Abstract

The creation and use of a plot structure is specifically for demarcating boundaries and land ownership. A plot structure is also used to show the extent of a plot. A study into a plot structure over a period of time can reveal the workings of land economics, as well as the importance and value of land that people bestow upon it. Likewise, economic and sociological factors are also influential forces that affect the plot structure. However, for the purpose of this dissertation, only statutory policies are studied.

The main objective is to show that statutory policies are the primary forces at influencing changes in the plot structure in Singapore. The uniqueness of the situation derives from the fact that land is scarce in Singapore, and therefore the intensity of development is more pronounced. Within this self-perpetuating dynamism, it is instructive to see how the original plot structure responds to specific statutory policy at each stage of its introduction, as each Act was introduced to deal specifically with certain issues or problems in the Central Area.

The most ideal area of study is the historical quarters of Singapore, the old town. It is presently where the extent of the Central Area is to be found. Raffles Place is chosen to be the focus for a case study into the effects of statutory policies on the plot structure as it exhibits the most dynamic metamorphosis in terms of activities and changes in plot structure within the Central Area. As one of the earliest areas established in Singapore, its plot structure have undergone restructuring to meet national agendas and economic challenges too, and the findings of this dissertation show that statutory policies influenced the changes to a great degree.