



GROUND UP ACTION IN CONSERVATION

LEARNINGS AND TAKEAWAYS

Jonathan Poh— Provolk Architects
Seminar on Thinking, Assessing And Doing Built Heritage In Singapore
27 Feb 2019

CASE STUDY 1:
DAKOTA CRESCENT SIT ESTATE



2016 'expiry date' for Dakota Crescent flats



Formerly a provision shop, this cafe in Dakota Crescent started operation only in April. ST PHOTO: LIM SIN THAI

PUBLISHED: JUL 25, 2014, 8:28 AM SGT



Residents of 17 low-rise rental blocks can choose to rent or buy new flats

Dakota Crescent tenants hit by news of redevelopment

Many in old estate uncertain of plans after learning they have to move out by end-2016

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BY LAURA ELIZABETH PHILOMIN

lauraphilomin@mediapoint.com.sg

PUBLISHED: 4:01 AM, JUL 25, 2014

(PAGE 1 OF 2) - NEXT PAGE | SINGLE PAGE

SINGAPORE — Residents of rental flats in Dakota Crescent — many of whom have lived there since the blocks were built in the 1950s — are still unsure of their plans after learning recently that they will have to move out by Dec 31, 2016.

The Housing and Development Board (HDB) broke the news to the residents of 17 blocks of rental flats there during a visit on Wednesday because of plans to redevelop the area for new residences. About 400 households are affected by the decision.

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Economists lower 2016 growth forecasts to 1.9 per cent: MAS survey



Save Dakota Crescent Community

Timeline About Photos Likes More +

PEOPLE

1,414 likes

ABOUT

Dakota Crescent SIT flats will be demolished by end 2016. This is a page to reclaim memories, create awareness, and perhaps impress a change in minds.



VISITOR POSTS

Ng Sor Hoon
November 13 at 9:16am
See No 14
<http://thesmartlocal.com/read/unconventional-experiences>

Su Mae Khoo
November 13 at 10:02am

Save Dakota Crescent with Darren Soh | Photographer at Dakota Crescent.

Don't forget to make a date with Save Dakota Crescent's Founder on Tuesday 24 Nov 2015 7.30-9.30pm at the Possibility Room @ NLB for a sharing session where he will take you through a historical and architectural journey through the much endeared estate. Please do remember to register at the NLB link below. Hope to see you there!

http://www.nlb.gov.sg/.../Singapore_Stories_Seminar_5.aspx

(Please note that even though this is a free and open event, registration would still... See More



Like Comment Share

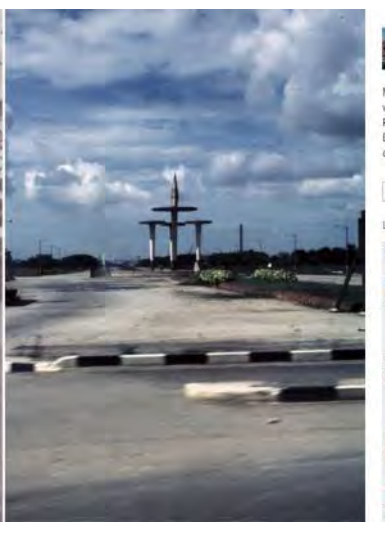
Henry Ang, Jason Quek, Andre Chen and 62 others like this. Top Comments

22 shares

Shen Weiwei Eunice Fong 4 hrs

Wilson Ng Kelvin Kho Weikang 14 hrs

View 1 more comment



Save Dakota Crescent
August 22, 2014 · Edited

Ever passed by this Chinese Medical Clinic? Mr Chon's clinic has been there since 1971, but said in a Newspaper interview last year that "over the years, he has been experiencing a drop in business. Most of his patients, formerly residents of the estate, have left and he has no 'walk-in' patients these days."

Why not give him a try and you will definitely be in for a retro visual treat.

Check out the pictures of its interior in this blog. <http://puiyiprincess.blogspot.sg/2010/01/after-class-on-sat-09-jan-2010-pp-met.html>

(Photo credit: HB)

Tag Photo Add Location Edit

Like Comment Share

Eng Fu, Kuan Eng, Gavin Moey and 42 others like this.

Lenn N Orlina A muamalah more at area dakota?... nearby surrounding areas. the potential possibilities. whilst retaining dakota nostalgic past. cc: Erman, Muhammad Faisal, Sweetcaramel Latte, Fadzleen J, Aabidah s. Like Reply Message 1 August 22, 2014 at 11:03am · Edited

Kelvin Ang Notice how detailed the designer was - in incorporating a table under the landing, by using the column for two purposes...

Write a comment...

Save Dakota Crescent
August 16, 2014 · Edited

More trivia about Dakota Crescent. Did you know that where the roundabout at the entrance to Old Airport Road once was, there stood a monument/culpture? Do you know why was that there and what it is? (photo contributed by Chris Chen)

Tag Photo Add Location Edit

Like Comment Share

Chao Chen, Ren Ying and 11 others like this.

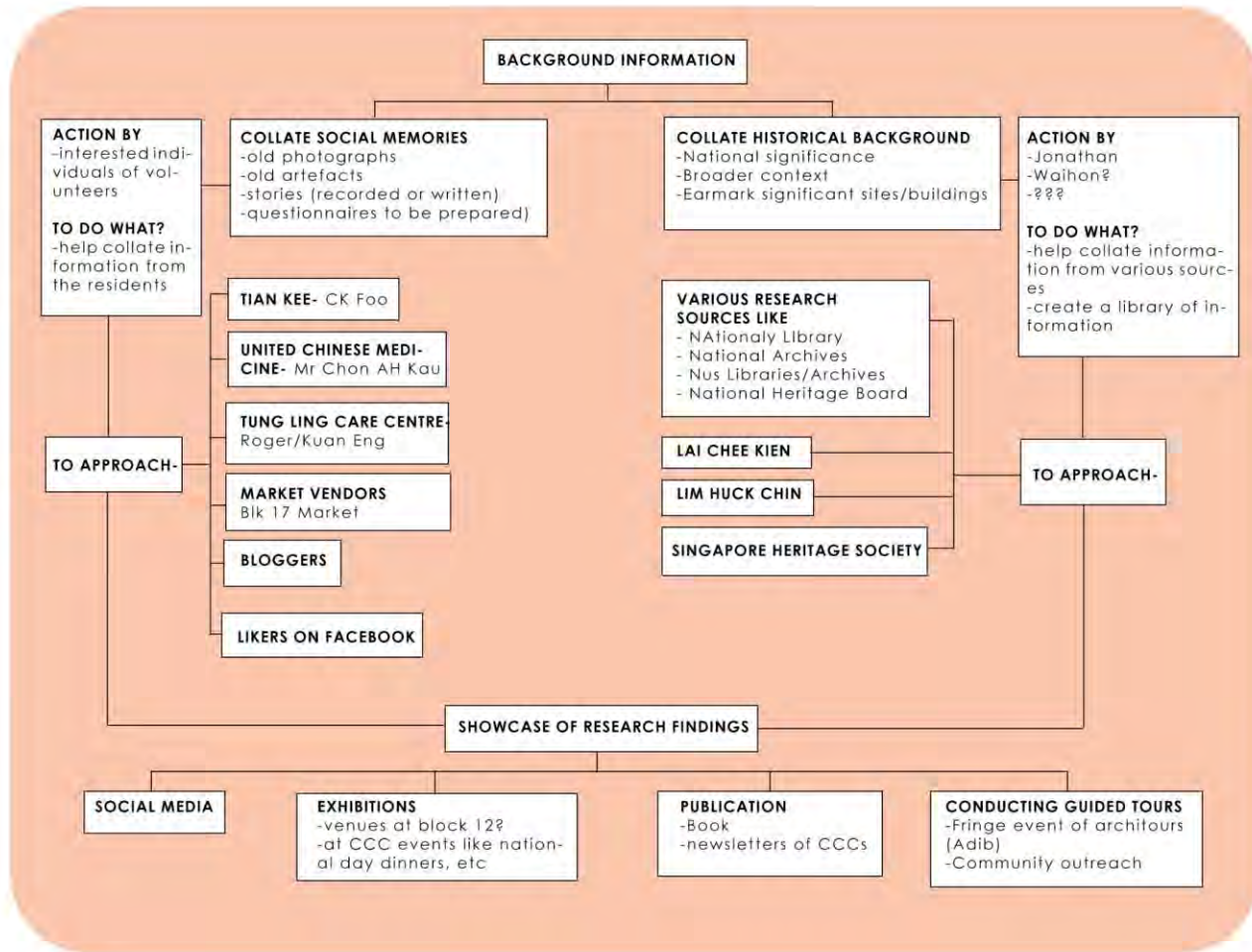
Save Dakota Crescent Mystery solved! It was built to commemorate the internal self government of Singapore in 1959. It was called the Constitution Exposition. Like Reply August 17, 2014 at 10:25am

Kelvin Kho Weikang It was a monument for some exhibition or expo? Can't remember the exact details though. Like Reply Message 2 August 16, 2014 at 12:33am

Pierce Tay Is it still around?? Like Reply Message August 16, 2014 at 2:04am

Write a comment...

2014



**PHASE 1
KNOWLEDGE GATHERING & DOCUMENTAION**

Set up meetings with MP and CCC to share intent and discuss collaboration efforts

Media to be informed of the research work to be done

3 YEARS



**PHASE 2
IDEA SHARING**

Authorities to be consulted with assistance from MP and CCC if possible

Media to be informed of the research work to be done

2017



Seminar Five

Public Housing Landscapes, no.1

Understanding Dakota Crescent

Architectural and historical
perspectives

by Jonathan Poh

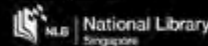


Dakota Crescent to most key passers-by is distinctive for its "ancient old estate" along Old Airport Road near "that famous hawker centre", overall evoking an atmosphere glossed as "retro". Following the government's announcement on plans for the redevelopment of the historical SIT estate and relocation of its residents, reaction from the public was mixed. Some residents were reportedly relieved as amenities were said to be in disrepair, while others (residents and non-residents alike) will grieve the loss of their memories and attachment to the place if the buildings were to be torn down. Such reactions merely scratch the surface of the significance of Dakota Crescent's built heritage.

In this talk the speaker, who founded the "Save Dakota Crescent" Facebook page, will share his appreciation of the SIT flats' built form from an architectural perspective and identify critical historic milestones in the history of Dakota Crescent SIT estate. The discussion hopes to shed light on Dakota Crescent's importance as a heritage estate beyond nostalgia.

Tue 24 Nov 2015, 7.30pm - 9.30pm
Possibility Room, National Library

Venue sponsor:



About the Speaker

Jonathan Poh is an architect and the founder of the "Save Dakota Crescent" Facebook page, through which he has worked to raise awareness about Dakota Crescent's historical significance by highlighting events or interesting anecdotes. He is a Masters graduate of the Dept of Architecture, NUS and worked in local firms such as Teh Joo Heng Architects and Chan Sau Yan Associates before starting his own architectural practice. His interior works have been featured in regional design periodicals such as Habitus Magazine and Dwell Asia. As a resident from the neighbourhood, he sees a huge opportunity cost in the potential demise of the estate and hopes to connect with past residents and interested individuals to document memories and recollections of this singularly unique SIT estate.

Moderator

Dr Imran bin Tajudeen
Asst Professor, Dept of Architecture, National University of Singapore

This talk is brought to you by Singapore Stories

Website: <http://singapurastories.com/> Facebook: <https://www.facebook.com/SingapuraStories>
Free admission. Register for this event via GoLibrary here: <http://goo.gl/OxkVdQ>



DUNTE ATEN SMO
LIM BIL CHUAN





Dakota Adventures Community

Timeline About Photos Likes Videos

127,345 likes

Soaker Network
March 3 at 4:05pm

Why These Millennials Live in a Retirement Home



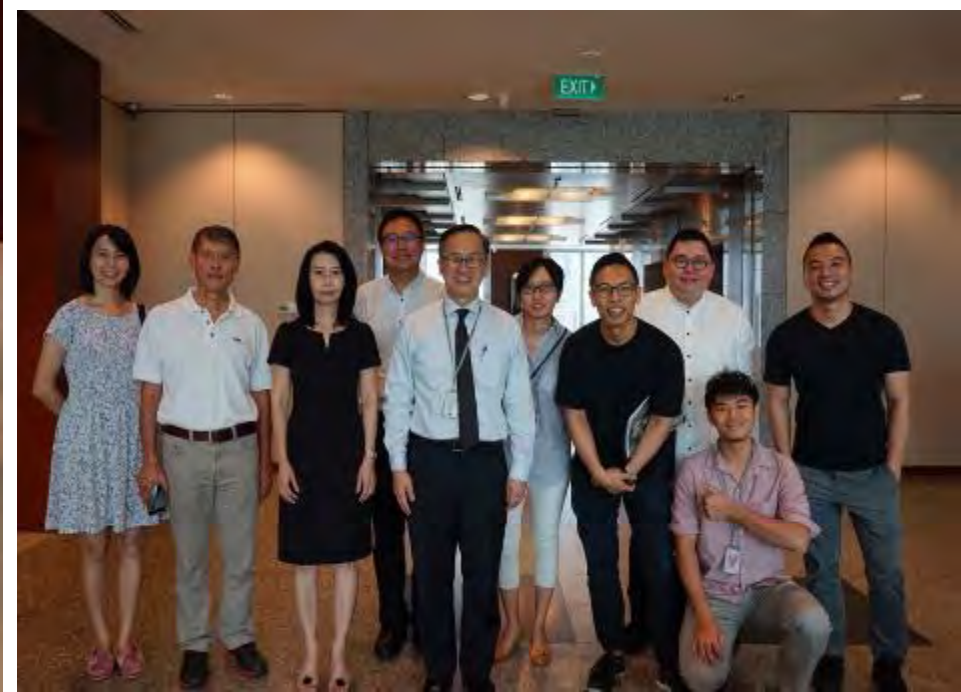




“I used to live in Queenstown when I was younger. Margeret Drive, Jervois.... All of them have gone. So this is like those places there, and I think we should keep it, for the next generation to see...”

“I lived in that area (Pandan Gardens) for 22 years, compared to say (some) residents who lived here all their lives, like 60 years, even before Singapore gained Independence, think this is a different kind of (social) memory we should preserve ”







Dakota Crescent's iconic dove playground will be kept, along with its courtyard and six blocks. Keeping the neighbourhood accessible to people from all walks of life, including seniors and lower-income groups, would be key, said architect Jonathan Poh, who started the Save Dakota Crescent campaign. ST PHOTO: ONG WEE JIN

Former residents cheer decision to retain parts of Dakota estate

Toh Wen Li

The historic Dakota Crescent housing estate may be slated for redevelopment, but its courtyard, playground and six blocks will be kept.

Most of the advocates and former residents The Straits Times spoke to welcomed the announcement by National Development Minister Lawrence Wong yesterday.

There are 17 low-rise blocks in the estate off Old Airport Road.

Architect Jonathan Poh, who started the Save Dakota Crescent campaign in 2014, said he was "encouraged" by the decision to keep the six blocks, even though he and a

group of residents had last year submitted a conservation report to save twice that number.

He hopes they might be used by social enterprises or couples waiting for Build-To-Order flats.

Keeping the neighbourhood accessible to people from all walks of life, including seniors and lower-income groups, would be key, he said.

"I hope Dakota Crescent doesn't become gentrified."

Last year's conservation report had proposed turning the area into a mixed-used complex with residential units for rent, food and beverage outlets and offices.

The distinctive architecture of the six blocks is a good sample of the es-



STRAITS TIMES GRAPHICS

tate's unique features. Blocks 10 and 20 are similar to the British-built blocks that used to be in St Michael's estate in Whampoa, and the Princess and Duchess estates in Queenstown, Mr Poh said.

The two slab blocks have alternating balconies and walls along their corridors. They are the last of their kind here, according to him.

In these two blocks, the kitchen faced the corridor, while the bedrooms were on the side of the external facade to receive as much sunlight as possible - like homes in temperate countries. "Those blocks had lots of heat problems," said Mr Poh with a chuckle.

Former Dakota Crescent resident

Jeffrey Lin, 45, who grew up in a three-room flat, has fond memories of the "very old-school lifts", which stalled often. He said: "Residents would be happier if they could retain all the buildings, maybe as hostels. They are historical places, and the area is not very big."

Mr Lin, who now lives with his father in a two-room flat at Block 52, Cassia Crescent, home to many former Dakota Crescent residents, added: "In the old houses, the space was bigger. And everyone knew each other, but we still had our privacy."

Retired cleaner Yee Dew Eng, 78, was happy about what would be kept, but mourned the loss of the old flat in Block 30 she called home for nearly four decades.

"These are relics from the past. And the *fengshui* there was better," she said in Mandarin.

tohwenli@sph.com.sg

WHY DAKOTA CRESCENT WAS SAVED

1. There was political will to conserve
2. Large support base from public (collective memory argument)
3. Government agency's willingness to make this a success story in ground up initiatives towards conservation
4. Luxury of time due to non-existence of concrete plans for its future and also due to land ownership by government.

But even though we achieved a desirable end result, the road to conserve is long, risky and without certainty due to a lack of a framework or guide to what the ground should do or anticipate.

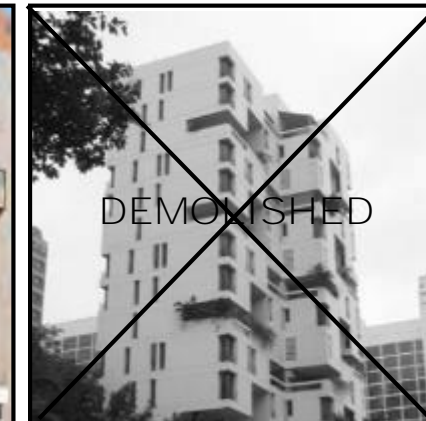
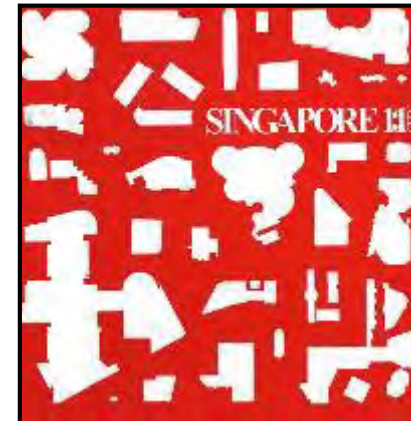
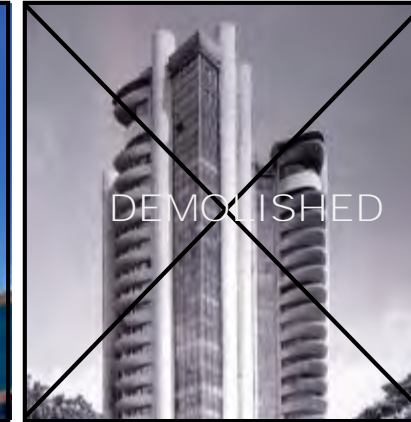
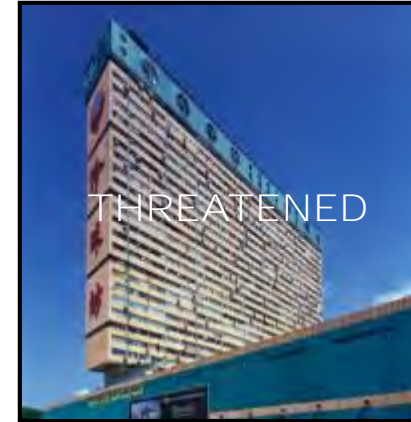
CASE STUDY 2:
PEARL BANK APARTMENTS



SINGAPOREAN 'ENBLOC FEVER' & THE DECIMATION OF MODERN LANDMARKS

An en-bloc or collective sale occurs when where all the units in a strata-titled development are being sold to a developer. Proceeds are divided amongst all the **unit owners. The key challenges posed by the 'enbloc fever' and threats to modern landmarks include:**

1. Uncertainty in criteria for building lease top-up other than demolition-rebuilding-intensification approach, even for buildings of recent past (> 10 years)
2. Current land policies unintentionally encourage speculative en-bloc activities and accelerate urban renewal with ever-shortening building cycles
3. Legislation discourages communities from taking good care of their buildings, allowing these to deteriorate to a point where demolition becomes seemingly inevitable, way before their original designed lifespan
4. Negative perception of deteriorated Modernist structures as not being worthy of conservation



2005 – 2018

FRAMING THE ISSUES

1. Underappreciation/ lack of awareness of Modernist built heritage
2. Vicious cycle of poor estate management practices and enforcement leading to urban blight
3. Poor maintenance leading to **owners' perception that buildings** are no longer liveable and beyond repair
4. Land-use laws intended for urban regeneration have side effects of encouraging speculative enbloc agitation
5. Perception that rehabilitation and adaptive reuse of high-rise and high-density Modernist structures is unfeasible from financial and technical standpoints

ADVOCACY



A CASE FOR MODERN ARCHITECTURE IN SINGAPORE

It is not obvious to many that Singapore boasts an exemplary modernist landscape. The citystate achieved a highly successful public housing programme when most others have failed. To date, more than 80 percent of the population resides in high-rise public housing estates by Housing and Development Board (HDB). HDB now towns have striking resemblances to Le Corbusier's 1929 plan for *A Contemporary City of Three Million*.

For decades following independence, the government vastly expanded and accelerated public building and urban planning programmes to reorganise and renew the overcrowded city. In line with modernist planning principles, large swathes of historic townscape gave way to a tabula rasa (or "blank slate") for a new city of skyscrapers to emerge. A utopian vision has been materialised in concrete, built to last. When the foundation stone was laid in 1979 for the house, Brutalist icon that was Singapore's National Stadium, it was declared that:

What we are building on this site is not something for this year or this decade, but for posterity.

Yet, "posterity" turned out to be startlingly short for this monument of modern Singapore. Barely 30 years after the stadium's opening, on 12 February 2008, plans for its demolition were announced. The announcement came as a surprise, the building being well used and in good shape. Built for the people, designed by the then Public Works Department, and realised by local builders, the socialist monument was found lacking in corporate sports amenities like private boxes and restaurants. The Singapore Sports Council deemed rebuilding more worthwhile than operating. Renowned in late 2010, it has been replaced with a new stadium of similar capacity, but equipped with all the frills as befitting the growing global sports consumption market.

The National Stadium was not the first modern icon lost to changed priorities. The 1963 National Theatre was

Before It All Goes: Architecture From Singapore's Early Independence Years

Architectural photographer Darren Soh has curated a solo exhibition documenting eight stories in Singapore's history on the verge of demolition – or already razed. What might we lose if they all go?



Adding value without demolition, rebuilding: Regenerating Singapore's modernist icons

Born of a highly experimental period in Singapore's architectural, urban and political history, Brutalist icons such as Pearl Bank, Golden Mile Complex and People's Park Complex can be creatively conserved and rehabilitated – in ways that benefit all stakeholders – owners, developers, government and society-at-large. BY HO WENG HIN AND CHEANG JIAT HWEI

SINGAPORE'S modernist megastructures share iconic scale and muscular form, yet their vulnerability is painfully apparent. In the actual and attempted collective sale of Pearl Bank Apartments, People's Park Complex and Golden Mile Complex, were part of the first sale in 1967, while Pearl Bank Apartments was part of the third sale in 1969, conceived by planners and architects at the time as a bold, new mode of city living.

Barely 50 years on, we are now looking at the likely demise and permanent nature of these modernist landmarks from Singapore's built environment.

Since the onset of the sales surfaced,...



modernist structures – a stark style of functionalist architecture, especially of the 1950s and 1960s, that is characterised by the use of steel and concrete in massive blocks – are identified by their stark, minimalist forms and utilitarian forms. The structures are

Singaporean Architects Start Petition to Conserve Golden Mile & People's Park Complex



Top Image Credit: Urban Redevelopment Authority

Pearl Bank - Summary of Events

2018

Jan 2018 — CapitaLand \$[728]m purchase of Pearl Bank site announced

Mar 2018 — Working group meets with CapitaLand and authorities to propose possibility of studying a adaptive reuse scheme. URA indicates willingness to be flexible with planning incentives.

Mar-Aug 2018 — CapitaLand carries out adaptive reuse residential feasibility study, including meetings with authorities to discuss incentives. Working group shares further technical studies for mixed-use rehabilitation scheme with CapitaLand, which was deemed commercially unfeasible.

Sep-Oct 2018 — Working group proposes adaptive reuse scheme focused on assisted living. CapitaLand and working group agree to do high level feasibility study at a meeting with authorities

Oct-Nov 2018 — Study undertaken with support from allied professionals. Deemed commercially unfeasible in the end.

Nov 2018 — CapitaLand completes transaction

Dec 2018 — CapitaLand granted planning permission for redevelopment

2019

Fundamentally, even with the offered government incentives, rehabilitation and adaptive reuse was not commercially feasible, given the transaction price for the land.

OUR CASE TO CONSERVE
PEARL BANK APARTMENTS



PEARL BANK APARTMENTS, SINGAPORE

- **Groundbreaking prototype marrying extreme urban intensification and high quality living spaces**
- **Masterstroke encompasses multi-faceted design thinking from spatial planning, construction, to engineering solutions**
- **Innovative “broken cylinder” form creates elegant proportions, captures breeze, maximizes views while retaining privacy**
- **Interlocking split-level maisonette design offers rich and layered spatial experience, defines spaces without using walls**



3/21/2018

Pearl Bank Apartments likely to be demolished despite calls to conserve building, Housing News & Top Stories - The Straits Times

THE STRAITS TIMES

Pearl Bank Apartments likely to be demolished despite calls to conserve building



REHABILITATION – REVALUATION – REJUVENATION: NEW SOCIO-ECONOMIC VALUE

Presents opportunities to address pressing issues faced by Singapore:

- Ageing population
- Millennials getting priced out of property ladder
- Lack of affordable rents to support local SMEs

Possible new use mixes include:

- Integrated assisted living
- Co-living for millennial generation
- Creative havens for SMEs and co-working spaces
- Luxe residences

ASSISTED LIVING INTEGRATED INTO A REHABILITATED PEARL BANK WITH A MIX OF USES

- **Fostering new communities drawn by a curated programme clustering:**
 - Residential mix with focus on assisted living, complemented by co-working/ Intensified podium and lower floors for daycare/ rehab/ childcare amenities and commercial/ F&B
 - L27 Sky Deck & F&B
 - Top stack to become luxe apartments
- A scheme that aspires to allow this heritage building to be accessible and used by a broad segment of society:
 - Seniors
 - Families
 - Young professionals
 - Millennials
 - Tourists & local public
- Pioneering innovative solutions in integration of senior living into the urban everyday - physical spaces, programming, technology, services
- A scheme that creates a physical landmark for tourists and locals alike: unique architecture and elevated location marks gateway to the Pearl's Hill – Kreta Ayer – Keong Saik precinct



What if there is the best of both worlds? In the Pearlbank, assisted living was integrated by The Edge Group. It is a mix of complete housing (larger portion of apartment) surrounded by a large floor-to-ceiling glass facade of experience in the building of the core. It has the same look although it is 1,200 sq ft. It is a green, the green in the building is the same as the Pearlbank. It is a mix of complete housing (larger portion of apartment) surrounded by a large floor-to-ceiling glass facade of experience in the building of the core. It has the same look although it is 1,200 sq ft. It is a green, the green in the building is the same as the Pearlbank.



Assisted living facilities – a trendy option for our seniors?
20 Feb 2016
A Text story



CENTREPOINT, LONDON

West End, London UK
Completed in 1966
Listed in 1995
Relaunched in 2017



Changing fortunes: Centre Point and Crossrail
are the first fruits of Tottenham Court Road's
dramatic transformation

What was an empty tower on a forlorn site is now a beacon for regenerating part
of the West End

THE MURRAY, HONG KONG

Central, Hong Kong SAR
Completed in 1969
Listed in 2009
Reopened in 2018



"The new design retains the facade while upgrading other aspects of the building and extending its life by introducing new functions appropriate for the changing demands of the city – giving it a sustainable legacy for **years to come.**"

Foster + Partners

PEARL'S HILL & OUTRAM PARK PLANNING VISION



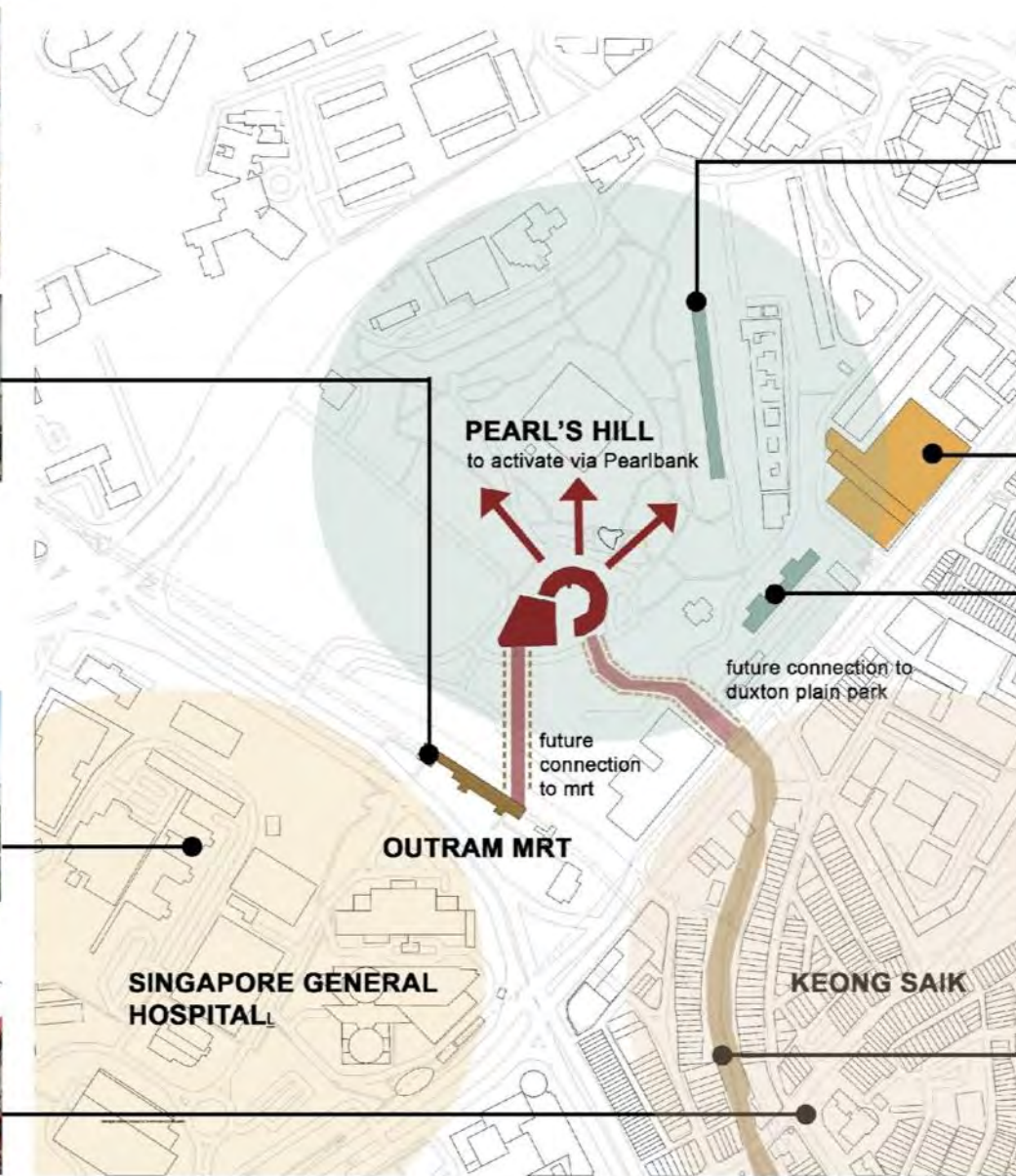
OUTRAM MRT



SINGAPORE GENERAL HOSPITAL



KEONG SAIK



UPPER BARRACKS



PEOPLE'S PARK



LOWER BARRACKS



DUXTON PLAIN PARK

PLACEMAKING CATALYST

- Transit Oriented Development at Outram Interchange
- Activate Pearls Hill
- Gateway to Chinatown historic district
- Proximity to SGH medical hub
- Catalyst for urban regeneration

POSSIBLE PLANNING INCENTIVES

- Bonus GFA
- Re-zoning
- Plot ratio Transfer
- Co-develop adjacent White Site
- Private-Public collaboration to establish connectivity through urban design, planning & programming

FRAMING TABULA RASA REDEVELOPMENT AS A SUSTAINABILITY ISSUE

MR Credit 1: Building Reuse—Maintain Existing Walls, Floors and Roof

1–5 Points

Intent

To extend the life cycle of existing building stock, conserve resources, retain cultural resources, reduce waste and reduce environmental impacts of new buildings as they relate to materials manufacturing and transport.

Requirements

Maintain existing building structure (including structural floor and roof decking) and envelope (the exterior skin and framing, excluding window assemblies and non-structural roofing material). The minimum percentage building reuse for each point threshold is as follows:

Building Reuse	Points
25%	1
33%	2
42%	3
50%	4
75%	5



The Greenest Building is the One Already Built... We cannot build our way to sustainability; we must conserve our way to it.

- Carl Elefante, AIA, LEED AP, article published in Journal of the National Trust for Historic Preservation, 2007

ESTABLISHING THAT REHABILITATION = PROGRESS

1. En bloc trend resulting in ever-shortening cycles of urban redevelopment of <20 years.
2. Environmentally unsustainable, disruption in socio-cultural and urban continuity as well as the historical accretion indispensable to a vibrant, liveable city.
3. Urgent need to rethink the tabula rasa mode of urban redevelopment, especially for high rise/high density buildings with high embodied energy
4. Rehabilitation of these existing buildings as a sustainable, creative development model, especially the **“Green Preservation”** of historically significant ones

WHY PEARLBANK WAS NOT SAVED

LACK OF POLITICAL WILL/AWARENESS | FINANCIALS
LACK OF TECH INFO | LACK OF TIME

Lack of Political Will & Awareness

- **Fear by sellers of depreciation in valuation due to conservation**
 - Conservation is widely frowned upon by sellers as it is believed to devalue their property
- **Seller's mentality of Enbloc=Demolish and Rebuild**
- **Building decay led to negative perception of building**
- **Fear of upsetting building's potential to sell after gazetting**
 - General attitude to not upset seller's interest to sell at a high price due to the enbloc fever affects will to conserve.
 - Gazetting of such buildings are left to market forces
- **Lack of clarity** in intention to conserve

Financials

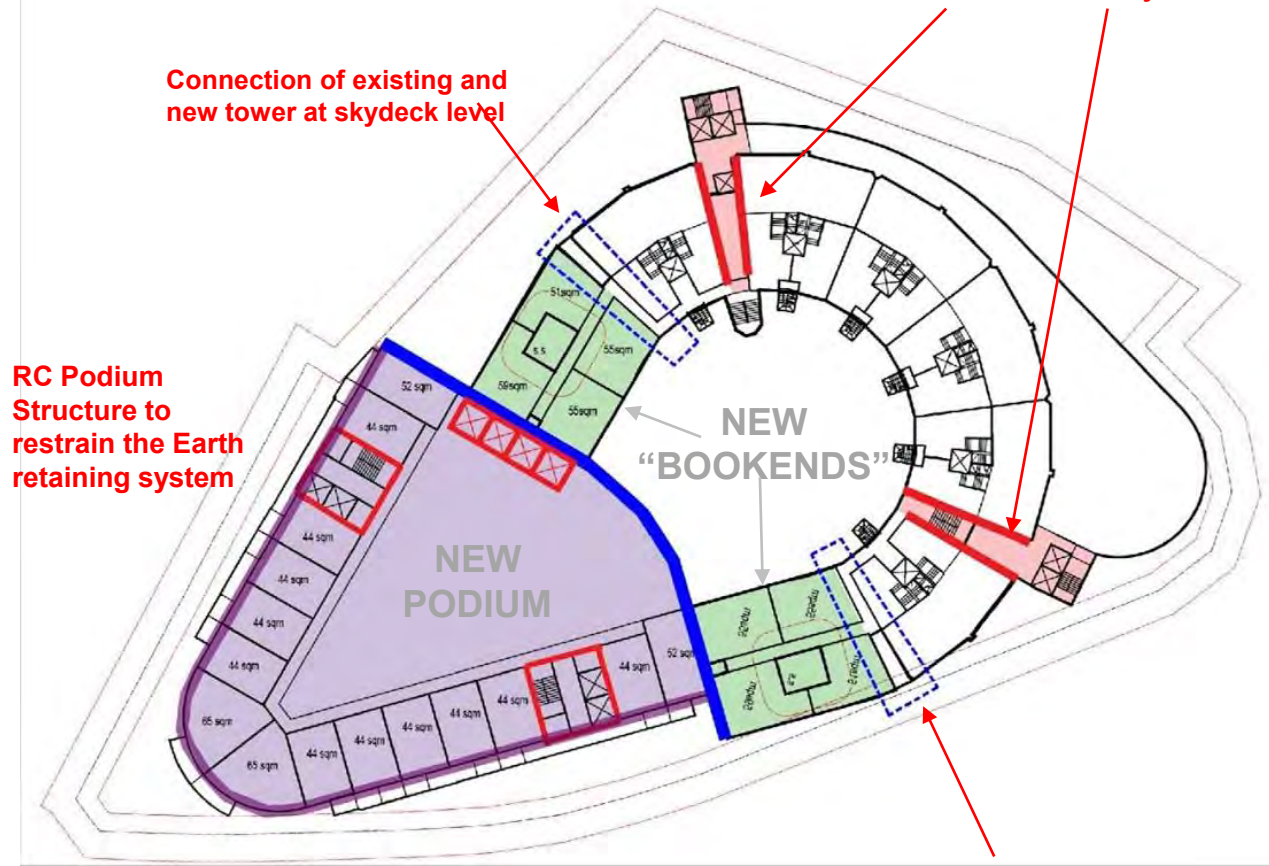
- **Price paid**
 - At market price, was too high, to justify the perceived increased risk and reduced GDV
- **Stamp duty**
 - Increase from 3% to [9]% resulted in \$[x]m increase in price
- **Bonus GFA**
 - [Could be a red herring due to added DC charge]
 - Needs %s higher than offered, [eg >50%]
 - Also creates problem of where to put it on tight sites, leads to limitation on how much bonus is effective, as building upwards/ basement works lead to increased costs
- **DC charge on bonus GFA**
 - Reduces effectiveness
- **Lease top- up**
- **Change of use**
 - Uncertainty of approval of change of use
- **Legal structures**
 - If asset is purchased in single entity, makes it difficult to split segments into separate entity partnerships to de-risk a complex adaptive reuse mixed use solution
- **Financing implications with institutions (in relation to time, etc)**

Lack of Technical Knowledge

- Lack of information on **cost and methodology** required to rehabilitate/ upgrade/ adapt existing structures
 - leads to inflated perception of costs
- Inadequate study made on potential A&A interventions
 - Working with existing architecture has potential for achieving much better quality and unique spaces but time needed to come up with **innovative solutions** (as opposed to cookie-cutter approach)
 - leads to a perceived increased 'design risk'
- **Overestimation of timeline** due to lack of clarity
 - ie. CapitaLand's estimate of 8 years vs 4 years
- Lack of information on **demand for a rehabilitated product**
 - leads to reduced pricing assumption
- Lack of **ready-made rehabilitation approaches/ solutions**
 - leads to increased time and risk of 'reinventing the wheel' - eg. decanting of space, how to optimise the low floor to ceiling heights, where to put the additional GFA
- **Lack of information on new products** and uses
 - no time to study/ understand market demand, pricing, legal structures, execution etc
 - leads to increased risk premium on atypical uses which are often explored in adaptive reuse (since those projects require innovative solutions)
- Overall, the **lack of information** impacts the model via **increased cost assumptions, time, risk premium, while reducing pricing/ GDV** leading to project model being **commercially not feasible**

Lack of Time

- **Hamstrung by the [4] years limit to get to market and sell the flats/ product**
 - leaves no time for exploring other solutions other than the standard one which would be fastest
- **Adaptive reuse projects are complex projects**
 - Rehabilitation and adapting existing structure requires time to study, analyse, design, obtain authority approvals, and implement
 - Solutions may entail mixed use which involves more stakeholders and require more time to pull together
 - Especially if atypical approaches, designs, uses and products are involved in finding a creative solution for the building (eg. Assisted Living scheme)



Connection of existing and new tower at skydeck level

Strengthen Pearlbank's Key Shear Walls with Additional Lift cores and Storey Shelter

RC Podium Structure to restrain the Earth retaining system

Connection of existing and new tower at skydeck level

ALTERATION POSSIBILITIES OF EXISTING FLOOR SLAB TO REDUCE UNIT SIZES, CREATE COMMUNAL TERRACES

1. Sizes for units can be tweaked to suit market demands
2. Uniqueness of the split levels still retained



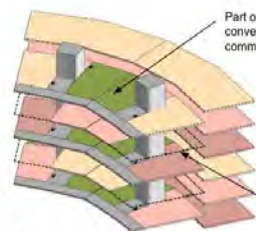
PLAN SHOWING SLABS ON ENTRANCE FLOORS CONVERTED TO COVERED TERRACES



PLAN SHOWING SLABS ON INTERMEDIATE UNIT FLOORS BEING DEMOLISHED TO CREATE DOUBLE VOLUMES



3D SKETCH OF CURRENT BUILDING SLAB CONFIGURATION



3D SKETCH OF POSSIBLE BUILDING SLAB CONFIGURATION SHOWING ALTERATIONS

Part of split units slabs converted to covered communal terrace

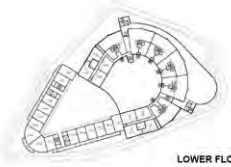
Part of split units slabs removed to create double volume spaces



POSSIBLE PROGRAMMING ACROSS BUILDING SECTION

An urban mixed use scheme comprising:

- residential -- luxury and 1 bed flats
- assisted living for seniors with communal spaces
- viewing deck
- commercial, F&B
- co working
- elderly "day care" and rehabilitation facility
- child care facility
- urban farming



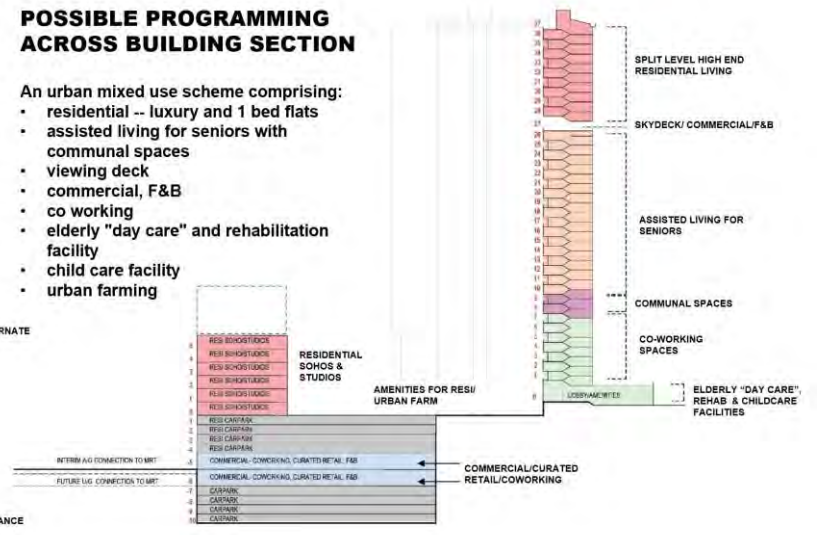
LOWER FLOORS 1-5



UPPER FLOORS (ALTERNATE FLOORS)



UPPER FLOORS (ENTRANCE FLOORS)



ADDRESSING POLICY ISSUES

1. Extend the lease top-up scheme to sites without redevelopment plans to arrest urban decay and advance conservation efforts
2. Mandating and enforcing preventive maintenance of private properties to prevent premature building decay
3. Lowering of percentage approval required for redistribution of strata title ownership shares.
4. More planning incentives to facilitate rehabilitation-conservation by developers/ owners.
5. Longer timeframe for completion of development applications of private leasehold/strata-titled properties proposing conservation-rehabilitation.
6. Introduction of performance-based building codes to facilitate rehabilitation and adaptive reuse of modern megastructures



SUMMARY

1. Process to conserve endangered buildings could be further refined and expedited. Clarity is required.
2. Listing & documentation-promote appreciation through education (eg docomomo **Int'l**).
3. Meaningful rehabilitation in a way that brings positive social-economic change – in the same spirit in which these modernist buildings were realized
4. Adaptive reuse of modern buildings as catalyst in precinct planning/rejuvenation
5. Introduce bold planning incentives such as plot ratio transfer - to encourage conservation, facilitate intensification, and to minimize impact on original urban massing and character of modernist landmarks
6. Recognise and normalise conservation and rehabilitation as an alternative environmentally sustainable mode of development



THANK YOU