Singapore’s Home Ownership Programme
Singapore's Home Ownership Programme

- 95% HDB Households Owning their Flat
- 81% Population in Public Housing
- Land Area: 707 sq km
- Population: 4.6 mil
- Population Density: 6,489 per sq km
- % Population in Public Housing: 81%
- % HDB Households Owning their Flat: 95%
Housing Situation in 1959

Majority of Singaporeans lived in squatter colonies and city slums
Singapore's Home Ownership Programme

Housing & Development Board (HDB)

- Set up in 1960 to build low-cost public housing
- Housing shortage resolved within 10 years
Early HDB Flats

- Basic self-contained units with piped water, electricity and sewer discharge
- Initially let at low rents to low-income families
"My primary occupation was to give every citizen a stake in the country and its future... if every family owned its home, the country would be more stable... I believe this sense of ownership was vital for our new society..."

~ Mr Lee Kuan Yew, Prime Minister of Singapore, 1959-1990
Home Ownership Scheme (1964)
Public Housing Today

- 81% of Singapore’s population housed in almost 900,000 HDB flats
- 95% own their homes
Singapore’s Home Ownership Programme

Key Benefits of Home Ownership

- Provides a stake in the country
- Promotes rootedness & belonging
- Encourages better maintenance
- Builds strong work ethics
- Provides an asset & a store of value

Home Ownership
Key Success Factors

1. Strong commitment from Government

LEGISLATION
- Housing & Development Act
- Land Acquisition Act

FUNDING
- Loans
  - Housing Development Loans
  - Mortgage Financing Loans
- Annual Grant for HDB's operations

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Key Success Factors

2. Sole agency on public housing development
   - Effective resource planning and housing allocation
   - Lower development cost through economies of scale
Key Success Factors

3. Self-sufficient HDB towns

- Comprehensive planning offering full range of facilities and infrastructure
Key Success Factors

4 Use of Central Provident Fund (CPF)

- Social security savings plan where portion of employee’s salary set aside for retirement, healthcare and housing
- Over 70% of flat owners service housing loans solely with CPF savings
Key Success Factors

5 Continuous renewal & rejuvenation
- Regular maintenance & repairs
- Periodic upgrading & redevelopment

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Key Success Factors

6 Focus on building communities

- Flats of varying types & sizes
- Common spaces and facilities for all ethnic groups
- Ethnic Integration Policy
Key Success Factors

7 Forward looking & responsive housing policies
Our Achievements

Not just providing public housing, but ... affordable, quality homes people are proud of
Singapore’s Home Ownership Programme

Our Achievements

Not just developing towns, but ... integrated communities people feel part of
The Future

“Remaking Our Heartland” plans ... to create endearing homes for all

Realising the vision of new estates

Rejuvenating middle-aged estates

Regenerating old estates

Singapore’s Home Ownership Programme
THANK YOU