ABSTRACT

The building stock in Singapore is increasingly getting older and almost half of all building stock in Singapore are ten years or older.

As the building stock matures, upgrading of property is anticipated. Housing & Development Board (HDB), a major landlord in Singapore, has taken the lead in upgrading HDB flats. However, the upgrading of HDB’s commercial properties especially shopping complexes which are more than ten years old, have not been carried out.

The major factor determining the scale of upgrading a major commercial complex is the level of micro-market demand. Every upgrading project is the result of a specific decision based upon the location, structure and condition of a particular building, and in the light of likely achievable returns. Especially for shopping centres, constant upgrading is a must for maintaining a magnetic pull, to compete with newer centres and to dominate older or smaller centres.

This dissertation carried out a comprehensive study of the upgrading of a shopping complex. The subject of study was Tanjong Katong Complex (TKC).

Analysis on TKC’s site and its building facilities were carried out as well as survey on TKC shoppers’ shopping habits, profiles and shoppers / tenants’ preference on the type of upgrading. Upon determining the levels of upgrading needed, this dissertation propose a concept theme and recommend the upgrading required for TKC.