SUMMARY

The Housing and Development Board has accomplished two 5-year building programmes and is now launching its 3rd 5-year project so that by 1975, 50% to 60% Singaporeans would be housed in H.D.B. flats. In implementing its first 5-year programme it had built "emergency" flats as small as 180 square feet in area.

The objectives and scope of this study are given in Chapter 2.

The type of 'emergency' flats built during 1960-65 as well as the 'improved' flats ('66-'71) are illustrated. The Board's building programmes and policies are then outlined in Chapter 3.

It is followed by a brief description of the previous researches and surveys carried out jointly by the Research Unit of the Board and the Economic Research Centre of the University of Singapore. An appraisal of the living conditions of H.D.B. tenants in small-unit flats is made in Chapter 5. The appraisal consists of (a) an establishment of criteria for the assessment, (b) a description of the blocks of flats studied, (c) a study of the social-economic background of a sample of tenants, and (d) an assessment of the sample of small-unit flats. The findings and conclusion are summarised in the last section of the chapter.

Design principles for small-unit flats are discussed and established in Chapter 6 which is divided into various sections e.g. orientation, window design, daylighting, block layout, sun control, ventilation, sound insulation, thermal design and comfort, roof design, ceiling height and ground treatment.

The possibilities of upgrading the substandard flats through minimum alterations, or addition of structural members or major replanning are explored in Chapter 7. The cost of construction of new flats and upgrading old ones is worked out. The urgent need in upgrading owing to the inadequacy of the means of fire escape is also discussed.
In Chapter 8 suggestions for future better plan types for small-unit flats are proposed. Space standards, criteria for planning, merits of various block plans and the need and location of the communal areas are discussed in separate sections. Finally general conclusions and recommendations are made in Chapter 9.