

SINGAPORE STANDARD CLASSIFICATION OF TYPE OF DWELLING

Introduction

The Singapore Standard Classification of Type of Dwelling is designed for use in the collection of data (e.g. censuses, surveys, administrative records) that requires the classification of information on dwelling types. It could also be used in the compilation, presentation and analysis of statistics, including economic, social, household and housing statistics. The classification provides a common statistical framework that facilitates data-sharing among producers of statistics, while providing consistent and comparable data to users for analysis.

2 The structure of the standard classification makes reference to the recommendations from the *Principles and Recommendations for Population and Housing Censuses (Revision 2)* by the United Nations (UN), with appropriate modifications to take into account Singapore's housing landscape.

Definition

3 A dwelling refers to a building or part of a building used or intended to be used by one or more persons as living quarters. Each dwelling type has its own separate entrance(s) with direct access to a public road or pathway. A dwelling may be a residential building by itself or a unit in a residential building, or part of a non-residential building such as a shop or factory with space used as living quarters.

Nature and Principles of the Classification

4 The principles of the classification serve as guidelines in assigning the most appropriate code to a particular dwelling type. At the one-digit level, reported/known dwelling types may be categorised as housing units or collective dwellings (see *Chart I*).

5 The delineation between housing units and collective dwellings follows the recommendation by the UN. Housing units are grouped separately from collective dwellings as the implementation of household surveys and housing programmes pertains largely to households residing in housing units. Housing units comprise Housing and Development Board (HDB) properties, landed properties, condominiums and other apartments and other housing units which are less commonly found (e.g. housing units with mixed purposes,

structure unique to local context). Landed properties and condominiums and other apartments are grouped by their structure while HDB properties generally follow the category assigned by the HDB. Collective dwellings are grouped by their purpose or function.

Structure of the Classification

6 The standard classification is a hierarchical structure with three broad categories at the highest level, each denoted by a digit, except the 'Not Reported' category, which is represented by the letter 'X'. An overview of the structure is depicted in *Chart 1* on pg4.

7 In cases where a given level of classification is not divided into categories at the next more detailed level of classification, the last digit of the code for the only category at the next more detailed level would be '0'. For instance, the three-digit code for 'Other Collective Dwellings nec' is 290 as it is the only category within the two-digit group, 'Other Collective Dwellings nec'.

8 The digit '9' in the last digit position denotes a residual group that comprises a diverse mix of dwelling types which are not sufficiently significant to justify separate codes. This allows all dwelling types, however small or insignificant in number, to be coded using this classification.

Classification of Specific Dwelling Types

Flats Built by Government Agencies in the Past

9 Some flats were built by government agencies in the past mainly to provide accommodation for their staff. These developments had mostly been sold to private entities over the years while some were sold to the HDB or returned to the State. Such flats which are managed by the HDB are classified under the two-digit group 'HDB Properties', according to their underlying structure as categorised by the HDB while those which are managed by private entities or the State are classified in code 139 'Other Apartments nec'.

HUDC Flats

10 The Housing and Urban Development Company (HUDC) flats were developed in the 1970s and 1980s. The development of HUDCs have ceased since 1987. Subject to voting by residents, HUDC estates may be privatised to allow residents more control over the management of their estates. Privatised HUDC estates are no longer under the management of the HDB and are classified in code 139 'Other Apartments nec'. Those which have not been privatised are classified in code 117 'HUDC Flat' under the two-digit group 'HDB Properties'.

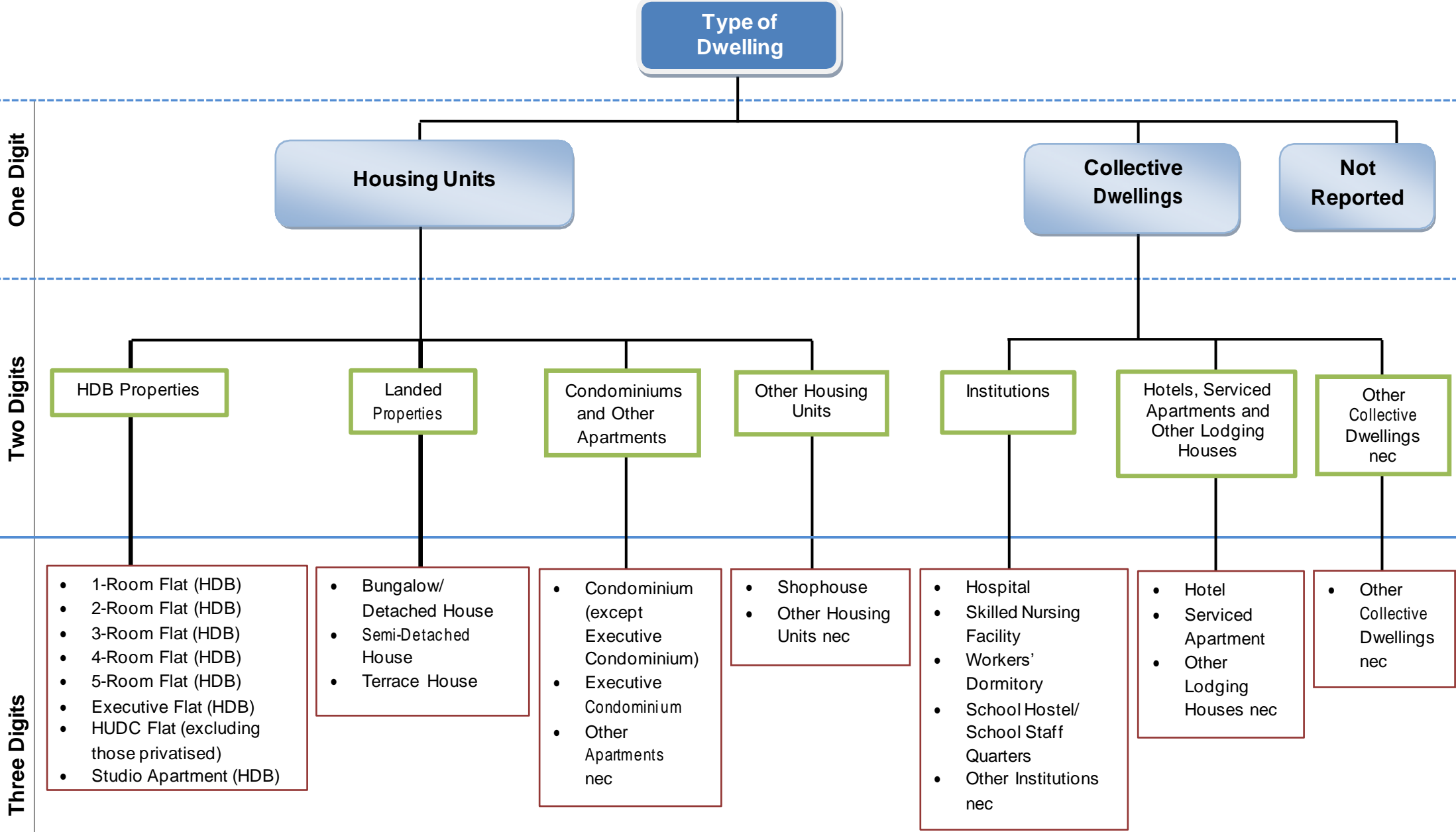
Executive Condominiums

11 The Executive Condominiums (ECs) housing scheme was launched in 1996. ECs are developed and sold by private developers, boasting facilities and designs comparable to private condominiums, with some restrictions imposed by HDB for a period of time. All ECs are classified in code 132 'Executive Condominium' under the 'Housing Units' category.

Flats under the Design, Build and Sell Scheme (DBSS)

12 To enable HDB housing to be more responsive and meet the needs and aspirations of Singaporeans, the DBSS was launched to bring about greater innovation in building and design and to offer more housing choices to the public by involving the private sector in the development and design of public housing. The flats under this scheme are subject to the HDB's rules and are classified based on their underlying structure (e.g. 4-room, 5-room HDB flat).

Chart I: Overview of Type of Dwelling



Notes:
 HDB: Housing and Development Board
 HUDC: Housing and Urban Development Company
 nec: Not elsewhere classified

Classification of Type of Dwelling

| CODE | TYPE OF DWELLING |
|----------|---|
| 1 | HOUSING UNITS |
| 11 | <u>Housing and Development Board (HDB) Properties</u> |
| 111 | 1-Room Flat (HDB) |
| 112 | 2-Room Flat (HDB) |
| 113 | 3-Room Flat (HDB) |
| 114 | 4-Room Flat (HDB) |
| 115 | 5-Room Flat (HDB) |
| 116 | Executive Flat (HDB) |
| 117 | Housing and Urban Development Company (HUDC) Flat (excluding those privatised) |
| 118 | Studio Apartment (HDB) |
| 12 | <u>Landed Properties</u> |
| 121 | Bungalow/ Detached House |
| 122 | Semi-Detached House |
| 123 | Terrace House |
| 13 | <u>Condominiums and Other Apartments</u> |
| 131 | Condominium (except Executive Condominium) |
| 132 | Executive Condominium |
| 139 | Other Apartments nec |
| 14 | <u>Other Housing Units</u> |
| 141 | Shophouse |
| 149 | Other Housing Units nec |
| 2 | COLLECTIVE DWELLINGS |
| 21 | <u>Institutions</u> |
| 211 | Hospital |
| 212 | Skilled Nursing Facility |
| 213 | Workers' Dormitory |
| 214 | School Hostel / School Staff Quarters |
| 219 | Other Institutions nec |
| 22 | <u>Hotels, Serviced Apartments and Other Lodging Houses</u> |
| 221 | Hotel |
| 222 | Serviced Apartment |
| 229 | Other Lodging Houses nec |

| CODE | TYPE OF DWELLING |
|-----------|---|
| 29 290 | <u>Other Collective Dwellings nec</u> Other Collective Dwellings nec |
| X | NOT REPORTED |

nec: not elsewhere classified

Description of Type of Dwelling

1 HOUSING UNITS

This category refers to dwelling types that are separate and independent place of abode intended for habitation by households¹, or one not intended for habitation but occupied as living quarters by a household at the time of the data collection.² Collective dwellings are not under this category.

| Code | Definition |
|------------|--|
| 11 | <u>Housing and Development Board (HDB) Properties</u> This group refers to residential dwelling types which are under the management of the HDB. HDB commercial premises with living quarters on the immediate floor above are excluded. |
| 111 | 1-Room Flat (HDB) |
| 112 | 2-Room Flat (HDB) |
| 113 | 3-Room Flat (HDB) |
| 114 | 4-Room Flat (HDB) |
| 115 | 5-Room Flat (HDB) |
| 116 | Executive Flat (HDB) |
| 117 | Housing and Urban Development Company (HUDC) Flat (excluding those privatised) |
| 118 | Studio Apartment (HDB) |

¹ Based on the 'Principles and Recommendations for Population and Housing Censuses Rev 2' by the United Nations Statistics Division (UNSD), household may be defined based on either the 'Housekeeping' or 'Household-Dwelling' concept. It can also be defined based on other definitions specified by agencies for their respective work purposes.

'Housekeeping' concept: Defines household as a group of two or more persons living together in the same house and sharing common food or other arrangements for essential living. It also includes a person living alone or a person living with others but having his own food arrangements. Although persons may be living in the same house, they may not be members of the same household.

'Household-Dwelling' concept: Regards all persons living in a housing unit as belonging to the same household.

² Data collection refers to census, sample surveys as well as information collected via administrative processes such as submission for approvals for buildings/structural alterations, tax returns, etc.

| Code | Definition |
|------------|--|
| 12 | <u>Landed Properties</u> |
| 121 | <p>Bungalow/ Detached House</p> <p>This refers to a free standing landed house standing on its own without sharing any common wall or roofing with other separate dwellings. This also includes strata or cluster bungalow/detached house with common areas and facilities shared by units in the development.</p> |
| 122 | <p>Semi-Detached House</p> <p>This refers to one of a pair of landed houses joined by a common wall but not to any other dwellings. This also includes strata or cluster semi-detached house with common areas and facilities shared by units in the development.</p> |
| 123 | <p>Terrace House</p> <p>This refers to a landed house in a row of three or more houses, joined side by side together. There are no other separate dwellings either above or below it. This also includes strata or cluster terrace house with common areas and facilities shared by units in the development.</p> |
| 13 | <u>Condominiums and Other Apartments</u> |
| 131 | <p>Condominium (except Executive Condominium)</p> <p>This refers to an apartment that is part of a development not managed by the HDB. It is owned by unit owners who share common areas and facilities with other unit owners within the development.</p> |
| 132 | <p>Executive Condominium</p> <p>This refers to a strata-titled property, with comparable designs and facilities to other condominiums. Eligibility conditions and restrictions are imposed by the HDB for a period of time. All Executive Condominiums are classified here regardless of whether the HDB's restrictions are in force.</p> |

| Code | Definition |
|------|--|
| 139 | <p>Other Apartments nec³</p> <p>This refers to other types of apartments that are part of a development not managed by the HDB. They are owned by unit owners who share common areas and facilities with other unit owners within the development. This includes housing units such as privatised HUDC flats and flats previously built by government bodies.</p> |
| 14 | <p><u>Other Housing Units</u></p> |
| 141 | <p>Shophouse</p> <p>This refers to a unit in a typically two- to four- storey structure, attached to another unit of a similar structure and often connected to the street by a continuous covered walkway. The first storey is usually used for commercial purposes, and the upper storeys for residential. Shophouses were constructed between 1840 and 1960 and are more commonly found in Singapore, Malaysia and some South-east Asian countries. This excludes HDB commercial premises with living quarters on the immediate floor above.</p> |
| 149 | <p>Other Housing Units nec</p> <p>This refers to all other housing units not elsewhere classified. They include non-residential buildings used as living quarters such as rooms in factories as well as living quarters on the immediate floor above HDB commercial premises. Housing units unique to the local context are also classified here (e.g. Zinc-roofed houses).</p> |

2 COLLECTIVE DWELLINGS

This category refers to structurally separate and independent places of abode intended for habitation by large groups of individuals or several households who are bound by either a common public objective or a common interest. Such living quarters usually have certain common facilities and amenities shared by the occupants. This category excludes housing units in Category '1'.

³ nec – Not elsewhere classified

| Code | Definition |
|------------|--|
| 21 | <u>Institutions</u> |
| 211 | <p>Hospital</p> <p>This refers to an institution that provides treatment and care to persons who require medical treatment or suffer from any disease or injury. This includes acute hospital and community hospital.</p> |
| 212 | <p>Skilled Nursing Facility</p> <p>This refers to an institution intended to be used for the reception of and the provision of nursing for persons suffering or convalescing from any sickness, injury or infirmity. This includes nursing home and chronic sick unit.</p> |
| 213 | <p>Workers' Dormitory</p> <p>This refers to living quarters provided for workers (excluding school staff).</p> |
| 214 | <p>School Hostel / School Staff Quarters</p> <p>This refers to premises for students or school staff. It could be situated within or outside the school compound.</p> |
| 219 | <p>Other Institutions nec</p> <p>This refers to institutions not classified under the other categories of 'Institutions'. This includes remand prisons/reform training centres and training and residential facilities for specific groups such as children and young persons homes, homes for the aged and welfare homes.</p> |
| 22 | <u>Hotels, Serviced Apartments and Other Lodging Houses</u> |
| 221 | <p>Hotel</p> <p>This refers to any entity licensed to operate as a hotel under the Hotels Licensing Act. These are primarily premises used for the provision of accommodation, typically on a daily basis for a fee, principally for short stay by visitors. This includes the provision of furnished accommodation in guest rooms and suites, usually with daily or other regular housekeeping services, and may often include a range of additional services such as food and beverage services, laundry services, swimming pools and exercise rooms, recreational facilities and conference and convention facilities.</p> |

| Code | Definition |
|------------|--|
| 222 | <p>Serviced Apartment</p> <p>This refers to non-strata titled furnished apartments designed for temporary occupancy, which offers facilities and amenities similar to those found in hotels. They provide an alternative to hotel accommodation for travellers (including short term business travellers) or persons who are relocating, or any groups of individuals who stay for at least the stipulated minimum duration required of serviced apartment operations as prescribed by the Urban Redevelopment Authority (URA).</p> |
| 229 | <p>Other Lodging Houses nec</p> <p>This refers to other premises used for the provision of accommodation on short-term or temporary basis for a fee that are not elsewhere classified.</p> |
| 29 | <p><u>Other Collective Dwellings nec</u></p> |
| 290 | <p>Other Collective Dwellings nec</p> <p>This refers to collective dwellings that are not classified under 'Institutions' and 'Hotels, Serviced Apartments and Other Lodging Houses'.</p> |

X NOT REPORTED

This refers to unknown dwelling types or dwellings with no / insufficient information available.

Alphabetical Index

| | |
|-----|---|
| 111 | 1-room flat (HDB) |
| 112 | 2-room flat (HDB) |
| 113 | 3-room flat (HDB) |
| 114 | 4-room flat (HDB) |
| 115 | 5-room flat (HDB) |
| 211 | Acute hospital |
| 131 | Apartment (condominium) |
| 139 | Apartment (non-HDB and non-condominium) |
| 149 | Attap house |
| 229 | Backpacker's hostel |
| 121 | Bungalow |
| 229 | Chalet |
| 219 | Children and young persons home |
| 212 | Chronic sick unit |
| 121 | Cluster bungalow |
| 121 | Cluster detached house |
| 121 | Cluster housing (bungalow) |
| 121 | Cluster housing (detached house) |
| 122 | Cluster housing (semi-detached house) |
| 123 | Cluster housing (terrace house) |
| 122 | Cluster semi-detached house |
| 123 | Cluster terrace house |
| 211 | Community hospital |
| 131 | Condominium |
| 123 | Corner terrace house |
| 121 | Detached house |
| 219 | Disability home (includes both adult disability and children disability home) |
| 132 | Executive condominium |
| 116 | Executive flat/apartment (HDB) |
| 116 | Executive maisonette (HDB) |
| 149 | Factory (with room(s) as living quarters) |
| 111 | HDB 1-room flat |
| 112 | HDB 2-room flat |
| 113 | HDB 3-room flat |
| 114 | HDB 4-room flat |
| 115 | HDB 5-room flat |
| 149 | HDB commercial premise (with room(s) as living quarters) |
| 116 | HDB executive flat/apartment |
| 116 | HDB executive maisonette |
| 116 | HDB multi-generation flat |
| 149 | HDB shophouse (with room(s) as living quarters) |
| 118 | HDB studio apartment |
| 113 | HDB terrace (3-room) |
| 114 | HDB terrace (4-room) |
| 219 | Home for the aged (also known as old age home or sheltered home) |
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| 211 | Hospital |
| 221 | Hotel |
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| 139 | HUDC flat (privatised) |
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| 213 | Labour lines |
| 213 | Labour quarters |
| 131 | Maisonette (condominium) |

| | |
|-----|---|
| 139 | Maisonette (non-HDB and non-condominium) |
| 219 | Military staff quarters |
| 116 | Multi-generation flat (HDB) |
| 117 | Non-privatised HUDC flat |
| 149 | Non-residential (with room(s) as living quarters) |
| 212 | Nursing home |
| 149 | Office (with room(s) as living quarters) |
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| 219 | Reform training centre |
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| 214 | School hostel |
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| 122 | Semi-detached house |
| 222 | Serviced apartment |
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| 121 | Strata detached house |
| 121 | Strata housing (bungalow) |
| 121 | Strata housing (detached house) |
| 122 | Strata housing (semi-detached house) |
| 123 | Strata housing (terrace house) |
| 122 | Strata semi-detached house |
| 123 | Strata terrace house |
| 118 | Studio apartment (HDB) |
| 123 | Terrace house |
| 123 | Terrace house, corner |
| 123 | Terrace house, intermediate |
| 123 | Townhouse |
| 131 | Walk-up apartment (condominium) |
| 139 | Walk-up apartment (non-HDB and non-condominium) |
| 219 | Welfare home |
| 213 | Workers' dormitory |
| 149 | Zinc-roofed house |