ABSTRACT

Launched in 1992, the Main Upgrading Programme or MUP is a bold exercise by the Government to transform entire HDB precincts which are more than 20 years old into quality housing comparable to the new HDB estates.

This dissertation attempts to examine the relationship between prices of upgraded flats and unimproved flats in order to determine the impact of MUP on property value. Data on HDB resale transactions within the Demonstration Precincts and their surrounding areas from 1991 to 1996 were collected and analysed. Interviews were also conducted with purchasers of improved resale flats to determine if MUP had an impact on their decision to purchase these flats.

On the whole, the finding indicated that MUP is likely to increase the value of HDB flats. It was also observed that MUP was not a significant factor in creating demand for HDB resale flats. These research findings and subsequent suggestions therefore provide a better understanding of the MUP and hence contribute to the success of future upgrading programmes.

Keywords
Main Upgrading Programme
Property Value
Demonstration Precincts
Upgraded Flats
HDB Resale Flats
Purchasers