

APPENDIX 1

Survey Questionnaires
English and Mandarin Versions

SURVEY AMONG OWNER-OCCUPIERS

Households' Survey

ADDRESS : BLOCK/HOUSE NO :
STREET NAME :

SINGAPORE :

18th Dec. 1992

Dear Sir/Madam,

I am conducting a survey among owner-occupiers of private residential properties in your district as part of my Post Graduate research work and would appreciate very much your co-operation in giving your support to this survey. *Your responses to this questionnaire are strictly confidential.* If you are willing to participate, please answer all the questions and hand the completed survey back to me.

When filling out the attached questionnaire please note the following points :

1. The *legal owner of the house* should fill in this survey. In the case of joint ownership, the respondent may confer with the other joint owners before giving answers to each question.
2. Most of the questions require only that
 - i] You tick (/) your preferred choice. Please select ONLY ONE response for each question *unless otherwise stated.*
 - ii] You provide a brief written answer. If so, kindly do so as clearly and accurately as possible.
3. Some answers are followed by a simple instruction to skip to a later question, for example : [Go to Q] *Please take special note of these instructions. If no special instruction is written, please proceed to the next question.*
4. Please consult the Glossary of Terms overleaf if you are uncertain about the meaning of a question.

If you have any other additional comments, or suggestions regarding your residential properties or the area you live in, please feel free to note them at the end of the questionnaire, or on a separate sheet of paper attached to the questionnaire.

In case of any difficulty in filling in the questionnaire, please contact the following for clarification.

Thank you very much for your co-operation.

Mr. Tan K. Y.

Person to contact : Mr. Tan. Tel.no. 467 2959, Pgr.... No. 209 2714

GLOSSARY OF TERMS

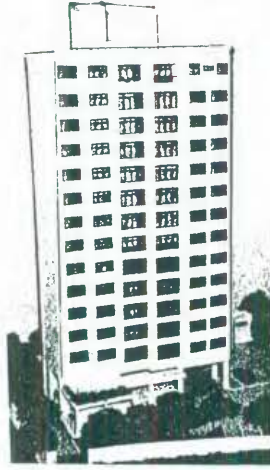
Condominium :	The Concept of Condominium development was officially introduced in 1972. Condominium means having control over a certain property jointly with one or more persons. Individual owners of condominium units are given "strata" certificates of title. There is generally no restriction of foreign ownership on condominium units.
CPF:	Central Provident Fund.
Detached Bungalow :	This is a house standing on its own boundary , with no common wall.
Freehold:	Perpetual property interest.
Geomancy :	The Chinese practice of ' Feng Shui ' .
HDB:	Housing and Development Board. Public Housing.
HUDC:	Housing and Urban Development Corporation : Middle Income Housing.
Landed Properties :	Any Detached, Semidetached and terrace houses build on the ground.
Leasehold :	Property Interest of fixed duration, like 99 or 999 years. It is a lesser interest in property than the freehold estate
Maisonnette :	Flat on two floors.
MRT :	Mass Rapid Transit.
Neighbourhood:	Immediate area in which your house is situated. It includes nearby buildings and other social and recreational facilities such as shopping centres, market, cinema, schools etc.
Private Apartment :	A Suite of rooms in a building . A private "flat" in other words with a horizontal strata of a building under the Strata Title Act
Professional:	Person who works as doctor, engineer, architect, surveyors, valuer, lawyer, university/polytechnic lecturer, accountant, computer analyst, etc. and who holds tertiary qualifications.
Semidetached house :	A house sharing a common wall with its immediate neighbours. (Duplex)
Semiprofessional :	Person who works as teacher, technologist, administrative executive, nurse etc., and who is pecially trained to carry specific work.
Shophouse:	Any Private housing cum shopping development.
Skilled Labourer :	Person who is trained to do skilled job in major industry such as the construction and the manufacturing industries.
Terraced house:	A row of houses above the general surface.
Townhouse :	Any Private housing development with or without recreational facilities and which are build similar in form to that of landed properties such as semi-detached and which comes under the Strata Title Acts.
Uniformed Personnel :	Persons working in the SAF, SPF and the SCDF.
Unskilled Labourer:	General worker with no any formal training working in major industries such as the construction and the manufacturing industries.

Households' Survey

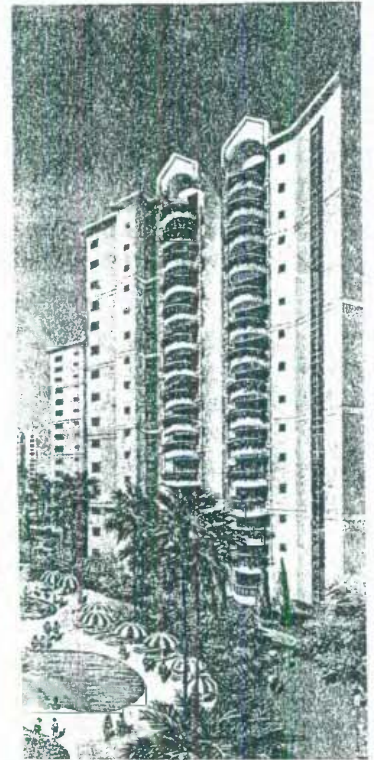
The following shows the pictures of different housing forms.



Maisonnette



Private Apartments



Condominiums with recreational facilities



Shop Houses

**PRIVATE APARTMENT
&
CONDOMINIUM HOUSING**



Semi-detached Houses



Detached House (Bungalow)

LANDED HOUSING



Terrace Houses

THE FOLLOWING QUESTIONS ASK YOU SOMETHING ABOUT YOUR PRESENT DWELLING :

Q1. How long have you and your family lived in the above address ?

Answer : approximately : year (s)

Q2. The house you live in is a :

- Condominium / Private Apartment go to Q 3.
- A landed property (i.e. detached, semi detached & terrace house) go to Q 4.
- A townhouse or a shophouse go to Q 4.

Q3.. On which floor is your property ?

- ground floor
- 1st to 5th floor
- 6th to 10th floor
- 11th to 20 th floor
- above 20th floor go To Q 4.

Q4. What is built in floor area of your property ?

- below 1200 sq ft
- 1201 to 2000 sq ft
- 2001 to 3000 sq ft
- above 3000 sq ft

Q5. What is the Tenure of your property ?

- Freehold
- Leasehold over 99 years e.g 999 yrs
- Leasehold 99 Years Or Under

Q6a. In which year did you purchase this property ? | 19..... |

b. What was the purchase price of this property ?

- below \$ 200 000
- \$200 000 to \$ 400 000
- \$400 000 to \$ 600 000
- \$600 000 to \$ 800 000
- \$800 000 to \$ 1 000 000
- above \$ 1 000 000

THE NEXT TWO QUESTIONS ASK ABOUT YOUR NEIGHBOURHOOD : THE LOCAL AREA IN WHICH YOUR HOUSE IS SITUATED :

Q7a. What are the **THREE (3) things** which you **best like** about living in this **neighbourhood** ?

- i.
- ii.
- iii.

b. What are the **THREE (3) things** which you **least like** about living in this **neighbourhood** ?

- i.
- ii.
- iii.

c. Living in your present **neighbourhood**, which is the best description for your current satisfaction level ?

- Extremely satisfied []
- Very satisfied []
- Quite satisfied []
- Not really satisfied []
- Not satisfied at all []
- Don't know []

Q8. Why did you choose to live in this **neighbourhood** ? Please assess the importance of the following factors in arriving at your decision:

		Extremely Important.	Very Important.	Quite Important.	Not Really Important.	Not important. At All	Don't Know Not Considered
8.1	Near to Shopping Centres/Shops.	[]	[]	[]	[]	[]	[]
8.2	Near To Wet Market.	[]	[]	[]	[]	[]	[]
8.3	Near To Schools.	[]	[]	[]	[]	[]	[]
8.4	Near To Workplace.	[]	[]	[]	[]	[]	[]
8.5	Near To Bus Interchange.	[]	[]	[]	[]	[]	[]
8.6	Near To MRT Station.	[]	[]	[]	[]	[]	[]
8.7	Sentimental Attachment to the neighbourhood e.g. have been staying here since childhood ; have lived here for a long time.	[]	[]	[]	[]	[]	[]
8.8	Reputation/Status Of The Neighbourhood	[]	[]	[]	[]	[]	[]
8.9	Security Reason.	[]	[]	[]	[]	[]	[]
8.10	Other Reasons , Please State :						
	[]	[]	[]	[]	[]	[]
	[]	[]	[]	[]	[]	[]
	[]	[]	[]	[]	[]	[]

THE NEXT FOUR QUESTIONS CONCERN THE HOUSE IN WHICH YOU LIVE .

Q9a. What are the **THREE (3) things** which you **best like** about living in this house ?

- i.
- ii.
- iii.

b. What are the **THREE (3) things** which you **least like** about living in this house ?

- i.
- ii.
- iii.

c. Living in your **present house**, which is the best description for your current satisfaction level ?

- Extremely satisfied []
- Very satisfied []
- Quite satisfied []
- Not really satisfied []
- Not satisfied at all []
- Don't know []

Q10. Why did you choose your **present house/dwelling?** Please assess the importance of the following factors in arriving at your decision :

		Extremely Important.	Very Important.	Quite Important.	Not Really Important.	Not Important. At All	Don't Know	Not Considered
10.1	Near to Recreational Facilities , e.g. swimming pool, tennis courts etc.	[]	[]	[]	[]	[]	[]	[]
10.2	The Status/Prestige attached to staying in this house .	[]	[]	[]	[]	[]	[]	[]
10.3	It is the Trend And Fashion to live in such a house.	[]	[]	[]	[]	[]	[]	[]
10.4	Lifestyle - It suits my/our life style to live in such a house now.	[]	[]	[]	[]	[]	[]	[]
10.5	For Security reason , i.e. the house provides us a sense of security against break-in by robbers.	[]	[]	[]	[]	[]	[]	[]
10.6	Able to get along well with our neighbours .	[]	[]	[]	[]	[]	[]	[]
10.7	Near To Close Relatives, e.g. Parents (In The Same Block Or Nearby)	[]	[]	[]	[]	[]	[]	[]
10.8	View and Scenery e.g. open space/greenery.	[]	[]	[]	[]	[]	[]	[]
10.9	Types of Nearby Buildings e.g. mental hospital, hospices, morgue, religious buildings, petrol station, etc.	[]	[]	[]	[]	[]	[]	[]
10.10	Nearness to HDB estates .	[]	[]	[]	[]	[]	[]	[]

	Extremely Important.	Very Important.	Quite Important.	Not Really Important.	Not Important. At All	Don't Know Not Considered
10.11 Traffic Condition. (near the house)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.12 Quality of air.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.13 Noise. (traffic, human, birds, etc.).	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.14 Daylighting. (the house is bright)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.15 Ventilation.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.16 Orientation of the house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.17 Geomancy Considerations.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.18 Flooding during monsoon seasons.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.19 The presence of Aedes Mosquitoes.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.20 Internal Layout	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.21 Quality of finishes. (e.g. wall plastering, paint work, tiling etc.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.22 External Facade appearance/design.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.23 Design for Ease Of Movement. (for handicapped/old people/children)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.24 Design for Ease Of Maintenance.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.25 Provision of Parking Space.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.26 Structural Consideration. (e.g. building is certified by prof. engineer.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.27 Privacy	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.28 Age of the house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.29 The potential Rental Value of the house : (If you decide to rent it out in the future)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.30 The Price of the house. (The price you paid for this house.)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.31 The ease of getting Finance for the purchase of this house.	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.32 Other Reasons. Please State :						
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
.....	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

Q11. Have your household any intention of moving from this house at some time in the future ?

YES : go to Q 12

NO : go to Q 16

Q12. If yes, how much longer do you envisage living at the above address ?

perhaps 1 to 2 years.

perhaps 3 to 5 years.

perhaps more than 5 years. go to Q 13.

THE NEXT FOUR QUESTIONS ASK ABOUT YOUR INVESTMENT PREFERENCES :

Q13. Would you consider buying a **99 years lease hold property** for your personal housing needs if it is a brand new one and it suits your budget and lifestyle ?

- Extremely likely []
- Very likely []
- Quite Likely []
- Not really likely []
- Not likely at all []
- Don't know []

go to Q 14.

Q14. Would you consider buying a **99 years lease hold property** with an unexpired term of less than 75 years for your personal housing needs after moving from your present house ?

- Extremely likely []
- Very likely []
- Quite Likely []
- Not really likely []
- Not likely at all []
- Don't know []

go to Q 15.

Q15. With the present **HDB upgrading programme** and the **current increase in price** of your property ,would consider buying an HDB flat on the resale market for your personal housing needs and selling your existing property to realise capital appreciation gain. ?

- Extremely likely []
- Very likely []
- Quite Likely []
- Not really likely []
- Not likely at all []
- Don't know []

Q16. Rank the following forms of **INVESTMENT** in order of your personal preference:
[1 : most preferred 6 : the least preferred.]

- SHARE & STOCK []
- PROPERTY []
- FIXED DEPOSIT (BANK SAVING) []
- GOLF CLUB []
- FUTURE MARKET []
- FOREIGN CURRENCIES []

THE REMAINING QUESTIONS AS K SOMETHINGS ABOUT YOURSELF :

Q17. Sex : Male : Female :

Q18. Age :

under 25 46 - 55
 25 - 35 56 - 65
 36 - 45 65 & over

Q19. Marital Status :

Single Married Cohabiting
 Separated Divorced Widowed

Q20a. Employment status :

Manager/Administration	<input type="checkbox"/>	Clerk	<input type="checkbox"/>
Professional	<input type="checkbox"/>	Sales Person	<input type="checkbox"/>
Semiprofessional (e.g. Technologist, nurse, teacher)	<input type="checkbox"/>	Service person	<input type="checkbox"/>
Uniformed services	<input type="checkbox"/>	Retired	<input type="checkbox"/>
Businessman	<input type="checkbox"/>	Skilled Labourer	<input type="checkbox"/>
Home Duties (e.g. housewife/husband)	<input type="checkbox"/>	Unskilled Labourer	<input type="checkbox"/>
		Other	<input type="checkbox"/>

.....

20b. Employed in : private sector public sector

Q21. Number of members living at your present address :

Children : 15 years and younger
 Children : aged 16 to 20 years
 Adults : age 21 to 60 years
 Old people (above 60 yrs):

Q22a.. Where were you living before taking up residence at this address ?

Location /address :

22b. Type of housing : Private House
 Private Condominium /apartment
 HUDC
 HDB

22c. Nature of Occupancy : Owner-occupiers
 As Tenant
 Living in relative's house
 Other , please state

Q23.. Where are the places of work for members of your family ?

- Town area (CBD) []
- Jurong Industrial estate []
- Within your neighbourhood []
- Others, please state : []

.....
.....

Q24. Number of Cars in your household : []

Q25. Number of income earners in your household : []

Q26. Which income category best represent the gross annual income of your household (inclusive of bonus and profit and before tax) ?

- under \$ 24 000 []
- \$24000 to \$48000 []
- \$48000 to \$72000 []
- \$72000 to \$100000 []
- over \$100000 []

Q27. Please add any comments you wish to make about your housing needs and preferences.

.....
.....
.....
.....
.....
.....
.....

THANK YOU
FOR YOUR PRECIOUS TIME AND YOUR CO-OPERATION

地址： 大牌：

街名：

邮区：

1. 您与家人住在上述地址有多久？

答案： 大约 _____ 年。

2. 您的房屋是属于：

公寓 / 私人房屋

房地产 (独立 / 半独立洋房 / 排屋)

店屋

3. 您的房屋是在那层楼？

1 楼 12 至 20 楼

2 至 6 楼 21 楼以上

7 至 11 楼

4. 您的房屋有多大？

1200 平方尺以下 2001 至 3000 平方尺

1201 至 2000 平方尺 3001 平方尺以上

5. 您的房屋是属那类契约？

永久地契

99 年以上租契

99 年或以下租约

屋主间的调查

房屋/家庭调查

私人房屋

先生/女士：

我们是新加坡理工学院建筑系的学生，目前正为第三年的毕业作业进行房屋调查。希望能获得您的支持，并请慎重的填写这份表格。您的资料将会被保密。

当您在填写这份表格时，请注意以下几点：

- 1) 表格应该由屋主填写。如果是属于联名者，可商议后才做决定。
- 2) 大多数的问题只需：
 - i) 勾出您所选择的答案。如无其它指示，请只选择一个答案。
 - ii) 准确和清楚地做简短的回答。

若您有任何意见或提意，请在问卷后注明或写在一张白纸上联同问卷交给我们。

若有任何疑问，请联络以下任何一人。

朱秀鸾 HELEN CHOO SIEW LUAN TEL : 2508151

王晓慧 MARY ONG SIAU HUI TEL : 2969331

黄丽霞 IRENE NG LI SIAH TEL : 4571239

在此感谢各位的支持与合作。

6a. 您的房屋是在那一年购买的？（19 ____）

b. 房屋的价格是：

- | | | | |
|-----------------------|--------------------------|-------------------------|--------------------------|
| \$200,000 以下 | <input type="checkbox"/> | \$600,000 至 \$800,000 | <input type="checkbox"/> |
| \$200,000 至 \$400,000 | <input type="checkbox"/> | \$800,000 至 \$1,000,000 | <input type="checkbox"/> |
| \$400,000 至 \$600,000 | <input type="checkbox"/> | \$1,000,000 以上 | <input type="checkbox"/> |

以下两个问题与您的邻里有关。

7a. 请例出三样您最喜欢的邻里事物。

- i. _____
- ii. _____
- iii. _____

7b. 请例出三样您最不喜欢的邻里事物。

- i. _____
- ii. _____
- iii. _____

c. 您对现在的居住环境的满意程度是：

- | | | | |
|------|--------------------------|-------|--------------------------|
| 非常满意 | <input type="checkbox"/> | 不满意 | <input type="checkbox"/> |
| 很满意 | <input type="checkbox"/> | 非常不满意 | <input type="checkbox"/> |
| 满意 | <input type="checkbox"/> | 不知道 | <input type="checkbox"/> |

8. 您为何会选择住在这区？

请选择以下因素的重要性。

	非常重要	很重要	重要	不是很重要	完全不重要	不知道 / 没考虑
8.1 靠近购物中心 / 商店	[]	[]	[]	[]	[]	[]
8.2 靠近菜市场	[]	[]	[]	[]	[]	[]
8.3 靠近学校	[]	[]	[]	[]	[]	[]
8.4 靠近工作地点	[]	[]	[]	[]	[]	[]
8.5 靠近巴士转换站	[]	[]	[]	[]	[]	[]
8.6 靠近地铁站	[]	[]	[]	[]	[]	[]
8.7 特殊感情如：从小在此长大 或住了很久	[]	[]	[]	[]	[]	[]
8.8 邻里的名声	[]	[]	[]	[]	[]	[]
8.9 保安	[]	[]	[]	[]	[]	[]
8.10 其他，请注明：	[]	[]	[]	[]	[]	[]

以下四个问题与您的邻里有关。

9a. 请例出您最喜欢房屋的三样事物。

i. _____

ii. _____

iii. _____

b. 请例出您最不喜欢的三样事物。

i. _____

ii. _____

iii. _____

c. 您对现在居住的房屋满意程度是：

非常满意 []

很满意 []

满意 []

不满意 []

非常不满意 []

不知道 []

10. 您为何会选择所居住的房屋？请选择以下因素的重要性。

	非常 重要	很 重要	重 要	不 是 很 重 要	完 全 不 重 要	不 知 道 / 考 虑
10.1 靠近娱乐场所 如：网球场、泳池等	[]	[]	[]	[]	[]	[]
10.2 住在此屋的身份象征	[]	[]	[]	[]	[]	[]
10.3 现在流行住在这类房屋	[]	[]	[]	[]	[]	[]
10.4 房屋迎合我的生活方式	[]	[]	[]	[]	[]	[]
10.5 保安因素（有安全感）	[]	[]	[]	[]	[]	[]
10.6 能与邻居和睦相处	[]	[]	[]	[]	[]	[]
10.7 与亲人相近（同座或附近）	[]	[]	[]	[]	[]	[]
10.8 风景如：旷野、草地	[]	[]	[]	[]	[]	[]
10.9 附近的建筑如：医院，油站	[]	[]	[]	[]	[]	[]
10.10 靠近私人住宅区	[]	[]	[]	[]	[]	[]
10.11 交通情况	[]	[]	[]	[]	[]	[]
10.12 空气清洁程度	[]	[]	[]	[]	[]	[]
10.13 杂声（交通，飞禽）	[]	[]	[]	[]	[]	[]
10.14 光线	[]	[]	[]	[]	[]	[]
10.15 空气流通程度	[]	[]	[]	[]	[]	[]
10.16 房屋的东方色彩	[]	[]	[]	[]	[]	[]
10.17 风水	[]	[]	[]	[]	[]	[]

	非常重要	很重要	重要	不是很重要	完全不重要	不知道 / 没考虑
10.18 淹水程度	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.19 依蚊的存在	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.20 室内设计	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.21 装修质量	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.22 房屋外观	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.23 方便行动的设计	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.24 保养简单	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.25 泊车方便	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.26 建筑构造	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.27 隐私权	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.28 房屋年龄	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.29 可赚取理想租金	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.30 房屋价格 (您所付的)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.31 贷款方便 (为购此屋)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
10.32 其他, 请注明:	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. 您是否打算在不久的将来搬离这里？

是 请从第 12 题起作答

否 请从第 16 题起作答

12. 若是，您打算在此住多久？

大概 1 - 2 年

大概 3 - 5 年

多过 5 年

以下的四个问题与您的投资有关。

13. 您是否会考虑购买在您的能力范围内而又适合您的生活方式的全新 99 年租契产业？

非常有可能 不大有可能

很有可能 完全不可能

有可能 不知道

14. 您是否会考虑购买一间不多过 75 年寿命的 99 年租契产业作为您的新居？

非常有可能 不大有可能

很有可能 完全不可能

有可能 不知道

15. 随着现在的组屋翻新计划及您的产业价值不断增加，您会否考虑从组屋转售市场购买政府组屋并享受您的产业增值？

非常有可能 不大有可能

很有可能 完全不可能

有可能 不知道

16. 请将下列投资以个人喜好进行排名。

[1 : 最喜欢 6 : 最不喜欢]

股票

地产

定期存款 [银行]

高尔夫球俱乐部

外汇

未来市场

接下来的问题与您的本身有关。

17. 性别： 男 女

18. 年龄：

25 岁以下 46 至 55 岁

25 至 35 岁 56 至 65 岁

36 至 45 岁 65 岁以上

19. 婚姻状况：

单身 [] 已婚 [] 同居 []
离异 [] 离婚 [] 丧偶 []

20a. 就业状况：

经理 / 行政人员 [] 文员 []
专业人士 [] 售货员 []
半专业人士 [] 服务人员 []
制服人员 [] 退休人士 []
生意人 / 商人 [] 技工 []
家庭主妇 / 丈夫 [] 普通工人 []
其他 []

20b. 就业于：

私人机构 [] 政府机构 []

21. 家里现有的居住人数：

小孩 []
成年人 (六十岁及以下) []
老年人 []

22a. 您在这之前是住在哪里？

地址 _____

22b. 以上房屋是属于：

私人房屋	[]	入息公寓	[]
政府组屋	[]	政府组屋	[]
私人公寓	[]		

22c. 以上房屋的拥有性质：

屋主	[]	寄宿	[]
租户	[]	其他，请注明	[]

23. 您工作的地点是在：

邻里	[]	市区	[]
其他，请注明	[]	裕朗工业区	[]

24. 家中的车子数量 []

25. 家中收入者人数 []

26. 府上一年内的总收入（包括花红，利润及缴税前）有多少？

（您可选择不做答）

\$ 24,000 以下

\$ 24,000 致 \$ 48,000

\$ 48,000 致 \$ 72,000

\$ 72,000 致 \$ 100,000

\$100,000 以上

27. 您对家居有何需要及意见？

谢谢

APPENDIX 2

Tabulation of Data

Appendix 2

Data Analysis : Tables, Ranking

Q1 Number of years living in the house

Value	Label	Frequency	Percent	Valid Percent	Cum Percent
.10	1		.6	.6	.6
.15	1		.6	.6	1.1
.25	1		.6	.6	1.7
.50	6		3.3	3.3	5.0
.70	1		.6	.6	5.6
1.00	13		7.2	7.2	12.8
1.50	4		2.2	2.2	15.0
1.75	1		.6	.6	15.6
2.00	17		9.4	9.4	25.0
2.50	4		2.2	2.2	27.2
3.00	7		3.9	3.9	31.1
3.50	1		.6	.6	31.7
3.80	1		.6	.6	32.2
4.00	15		8.3	8.3	40.6
4.50	3		1.7	1.7	42.2
5.00	14		7.8	7.8	50.0
5.50	1		.6	.6	50.6
6.00	19		10.6	10.6	61.1
7.00	19		10.6	10.6	71.7
8.00	11		6.1	6.1	77.8
9.00	2		1.1	1.1	78.9
10.00	9		5.0	5.0	83.9
11.00	2		1.1	1.1	85.0
12.00	3		1.7	1.7	86.7
13.00	3		1.7	1.7	88.3
14.00	1		.6	.6	88.9
15.00	3		1.7	1.7	90.6
17.00	1		.6	.6	91.1
18.00	1		.6	.6	91.7
20.00	3		1.7	1.7	93.3
23.00	2		1.1	1.1	94.4
24.00	1		.6	.6	95.0
25.00	5		2.8	2.8	97.8
30.00	1		.6	.6	98.3
40.00	1		.6	.6	98.9
44.00	1		.6	.6	99.4
60.00	1		.6	.6	100.0
Total	180		100.0	100.0	
Mean	7.274	Sum		1309.250	
Valid cases	180			Missing cases	0

Q2 House Type Of House

Value Label	Value	Frequency	Percent
Condo / pte	1	101	56.1
L' ppty	2	79	43.9
	Total	180	100.0

Q3 Floor Level

Value Label	Frequency	Percent
Ground floor	22	12.2
1 st to 5 th floor	41	24.4
6th to 10th floor	26	13.9
11th to 20th floor	11	5.6
Landed Properties.	79	43.9
	Total 180	100.0

Q4. Floor Area

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Below 1200 sq ft	1	10	5.6	5.7	5.7
1201 to 2000 sq ft	2	92	51.1	52.6	58.3
2001 to 3000 sq ft	3	55	30.6	31.4	89.7
Above 3000 sq ft	4	18	10.0	10.3	100.0
	5	2.8	Missing		
	Total 180	100.0	100.0		

Q5 Tenure

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Freehold	1	119	66.1	66.9	6.9
Leasehold over 99 yr	2	37	20.6	20.8	87.6
Leasehold 99 yrs or Under	3	22	12.2	12.4	100.0
	2	1.1	Missing		
	Total 180	100.0	100.0		

Q6a Year of Purchase

Value	Frequency	Percent	Valid Percent	Cum
49	1	.6	.6	.6
53	1	.6	.6	1.1
50	1	.6	.6	1.7
67	1	.6	.6	2.2
68	3	1.7	1.7	3.9
69	1	.6	.6	4.5
70	3	1.7	1.7	6.2
71	1	.6	.6	6.7
73	2	1.1	1.1	7.9
74	1	.6	.6	8.4
75	1	.6	.6	9.0
76	1	.6	.6	9.6
78	6	3.3	3.4	12.9
79	1	.6	.6	13.5
80	2	1.1	1.1	14.6
81	2	1.1	1.1	15.7
82	4	2.2	2.2	18.0
83	6	3.3	3.4	21.3
84	7	3.9	3.9	25.3
85	14	7.8	7.9	33.1
86	19	10.6	10.7	43.8
87	13	7.2	7.3	51.1
88	15	8.3	8.4	59.6
89	18	10.0	10.1	69.7
90	11	6.1	6.2	75.8
91	17	9.4	9.6	85.4
92	8	4.4	4.5	89.9
93	15	8.3	8.4	98.3
94	3	1.7	1.7	100.0
.	2	1.1	Missing	
Total	180	100.0	100.0	

Valid cases 178 Missing cases 2

Q6b Purchase Price of the Properties:

Value Label	Frequency	Percent	Valid Percent	Cum Percent
Below \$ 200k	21	13.3	13.6	13.6
\$ 200k to \$ 400k	53	32.2	33.0	46.6
\$ 400k to \$ 600k	43	25.7	27.3	73.9
\$ 600k to \$ 800k	35	19.4	19.9	93.8
\$ 800k to \$ 1 000 000	7	3.9	4.0	97.7
Above \$ 1 000 000	4	2.2	2.3	100.0
	4	2.2	Missing	
Mean	Total 130	2.744 Sum	100.0 100.0	483.000
Valid cases	176	Missing cases		4

Q11 Intention Of Moving

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
no	0	111	61.7	61.7	61.7
yes	1	69	38.3	38.3	100.0
		Total 180	100.0	100.0	
Mean	.383	Sum		69.000	
Valid cases	180	Missing cases		0	

Q12 Duration Envisaged Living In The Present Home Before Moving

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
phaps 1 to 2 yrs	1	22	12.2	37.9	37.9
phaps 3 to 5 yrs	2	19	10.6	32.8	70.7
phaps after 5 yrs	3	17	9.4	29.3	100.0
	.	122	67.8	Missing	
Mean	1.914	Total 180	100.0	100.0	
Valid cases	58	Sum		111.000	
		Missing cases		122	

Q13 Likelihood Of Investing In 99 Years Leasehold Properties

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Extremely likely	1	5	2.8	7.5	7.5
Very likely	2	11	6.1	16.4	23.9
Quite likely	3	15	8.3	22.4	46.3
Not really likely	4	19	10.6	28.4	74.6
Not likely at all	5	17	9.4	25.4	100.0
.	.	113	62.8	Missing	
Total		180	100.0	100.0	
Mean	3.478	Sum	233.000		
Valid cases	67	Missing cases	113		

Q14 Inv In 75 Yrs Term

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Very likely	2	4	2.2	5.8	5.8
Quite likely	3	4	2.2	5.8	11.6
Not really likely	4	21	11.7	30.4	42.0
Not likely at all	5	39	21.7	56.5	98.6
Don't know	6	1	.6	1.4	100.0
.	.	111	61.7	Missing	
Total		180	100.0	100.0	
Mean	4.420	Sum	305.000		
Valid cases	69	Missing cases	111		

Q15 Inv In Hdb Flat

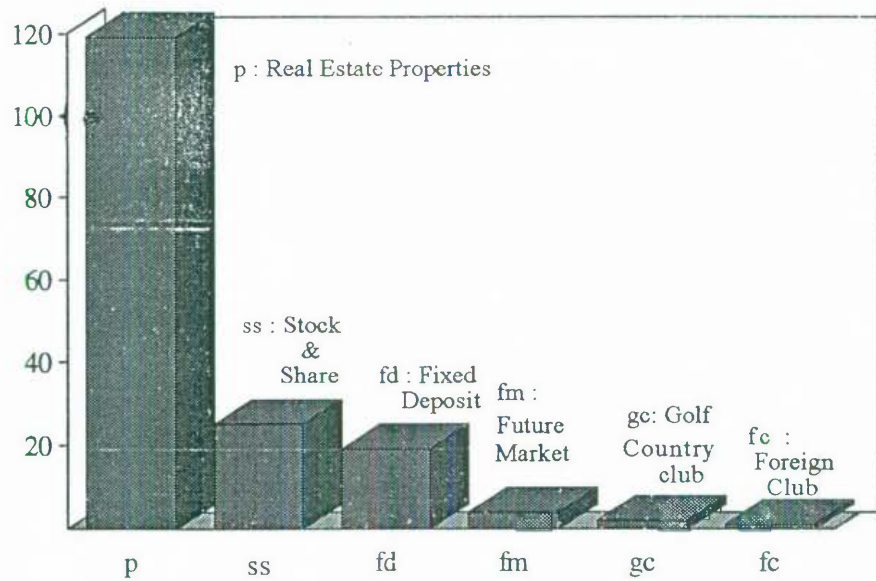
Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Extremely likely	1	1	.6	1.5	1.5
Very likely	2	9	5.0	13.2	14.7
Quite likely	3	20	11.1	29.4	44.1
Not really likely	4	17	9.4	25.0	69.1
Not likely at all	5	21	11.7	30.9	100.0
.		112	62.2	Missing	
	Total	180	100.0	100.0	

Mean 3.706 Sum 252.000

Valid cases 68 Missing cases 112

Q16 : Investment Ranking

Ranking	p	ss	fd	fm	gc	fc	total
1	119	25	19	4	2	1	170
2	32	66	47	2	10	9	166
3	10	39	60	10	26	20	165
4	4	17	15	36	41	43	156
5	2	11	13	60	23	47	156
6	2	5	10	46	58	36	157
total	169	163	164	158	160	156	



Charts showing the order of ranking for Investment Preferences.

Numbers indicate the number of respondents voting each item as first choice for their investment preferences.

Q17 Sex

Label	Value	Frequency	Percent	Valid Percent	Cum Percent
male	1	117	65.0	65.0	65.0
female	2	63	35.0	35.0	100.0
Total		180	100.0	100.0	

Valid cases 180 Missing cases 0

Q18 Age

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
under 35	1	106	58.9	59.2	59.2
36 - 45	2	49	27.2	27.4	86.6
46 - 55	3	23	12.8	12.8	99.4
56 & over	4	1	.6	.6	100.0
.	.	1	.6	Missing	
Total		180	100.0	100.0	

Mean 1.547

Valid cases 179 Missing cases 1

Q19 Marital Status

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Single	1	21	11.7	11.7	11.7
Married	2	155	86.1	86.1	97.8
Cohabiting	3	1	.6	.6	98.3
Divorced	5	1	.6	.6	98.9
Widowed	6	1	1.1	1.1	100.0
Total		180	100.0	100.0	

Valid cases 180 Missing cases 0

Q20a Emp_Stat

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Man/Adm & Prof	1	94	52.2	52.8	52.8
Semipro & Uniform	2	11	6.1	6.2	59.0
Business/Trade	3	25	13.9	14.0	73.0
Home Duties	4	23	12.8	12.9	86.0
Retired	5	5	2.8	2.8	88.8
Others	6	20	11.1	11.2	100.0
.	.	2	1.1	Missing	
Total		180	100.0	100.0	

Valid cases 178 Missing cases 2

Q20b Employed in

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Private Sector	1	109	60.6	72.2	72.2
Public Sector	2	42	23.3	27.8	100.0
.	.	29	16.1	Missing	
Total		180	100.0	100.0	
Valid cases		151		Missing cases	29

Q21 No. member living

Value Label	Frequency	Percent	Valid Percent	Cum Percent
1	1	.6	.6	.6
2	22	12.2	12.3	12.8
3	25	13.9	14.0	26.8
4	32	17.8	17.9	44.7
5	52	28.9	29.1	73.7
6	27	15.0	15.1	88.8
7	12	6.7	6.7	95.5
8	5	2.8	2.8	98.3
9	2	1.1	1.1	99.4
10	1	.6	.6	100.0
.	1	.6	Missing	
Total	180	100.0	100.0	
Mean	4.592	Sum	822.000	
Valid cases	179	Missing cases		1

Q21a Children

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
0	0	47	26.1	26.3	26.3
1	1	19	10.6	10.6	36.9
2	2	65	36.7	36.9	73.7
3	3	33	21.1	21.2	95.0
4	4	5	2.8	2.8	97.8
5	5	3	1.7	1.7	99.4
6	6	1	.6	.6	100.0
.	.	1	.6	Missing	
Total	180		100.0	100.0	
Mean	1.709	Sum	306.000		
Valid cases	179	Missing cases		1	

Q21b Number of Adults Living

Value	Label	Value	Frequency	Percent	Valid Percent	Cum Percent
0		10	10	5.6	5.6	5.6
1		12	12	6.7	6.7	12.3
2		81	81	45.0	45.3	57.5
3		43	43	23.9	24.0	81.6
4		13	13	7.2	7.3	88.8
5		16	16	8.9	8.9	97.8
6		3	3	1.7	1.7	99.4
7		1	1	.6	.6	100.0
.		1	1	.6	Missing	
			Total 180	100.0	100.0	
Mean	2.570	Sum	460.000			
Valid cases	179	Missing cases	1			

Q21D Old Persons

Value	Label	Value	Frequency	Percent	Valid Percent	Cum Percent
0	no old person	0	135	75.0	75.4	75.4
1	>= 1 old person	1	44	24.4	24.6	100.0
.		.	1	.6	Missing	
			Total 180	100.0	100.0	
Mean	.246	Sum	44.000			
Valid cases	179	Missing cases	1			

Q22b Type of Housing Prior to living in present house.

Value	Label	Value	Frequency	Percent	Valid Percent	Cum Percent
1	Private House	1	53	32.2	33.7	33.7
2	Private Condo /Apartm	2	37	20.6	21.5	55.2
3	HUDC	3	7	3.9	4.1	59.3
4	HDB	4	70	38.9	40.7	100.0
.		.	8	4.4	Missing	
			Total 130	100.0	100.0	
Valid cases	172	Missing cases	8			

Q22c Nature of Occupancy

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Owner-occupiers	1	138	76.7	80.2	80.2
As Tenant	2	20	11.1	11.6	91.9
Live in Relative's h	3	7	3.9	4.1	95.9
other	4	7	3.9	4.1	100.0
.	.	8	4.4	Missing	
		Total 180	100.0	100.0	

Valid cases 172 Missing cases 8

Q23 Places of employment

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
Town Area (CDB)	1	47	26.1	29.6	29.6
Jurong Estate	2	24	13.3	15.1	44.7
Within your neighbour	3	23	15.6	17.6	62.3
other	4	60	33.3	37.7	100.0
.	.	21	11.7	Missing	
		Total 180	100.0	100.0	

Valid cases 159 Missing cases 21

Q24 Number of Cars

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
no car	0	12	6.7	6.7	6.7
one car	1	115	63.9	63.9	70.6
two cars	2	39	21.7	21.7	92.2
three cars	3	8	4.4	4.4	96.7
	4	6	3.3	3.3	100.0
		Total 180	100.0	100.0	

Mean 1.339 Sum 241.000

Valid cases 180 Missing cases 0

Q25 Number of Income earners

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
one	1	50	27.8	27.8	27.8
two	2	94	52.2	52.2	80.0
three & more	3	22	12.2	12.2	92.2
	4	10	5.6	5.6	97.8
	5	3	1.7	1.7	99.4
	6	1	.6	.6	100.0
	Total	180	100.0	100.0	
Mean	2.028	Sum	365.000		

Q26 General Income Group

Value Label	Value	Frequency	Percent	Valid Percent	Cum Percent
under \$48000	1	21	11.7	14.2	14.2
\$ 48 000 to	2	81	46.7	56.8	70.9
\$ 100000	3	43	23.9	29.1	100.0
over \$ 100000	.	32	17.8	Missing	
	Total	130	100.0	100.0	
Valid cases	148	Missing cases	32		

APPENDIX 3

Diagrams of Different Housing Forms

APPENDIX 3

LANDED HOUSING



Figure A3-1 Double Storey Detached Bungalow
(Courtesy of : Leisure Farm Corporation Sdn. Bhd. 1995)



Figure A3-2 Double Storey Terrace House



Figure A3-3 Double Storey Semi-Detached House

(Courtesy of : Singapore United Estates Pte Ltd. 1994)



Figure A3-7 Typical Shop Houses

(Courtesy of : Panoramic Housing Development Sdn Bhd.. 1994)

APPENDIX 3

LANDED HOUSING

(Courtesy of : Panoramic Housing Development Sdn Bhd.. 1994)



Figure A3-4 Double Storey Terrace House



Figure A3-5 Single Storey Semi-Detached House



Figure A3-6 Single Storey Terrace House

APPENDIX 3

NEW FORM OF HOUSING



Sungrove : Clustered Housing along West Coast Road
Picture : By the author (1998)

Figure A3-8 Clustered Housing



Waterfront Housing along the Kallang River
Picture : By the author (1998)

Figure A3-9 Waterfront Housing

APPENDIX 3

CONDOMINIUM HOUSING



Yong An Park along River Road
Source: Riverview Development Pte Ltd

Figure A3-10 Condominium Housing (Apartments)



Rainbow Gardens along Toh Tuck Road
Picture : By the author (1995)

Figure A3-11 Condominium Housing (Maisonettes)

APPENDIX 3

MIDDLE INCOME HOUSING



The picture (taken by the author) shows the Pine Grove HUDC estate. It is one of first HUDC estates to be privatised. A Land Titles Strata (Amendment) Bill was introduced on the 27th May 95 in Parliament as a first step towards privatising HUDC estates. The Bill aimed at providing a legal framework for converting the flats' leases to strata titles in designated HUDC estates. Upon conversion, the HUDC lessees would own their respective strata units as well the common property as tenants-in-common (William, 1995a : 40).

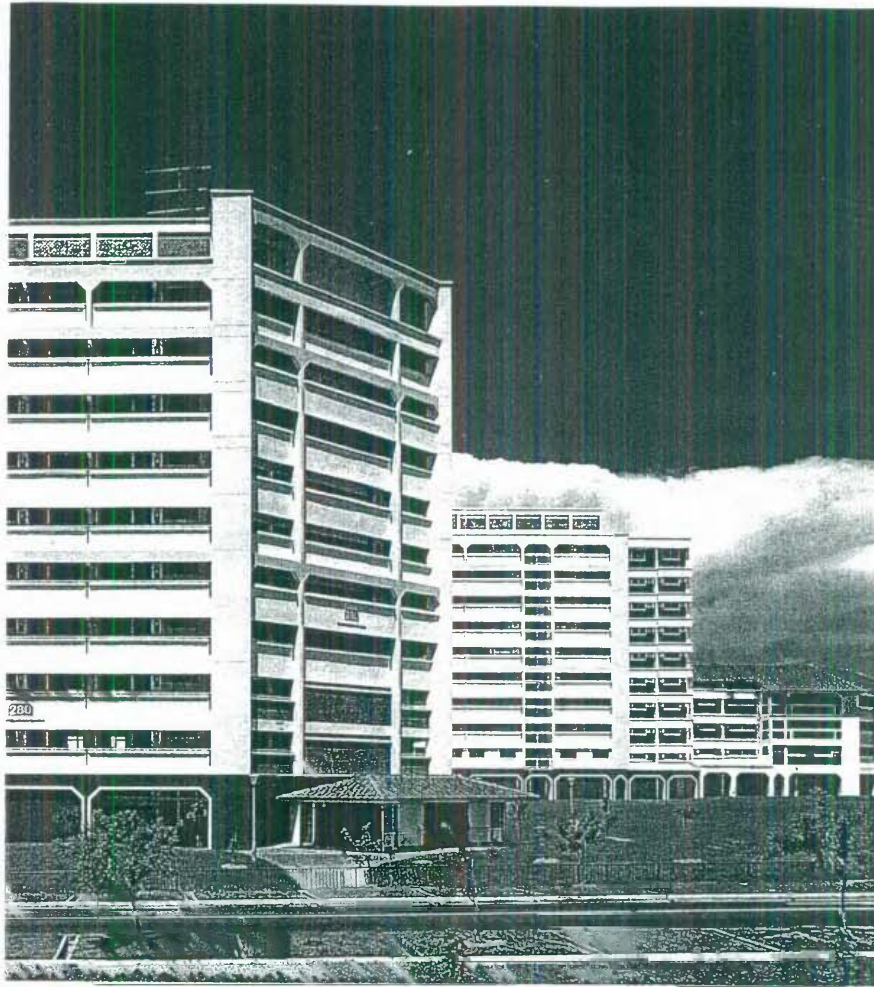
Figure A3-12 HUDC Housing (Step Housing)

Picture : By the author (1995)



Artist's impression of Westmere, one of the first two executive condominiums to be built by Government related company, Pidemco. Westmere is in Jurong, the western part of Singapore. The Executive Condominium Scheme is prescribed under the Executive Condominium Scheme Act 1996 (Pidemco Land (S) Pte Ltd.).

Figure A3-13 Executive Condominiums



Bukit Batok Neighbourhood 2 Centre



Besides the massive construction programme, the Board's scope of activities also includes intensive development of social and recreational projects to enhance the quality of the living environment in its housing estates.

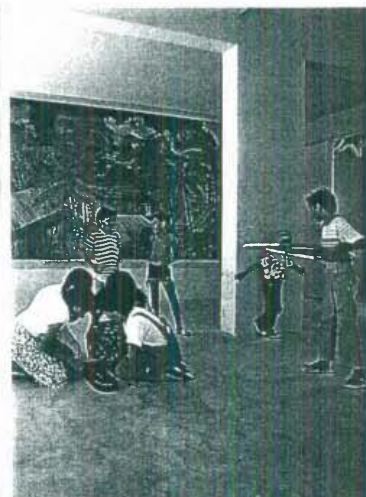


Figure A3-14 Public (HDB) Housing

(Courtesy of : Housing & Development Board, Singapore. 1995)

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