Abstract

This thesis studies the commercial functions of Bukit Panjang Town, which is one of the suburban shopping centres in Singapore. It is located at the junction of Upper Bukit Timah Road and Chua Chu Kang Road. It performs many kinds of functions with the commercial activities predominating. It has 223 shops and 225 hawkers which can be classified into 14 and 10 types respectively. Nearly 63% of the shops are distributed along Upper Bukit Timah Road, and the remaining ones are along Jalan Cheng Hwa. The hawkers are located in the bazaar and along the open spaces of the eastern side of Upper Bukit Timah Road.

Most of the commercial activities of this town are for retailing, which occupies 71.7%, service business occupies 24.7%, which includes finance, insurance and personal services. The wholesale or agent function includes only 3.6% of the total.

The goods for sale in the shops are obtained in different ways. The commodities of the wholesalers or agents are purchased directly from the farms or are imported from foreign countries. The sources of the goods of retailers vary with their orders, but most of the goods are derived from the wholesalers.

The trading areas also vary with the types of commercial activities, but they have the same characteristics. According to the survey data collected from interviewing customers of the bazaar itself, a variety store and an optician as well as information concerning patients of a private clinic, the primary trading area of this town is within one mile from the town centre. The bazaar customers are more constrained than the patients of the clinic. Of the bazaar customers, 63.9% fall within the primary trading area, only 39.6% of the patients of the clinic fall within this area. From the spatial point of view, except for the customers of the bazaar, the others are primary from the Chua Chu Kang and Lim Chu Kang road areas. The customers from the southern section of the town are least because there is a town of equal size and functions. This is located at seven and a half mile stone of Upper Bukit Timah Road, only two and a half miles from this town.

The future development of the town and the surrounding areas will attract more population. At present, a luxury housing estate is under construction in the town. The Woodland Neutown in the north will have about 250,000 people after it is completion. It is the biggest housing estate in Singapore. Besides these, thirty-two resettlements have been established to the west of the town. Meanwhile, the existing road will be part of the Highway System of Singapore in the near future. All the above developments will benefit the commercial activities of the town.