

5 YEAR

RESIDENT-CENTRIC PLAN

(2021 – 2025)

ALJUNIED-HOUGANG TOWN

A LIVEABLE AND INCLUSIVE TOWN OF THE FUTURE

Aljunied-Hougang is a mature Town which is renowned among Singaporeans for its rich cultural heritage and traditions. Many senior Singaporeans would have fond memories of the Town, anchored to its many famous and historical landmarks. Some senior residents have spent a substantial part of their lives in the Town and witnessed it go through the various phases of modernisation. Younger and newer residents would feel at home in the Town with its upgraded and modern facilities. In 2020, a rejuvenated Hougang Town Centre was among the winners of the HDB design award. Aljunied-Hougang Town Council aims to continue the progress the Town has made over the decades to serve the changing needs of our long-time residents as well as to welcome new and young residents. This five-year plan conveys what the Town Council hopes to achieve in the next five years. Residents' needs shall remain central to its vision.



The 5-year vision: a rejuvenated and inclusive Town where the daily lives of residents are cared for through modernisation and there is focus on building a sustainable future.



A REJUVENATED TOWN

Over time, precincts in mature estates may start to appear drab and may have worn-out structures and external facades, as well as age-related defects. This might pose certain problems, and the aesthetic outlook of the Town would also be marred. With the goal of rejuvenating a mature Town, through programmes such as Repair and Redecoration (R&R), Neighbourhood Renewal Programme (NRP) and Town Improvement projects, residents can look forward to a comprehensive upgrading of the Town. As the demographic composition of the Town changes, the Town Council strives to make it more inclusive, such as incorporating elderly-friendly features in our upgrading plans.

An estimated expenditure of
\$196 million
will be spent on rejuvenating the Town

The improvement and upgrading works
will benefit residents from
1,248 Blocks
across the Town



Neighbourhood Renewal Programme (NRP)



27 Linkways



20 Drop-off points

22 Playgrounds

31 Fitness
corners



80 blocks
will benefit from
NRP from 2021[^]



Bedok Reservoir-Punggol

36 blocks

Eunos

44 blocks

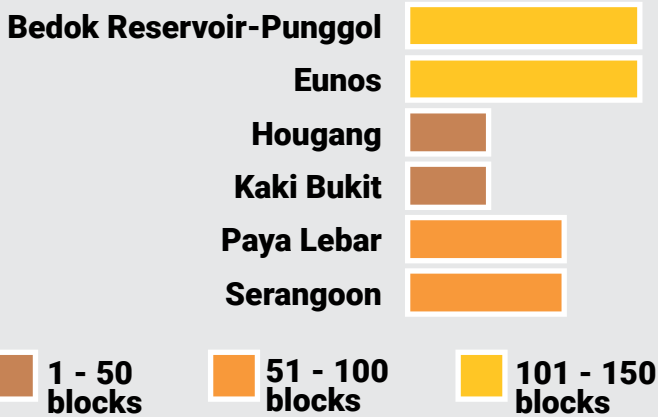
[^]Other Divisions have already undergone NRP in the recent past, such as Hougang SMC in FY 2018/2019 and FY 2020/2021 (some of its projects were delayed by the Covid-19 situation). Kaki Bukit Division, which has blocks built up to 1995, has undergone the Main Upgrading Programme (MUP), and is thus ineligible for NRP. NRP and MUP are fully funded by the Government and implemented by the Town Councils.

The new and upgraded features will address issues faced by residents and contribute to a more pleasant experience of living in the estate. More flats will also be given a facelift to make the Town more aesthetically pleasing.

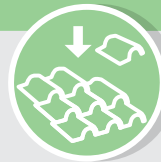
495 blocks will undergo R&R at a projected cost of **\$53 million**



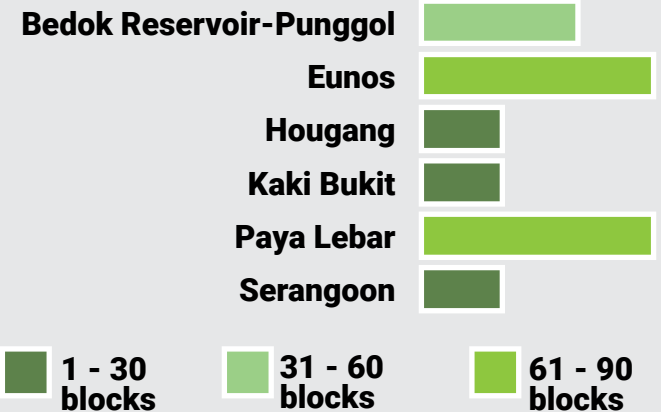
Repairs & Redecoration Works



259 blocks will see reroofing works carried out at a projected cost of **\$19 million**



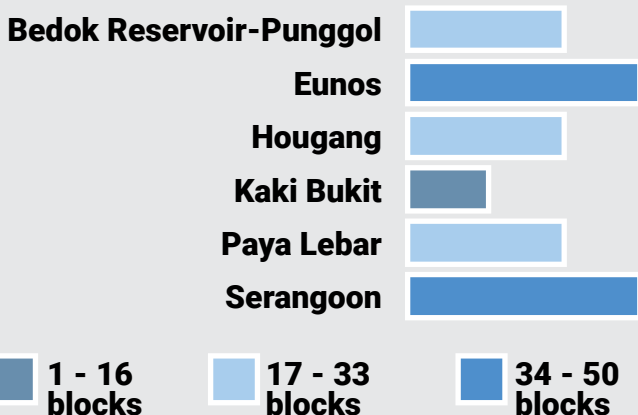
Reroofing Works



Water reticulation works will be undertaken at **173 blocks** at a projected cost of **\$11 million**



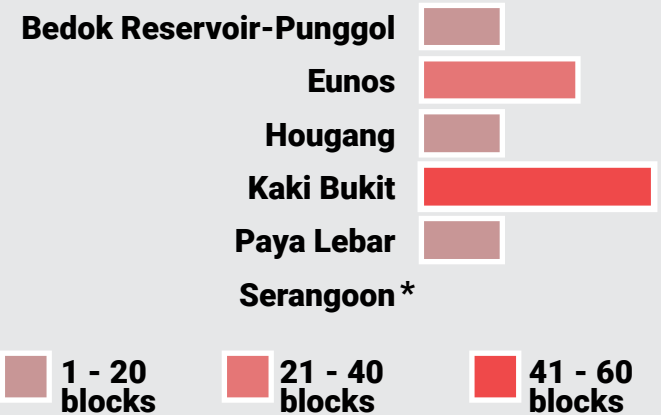
Water Reticulation Works



117 blocks are set to undergo works to electrical supply system at a projected cost of **\$19 million**



Rewiring Works



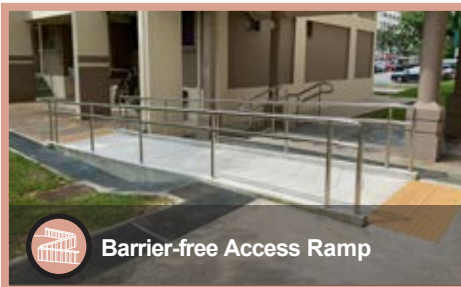
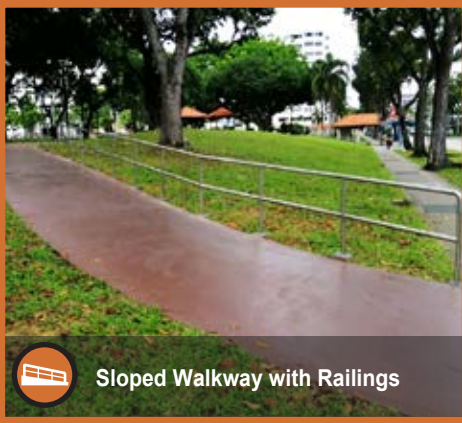
* Electrical Load Upgrading programme for Serangoon Division in 2021 involved 12 blocks.

BUILDING AN INTERCONNECTED TOWN

Proper walkways make getting around the estate easier, and provide better access to amenities and facilities. The quality of lives of elderly and wheelchair-bound residents (and their caregivers), for instance, would improve if the places they frequent are made more accessible, especially essential

ones like bus stops. Improvement works will be subjected to the necessary approvals and availability of funding from the government or from the Town Council's surpluses. Residents can look forward to more improvements in the Town, apart from the NRP and R&R.

Estate Improvement



CARING ABOUT THE DAILY LIVES OF RESIDENTS — OUR LIFTS

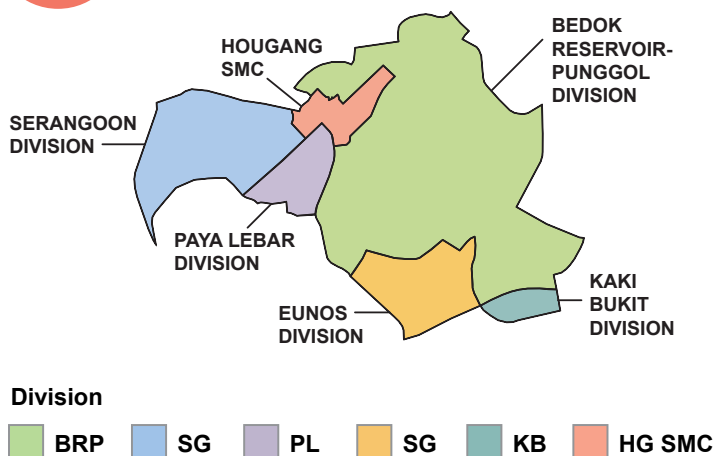


The use of lifts is an essential part of our daily living in a HDB estate. Downtimes and safety issues are disruptive and cause considerable anxiety and stress among residents. As a mature Town, many of the lifts have been in service for over a substantial period. It is thus of utmost importance that maintenance regimes are enhanced to ensure instances of breakdowns are kept to a minimum, and old lifts replaced or modernised.

Over the next five years, our lifts will continue to undergo major programmes such as the Lift Enhancement Programme (LEP), Selective Lift Replacement Programme (SLRP) and Lift Modernisation. Safety has been our primary priority. Features such as overspeed protection; unintended lift movement detection system; door protective device interlocking switch to stop lift with open doors from moving; modern intercom for communication during emergencies; and automatic rescue device that brings the lift to the nearest landing and opens its door during power failures will assure residents of safer rides in our lifts. These enhancements aim to ensure minimal disruption to lift operations and adequate protection for residents from potential safety hazards.



Lift Works across the Town



Lift works involve in-depth inspection and examination of the lifts to ensure proper operations. Repairs are carried out whenever problems are detected and its worn or damaged parts replaced accordingly. This Town-wide maintenance regime, which aims to minimise lift downtime and ensure reliable and safe service to residents, comes at a projected cost of:

\$55 Million



Selective Lift Replacement Programme (SLRP)

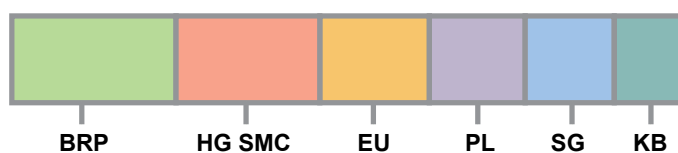


Under SLRP, old lifts will be replaced with new ones. 104 lifts across the Town are slated for SLRP at a projected cost of:

\$22 Million



Lift Enhancement Programme (LEP)

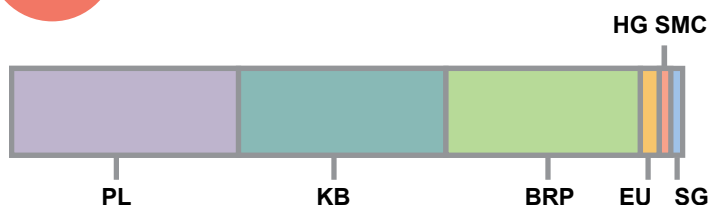


Around 1,500 lifts managed by the Town Council will undergo LEP in the next 10 years, beginning with 990 in the next 5 years at a projected cost of:

\$11 Million



Lift Modernisation



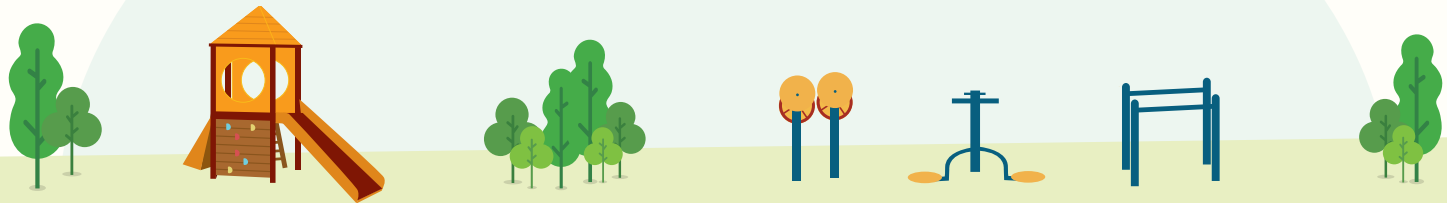
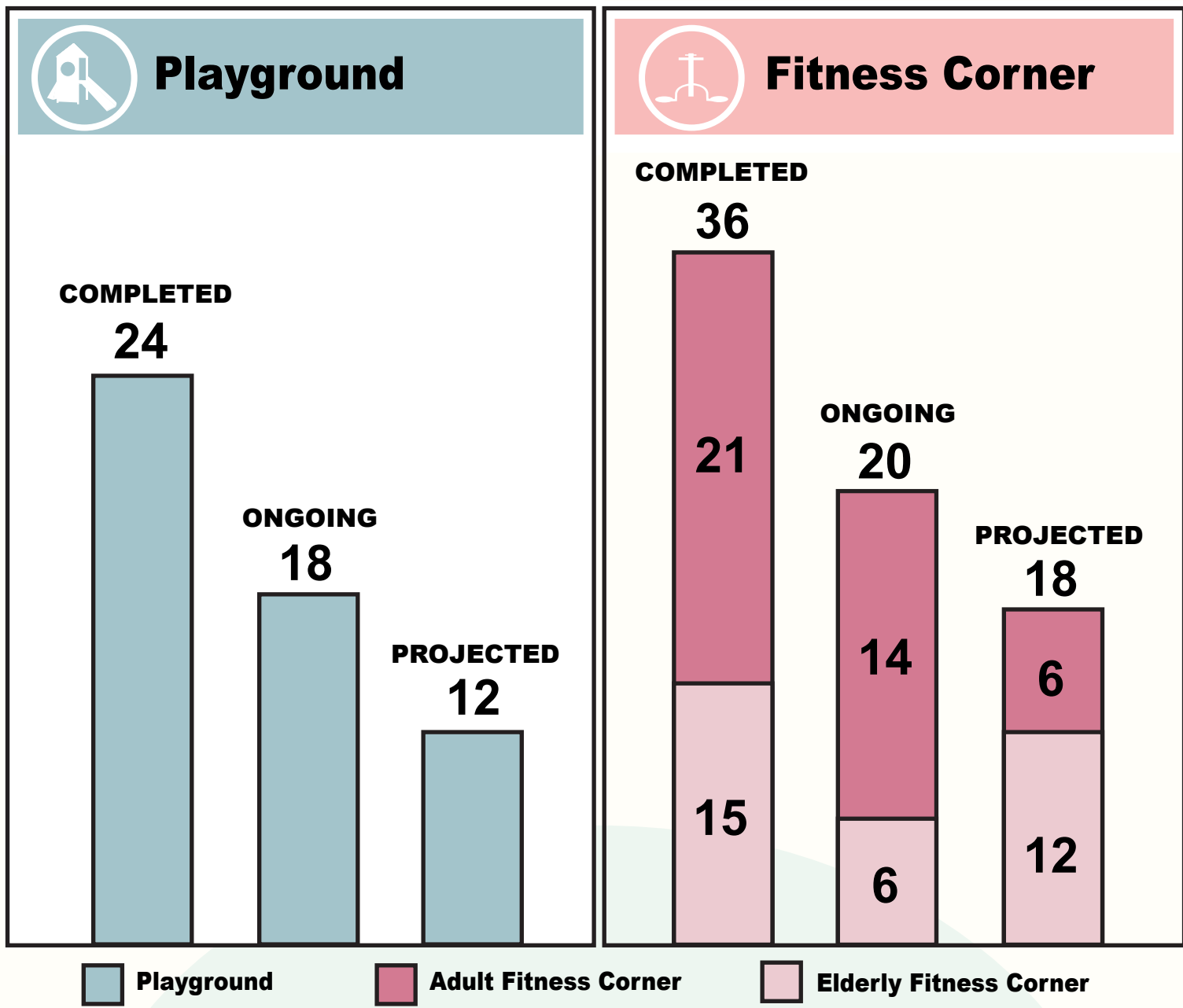
62 lifts will undergo modernisation, which incorporates improved safety and reliability features. The works will be carried out in phases at a projected cost of:

\$5 Million

A TOWN THAT FACILITATES HEALTHY LIVING

With a population structure skewed towards an older demographic, promoting healthy living becomes more essential than ever. Apart from elderly-friendly features across the common areas, the Town Council will also be upgrading fitness corners to support active ageing as part of our larger goal of promoting healthy living. Over the next five years, the upgrading of fitness corners under Estate Improvement projects, Addition and Alteration works, NRP and R&R will see the replacement of fitness equipment with state-of-the-art ones that allow older residents to engage in age-appropriate workouts.

As we seek to facilitate improvements to the lifestyle of the elderly, the young ones are certainly not forgotten. Under this 5-year plan, playgrounds will be upgraded to provide children with a more holistic experience during play. In the pipeline are plans to replace playground equipment that better caters to diverse age groups. Safety will also be enhanced with replacement of the ethylene propylene diene monomer (EPDM) flooring with newer ones with better shock absorbing features that can help disperse the momentum of a fall, thus reducing the risk of injury.



TOWARDS A GREENER FUTURE AND SUSTAINABLE DEVELOPMENT

The Town Council is committed to ensuring that environmentally friendly and sustainable practices are incorporated in every aspect of our internal operations, as well as the work we undertake to maintain our common areas. We are also committed to supporting national sustainable and green initiatives.



Corkeen Flooring for Playground

As part of our sustainability efforts, the Town Council is working with our R&R project contractors to try out a new flooring material for our playground. Known as the Corkeen System, it is made of cork, a 100% natural, recyclable, renewable raw material. It is also free of toxins, microplastics and endocrine disruptors, making it an ideal material to create playground flooring that respects the environment. It has all the shock absorbing properties of the existing EPDM flooring used in playgrounds and fitness corners to protect against falls, and is environmentally friendlier. We aim to use this material in more parts of our Town over the next five years.



(Pilot test was conducted in mid-August 2021 for the playground located near Block 121 Hougang Avenue 1)



Cash-for-Trash Stations

The Town Council has been working with Public Waste Collectors (PWCs) licensed by National Environment Agency to introduce Cash-for-Trash stations in more parts of our Town. Cash-for-Trash is an incentive programme to encourage residents to recycle in exchange for a token sum of cash. The scheduling of the stations and rebates are determined by the PWC for each estate.



Photo taken before the onset of Covid-19

Permanent Shoes Waste Collection Programme

Over the next five years, the Town Council will be looking into expanding our collaborations with external partners to advance sustainable practices. We are currently working with Dow Chemical Pacific (Singapore) Pte Ltd to support its initiative to recycle discarded shoes. The rubber components of the discarded shoes will be recycled and used to build sports infrastructure such as jogging tracks, fitness corners and playgrounds.



E-Waste Management

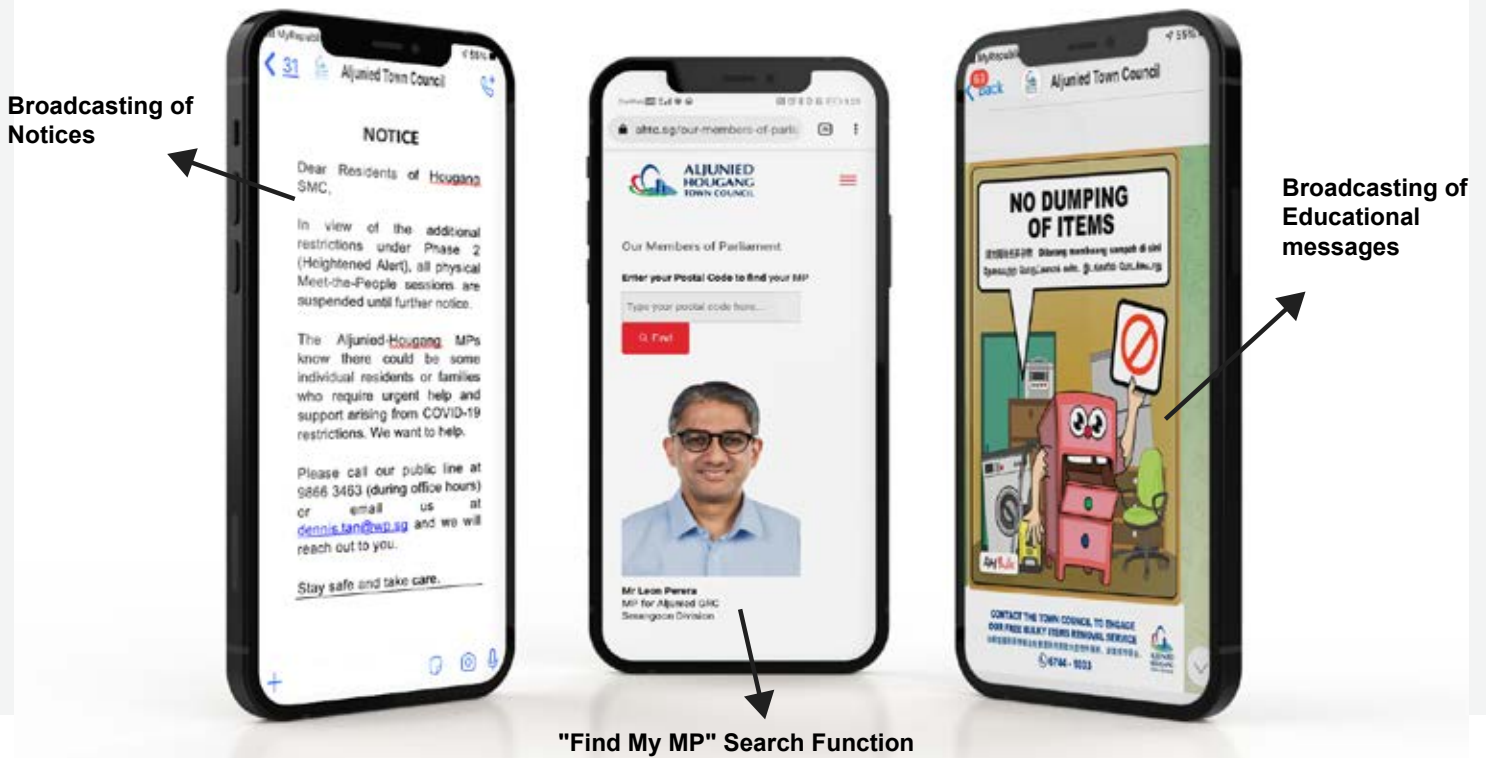
E-waste is one of the priority waste streams identified under Singapore's Zero Waste Masterplan. The e-waste management system ensures that e-waste is properly treated to protect environmental and public health, while recovering valuable resources. The system is part of the circular economy approach that Singapore is adopting as we strive towards being a Zero Waste Nation. The Town Council has been supporting the e-waste recycling programmes and will contribute to creating awareness of the initiative among residents. Residents are encouraged to make use of e-waste recycling programmes offered by industry stakeholders. You can simply drop off your e-waste at recycling points to recycle it.



RIDING ON THE DIGITAL WAVE

The Town Council will work towards digital broadcasting of our notices pertaining to major projects and ad hoc works, as well as educational messages. This offers residents an additional channel to receive updates from the Town Council. Alert features that come with such broadcast messages will reduce the likelihood of residents missing important notices or educational messages. We will look into using applications with broadcast features such as WhatsApp Business and Telegram to reach out to residents. In addition to this, we will also be enhancing our website over the next five years to be

more user-friendly and interactive. For a start, residents will find it easier to obtain information about their MPs through a "Find My MP" function in our website, which allows you to view details, such as those of Meet-the-People sessions, by entering your postal code via the Town Council's website. The older generation was initially thought to be digitally less savvy and had to be reached out to via traditional modes of communication. Data from IMDA, however, reveals that many senior citizens aged 60 and above use internet-enabled feature phones or smart phones and do so to connect to the internet wirelessly.



76%

Senior citizens aged 60 & above use internet-enabled feature phone or smart phone



69%

Senior citizens aged 60 & above use portable equipment to connect to the internet wirelessly

... IMDA's survey in 2019

OTHER DEVELOPMENTS OVER NEXT 5 YEARS*



CR Cross Island Line



Cross Island Line

Land Transport Authority (LTA) announced Singapore's eighth rail line, to be known as the Cross Island Line (CRL). CRL will be the longest full underground line at more than 50km long, and will be constructed in 3 phases. Phase 1 will comprise 12 stations, from Aviation Park to Bright Hill, and will serve industrial areas such as Loyang, Tampines, Pasir Ris, Defu, Hougang, Serangoon North and Ang Mo Kio. Construction for Phase 1 commenced in 2020 and will be completed by 2030. Upon completion, CRL Hougang will be connected to the existing North-East Line (NEL) Hougang Station as an interchange station.



Provision Of Lifts And Ancillary Facilities

LTA will be providing lifts and ancillary facilities, which will be added to the existing pedestrian overhead bridge at Hougang Avenue 8, near blocks 502 and 683.

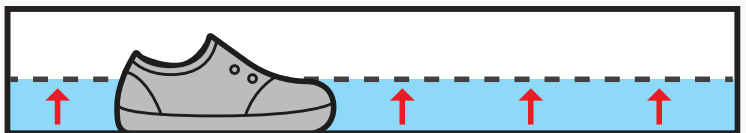
Silver Zones

Land Transport Authority (LTA) will be implementing Silver Zones along Serangoon North Avenues 1 and 2.



PUB Improvement to Roadside Drain, Hougang Avenue 8

Hougang Avenue 8 has been identified as a flood prone area. To mitigate the problem, PUB will raise the road level to a minimum of 104.80mRL (metres reduced level). Affected footpaths and stairs will be raised by about 50mm to 1,000mm, depending on the location.



*These are projects of other agencies taking place in the Town