ABSTRACT

The aim of the dissertation is to research on the factors affecting building management and upgrading decisions in Singapore, and the implication on land tenure.

A survey was conducted and it was reflected that the five factors which affect building management decisions are land tenure, facilities and design, budget, tenant complaints and economic climate. The nature of upgrading and amount of renovation costs spent on different types of property were also determined. The time period for most major renovation was also investigated.

The study showed that out of the 35 property managers and general contractors interviewed, budget was not the most important factor as expected. Instead land lease tenure was polled to be the most important factor affecting maintenance decisions.

The shortening land tenure and unconfirmed renewal of land tenure is a cause for concern. The findings on land tenure will help local authorities in deciding the appropriate lease term for offer to the private sector.