ABSTRACT

Shops sold under the Singapore's HDB Sale Of Tenanted Shops Scheme (SOTS) are free to change their trade without restrictions. This study analyses the changes in trade-mix for shops sold in Bedok, a HDB new town.

The methodology of the study involve classifying shops into Town Centres, Neighbourhood Centres and Precinct Centres. The trade-mix of both sold and unsold shops will be collated over two time period, i.e. Aug 93 and Jan 97. The changes in trade-mix for each category will then be analysed to determine whether the SOTS programme has any created any impact.

It is discovered that shops sold in Town Centres and Precinct Centres experienced equal degree of changes (15% absolute change in trade-mix), and slightly less for Neighbourhood Centres (12%). Shops sold experienced more changes in trade-mix as compared to shops unsold. However, half of the changes in sold shops are caused by secular trends.

(149 words)

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