



Whither The Fate Of HUDC?

By [iCompareLoan Editorial Team](#)



Established in 1974, the now-defunct Housing and Urban Development Company (HUDC) Private Limited was tasked with the responsibility of building quality homes for the aspiring middle-class Singaporeans who are too wealthy for the ubiquitous Housing Development Board (HDB) flats, but are a tad too poor for private homes.

Thus HUDC flats were born.

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance



Larger than their HDB counterparts, HUDC also boasted sprawling grounds and covered carparks. While possessing above-average facilities, HUDC flats, strictly speaking, do not encompass Normanton Park, Lagoon View and Neptune Court. These three housing developments were built by the Government for civil servants, with Normanton Park specifically for the Singapore Armed Forces (SAF) personnel.

On the other hand, HUDC projects were built over four phases from 1974 to 1987 – all on 99-year lease. Phase I/II lasted from 1974 to the early 1980s. Projects in this period were more exclusively located, and especially those in Phase II had roomier interiors, quality finishing and higher prices to differentiate them from the freshly- introduced HDB executive flats. Altogether, six HUDC projects were built in the first two phases.

From 1982, HDB took over the building of HUDC flats, thus setting of Phase III/IV. Flats constructed during this period had rules akin to those of HDB flats governing their sales and ownerships, and were located near HDB estates. Amenities were also managed and maintained by town councils; rather than a management committee as for those HUDC flats developed in the earlier phases.

When the era for HUDC ended in 1987 - driven out by more affordable private housings and a flurry of executive and resale HDB flats on the market - there were a total of 18 HUDC projects



with 7,731 units.

In 1995, another milestone in the history of HUDC was made when the Government announced plans to let these homes become private, as long as a 75 per cent consensus was met among owners.

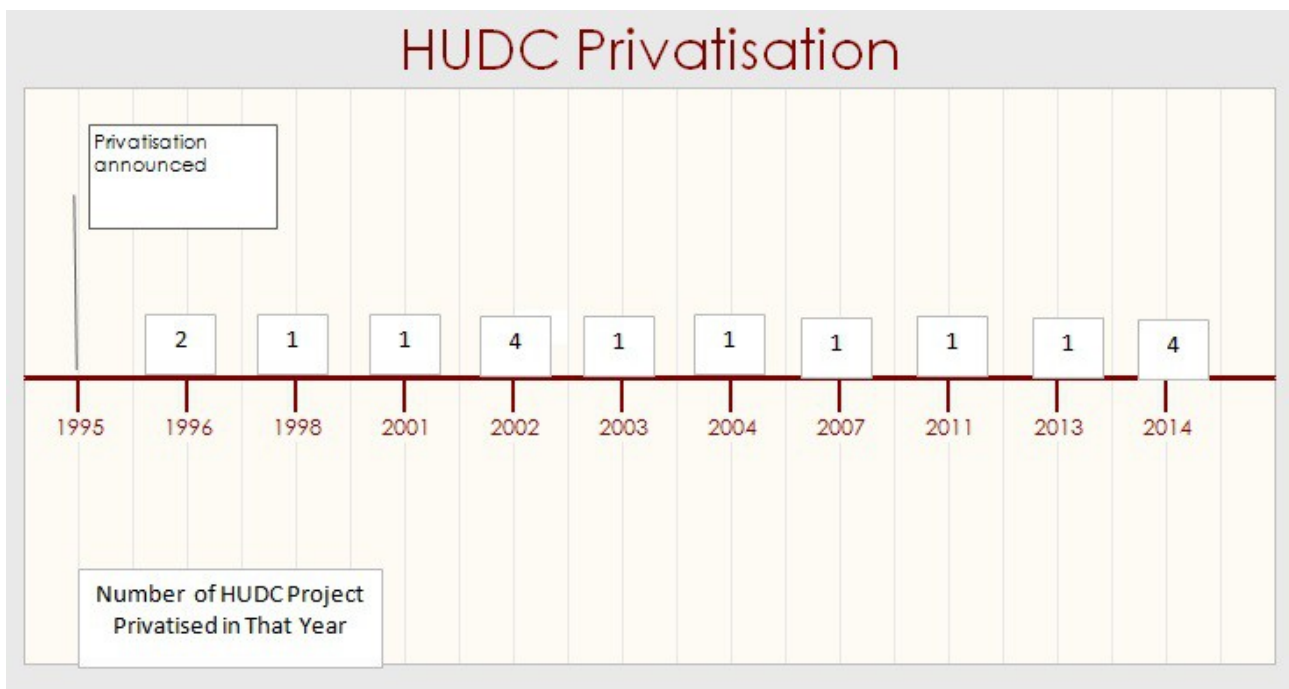


Table 1: HUDC Projects

HUDC Name (Phase)	Location	Number of Units	Privatisation Date	Current status
Amberville (I/II)	Marine Parade	168	Dec-02	Demolished in 2008 for Silversea (first privatised HUDC estate to be sold in a collective sale)



Braddell View (I/II)	Toa Payoh	918	Obtained 75% support level for privatisation.	Existing
Chancery Court (I/II)	Novena	136 residences and 8 shops	May-04	Existing
Eunosville (IV)	Geylang	330	Jun-11	Existing
Farrer Court (I/II)	Bukit Timah	618	Nov-02	Demolished in 2009 for D'Leedon
Gillman Heights (III)	Bukit Merah	607 residences and 1 shop	Nov-96	Demolished in 2010 for The Interlace
Hougang Ave 2 (IV)	Hougang	336	May-14	Existing
Hougang Ave 7 (IV)	Hougang	286	Jun-14	Existing
Ivory Heights (III)	Jurong East	654	Jun-98	Existing
Laguna Park (I/II)	Marine Parade	516 residences and 12 shops	Jul-07	Existing
Lakeview Estate (I/II)	Bishan	240	Aug-03	Existing
Minton Rise (III)	Hougang	342	Feb-01	Demolished in 2010 for The Minton
Pine Grove (III)	Bukit Timah	660	Nov-96	Existing
Potong Pasir (IV)	Toa Payoh	175	Jul-14	Existing
Serangoon North (IV)	Serangoon	244	May-14	Existing
Shunfu Ville (IV)	Bishan	358	Mar-13	Existing



Tampines Court (IV)	Tampines	560	Apr-02	Existing
Bedok Reservoir Estate (Waterfront View) (III)	Bedok	583	Feb-02	Demolished in 2007/08 for Waterfront Waves

Source: Various articles in *The Straits Times*

First to attain private status were Gillman Heights and Pine Grove in November 1998, followed by 15 others till date. Homeowners are often attracted by the prospects of a windfall from the collective sale of a privatised estate. Five of the 17 privatised HUDC projects have been sold en bloc and redeveloped into private condominiums.

Braddell View, the only non-privatised HUDC, has already obtained the 75 per cent mandate for privatisation and will soon join the ranks of the other HUDC.

Going private, however, is not without its woes. Of the four HUDC projects privatised this year, Hougang Ave 7, Potong Pasir and Serangoon North faced the issue of a lack of boundary markers as carpark gantry and fences were not erected by the town councils by the time the estates had been privatised. And just after privatisation, some time is needed to appoint a management committee to see to maintenance works.



Home Loan | Commercial Loan | Refinance Loan | *Financial Planning
<http://www.iCompareLoan.com/>
+65 – 9782 – 8606

Privatised or not, home prices are headed for a downward spiral. Seize the day, and speak to an iCompareLoan mortgage expert for some free help in comparing [home loan Singapore](#).

For advice on a new loan, go [here](#).

For refinancing advice, go [here](#).

Read more articles at

PropertyBuyer.com.sg/articles

SingaporeHomeLoan.net/blog/

iCompareLoan.com/resources/category/faq/

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance



Home Loan | Commercial Loan | Refinance Loan | *Financial Planning
<http://www.iCompareLoan.com/>
+65 – 9782 – 8606

About www.iCompareLoan.com Mortgage Consultants

iCompareLoan Mortgage Consultants is a research focused independent mortgage broker. We emphasize a consultative approach where we match our client's financial situation with the best fit mortgage loan, not simply a cheap loan.

Paul Ho is the editor of www.PropertyBuyer.com.sg, www.iCompareloan.com and www.SingaporeHomeLoan.net and he holds a Masters of Business Administration from a reputable university. He is passionate about helping people enhance their wealth through financial literacy and in making money work harder for them.

Email: sales@iCompareLoan.com

Tel: 6100 – 0608

SMS: 9782 – 8606

For agents, mortgage brokers and financial advisors, subscribe to the [Home Loan Report™](#) at iCompareLoan and impress your clients with detailed home loan analyses which facilitate property buying and selling.

Copyright ® - All articles are the copyright of www.iCompareLoan.com and CoreConcept Systems Pte Ltd and the company reserves full rights to use, reuse in any form or in any media including rights of attribution and credits of articles.

[Join us](#) | [Login for Financial Advisors](#) |

SMS us at +65 – 9782 - 8606

Home Loan | Commercial Loan | Refinance Loan | *Financial Planning | *Insurance