

**CONSTRUCTION
AND
REAL ESTATE**



Construction and Real Estate

Building construction refers to erection of new buildings and additions/alterations to existing buildings, but excludes erection of temporary structures, illegal building works or minor works which do not require planning approval. Data on new buildings given written permission and building plan approval and submitted notice of commencement and issued Temporary Occupation Permits (TOP)s are compiled from the administrative records of the Development Control Division, Urban Redevelopment Authority (URA) and Building Plan and Management Division and Building Engineering Division of Building and Construction Authority (BCA). Data on notices of tender invitation and completion of public buildings are collected through surveys conducted by the Property Research Section, URA. Statistics on contracts awarded and progress payments certified are collected through surveys conducted by the Economics Research Department of BCA.

Definitions

Provisional Permission: Refers to the conditional approval granted by the Minister for National Development or the Competent Authority to develop any land subject to conditions in accordance with the development rules in force.

Written Permission: Refers to the approval granted by the Minister for National Development or the Competent Authority to develop any land subject to conditions in accordance with the development rules in force.

Building Plan Approval (Private Sector Only): Refers to the approval granted by the Commissioner of Building Control in respect of building plans and specifications submitted in accordance with the prescribed building regulations in force.

Building Commencement: Construction of a building project is deemed to have commenced when a permit to commence building works in respect of that building is issued by the Commissioner of Building Control. In the case of a public sector project for which this permit is not required, the construction of the building project is deemed to have commenced when the first tender is invited. Where the contractor is selected by pre-qualification or closed tender, the date on which the contract is awarded is used.

Completed Properties : A building project is deemed completed when the Temporary Occupation Permit (TOP) or Certificate of Statutory Completion (CSC) in respect of that building is issued by the Commissioner of Building Control. Public sector projects are considered completed when the certificate of completion is issued by the architect or engineer in charge of the project. Completed properties are referred to as the existing stock.

Gross Floor Area: Refers to the covered floor space (whether within or outside a building and whether or not enclosed) measured between party walls including thickness of external walls and any open area used for commercial purposes.

Contracts Awarded: Refers to the full contract given to the main contractor by the architect, engineer or developer/owner even though part or all the works may be further sub-contracted to another contractor.

Progress Payment Certified: Refers to the value of all construction works done and certified for progress payment. Where construction works are carried out by the developer/owner himself and the architect does not certify progress payments, the expenses incurred on the construction work are taken to be the progress payments certified.

Other References

More details of construction and real estate statistics may be obtained from the "Property Market Information: Private Residential Properties", "Property Market Information: Commercial Properties", "Property Market Information: Industrial Properties" and "Property Market Information: Details of Projects Under Development" published by the Property Research Section, URA.

Housing

The Housing and Development Board (HDB) was established on 1 February 1960 as the public housing authority of Singapore. HDB's mission is to provide affordable homes of quality and value, create vibrant and sustainable towns, and promote the building of active and cohesive communities. HDB also develops and maintains other facilities, namely commercial and industrial properties, and car parks. To help build sustainable communities, HDB plans towns with a comprehensive range of facilities to meet the residents' needs. HDB provides recreational and community facilities such as neighbourhood parks and children's playgrounds in its housing estates.

In 2008, 3,154 flats were completed, bringing the total number of flats built since HDB's inception in 1960 to 990,573. To-date, 82 per cent of the resident population live in HDB flats.

The Home Ownership for the People Scheme, introduced in 1964, enables citizens to buy HDB flats. HDB sold 8,537 HDB flats in 2008. 80 per cent of the resident population lives in HDB home-ownership flats. HDB offers a number of schemes to help low-income families own HDB flats. These are the sale of flats to rental tenants, buying-back of 3-room flats for sale at subsidised prices and rent & purchase of 3-room flats. HDB also started offering new 2 and 3-room flats under the Build-To-Order system in July 2006 and August 2004 respectively, for sale to eligible applicants with monthly household income not

more than \$2,000 and \$3,000 respectively. In October 1994, HDB implemented the CPF Housing Grant Scheme to strengthen family ties by giving a housing grant to first-timer citizen families to buy a resale flat that is in the same town/estate or within 2 km of their parents' flat. A two-tier grant system was implemented in August 1995. The higher-tier grant is applicable to first-timer families who buy resale flats to live together with or near their parents while the lower-tier grant is applicable to first-timer families who buy any resale flat. The scheme was extended to the purchase of Executive Condominiums in August 1995 and to single citizens in June 1998 to help them buy resale flats. To help first-timer lower-income households to become homeowners, the Additional CPF Housing Grant (AHG) Scheme was implemented in March 2006. The Scheme was enhanced in August 2007 to provide greater assistance to more lower-income families to own their first flat. Under the Scheme, eligible first-timer households buying a new or resale flat will be given an AHG ranging from \$5,000 to \$30,000 on top of the existing housing subsidy. As a flat purchase is a long term financial commitment, at least one of the applicants must have worked for 2 continuous years at the point of application in order to sustain the mortgage payment.

To bridge the gap between the standards of the older estates and those of the newer towns, the Estate Renewal Strategy was introduced in September 1995. HDB's programmes such as the Main Upgrading Programme (MUP), the Interim Upgrading Programme (IUP), the IUP Plus, the Lift Upgrading Programme (LUP), the Selective En bloc Redevelopment Scheme (SERS) and the Lift Improvement and Facilities Enhancement for the Elderly (LIFE) project, etc are all part of the Estate Renewal Strategy.

At the end of 2008, the number of precincts selected under the MUP Steady State Phase was 137, involving about 136,765 units of HDB flats. Under the MUP, improvements are made to the flat, the apartment block and the

precinct. At the end of 2008, the upgrading works at 109 precincts under the Steady State Phase of this programme had been completed.

Under the IUP carried out by the Town Councils to improve the precincts, the upgrading works at all the eight batches comprising 190 precincts had been completed as at end 2008.

The LUP was launched in March 2001 to provide residents with speedier and more convenient access to their HDB homes by having lifts that stop at every floor. As at end of 2008, 232 precincts were announced under LUP and 76 precincts has been completed.

With effect from May 2002, the IUP had been combined with the LUP under a new programme called IUP Plus. The IUP Plus was implemented by HDB. It aimed to bring the benefits of both interim and lift upgrading earlier to the residents. As at end of 2008, 84 precincts had been announced under the IUP Plus and 38 precincts had been completed.

Under the “Remaking our Heartland (ROH)” plans, the plans for the first three showcase towns, namely: Punggol, Dawson and Yishun, were launched in end Aug 2007. Two new improved upgrading programmes : the Home Improvement Programme (HIP) and the Neighbourhood Renewal Programme (NRP), will replace the MUP and the IUP Plus. Both seek to engage the residents more by offering greater flexibility in the provision of upgrading items, as well as greater resident consultation in the type of improvements within and outside their flats.

The HIP will cater for residents who need upgrading to the interior of their flats without the inconvenience of a major precinct makeover. It helps lessees address common maintenance problems in ageing flats in a systematic and comprehensive manner. If lessees have already made certain basic improvements themselves, they have the flexibility of opting and paying only for the items they want. The Government will

subsidise a major portion of the cost for the optional improvements. Essential improvements such as repairs to spalling concrete will also be carried out to enhance public health and safety. Citizen households do not have to pay for these improvements which will be fully funded by the Government.

The NRP focuses on precinct- and block-level improvements. As two or more precincts are involved in each NRP project, improvements can be done more comprehensively, with better coordination and integration of facilities that are complementary across neighbouring precincts. This means that there will be less duplication of facilities to meet the different needs of the residents. NRP will be fully funded by the Government. The key characteristic of the NRP is greater say for residents. It will engage the residents by involving them in the decision-making process on matters affecting their immediate neighbourhood. Residents will be invited to participate actively by giving feedback and deciding collectively on the facilities for their neighbourhood at public forums such as Town Hall meetings.

The Selective En bloc Redevelopment Scheme (SERS) was launched in August 1995. Under the scheme, selected old blocks of sold flats are redeveloped en bloc to optimise land use. The flat lessees involved would be offered new flats at a nearby site. SERS therefore enables residents in the old estates to upgrade to new and better flats within the same neighbourhood and preserves the strong community ties built over the years at the same time. It also attracts young families to move in to live in the rejuvenated mature estates. As at December 2008, 72 precincts had been announced for redevelopment under SERS.

Since 1993, HDB had carried out improvement works at 52 blocks of 1-room rental flats (comprising about 15,400 units) in 11 batches under Project LIFE. HDB had also launched the Studio Apartments (SA) in 1998, which are customised for the elderly. The SAs were specially designed and equipped with

elderly-friendly and safety features to facilitate mobility. To-date, there are 9 completed SA projects and another 6 are currently under construction. In addition, another new Build-To-Order (BTO) project with 164 units of SAs integrated with other flat-types was launched for sale in December 2008. The smaller 2-room and 3-room flats would also cater to the demand of owners of bigger flats (including elderly lessees) who want to monetise their existing bigger flats and move to a smaller flat.

Between 1989 and 2008, HDB sold 92 land parcels (222 hectares) for private residential development and 39 land parcels (36 hectares) for commercial development. A total of 23 Executive Condominium sites (52 hectares) were sold during this period.

The Design, Build & Sell Scheme (DBSS) was introduced in March 2005 as one of the initiatives to make public housing more responsive to the needs and aspirations of Singaporeans. The scheme brings about greater innovation in building design and flat type for flat buyers. Under this scheme, the private sector undertakes the entire public housing development process, from tendering of the land, to designing, building and selling the flats, while preserving the character of public housing and ensuring building quality and safety. At the end of 2008, six DBSS sites (11 hectares) have been launched for sale by tender and all were successfully sold. The pilot DBSS project – The Premiere@Tampines was completed in December 2008.

11.1 AVAILABLE AND VACANT PRIVATE RESIDENTIAL PROPERTIES

(End of Period)

Type of Property	Number of Units						
	1998	2003	2004	2005	2006	2007	2008
All Types							
Available	173,573	210,934	221,903	229,356	233,364	234,812	241,204
Vacant	15,612	16,339	17,916	19,276	14,257	13,134	14,623
Detached Houses							
Available	10,178	9,915	9,905	9,894	9,883	9,830	9,975
Vacant	822	653	523	554	520	502	488
Semi-Detached Houses							
Available	19,803	20,628	20,702	20,785	20,783	20,796	20,930
Vacant	991	932	756	1,019	978	929	680
Terrace Houses							
Available	34,277	36,549	37,031	37,267	37,744	37,834	37,856
Vacant	1,628	1,660	1,482	1,902	1,912	1,710	1,240
Apartments							
Available	53,356	57,973	59,349	60,431	60,663	59,242	60,593
Vacant	5,850	5,453	4,930	5,464	4,326	4,111	5,570
Condominium Units							
Available	55,959	85,869	94,916	100,979	104,291	107,110	111,850
Vacant	6,321	7,641	10,225	10,337	6,521	5,882	6,645

Source : Urban Redevelopment Authority

Note : Data exclude hostels, HDB flats, tenement houses, parsonages and Executive Condominiums.

11.2 SUPPLY OF PRIVATE RESIDENTIAL PROPERTIES IN THE PIPELINE BY DEVELOPMENT STATUS (End of Period)

	Number of Units						
	1998	2003	2004	2005	2006	2007	2008
Landed Properties							
Total	8,216	5,047	4,446	4,458	4,452	5,056	4,872
Under Construction	5,122	2,288	1,630	1,613	1,690	1,964	1,804
Planned							
Written Permission	2,151	2,193	2,270	2,312	2,302	2,033	2,319
Provisional Permission	882	492	464	385	277	615	673
Others ¹	61	74	82	148	183	444	76
Non-Landed Properties							
Total	54,726	46,976	42,764	43,448	49,053	69,066	61,357
Under Construction	29,138	26,594	19,365	20,682	24,054	29,403	33,480
Planned							
Written Permission	6,714	8,273	13,479	8,695	9,025	14,516	17,282
Provisional Permission	9,432	8,803	8,280	8,344	13,179	16,321	9,424
Others ¹	9,442	3,306	1,640	5,727	2,795	8,826	1,171

Source : Urban Redevelopment Authority

Note : Data exclude hostels, HDB flats, tenement houses, parsonages and Executive Condominiums.

¹ Planned land sales by the government and developments submitted for approval.

11.3 APPROVAL, CONSTRUCTION COMMENCEMENT AND COMPLETION OF PRIVATE RESIDENTIAL PROPERTIES

	Number of Units						
	1998	2003	2004	2005	2006	2007	2008
Provisional Permission	9,623	8,688	11,781	8,969	19,531	25,853	20,143
Written Permission	7,285	4,743	11,903	7,311	12,753	19,713	18,998
Building Plan Approval	7,798	6,569	10,038	5,333	11,863	16,345	13,350
Building Commencement	3,653	6,670	4,145	10,282	11,295	12,432	14,239
Building Completion	14,038	6,619	11,799	8,697	6,520	6,513	10,122

Source : Urban Redevelopment Authority

Note : Data exclude hostels, HDB flats, tenement houses, parsonages and Executive Condominiums.

11.4 AVAILABLE AND VACANT COMMERCIAL AND INDUSTRIAL PROPERTIES

(End of Period)

	Thousand sq m nett						
	1998	2003	2004	2005	2006	2007	2008
Private Sector							
Office Space							
Available	4,700	5,180	5,167	5,156	5,212	5,157	5,298
Vacant	750	964	857	673	549	350	487
Shop Space							
Available	1,921	2,020	1,992	1,999	2,100	2,061	2,080
Vacant	199	218	185	156	162	148	139
Factory Space							
Available	16,868	19,952	20,269	20,563	21,000	21,610	23,331
Vacant	1,685	2,416	2,333	2,075	1,954	1,933	1,744
Warehouse Space							
Available	4,721	5,586	5,641	5,692	5,875	6,198	6,562
Vacant	612	838	784	736	659	535	477
Public Sector							
Office Space							
Available	1,033	1,344	1,326	1,309	1,317	1,367	1,358
Vacant	88	205	182	156	121	123	100
Shop Space							
Available	1,182	1,145	1,147	1,145	1,152	1,157	1,150
Vacant	79	70	74	76	87	83	61
Factory Space							
Available	5,707	6,415	6,447	6,445	6,437	6,448	5,368
Vacant	627	977	873	763	603	365	139
Warehouse Space							
Available	211	83	82	83	78	62	42
Vacant	40	23	16	14	12	-	-

Source : Urban Redevelopment Authority

11.5 SUPPLY OF COMMERCIAL AND INDUSTRIAL PROPERTIES IN THE PIPELINE BY DEVELOPMENT STATUS

(Private and Public Sectors)
(End of Period)

	Thousand sq m gross						
	1998	2003	2004	2005	2006	2007	2008
Office Space							
Total	1,803	597	490	554	753	1,683	1,450
Under Construction	1,113	327	322	281	344	471	1,138
Planned							
Written Permission	129	147	70	12	93	115	85
Provisional Permission	106	117	93	128	80	434	163
Others ¹	455	6	5	133	236	663	64
Shop Space							
Total	438	324	364	617	647	846	730
Under Construction	198	192	210	277	297	483	563
Planned							
Written Permission	82	56	93	73	116	11	54
Provisional Permission	36	43	42	58	23	62	61
Others ¹	122	33	19	209	211	290	52
Factory Space							
Total	6,491	3,915	3,035	3,027	3,280	4,044	4,139
Under Construction	3,450	1,643	1,301	1,550	2,014	2,370	2,977
Planned							
Written Permission	1,206	790	559	261	231	461	282
Provisional Permission	960	379	165	107	207	327	460
Others ¹	875	1,103	1,010	1,109	828	886	420
Warehouse Space							
Total	740	220	282	474	922	802	834
Under Construction	574	151	221	284	542	699	643
Planned							
Written Permission	40	56	57	96	40	71	62
Provisional Permission	109	1	4	77	245	29	129
Others ¹	17	12	-	17	95	3	-

Source : Urban Redevelopment Authority

¹ Planned public developments and land sales by the government and developments submitted for approval.

11.6 APPROVAL, CONSTRUCTION COMMENCEMENT AND COMPLETION OF COMMERCIAL AND INDUSTRIAL DEVELOPMENTS (Private and Public Sectors)

	Thousand sq m gross						
	1998	2003	2004	2005	2006	2007	2008
Office Space							
Provisional Permission	202	11	44	48	232	603	417
Written Permission	214	81	22	17	49	149	701
Building Plan Approval	196	69	12	13	43	68	686
Building Commencement	345	24	79	20	211	143	744
Building Completion	358	64	75	43	162	32	132
Shop Space							
Provisional Permission	60	19	105	99	220	165	182
Written Permission	32	27	212	46	158	142	255
Building Plan Approval	52	31	17	101	155	171	122
Building Commencement	46	27	52	76	206	241	135
Building Completion	86	42	20	6	204	58	77
Factory Space							
Provisional Permission	1,350	164	337	267	840	1,196	1,494
Written Permission	2,226	500	339	819	900	1,413	1,279
Building Plan Approval	1,901	401	331	571	602	1,140	1,365
Building Commencement	918	439	559	830	902	1,156	1,625
Building Completion	1,831	765	659	329	619	748	1,020
Warehouse Space							
Provisional Permission	105	22	81	234	435	232	276
Written Permission	450	50	150	169	351	465	261
Building Plan Approval	427	164	62	194	196	337	310
Building Commencement	73	64	148	212	364	451	223
Building Completion	452	170	41	130	233	288	346

Source : Urban Redevelopment Authority

11.7 CONTRACTS AWARDED BY SECTOR AND TYPE OF WORK

Type of Work	Million Dollars						
	1998	2003	2004	2005	2006	2007	2008
All Sectors							
Total	16,637	10,018	10,287	11,456	16,797	24,460	34,619
Building Work	12,926	8,692	7,504	9,763	14,878	21,454	26,686
Residential	5,319	2,994	3,863	3,724	5,298	7,361	10,597
Commercial	2,483	536	1,128	1,009	2,373	5,230	8,473
Industrial	2,980	2,046	1,047	3,119	5,511	6,968	3,724
Others	2,145	3,115	1,466	1,910	1,696	1,895	3,891
Civil Engineering Work	3,710	1,327	2,783	1,694	1,919	3,006	7,933
Private Sector							
Total	5,973	4,648	5,713	7,471	13,054	18,760	20,076
Building Work	5,723	4,481	4,943	6,751	12,270	17,856	19,349
Residential	2,024	1,910	2,586	2,589	4,135	5,551	6,397
Commercial	1,011	405	1,048	902	2,305	5,126	8,357
Industrial	2,370	1,429	984	2,748	5,374	6,776	3,679
Others	318	737	325	511	456	404	916
Civil Engineering Work	250	167	770	720	784	904	727
Public Sector							
Total	10,664	5,371	4,575	3,985	3,742	5,700	14,543
Building Work	7,204	4,211	2,561	3,012	2,608	3,597	7,336
Residential	3,295	1,084	1,277	1,135	1,163	1,810	4,201
Commercial	1,472	131	80	107	68	105	116
Industrial	610	617	63	371	136	192	45
Others	1,827	2,379	1,141	1,399	1,240	1,491	2,975
Civil Engineering Work	3,460	1,160	2,014	973	1,135	2,102	7,206

Source : Building and Construction Authority

11.8

PROGRESS PAYMENTS CERTIFIED BY SECTOR AND TYPE OF WORK

Million Dollars

Type of Work	1998	2003	2004	2005	2006	2007	2008
All Sectors							
Total	19,828	12,219	11,616	12,221	12,938	17,872	25,531
Building Work	16,510	9,355	8,963	9,135	9,993	14,930	20,915
Residential	8,760	3,619	3,376	3,240	3,419	4,487	6,740
Commercial	1,977	788	736	973	1,258	2,198	3,861
Industrial	3,181	2,278	2,123	2,398	3,159	6,160	7,792
Others	2,592	2,670	2,727	2,524	2,158	2,085	2,522
Civil Engineering Work	3,318	2,863	2,653	3,086	2,945	2,942	4,616
Private Sector							
Total	9,656	5,291	5,158	6,013	7,605	12,357	17,917
Building Work	9,150	5,098	4,948	5,431	6,859	11,670	16,844
Residential	4,210	2,540	2,292	2,261	2,448	3,314	4,985
Commercial	1,674	574	612	827	1,184	2,130	3,733
Industrial	2,791	1,559	1,575	1,858	2,726	5,665	7,538
Others	475	426	470	484	502	561	589
Civil Engineering Work	506	193	210	582	746	687	1,073
Public Sector							
Total	10,172	6,928	6,458	6,208	5,334	5,515	7,614
Building Work	7,360	4,258	4,014	3,704	3,134	3,259	4,071
Residential	4,551	1,080	1,085	979	971	1,173	1,755
Commercial	303	214	124	146	74	68	128
Industrial	390	720	548	540	433	494	254
Others	2,117	2,244	2,257	2,040	1,655	1,523	1,934
Civil Engineering Work	2,812	2,670	2,444	2,504	2,200	2,255	3,543

Source : Building and Construction Authority

11.9 PROPERTIES UNDER THE MANAGEMENT OF HOUSING AND DEVELOPMENT BOARD

(End of Period)

	Number						
	1998	2003	2004	2005	2006	2007	2008
Residential	790,898	874,183	876,985	877,546	878,820	883,448	884,920
1-room	25,161	20,321	20,142	20,143	20,145	20,161	20,086
2-room	34,592	29,836	29,351	29,351	28,715	28,796	29,559
3-room	238,860	228,600	227,125	223,309	222,474	222,693	221,824
4-room	282,601	323,390	325,794	329,141	331,486	335,355	336,782
5-room	150,556	204,082	206,614	207,633	207,944	208,270	208,492
Executive ¹	55,711	65,153	65,158	65,151	65,148	65,069	65,073
Studio Apartments	-	936	936	953	1,043	1,239	1,239
HUDC ²	3,417	1,865	1,865	1,865	1,865	1,865	1,865
Commercial/Industrial Units	30,410	30,399	30,233	29,855	30,227	30,118	30,009

Source : Housing & Development Board

1 Includes multi-generation flats.

2 With effect from 1999, data exclude other residential properties.

11.10 RESIDENTIAL UNITS CONSTRUCTED AND SOLD BY HOUSING AND DEVELOPMENT BOARD

	1998	2003	2004	2005	2006	2007	2008
Flats Constructed (No)	36,609	10,082	5,326	5,673	2,733	5,063	3,154
Flats Sold Under ' Home Ownership Scheme ' ¹ (No)	36,966	15,388	10,055	10,101	6,940	9,071	8,537
Percentage of Population ² Living in Public Flats (End of Period)	86	84	84	83	82	81	82

Source : Housing & Development Board

1 Flats are considered 'sold' only when keys are issued to the applicants. Data include HUDC units but exclude studio apartments.

2 Refers to resident population.

11.11**RESIDENTIAL UNITS UNDER THE MANAGEMENT OF HOUSING AND DEVELOPMENT BOARD, 31 DECEMBER 2008**

Town ¹	Total	1-room	2-room	3-room	4-room	5-room	Executive ²	Number	
								Studio Apartments	HUDC
Total	884,920	20,086	29,559	221,824	336,782	208,492	65,073	1,239	1,865
Ang Mo Kio	48,069	1,318	3,493	24,499	13,026	5,252	481	-	-
Bedok	59,930	2,250	1,825	22,585	20,247	10,182	2,711	130	-
Bishan	19,367	396	-	2,359	9,199	5,395	1,660	-	358
Bukit Batok	31,731	20	20	10,277	13,850	4,832	2,732	-	-
Bukit Merah	51,248	5,165	6,130	16,643	13,956	9,098	44	212	-
Bukit Panjang	29,498	-	-	2,620	13,980	9,517	3,381	-	-
Bukit Timah	2,423	-	-	441	920	682	380	-	-
Central Area	10,764	2,073	1,316	4,748	2,296	284	9	-	38
Choa Chu Kang	39,173	-	240	1,312	19,437	13,422	4,762	-	-
Clementi	23,874	454	520	12,193	7,677	2,408	622	-	-
Geylang	30,418	1,044	3,151	11,991	9,363	3,601	831	107	330
Hougang	47,819	34	315	9,449	23,166	9,923	4,310	-	622
Jurong East	22,300	-	-	7,055	7,333	5,898	1,871	143	-
Jurong West	68,758	84	1,270	12,582	27,456	20,860	6,506	-	-
Kallang/Whampoa	34,289	4,401	2,469	12,992	9,083	4,842	502	-	-
Marine Parade	7,865	-	1,350	3,043	1,798	1,674	-	-	-
Pasir Ris	27,515	-	21	166	10,716	9,054	7,460	-	98
Punggol	16,874	-	-	-	5,475	10,273	1,126	-	-
Queenstown	29,077	575	3,010	15,480	6,201	3,338	359	114	-
Sembawang	17,664	-	-	-	7,238	7,556	2,870	-	-
Sengkang	42,570	-	84	240	18,468	19,316	4,462	-	-
Serangoon	21,292	-	154	4,547	10,231	3,751	2,365	-	244
Tampines	61,483	154	126	12,260	27,057	15,833	5,845	208	-
Toa Payoh	36,281	1,170	3,613	15,799	9,304	5,211	853	156	175
Woodlands	58,025	932	436	5,455	26,002	19,010	6,190	-	-
Yishun	46,613	16	16	13,088	23,303	7,280	2,741	169	-

Source : Housing & Development Board

¹ Equivalent to Town Registration Boundary.² Includes multi-generation flats.

11.12

**DEMAND, SUPPLY AND OCCUPANCY OF JTC CORPORATION
STANDARD/FLATTED FACTORIES AND INDUSTRIAL LANDS**

Factory Space/Industrial Land	1998	2003	2004	2005	2006	2007	2008
Flatted Factory Space ¹ ('000 sq m)							
Gross Allocation	102	53	64	48	58	123	101
Termination	157	98	69	53	49	77	88
Net Allocation	-55	-45	-5	-5	10	46	13
Demand	1,024	569	557	549	559	605	618
Supply	1,312	767	772	769	758	754	690
Occupancy Rate (%)	78	74	72	72	74	80	90
Standard Factory Space ('000 sq m)							
Gross Allocation	38	31	80	58	75	61	43
Termination	58	53	25	24	33	17	15
Net Allocation	-20	-22	55	34	41	44	28
Demand	2,248	2,217	2,268	2,300	2,343	2,386	2,415
Supply	2,505	2,478	2,478	2,511	2,439	2,439	2,437
Occupancy Rate (%)	90	90	92	92	96	98	99
Industrial Land ² (hectares)							
Gross Allocation	201	130	119	203	317	451	265
Termination	110	152	49	30	48	110	64
Net Allocation	91	-22	70	173	269	341	201
Prepared Land							
Demand	3,998	4,029	4,112	4,267	4,537	4,908	5,196
Supply	4,559	5,069	5,129	5,261	5,302	5,603	5,895

Source : JTC Corporation

- 1 With effect from 1995, data on 'Flatted Factory Space' exclude divestments.
- 2 Excludes industrial land used for JTC Standard/Flatted Factory developments.