

Upgrading even the upgrading plans

For nearly three decades, the Government has rolled out upgrading programmes for HDB dwellers. Here are the main ones.



Main Upgrading Programme (MUP)

When: 1989 **Which:** Blocks more than 20 years old; 131,000 households.

What:

- Ambitious plan to refurbish older public housing estates.
- Improvements to blocks and precinct areas entailed replacing older facilities and introducing new amenities like upgraded lifts, drop-off porches and walkways, replacing surface carparks with multi-storey ones to free up outdoor space for greenery and recreational facilities.
- Internally, flats got upgraded toilets, and repairs of spalling concrete.
- Some residents also received the chance to add 6 sq m of space. Now discontinued.

How much: The Government bore about 75 to 90 per cent of the total cost, depending on flat type, which worked out to about \$3.3 billion.

Lift Upgrading Programme (LUP)

When: 2001; ended in 2014.

Which: Close to 5,300 blocks built before 1990 that did not have lift access on every floor; 500,000 households benefited.

What:

- Provided direct lift access to flats, enhancing convenience for residents, especially the elderly and less mobile. Before, lift upgrading came under either the MUP or IUP. But residents had to wait a long time for flats to be selected for MUP, or had to choose between costly lift upgrading and other types of improvement works under the limited budget of the IUP.
- Over the years, the HDB has used newer technology such as lifts that do not have a machine room at the top of shafts to help blocks get direct lift access.
- At the end of last year, only 150 blocks remained where it was not possible to implement LUP – less than 1 per cent of the one million HDB flats.

How much: Majority of the cost is paid by the Government, with flat owners putting in up to \$3,000. It cost about \$5 billion in total.

NOTES:

In September 2014, the authorities announced the Selective Lift Replacement Programme to replace 750 lifts installed between 1987 and 1997 lacking some safety and security features of modern lifts.

Two years later, the \$450 million Lift Enhancement Programme was rolled out, where the HDB gives town councils around 90 per cent of the funding required to modernise lifts of up to 18 years old by installing recommended safety features.



Interim Upgrading Programme Plus (IUP Plus)

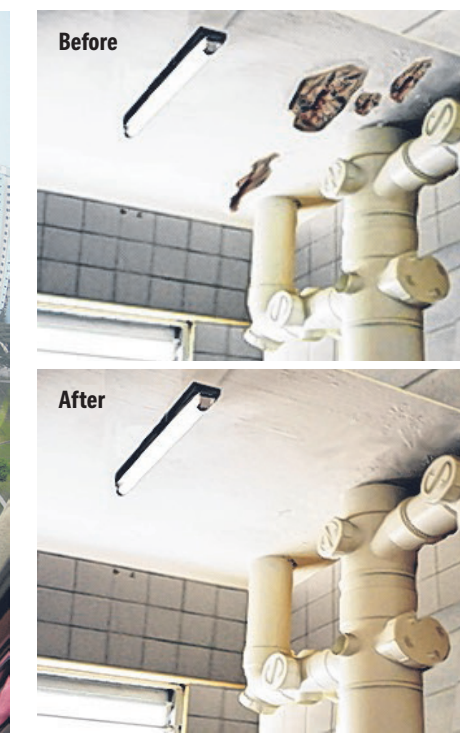
When: May 2002. Discontinued in 2007, with last batch under the programme completed in 2011.

Which: 138,000 flats that did not qualify for MUP.

What:

- A combination of the IUP and LUP, the goal was to enable both lift upgrading and interim improvement works to be carried out at the same time, which was more convenient for residents.
- The LUP continued to exist as a standalone programme while the IUP was discontinued.

How much: The budget was \$2,400 per flat, fully funded by the Government.



Home Improvement Programme (HIP)

When: 2007

Which: About 320,000 flats built up to 1986. Last month, this was extended to 230,000 flats built up to 1997. Renamed HIP I, it would apply to all flats when they hit around 30 years.

What:

- A replacement for the MUP, the less disruptive HIP focused on smaller practical repairs within the flat.
- Essential works, compulsory for health and safety reasons, include the repair of spalling concrete, upgraded electrical supply and replacing pipe sockets with clothes drying racks.
- There are also optional items like upgraded toilets or new doors and gates.

How much:

- Essential works are fully paid by the Government, while residents pay between 5 and 12.5 per cent of the cost of optional items.
- Expected to cost \$4 billion in total.

Neighbourhood Renewal Programme (NRP)

When: 2007.

Which: HDB blocks built before 1989 and that have not undergone MUP, IUP or IUP Plus. From April 2015, the programme was extended to blocks built in or before 1995.

What: The successor to IUP Plus, this got residents together to decide what block and neighbourhood works they want.

How much: Fully funded by the Government.



Enhancement for Active Seniors (Ease)

When: 2012.

Who: For the elderly living in flats slated for HIP. In March 2013, these improvements were extended to all HDB flats.

What: Optional improvements, like ramps, grab bars and slip-resistant treatment to toilet floor tiles, to make the flats more elderly-friendly.

How much: \$40 million, as of 2017.



Home Improvement Programme II (HIP II)

When: Announced last month, to be rolled out in around 10 years.

Which: Flats around 60 to 70 years old.

What: A second round of upgrading to help keep flats safe and liveable, and retain their value as their leases run down. The improvements are expected to see the flats through to the end of their leases.

How much: No details yet, though expected to cost more than the \$4 billion HIP I.

Interim Upgrading Programme (IUP)

When: 1993; replaced by IUP Plus in 2002.

Which: Estates between 10 and 17 years old and not yet eligible for MUP, affecting 184,000 flats.

What:

- Speeding up the estate renewal process, the IUP focused on younger flats and confined upgrading works to blocks and precinct areas.
- This included new coats of paint for blocks, new lift lobbies, modern playgrounds and covered walkways.

How much:

The budget for each flat was \$6,000, fully paid by the Government.

