

# Housing Developments for Ageing Population in Singapore

Tsao Foundation Asia Forum on Ageing 2009



**Speaker : Mr Yap Chin Beng**  
**Director, Estate Administration & Property**

# Outline

- Introduction - Ageing Population
- Meeting Life Cycle Needs
- Meeting Challenges from Demographic Changes
- Housing an Ageing Population
- Key Concerns of Elderly
- Addressing Key Concerns
  - 3 Approaches
- Going Forward



# Ageing Population



## Country/Area with Oldest Population (median age)

### Year 2005

1. Japan (42.9 yrs)
2. Germany (42.1 yrs)
3. Italy (42.0 yrs)
4. Finland (40.9 yrs)
5. Bulgaria (40.8 yrs)

31. Singapore (37.5 yrs)

### Year 2050

1. China, Macao SAR (55.5 yrs)
2. Japan (54.9 yrs)
3. Republic of Korea (54.9 yrs)
4. Singapore (53.7 yrs)
5. Martinique (53.0 yrs)



# Ageing Population



1 in 5 Singaporeans will be aged 65 years or above by 2030



- 82% of population in HDB flats
- Need urgent and sustainable response to ageing population



# Meeting Life Cycle Needs



Family with  
Children

- Family size increase
- Income increase
- Help them upgrade to bigger flat with subsidy & loan

Young  
Couples

- Help them buy first home with housing subsidy & concessionary rate loan

Changing Needs

Elderly

- Unlock home equity
- Age-in-place
- Elder-friendly homes



# In Step with Demographic Changes

## 1960s

- Solve housing shortage crisis for young nation
- Low-cost & spartan flats for low-income families
- Uniformed blocks of 1-room, 2-room & 3-room flats (35 to 60 sqm)



# In Step with Demographic Changes



## 1970s & 1980s

- Growing affluence & changing lifestyles of population
- Bigger flat types introduced ( 90 to 145 sqm)
- New block designs



4-room flat



5-room flat



# In Step with Demographic Changes

1990s & 2000s – *Meeting Rising Housing Aspirations*

Premium flats



# In Step with Demographic Changes

1990s & 2000s – *Meeting Rising Housing Aspirations*

## Executive Condominiums

- Developed & sold by private sector
- Full private condominium status after 10 years



# In Step with Demographic Changes



2006 - *Meeting Rising Housing Aspirations*

Design, Build & Sell Scheme (DBSS)

The Premiere@Tampines by Sim Lian Land Pte Ltd

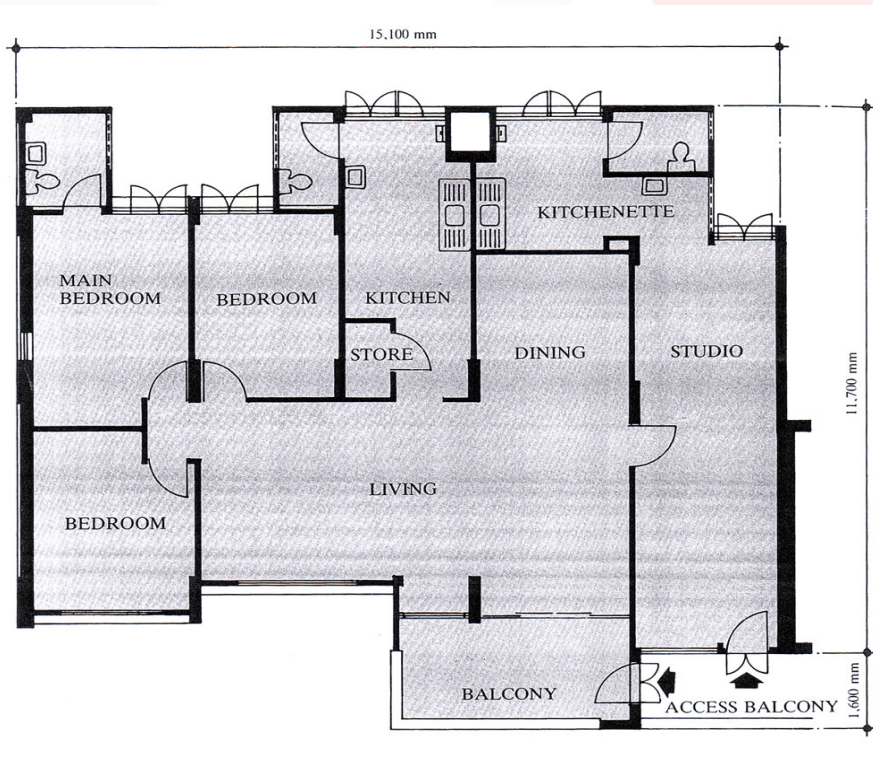


Artist's impression only

- First launched in 2006
- Private sector undertakes entire public housing development process



# Previous Schemes for Elderly Multi-Generation Flats (1987)



- Pilot scheme for multi-tier family
- 4/5rm flat with adjoining studio apartment
- With separate entrances
- Facilitate independent living between young & old
- Poor response to scheme
- Flat not used as intended



# Previous Schemes for Elderly

## “Granny Flats” (1991)

- Studio apartments (“Granny flats”) for elderly, 58 sqm
- Built in same block as larger flat types
- Parents & Married Children apply separately
- Joint-Selection of flats
- Separate lives while maintaining close family ties
- Poor response to pilot project

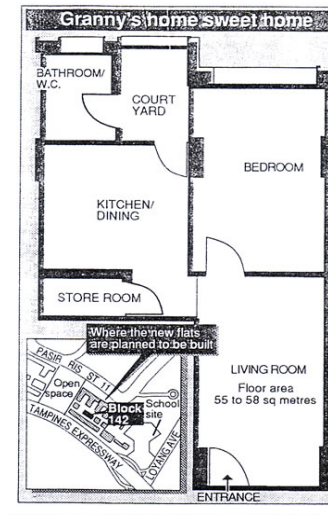


THE STRAITS TIMES, TUESDAY, JULY 2, 1991

NEWS

## ‘Granny flats’ to let aged parents be near children

(Same block will have mix of large and small units)



**By Phan Ming Yen**

AGED parents can now apply for special “granny flats” located on the ground floor of the apartment block where their married children are living.

The Housing Board is carrying out a pilot project to build a mix of both smaller “granny flats” and bigger ones within the same apartment block to allow the aged and their married children to lead separate lives, while maintaining close family ties.

Such apartments designed specially for the aged are popularly known as “granny flats”.

The HDB will provide studio apartments and larger four- and five-room flats within Block 142 in Pasir Ris New Town under the 1991 Third Quarter Booking Programme.

Construction work has not started on the apartments, which will be ready in three years’ time.

Only parents can apply for the “granny flats”.

When completed, the 21 units to be built will have a living room, a bedroom, a bathroom-cum-toilet, kitchen, store room and courtyard.

The apartments, ranging in floor area from 55 to 58 sq m, will be sold at \$49,900 per unit and are located on the ground floor for easier accessibility.

This pilot project is the latest addition to the three housing schemes which encourage the aged and their families to live together. Currently,

- MULTI-GENERATIONAL flats, which were built in 1986/87, enable the different generations to live together and yet have some privacy;
- THE JOINT Housing Selection Scheme encourages

parents and their married children to apply for separate flats within the same block or housing estate; and

- BIGGER flats with an additional room allow parents and their married children to live together.

The plan for the Pasir Ris “granny flats” was announced last year by Mr K. V. Veloo, director (welfare) of the Ministry of Community Development, in a country report on population ageing.

Once reason why the multi-generational flats have not caught on is because they do not provide sufficient privacy for either the aged parents or the families of the married children.

The Pasir Ris “granny flats” are expected to be more attractive as both sides will live in separate apartments, yet continue to enjoy the advantages of being located close to each other.

For instance, the married children living on the higher floors can drop off their children at their parents’ home before going to work.

In the evenings, the parents can have dinner in their children’s home, or have the food delivered downstairs to them.

The Pasir Ris studio apartments are up for sale under the Joint Selection Scheme where parents with married children each having a separate family nucleus can submit their requests for a studio apartment and a bigger flat respectively.

Parents who wish to buy these studio apartments can submit their requests on prescribed forms to the Sales Section at the 1st storey, Podium A, HDB Centre, Jalan Bukit Merah, from July 1 to 20, during office hours.





# Housing an Ageing Population



# Housing an Ageing Population



## Elderly Population in HDB Flats

- 22% or 184,000 flats owned by flat owners who are at least 55 years old
- Ageing population + Longer life expectancy
  - ➔ Proportion of elderly residents will increase
- Housing policies & schemes needed for current & future elderly



# Key Concerns of Elderly

Health  
&  
Mobility

Retirement  
Adequacy

Security  
Of  
Home



# Housing

## Policies & Programmes for Elderly

- **Approach 1** - Housing policies & schemes to facilitate **mutual care & support** by families
- **Approach 2** - Monetisation options to enable elderly to **unlock home equity** for retirement income
- **Approach 3** - **Elderly-friendly** physical environment





# Approach 1

# Facilitating Mutual Care & Support



# Facilitate Mutual Care & Support

## Policies & Schemes

- **Higher-income ceiling** for extended families to buy subsidised HDB flats
- **Married Child Priority Scheme** and **Higher-tier CPF Housing Grant** to encourage married children to stay with/near parents
- **Higher-tier Singles Grant** to encourage singles to live with parents





# Approach 2

# Monetisation Options



# Monetisation

## Options for Income

### Sell or Sublet Whole Flat

- For those with alternative place to stay  
e.g. with children, other relatives, another property
- Sell flat to realise the full housing equity for retirement needs
- Sublet flat under HDB's Approved Subletting Scheme
  - Enjoy regular income
  - Retain potential to enjoy further capital appreciation of flat



# Monetisation Options for Income

## Downsize to Smaller Flat

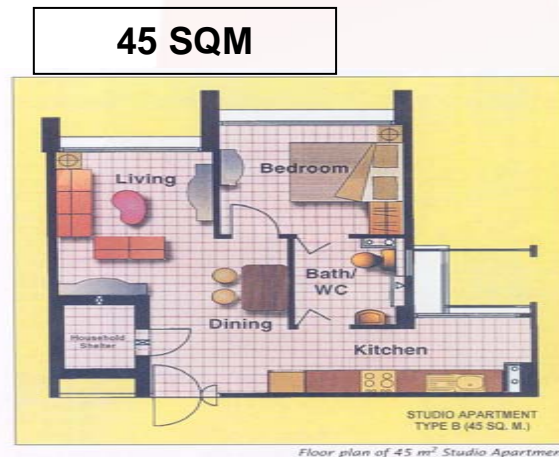
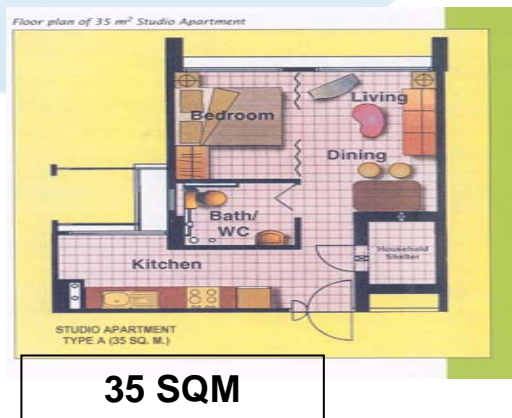
- Sell existing flat & buy a smaller one
- HDB resumed building 3-room and 2-room flats in 2004 and 2006, respectively
- Proportion of elderly households buying small flats higher than that for larger flats
- Use surplus funds from downsizing for retirement income



# Monetisation Options for Income

## Move to Studio Apartment (SA)

- Customised with elderly-friendly fixtures & fittings
- 35 sqm or 45 sqm



# Monetisation

## Options for Retirement Income

### Sublet Bedroom(s)

- For those who wish to age-in-place
- Let out spare bedroom(s) for regular income
- Continue to live in flat



# Monetisation

## Options for Retirement Income

### Lease Buyback Scheme



- Help elderly in smaller flats monetise flat value
  - ➔ Receive monthly income
  - ➔ Continue to live in same flat, community & environment
- For elderly aged 62 and above
- Living in 2 or 3-room flat



# How LBS Works

- HDB will buy tail-end of flat's lease
  - ➔ Flat owner left with 30-year lease
  - ➔ Some flat equity unlocked
- Government provide subsidy of \$10,000
- Equity + subsidy paid out in 2 parts:
  - ➔ \$5,000 in upfront lump sum
  - ➔ Remainder to buy immediate annuity from CPFIB for lifelong monthly income



# LBS Example

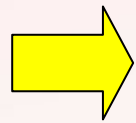


**HDB 3-room flat:  
70 years lease, Market value \$200,000**

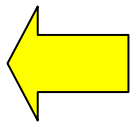
**Retain 30 yrs lease  
Equity value of \$113,000**

**Sell 40 yrs lease to HDB**

**\$10,000  
Subsidy**



**\$97,000**



**\$87,000 from sale  
40 yrs lease**

**Upfront cash  
of \$5,000**

**Buy annuity  
with \$92,000**



**About \$490/mth for life  
[For joint lessees (both 62)]**





# Approach 3

# Elderly-friendly Physical Environment



# Elderly-friendly Physical Environment

Is my flat  
elderly-friendly?

Can I move around  
easily in my  
surroundings?

Do I need to  
move ?

Where are the  
medical & care  
facilities for me?



# Elderly-friendly Physical Environment

## Project LIFE (Lift Improvement & Facilities Enhancement for Elderly)

- Improve living environment for less well-off elderly in rental flats
- Lifts modified to stop on every floor, where possible
- Non-slip floor tiles, support handbar in toilet, alert alarm system, etc.
- Enhance mobility of elderly
- MCYS/VWOs set up Senior Activity Centres
  - provide community-based care & support services



# Elderly-friendly Physical Environment



## Integrated Studio Apartments

- SAs come with elderly-friendly features
- Spaces provided for social & community facilities
- New SAs integrated with larger HDB flats
  - Better resident mix of young and old
  - Facilitate more social interaction
- Children can buy larger flat types in same block to live near parents



# Elderly-friendly Physical Environment

## Universal Design



# Elderly-friendly Physical Environment

## Universal Design

Safety to use clothes  
drying system



Lever handles &  
taps



Rocker switches  
at low height



# Elderly-friendly Physical Environment

## Lift Upgrading Programme

- Retrofit older HDB blocks with lifts that stop at every floor
- Government commitment **\$5.5 billion**
- Target completion by 2014

Orange shaft is the old shaft & those in white are new lift shafts.



# Elderly-friendly Physical Environment

## Barrier-free Access



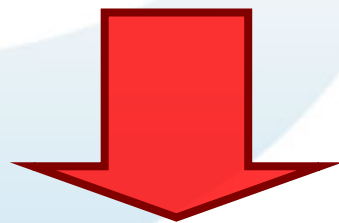
- Make public housing environment barrier-free
- Build ramps & linkways to facilitate wheelchair access
- Target completion by 2011



# In Summary

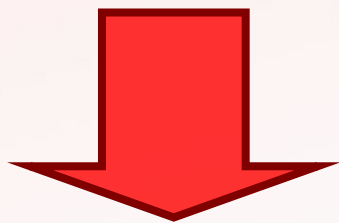
## Approach 1

Facilitate Care  
& Support



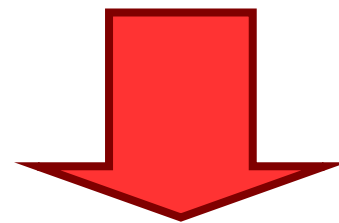
## Approach 2

Monetisation  
Options



## Approach 3

Elderly-friendly  
Environment



Provide choices to make retirement living  
more comfortable and rewarding



# Going Forward

## Provide More Smaller Flats

- Downsizing to small flat is popular option
- HDB to ramp up supply
- 4,000 units over 2 years



# Going Forward



## Provide More Studio Apartments

- 2007 Survey : Why current owners like SAs
  - Small & easy to maintain
  - Paid in lump sum upfront, no need to worry about instalment payment
  - SA facilitate independent living
  - Attractive designs & special fittings for elderly
- HDB will ensure supply of SAs to cater to demand



# Going Forward



## New Designs for Multi-generation Living

- HDB Remaking Our Heartland plans for Dawson estate
- Working with SCDA Architects on design concept for multi-generation living

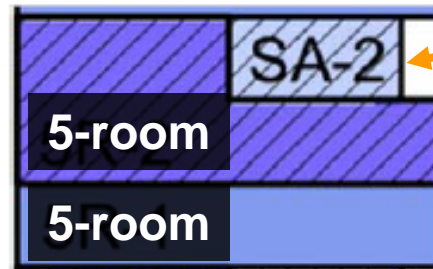
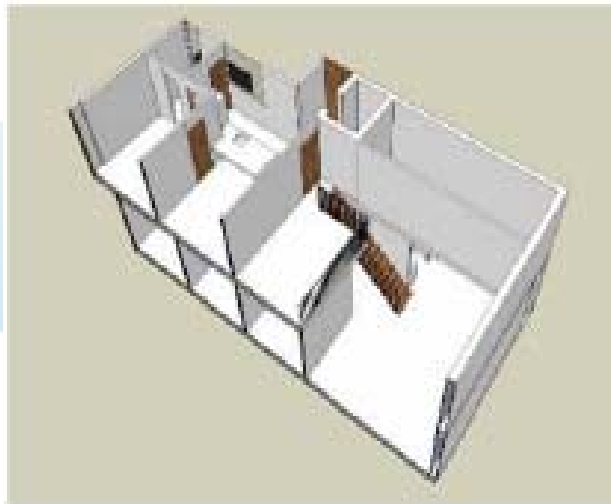


# Going Forward

## Design Concepts for Multi-generation Living

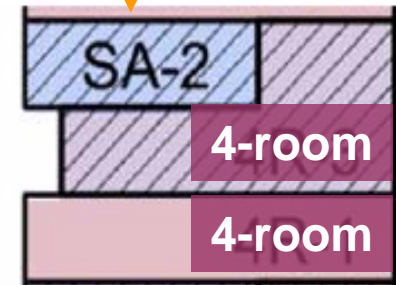


COMBINABLE UNITS :



MODULE 1

Studio unit



MODULE 2



# Going Forward

## Design Concepts for Multi-generation Living



DOUBLE VOLUME LIVING

DAWSON ESTATE SINGAPORE





# In

## Conclusion

- Continue to evaluate & modify housing landscape
- Anticipate demographic changes & lifestyle needs
- Search for new housing forms
- Work with other agencies & organisations
- Work with **You**





# Thank You

