are dilapidated huts which will be demolished to make way for public housing.



Changi Road. By the end of the year some 190 families were cleared from the area and approximately 150 acres of land were released for excavation works. It is estimated that the whole site could be completely cleared in mid 1972.

Urban Renewal

Clearance for Urban Renewal projects was concentrated in the North and South Precincts. In spite of the shortage of suitable alternative accommodation in the Central Area for relocation purposes the Department managed to release a site at Swatow Street in the North Precinct for public housing and the proposed Kampong Glam Community Centre.

In the North Precinct census surveys were taken of residents living in North Precinct II bounded by Victoria Street, Arab Street, Rochore Canal Road and Rochor Road, and in North Precinct III, bounded by North Bridge Road, Rochor Road, Beach Road and Arab Street. There are some 1,000 residents in North Precinct II and 1,500 in North Precinct III.

In the South Precinct action was taken to clear the residents occupying dilapidated premises at Havelock Road/Park Road/Bolo Street opposite the Ministry of Labour's office. This site was earmarked for building of Subordinate Law Courts Complex. At the end of the year clearance was completed except for 4 shops which would be relocated soon. The site would then be released to the developing authority in early 1972.

Pan Island Expressways

Three Pan Island Expressways undertaken by the Public Works Department required the clearance of squatters in areas affected by the schemes.

The first Pan Island Expressway was the Sims Avenue Extension which cut through a strip of land extending from Paya Lebar to Jalan Eunus linking the existing Sims Avenue on the Geylang side. This scheme involved clearance of 448 squatters; 2 mosques and a temple also made way for this major road project.

The second Pan Island Expressway ran parallel to Sims Avenue Extension starting from Jalan Eunus end and traversing through the heart of Geylang Serai and linking it with the newly constructed Middle Ring Road to Aljunied Road. This scheme involved clearance of 634 families, 12 industrial cases and a Chinese school.

Squatter clearance was completed by the first quarter of the year and the two roads were completed and opened to traffic.

The third Pan Island Expressway running parallel to Dunearn Road starts at Whitley Road and ends at the Bukit Timah/Jurong Road Circus. Clearance of 62 squatters for the first phase of the road project from Adam Road to the Singapore Turf Club was completed. Clearance of 171 squatter families including some shopkeepers and back-yard industries commenced in the second half of the year for the second phase development from Whitley Road to Adam Road.

Another important link road project starts from Tiong Bahru Road to Telok Blangah Road cutting through the heart of Telok Blangah area. This involved clearance of 188 squatters who were relocated to alternative accommodation in the adjoining housing estate during the year. A few remaining back-yard industries in Kampong Silat which hindered the extension of Jalan Bukit Merah from Henderson Road to Kampong Bahru Road were eventually cleared from the site.

Off-Shore Islands Clearance

Clearance was extended to Pulau Ayer Merlimau, Pulau Tekong and Pulau Brani to resettle affected islanders.

Pulau Ayer Merlimau was required for construction of a petroleum refinery for the Singapore Petroleum Company. 165 families affected by this development were resettled in Singapore.

In Pulau Tekong 150 acres of seaward land were developed into a Resettlement Area to provide sufficient accommodation for relocation of 163 islander families affected by the Ministry of Defence projects. Development of the proposed Resettlement Area was half completed. Towards the close of the year 25 families moved into this Resettlement Area thereby releasing their occupied holdings in the island for development. More families would be relocated in this Resettlement Area so that more land could be cleared of squatters for MINDEF.

Pulau Brani was required for development purposes by the Ministry of Defence and the Port of Singapore Authority. 181 families in Kampong Selat Sengkeh on the island were affected by the development. 50 families were cleared from the island during the year.

A survey was conducted in Sentosa which was required for multi-purpose development by the Singapore Tourist Promotion Board and the Jurong Town Corporation. According to the survey there were 202 residential families, 13 shops, 2 schools, 1 mosque, 2 temples and 2 stores with a total of 1,185 civilian population. A detailed census report covering the family composition, occupation, particulars of school-going children, etc., was forwarded to the authorities for study.

Airport Extension Project

The Intermediate Phase of Development in the Airport Extension Project

required the clearance of squatters occupying 840 acres of land surrounding the existing Paya Lebar Airport Runway. This development involved extensions of the existing runway, Passenger and Cargo Terminals and Hangars for Jumbo Jets.

According to the census survey the Intermediate Phase involved clearance of 2,450 squatters including 100 shops, 90 back-yard industries and 90 farmers. In view of the non-availability of alternative accommodation in the vicinity, clearance action was concentrated only in three very urgent areas, namely, the cut site, the low-lying area for earth-filling purpose and the site proposed for construction of public housing.

Public housing, shops, a market and industrial shops were being built at 6 $\frac{3}{4}$ m.s. Tampines Road to rehouse those affected by this project.

Jurong Industrial Estate

319 squatters was cleared from various development sites at Jurong and approximately 1,000 acres of squatter-free land were released to the Jurong Town Corporation. The lands released to J.T.C. comprised some 300 odd acres in Pulau Ayer Merlimau, 100 acres within the Jurong Park Scheme for development of a public park and other recreational centres, 45 acres in Chin Bee for public housing and 500 acres in Upper Jurong Estate for industrial projects.

SURVEYING AND ENGINEERING SECTION

Throughout the year nine survey parties were predominantly occupied with demarcation and re-pegging of lots in Resettlement Areas, siting of self-built houses, sub-division of lots, replacement

grant and verification of acreage surveys. This Section was engaged in design works for Resettlement Areas 114 ($16\frac{3}{4}$ m.s. Chua Chu Kang Road) and 116 (18 m.s. Lim Chu Kang Road).

Tenders were called for in the second half of the year to develop 159 acres of land in Resettlement Area 116, off 18 m.s. Lim Chu Kang Road, to complete 24 units of terrace houses with modern sanitary facilities at Resettlement Area 114, off $16\frac{3}{4}$ m.s. Chua Chu Kang Road, and to develop 50 acres of reclaimed land at Resettlement Area 106 Extension, off $12\frac{1}{2}$ m.s. Chua Chu Kang Road. These tenders involved total expenditure amounting to \$750,000.

Resettlement Benefits under the Revised Resettlement Policy

1. Farmers

- (a) For those who find own accommodation:-
 - (i) Compensation will be paid for their houses and improvements at the enhanced rates, i.e. 100% increase over the old rates. Dwelling house with concrete floor at \$5.00 per sq. ft.
 - (ii) Plus a Cash Grant of \$7,800, in lieu of alternative accommodation; or in place of Cash Grant, a 3-room (Improved) H.D.B. flat in a New Town will be given free.
- (b) For those who are recommended by Primary Production Department for land allocation in Resettlement Areas, ex-gratia compensation will be paid for their houses and other improvements at the rates introduced in 1964. Dwelling house with concrete floor at \$2.50 per sq. ft.
- (c) All farmers will get Transport Allowance:
 - House Owner case—\$200 each
 - Sub-tenant case —\$100 each

2. Residential Families (Rural or Urban)

- (a) Will be paid ex-gratia compensation for their houses and other improvements at the enhanced rates, i.e. 50% more than the old

rates. Approved dwelling house with concrete floor at \$3.00 per sq. ft.

- (b) Disturbance and Transport Allowances:-
 - House Owner family—\$600 each
 - Sub-tenant family —\$500 each
- (c) Alternative accommodation will be provided in H.D.B. flats, with a rent rebate of \$15 per month for a period of three years. Families opting for purchase of H.D.B. flats pay a reduced down payment of \$100 each.

3. Shops and Industries

- (a) Compensation at same rates as those payable for residential families.
- (b) Will be offered alternative shops/workshops, subject to nature of trade and availability of alternative accommodation. A rental concession ranging from 50% for the first year, and reducing at the rate of 10% per year, will be given. The full rental will be payable from the sixth and subsequent years.
- (c) For those presently occupying Rent-Controlled Premises or State Reverted Properties, an option of cash compensation equivalent to eight years' rent paid preceding to clearance, will be offered in lieu of alternative accommodation.

List of Sites Cleared, 1971

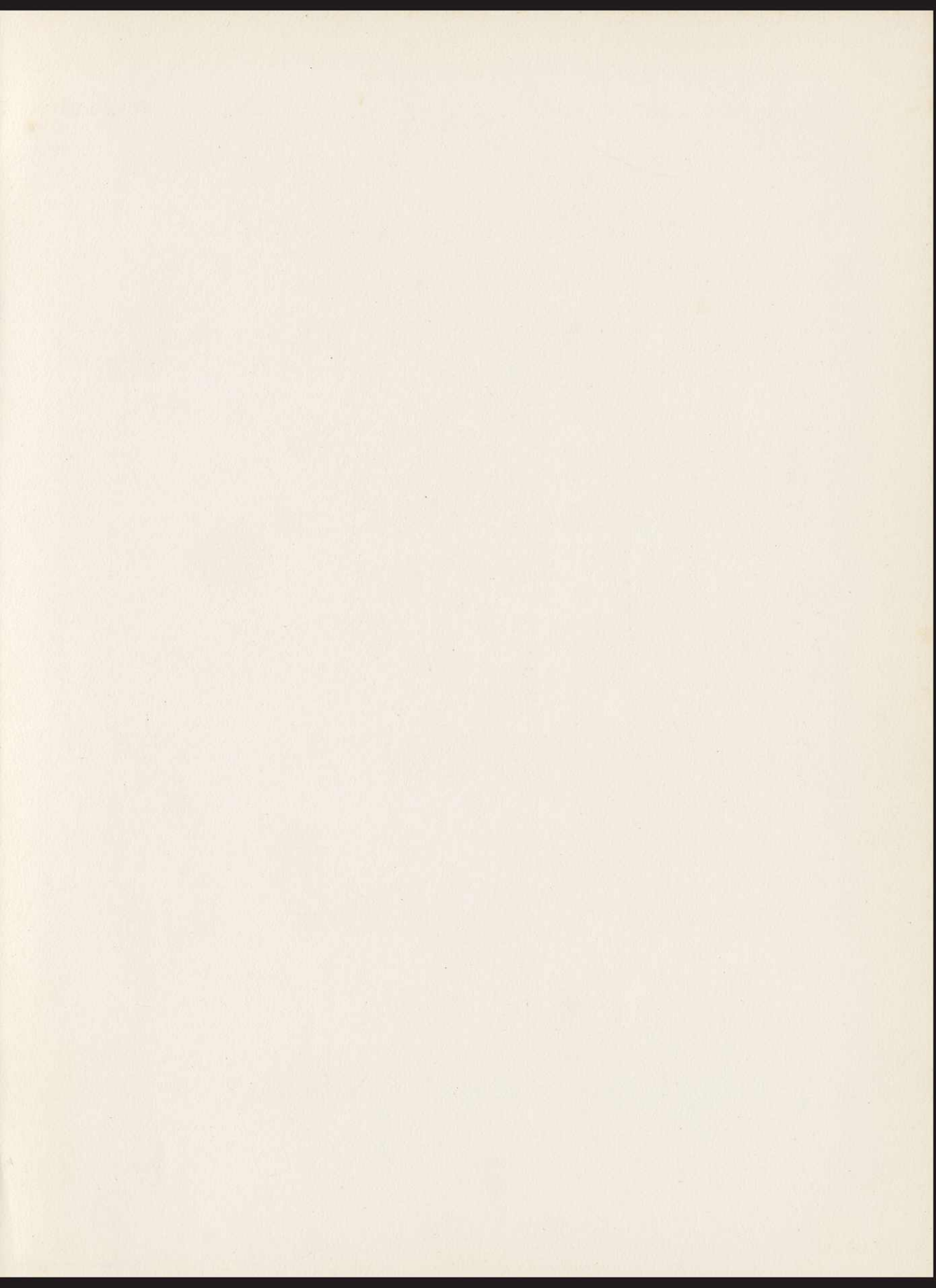
No.	Locality	Date Cleared
1.	Jalan Bukit Merah Extension	20.1.71
2.	Play-field for River Valley Government Chinese Middle School and Kim Seng Technical School	22.1.71
3.	Kian Teck Road, Section B	22.1.71
4.	Kian Teck Road, Section D (Supplementary)	25.1.71
5.	South Precinct I, Stage XVI	30.1.71
6.	Area North of Chin Bee, Jurong	24.2.71
7.	North Precinct I, Stage XII	5.3.71
8.	Land adjacent to Water Treatment Site at Jurong Town ..	23.3.71
9.	Proposed Electrical Sub-Station for Telok Blangah New Town	31.3.71
10.	Khek Cemetery, Section A	15.4.71
11.	Project D 518 (Supplementary), Mandai	30.4.71
12.	P.S.A. Port Complex at Telok Blangah Road	30.4.71
13.	Military Land at Khatib, Sembawang	7.5.71
14.	Colombo Court/Mansoor Street	31.5.71
15.	Land Adjacent to Bendemeer House, Section A	31.5.71
16.	East Coast Reclamation Scheme, Phase IV, Contract II (Stage I) Bedok to Tanah Merah Besar	31.5.71
17.	Woodlands New Town, Phase IA	30.6.71
18.	Covent Garden	30.6.71
19.	Land at Bedok/Upper Changi Road for Coastal Reclamation, Phase XIA	30.6.71
20.	Extension of Sims Avenue, Section A	15.7.71
21.	Kampong Tiong Bahru Fire Site, Phase VI (Supplementary)	28.7.71
22.	East Coast Reclamation Scheme, Phase IV, (Stage IIA) Bedok to Tanah Merah Besar	28.7.71
23.	Thomson Road Industrial Resettlement Area	13.8.71
24.	Land at Bukit Purmei, off Henderson Road	31.8.71
25.	Extension of Henderson Road to Telok Blangah Road ..	31.8.71
26.	Bukit Timah Flood Alleviation Scheme, Phase I, Contract 8	31.8.71
27.	Lot 417-2 Mk. 24, Lorongs 5 and 9 Fire Site	30.9.71
28.	Jalan Toa Payoh Development	30.9.71
29.	Lokyang Village, Phase I, Jurong	18.10.71
30.	Telok Blangah New Town, Stage VA	31.10.71
31.	Kampong Tiong Bahru Fire Site, Phase IVB (Supplementary)	30.11.71
32.	Reburial Site at Jalan Bahar Muslim Cemetery	25.12.71
33.	Pulau Ayer Merlimau	25.12.71

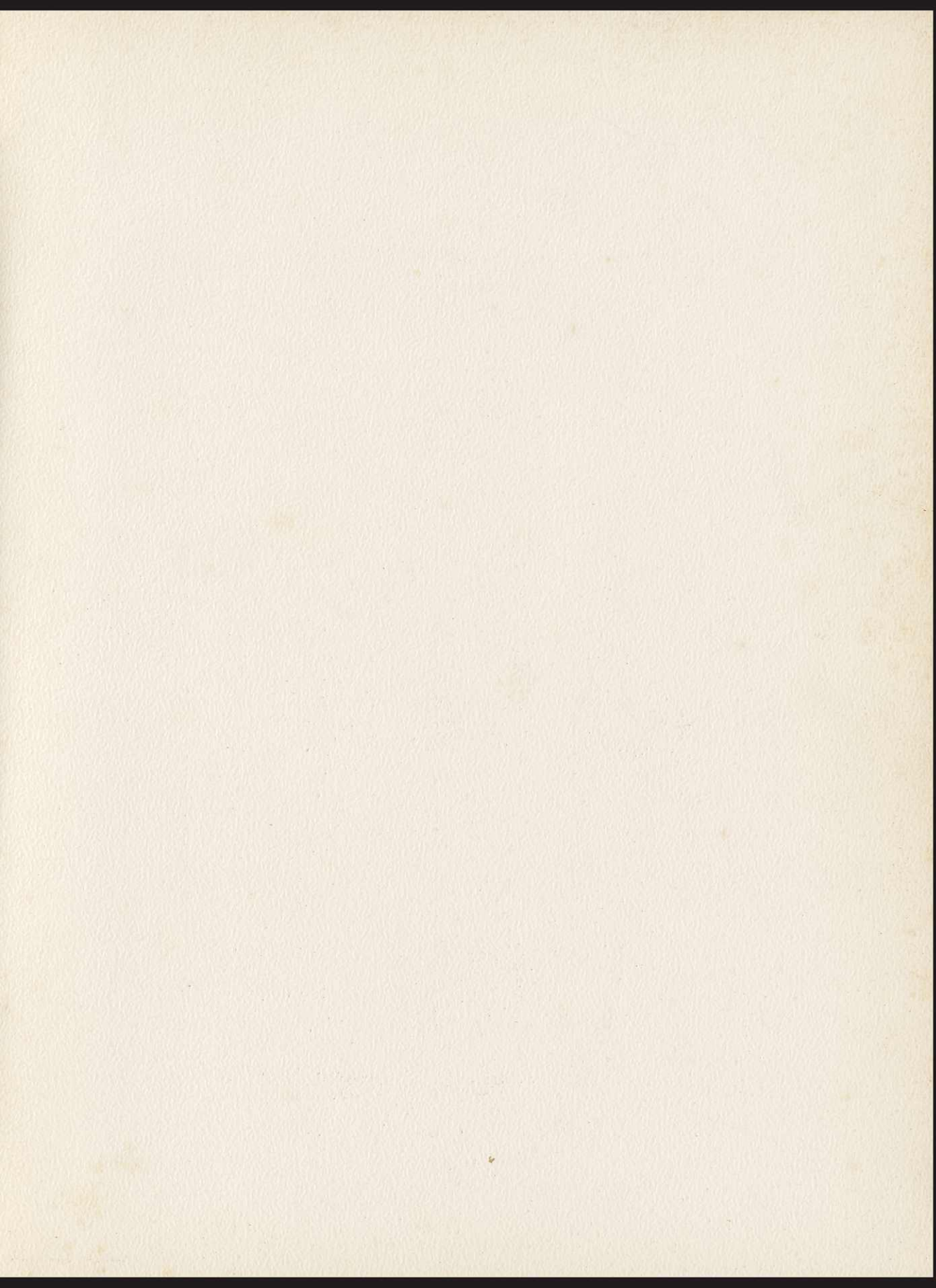
Annual Statistics for 1971

1. General Commitment:			
	No. of sites required to be cleared as at 1.1.71	282	
	No. of new requests received in 1971	53	
	No. of sites cleared in 1971	33	
	No. of sites under clearance as at 31.12.71	302	
	Total no. of structures demolished in 1971	1,464	
2. Performance during the year 1971:			
	(Allocated land	79	
FARMERS	(Given free flats	2	
	(Found Own Accommodation with Cash Grant	<u>18</u>	99
	(Purchased flats	229	
FAMILIES	(Allocated flats	1,889	
	(Allocated house lots/terrace houses	60	
	(Found Own Accommodation	<u>1,196</u>	3,374
	(Allocated shops	129	
SHOPS	(Found Own Accommodation with Cash Grant	—	
	(Found Own Accommodation without Cash Grant	<u>58</u>	187
	(Allocated accommodation	20	
INDUSTRIES	(Found Own Accommodation with Cash Grant	—	
	(Found Own Accommodation without Cash Grant	<u>15</u>	35
	(Encroachment	125	
OTHERS	(Office/stall/association/etc.	<u>62</u>	187
	Total		<u>3,882</u>
3. Total Amount of Compensation Paid in 1971: \$5,491,835.97			

Clearance and Compensation Statistics

Year	Moved to Resettlement Areas	Rehoused in Board Accommodation	Found Own Accommodation	Total	Compensation Paid
1960	132	45	207	384	\$ 0.3M
1961	57	77	160	294	0.3M
1962	198	342	277	817	0.9M
1963	307	589	285	1,181	1.7M
1964	150	2,584	909	3,643	3.2M
1965	182	4,570	1,758	6,510	5.5M
1966	266	4,158	1,594	6,018	5.1M
1967	90	4,002	1,892	5,984	4.1M
1968	123	4,063	1,677	5,863	3.1M
1969	416	3,924	2,179	6,519	4.8M
1970	277	3,922	1,926	6,125	4.1M
1971	145	2,263	1,474	3,882	5.5M
Total	2,343	30,539	14,338	47,220	\$38.6M

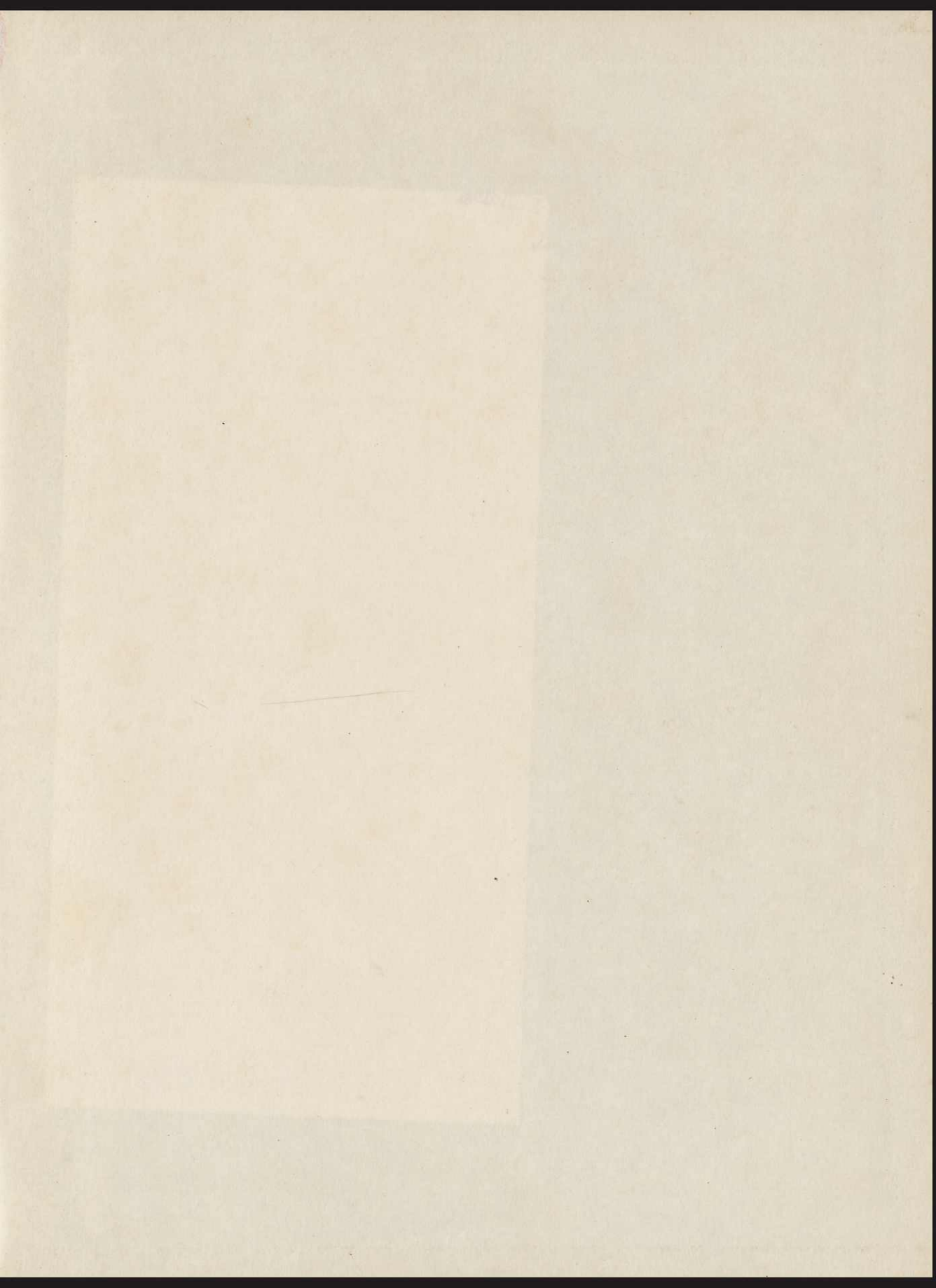




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Bik 105 Singapore 3.
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